Agenda City of Las Vegas

PLANNING COMMISSION MEETING

April 8, 2004

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

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilwoman Lynette B. McDonald, Ward 2
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1

Commissioners

Richard W. Truesdell, Chairman
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the March 11, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

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

2. **TENTATIVE MAP - TMP-3953 - DAISY LEE - APPLICANT: CDPCN - OWNER: DAISY LEE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.83 acres adjacent to the southwest corner of Jones Boulevard and Eugene Avenue (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 6 (Mack).

3. **TENTATIVE MAP - TMP-3974 - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.44 acres located adjacent to the northwest corner of Sahara Avenue and Burnham Avenue (APN: 162-02-813-001 thru 003; 162-02-814-001 thru 004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

4. **TENTATIVE MAP - TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 284-UNIT CONDOMINIUM DEVELOPMENT, INCLUDING 10 RETAIL UNITS on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-024), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

5. **TENTATIVE MAP - TMP-3993 - CAMBRIA CONDOMINIUMS - APPLICANT/OWNER: WARMINGTON HOMES NEVADA** - Request for a Tentative Map FOR A 142-UNIT CONDOMINIUM DEVELOPMENT on 9.1 acres adjacent to the southwest corner of Alexander Road and Hualapai Road (APN:137-12-501-021 and 138-07-103-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-C (Planned Community) Zone, Ward 4 (Brown).

6. **ANNEXATION - ANX-3978 - RONNY ACEVEDO AND GILMAR ACEVEDO** - Petition to Annex property located on the west side of Calvert Street, 810 feet south of Tropical Parkway, containing approximately 0.96 acres, APN: 125-25-310-030, Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

7. **ABEYANCE - 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).

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

9. **TENTATIVE MAP - TMP-3989 - PONDEROSA ESTATES - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.74 acres adjacent to the east and west sides of Rebecca Road, approximately 260 feet south of El Campo Grande Avenue, (APN:125-26-402-005 and 125-26-403-013), U (Undeveloped) Zone [RE (Rural Estates Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

10. **VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY** - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack).

11. **SITE DEVELOPMENT PLAN REVIEW RELATED TO TMP-3994 - NON-PUBLIC HEARING - SDR-4125 - APPLICANT: BRENNER & ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 320-UNIT CONDOMINIUM DEVELOPMENT on 13.88 acres adjacent to the northeast corner of US Highway 95 and Smoke Ranch Road (APN: 138-15-801-001), R-3 (Medium Density Residential) Zone, Ward 6 (Mack).

12. **TENTATIVE MAP RELATED TO SDR-4125 - TMP-3994 - MOUNTAIN CREEK (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 320-UNIT CONDOMINIUM DEVELOPMENT on 13.88 acres adjacent to the northeast corner of US Highway 95 and Smoke Ranch Road (APN: 138-15-801-001), R-3 (Medium Density Residential) Zone, Ward 6 (Mack).

13. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

14. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

15. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST** - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

16. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

17. **VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS** - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack).

18. **VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL** - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

19. **ABEYANCE - 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).

20. **ABEYANCE - 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).

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

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

23. **REZONING RELATED TO SDR-3768 - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK** - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief).

24. **ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

25. **GENERAL PLAN AMENDMENT RELATED TO ZON-3672 AND SDR-3958 - PUBLIC HEARING - GPA-3670 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (Low Density Residential) TO: M (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).

26. **REZONING RELATED TO GPA-3670 AND SDR-3958 - PUBLIC HEARING - ZON-3672 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).

27. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3670 AND ZON-3672 - PUBLIC HEARING - SDR-3958 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

28. **GENERAL PLAN AMENDMENT RELATED TO ZON-3981 AND SDR-3982 - PUBLIC HEARING - GPA-3977 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief).

29. **REZONING RELATED TO GPA-3977 AND SDR-3982 - PUBLIC HEARING - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief).

30. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief).

31. **GENERAL PLAN AMENDMENT RELATED TO ZON-3987 AND SDR-3988 - PUBLIC HEARING - GPA-3985 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.30 acres adjacent to the south side of Via Olivero Avenue, approximately 950 feet east of Buffalo Drive (APN: a portion of 163-03-402-017), Ward 1 (Moncrief).

32. **REZONING RELATED TO GPA-3985 AND SDR-3988 - PUBLIC HEARING - ZON-3987 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: O (Office) and FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), Ward 1 (Moncrief).

33. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3985 AND ZON-3987 - PUBLIC HEARING - SDR-3988 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of foundation landscaping standards FOR A PROPOSED 42,400 SQUARE-FOOT OFFICE BUILDING AND 12,800 SQUARE-FOOT RETAIL BUILDING on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), U (Undeveloped) [R (Rural Density Residential) and [SC (Service Commercial) General Plan Designations], [Proposed: O (Office) and C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

34. **GENERAL PLAN AMENDMENT RELATED TO ZON-4003, SDR-4004 VAR-4005 - PUBLIC HEARING - GPA-4000 - APPLICANT / OWNER: VALENCIA COMMUNITIES, INC.** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief).

35. **VARIANCE RELATED TO GPA-4000, ZON-4003 AND SDR-4004 - PUBLIC HEARING - VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief).

36. **REZONING RELATED TO GPA-4000, SDR-4004 AND VAR-4005 - PUBLIC HEARING - ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief).

37. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, ZON-4003 AND VAR-4005 - PUBLIC HEARING - SDR-4004 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief).

38. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-3955 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL** - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone, Ward 6 (Mack).

39. **REZONING RELATED TO SDR-3979 AND SUP-3980 - PUBLIC HEARING - ZON-3976 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), Ward 6 (Mack).

40. **SPECIAL USE PERMIT RELATED TO ZON-3976 AND SDR-3979 - PUBLIC HEARING - SUP-3980 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002) R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack).

41. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3976 AND SUP-3980 - PUBLIC HEARING - SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack).

42. **REZONING RELATED TO SDR-3997 - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH** - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), Ward 2 (L.B. McDonald).

43. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3995 - PUBLIC HEARING - SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH** - Request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 2 (McDonald).

44. **VARIANCE RELATED TO ZON-3998, SDR-3999 AND WVR-4002 - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a VARIANCE TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT ON 2.19 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack).

45. **REZONING RELATED TO SDR-3999, VAR-4001 AND WVR-4002 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), Ward 6 (Mack).

46. **WAIVER RELATED TO ZON-3998, SDR-3999 AND VAR-4001 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for TITLE 18 WAIVERS TO ALLOW A 625-FOOT LONG PRIVATE DRIVE WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW A MODIFIED TURN-AROUND WHERE A CIRCULAR TURN-AROUND OR EMERGENCY ACCESS GATE IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack).

47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3998, VAR-4001 AND WVR-4002 - PUBLIC HEARING - SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).

48. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and Waivers from the 400-foot distance separation requirement from an existing City Park and the 1,000-foot distance separation requirement from an existing massage establishment FOR A PROPOSED MASSAGE ESTABLISHMENT at 2701 Tenaya Way, Suite #100 (APN: 138-15-710-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

49. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 5950 West Charleston Boulevard, Suite 110 (APN: 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

50. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

52. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR** - Request for a Special Use Permit FOR PROPOSED MOTOR VEHICLE SALES (USED) ON A PARCEL LESS THAN 25,000 SQUARE FEET IN AREA IN CONJUNCTION WITH AN EXISTING MINOR AUTO REPAIR GARAGE at 210 West Wyoming Avenue (APN: 162-04-608-015), M (Industrial) Zone, Ward 1 (Moncrief).

53. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards to allow a 10-foot front yard setback where 20 feet is the minimum required, a reduction in the amount of required foundation landscaping, and Waivers of the perimeter and parking lot landscaping standards FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of D Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).

54. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4007 - APPLICANT: INTERACTIVE RIDES - OWNER: STRATOSPHERE GAMING CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED TEN-PASSENGER AMUSEMENT RIDE ("Inverted Centrifuge") ON THE OBSERVATION DECK OF THE STRATOSPHERE TOWER on a portion of 6.29 acres located at 2000 Las Vegas Boulevard South (APN: 162-03-301-016, 162-03-401-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

NON-PUBLIC HEARING ITEMS:

55. **ABEYANCE - SDR-3900 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR A RESERVOIR, 100' ANTENNA, 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:

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

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

CITIZENS PARTICIPATION:

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

ADDENDUM:

58. **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).

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole L. Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **26th** day of **March, 2004**, a copy of the **April 8, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole L Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

26 day of MARCH, 2004

Kathryn M. McDonald

NOTARY PUBLIC in and for said County and State

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

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 2nd day of April, 2004, at the hour of 10:AM, there were posted copies of the April 8, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

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

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

John P Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 2nd day of April, 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

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

April 8, 2004

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

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilwoman Lynette B. McDonald, Ward 2
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1

Commissioners

Richard W. Truesdell, Chairman
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the March 11, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

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

2. **TENTATIVE MAP - TMP-3953 - DAISY LEE - APPLICANT: CDPCN - OWNER: DAISY LEE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.83 acres adjacent to the southwest corner of Jones Boulevard and Eugene Avenue (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 6 (Mack).

3. **TENTATIVE MAP - TMP-3974 - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.44 acres located adjacent to the northwest corner of Sahara Avenue and Burnham Avenue (APN: 162-02-813-001 thru 003; 162-02-814-001 thru 004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

4. **TENTATIVE MAP - TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 284-UNIT CONDOMINIUM DEVELOPMENT, INCLUDING 10 RETAIL UNITS on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-024), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

5. **TENTATIVE MAP - TMP-3993 - CAMBRIA CONDOMINIUMS - APPLICANT/OWNER: WARMINGTON HOMES NEVADA** - Request for a Tentative Map FOR A 142-UNIT CONDOMINIUM DEVELOPMENT on 9.1 acres adjacent to the southwest corner of Alexander Road and Hualapai Road (APN:137-12-501-021 and 138-07-103-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-C (Planned Community) Zone, Ward 4 (Brown).

6. **ANNEXATION - ANX-3978 - RONNY ACEVEDO AND GILMAR ACEVEDO** - Petition to Annex property located on the west side of Calvert Street, 810 feet south of Tropical Parkway, containing approximately 0.96 acres, APN: 125-25-310-030, Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

7. **ABEYANCE - 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).

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

9. **TENTATIVE MAP - TMP-3989 - PONDEROSA ESTATES - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.74 acres adjacent to the east and west sides of Rebecca Road, approximately 260 feet south of El Campo Grande Avenue, (APN:125-26-402-005 and 125-26-403-013), U (Undeveloped) Zone [RE (Rural Estates Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

10. **VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY** - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack).

11. **SITE DEVELOPMENT PLAN REVIEW RELATED TO TMP-3994 - NON-PUBLIC HEARING - SDR-4125 - APPLICANT: BRENNER & ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 320-UNIT CONDOMINIUM DEVELOPMENT on 13.88 acres adjacent to the northeast corner of US Highway 95 and Smoke Ranch Road (APN: 138-15-801-001), R-3 (Medium Density Residential) Zone, Ward 6 (Mack).

12. **TENTATIVE MAP RELATED TO SDR-4125 - TMP-3994 - MOUNTAIN CREEK (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 320-UNIT CONDOMINIUM DEVELOPMENT on 13.88 acres adjacent to the northeast corner of US Highway 95 and Smoke Ranch Road (APN: 138-15-801-001), R-3 (Medium Density Residential) Zone, Ward 6 (Mack).

13. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

14. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

15. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST** - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

16. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

17. **VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS** - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack).

18. **VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL** - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

19. **ABEYANCE - 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).

20. **ABEYANCE - 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).

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

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

23. **REZONING RELATED TO SDR-3768 - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK** - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief).

24. **ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

25. **GENERAL PLAN AMENDMENT RELATED TO ZON-3672 AND SDR-3958 - PUBLIC HEARING - GPA-3670 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (Low Density Residential) TO: M (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).

26. **REZONING RELATED TO GPA-3670 AND SDR-3958 - PUBLIC HEARING - ZON-3672 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).

27. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3670 AND ZON-3672 - PUBLIC HEARING - SDR-3958 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

28. **GENERAL PLAN AMENDMENT RELATED TO ZON-3981 AND SDR-3982 - PUBLIC HEARING - GPA-3977 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief).

29. **REZONING RELATED TO GPA-3977 AND SDR-3982 - PUBLIC HEARING - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief).

30. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief).

31. **GENERAL PLAN AMENDMENT RELATED TO ZON-3987 AND SDR-3988 - PUBLIC HEARING - GPA-3985 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.30 acres adjacent to the south side of Via Olivero Avenue, approximately 950 feet east of Buffalo Drive (APN: a portion of 163-03-402-017), Ward 1 (Moncrief).

32. **REZONING RELATED TO GPA-3985 AND SDR-3988 - PUBLIC HEARING - ZON-3987 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: O (Office) and FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), Ward 1 (Moncrief).

33. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3985 AND ZON-3987 - PUBLIC HEARING - SDR-3988 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of foundation landscaping standards FOR A PROPOSED 42,400 SQUARE-FOOT OFFICE BUILDING AND 12,800 SQUARE-FOOT RETAIL BUILDING on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), U (Undeveloped) [R (Rural Density Residential) and [SC (Service Commercial) General Plan Designations], [Proposed: O (Office) and C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

34. **GENERAL PLAN AMENDMENT RELATED TO ZON-4003, SDR-4004 VAR-4005 - PUBLIC HEARING - GPA-4000 - APPLICANT / OWNER: VALENCIA COMMUNITIES, INC.** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief).

35. **VARIANCE RELATED TO GPA-4000, ZON-4003 AND SDR-4004 - PUBLIC HEARING - VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief).

36. **REZONING RELATED TO GPA-4000, SDR-4004 AND VAR-4005 - PUBLIC HEARING - ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief).

37. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, ZON-4003 AND VAR-4005 - PUBLIC HEARING - SDR-4004 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC.** - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief).

38. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-3955 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL** - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone, Ward 6 (Mack).

39. **REZONING RELATED TO SDR-3979 AND SUP-3980 - PUBLIC HEARING - ZON-3976 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), Ward 6 (Mack).

40. **SPECIAL USE PERMIT RELATED TO ZON-3976 AND SDR-3979 - PUBLIC HEARING - SUP-3980 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002) R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack).

41. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3976 AND SUP-3980 - PUBLIC HEARING - SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack).

42. **REZONING RELATED TO SDR-3997 - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH** - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), Ward 2 (L.B. McDonald).

43. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3995 - PUBLIC HEARING - SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH** - Request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 2 (McDonald).

44. **VARIANCE RELATED TO ZON-3998, SDR-3999 AND WVR-4002 - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a VARIANCE TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT ON 2.19 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack).

45. **REZONING RELATED TO SDR-3999, VAR-4001 AND WVR-4002 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), Ward 6 (Mack).

46. **WAIVER RELATED TO ZON-3998, SDR-3999 AND VAR-4001 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for TITLE 18 WAIVERS TO ALLOW A 625-FOOT LONG PRIVATE DRIVE WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW A MODIFIED TURN-AROUND WHERE A CIRCULAR TURN-AROUND OR EMERGENCY ACCESS GATE IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack).

47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3998, VAR-4001 AND WVR-4002 - PUBLIC HEARING - SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE** - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).

48. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and Waivers from the 400-foot distance separation requirement from an existing City Park and the 1,000-foot distance separation requirement from an existing massage establishment FOR A PROPOSED MASSAGE ESTABLISHMENT at 2701 Tenaya Way, Suite #100 (APN: 138-15-710-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

49. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 5950 West Charleston Boulevard, Suite 110 (APN: 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

50. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

52. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR** - Request for a Special Use Permit FOR PROPOSED MOTOR VEHICLE SALES (USED) ON A PARCEL LESS THAN 25,000 SQUARE FEET IN AREA IN CONJUNCTION WITH AN EXISTING MINOR AUTO REPAIR GARAGE at 210 West Wyoming Avenue (APN: 162-04-608-015), M (Industrial) Zone, Ward 1 (Moncrief).

53. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards to allow a 10-foot front yard setback where 20 feet is the minimum required, a reduction in the amount of required foundation landscaping, and Waivers of the perimeter and parking lot landscaping standards FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of D Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).

54. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4007 - APPLICANT: INTERACTIVE RIDES - OWNER: STRATOSPHERE GAMING CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED TEN-PASSENGER AMUSEMENT RIDE ("Inverted Centrifuge") ON THE OBSERVATION DECK OF THE STRATOSPHERE TOWER on a portion of 6.29 acres located at 2000 Las Vegas Boulevard South (APN: 162-03-301-016, 162-03-401-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

NON-PUBLIC HEARING ITEMS:

55. **ABEYANCE - SDR-3900 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR A RESERVOIR, 100' ANTENNA, 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:

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

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

CITIZENS PARTICIPATION:

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

ADDENDUM:

58. **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).

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 8, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:19 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

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

EXCUSED: MEMBERS GOYNES AND EVANS

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., RICK SCHRODER - PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, LEAN COLEMAN – CITY CLERK'S OFFICE

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

Item 1 [TMP-3624]	Table
Item 3 [TMP-3974]	Withdraw Without Prejudice
Item 4 [TMP-3991]	Table
Item 19 [SUP-3907]	Table
Item 20 [VAR-4032	Table
Item 21 [ZON-3794]	Abeyance to 5/13/2004 Planning Commission meeting
Item 22 [SDR-3796]	Abeyance to 5/13/2004 Planning Commission meeting

MR. CLAPSADDLE stated that the One Motion/One Vote letters and signatures were received from applicants agreeing to the conditions. He further indicated that Item 8 [ZON-3708] and Item 17 [VAC-3861] would need to be moved from One Motion/One Vote due to the receipt of written protests. In addition, Item 13 [SUP-3961], would need to be moved from One Motion/One Vote since the applicant wants to discuss Condition Number 6 pertaining to the sale of individual containers.

MINUTES – Continued:

Item 44 through Item 47 – [VAR-4001], [ZON-3998], [WVR-4002] and [SDR-3999]: MR. CLAPSADDLE explained that an abutting property owner requested that these items be held in abeyance because he was unable to meet with the developer to discuss the four-lot project. Staff spoke with the developer, who tried to contact that protester in order to meet before tonight's meeting. He suggested that the Commission might want to pull this item forward to see if the developer and the protester have met.

Item 58 [TMP-3791]: This is an addendum item for approval of a Tentative Map and there is a issue related to trails. In addition, the applicant may request it be moved forward due to scheduling conflicts.

GINA VENGLASS, Public Works Department, indicated that she would be correcting a mistake for Condition Number 1 on Item 10 [VAC-3932]. On Item 58 [TMP-3791] she received a late telephone call about Condition Number 16 regarding the sewer. She believes that she revised the condition to be acceptable to the applicant. However, she did not receive a confirmation from the applicant. MR. CLAPSADDLE discussed with MS. VENGLASS that this item could be brought forward for discussion since it is not a consent item.

MR. CLAPSADDLE explained that the protest list indicates that nine protests were received for Items 28, 29, and 30, seven late protests for Items 39, 40 and 41, one approval letter for Items 42 and 43, and four protests on Item 8. There were also one protest for Item 17 and one approval for Item 15.

Regarding Item 17 [VAC-3861], COMMISSIONER McSWAIN asked MR. CLAPSADDLE what happens to the 20-foot wide public trail easement. MR. CLAPSADDLE replied that the plan amendment to remove this from the trails element has already been adopted. Therefore, this trail no longer exists. There is only a small point of it that turns west at the top that is right-of-way that would revert back to that property owner, but the vast majority is already an easement, which is already held privately. She asked why on Item 18 [VAC-3926] the applicant did not include with a Site Development Plan Review with the Vacation request. MR. CLAPSADDLE replied that this Vacation has been approved a couple of times before and has expired. The difference is, unlike the other vacations, staff does not have a site plan available for what will actually occur. There is a condition on the Vacation that it cannot be recorded until the Commission sees it at a public hearing. There always has been a thought that there would be some outdoor seating and restaurants within a pedestrian friendly plaza.

MEETING ADJOURNED AT 5:26 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 8, 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 DEENY ARAUJO.

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., FLYNN FAGG – PLANNING AND DEVELOPMENT DEPT., RICK SCHRODER - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO, STACEY CAMPBELL – CITY CLERK'S OFFICE, LENE COLEMAN – CITY CLERK'S OFFICE

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

SUBJECT:
Approval of the minutes of the March 11, 2004, Planning Commission Meeting

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

MINUTES:
There was no discussion.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 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.

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

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

TABLE

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

RECOMMENDATION:
Staff recommends TABLE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 1 [TMP-3624], Item 4 [TMP-3991], Item 19 [SUP-3907] and Item 20 [VAR-4032], Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 3 [TMP-3974], and HOLD IN ABEYANCE Item 21 [ZON-3794] and Item 22 [SDR-3796] to 5/13/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he has abstained in the past on other items because of an adjacent property he represented in the past. However, he would vote on the abeyance of Item 19 and 20.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 –6:03)

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT

April 2, 2004

Mr. Gary Leobold
City of Las Vegas Planning Department
431 S. Fourth Street
Las Vegas, NV 89101

Re: Decatur III
Tentative Map
SWE Ref. No. 010110

Dear Gary:

Please be informed that the Tentative Map for Decatur III, City of Las Vegas Reference Number TMP-3624, has been tabled from the Planning Commission of 4/8/04 due to design issues. Thank you.

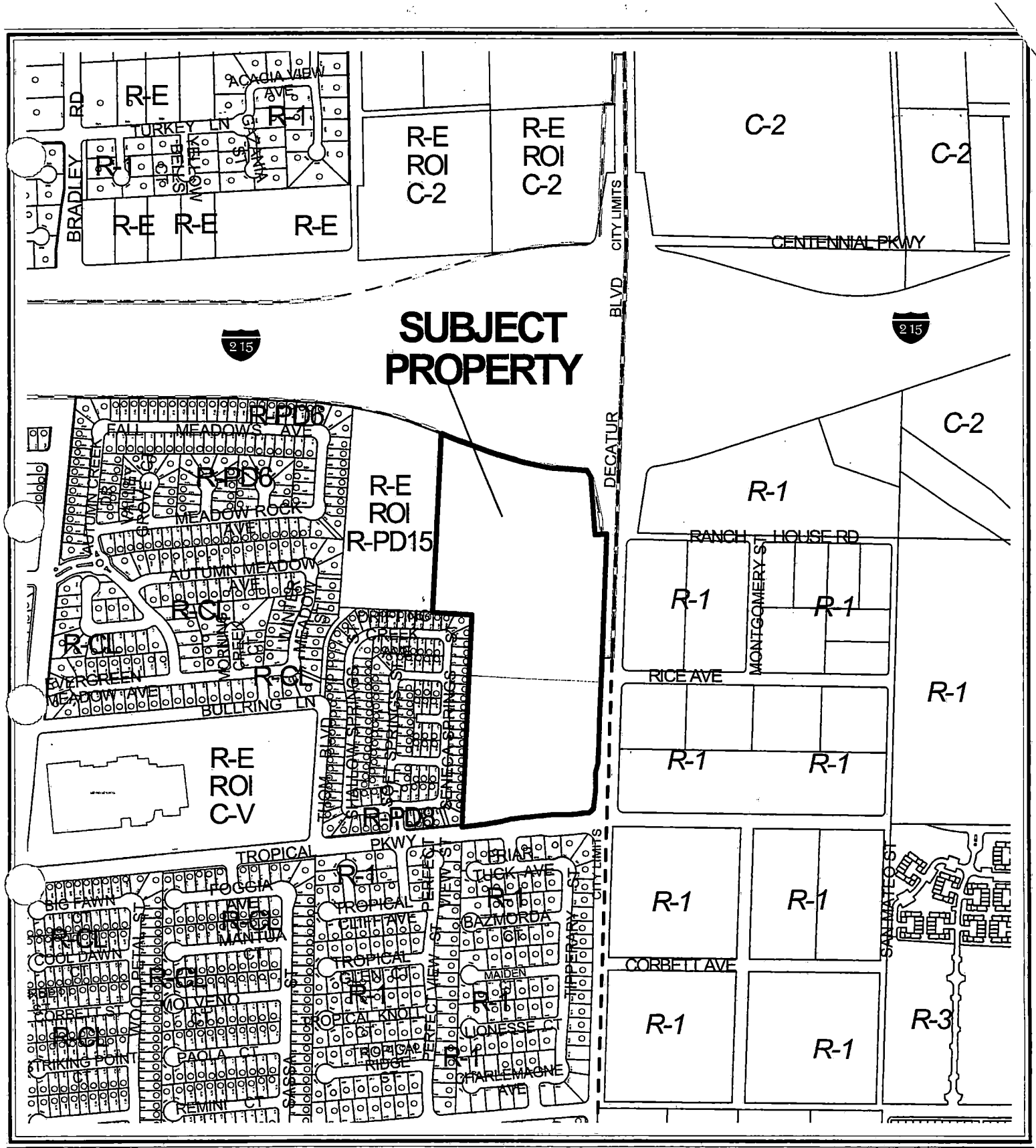
Sincerely,

SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

cc: R & S Investments

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



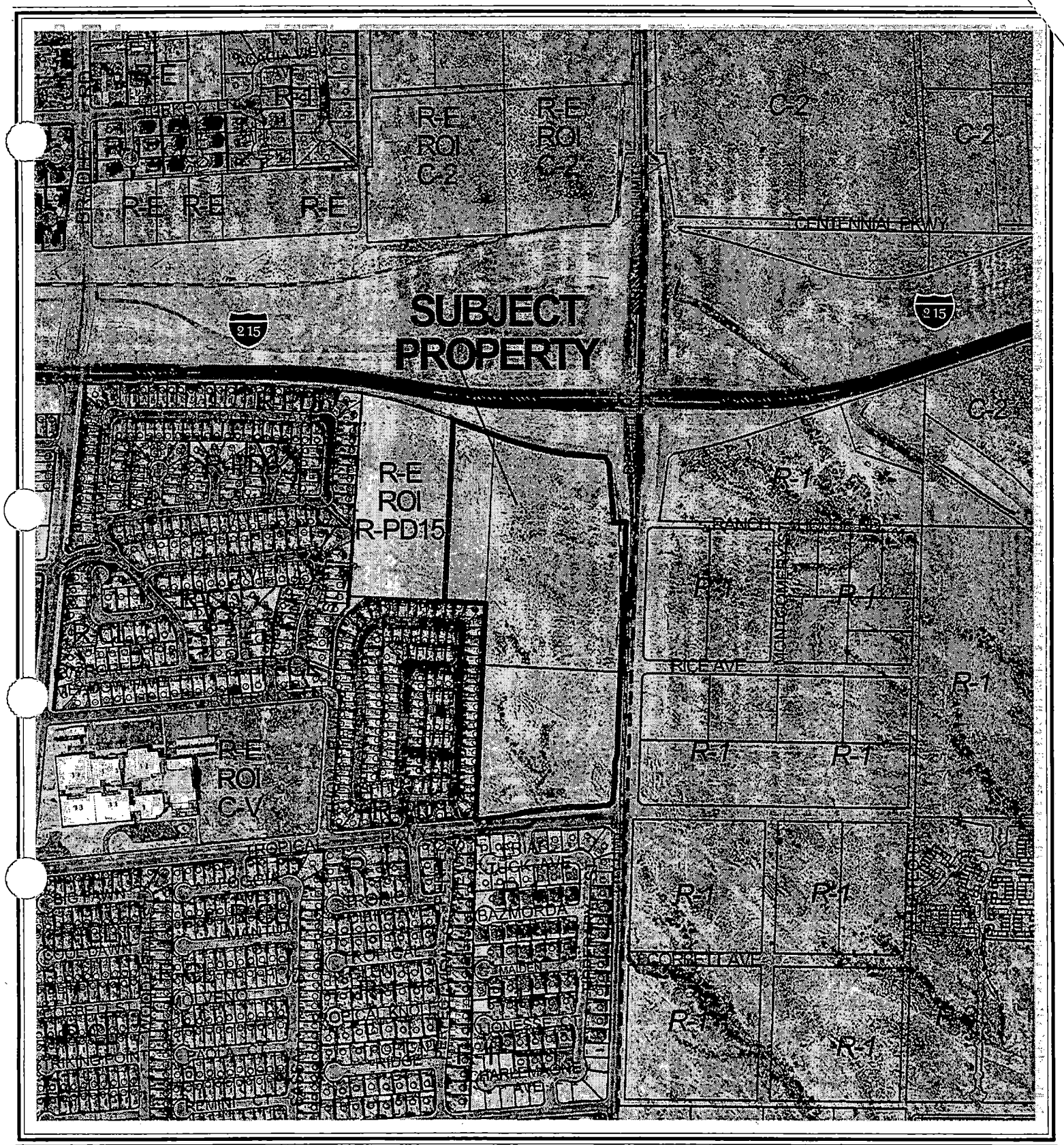
CASE: TMP-3624

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

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

N



CASE: **TMP-3624**

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY

ON APRIL 2, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED TO FURTHER WORK ON DESIGN ISSUES WITH STAFF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: DECATUR III

Name of Applicant: R & S Investment Group

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: Saiid Forouzan Rad

Subscribed and sworn before me

This 13th day of November, 2003

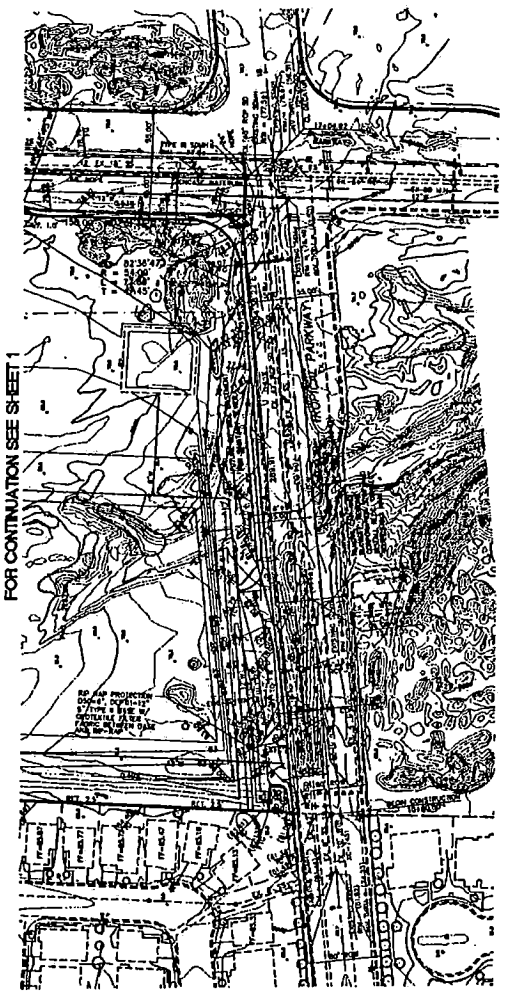
Nicole Greene

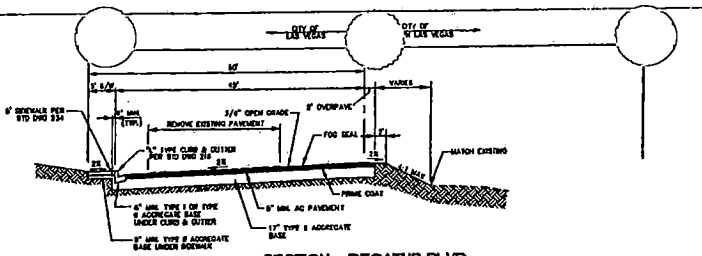
Notary Public in and for said County and State

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

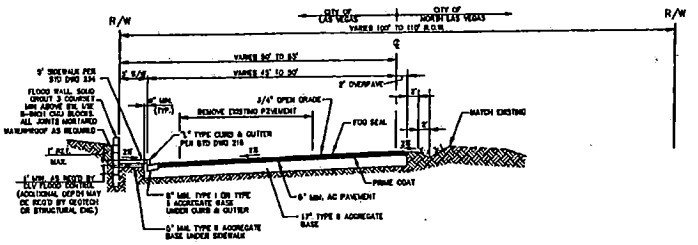
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

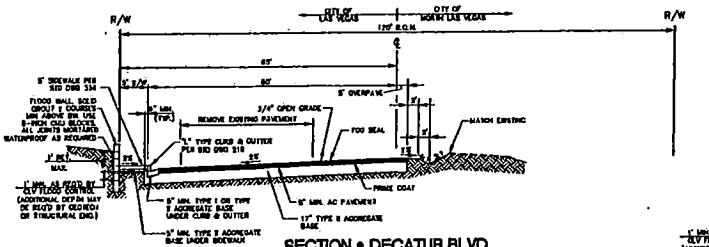




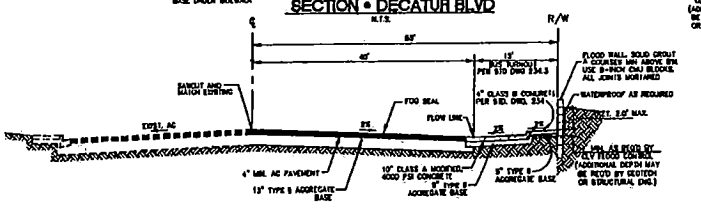
SECTION • DECATUR BLVD
N.T.S.



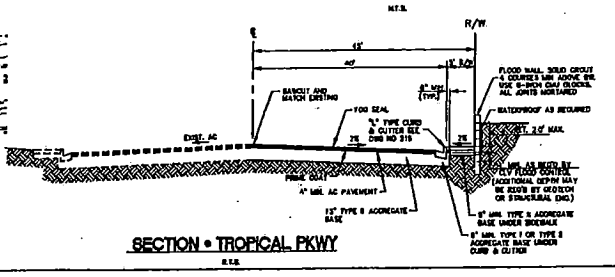
SECTION • DECATUR BLVD
N.T.S.



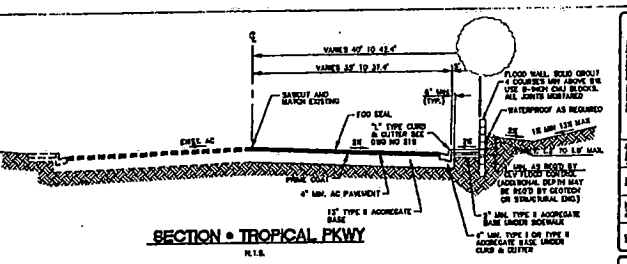
SECTION • DECATUR BLVD
N.T.S.



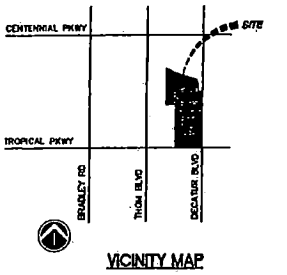
SECTION • TROPICAL PKWY
N.T.S.



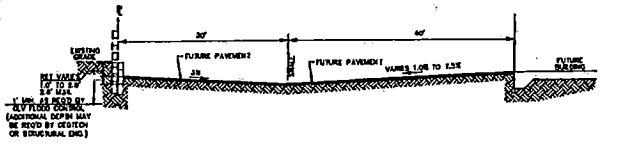
SECTION • TROPICAL PKWY
N.T.S.



SECTION • TROPICAL PKWY
N.T.S.



VICINITY MAP



SECTION • WESTERN BOUNDARY
N.T.S.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL

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

STATION 1LV90
2SNE 5

CURRENT ELEVATION AS OF 11/26/02 = 698.2565 METERS (NAVD88)
2290.65 FEET

PROJECT ELEVATION= 696.3703 METERS (NAVD88)
2291.236 FEET

EQUATION: (PROJECT ELEV.) - (0.36') = CURRENT ELEVATION

BASIS OF BEARING

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

NOTICE TO CONTRACTOR !

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

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DIG CALL 1-800-463-8111

NO.	DATE	BY	APP'D	REVISION DESCRIPTION

STAMP DATE 12/12/03

DIMENSIONS
SOUTHWEST
LAND PLANNING • SURVEYING • DEVELOPMENT

TENTATIVE MAP

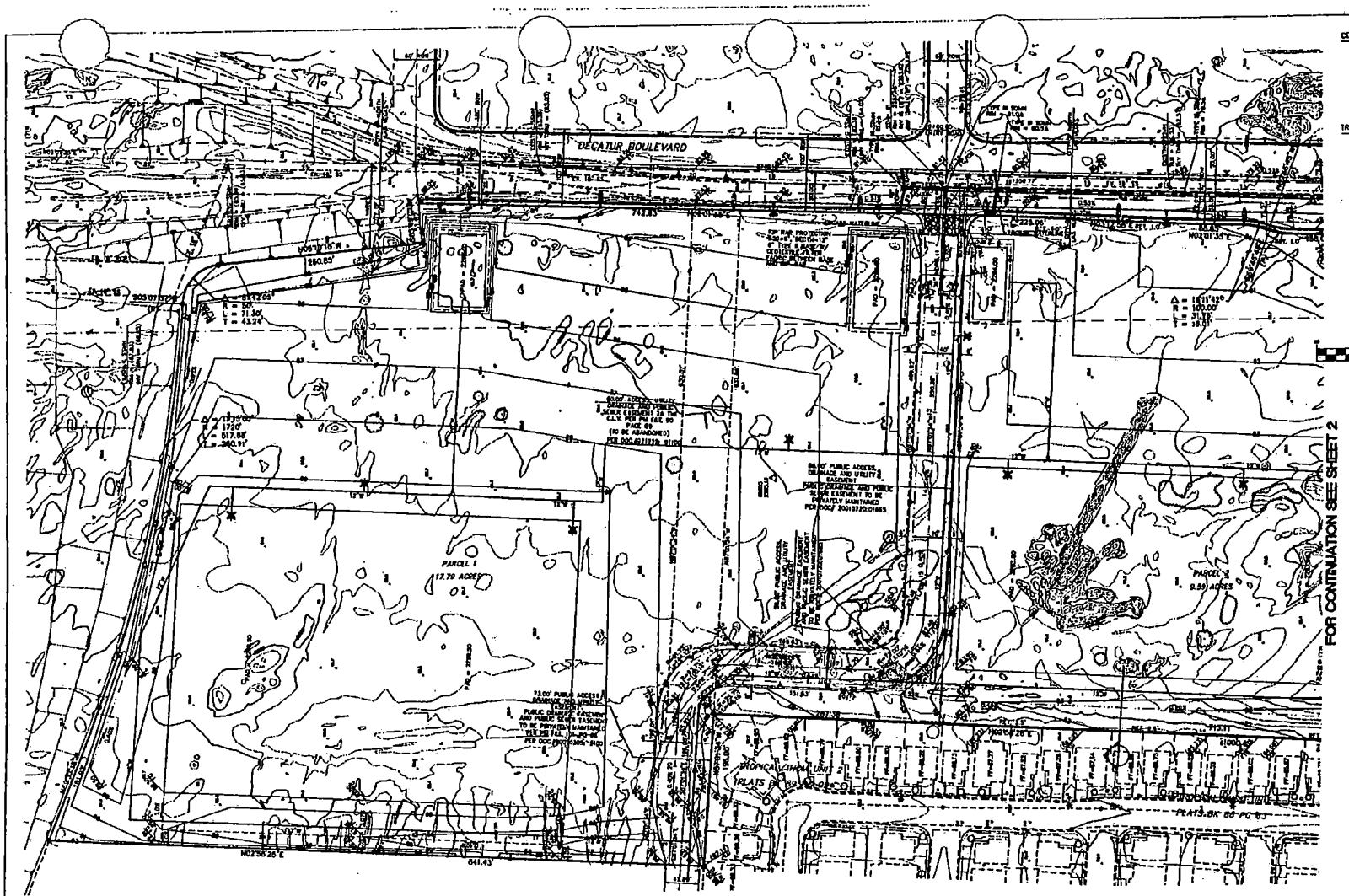
DECATUR III

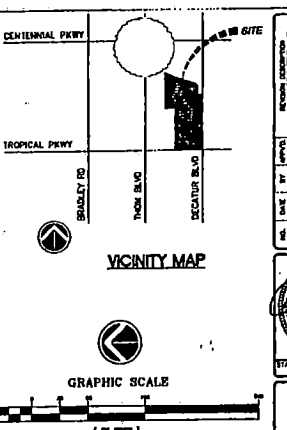
A COMMERCIAL SUBDIVISION

CITY OF LAS VEGAS

TITLE	
PROJECT	
WORK ORDER NO.	01-0110
DESIGN BY:	
DATE:	12/12/03
SCALE:	1"=60'
CASE NO.	
SHEET 2 OF 2 SHEETS	
CLV DWG NO.	

TMP-3624
02-12-04 PC





VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND

- UNIT/PARCEL LINE
- EDGE OF PAVEMENT
- 2284 — EXISTING GRADE CONTOUR
- 2280 — EXISTING GRADE CONTOUR
- 20 — PROPOSED FG CONTOUR
- ( ) EXISTING
- [ ] PROPOSED BY OTHERS OR FUTURE
- 1.00% RATE & DIRECTION OF FLOW
- LOT DRAINAGE SWALE
- TOP OF SLOPE / TOE OF SLOPE — CUT OR FILL SLOPE
- EXIST. 250W LUMINAIRE
- EXIST. 250W LUMINAIRE
- EXIST 150W LUMINAIRE
- EXIST. 100W LUMINAIRE
- PROPOSED 400W LUMINAIRE
- PROPOSED 250W LUMINAIRE
- PROPOSED 200W LUMINAIRE
- PROPOSED 150W LUMINAIRE
- PROPOSED 100W LUMINAIRE
- SIDEWALK RAMP
- PAD MOUNTED SRVC POINT
- 10 LOT NUMBER
- JOINT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXIST. WATER 8" WATER — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SWR MANHOLE
- PROPOSED SWR MANHOLE
- EXIST. 8" SS 8" SEWER — EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXIST. 24" SD 24" SD — EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING DROP INLET
- PROPOSED DROP INLET
- EXISTING CURB & GUTTER
- EXISTING POWER POLE
- EXIST. GAS — EXISTING GAS MAIN
- STOP & STREET NAME SIGN
- STREET NAME SIGN
- TRAFFIC SIGN

NOTE:
NO EXISTING STRUCTURES ON SITE

NOTE:
NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARK, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES EXIST AT THIS TIME.

SEWER CONTRIBUTION

SINGLE FAMILY, 3.50 × 3.5 A.F. / DWG @
3.50 × 1 UNITS @ 350 GPD = 1225 GPD = 1225.000 GPD
1225.000 GPD = 0.0000 MGD
PEAK FLOW = 3.5 PEAK RATE @ AS = 0.0000 MGD

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST AND THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER/DEVELOPER

OWNER
R&S DEVELOPMENT GROUP
3075 E. FLAMINGO ROAD
LAS VEGAS, NV 89121
(702)547-3705

DEVELOPER
R&S DEVELOPMENT GROUP
3075 E. FLAMINGO ROAD
LAS VEGAS, NV 89121
(702)547-3705

BENCHMARK

CITY OF LAS VEGAS MONUMENT CONTROL

ONLY BM #530133, DECATUR BLVD. & CENTENNIAL PKWY. 15' S. OF SECTION LINE NEXT TO POWER POLE

STATION — NAD83 — ELEV.

CURRENT ELEVATION AS OF 10/29/03 = 696.2581 METERS (NAVD88) = 2290.88 FEET

PROJECT ELEVATION= 696.3703 METERS (NAVD88) = 2291.36 FEET

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

BASIS OF BEARING

NORTH 2°07'35" EAST BEING THE CENTERLINE OF DECATUR BLVD. BETWEEN TROPICAL PARKWAY AND CENTENNIAL PARKWAY IN THE NORTHEAST QUARTER (NE ¼) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 93 OF PARCEL MAPS PAGE 97.

FLOOD ZONE INFORMATION

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3300371165 C, AUGUST 16, 1995.

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

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CALL BEFORE YOU DIG
CALL TOLL FREE

DIMENSIONS
SOUTHWEST
LAND PLANNING • ENGINEERING • DEVELOPMENT
NEVADA

TITLE: TENTATIVE MAP
PROJECT: DECATUR III
A COMMERCIAL SUBDIVISION
CITY OF LAS VEGAS

WORK ORDER NO. 01070
DESIGN BY:
DATE: 12/3/03
SCALE: 1"=60'
CADFILE
SHEET 1 OF 2 SHEETS
CLV DWG NO.

TMP-3624
02-12-04 PC



TMP-3624 - DECATUR III - APPLICANT; R5 & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF DECATUR BOULEVARD AND TROPICAL PARKWAY
APRIL 8, 2004 PLANNING COMMISSION

01/23/04



TMP-3624 - DECATUR III - APPLICANT; R5 & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF DECATUR BOULEVARD AND TROPICAL PARKWAY
APRIL 8, 2004 PLANNING COMMISSION

01/23/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-3953 - DAISY LEE - APPLICANT: CDPCN - OWNER: DAISY LEE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.83 acres adjacent to the southwest corner of Jones Boulevard and Eugene Avenue (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-3953], Item 5 [TMP-3993], and Item 6 [ANX-3978] subject to conditions – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:03 – 6:04)

City of Las Vegas

Agenda Item No.: 2

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 2 – TMP-3953

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-2598) and Review of Condition (ROC-3757).

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map shall be approved by the Planning and Development Department and Public Works Department staff which notes that direct vehicular access to Jones Boulevard from abutting lots is prohibited.

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

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

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

Public Works

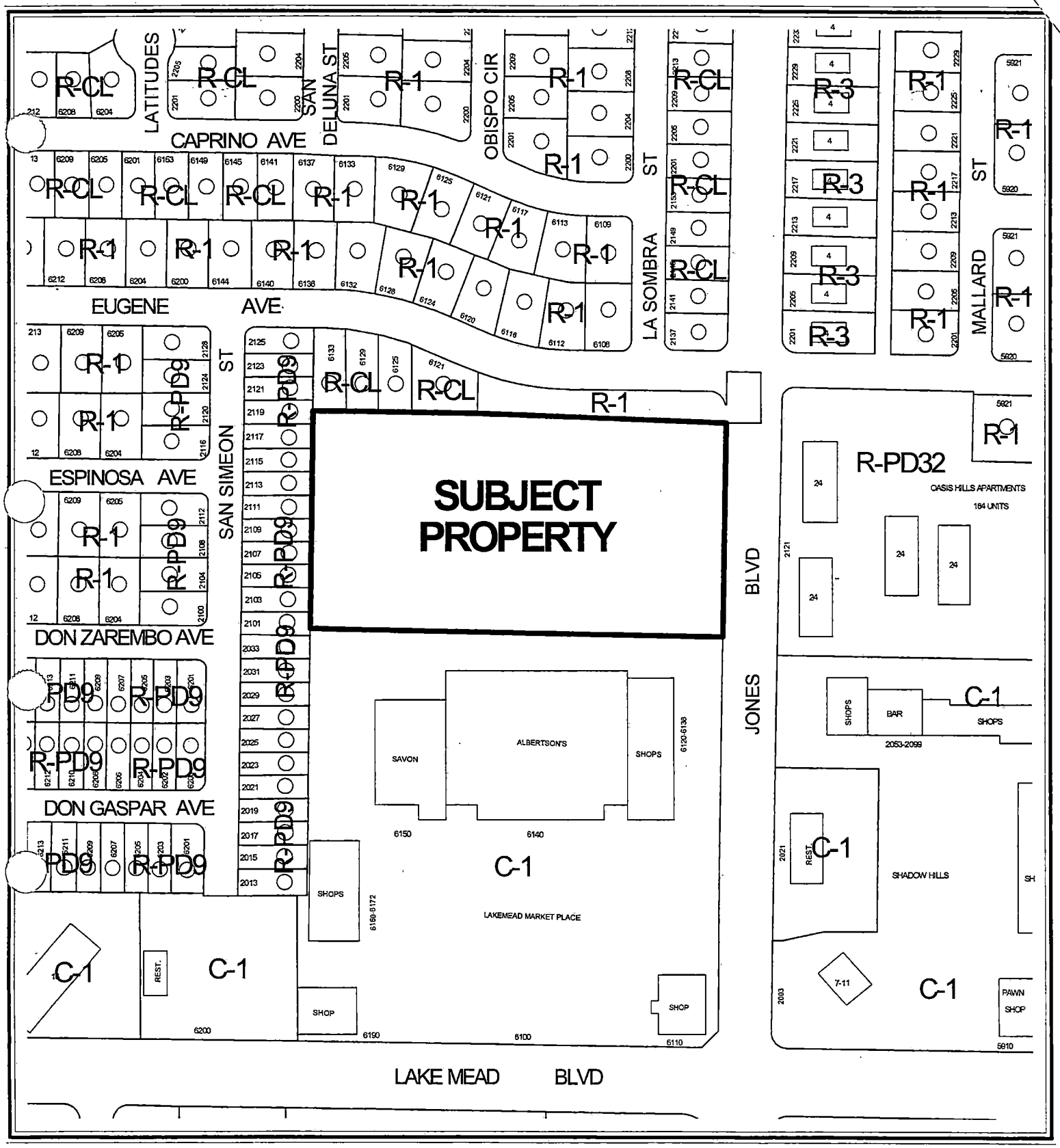
7. Provide public sewer easements for all public sewers not located within existing public street rights-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required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

8. Deviations for knuckle design as accepted by the City Engineer on January 28, 2004, and as shown on the submitted Tentative Map dated and sealed February 19, 2004, may be incorporated into the submitted construction drawings and recorded Final Map for this site.

9. Site development to comply with all applicable conditions of approval for ZON-2597, SDR-2598, 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-3953

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD12
(RESIDENTIAL PLANNED DEVLOPMENT - 12 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3953 - DAISY LEE - APPLICANT: CDPCN - OWNER: DAISY LEE, 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.

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Public Works

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SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 58-lot single-family residential subdivision on 4.83 acres adjacent to the west side of Jones Boulevard, approximately 45 feet south of Eugene Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

08/07/85 The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Parks and Recreation land uses.

03/12/92 The Planning Commission approved the Southwest, Southeast, and Northwest Land Use Sector Maps of the General Plan.

08/18/99 The City Council approved GPA-0023-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium-Low Density Residential to allow up to 8.0 dwelling units per acre, and Medium Density Residential for up to 25 dwelling units per acre.

08/18/99 The City Council approved GPA-0014-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

08/20/03 The City Council approved a General Plan Amendment (GPA-2596) from SC (Service Commercial) and ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential) and three related cases: a Rezoning (ZON-2597) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) to R-PD12 (Residential Planned Development – 12 Units per Acre); a Variance (VAR-2599) to allow 0.53 acres of open space where 0.95 acres is required; and a Site Development Plan Review (SDR-2598) for a proposed 58-lot single-family residential development and a reduction of the front landscape planter on this site. Staff recommended approval of the General Plan Amendment and Rezoning, and recommended denial of the Variance and Site Development Plan Review. The Planning Commission recommended approval of all items on 07/24/03.

SS

02/18/04 The City Council approved a Review of Condition (ROC-3757) Numbers 4, 5, and 7 regarding minimum lot size and setbacks on the approved Site Development Plan Review (SDR-2598) for the 58-lot single-family residential development on this site. Staff recommended approval.

B) Pre-Application Meeting

02/06/04 At a second pre-app meeting, it was explained that a new Tentative Map must be filed if the minimum lot size and setbacks were not approved through the Review of Condition (ROC-3757) scheduled for February 18, 2004. The Department of Public Works confirmed that Deviations from Standards for the proposed street knuckles had been approved by the City Engineer.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.83

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Retail Commercial
East:	Multi-Family Residential
West:	Single-Family Residential

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD12 (Residential Planned Development – 12 Units per Acre)
North:	R-1 (Single-Family Residential) and R-CL (Single-Family Compact-Lot)
South:	C-1 (Limited Commercial)
East:	R-PD32 (Residential Planned Development – 32 Units Per Acre)
West:	R-PD9 (Residential Planned Development – 9 Units Per Acre)

D) General Plan Compliance

This site is designated MLA (Medium-Low Attached Density Residential) on the Southwest Sector Map of the General Plan. This category permits residential densities between 8.1 and 12 units per gross acre as well as supporting uses such as schools, churches, parks, and other recreational uses. The approved development has a gross density of 12 units per acre, thereby conforming to the MLA (Medium-Low Attached Density Residential) General Plan category.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		**X**
Special Overlay District		**X**
Trails		**X**
Study Area		**X**

SS

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

No special districts, plans, or studies are related to the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Site Development Plan establishes the Development Standards within an R-PD (Residential Planned Development) District. The following standards were proposed by Site Development Plan Review (SDR-2598). The setbacks and minimum lot size standards were revised by Review of Condition (ROC-3757).

Standards	**Required**	**Provided**	**Compliance**
Min. Lot Size	N/A	1,997 SF	N/A
Min. Lot Width	N/A	39.5 Feet	N/A
Min. Setbacks *Exterior Lots (Typical)* • Front	Max. 5 feet to front of garage and min. 18 feet to back of carport	Max. 5 feet to front of garage and min. 18 feet to back of carport	Y
• Side	3 feet on one side; 6 feet on other side	3 feet on one side; 6 feet on other side	Y
• Corner	No corner side	N/A	N/A
• Rear	8 feet; 4 feet for lots along Jones Blvd.	8 feet; 4 feet for lots along Jones Blvd.	Y
Exterior Lots (Knuckles) • Front	18 feet to front of house/garage/carport	18 feet to front of house/garage/carport	Y
• Side	3 feet on one side; 5 feet on other side	3 feet on one side; 5 feet on other side	Y
• Corner	No corner side	N/A	N/A
Rear	8 feet	8 feet	Y
			SS

Interior Lots • Front	Max. 5 feet to front of garage and min. 18 feet to back of carport	Max. 5 feet to front of garage and min. 18 feet	Y
• Side	3 feet on one side; 6 feet on other side	3 feet on one side; 6 feet on other side	Y
• Corner	No corner side	N/A	N/A
• Rear	4 feet	4 feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Number of Lots	58	58	Y
Max. Density	12 du/ac	12 du/ac	Y
Private/Public Street	Private or Public	Private	Y
Min. Street Width	37 Feet	37 Feet	Y

The proposed development meets the development standards approved through Site Development Plan Review (SDR-2598) and Review of Condition (ROC-3757). There are no corner side setbacks, as lots closest to intersections abut common lots and have no street frontage.

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
4.83 acres	12 du/ac	1.65	19.8 %	41,658 SF or 0.96 acres	11.0 %	23,087 SF or 0.53 acres

The subject residential development is deficient in the amount of required open space. A Variance (VAR-2599) to reduce the required amount of open space to 0.53 acres where 0.96 acres is required was approved by the City Council on August 20, 2003.

B) General Analysis/Discussion

- General information

The proposed Tentative Map depicts 58 single-family residential lots on 4.83 gross acres, developed at a density of 12 units per acre, which is the maximum density allowable by the current MLA (Medium-Low Attached) General Plan designation. The subject site is accessed by Jones Boulevard, which is designated as an 80-foot wide Secondary Collector street. All lots are accessed by a single 37-foot wide private loop street internal to the site. Lots interior to the loop range in size from 1,997 square feet to 2,165 square feet with 40-foot wide by 51-foot deep lot

dimensions. Exterior lots range in size from 2,030 square feet along the eastern perimeter to 4,120 square feet on the street knuckles. An open space corridor having a minimum width of 40 feet extends the length of the interior loop street. It will contain connecting walking paths and a basketball court. A Variance (VAR-2599) to reduce open space requirements to 0.53 acres was approved for the site.

Lots having rear yards along Jones Boulevard are designated as "double frontage lots" on the proposed Tentative Map. Per Title 18.12.250 (Subdivision Ordinance), no more than a single entrance or circular driveway can be provided for any single-family residential lot. Furthermore, no driveway access shall be permitted from the side or rear yard of any residential lot onto any primary or secondary thoroughfare so designated on the City's Master Plan of Streets and Highways. Access to these lots from Jones Boulevard is prohibited, as it is designated an 80-foot wide Secondary Collector. A condition of approval of this Tentative Map will require the submittal of a revised map noting that direct vehicular access to Jones Boulevard from abutting lots is prohibited. Deviations have been obtained for the non-standard knuckles.

- Cross Section

The submitted east/west cross-sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross-sections appear to depict a maximum natural grade between 0% and 2% across this site. Per Table 'A', Subdivision Code 18.08.110, a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum four-foot retaining wall. The submitted cross sections indicate a maximum retaining wall height of four feet.

- Trails

No trails are required adjacent to this site.

- Special Conditions of Approval

The City Council approved a Site Development Plan Review (SDR-2598) for a 58-lot single-family residential subdivision for this site. In addition to the standard conditions, the following conditions were added by the Departments of Planning and Development and Public Works:

1. A General Plan Amendment (GPA-2596) to a MLA (Medium-Low Attached Density Residential) land use designation and a Rezoning (ZON-2597) to a R-PD12 (Residential Planned Development – 12 Units Per Acre) Zoning District, and a Variance (VAR-2599) for open space approved by the City Council.

4. The standards for this development shall include the following: minimum lot size of 2,200 square feet and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be:

Min. Setbacks – Exterior Lots (Typical)

- Front = maximum of 5 Feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
- Side = 0 Feet on one side and 10 Feet on the other side with 5 Feet to the trellis
- Rear = 8 Feet

Min. Setbacks– Exterior Lots (Knuckle Lots)

- Front = minimum of 18 feet to the front of house/garage/carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
- Side = 0 Feet on one side and 5 Feet on the other side to the house with 5 Feet to the trellis
- Rear = 8 Feet

Min. Setbacks – Interior Lots (including corner lots)

- Front = maximum of 5 Feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
- Side= 0 Feet on one side and 10 Feet on the other side with 5 Feet to the trellis
- Corner = 10 Feet with 5 Feet to the trellis
- Rear = 4 Feet

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect all perimeter landscaping to conform to the Las Vegas Urban Design Guidelines and Standards. The landscape planter shall include minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

7. The trellis structure located over the front door entry shall not be enclosed for additional living space.

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. 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 stepbacks.

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222A. This site as designed cannot be gated.

SS

16. This site must be designed with knuckles that meet current City of Las Vegas standards unless a deviation from standards is approved by the City Engineer prior to submittal of a Tentative Map.

17. 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.

The City Council approved a Review of Condition (ROC-3757) Numbers 4, 5, and 7 regarding minimum lot size and setbacks on the approved Site Development Plan Review (SDR-2598) for the 58-lot single-family residential development on this site. The conditions of approval were as follows:

1. Replace Condition 4 with the following: "The building height shall not exceed two stories or 35 feet, whichever is less."

2. Replace Condition 5 with the following:

   The setbacks for this development shall be:

   Setbacks – Exterior Lots (Typical)
   - Front = maximum of 5 feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
   - Side = 3 feet on one side and 6 feet on the other side
   - Rear = 8 feet and 4 feet for the lots along Jones Boulevard

   Setbacks– Exterior Lots (Knuckle Lots)
   - Front = minimum of 18 feet to the front of house/garage/carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
   - Side = 3 feet on one side and 5 feet on the other side
   - Rear = 8 feet

   Setbacks – Interior Lots (including corner lots)
   - Front = maximum of 5 feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
   - Side= 3 feet on one side and 6 feet on the other side
   - Rear = 4 feet

3. Condition 7 shall be deleted.

4. Conformance to all other Conditions of Approval for Site Development Plan Review (SDR-2598).

SS

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3953 APN: 138-23-601-007

Name of Property Owner: Daisy Lee, L.L.C.

Name of Applicant: Frank Hawkins Jr.

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Frank Hawkins Jr.

Subscribed and sworn before me

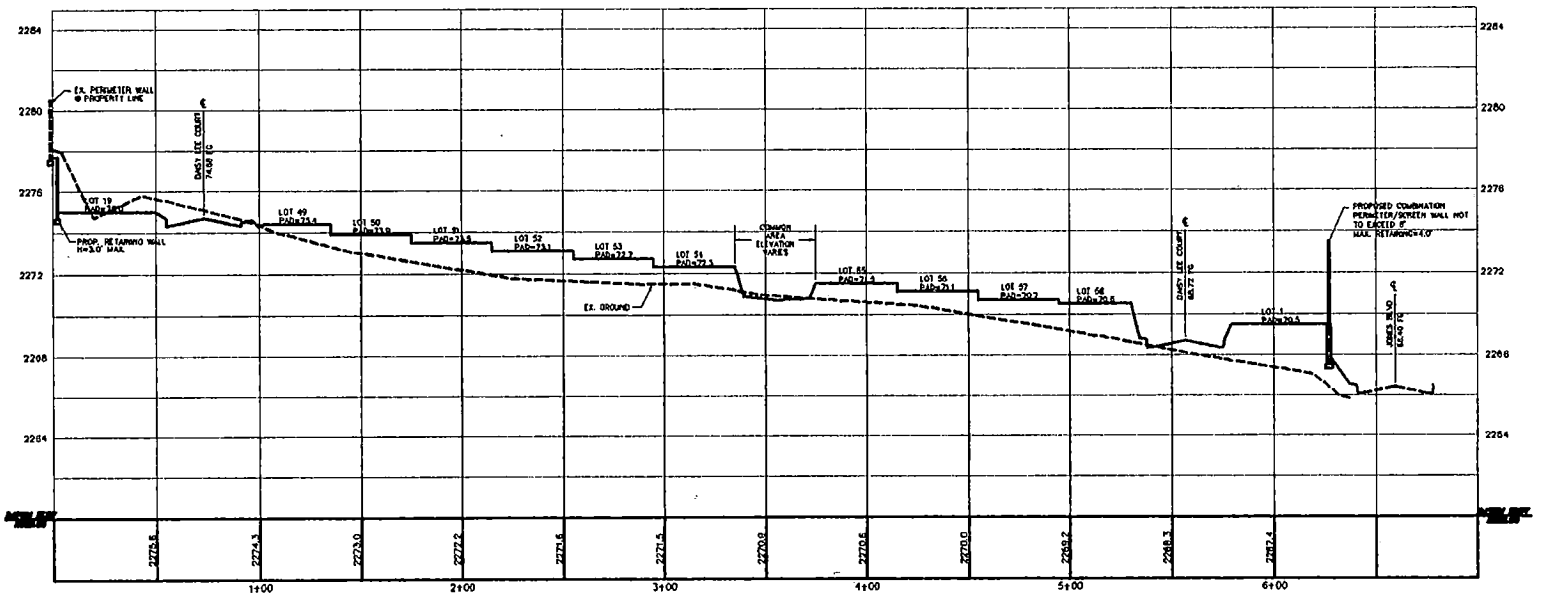
This 13 day of February, 2004

Sharon Bullock

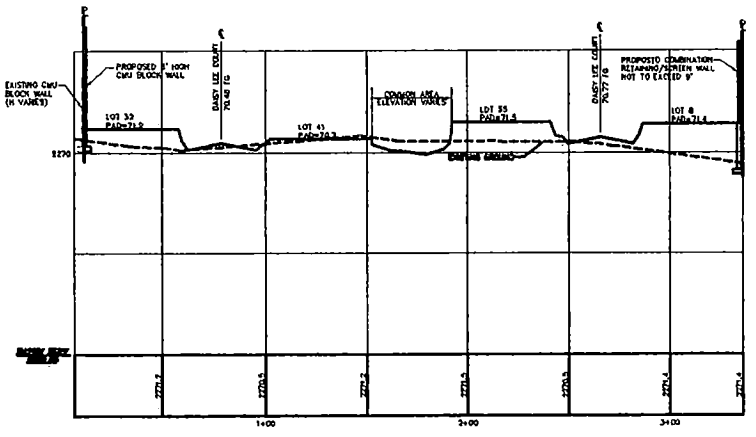
Notary Public in and for said County and State

SHARON BULLOCK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 02-28-2007
Certificate No: 93-2360-1

EAST-WEST CROSS SECTION

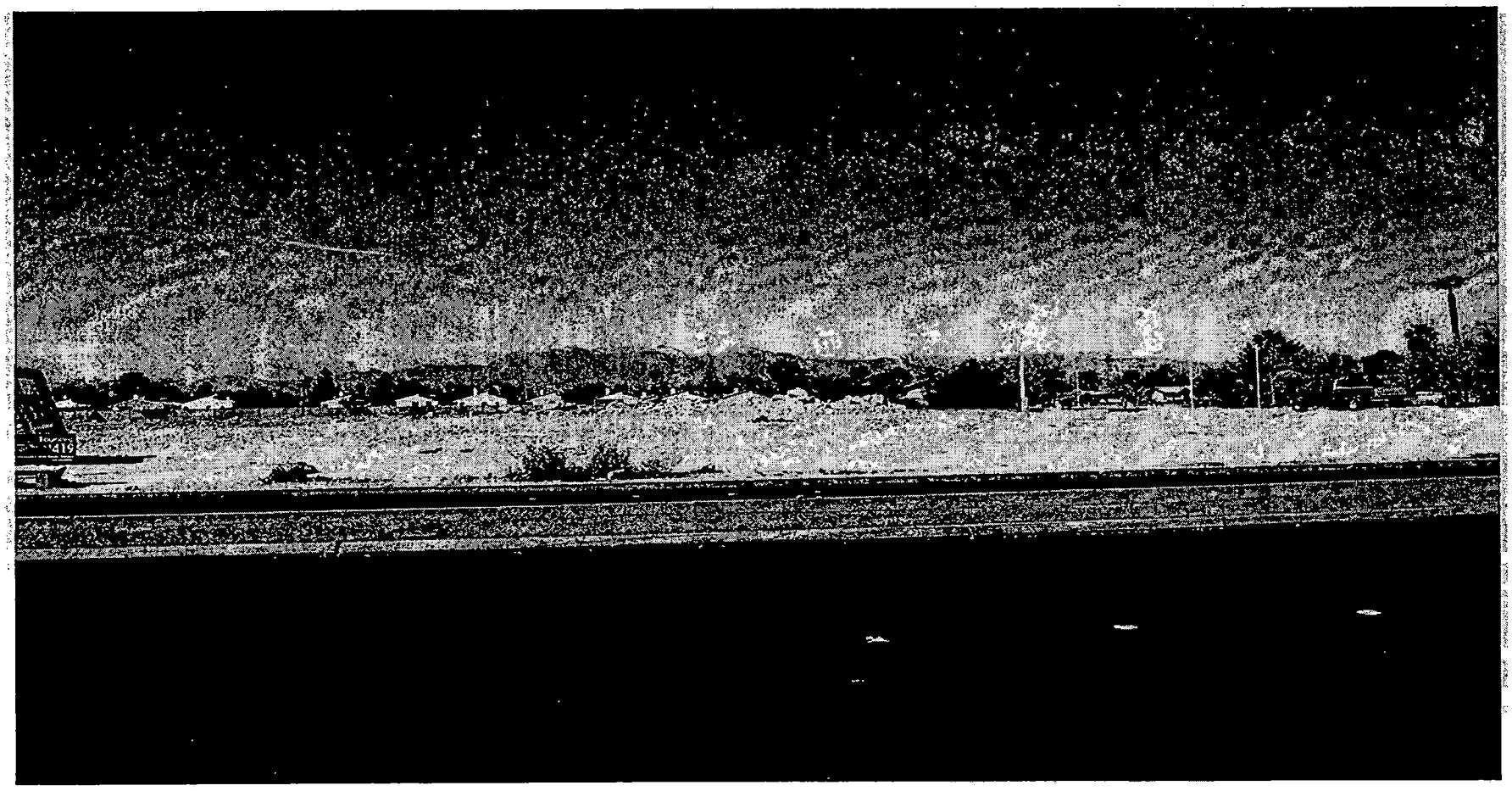


NORTH-SOUTH CROSS SECTION



DISCLAIMER NOTE

TMP-3953
04-08-04 PC



TMP-3953 - DAISY LEE - APPLICANT: CDPCN - OWNER: DAISY LEE, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF JONES BOULEVARD AND EUGENE AVENUE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-3974 - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.44 acres located adjacent to the northwest corner of Sahara Avenue and Burnham Avenue (APN: 162-02-813-001 thru 003; 162-02-814-001 thru 004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

WITHDRAW WITHOUT PREJUDICE

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

RECOMMENDATION:
Staff recommends WITHDRAW WITHOUT PREJUDICE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 1 [TMP-3624], Item 4 [TMP-3991], Item 19 [SUP-3907] and Item 20 [VAR-4032], Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 3 [TMP-3974], and HOLD IN ABEYANCE Item 21 [ZON-3794] and Item 22 [SDR-3796] to 5/13/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he has abstained in the past on other items because of an adjacent property he represented in the past. However, he would vote on the abeyance of Item 19 and 20.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 3 – TMP-3974

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 –6:03)

RedRock Engineering & Surveying, Inc.

March 31, 2004

City of Las Vegas
Development Services Center
Planning and Development Department
Current Planning Division
731 S. Fourth Street
Las Vegas, Nevada 89101

Attention: Gary M. Leobold, Senior Planner

Re: ***TMP-3974 – Tentative Map for Park Sahara Properties***

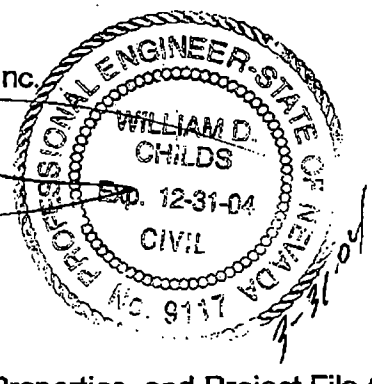
Dear Mr. Leobold,

RedRock Engineering & Surveying, Inc. is withdrawing the application for the above referenced tentative map to be considered by the City Planning Commission on April 8, 2004. A meeting was held with the owner/client to discuss the need for a new tentative map and the decision was made to stop the mapping process.

If you have any questions or require additional information regarding this matter please do not hesitate to contact me.

Sincerely,

RedRock Engineering & Surveying, Inc.

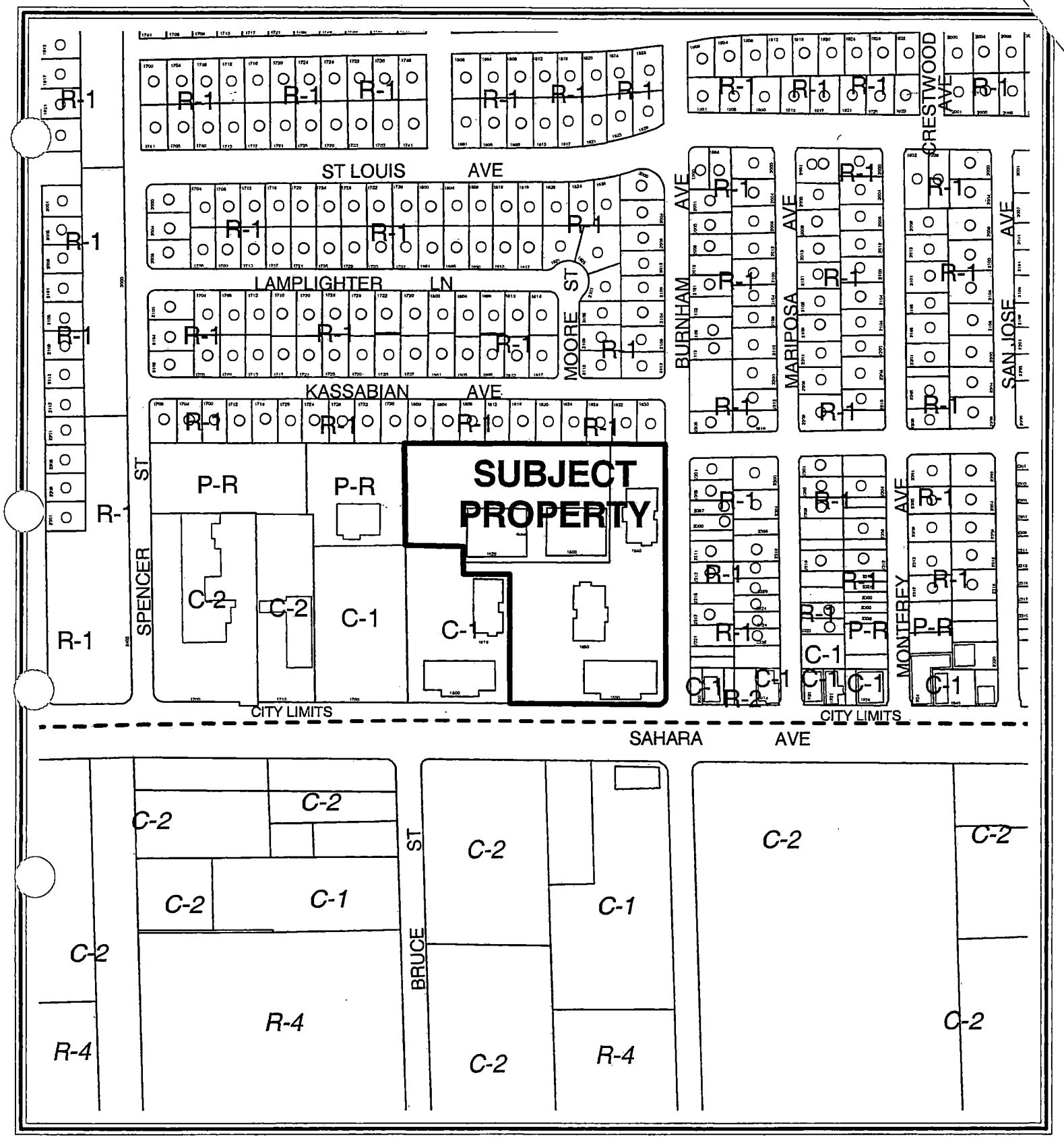


William D. Childs, P.E.
President

WDC/alh

Cc: Darryll Goodman, Triple Net Properties, and Project File (23066)

2001 S. Rainbow, Ste K, Las Vegas, Nevada 89146 - Phone 702-363-8188 Fax 702-363-3433
redrock@mgci.com

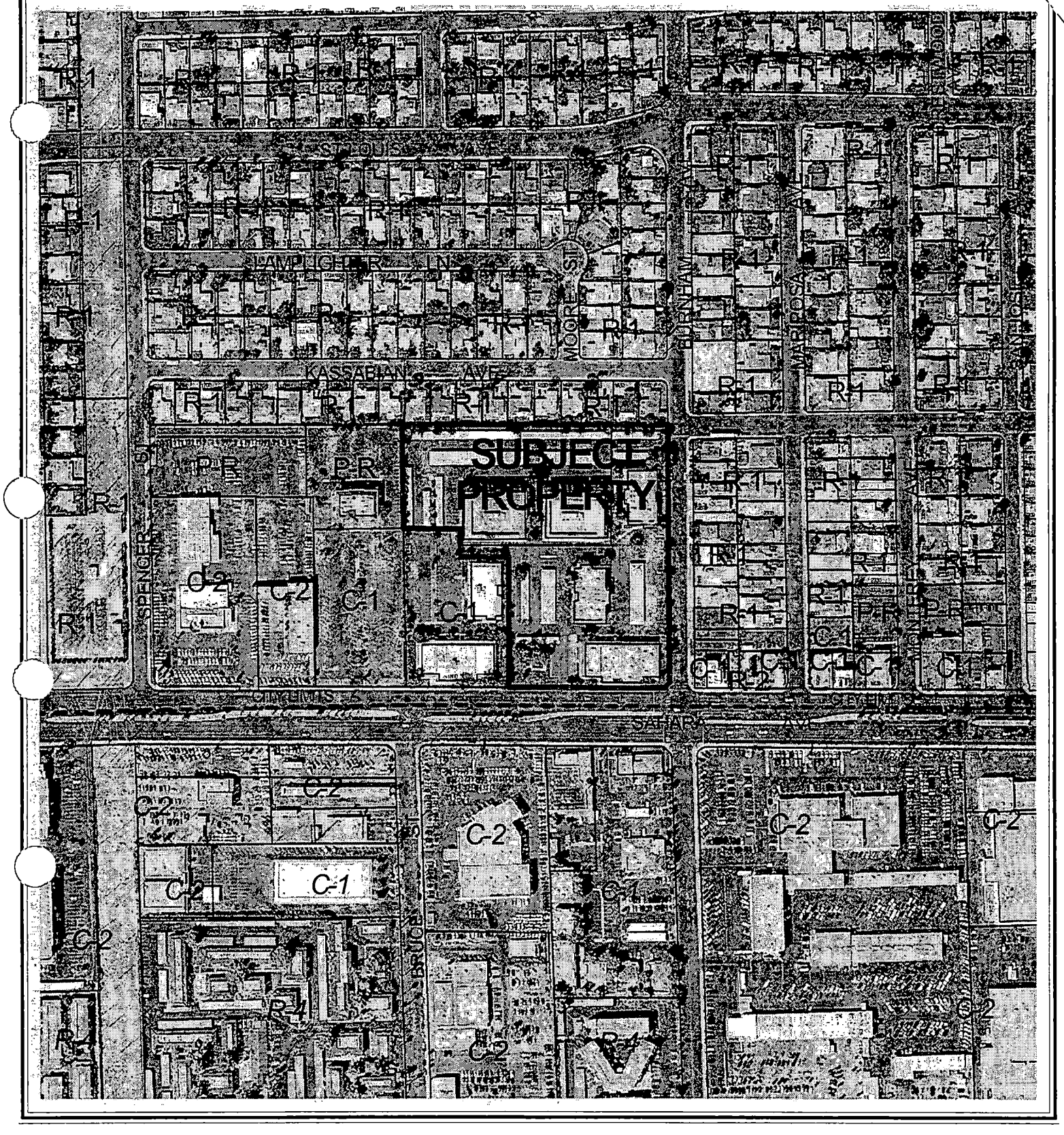


0 200 400 Feet

CASE: TMP-3974

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

N



0 200 400 Feet

CASE: TMP-3974

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3974 - PARK SAHARA PROPERTIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY

THE APPLICANT HAS REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3974 APN: 162-02-813-002 & 003, 162-02-814-002, 00 & 004, 162-02-814-001 & 162-02-813-001

Name of Property Owner: Greit-Park Sahara LLC (4.75%) & NNN Park Sahara LLC (95.25%)

Name of Applicant: Triple Net Properties, LLC

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

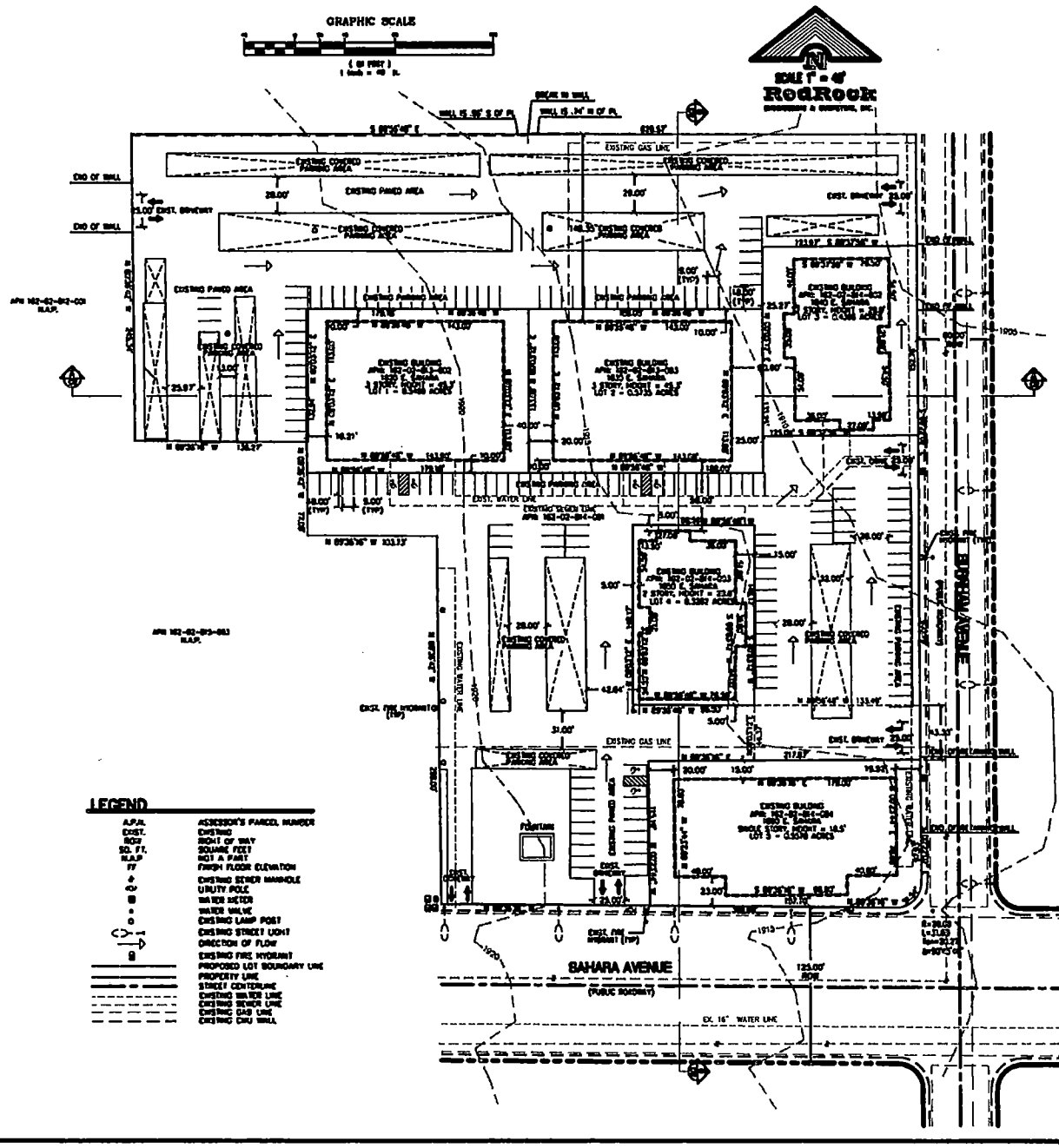
Print Name: Darryll Goodman

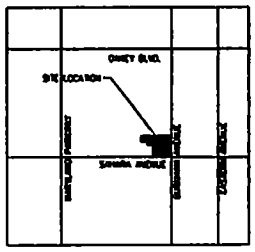
Subscribed and sworn before me

This 27th day of January, 2004

_____
Notary Public in and for said County and State

AMANDA L. HENDERSON
Notary Public State of Nevada
No. 02-78514-1
My appt. exp. Nov. 5, 2006





AREA MAP
N.T.S.

LEGEND

A.P.N.	ASSESSOR'S PARCEL NUMBER
EXIST.	EXISTING
ROW	RIGHT OF WAY
SQ. FT.	SQUARE FEET
M.A.P.	NOT A PART
FF	FINISH FLOOR ELEVATION
	EXISTING SEWER MANHOLE
	UTILITY POLE
	WATER METER
	WATER VALVE
	EXISTING LAMP POST
	EXISTING STREET LIGHT
	DIRECTION OF FLOW
	EXISTING FIRE HYDRANT
	PROPOSED LOT BOUNDARY LINE
	PROPERTY LINE
	STREET CENTERLINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING CMU WALL

OWNER INFORMATION

[illegible]
7251 WEST LAKE MEAD BLVD. STE. 212
LAS VEGAS, NEVADA 89128
(702) 384-1122

ENGINEER

WILLIAM CHILDS, P.E.
REDROCK ENGINEERING & SURVEYING, INC.
2031 S. RAINBOW BLVD. STE. K
LAS VEGAS, NV
(702) 363-[illegible]

AREA

TOTAL AREA = 2.44 ACRES
BUILDING AREA
LOT 1 = [illegible] SQ. FT. (.1195 ACRES)
LOT 2 = [illegible] SQ. FT. (.1197 ACRES)
LOT 3 = [illegible] SQ. FT. (.1271 ACRES)
LOT 4 = [illegible] SQ. FT. (.1204 ACRES)
TOTAL = [illegible] SQ. FT. (.4864 ACRES)

BASIS OF BEARING

SOUTH 89°39'16" EAST ALONG THE CENTERLINE OF SAHARA AVENUE AS SHOWN PER RECORD OF SURVEY IN FILE 53, PAGE 3 OF SURVEYS ON FILE AT THE RECORDERS OFFICE, CLARK COUNTY

BENCHMARK

C.L.V.M.A. # SC11 2005
DISC & PLATE IN TOP CURB @ N.E. CORNER OF SAHARA & BURNHAM
HAVING ELEVATION 589.5140 METERS 1935.04 U.S. SURVEY FEET

FAULTING

NO SIGNS OF FAULTING OR FISSURE DEVELOPMENT KNOWN. ACTIVE WERE IDENTIFIED. NO KNOWN FAULTS OR POTENTIALLY ACTIVE FAULTS ARE LOCATED NEAR THE SITE. THE NEAREST MAPPED FAULT IS 0.3 MILES FROM SITE.

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATED "X" AND THE SUBJECT REAL ESTATE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED IN FEMA FLOOD INSURANCE MAP NO. 32003C0190 E, REVISED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION

LOTS 5 THROUGH 7, INCLUSIVE, OF PARK SAHARA, AS SHOWN BY MAP THEREOF ON FILE IN "AN AMENDED MAP OF A PORTION OF PARK SAHARA", IN BOOK 33 OF PLATS, PAGE 3, AND LOTS 3 AND 4 AS SHOWN BY MAP THEREOF ON FILE IN "AN AMENDED MAP OF A PORTION OF PARK SAHARA", IN BOOK 33 OF PLATS, PAGE 74, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

SEWER CONTRIBUTION

0.0339 MGD PEAK

NOTES

1. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN.
2. PROPOSED UTILITY SERVICES:

WATER SERVICE	-	LAS VEGAS WATER DISTRICT
SEWER SERVICE	-	CITY OF LAS VEGAS
ELECTRIC POWER SERVICE	-	NEVADA POWER
NATURAL GAS SERVICE	-	SOUTHWEST GAS
TELEPHONE SERVICE	-	SPRINT
SOLID WASTE SERVICE	-	SILVER STATE DISPOSAL
CABLE SERVICE	-	COX COMMUNICATIONS

3. CC&R'S (INCLUDING LANDSCAPING) WILL BE FILED WITH THIS SUBDIVISION MAP. LANDSCAPING SHALL BE PROVIDED PER CODE AND MAINTAINED IN PERPETUITY.

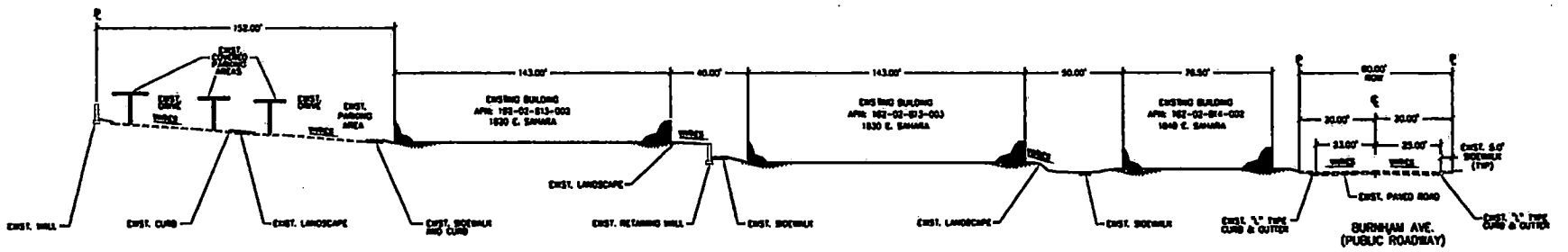
RedRock
ENGINEERING & SURVEYING, INC.
2031 S. RAINBOW BLVD. STE. K
LAS VEGAS, NEVADA 89146
(702) 363-[illegible]

PARK SAHARA PROPERTIES
A COMMERCIAL SUBDIVISION
TENTATIVE MAP
SAHARA & BURNHAM
LAS VEGAS, NEVADA

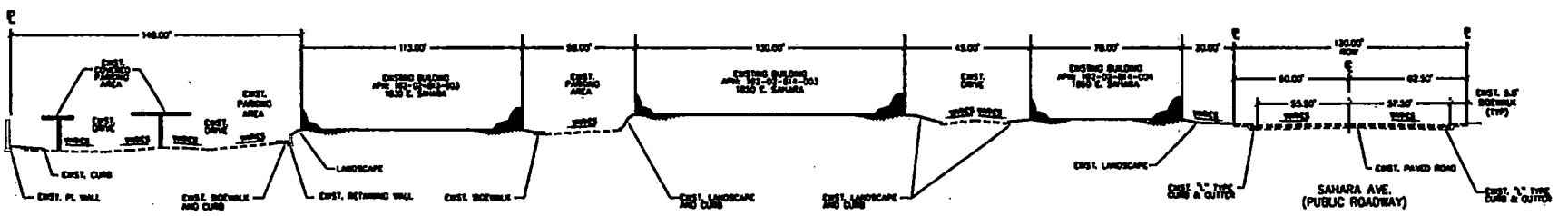
DESIGNED	W.C.
DRAWN	T.M.A.
CHECKED	W.C.
DATE	02/25/04
SCALE	1" = 40'
JOB #	1-12-0003

SHEET #
C1
1 OF 2

TMP-3974
04-08-04 PC



PARK SAHARA
SECTION A-A
N.T.S

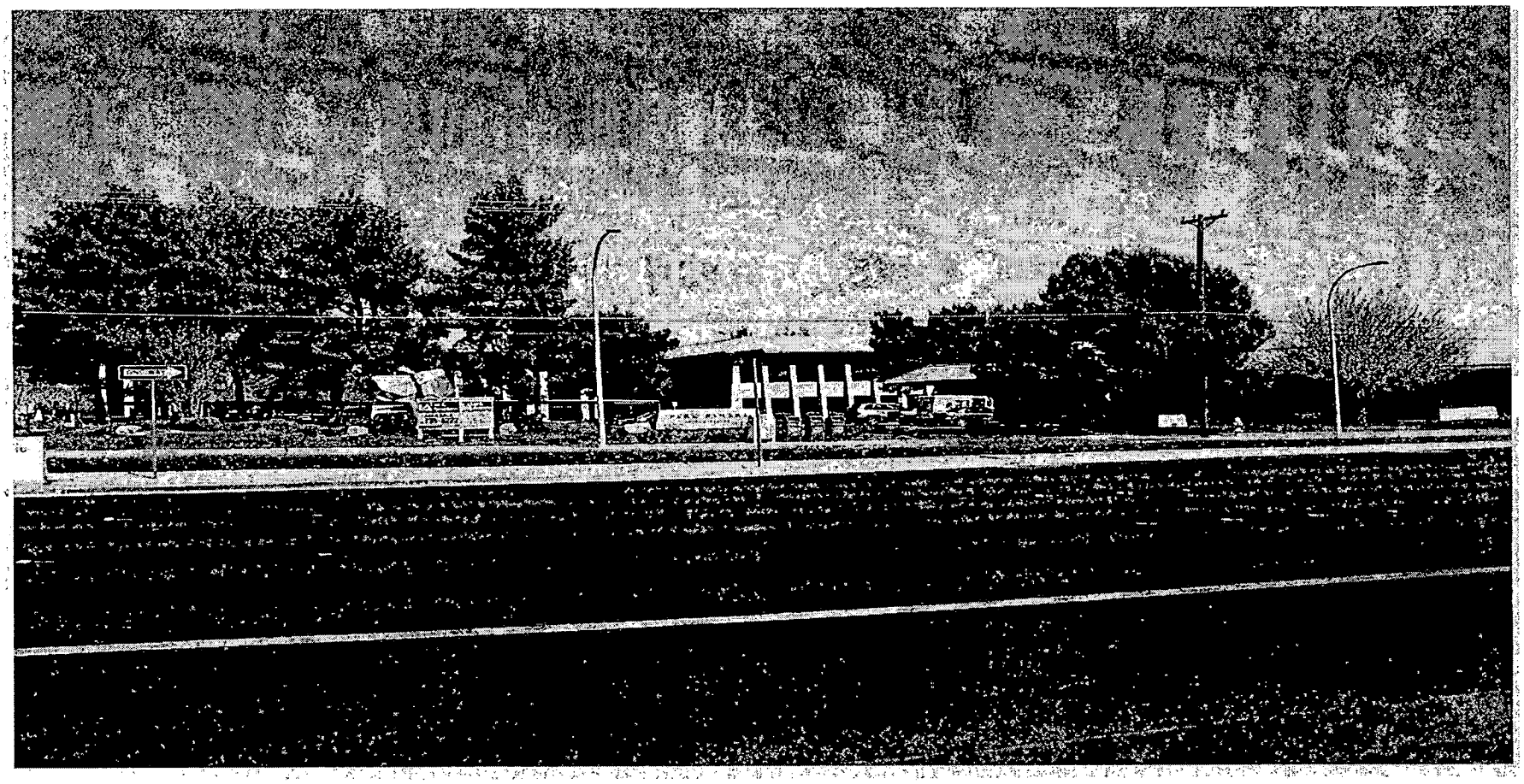


PARK SAHARA
SECTION B-B
N.T.S

PARK SAHARA PROPERTIES
A COMMERCIAL SUBDIVISION
TYPICAL CROSS SECTIONS
SAHARA & RAINBOW
LAS VEGAS, NEVADA

SHEET #
C2
2 OF 2

TMP-3974
04-08-04 PC



TMP-3974 - PARK SAHARA PROPETIES (A COMMERCIAL SUBDIVISION) - APPLICANT: TRIPLE NET PROPERTIES, LIMTIED LIABILITY COMPANY - OWNER: NNN PARK SAHARA, LIMITED LIABILITY COMPANY
ADJACENT TO THE NORTHWEST CORNER OF SAHARA AVENUE AND BURNHAM AVENUE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 284-UNIT CONDOMINIUM DEVELOPMENT, INCLUDING 10 RETAIL UNITS on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-024), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

TABLE

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

RECOMMENDATION:
Staff recommends TABLE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 1 [TMP-3624], Item 4 [TMP-3991], Item 19 [SUP-3907] and Item 20 [VAR-4032], Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 3 [TMP-3974], and HOLD IN ABEYANCE Item 21 [ZON-3794] and Item 22 [SDR-3796] to 5/13/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he has abstained in the past on other items because of an adjacent property he represented in the past. However, he would vote on the abeyance of Item 19 and 20.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 4 – TMP-3991

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 –6:03)

RMI Development, LLC

Gary Leopold
Current Planning,
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

April 2, 2004

RE: TMP-3991, El Capitan Apartments -dba- Regent at Town Center

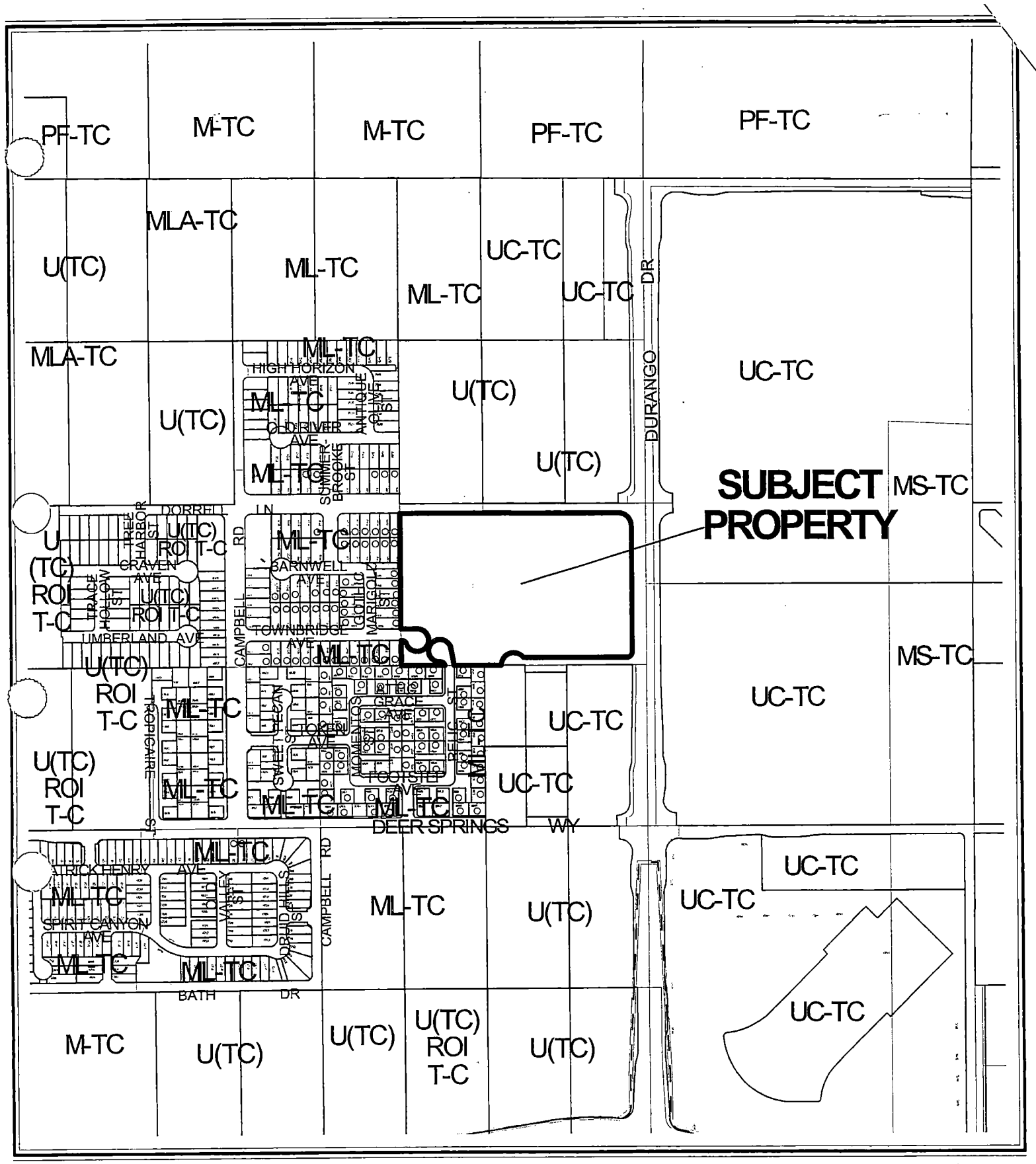
Dear Gary:

When we spoke on the telephone yesterday, you indicated that before our application for a tentative condominium map of the above-referenced project can go forward, we must first finalize and ordinance a Development Agreement between our L.L.C. and the City of Las Vegas. Consequently, you recommended that I request our application to be tabled temporarily until the process is complete. This letter, then, serves as a formal petition to momentarily stall our application TMP-3991. In addition, you suggested that we would be placed on the agenda for your May 5, 2004 Planning Commission meeting, wherein the relevant parties would finalize the Development Agreement. I await your department's completion of the Agreement as we discussed, after which we will proceed with the aforementioned mapping process.

Very truly yours,

Aaron Galbraith

630 Trade Center Drive • Las Vegas, Nevada 89119 (702) 737-1033 • Fax (702) 737-1490



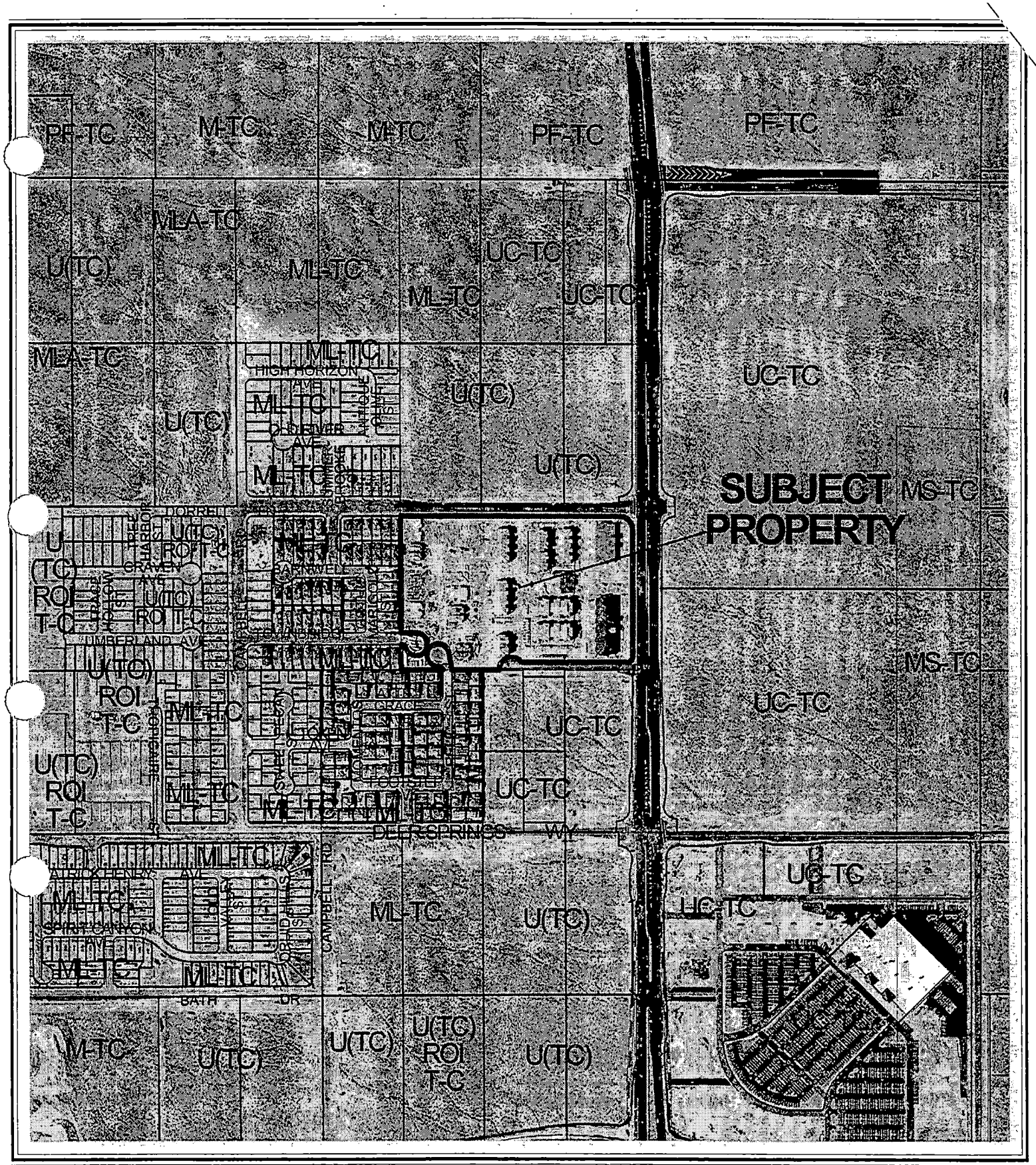
0 300 600 Feet

CASE: **TMP-3991**

RADIUS: 1320 FT

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

N



0 300 600 Feet

CASE: **TMP-3991**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY

ON APRIL 2, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3991 APN: 125-20-201-006/007/008

Name of Property Owner: El Capitan Associates, LLC

Name of Applicant: Brenner & Associates, Inc.

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Dan K Shaw

Subscribed and sworn before me

This 24th day of February, 2004

Cynthia A. Cullum

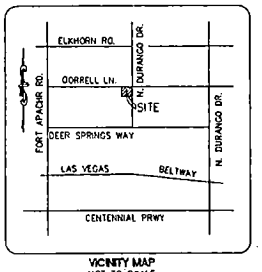
Notary Public in and for said County and State

CYNTHIA A. CULLUM
Notary Public State of Nevada
No. 01-68603-1
My appt. exp. Apr. 24, 2005

REGENT AT TOWN CENTER
TENTATIVE MAP
A CONDOMINIUM SUBDIVISION

CALL before you DIG
1-800-227-2600
UNDERGROUND SERVICE (USA)
AVOID CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY

CALL before you Overhead
1-702-593-6111
UNDERGROUND SERVICE (USA)
AVOID OVERHEAD POWER LINE CONTACT, IT'S COSTLY



VICINITY MAP
NOT TO SCALE

N

60 0 30 60 120
GRAPHIC SCALE
SCALE IN FEET
1" = 60'

LEGEND
- RIGHT OF WAY
- BOUNDARY LINE
- CURB / GUTTER
- FENCE
- 3130 EXISTING CONTOUR
- BLOCK WALL
- PALM TREE
- SINGLE TREE
- CATCH BASIN
- FIRE HYDRANT
- UTILITY METER
- MAN HOLE
- STREET LIGHT
- LIGHT POLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- COVERED PARKING

ABBREVIATIONS
AC	ASPHALTIC CONCRETE
BCR	BEGINNING OF CURB RETURN
CA	COMMON AREA
CLV	CITY OF LAS VEGAS
CL	CENTERLINE
CE	COMMON ELEMENT
CONC	CONCRETE
EAC	EXISTING ASPHALTIC CONCRETE
ECR	END OF CURB RETURN
EP	EDGE OF PAVEMENT
ETC	EXISTING TOP OF CURB
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
IE	INVERT ELEVATION
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
LCE	LIMITED COMMON ELEMENT
OP	OVERHEAD POWER
PE	PAD ELEVATION
PL	PROPERTY LINE
PP	POWER POLE
SD	STORM DRAIN LINE
SF	SQUARE FEET
SL	STREET LIGHT
SS	SANITARY SEWERLINE
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
W	WATERLINE
WM	WATER METER

UNITS
274 RESIDENTIAL UNITS
10 RETAIL UNITS

OWNER/SUBDIVIDER
EL CAPITAN LLC
REALTY MANAGEMENT, INC.
630 TRADE CENTER DR.
LAS VEGAS, NV. 89119
PHONE - 702-737-1033

PUBLIC UTILITY SOURCE
LAS VEGAS VALLEY WATER DISTRICT	WATER
NEVADA POWER	POWER
SOUTHWEST GAS	GAS
CITY OF LAS VEGAS	SANITARY SEWER

LEGAL DESCRIPTION
PARCEL I:
THE E1/2 OF THE NW1/4 OF THE SW1/4 OF THE NW1/4 OF SECTION 20, T. 19 T., R. 60 E., M.D.B.&M.

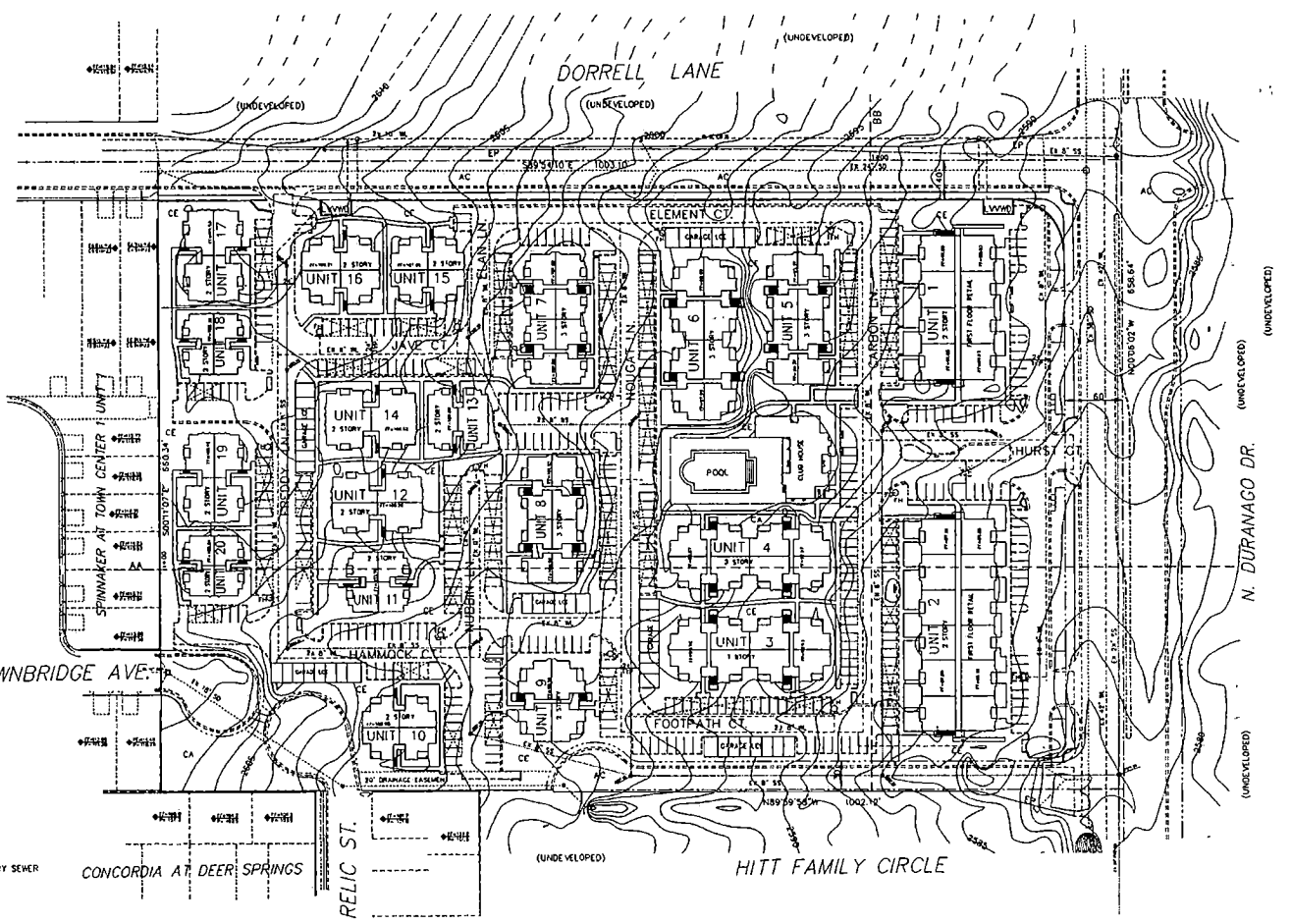
PARCEL II:
THE W1/2 OF THE NE1/4 OF THE SE1/4 OF THE NW1/4 OF SECTION 20, T. 19 T., R. 60 E., M.D.B.&M.

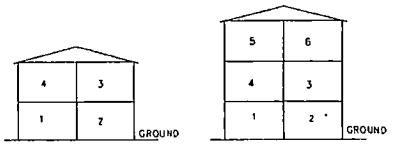
PARCEL III:
THE E1/2 OF THE NE1/4 OF THE SE1/4 OF THE NW1/4 OF SECTION 20, T. 19 T., R. 60 E., M.D.B.&M. CLARK COUNTY, NEVADA.

ZONING INFORMATION
ZONE: UNDEVELOPED/TOWNCENTER (U(TC)
LOT DENSITY:
MAXIMUM HEIGHT:
REAR SETBACK: 20'
SIDE SETBACK: 5'

BENCH MARK
CLARK COUNTY No.2C90/20W4
ALUMINUM PLATE, NORTHEAST OF FORT APACHE AND DEER SPRINGS. ELEV. 2647.20 FEET (NAVD 88)

BASIS OF BEARINGS
NORTH 00°06'02" WEST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN FILE 114 OF SURVEYS AT PAGE 19





TPYICAL 2 STORY
NOT TO SCALE

TPYICAL 3 STORY
NOT TO SCALE

SHEET 1 OF 2

JOB No:	03-371
DRAWN BY:	EB
CHECKED BY:	

REVISIONS	DATE

RICHARD R. STRIEGEL — NEVADA — PROFESSIONAL ENGINEER — No. 18599 — CIVIL
EXPIRES 6-30-04

TENTATIVE MAP
REGENT AT TOWN CENTER
A CONDOMINIUM SUBDIVISION
APN 125-20-201-024

BRENNER & ASSOCIATES, INC.
LAND SURVEYORS
3014 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102
PHONE (702) 877-0317 FAX (702) 877-0358
EMAIL: EBRENNER@EARTHLINK.NET

DATE: 02/12/04 SCALE: 1" = 60'

TMP-3991
04-08-04 PC

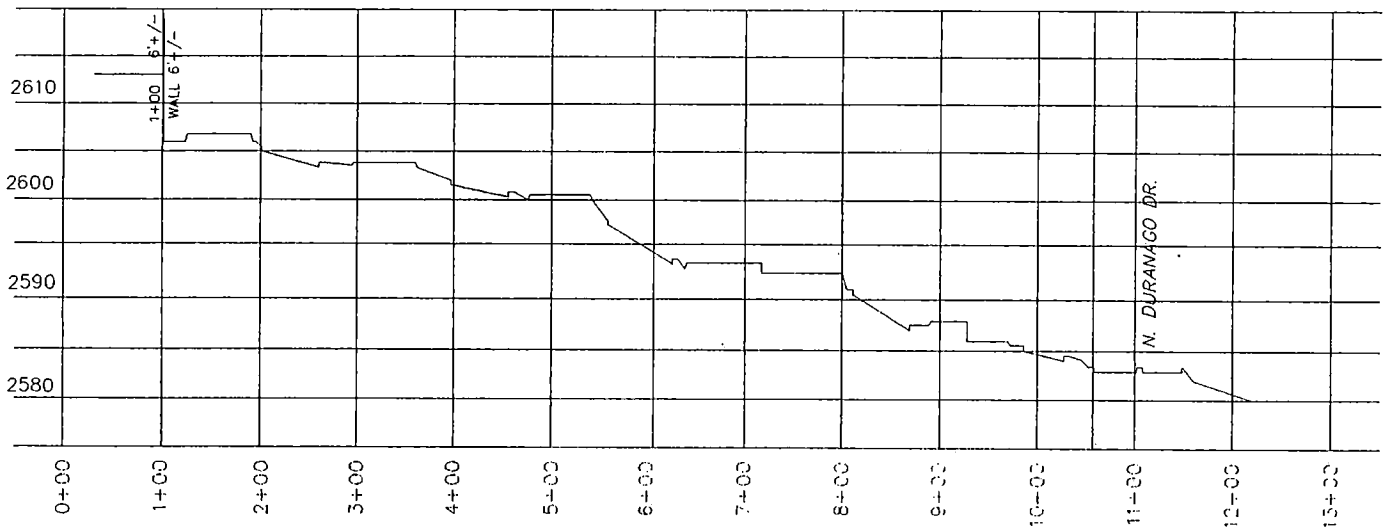
TENTATIVE MAP

DURANGO TOWNHOMES

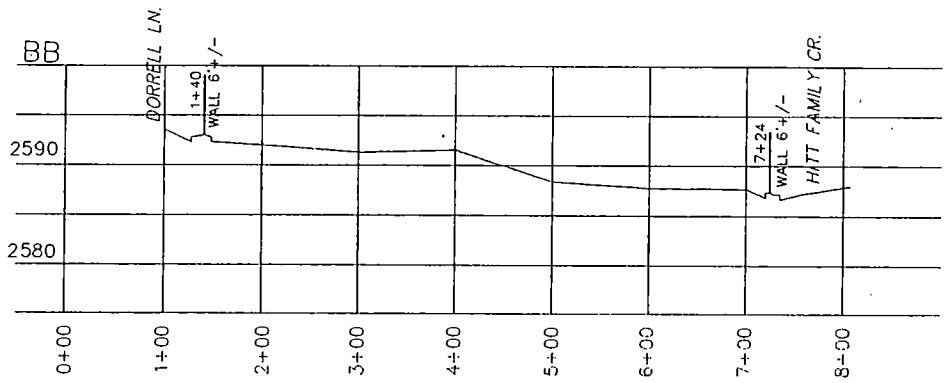
(A CONDOMINIUM SUBDIVISION)

CROSS-SECTION PROFILE

AA



BB



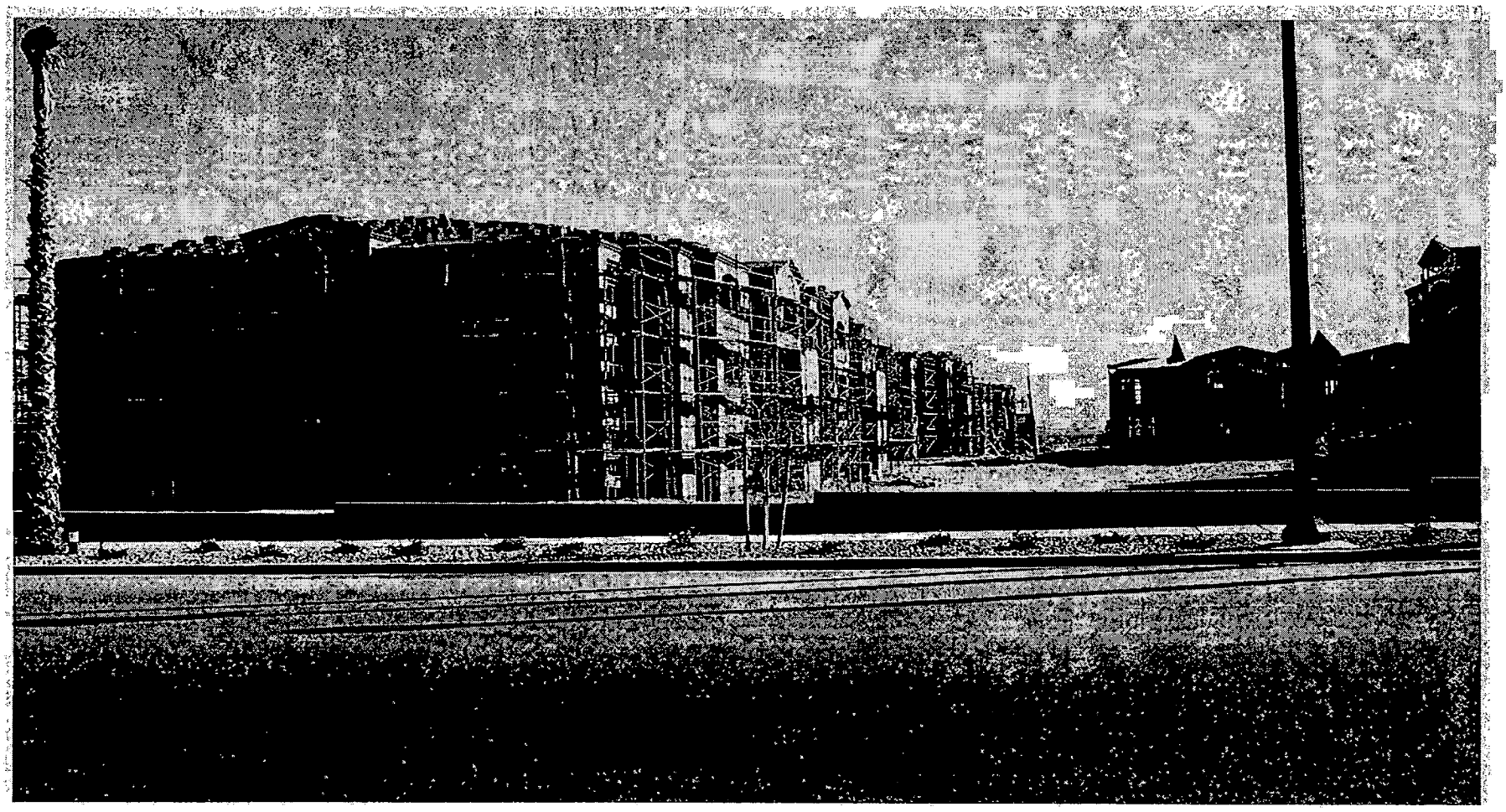
SHEET 2 OF 2

BRENNER & ASSOCIATES, INC.
LAND SURVEYORS
3014 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102
PHONE (702) 877-0317 FAX (702) 877-0358
EMAIL: EBRENNER@EARTHLINK.NET

DATE: 2/20/04 SCALE: 1" = 60'

JOB No. 03-371

TMP-3991
04-08-04 PC



TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-3993 - CAMBRIA CONDOMINIUMS - APPLICANT/OWNER: WARMINGTON HOMES NEVADA - Request for a Tentative Map FOR A 142-UNIT CONDOMINIUM DEVELOPMENT on 9.1 acres adjacent to the southwest corner of Alexander Road and Hualapai Road (APN:137-12-501-021 and 138-07-103-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-C (Planned Community) 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 Consent Item 2 [TMP-3953], Item 5 [TMP-3993], and Item 6 [ANX-3978] subject to conditions – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:03 – 6:04)

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 5 – TMP-3993

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-2434.

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

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

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

6. The applicant shall meet with Planning and Development Department staff, prior to the time application is made for a building permit, to determine the trail alignment along the eastern portion of the subject site.

Public Works

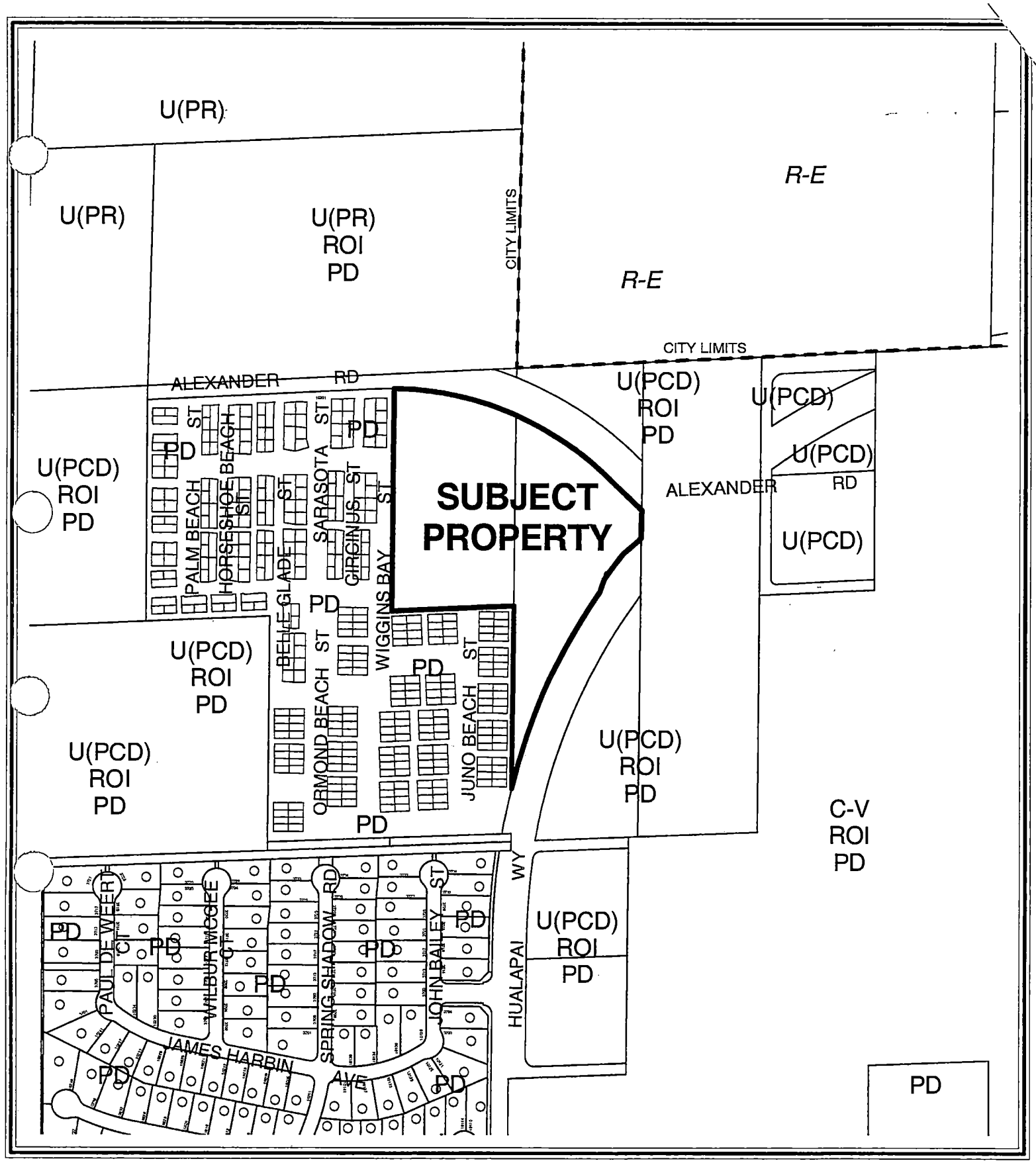
7. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of Final Map for this site.

8. Coordinate with the City Engineer's Office prior to submittal of a Final Map for this site regarding the Hualapai/Alexander roadway project to determine impacts to this site, if any.

9. Site development to comply with all applicable conditions of approval for Z-33-97 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.

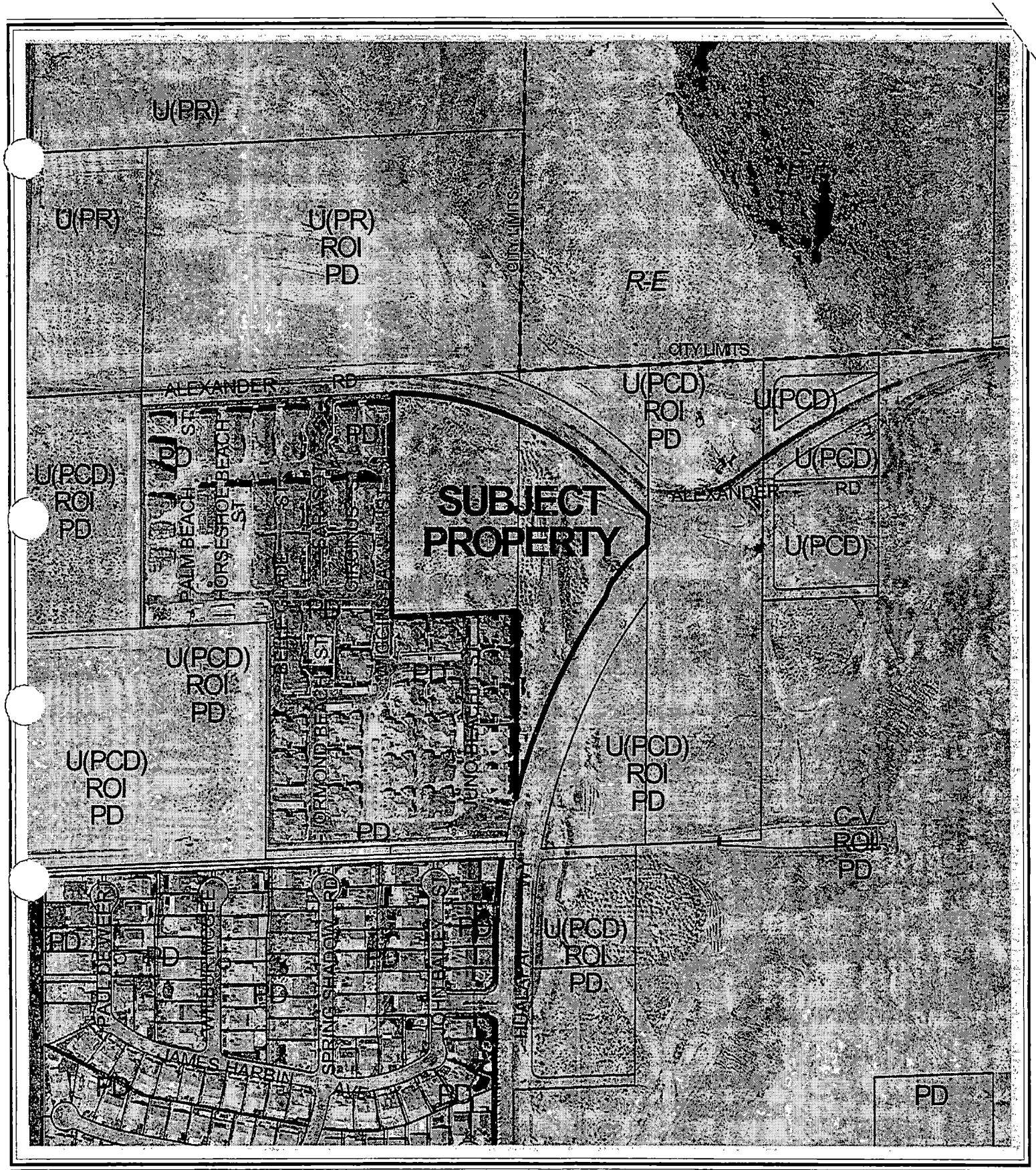


CASE: **TMP-3993**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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



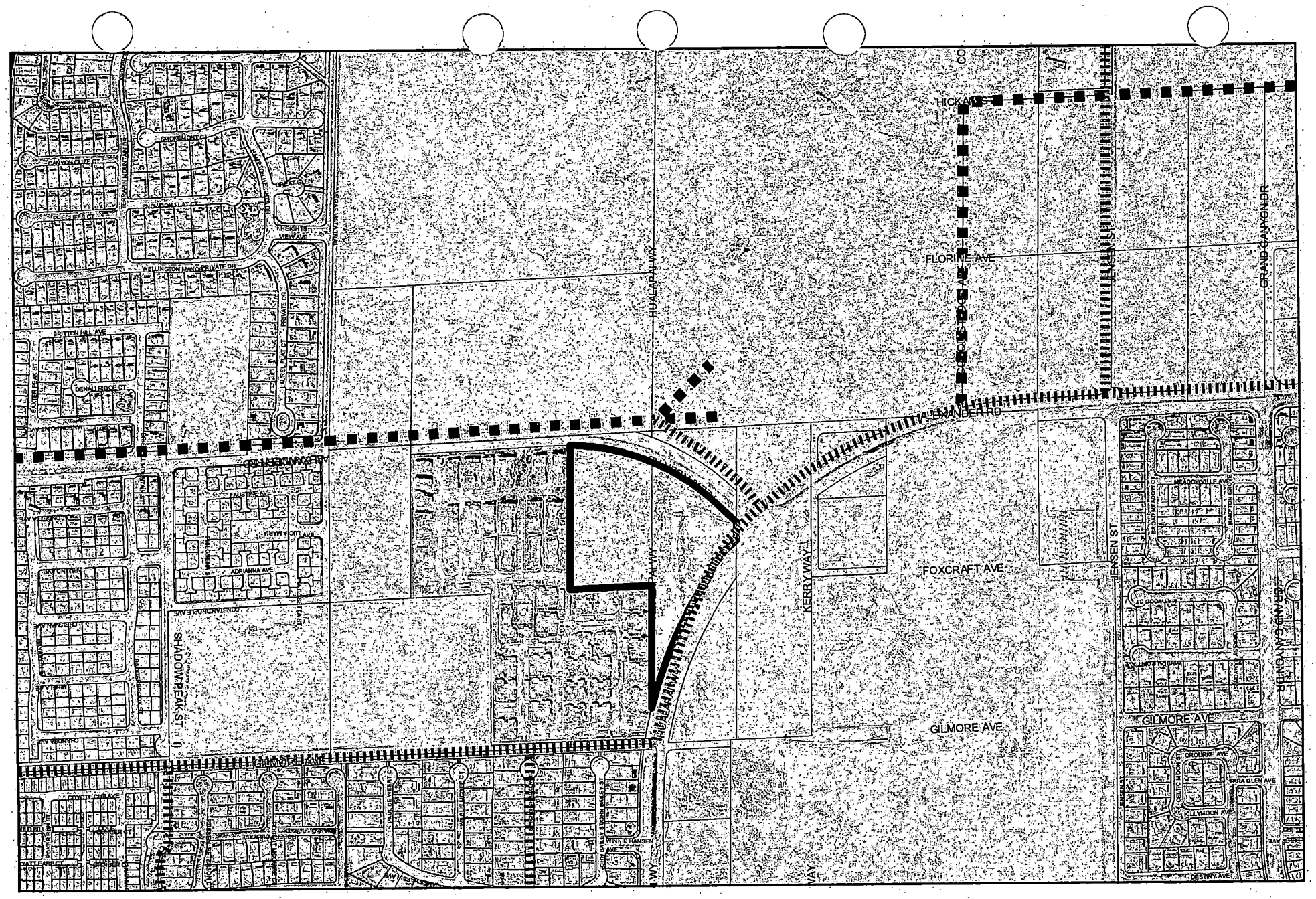
CASE: **TMP-3993**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N



TMP-3993

Trails

- Equestrian
- Multi-Use, Equestrian
- Multi-Use, Transportation

SUBJECT PROPERTY

N

0 475 950 1,900

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-3993 - CAMBRIA CONDOMINIUMS - APPLICANT/OWNER: WARMINGTON HOMES NEVADA

** 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-2434.

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

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

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

6. The applicant shall meet with Planning and Development Department staff, prior to the time application is made for a building permit, to determine the trail alignment along the eastern portion of the subject site.

Public Works

7. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of Final Map for this site.

8. Coordinate with the City Engineer's Office prior to submittal of a Final Map for this site regarding the Hualapai/Alexander roadway project to determine impacts to this site, if any.

9. Site development to comply with all applicable conditions of approval for Z-33-97 and all other subsequent site-related actions.

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.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 142-unit condominium development on 9.10 acres located at the southwest corner of Alexander Road and Haulapai Way.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on the subject site as part of a larger request. The Planning Commission recommended and staff approval on 6/12/97.

08/20/03 The City Council approved a Major Modification (MOD-2533) to the Lone Mountain Development Plan to change the designation of the subject site from PCD (Planned Community Development) to M (Multi-Family Medium Density Residential). The Planning Commission and staff recommended approval on 7/24/03.

11/06/03 The Planning Commission struck a request for a Rezoning (ZON-2999) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone.

01/21/04 The City Council approved a request for a Site Development Plan Review (SDR-2534) for a 142-unit condominium development. The Planning Commission and staff recommended approval on 7/24/03.

B) Pre-Application Meeting

02/04/04 Issues discussed included the need for correct street names, and compliance with the Site Development Plan Review conditions of approval as amended by City Council.

FS

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.10
Net Acres: 8.65

B) Existing Land Use

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

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: PR-OS (Parks Recreation and Open Space)
South: PCD (Planned Community Development)
East: PR-OS (Parks Recreation and Open Space)
West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North: U (Undeveloped) under Resolution of Intent to PD (Planned Development)
South: PD (Planned Development)
East: U (Undeveloped) under Resolution of Intent to PD (Planned Development)
West: PD (Planned Development)

E) General Plan Compliance

The subject site is designated M (Medium Density) on the Southwest Sector Map of the General Plan. The proposed PD (Planned Development) zoning district is consistent with the General Plan designation, and the proposed condominium development is a permitted use.

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

Special Plan Area

The subject site is located within the Lone Mountain Master Development Plan with an M (Medium Density Residential) land use designation. The proposed condominium development is compatible with the proposed land use designation.

Trails

A Multi-Use Non-Equestrian Trail is required to be constructed along the eastern boundary of this site. The trail is proposed for that alignment but the side of the street is not yet designated. A condition has been included to require the applicant to work with the Planning and Development Department prior to the submittal of a building permit on the final trail alignment. The approved site plan depicts sufficient area for the incorporation of the multi-use non-equestrian trail along Hualapai Way, therefore it is not anticipated that the trail requirement will affect the design of the site.

A Multi-Use Equestrian Trail is required on the property to the north of this site by Map 2 of the Interlocal Joint Parks and Trails Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review SDR-2534, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Setbacks			
• Exterior Property Lines	16 Feet	16 Feet	Y
• Between Buildings	10 Feet	13 Feet, 10 Inches	Y
Max. Building Height	3 Stories	2 Stories	Y

The project meets all applicable development standards as established by SDR-2534.

B) General Analysis Discussion

- General information

The map depicts a 142-unit condominium development located at the southwest corner of Alexander Road and Hualapai Way. Access is provided by a main entrance from Hualapai Way, and a secondary entrance from Alexander Road. Both streets are Primary (100-foot) Arterials on the Master Plan of Streets and Highways.

- 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 9-feet internal to the site.

The north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The cross sections show a retaining wall of 6-feet internal to the site.

However, cross section "F" on sheet 1 shows a rockery wall with a maximum height of 6-feet separated by landscape to a 6-foot maximum retaining wall topped with wrought iron fence adjacent to portions of Alexander Road and Hualapai Way. The total wall height facing both rights-of-way will be in excess of 8-feet.

- Trails

A Multi-Use Non-Equestrian Trail may be required to be constructed along the eastern boundary of this site. The trail is proposed for that alignment but the side of the street is not yet designated. A condition has been included to require the applicant to work with the Planning and Development Department prior to the submittal of a building permit on the final trail alignment. The submitted site plan depicts sufficient area for the incorporation of the multi-use non-equestrian trail along Hualapai Way, therefore it is not anticipated that the trail requirement will affect the design of the site.

A Multi-Use Equestrian Trail is required on the property to the north of this site by Map 2 of the Interlocal Joint Parks and Trails Plan.

- Special Conditions of Approval (from Zoning or SDPR)

1. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the required amount of handicap parking spaces.

2. The applicant shall meet with Planning and Development Department staff, prior to the time application is made for a building permit, to determine the trail alignment along the eastern portion of the subject site.

FS

3. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alexander Road and Hualapai Way public rights-of-way adjacent to this site prior to occupancy of this site.

This tentative map implements these previously imposed conditions of approval.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3993 APN: 137-12-501-021
138-07-130-002

Name of Property Owner: Warmington Homes-Nevada

Name of Applicant: Same

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

_____ Yes 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]

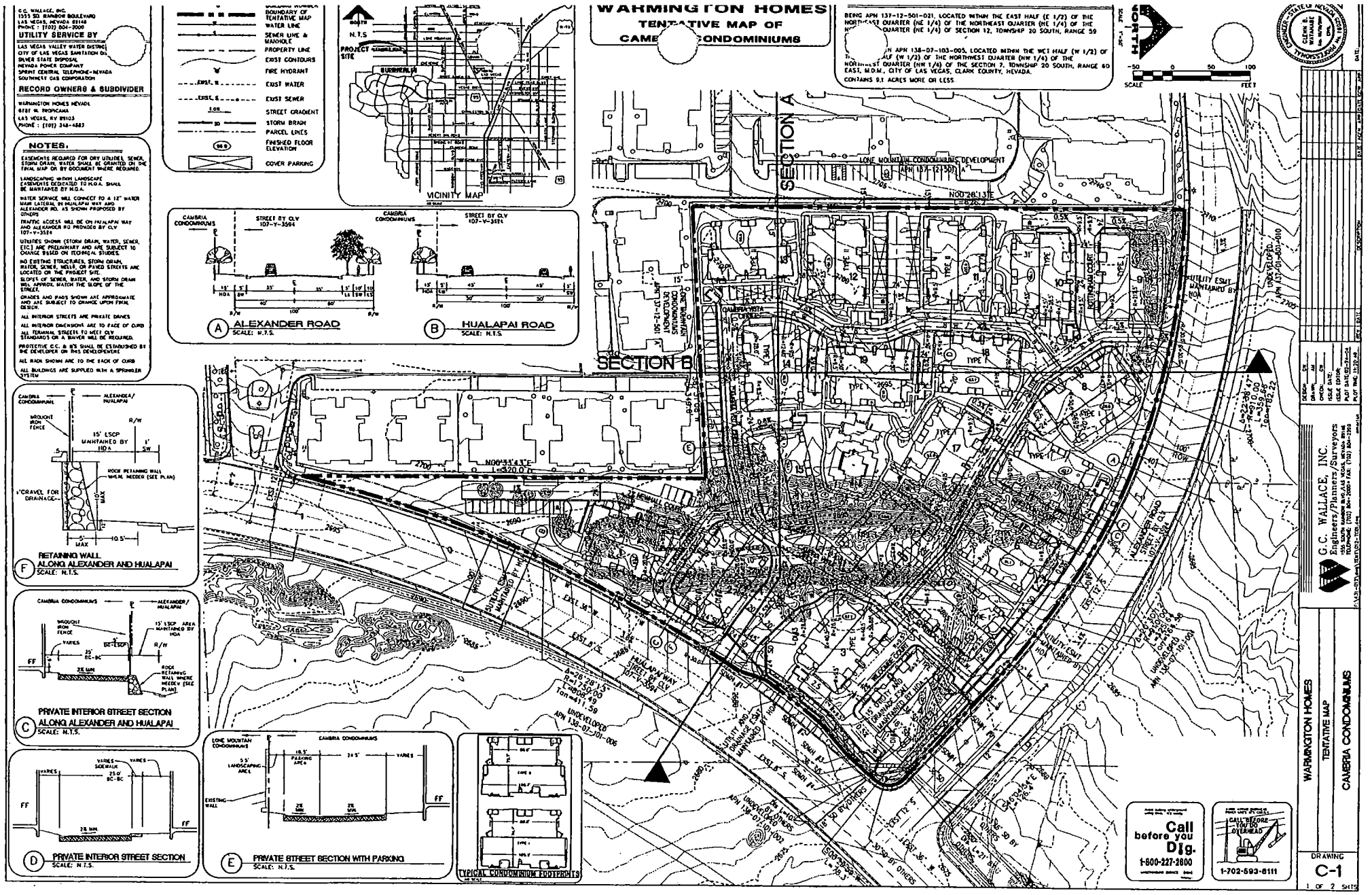
Print Name: GREG OBERLING

Subscribed and sworn before me

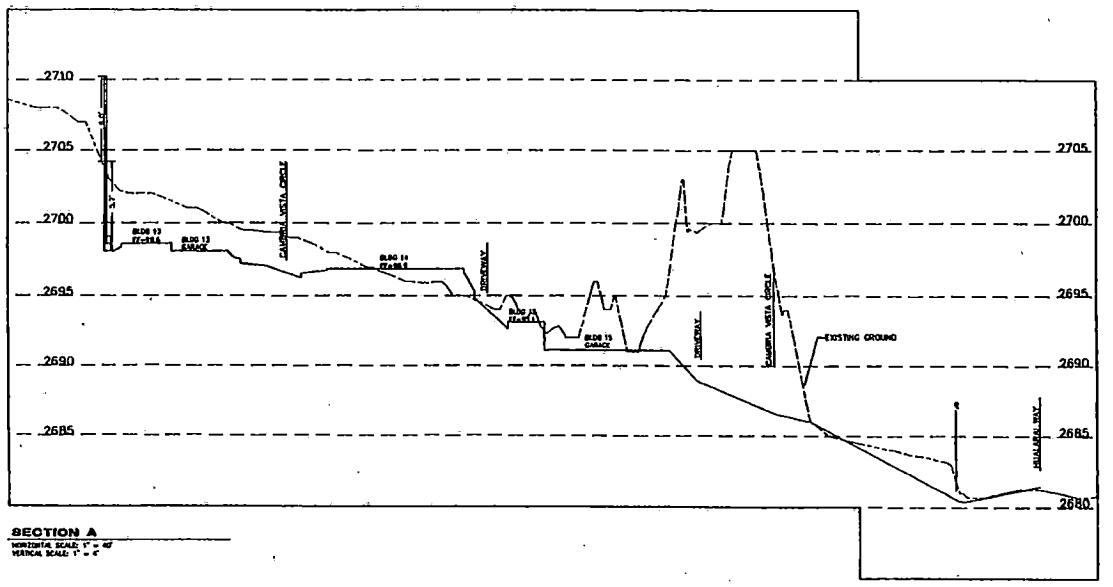
This 24TH day of FEBRUARY, 2004

[signature] STEFFANIE NELSON
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

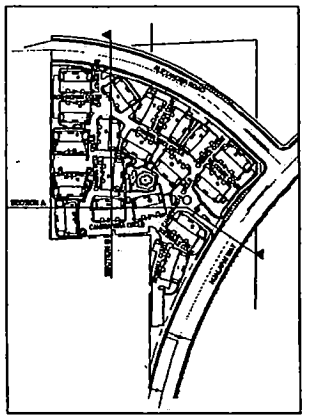

WARMINGTON HOMES
TENTATIVE MAP OF
CAMBRIA CONDOMINIUMS
G.C. WALLACE, INC.
1555 SO. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
PHONE : (702) 804-2000
UTILITY SERVICE BY
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION DIV.
SILVER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE-NEVADA
SOUTHWEST GAS CORPORATION
RECORD OWNER& & SUBDIVIDER
WARMINGTON HOMES NEVADA
6767 W. TROPICANA
LAS VEGAS, NV 89103
PHONE : (702) 248-4883
NOTES:
EASEMENTS REQUIRED FOR ORY UTILITIES, SEWER, STORM DRAIN, WATER SHALL BE GRANTED ON THE FINAL MAP OR BY DOCUMENT WHERE REQUIRED.
LANDSCAPING WITHIN LANDSCAPE EASEMENTS DEDICATED TO H.O.A. SHALL BE MAINTAINED BY H.O.A.
WATER SERVICE WILL CONNECT TO A 12" WATER MAIN LATERAL IN HUALAPAI WAY AND ALEXANDER RD. AS SHOWN PROPOSED BY OTHERS
TRAFFIC ACCESS WILL BE ON HUALAPAI WAY AND ALEXANDER RD PROVIDED BY CLV 107-V-3594
UTILITIES SHOWN (STORM DRAIN, WATER, SEWER, ETC.) ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON TECHNICAL STUDIES.
NO EXISTING STRUCTURES, STORM DRAIN, WATER, SEWER, WELLS, OR PAVED STREETS ARE LOCATED ON THE PROJECT SITE.
SLOPES OF SEWER, WATER, AND STORM DRAIN WILL APPROX. MATCH THE SLOPE OF THE STREET.
GRADES AND PADS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN.
ALL INTERIOR STREETS ARE PRIVATE DRIVES
ALL INTERIOR DIMENSIONS ARE TO FACE OF CURB
ALL TERMINAL STREETS TO MEET CLV STANDARDS OR A WAIVER WILL BE REQUIRED.
PROTECTIVE C.C. & R'S SHALL BE ESTABLISHED BY THE DEVELOPER ON THIS DEVELOPMENT
ALL RADII SHOWN ARE TO THE FACE OF CURB
ALL BUILDINGS ARE SUPPLIED WITH A SPRINKLER SYSTEM
BOUNDARY OF TENTATIVE MAP
WATER LINE
SEWER LINE & MANHOLE
PROPERTY LINE
EXIST CONTOURS
FIRE HYDRANT
EXIST WATER
EXIST SEWER
STREET GRADIENT
STORM DRAIN
PARCEL LINES
FINISHED FLOOR ELEVATION
COVER PARKING
VICINITY MAP
PROJECT SITE
BURNHAM
BEING APN 137-12-501-021, LOCATED WITHIN THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59
AND APN 138-07-103-005, LOCATED WITHIN THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
CONTAINS 9.1 ACRES MORE OR LESS
NORTH
SCALE
FEET
SECTION A
SECTION B
LONE MOUNTAIN CONDOMINIUMS DEVELOPMENT
APN 137-12-501-021
CAMBRIA CONDOMINIUMS
HUALAPAI WAY
STREET BY CLV 107-V-3594
ALEXANDER ROAD
STREET BY CLV 107-V-3591
UTILITY ESMT MAINTAINED BY H.O.A.
UNDEVELOPED APN 138-07-101-010
UNDEVELOPED APN 138-07-101-006
UNDEVELOPED APN 138-07-101-007
UNDEVELOPED APN 138-07-101-008
UNDEVELOPED APN 138-07-101-009
NEWMAN COURT
ROTHMAN COURT
CALIFORNIA COURT
ALEXANDER ROAD
STREET BY CLV 107-V-3591
HUALAPAI WAY
STREET BY CLV 107-V-3594
SOUTH END MAINTAINED BY H.O.A.
SOUTH END DRAINAGE EASEMENT MAINTAINED BY H.O.A.
SOUTH END MAINTAINED BY H.O.A.
SOUTH END DRAINAGE EASEMENT MAINTAINED BY H.O.A.
SOUTH END MAINTAINED BY H.O.A.
SOUTH END DRAINAGE EASEMENT MAINTAINED BY H.O.A.
UTILITY ESMT MAINTAINED BY H.O.A.
UTILITY ESMT MAINTAINED BY H.O.A.
UTILITY ESM

WARMINGTON HOMES
TENTATIVE M
CAMBRIA CONDO MS



SECTION A

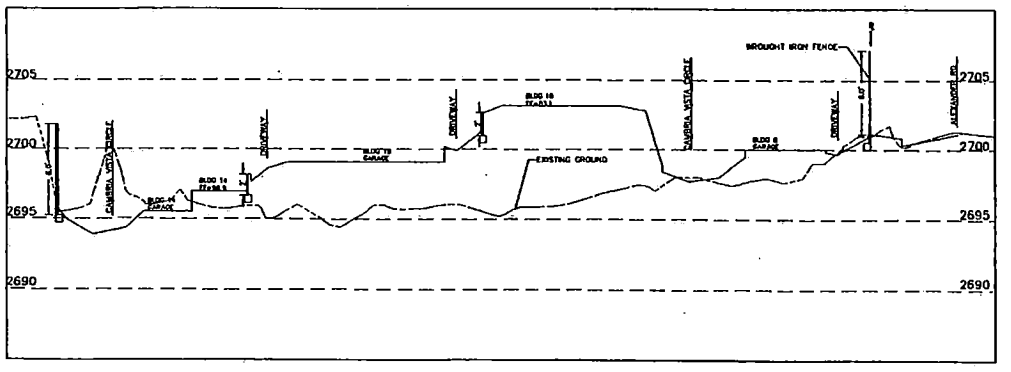
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



NOTE: WALL HEIGHTS DIMENSIONS AND ELEVATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DEPENDENT ON LOCATION AND FINAL GRADING.

RETAINING WALL HEIGHTS WILL VARY FROM 1' TO 10'

NORTH
SCALE 1"=100'
-100 0 100 200
SCALE FEET



SECTION B

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

LAND USE

EXISTING ZONING	= PD
GROSS ACREAGE	= 10.94 AC.
BUILDING UNITS	= 142
DENSITY	= 12.85 UNITS PER ACRE
OPEN SPACE PARAMETER	= 350 S.F./ UNIT
MIN. OPEN SPACE REQ'D	= 49,860 S.F.
PROPOSED OPEN SPACE	= 110,831 S.F.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

142 UNITS X 175 GPD/UNITS = 24,850 GPD

TOTAL AVERAGE CONTRIBUTION = 24,850 GPD = 0.02485 MGD

TOTAL PEAK FLOW = 0.02485 MGD X 3.73 (PEAK FACTOR) = 0.0927 MGD

PARKING ANALYSIS

NO. OF UNITS	= 142
1.75 P.S./UNIT X 104 UNITS – 2 BDRM UNIT	= 182 P.S.
2 P.S./UNIT X 38 UNITS – 3 BDRM UNIT	= 76 P.S.
1 P.S./8 UNITS X 142 UNITS – VISITOR	= 24 P.S.
*REQUIRED PARKING	= 282 SPACES
GARAGES	= 208
SURFACE STALLS	= 94
PROVIDED NO. OF PARKING	= 302 SPACES (2 SP/UNIT)

*MINIMUM PARKING REQUIREMENT

CALL RECORD TOLTEN OF NEVADA
1-702-593-6111

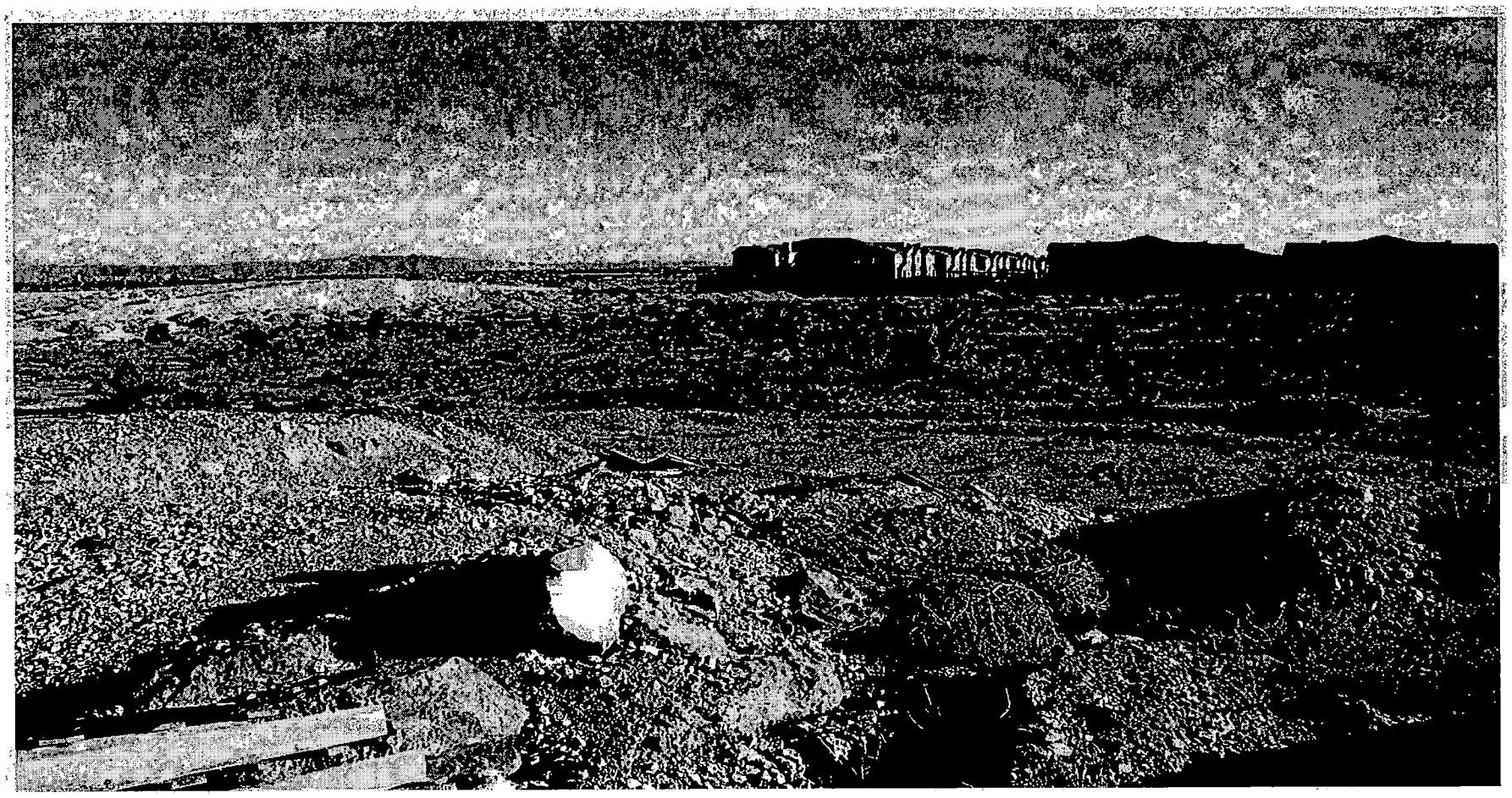
Call before you Dig.
1-800-227-2600

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

WARMINGTON HOMES
TENTATIVE MAP
CAMBRIA CONDOMINIUMS

DRAWING
C-2
2 OF 2 SHTS

TMP-3993
04-08-04 PC



TMP-3993 - CAMBRIA CONDOMINIUMS - APPLICANT/OWNER: WARMINGTON HOMES NEVADA
ADJACENT TO THE SOUTHWEST CORNER OF ALEXANDER ROAD AND HUALAPAI ROAD
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
ANNEXATION - ANX-3978 - RONNY ACEVEDO AND GILMAR ACEVEDO - Petition to Annex property located on the west side of Calvert Street, 810 feet south of Tropical Parkway, containing approximately 0.96 acres, APN: 125-25-310-030, Ward 6 (Mack).

THIS ITEM WILL 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

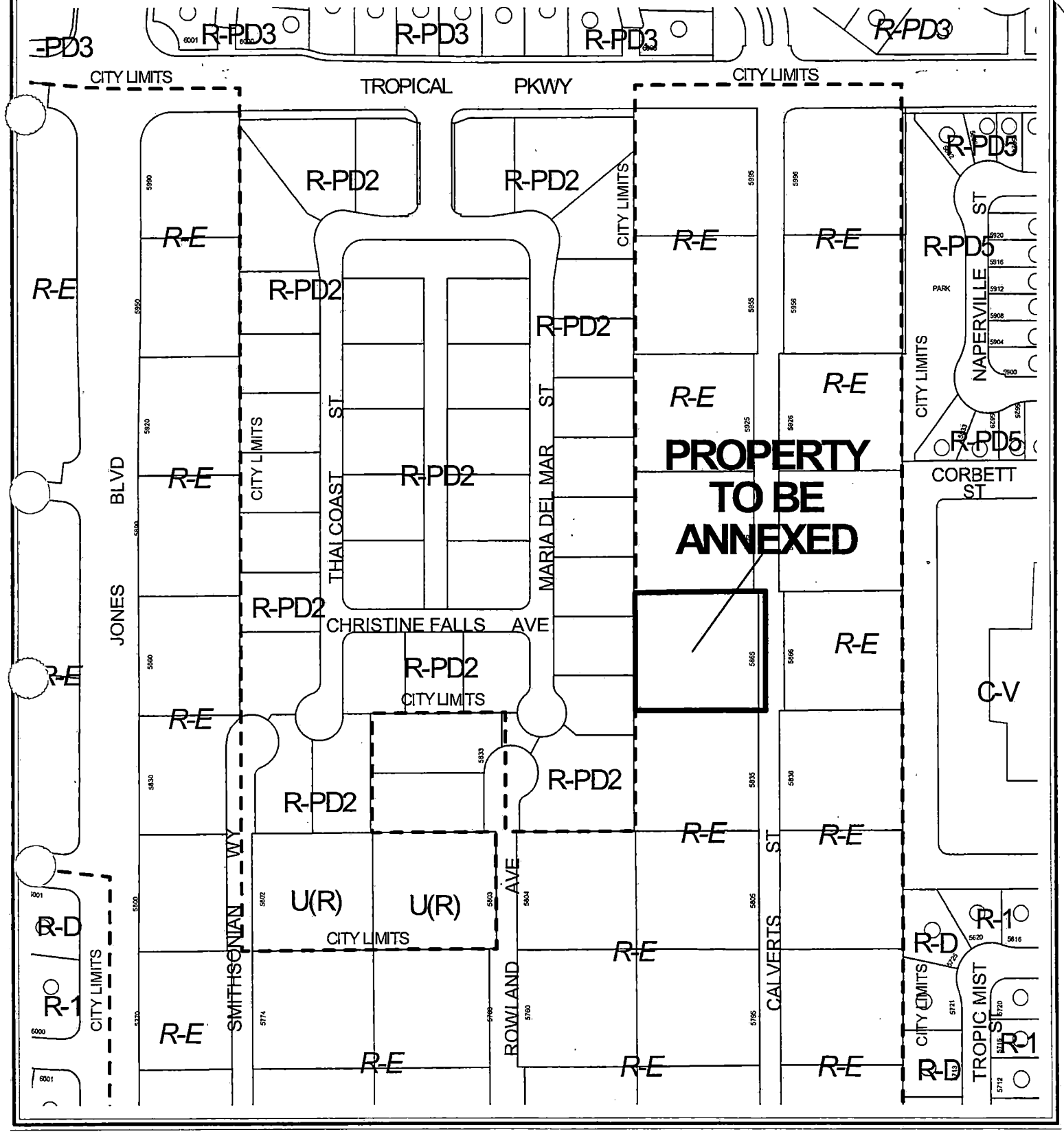
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-3953], Item 5 [TMP-3993], and Item 6 [ANX-3978] subject to conditions – UNANIMOUS

To be forwarded to the City Council in Ordinance Form

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:03 – 6:04)


R-PD3
R-PD3
R-PD3
R-PD3
CITY LIMITS
TROPICAL PKWY
CITY LIMITS
R-PD2
R-PD2
R-PD2
R-PD2
R-PD2
R-PD2
R-PD2
R-PD2
R-PD2
R-PD2
R-PD2
R-PD5
R-PD5
R-PD5
R-E
R-E
R-E

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-3978 - RONNY ACEVEDO AND GILMAR ACEVEDO

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

SR

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex one parcel of land containing approximately 0.96 acres. The property is located on the west side of Calvert Street, 810 feet south of Tropical Parkway. This parcel is not within the excepted area as defined by the interlocal agreement between the city of Las Vegas and Clark County approved on January 2, 2002.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.96 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Home
South:	Undeveloped
East:	Single-Family Home
West:	Undeveloped (Approved residential subdivision)

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County Designation]
North:	R-E (Rural Estates) [Clark County Designation]
South:	R-E (Rural Estates) [Clark County Designation]
East:	R-E (Rural Estates) [Clark County Designation]
West:	R-PD2 (Residential Planned Development – 2 units per acre)

D) Special Districts/Zones

This parcel is not within any special districts or zones.

E) Rural Preservation Neighborhood:

The western portion of 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.

LS

ANALYIS &FINDINGS

The subject parcel is currently undeveloped. 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. The current county zoning on the site is R-E (Rural Estates). The city's zoning equivalent is U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]. The applicant has indicated an intention to subdivide the parcel into two lots for 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

LS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-3675 APN: 125 25 310 030

Name of Property Owner: Gilmar A. Acevedo

Name of Applicant: Gilmar A. Acevedo

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): N/A _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Gilmar A. Acevedo

Subscribed and sworn before me

This 19 day of February, 2004

Cheyanne A. McFarland

Notary Public in and for said County and State

CHEYANNE A. McFARLAND
Notary Public State of Nevada
No. 03-82913-1
My appt. exp. June 27, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-3975 APN: 125-25-310-030

Name of Property Owner: Ronny Acevedo

Name of Applicant: Ronny Acevedo

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): N/A _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Ronny Acevedo

Subscribed and sworn before me

This 19 day of February, 2004

Cheyanne A. McFarland
Notary Public in and for said County and State

CHEYANNE A. McFARLAND
Notary Public State of Nevada
No. 03-82913-1
My appt. exp. June 27, 2007

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
ABEYANCE - 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. 05/05/04

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 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926] subject to conditions and replacing Condition 1 for Item 10 [VAC-3932] as follows:

1. **An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation *VS-290-04*, must record concurrently with this Order of Vacation.**

– UNANIMOUS with STEINMAN abstaining on Item 14 [SUP-3984] as he has had a 30-year personal relationship with one of the original founders and present owners of Island Restaurants

To be heard by the City Council on 5/5/2004

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 7 – MDR-3867

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 8 [ZON-3708] and Item 17 [VAC-3861] be removed from One Motion/One Vote because protest letters were received, and Item 13 [SUP-3961] the applicant did not agree with Condition Number 6. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

GINA VENGLASS, Public Works Department, explained that Condition 1 of Item 10 [VAC-3932] has a typographical error and needs to be amended.

COMMISSIONER DAVENPORT requested Item 15 [SUP-3986] and 16 [SDR-3996] be pulled from the One Motion/One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

(6:03 – 6:18)

CONDITIONS:

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 excluding parks in this development.

CONDITIONS – Continued:

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. Provide a Conceptual Master Flood Study for Summerlin Village 24. Technical updates to the Summerlin Village 24 Flood Control Master Flood Study must be submitted to and approved by the Department of Public Works prior to the issuance of any site specific grading or building permits or the recordation of a 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. If the Master Flood Study for Summerlin Village 24 does not conform to the Summerlin West Master Drainage Study, the developer will be required to update the Summerlin West Master Plan.

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,

CONDITIONS – Continued:

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. An update to the "Village" Traffic Impact Analyses may be required to 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.

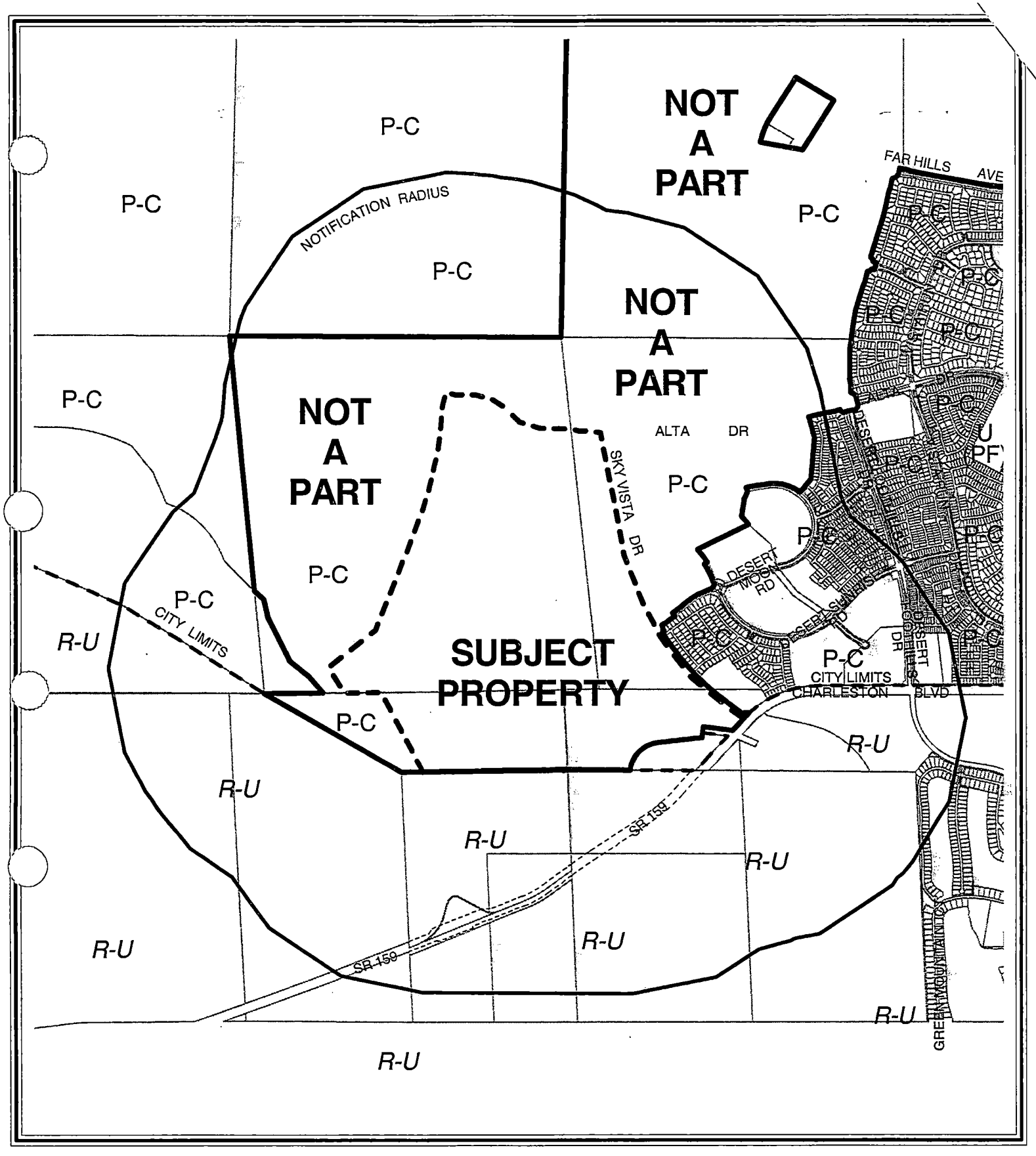
10. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. An Encroachment Agreement shall be obtained prior to installation of any private improvements or landscaping within public rights-of-way. All installed landscaping, whether in 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.

CONDITIONS – Continued:

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.

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.



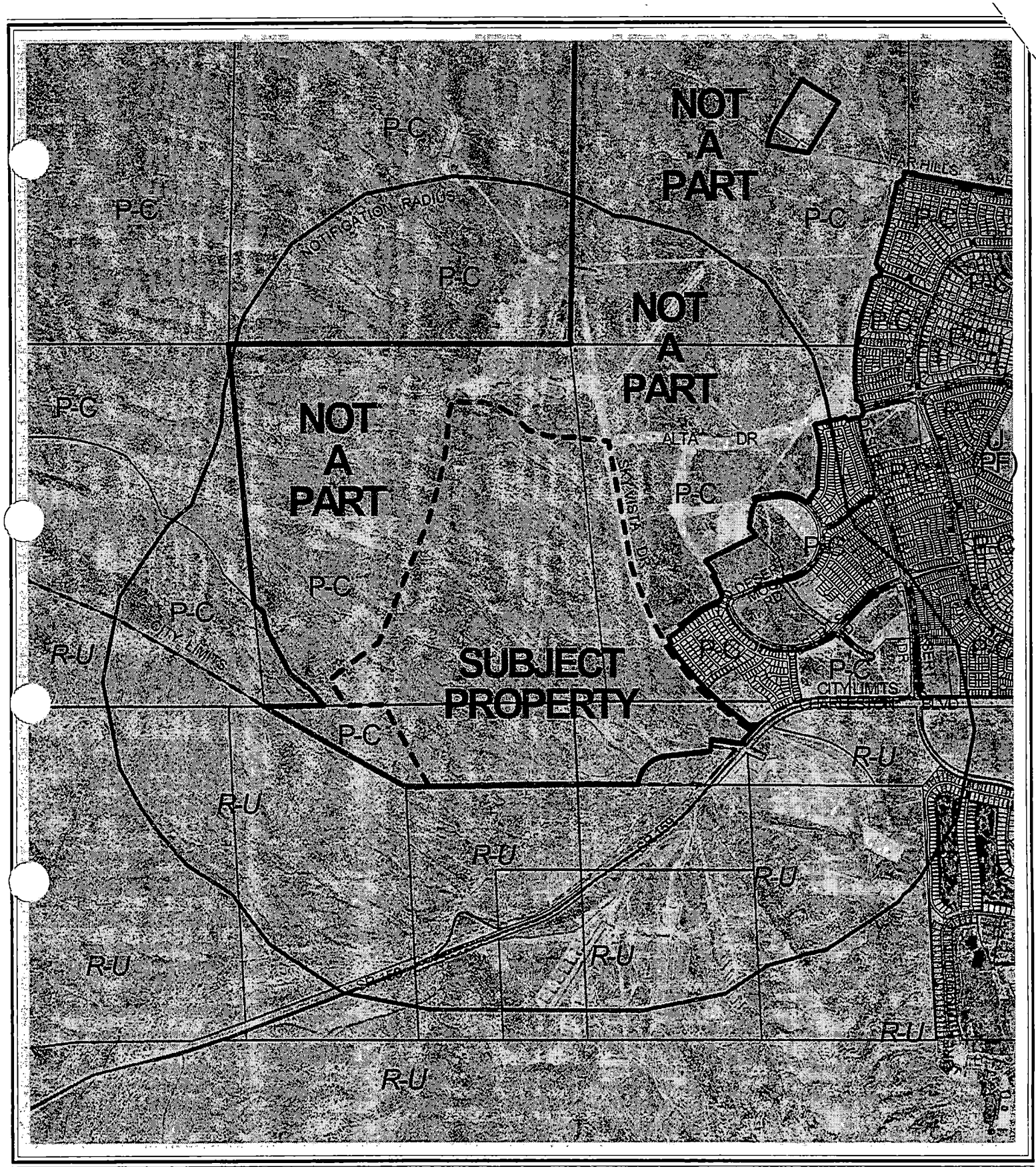
0 1000 2000 Feet

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)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 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 excluding parks 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. Provide a Conceptual Master Flood Study for Summerlin Village 24. Technical updates to the Summerlin Village 24 Flood Control Master Flood Study must be submitted to and approved by the Department of Public Works prior to the issuance of any site specific grading or building permits or the recordation of a 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. If the Master Flood Study for Summerlin Village 24 does not conform to the Summerlin West Master Drainage Study, the developer will be required to update the Summerlin West Master Plan.

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. An update to the "Village" Traffic Impact Analyses may be required to 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.

PL

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.

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.

** 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.
03/25/04	The Planning Commission held this item in abeyance to the 04/08/04 Planning Commission Meeting to allow the applicant time to review the proposed conditions of approval.
03/25/04	The Planning Commission voted to hold this item in Abeyance in an effort to allow the applicant an opportunity to review the proposed Conditions of Approval. The application will be heard on the 04/08/04 Planning Commission meeting.

PL

04/01/04 A meeting was held with the applicant and the Public Works Department and Planning and Development Department concerning the Conditions of Approval for MDR-3687. Results of the meeting are as follows:

1. Amend the language of condition #2, so as to not include park amenity zones within the turf prohibition.
2. Amend the language of condition #7 as to pertain to only to the Summerlin "Village #24" Flood Control Master Plan; and to require a revised Summerlin Flood Control Master Plan if "Village 24" does not conform to the existing projected plan.
3. Amend the language of condition #9 to read as "may" instead of "must."

B) Pre-Application Meeting

No comments resulted from the pre-application conference.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

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

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	

PL

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.

PL

NOTICES MAILED 39 (March 25, 2004 PC Meeting)

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 S. Green KD

Print Name: Jeffrey S. Green

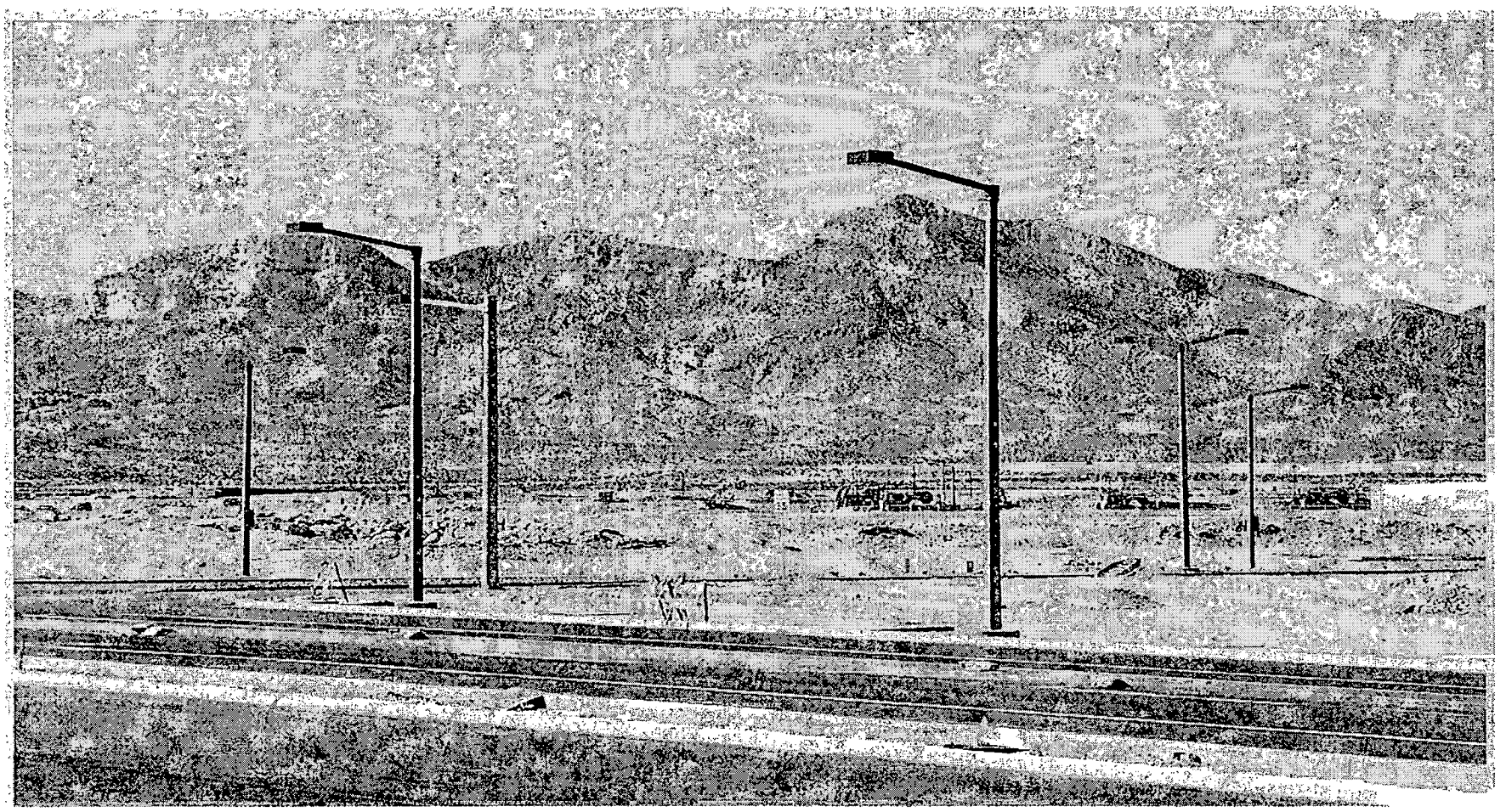
Subscribed and sworn before me

This 21 day of January, 2004

Angela K. Henderson

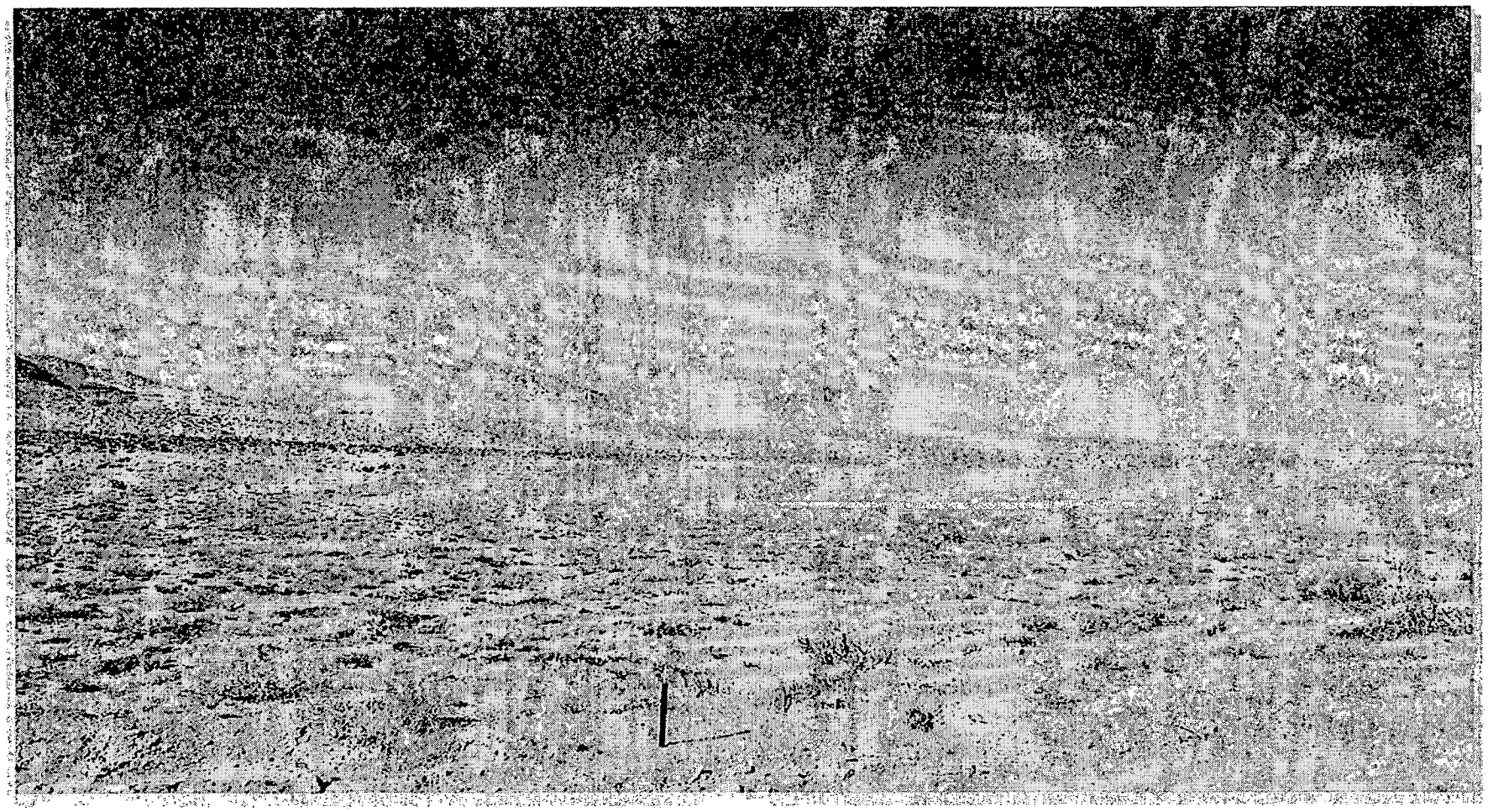
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
ANGELA K. HENDERSON
No. 00-62478-1 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
APRIL 8, 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
APRIL 8, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

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

C.C. 05/05/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	8	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 5/5/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this item was previously held in abeyance to give the applicant time to hold a neighborhood meeting, which was held on March 31, 2004. There were five residents in attendance. The not a part section is zoned is R-3. It makes sense to have a unified zoning on this parcel to make it all R-3. Most importantly, a Site Development Plan Review will be required as a public hearing before the Planning Commission and City Council prior to any development on that particular piece of property. Staff recommended approval.

MINUTES – Continued:

JOHN VORSAND, 2564 Wigwam Parkway, Suite #308, Henderson, appeared on behalf of the applicant. He indicated that this unique property represents an R-3 condominium project where the common area is still zoned R-1. The situation occurred approximately 40 years ago when this property was originally zoned. Since that time, US-95 and Torrey Pines Drive have been widened. This area is elevated preventing any access from Torrey Pines Drive. Due to the widening of US-95 condemnation proceedings are occurring on the south side of US-95, which will probably take the north six buildings of this project. This property will probably be redeveloped in the future and at that time the applicant will bring plans as a public hearing. The request will unify the zoning.

JUANITA CLARK and JUNE INGRAM, Charleston Neighborhood Preservation, opposed the rezoning because the applicant has intentions to sell this land and more importantly, the residents are concerned not knowing what would be proposed at this location. The previous zoning was a buffer between the residents and the apartments. The north six buildings were vacated a year ago. The neighborhood meeting was granted, however, the applicant refused to mail out notices to anyone because of the expense. The residents should have a say on the rezoning of this property.

MR. VORNSAND replied that this property is not conducive for any type of single-family residential development. He reiterated that the request is to unify the zoning so that the parcel can be properly planned for redevelopment.

COMMISSIONER McSWAIN commented that the applicant is not asking to upgrade the zoning that already exists on the adjacent parcel and would, therefore, support the request.

COMMISSIONER NIGRO pointed out that a site plan review is required as part of any new applications. Therefore, the residents will have the opportunity to see the different aspects of the R-3 development.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:10 – 6:18)

1-417

CONDITIONS:

Planning and Development

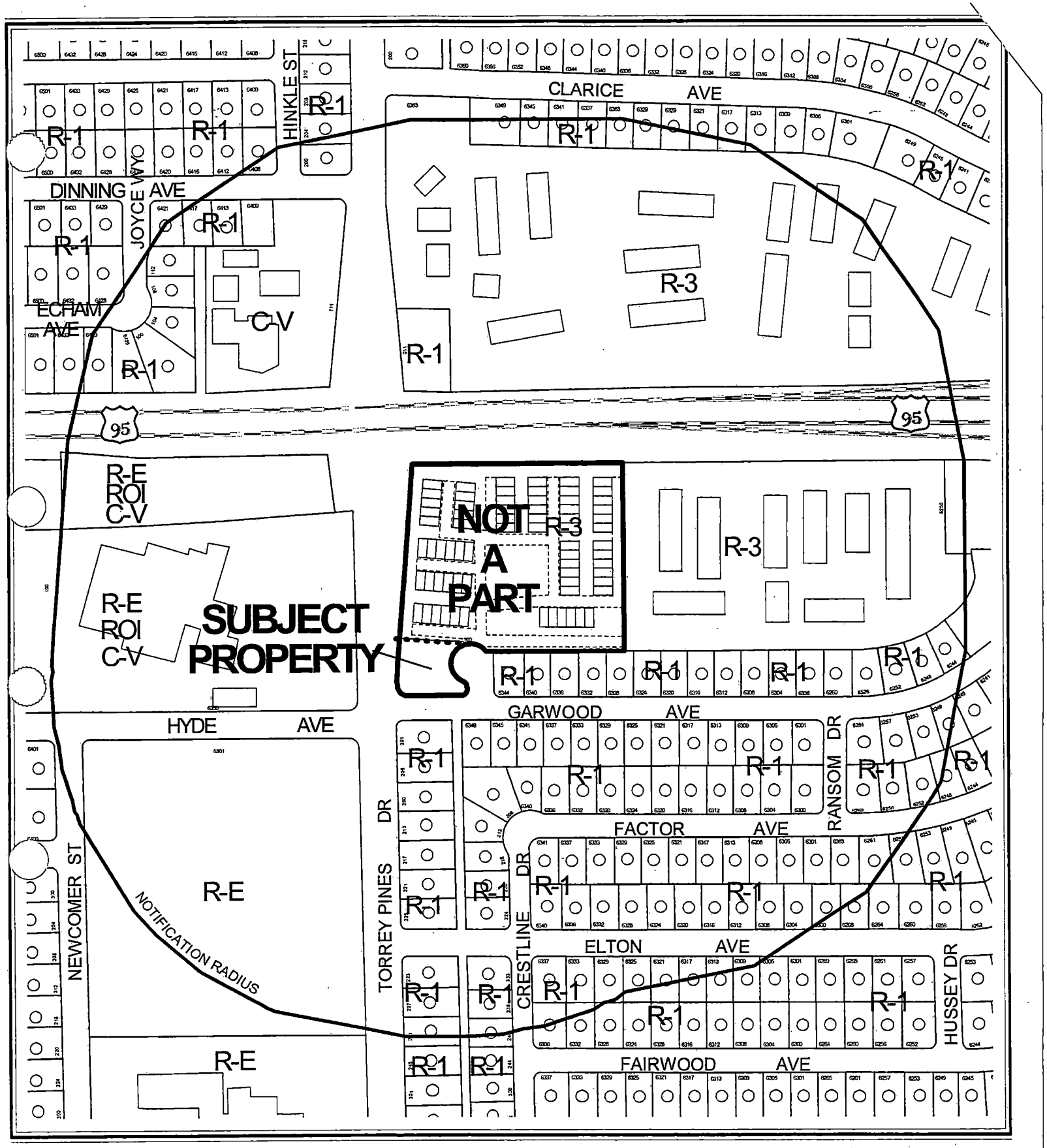
1. A Resolution of Intent with a two-year time limit.

CONDITIONS – Continued:

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

Public Works

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



0 200 400 Feet

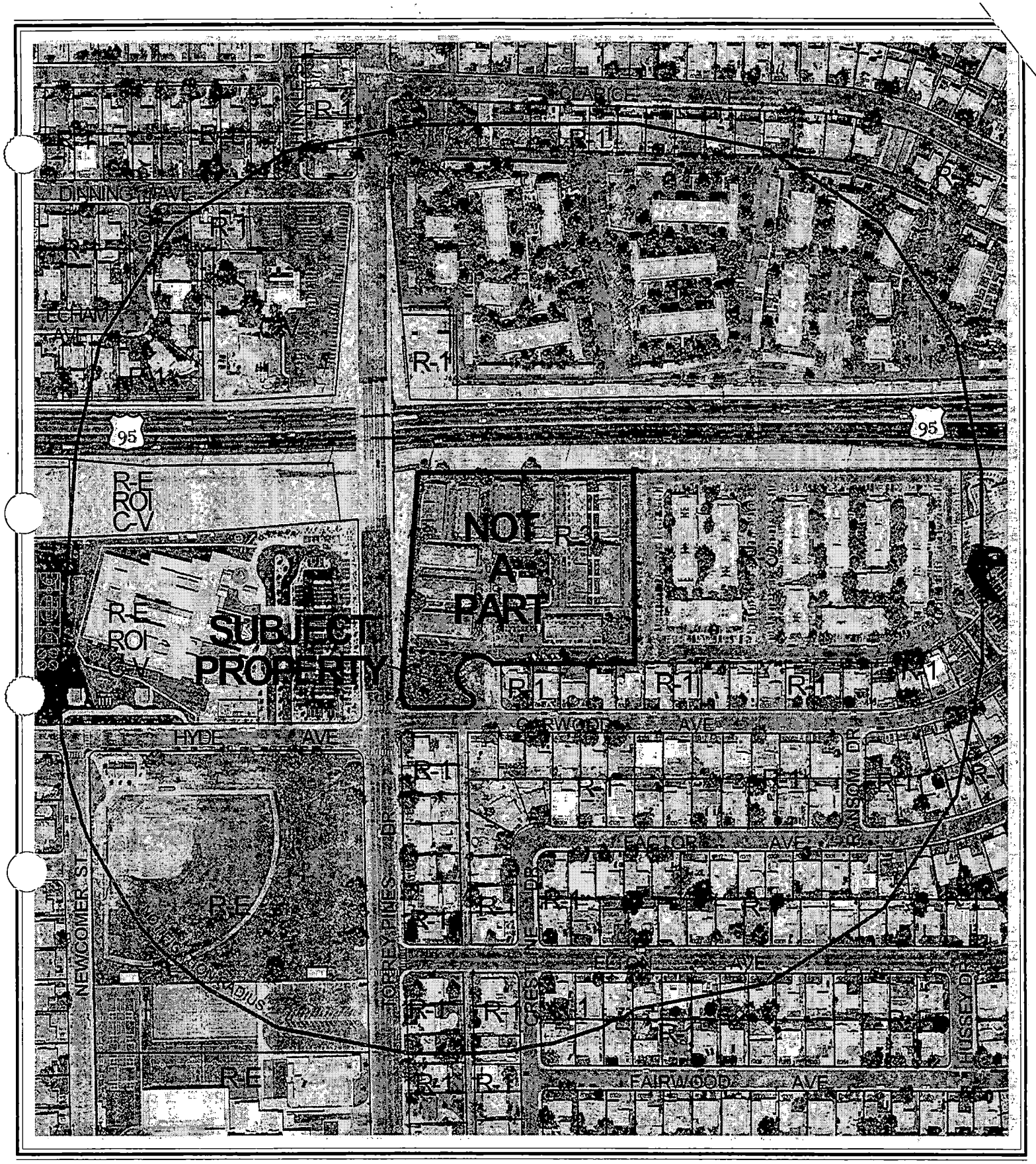
CASE: **ZON-3708**

RADIUS: 750 FT

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

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

N



0 200 400 Feet

CASE: **ZON-3708**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

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

Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

03/11/04 The Planning Commission held this item in abeyance to the 04/08/04 meeting to give the applicant an opportunity to discuss the proposal with concerned residents.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

03/31/04 A neighborhood meeting was held with the Charleston Neighborhood Preservation group on March 31. The applicant's legal counsel and planning representative met with five property owners present at the meeting. The reasons for the

application were outlined and the applicants attempted to answer the questions raised by the group. The applicants indicated that the request was to unify the zoning of the project so that after the condemnation proceedings by the State for the widening of US 95 was completed, the owner could move forward with a redevelopment of the property in an expeditious manner knowing that the zoning was unified and in place. The applicants acknowledged that any future project would be subject to a site development review as a public hearing and that they would be pleased to meet with the group and any other interested neighbors when the redevelopment plans are completed. The applicant has indicated that it appeared that the residents were satisfied that most of their concerns were answered although they may still want to make a clear record of their representations at the Planning Commission meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.29

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

A) General Analysis and Discussion

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

NOTICES MAILED 144 (03/11/04 PC Meeting)

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Emerald Crest Holdings, LLC

Name of Applicant: Emerald Crest Holdings, LLC

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Emerald Crest Holdings LLC by: One Mortgage Ltd Manager

Print Name: by: Val E. Southwick President

Subscribed and sworn before me

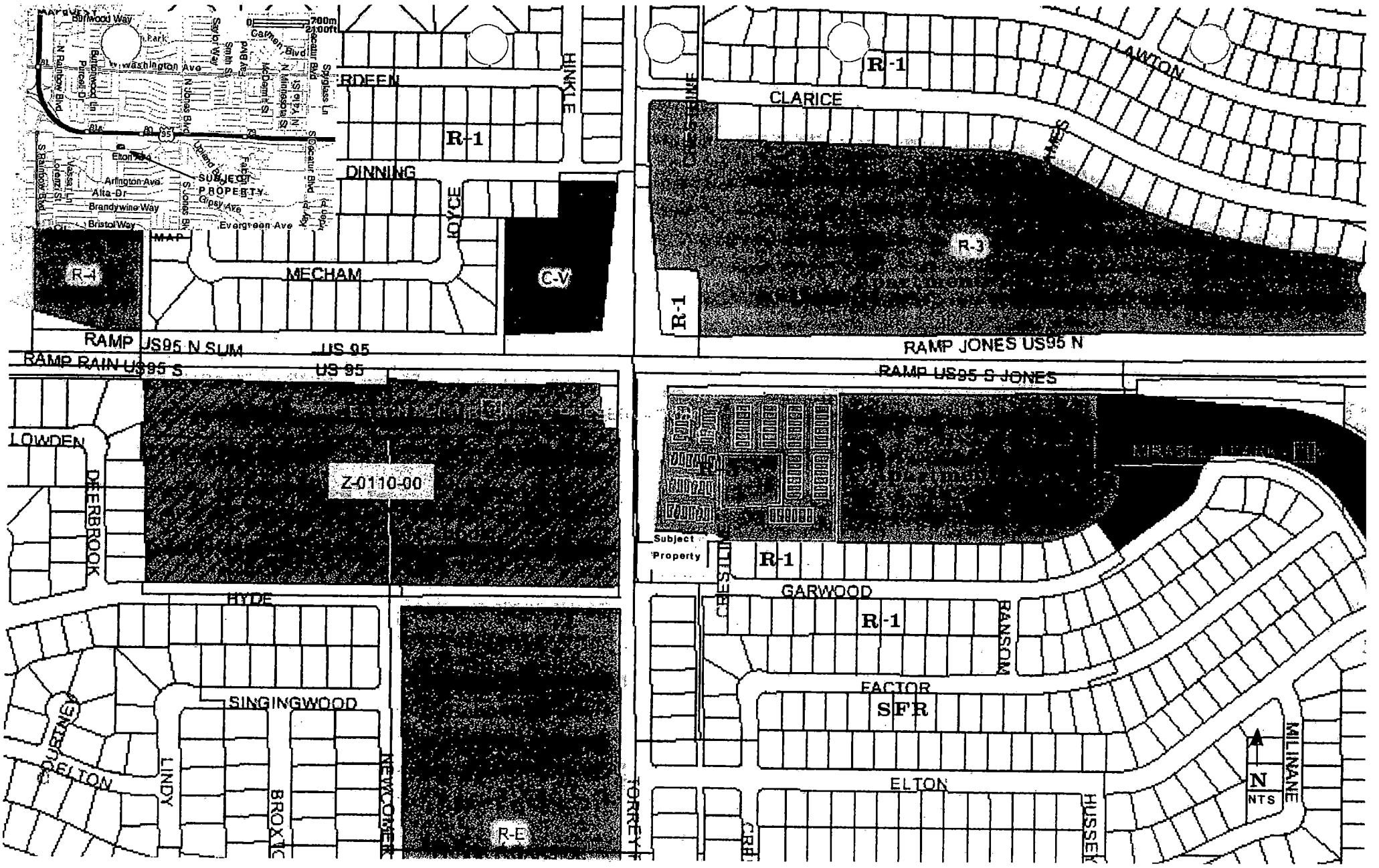
This 22 day of December, 2003

Lanna W. Stanbridge

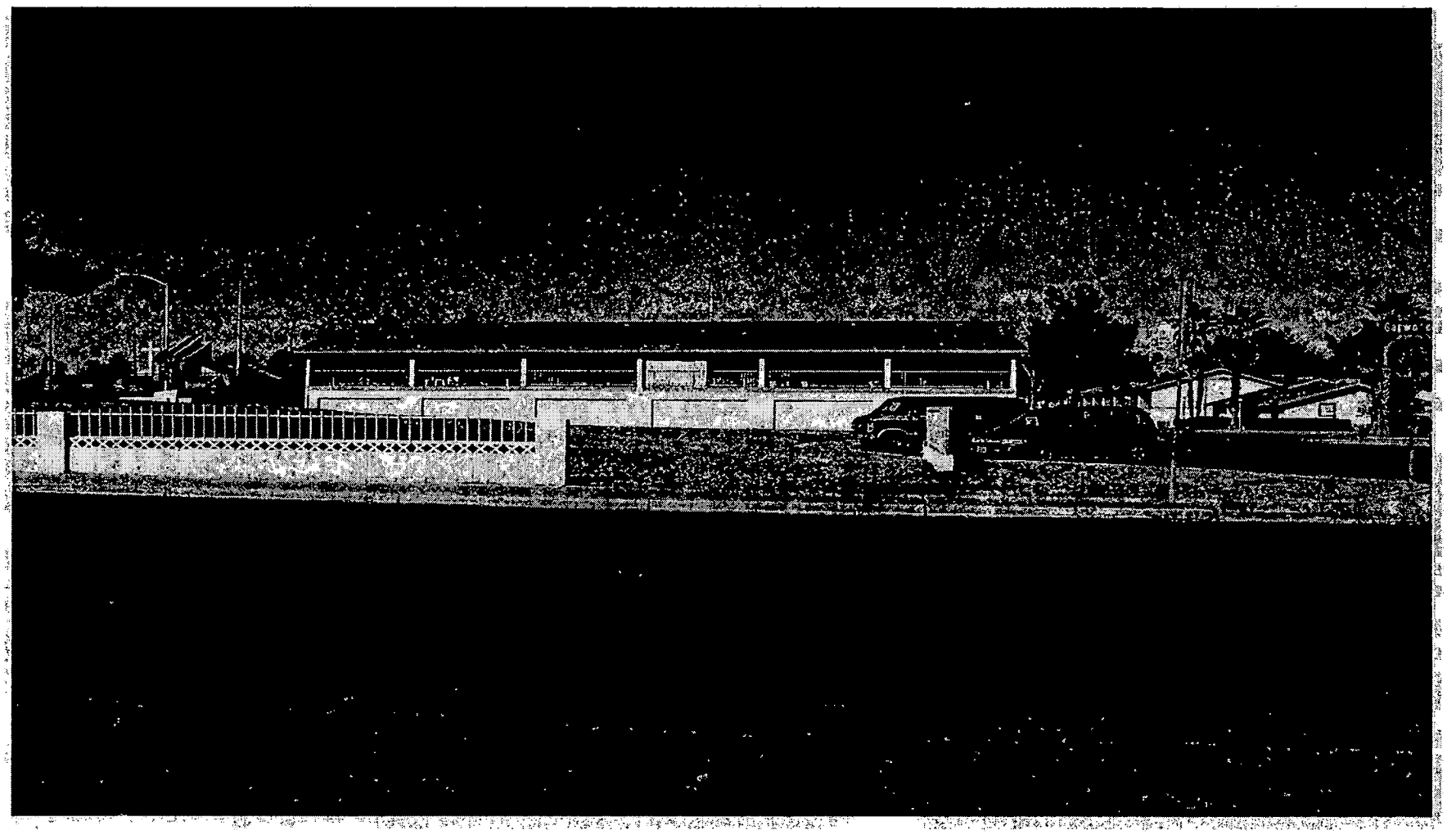
Notary Public in and for said County and State

EMERALD CREST Holdings LLC
ONE Mortgage Ltd MANAGER
VAL E. Southwick

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



ZON-3708
03-11-04 PC



ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF TORREY PINES DRIVE AND GARWOOD AVENUE
APRIL 8, 2004 PLANNING COMMISSION

01/23/04

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will make a difference tomorrow"

ph/fx: 702-877-2438

5 March 2004

To: PLANNING and CLV Councilwoman MONCRIEF
3859268 464-5764

From: Charleston Neighborhood Preservation

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

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

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

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

Sincerely,

Vickie Arnold –CNP secretary

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

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

and others

137 S. Lorenzi Street * Las Vegas, Nevada 89107

ZON-3708 P

Carole Combs

From: KMEen4@aol.com
Sent: Friday, April 02, 2004 12:32 PM
To: ccombs@lasvegasnevada.gov
Subject: Item 8 on April 8, 2004 Planning Commission Meeting (ZON-

Please distribute to the members of the Planning Commission for the 4/8/2004 meeting, thank you!

WE ASK YOU TO REJECT THE APPLICATION (ZON-3708) TO CHANGE ZONING FROM R-1 TO R-3.

We live at 217 S. Torrey Pines Dr., five houses south of this property. We called in to object to the item when it was on the March 11, 2004 agenda. We also attended the neighborhood meeting that was held by word-of- on March 31, 2004 with Doug Malan and John Vornsand who represented the applicant.

Our understanding from Mr. Malan and Mr. Vornsand is that they are applying for this zoning change to unify the zoning on the property, but that the owner does not know what they are going to do with the property. Selling it is a definite option. Any "promises" they made with regard to being sensitive to any changes in this site and it's development are empty promises given their stated uncertainty of what will be done with this property.

We feel that the current R-1 zoning on the portion of this property was put in place to create a buffer between the single family homes and the multiple family residences on the remainder of the property. This was done years ago, but is of even greater importance now. We understand that while "unifying the zoning" of the property would make it a potentially more valuable property to sell, we don't feel this adequately protects the neighborhood or is in the best interest of the residents. We feel that the stipulations put in by the staff would not give us adequate input to any eventual changes on the greater site of this property. With the current zoning situation we would be able to have more input on WHAT is eventually put there IF and WHEN it is proposed. If the zoning is changed to R-3 now, our input would be significantly limited to such things that would be part of a Site Development Review (trees, shrubs, building height and setback).

Recent changes in the immediate vicinity that significantly affect this plot include the move of OK Adcock Elementary School to the property directly across Torrey Pines from this property and the building of a park immediately west of Adcock. This corner gets a lot of pedestrian traffic as it is a major crossing for elementary students, Garside Middle School students, and those who would be going to the new park site, as well as the Garside field and pool for activities. The crossing guards at this corner offer protection to our children only in the before and after school time periods.

Please reject this application, we feel it is in the best interest of the neighborhood to allow any zoning changes to be made at the time when an applicant would have definite plans for the property. We don't feel that zoning changes should be made without definite reasons and when there may be hidden agendas.

Thank you,
Kim and Miriam Een

ZON-3708
P

4/5/2004

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-3989 - PONDEROSA ESTATES - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.74 acres adjacent to the east and west sides of Rebecca Road, approximately 260 feet south of El Campo Grande Avenue, (APN:125-26-402-005 and 125-26-403-013), U (Undeveloped) Zone [RE (Rural Estates Density Residential) General Plan Designation] and 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 – APPROVED Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926] subject to conditions and replacing Condition 1 for Item 10 [VAC-3932] as follows:

1. **An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation *VS-290-04*, must record concurrently with this Order of Vacation.**

– UNANIMOUS with STEINMAN abstaining on Item 14 [SUP-3984] as he has had a 30-year personal relationship with one of the original founders and present owners of Island Restaurants

This is Final Action

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 9 – TMP-3989

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 8 [ZON-3708] and Item 17 [VAC-3861] be removed from One Motion/One Vote because protest letters were received, and Item 13 [SUP-3961] the applicant did not agree with Condition Number 6. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

GINA VENGLASS, Public Works Department, explained that Condition 1 of Item 10 [VAC-3932] has a typographical error and needs to be amended.

COMMISSIONER DAVENPORT requested Item 15 [SUP-3986] and 16 [SDR-3996] be pulled from the One Motion/One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

(6:03 – 6:18)

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-3082).

CONDITIONS – Continued:

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

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

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

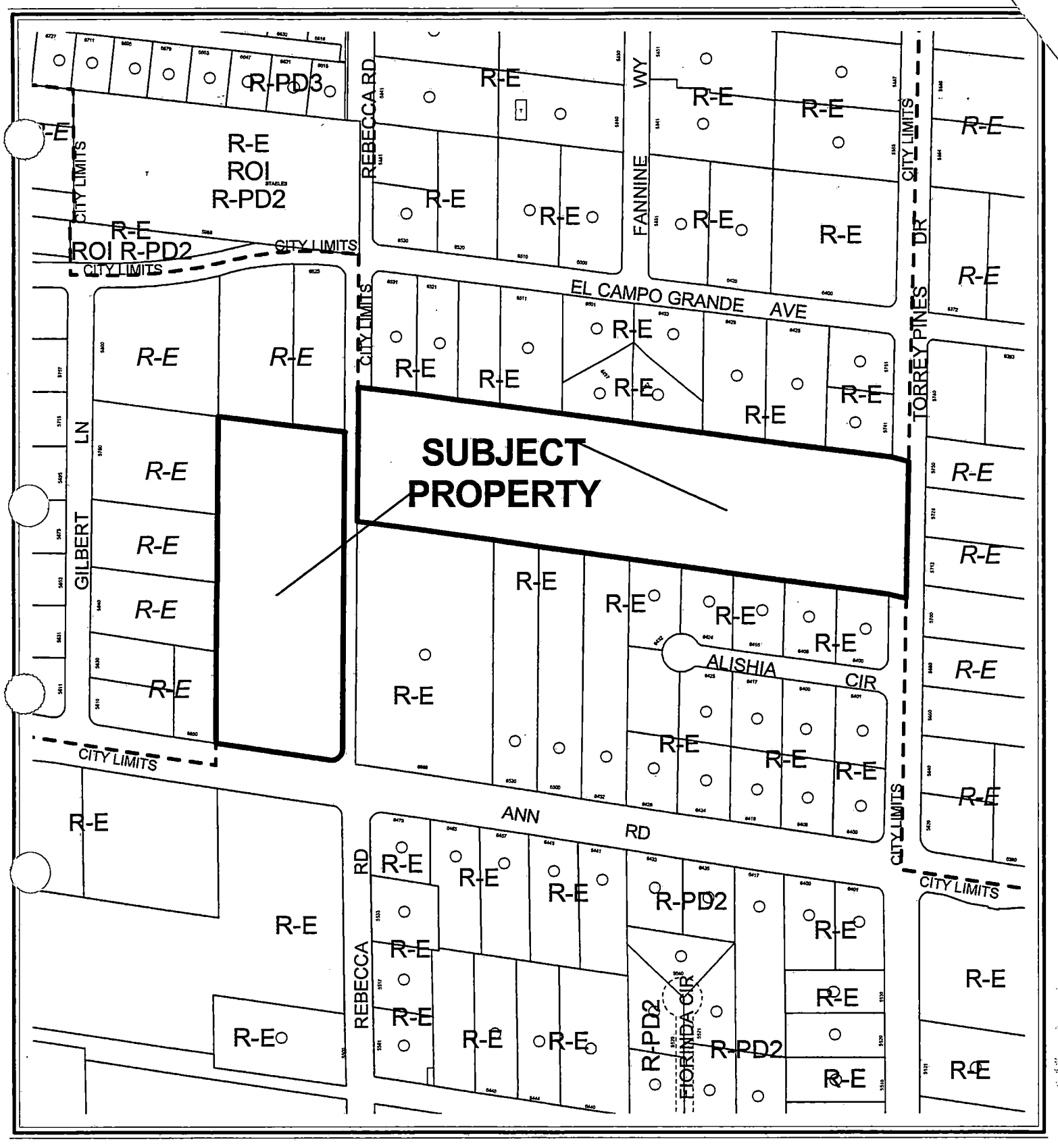
Public Works

6. A Petition of Vacation, such as VAC-3932, must record prior to the recordation of a Final Map overlying or abutting the area to be vacated. Said Petition of Vacation shall record concurrently with a Clark County vacation for the west side of Rebecca Road.

7. Public drainage easements must be common lots 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.

8. Site development to comply with all applicable conditions of approval for Rezoning application (ZON-3080), Site Development Plan Review (SDR-3082), and all other subsequent site-related actions.

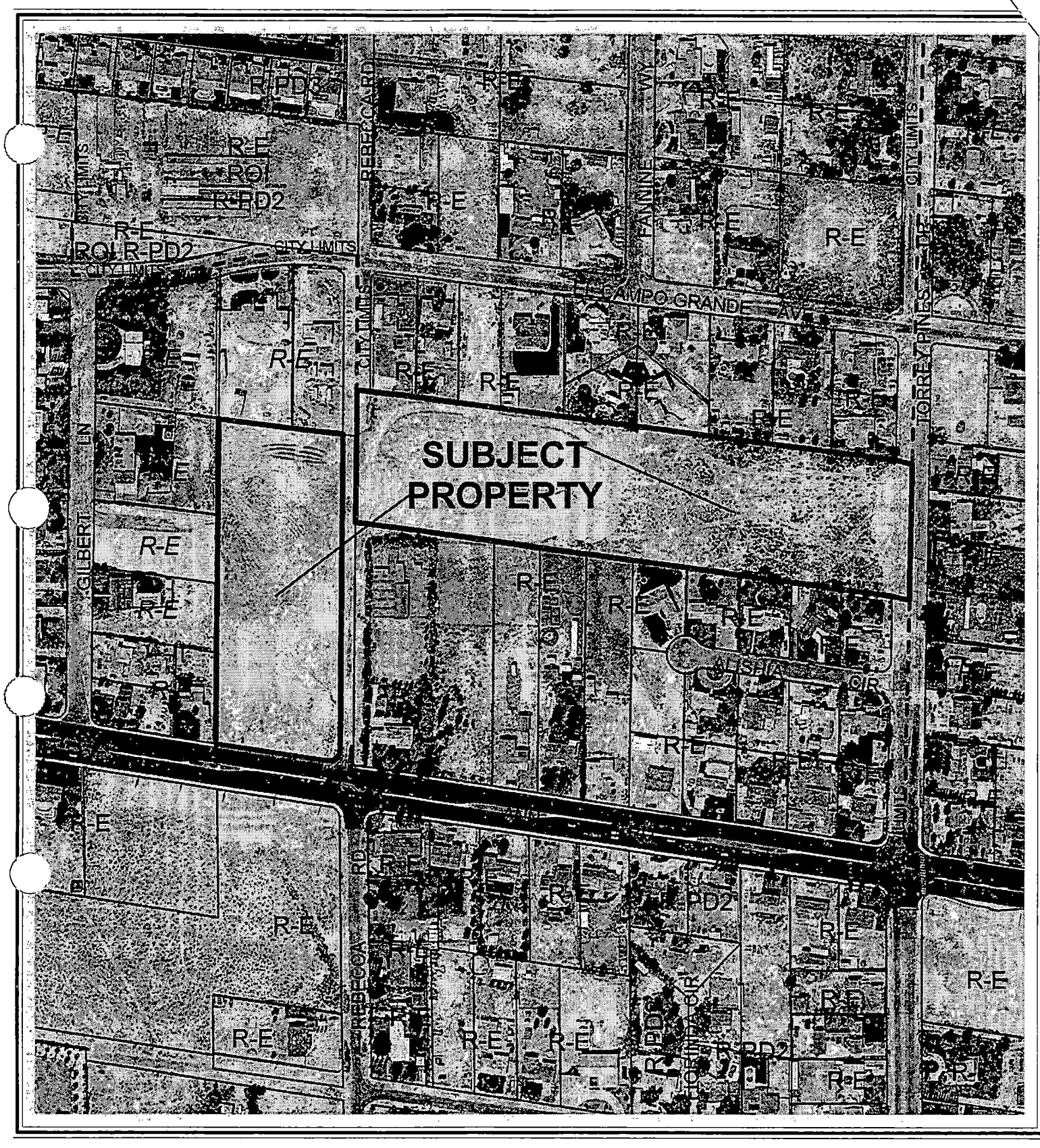
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval 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-3989**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RE (RURAL ESTATES DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



CASE: **TMP-3989**

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [RE (RURAL ESTATES DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND 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: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3989 - PONDEROSA ESTATES - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, 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-3082).

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

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

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

Public Works

6. A Petition of Vacation, such as VAC-3932, must record prior to the recordation of a Final Map overlying or abutting the area to be vacated. Said Petition of Vacation shall record concurrently with a Clark County vacation for the west side of Rebecca Road.

7. Public drainage easements must be common lots 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.

8. Site development to comply with all applicable conditions of approval for Rezoning application (ZON-3080), Site Development Plan Review (SDR-3082), and all other subsequent site-related actions.

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.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 32-lot single-family residential subdivision on 14.74 acres adjacent to the east and west sides of Rebecca Road, approximately 260 feet south of El Campo Grande Avenue. The Planning Commission will hear a related Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue (VAC-3926) concurrently.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

11/06/02 The City Council approved a Special Use Permit (U-0115-02) for private streets within a proposed single-family development on a portion of the subject site. The Planning Commission recommended approval on 09/26/02.

01/23/03 The Planning Commission approved a Variance (VAR-1389) to allow a reduction of the minimum lot size to range from 16,241 to 18,041 square feet where 20,000 square feet is the minimum lot size required on a portion of the subject site.

02/05/03 The City Council approved a Petition to Annex (A-0038-02) approximately 495 acres of undeveloped property, including five acres of the subject site, located in various parts of the city under the provisions of NRS 268.597 No. 1(b). The Planning Commission and staff recommended approval on 10/24/02. The annexation became effective on 02/14/03.

04/10/03 The Planning Commission approved a Tentative Map for an 18-lot single-family residential subdivision (Krystal Court) on the portion of the subject site east of Rebecca Road. Staff recommended approval.

12/17/03 The City Council approved a request for a Rezoning (ZON-3080) from U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units per Acre) on this site. The Planning Commission and staff recommended approval on 10/23/03.

12/17/03 The City Council approved a request for a Site Development Plan Review (SDR-3082) for a 32-lot single-family residential development on this site. The Planning Commission recommended approval on 10/23/03. Staff recommended approval.

04/08/04 The Planning Commission will consider a Petition to Vacate (VAC-3932) portions of Rebecca Road between Ann Road and El Campo Grande Avenue, which, if approved, will become a part of the subject site.

B) Pre-Application Meeting

02/12/04 Application requirements for submittal of the Tentative Map were discussed. Cross-sections of the site still need to be drawn. The developer needs to negotiate with the owners of the existing properties adjacent to the north and south boundaries of the eastern portion of the site about constructing a decorative wall along property lines. The developer is also seeking to vacate Rebecca Road where it is adjacent or passes through this site. Applications for Vacation should be filed for both the City of Las Vegas and Clark County, and they should be recorded concurrently. It was suggested to the developer that Painted Horse Drive be changed to Painted Horse Way in compliance with street naming regulations, or use different street names with unique suffixes.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 14.74

B) Existing Land Use

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

C) Existing Zoning

Subject Property: U (Undeveloped) [RE (Rural Estates Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre)
North: R-E (Residence Estates)
South: R-E (Residence Estates)
East: R-E (Rural Estates Residential – Clark County)
West: R-E (Rural Estates Residential – Clark County)

D) General Plan Compliance

The site is designated as RE (Rural Estates Density Residential) on the Centennial Hills Interlocal Land Use Plan of the General Plan. The RE (Rural Estates Density Residential) land use category was adopted from Clark County through the Interlocal Land Use Agreement and allows a density range of 0 to 2.5 dwelling units per gross acre, depending upon compatibility with adjacent uses. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning designation is in compliance with the RE (Rural Estates Density Residential) General Plan designation.

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

The subject site is located within a Rural Preservation Neighborhood buffer zone. The provisions of NRS 278.261 state that residential densities within 330 feet of parcels designated as Rural Preservation Neighborhoods may not exceed three dwelling units per acre without good cause shown. The submitted site plan depicts 2.17 units per acre, which meets NRS 278.261 provisions.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the development standards for an R-PD (Residential Planned Development) project shall be established by the site development plans.

SS

The following standards were established by Site Development Plan Review (SDR-3082):

Standards	Required	Provided	Compliance
Min. Lot Size	13,000 Square Feet	13,390	Y
Min. Lot Width	N/A	103 Feet	N/A
Min. Setbacks			
• Front	30 Feet	30 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y
Max. Building Height	2 Stories / 35 Feet	N/A	N/A
Number of Lots	32	32	Y
Max. Density	2.49 du/ac	2.17 du/ac	Y
Private/Public Street	Private	Private	Y
Min. Street Width	37 Feet	39 Feet	Y

The submitted Tentative Map matches or exceeds the standards established through the approved Site Development Plan Review. The street will employ a 39-foot wide design with roll curb and no sidewalks.

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
14.74 acres	2.17 du/ac	1.65	3.6 %	22,989 SF Or 0.53 acres	5.9 %	37,697 SF Or 0.86 acres

The submitted site plan depicts 37,697 square feet of open space with the majority being located on two common lots, denoted as 'B' and 'C' on the proposed Tentative Map. Common Lot 'B' is located on the southern side of the entrance drive adjacent to Torrey Pines Drive containing 19,141 square feet. The landscaping plan associated with Site Development Plan Review (SDR-3082) identifies this space as containing a recreation building, gazebo, picnic tables and open space with landscaping. Common Lot 'C' is located in the northwest corner of the development and is proposed to contain a half court basketball area with picnic tables and landscaping on a 16,411 square foot lot. The proposed 37,697 square feet of internal useable open space exceeds the minimum 22,900 square foot as required per Title 19.06.

B) General Analysis/Discussion

- General information

A total of 32 lots will be developed on the subject site, which extends east to west from Torrey Pines Drive to Rebecca Road and north from Ann Road along Rebecca Road. All lots will be located on a 39-foot wide private street with access to Ann Road and Torrey Pines Drive. Lots range in size from 13,390 square feet to 22,316 square feet. Ten to fifteen-foot wide landscape planters are depicted adjacent to the perimeter rights-of-way. Two internally located common lots totaling 35,552 square feet provide the majority of open space required for this project. With the inclusion of Rebecca Road into the proposed site development, the Department of Public Works has conditioned approval of the site plan on the vacation of this right-of-way in both City of Las Vegas and Clark County jurisdictions for all sections in conflict with the proposed site plan. These Orders of Vacation should record concurrently prior to the recordation of a Final Map of the subject property.

- Cross Section

The cross section sheet for this site does not show the construction of any retaining walls. Per Table 'A', Title 18.08.110, the slope of the natural grade across the site indicates that maximum four-foot retaining walls would be allowed along the perimeter of the site, should they become necessary.

- Trails

No trails are required adjacent to this site.

- Special Conditions of Approval (from Zoning or SDPR)

The City Council approved a Site Development Plan Review (SDR-3082) for a 32-lot single-family residential subdivision for this site. In addition to the standard conditions, the following conditions were added by the Departments of Planning and Development and Public Works:

3. The standards for this development shall include the following: minimum lot size of 13,000 square feet and building height shall not exceed two-stories or 35 feet, whichever is less.

4. The setbacks for this development shall be a minimum of 30 feet to the front of the house as measured from the edge of the private street, 10 feet on the side, 15 feet on the corner side, and 35 feet in the rear.

5. Guest House/Casitas shall conform to the minimum standards of Title 19.04.040.

6. The landscape plan shall reflect minimum 24-inch box trees and a minimum of four five-gallon shrubs for each tree, including groundcover within provided planters. The location and number of required trees shall match the submitted landscape plan.

SS

14. Submit a Petition of Vacation for Rebecca Road in both City and Clark County jurisdictions for all rights-of-way in conflict with the proposed site plan. Orders of Vacation for both the City and County properties shall record concurrently and must be recorded prior to recordation of a Final Map abutting or overlying the area to vacate, and the Final Map must show the Recorder's numbers of the Vacations.

15. Site development plan as shown requires relocation of the public sewer located within Rebecca Road.

16. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives if proposed shall be designed, located and constructed in accordance with Standard Drawing #222a. The site plan shows the driveway on Ann Road to be an exit only, therefore it must be a pan type driveway with crash gate.

This Tentative Map reflects these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3989 APN: 125-26-402-005 & 125-26-403-013

Name of Property Owner: Dark, LLC

Name of Applicant: Pacific Coast Development

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: Robert Lucy

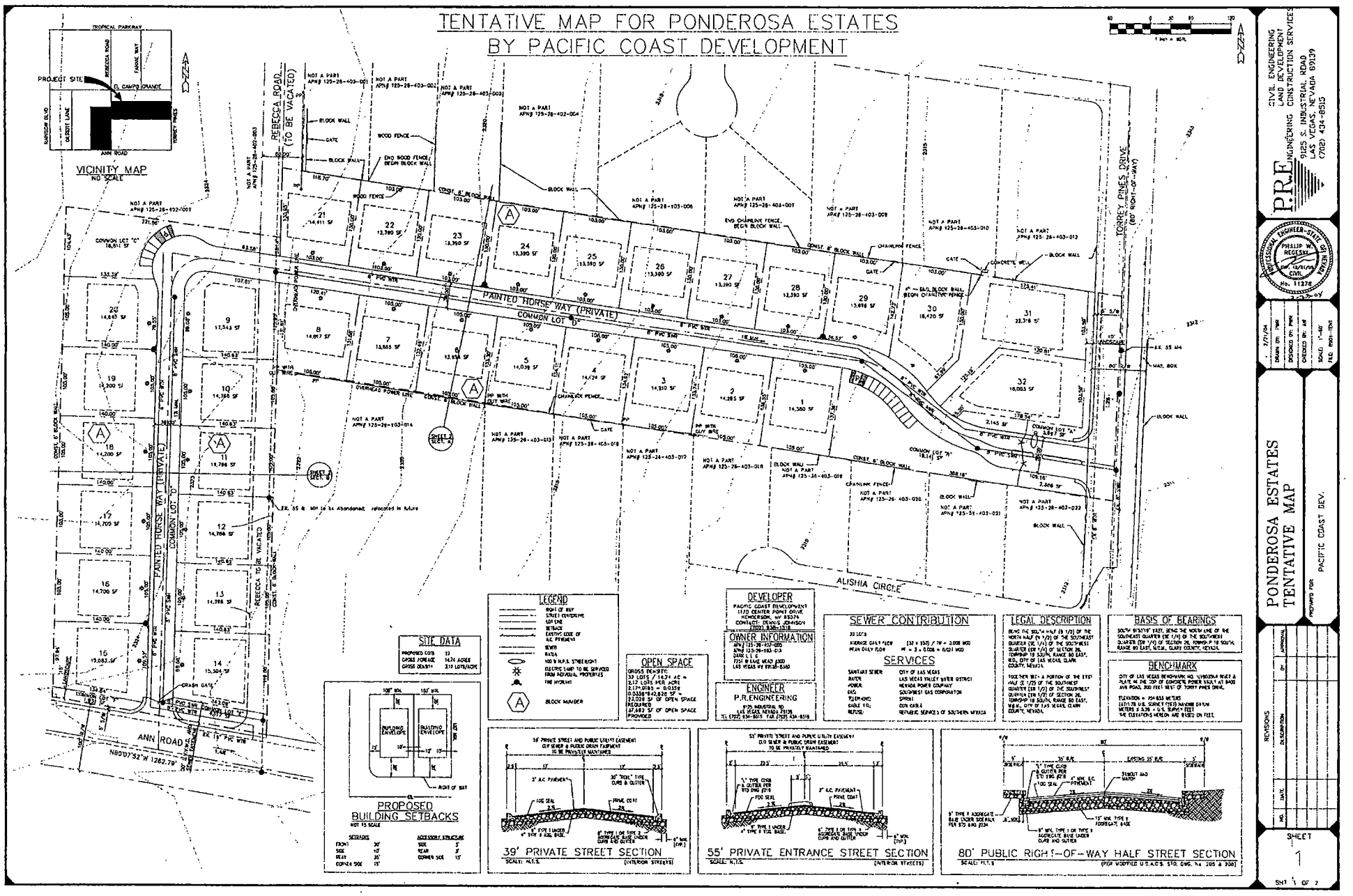
Subscribed and sworn before me

This 10th day of February, 2004

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

Notary Public - State of Nevada
County of Clark
AFTON K. STEWART
My Appointment Expires
October 27, 2007
No: 99-54330-1

TENTATIVE MAP FOR PONDEROSA ESTATES
BY PACIFIC COAST DEVELOPMENT



CIVIL ENGINEERING
LAND DEVELOPMENT CONSTRUCTION SERVICES
P.R.ENGINEERING
9125 S. INDUSTRIAL ROAD
LAS VEGAS, NEVADA 89139
(702) 434-8515

PHILLIP W. REGESKI — PROFESSIONAL ENGINEER — STATE OF NEVADA — CIVIL — No. 11378

PONDEROSA ESTATES
TENTATIVE MAP

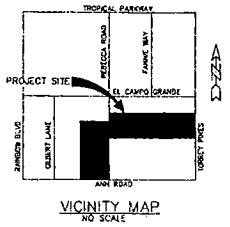
PREPARED FOR: PACIFIC COAST DEV.

REVISIONS: NO. | DATE | DESCRIPTION | BY | APPROVAL

SHEET 1 OF 2

JOB No. 8901

TMP--3989
04-08-04 PC



VICINITY MAP
NO SCALE

BASIS OF BEARINGS

SOUTH 87°53'18" EAST, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 5VM0336M RIVET & PLUG IN THE TOP OF CONCRETE POWER VAULT AS SHOWN ON RECORD OF SURVEY FILE 93, PAGE 60, LOCATED 300 FEET WEST OF TORREY PINES DRIVE.

ELEVATION = 734.833 METERS
(2411.18 U.S. SURVEY FEET) ASSUMED DATUM
METERS X 3.28 = U.S. SURVEY FEET
THE ELEVATIONS HEREON ARE BASED ON FEET.

LEGAL DESCRIPTION

BEING THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTH-EAST QUARTER (SE 1/4) OF THE SOUTH-WEST QUARTER (SW 1/4) OF THE SOUTH-WEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DEVELOPER

PACIFIC COAST DEVELOPMENT
5170 CENTER POINT DRIVE
HENDERSON, NV 89074
CONTACT: DONALD JOHNSON
(702) 436-1818

OWNER INFORMATION

APN# 125-28-401-005
APN# 125-28-402-013
DARA L. L. C.
7251 W LAKE MEAD #300
LAS VEGAS NV 89128-8980

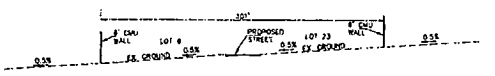
ENGINEER

P.R.ENGINEERING
9125 INDUSTRIAL RD.
LAS VEGAS, NEVADA 89139
TEL (702) 434-8515 FAX (702) 434-8515

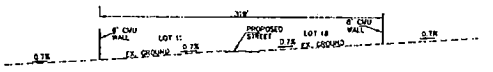
LEGEND

- RIGHT OF WAY
- STREET CENTERLINE
- LOT LINE
- SETBACK
- EXISTING EDGE OF A.C. PAVEMENT
- SEWER
- WATER
- 100 W.P.M.S. STREETLIGHT
- ELECTRIC LAMP TO BE SERVICED FROM INDIVIDUAL PROPERTIES
- FIRE HYDRANT
- (A) BLOCK NUMBER

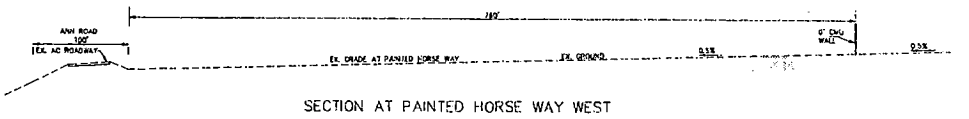
1 Inch = 50 Ft.



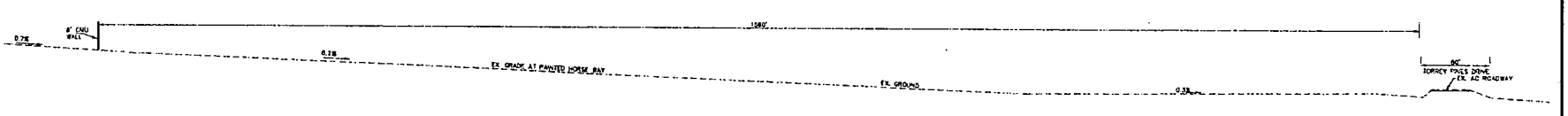
SECTION A



SECTION B



SECTION AT PAINTED HORSE WAY WEST



SECTION AT PAINTED HORSE WAY NORTH

JOB No. 8901

CIVIL ENGINEERING
LAND DEVELOPMENT
CONSTRUCTION SERVICES
P.R.ENGINEERING
9125 S. INDUSTRIAL ROAD
LAS VEGAS, NEVADA 89139
(702) 434-8515

PROFESSIONAL ENGINEER - STATE OF NEVADA
PHILIP R. REGESKI
No. 11278
12-31-04
CIVIL

DRAWN BY: PRR
DESIGNED BY: PRR
CHECKED BY: AR
SCALE: 1"=60'
FILE: 8901-SECT
7/21/04

PONDEROSA ESTATES
SECTIONS PLAN

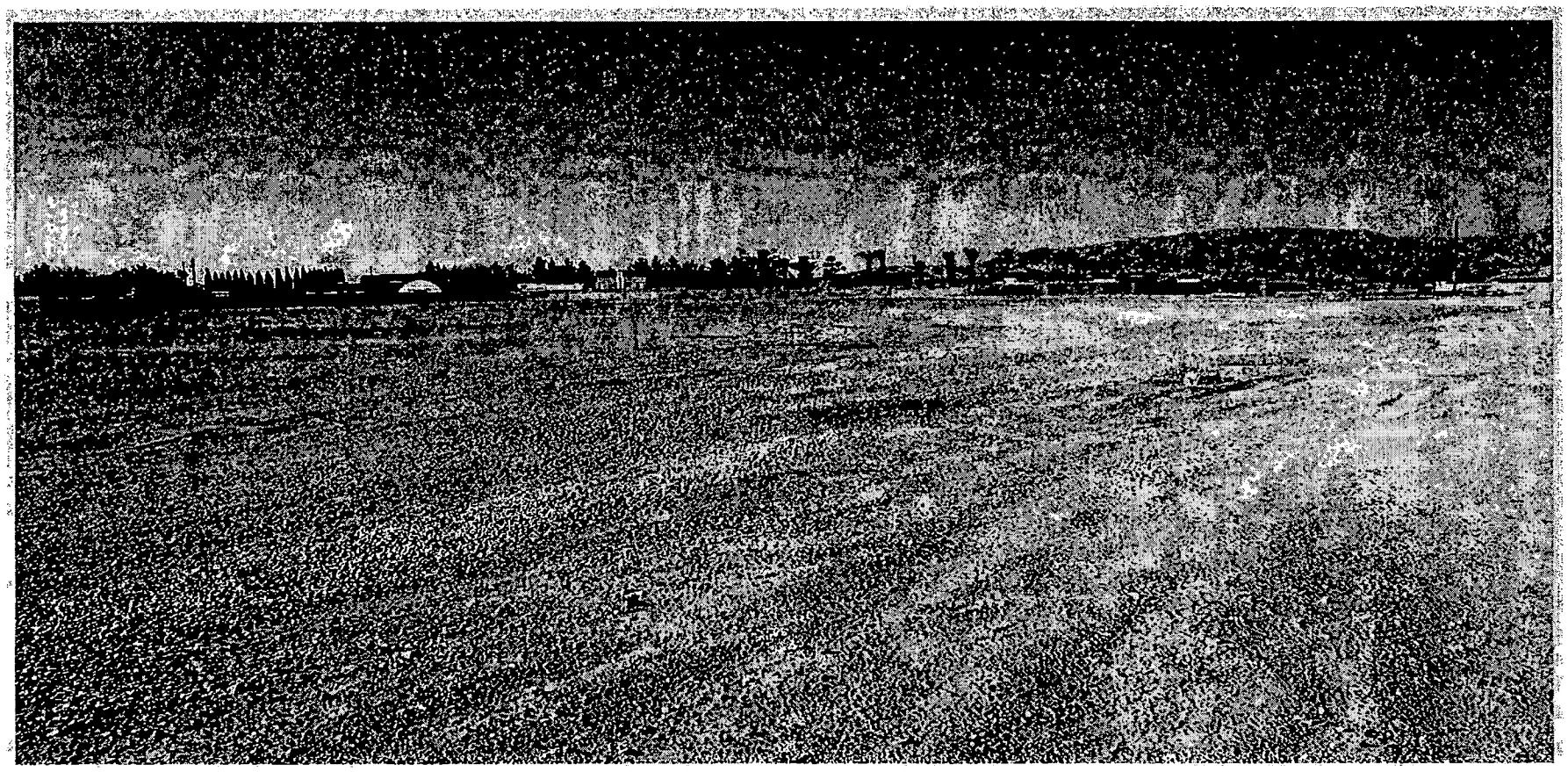
PREPARED FOR: PACIFIC COAST DEV.

NO.	DATE	DESCRIPTION	BY	APPROVAL

REVISIONS

SHEET
12
SHT 2 OF 2

TMP-3989
04-08-04 PC



TMP-3989 - PONDEROSA ESTATES - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY
ADJACENT OT THE EAST AND WEST SIDE OF REBECCA ROAD, APPROXIMATELY 260 FEET SOUTH OF EL CAMPO GRANDE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack).

SET DATE: 04/21/04 C.C. 05/05/04

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 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926] subject to conditions and replacing Condition 1 for Item 10 [VAC-3932] as follows:

1. **An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation *VS-290-04*, must record concurrently with this Order of Vacation.**

– UNANIMOUS with STEINMAN abstaining on Item 14 [SUP-3984] as he has had a 30-year personal relationship with one of the original founders and present owners of Island Restaurants

To be heard by the City Council on 5/5/2004

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 10 – VAC-3932

MINUTES – Continued:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 8 [ZON-3708] and Item 17 [VAC-3861] be removed from One Motion/One Vote because protest letters were received, and Item 13 [SUP-3961] the applicant did not agree with Condition Number 6. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

GINA VENGLASS, Public Works Department, explained that Condition 1 of Item 10 [VAC-3932] has a typographical error and needs to be amended.

COMMISSIONER DAVENPORT requested Item 15 [SUP-3986] and 16 [SDR-3996] be pulled from the One Motion/One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

(6:03 – 6:18)

1-178

CONDITIONS:

1. An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation VS-390-04, must record concurrently with this Order of Vacation.

2. This Petition of Vacation shall be modified to retain a 20-foot wide City of Las Vegas Sewer easement within Rebecca Road, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Vacation. Alternatively, provide an abandonment and relocation plan with appropriate easements acceptable to the Department of Public Works prior to the recordation of this Petition of Vacation.

CONDITIONS – Continued:

3. Prior to the recordation of the Order of Vacation, the applicant shall reimburse the City of Las Vegas $1,325.00 or fair market value, whichever is higher, for the radius corner at the northwest corner of Rebecca Road and Ann Road.

4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required for the "Ponderosa Estates" Tentative Map may be used to satisfy this condition.

5. Development of these sites shall comply with all applicable conditions of approval of Rezoning application ZON-3080, Site Development Plan Review SDR-3082, "Ponderosa Estates" Tentative Map and all other applicable site related actions.

6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

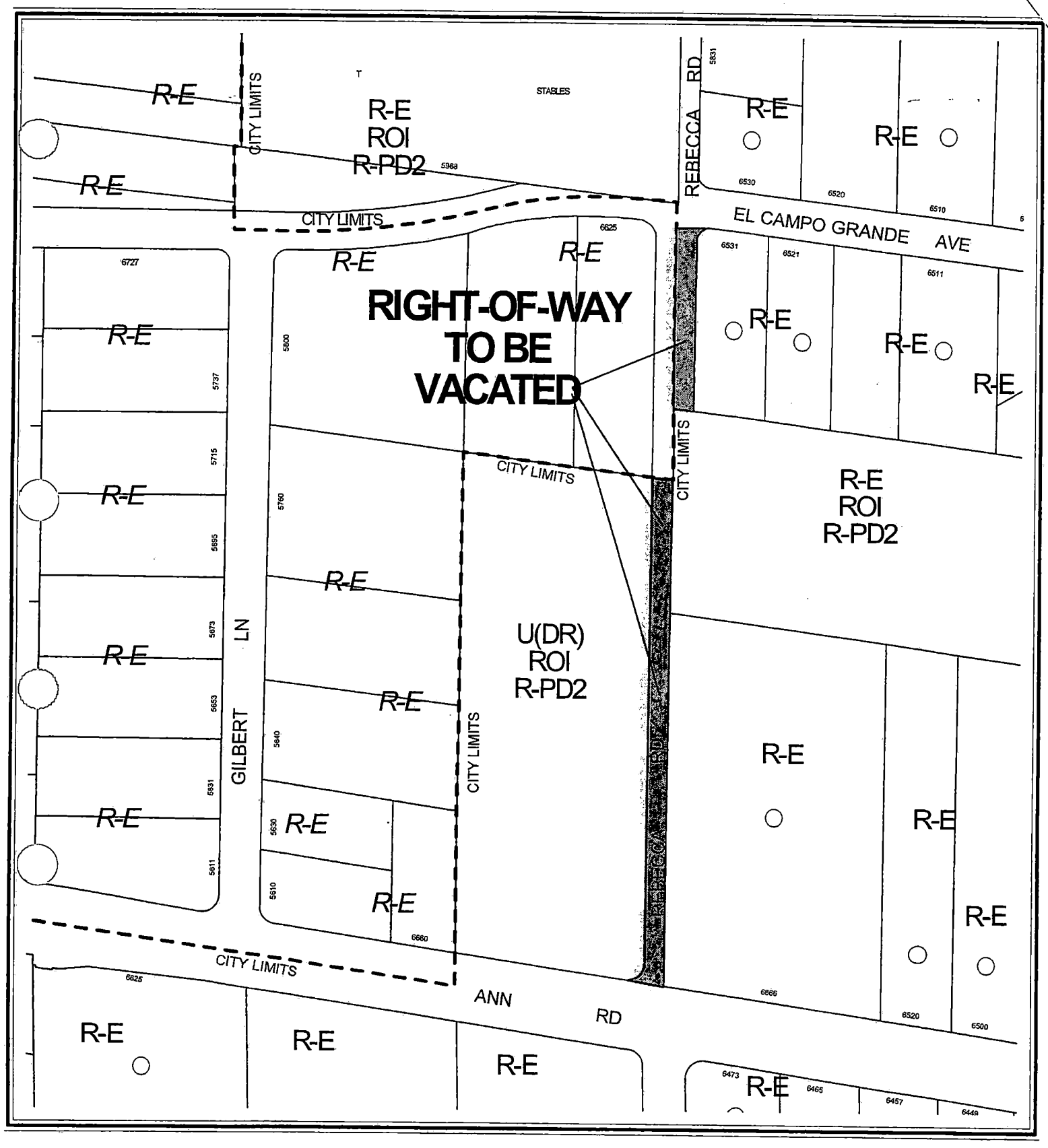
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

8. All development shall be in conformance with code requirements and design standards of all City departments.

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

CONDITIONS – Continued:

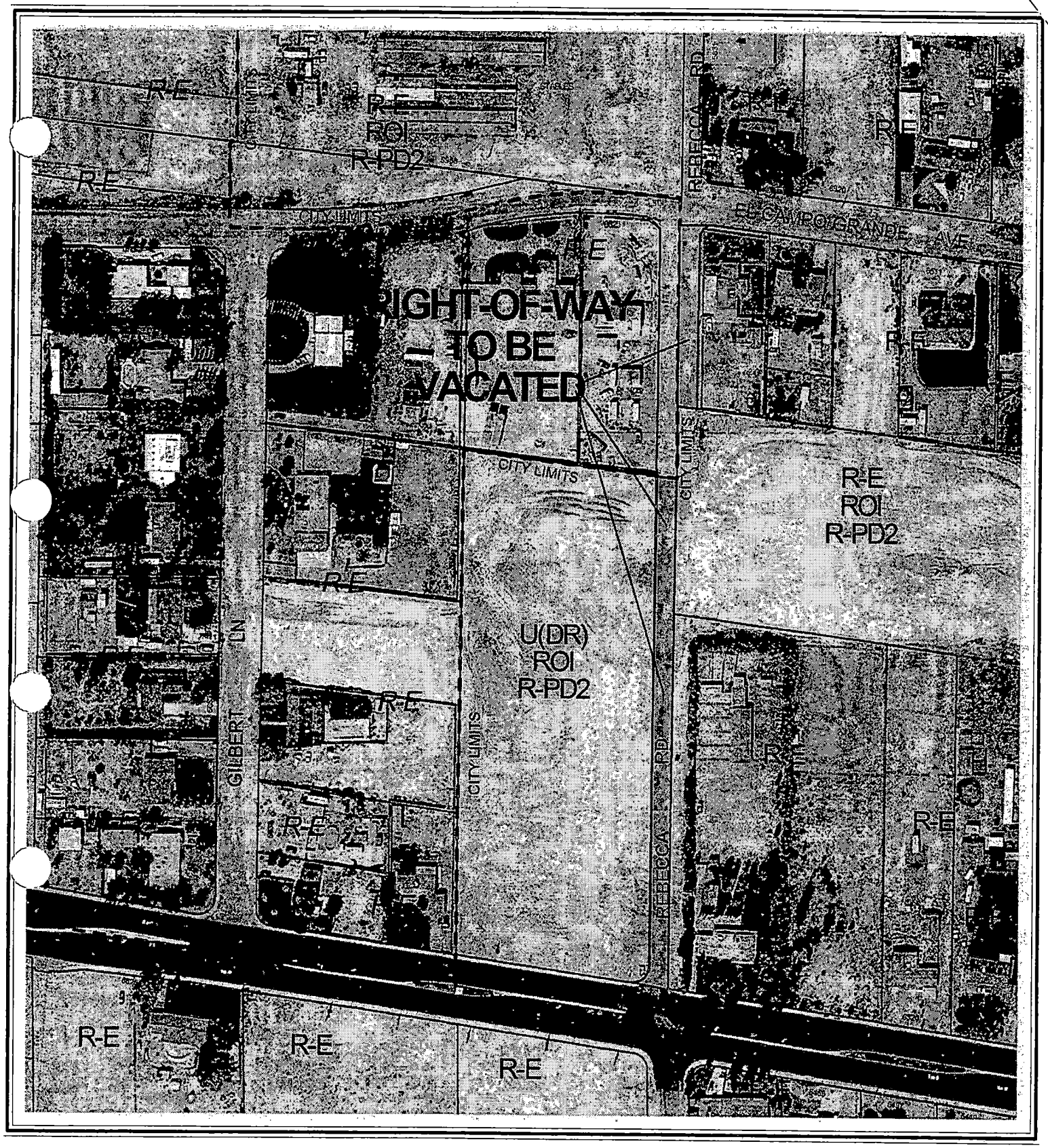
10. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.



0 100 200 Feet

CASE: VAC-3932

N



0 100 200 Feet

CASE: **VAC-3932**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation VS-390-04, must record concurrently with this Order of Vacation.

2. This Petition of Vacation shall be modified to retain a 20-foot wide City of Las Vegas Sewer easement within Rebecca Road, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Vacation. Alternatively, provide an abandonment and relocation plan with appropriate easements acceptable to the Department of Public Works prior to the recordation of this Petition of Vacation.

3. Prior to the recordation of the Order of Vacation, the applicant shall reimburse the City of Las Vegas $1,325.00 or fair market value, whichever is higher, for the radius corner at the northwest corner of Rebecca Road and Ann Road.

4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required for the "Ponderosa Estates" Tentative Map may be used to satisfy this condition.

5. Development of these sites shall comply with all applicable conditions of approval of Rezoning application ZON-3080, Site Development Plan Review SDR-3082, "Ponderosa Estates" Tentative Map and all other applicable site related actions.

6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

8. All development shall be in conformance with code requirements and design standards of all City departments.

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

10. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue. The Vacation request is in conjunction with the development of a 32-lot single-family residential subdivision (Ponderosa Estates). The Tentative Map for this subdivision (TMP-3989) will be heard concurrently with this application by the Planning Commission.

B) Applicant's Justification

The applicant justifies this request by stating that a residential development is proposed for the area to be vacated. A private non-gated road within the proposed development will connect with Ann Road as Rebecca Road does currently. Rebecca Road in this area is not a collector street and residents in the area are in favor of right-of-way vacation.

BACKGROUND INFORMATION

A) Previous Actions

11/06/02 The City Council approved a Special Use Permit (U-0115-02) for private streets within a proposed single-family development adjacent to the west side of Torrey Pines Drive, approximately 600 feet north of Ann Road. The Planning Commission recommended approval on 09/26/02.

01/23/03 The Planning Commission approved a Variance (VAR-1389) to allow a reduction of the minimum lot size requirement to range from 16,241 to 18,041 square feet where 20,000 square feet is the minimum lot size required for a proposed single-family development adjacent to the west side of Torrey Pines Drive, approximately 600 feet north of Ann Road. Staff recommended denial.

02/05/03 The City Council approved a Petition to Annex (A-0038-02) approximately 495 acres of undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b), including five acres (APN: 125-26-402-005) adjacent to the west side of Rebecca Road. The Planning Commission and staff recommended approval on 10/24/02. The annexation became effective on 02/14/03.

SS

04/10/03 The Planning Commission approved a Tentative Map (TMP-1854) for an 18-lot single-family residential subdivision (Krystal Court) on 8.88 acres adjacent to the west side of Torrey Pines Drive, approximately 260 feet south of El Campo Grande Avenue. Staff recommended approval.

12/17/03 The City Council approved requests for a Rezoning (ZON-3080) from U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units per Acre); and a Site Development Plan Review (SDR-3082) for a 32-lot single-family residential development adjacent to the east and west sides of Rebecca Road, approximately 260 feet south of El Campo Grande Avenue. The Planning Commission and staff recommended approval on 10/23/03.

04/08/04 The Planning Commission will consider a related request for a Tentative Map (TMP-3989) for a 32-lot single-family residential subdivision (Ponderosa Estates) on 14.74 acres adjacent to the east and west sides of Rebecca Road, approximately 260 feet south of El Campo Grande Avenue. Staff recommends approval of this request.

DETAILS OF APPLICATION REQUEST

This Vacation application is described as the West Half (W½) of Rebecca Road, thirty feet (30') wide, commencing at the north right-of-way line of Ann Road, extending northerly approximately seven hundred fifty feet (750'), including the Spandrel Area; and the East Half (E½) of Rebecca Road, thirty feet (30') wide, commencing at the south right-of-way line of El Campo Grande Avenue, extending southerly approximately two hundred sixty feet (260'), including the Spandrel Area; said property being a portion of the South Half (S½) of the Southwest Quarter (SW¼) of Section 26, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the Rebecca Road public right-of-way into the proposed residential development adjacent to the east and west sides of Rebecca Road. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area. As portions of the right-of-way are located within unincorporated Clark County, a separate vacation of Rebecca Road for those portions must be filed with Clark County. The City and County Orders of Vacation should record concurrently. Although the parcel on the southeast corner of Rebecca Road and El Campo Grande Avenue is not part of the proposed development, the property owner has agreed to the proposed vacation.

SS

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *The question does not apply, as it will eliminate existing portions of Rebecca Road between Ann Road and El Campo Grande Avenue.*

B. From a traffic handling viewpoint, will this vacation request result in a reduced traffic handling capability? *No, since Rebecca Road is not a through street at this location.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to eliminate Rebecca Road so that it may be incorporated into a proposed subdivision.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the "Ponderosa Estates" subdivision on this same agenda.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 8

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3932 APN: 125-26-402-005 & 125-26-403-013

Name of Property Owner: Dark, LLC

Name of Applicant: Pacific Coast Development

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: Robert Livey

Subscribed and sworn before me

This 10th day of February, 2004

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

Notary Public - State of Nevada
County of Clark
AFTON K. STEWART
My Appointment Expires
October 27, 2007
No: 99-54330-1

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO TMP-3994 - NON-PUBLIC HEARING - SDR-4125 - APPLICANT: BRENNER & ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 320-UNIT CONDOMINIUM DEVELOPMENT on 13.88 acres adjacent to the northeast corner of US Highway 95 and Smoke Ranch Road (APN: 138-15-801-001), R-3 (Medium Density Residential) 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 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926] subject to conditions and replacing Condition 1 for Item 10 [VAC-3932] as follows:

1. **An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation *VS-290-04*, must record concurrently with this Order of Vacation.**

– UNANIMOUS with STEINMAN abstaining on Item 14 [SUP-3984] as he has had a 30-year personal relationship with one of the original founders and present owners of Island Restaurants

This is Final Action

City of Las Vegas

Agenda Item No.: 11

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 11 – SDR-4125

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 8 [ZON-3708] and Item 17 [VAC-3861] be removed from One Motion/One Vote because protest letters were received, and Item 13 [SUP-3961] the applicant did not agree with Condition Number 6. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

GINA VENGLASS, Public Works Department, explained that Condition 1 of Item 10 [VAC-3932] has a typographical error and needs to be amended.

COMMISSIONER DAVENPORT requested Item 15 [SUP-3986] and 16 [SDR-3996] be pulled from the One Motion/One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

(6:03 – 6:18)

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.

CONDITIONS – Continued:

3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8 All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. [Residential or commercial subdivisions] The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

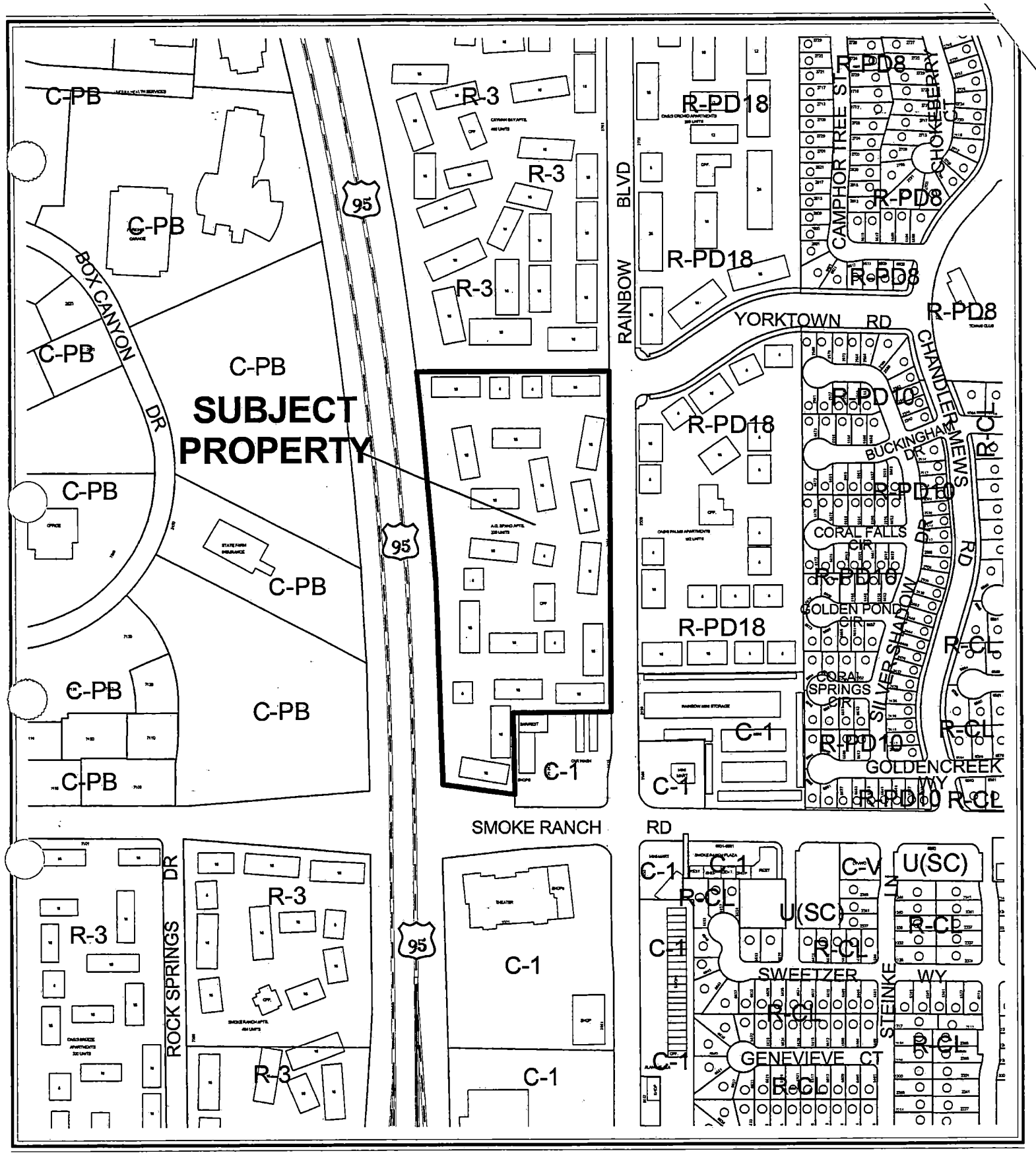
CONDITIONS – Continued:

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

Public Works

13. 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 prior to the recordation of a Final Map for this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. Site development to comply with all applicable conditions of approval for Z-51-85 and all other subsequent site-related actions.



CASE: **SDR-4125**

0 200 400 Feet

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4125 - APPLICANT: BRENNER & ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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

7. Parking lot lighting standards shall be no more than *20* feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8 All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. [*Residential or commercial subdivisions*] The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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

Public Works

13. 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 prior to the recordation of a Final Map for this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. Site development to comply with all applicable conditions of approval for Z-51-85 and all other subsequent site-related actions.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for approval of a Site Development Review for a for a 320-lot condominium development on 13.88 acres adjacent to the west side of Rainbow Boulevard, approximately 300 feet north of Smoke Ranch Road.

B) Applicant's Justification

The applicant did not provide a justification letter.

BACKGROUND INFORMATION

A) Previous Actions

11/16/88 City Council approved a Reclassification of Property (Z-51-85) from N-U (Non-Urban) to R-3 (Medium Density Residential). The Council also approved a concurrent Plot Plan Review for a 320-unit apartment complex. The Planning Commission recommended approval on 10/25/88.

04/08/04 The Planning Commission will consider a related Tentative Map (TMP-3994) for the conversion of an existing apartment complex into a condominium development.

B) Pre-Application Meeting

A pre-application meeting was not required.

C) Neighborhood Meetings

A neighborhood meeting is not required for Site Development Review applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 13.88

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Apartment Complex
South:	Commercial/Retail
East:	US Highway 95
West:	Apartment Complex

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	M (Medium Density Residential)
South:	SC (Service Commercial)
East:	M (Medium Density Residential)
West:	US Highway 95

D) Existing Zoning

Subject Property:	R-3 (Medium Density Residential)
North:	R-3 (Medium Density Residential)
South:	C-1 (Limited Commercial)
East:	RPD-18 (Residential Planned Development – 18 Units per Acre)
West:	US Highway 95

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with a M (Medium Density Residential) land use designation, which allows for variety of multi-family units such as townhouses and low density apartment with up to 25 units per acre. The existing R-3 (Medium Density Residential) zoning district is consistent with the General Plan, and the proposed condominium development is a permitted use.

PROJECT DESCRIPTION

The request is to convert the existing apartment complex into a condominium development. The existing apartment complex consists of 320 one, two and three bedroom units. Access is provided via a drive from Rainbow Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Private streets of varying widths provide internal circulation. On site, there are a total of 320 covered, 154 regular, and 6 handicap parking spaces. The site is considered to be parking impaired, and is deficient by 96 regular, and 6 handicap parking spaces if compared to current Title 19 standards. A clubhouse and two swimming pools are provided on site for resident use. All landscaping is existing, and the building elevations depict two story structures with tiled roofs and an appearance typical of multi-family units in the area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Provided	Compliance
Min. Lot Size	13.88 Acres	Y
Min. Setbacks		
• Front	30 Feet	Y
• Side	10 Feet	Y
• Corner	20 Feet	Y
• Rear	20 Feet	Y
Max. Building Height	2 Stories / 35 Feet	Y

The site is existing and in conformance with all applicable Development Standards at the time of its construction.

A2) Parking and Traffic Standards

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

Uses	Units	Required Parking Ratio	Required Parking Regular	Required Parking Handicap	Provided Parking Regular	Provided Parking Handicap
One Bedroom	112	1.25 per unit + 1 guest space per 6 units	159	12	159	6
Two Bedroom	136	1.75 per unit + 1 guest space per 6 units	261	0	261	0
Three Bedroom	72	2 per unit + 1 guest space per 6 units	156	0	60	0

This project is considered parking-impaired, as it complied with parking requirements at the time of its construction, but does not meet current Title 19 standards. The existing development is deficient 96 regular spaces and 6 handicap spaces.

B) General Analysis and Discussion

- Zoning

  The purpose of the R-3 District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 District is consistent with the policies of the Medium Density Residential category of the General Plan.

- Site Plan

  The request is to convert the existing apartment complex into a condominium development. The existing apartment complex consists of 320 one, two and three bedroom units. Access is provided via a drive from Rainbow Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Private streets of varying widths provide internal circulation. On site, there are a total of 320 covered, 154 regular, and 6 handicap parking spaces. The site is considered to be parking impaired, and is deficient by 96 regular, and 6 handicap spaces if compared to current Title 19 standards. A clubhouse and two swimming pools are provided on site for resident use.

- Waivers

  No waivers are requested as a part of this application.

- Elevation

  The photos provided depict two story structures with tiled roofs and an appearance typical of multi-family units in the area.

- Floor Plan

  The floor plans depict one, two, and three bedroom condo units with square footages of 720, 1121, and 1253 square feet, respectively.

FINDINGS

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

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

The development is existing and the proposed condominiums are compatible with adjacent development and development in the area.

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

   The site is considered to be parking impaired, and is deficient by 96 regular and 6 handicap parking spaces if compared to current Title 19 standards. The proposed development was consistent with all design requirements at the time of its construction.

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

   Site access does not negatively impact adjacent roadways or neighborhood traffic.

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

   The building materials of the existing buildings are appropriate for the area and for the City.

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 existing buildings are not unsightly or obnoxious in appearance and are harmonious and compatible with development in the area.

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

   The proposed condominiums will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4125 APN: 138-15-801-001

Name of Property Owner: Mountain Creek LLC

Name of Applicant: Brenner & Associates, Inc.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Mountain Creek Assoc LLC ~~Martin Eckert as agent~~

Print Name: Martin Eckert as agent

Subscribed and sworn before me

This 24th day of February, 2004

Cynthia A. Cullum

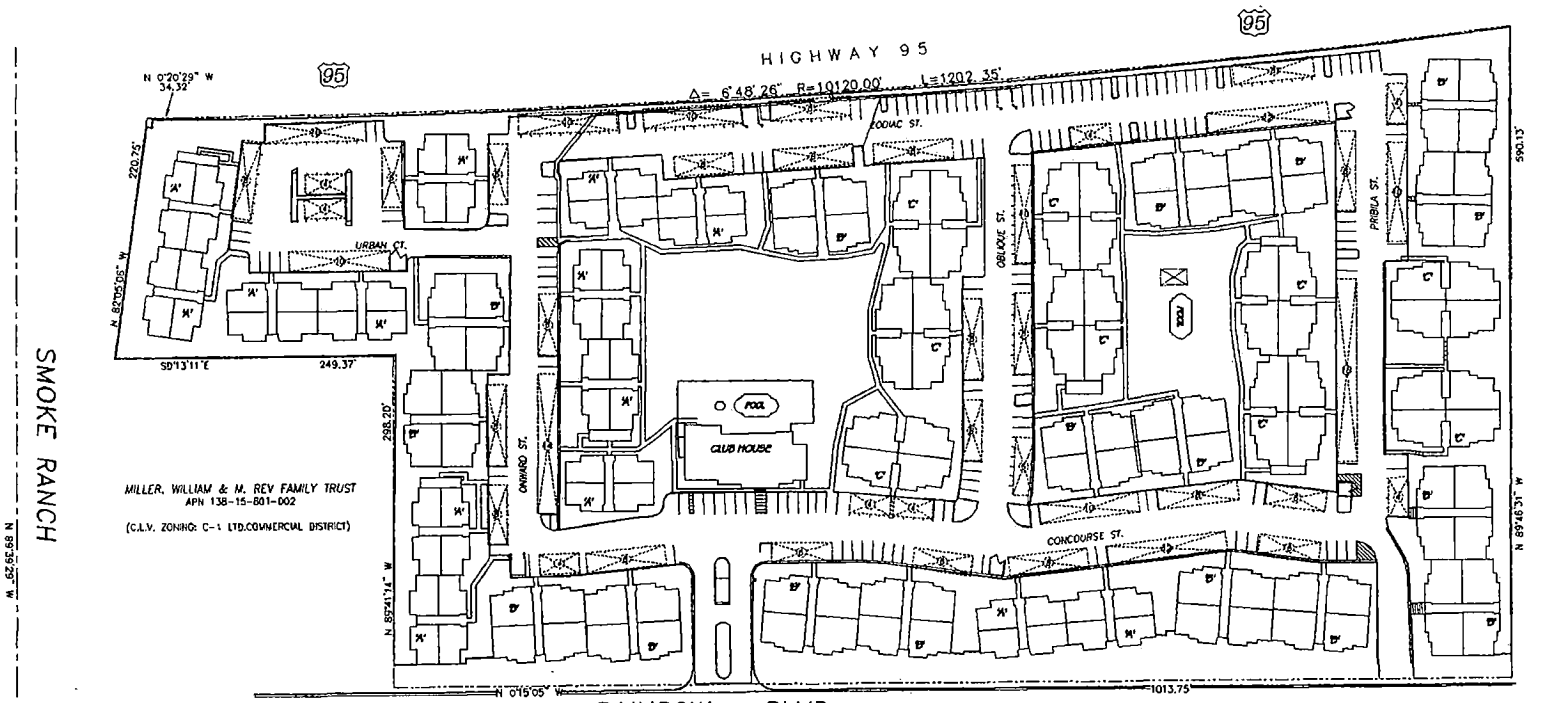
Notary Public in and for said County and State

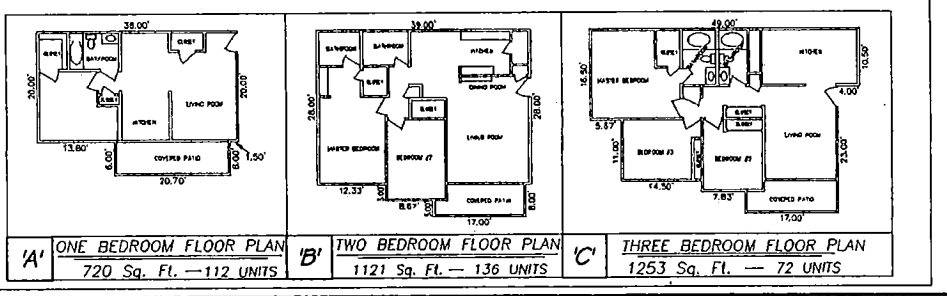
CYNTHIA A. CULLUM
Notary Public State of Nevada
No. 01-68603-1
My appt. exp. Apr. 24, 2005

SITE DEVELOPMENT PLAN

MOUNTAIN CREEK CONDOMINIUMS

LOT 2 OF PARCEL MAP FILE 54 PAGE 91, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.

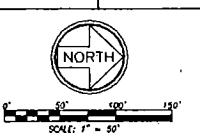


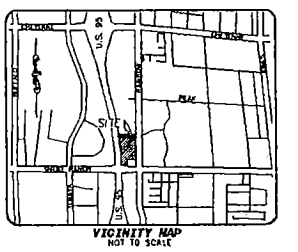


'A'	ONE BEDROOM FLOOR PLAN 720 Sq. Ft. — 112 UNITS	'B'	TWO BEDROOM FLOOR PLAN 1121 Sq. Ft. — 136 UNITS	'C'	THREE BEDROOM FLOOR PLAN 1253 Sq. Ft. — 72 UNITS

PARKING REQUIREMENTS

REQUIRED SPACES:		EXISTING SPACES:	
ONE BEDROOM			
REGULAR SPACES (1.25 x 112)=	140	REGULAR SPACES	= 147
GUEST SPACES (1 PER 8)=	23	HANDICAP SPACES	= 8
TWO BEDROOM		COVERED SPACES	= 320
REGULAR SPACES (1.75 x 136)=	238	VISITOR SPACES	= 7
GUEST SPACES (1 PER 8)=	40		
THREE BEDROOM			
REGULAR SPACES (2.00 x 72) =	144		
GUEST SPACES (1 PER 8)=	24		
HANDICAP SPACES	= 12		
TOTAL SPACES	= 621	TOTAL SPACES	= 480



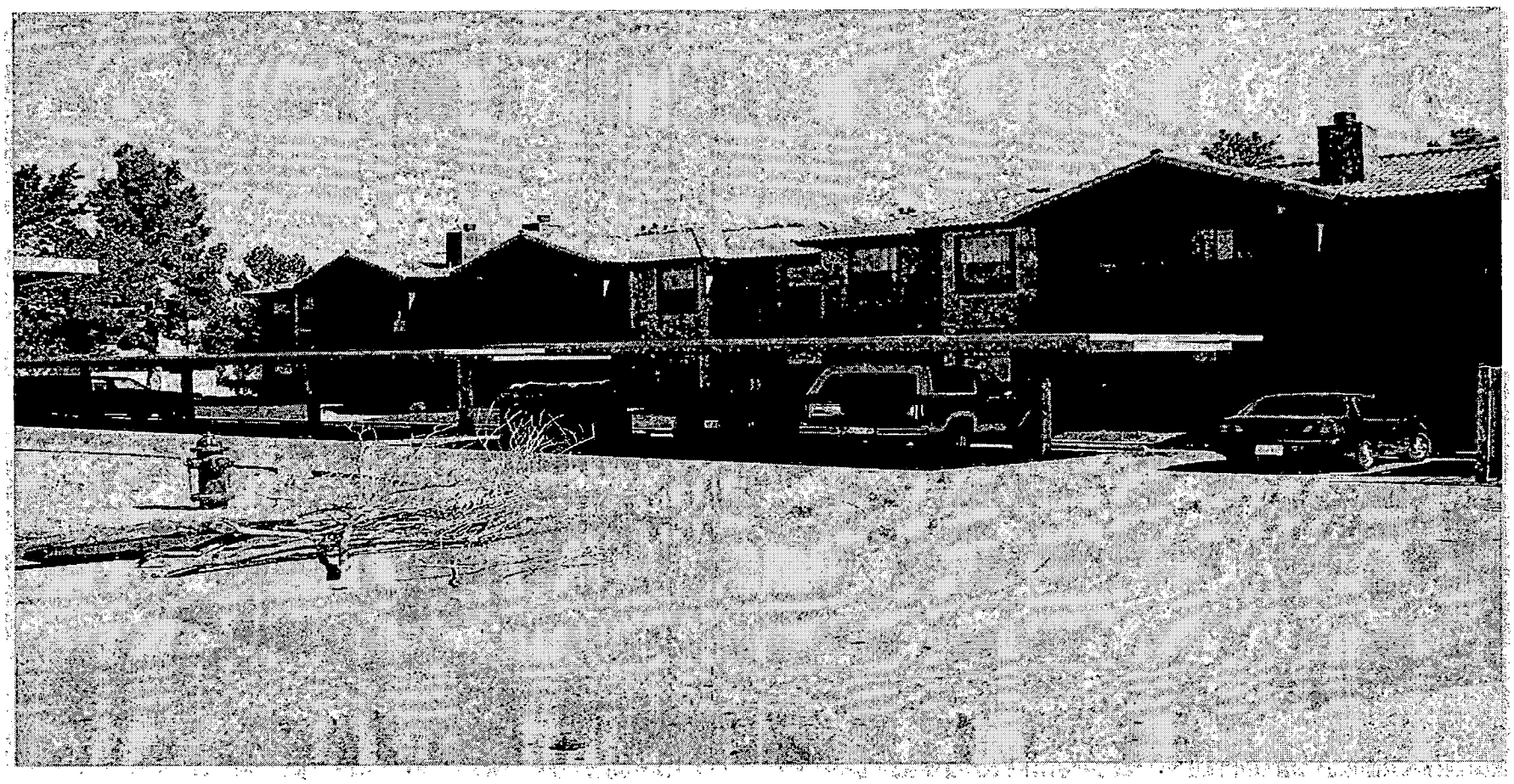


BRENNER & ASSOCIATES, Inc.
LAND SURVEYORS
3014 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102
PHONE: (702) 877-0317 EMAIL: ebrenner@earthlink.net FAX: (702) 877-0358

DATE: 03\14\2004 | Job No: 03-370 | DRAWN BY: JD

SDR-4125

04-08-04 PC



SDR-4125 - MOUNTAIN CREEK (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY
ADJACENT TO THE WEST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 300 FEET NORTH OF SMOKE RANCH ROAD
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
TENTATIVE MAP RELATED TO SDR-4125 - TMP-3994 - MOUNTAIN CREEK (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 320-UNIT CONDOMINIUM DEVELOPMENT on 13.88 acres adjacent to the northeast corner of US Highway 95 and Smoke Ranch Road (APN: 138-15-801-001), R-3 (Medium Density Residential) 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 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926] subject to conditions and replacing Condition 1 for Item 10 [VAC-3932] as follows:

1. **An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation *VS-290-04*, must record concurrently with this Order of Vacation.**

– UNANIMOUS with STEINMAN abstaining on Item 14 [SUP-3984] as he has had a 30-year personal relationship with one of the original founders and present owners of Island Restaurants

This is Final Action

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 12 – TMP-3994

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 8 [ZON-3708] and Item 17 [VAC-3861] be removed from One Motion/One Vote because protest letters were received, and Item 13 [SUP-3961] the applicant did not agree with Condition Number 6. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

GINA VENGLASS, Public Works Department, explained that Condition 1 of Item 10 [VAC-3932] has a typographical error and needs to be amended.

COMMISSIONER DAVENPORT requested Item 15 [SUP-3986] and 16 [SDR-3996] be pulled from the One Motion/One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

(6:03 – 6:18)

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-4125.

CONDITIONS – Continued:

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

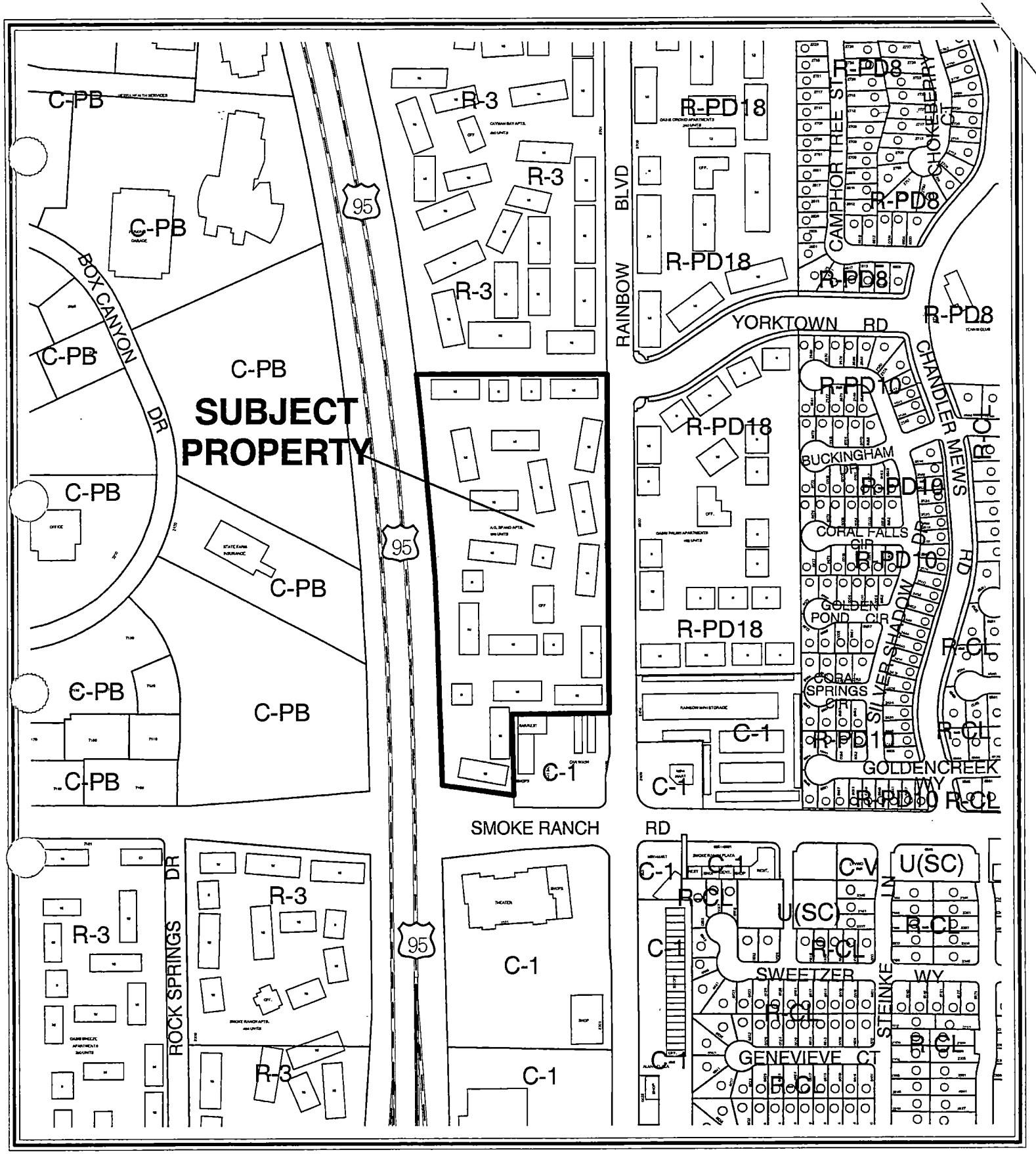
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

6. Site development to comply with all applicable conditions of approval for Z-51-85 and all other subsequent site-related actions.

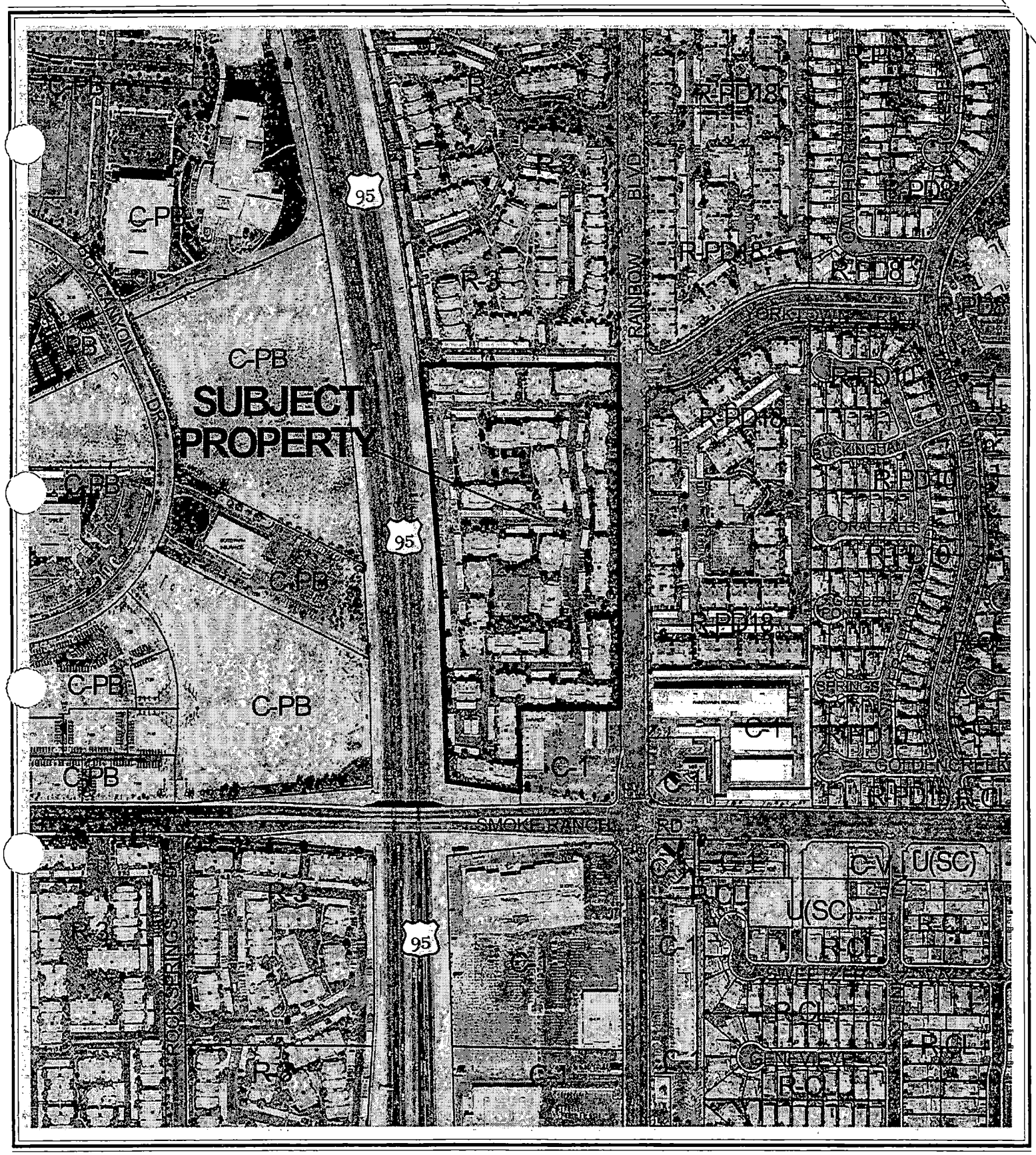
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval 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-3994**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **TMP-3994**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-3994 - MOUNTAIN CREEK (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, 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-4125.

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

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

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

Public Works

6. Site development to comply with all applicable conditions of approval for Z-51-85 and all other subsequent site-related actions.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for approval of a Tentative Map for a 320-lot condominium development on 13.88 acres adjacent to the west side of Rainbow Boulevard, approximately 300 feet north of Smoke Ranch Road.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

11/16/88	City Council approved a Reclassification of Property (Z-51-85) from N-U (Non-Urban) to R-3 (Medium Density Residential) and Plot Plan Review for a 320-unit apartment complex. The Planning Commission recommended approval on 10/25/88.
04/08/04	The Planning Commission will consider a related Site Development Plan Review (SDR-4125) for the conversion of an existing apartment complex into a condominium development.

B) Pre-Application Meeting

02/11/04	No significant issues were identified relating to the Tentative Map application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 13.88

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Apartment Complex
South:	Commercial/Retail
East:	US Highway 95
West:	Apartment Complex

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	M (Medium Density Residential)
South:	SC (Service Commercial)
East:	M (Medium Density Residential)
West:	US Highway 95

D) Existing Zoning

Subject Property:	R-3 (Medium Density Residential)
North:	R-3 (Medium Density Residential)
South:	C-1 (Limited Commercial)
East:	RPD-18 (Residential Planned Development – 18 Units per Acre)
West:	US Highway 95

E) General Plan Compliance

The subject site is designated M (Medium Density Residential) on the soputhwest Sector Map of the General Plan. The existing R-3 (Medium Density Residential) zoning district is consistent with the General Plan, and the proposed condominium development is a permitted use.

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

The project does not fall within any special districts or zones.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Provided	Compliance
Min. Lot Size	13.88 Acres	Y
Min. Setbacks		
• Front	30 Feet	Y
• Side	10 Feet	Y
• Corner	20 Feet	Y
• Rear	20 Feet	Y
Max. Building Height	2 Stories / 35 Feet	Y
Max. Density	23 DUA	Y

The site is existing and is in conformance with all applicable Title 19 Development standards.

B) General Analysis Discussion

- General information

  The request is for a Tentative Map for a 320-unit condominium development. The site currently exists as an apartment complex and will be converted into condos for individual sale. Access is provided via a drive from Rainbow Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, and private streets of varying widths provide internal circulation for the site.

- Cross Section

  This site is an existing apartment site being converted to a condominium complex. Consequently, all walls shown are existing.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3994 APN: 138-15-801-001

Name of Property Owner: Mountain Creek LLC

Name of Applicant: Brenner & Associates, Inc.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Mountain Creek Assoc LLC Martin Eckert as agent

Print Name: Martin Eckert as agent

Subscribed and sworn before me

This 24th day of February, 2004

Cynthia A. Cullum

Notary Public in and for said County and State

CYNTHIA A. CULLUM
Notary Public State of Nevada
No. 01-68603-1
My appt. exp. Apr. 24, 2005

CALL before you DIG 1-800-227-2600 — UNDERGROUND SERVICE (USA) AVOID CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY

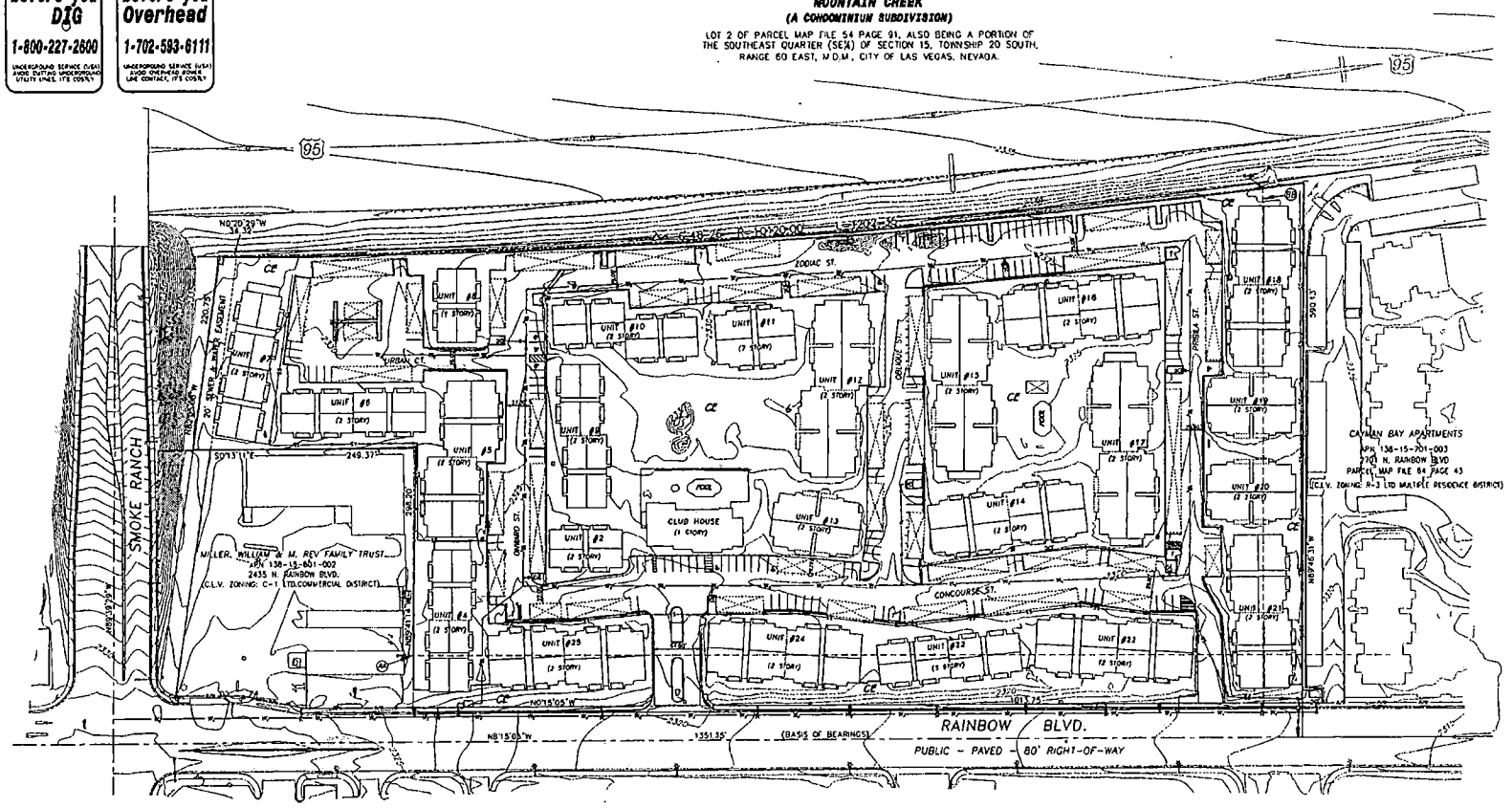
CALL before you Overhead 1-702-593-6111 — UNDERGROUND SERVICE (USA) AVOID OVERHEAD POWER LINE CONTACT, IT'S COSTLY

TENTATIVE MAP

MOUNTAIN CREEK

(A CONDOMINIUM SUBDIVISION)

LOT 2 OF PARCEL MAP FILE 54 PAGE 91, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.



LEGEND

- R/W — RIGHT OF WAY
- BOUNDARY LINE
- SS — EXISTING SEWER
- W — EXISTING WATER LINE
- CURB / GUTTER
- FENCE
- 5130' — INDEX CONTOUR
- BLOCK WALL
- RETAINING WALL
- COVERED PARKING/CANOPY
- HANDICAP PARKING
- PALM TREE
- SMOKE TREE
- CATCH BASIN
- FIRE HYDRANT
- UTILITY METER
- MAN HOLE
- STREET LIGHT
- LIGHT POLE
- UTILITY POLE
- GATE
- SWIMMING POOL
- ELECTRIC TRANSFORMER
- 95 — U.S. INTERSTATE 95
- UNIT # — BUILDING NUMBER
- CE — COMMON ELEMENT

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BCR	BEGINNING OF CURB RETURN
CLV	CITY OF LAS VEGAS
CE	CENTERLINE
COMMON	COMMON ELEMENT
CONC	CONCRETE
CONTROL	CONTROL ASPHALTIC CONCRETE
ECR	END OF CURB RETURN
EP	EDGE OF PAVEMENT
FC	FINISHED TOP OF CURB
EXISTING	EXISTING
FF	FINISHED FLOOR
FLOWLINE	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
HWE	HIGHEST WATER ELEVATION
LVWD	LAS VEGAS VALLEY WATER DISTRICT
MSL	MEAN SEA LEVEL
OH	OVERHEAD POWER
PAD	PAD ELEVATION
PL	PROPERTY LINE
POWER	POWER POLE
SD	STORM DRAIN LINE
SQ FT	SQUARE FEET
STL	STREET LIGHT
TANGENT	TANGENT SENTERLINE
TC	TOP OF CURB
TYP	TYPICAL
WL	WATERLINE
WM	WATER METER

BASIS OF BEARINGS

SOUTH 00°15'05" EAST BEING THE EAST LINE OF THE SOUTHEAST QUARTER(SE ¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON PARCEL MAP IN FILE 54, PAGE 91, IN THE OFFICE OF THE CLARK COUNTY RECORDER.

LEGAL DESCRIPTION

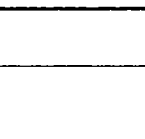
THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON PARCEL MAP IN FILE 54, PAGE 91, IN THE OFFICE OF THE CLARK COUNTY RECORDER.

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX N.R.S. 278.3695.

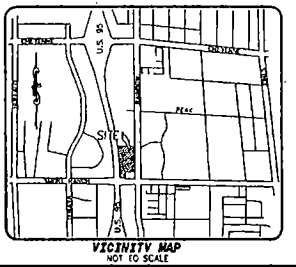
ZONING

ZONE: (R-3) LIMITED MULTIPLE RESIDENCE DISTRICT
DWELLING UNITS(PER GROSS ACRE): 13-25

MIN. FRONT YARD SETBACK : 20'
MIN. SIDE YARD SETBACK : 5'
MIN. CORNER YARD SETBACK : 5'
MIN. REAR YARD SETBACK : 20'
MIN. DIST. BETWEEN BUILDINGS: 10'
MAX. BUILDING HEIGHT :(35')



TYPICAL 2 STORY



VICINITY MAP
NOT TO SCALE

BENCHMARK

1LV00-145WHG RIVET & PLATE IN TOP OF CURB @ S.E. CORNER OF RAINBOW BLVD & YORKTOWN RD.
ELEVATION: 2316.17 FEET

OWNER/SUBDIVIDER

MOUNTAIN EREEK LLC
CONTACT: 702-229-8569

SHEET 1 OF 2

JOB No:	83-370
DRAWN BY:	JB
CHECKED BY:	EB

REVISIONS	DATE

0' 60' 120' 180'
SCALE: 1" = 60'

RICHARD P. STRIEGEL — NEVADA — No. 12553 — CIVIL ENGINEER — STATE OF NEVADA
EXPIRES 6-30-04

TENTATIVE MAP
MOUNTAIN CREEK
(A CONDOMINIUM SUBDIVISION)
LOT 2 OF PARCEL MAP FILE 54 PAGE 91, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.

BRENNER & ASSOCIATES, INC.
LAND SURVEYORS
3015 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102
PHONE (702) 477-0517 FAX (702) 877-0358
EMAIL: ebrenner@earthlink.net

DATE: 02/23/2004

TMP-3994
04-08-04 PC

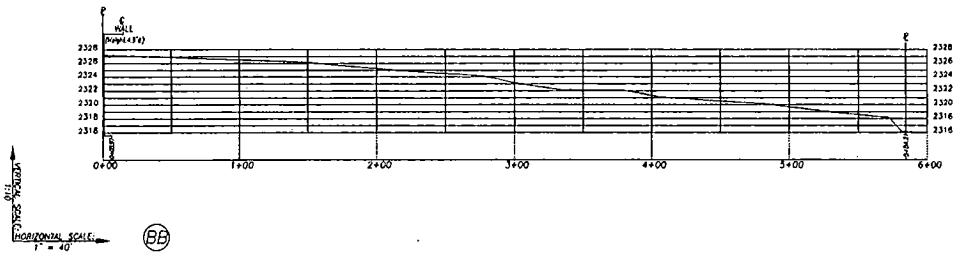
TENTATIVE MAP

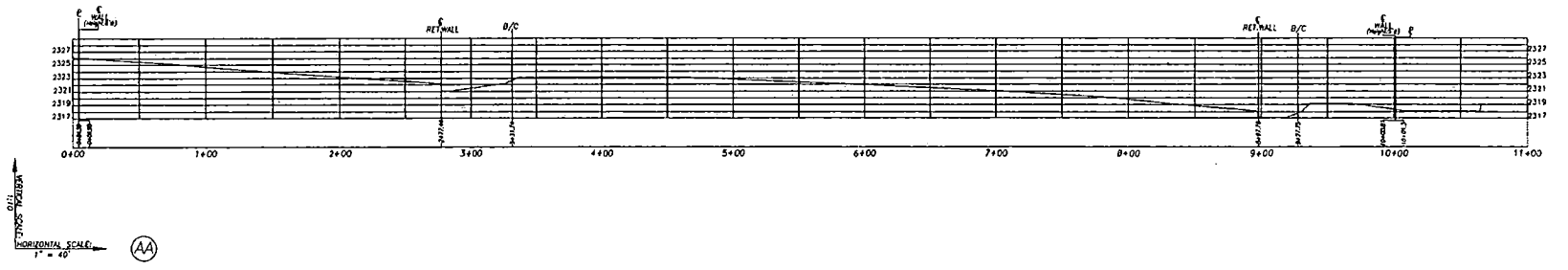
MOUNTAIN CREEK

(A CONDOMINIUM SUBDIVISION)

LOT 2 OF PARCEL MAP FILE 54 PAGE 91, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.

CROSS-SECTION PROFILE





SHEET 2 OF 2

BRENNER & ASSOCIATES, INC.

LAND SURVEYORS

3014 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102

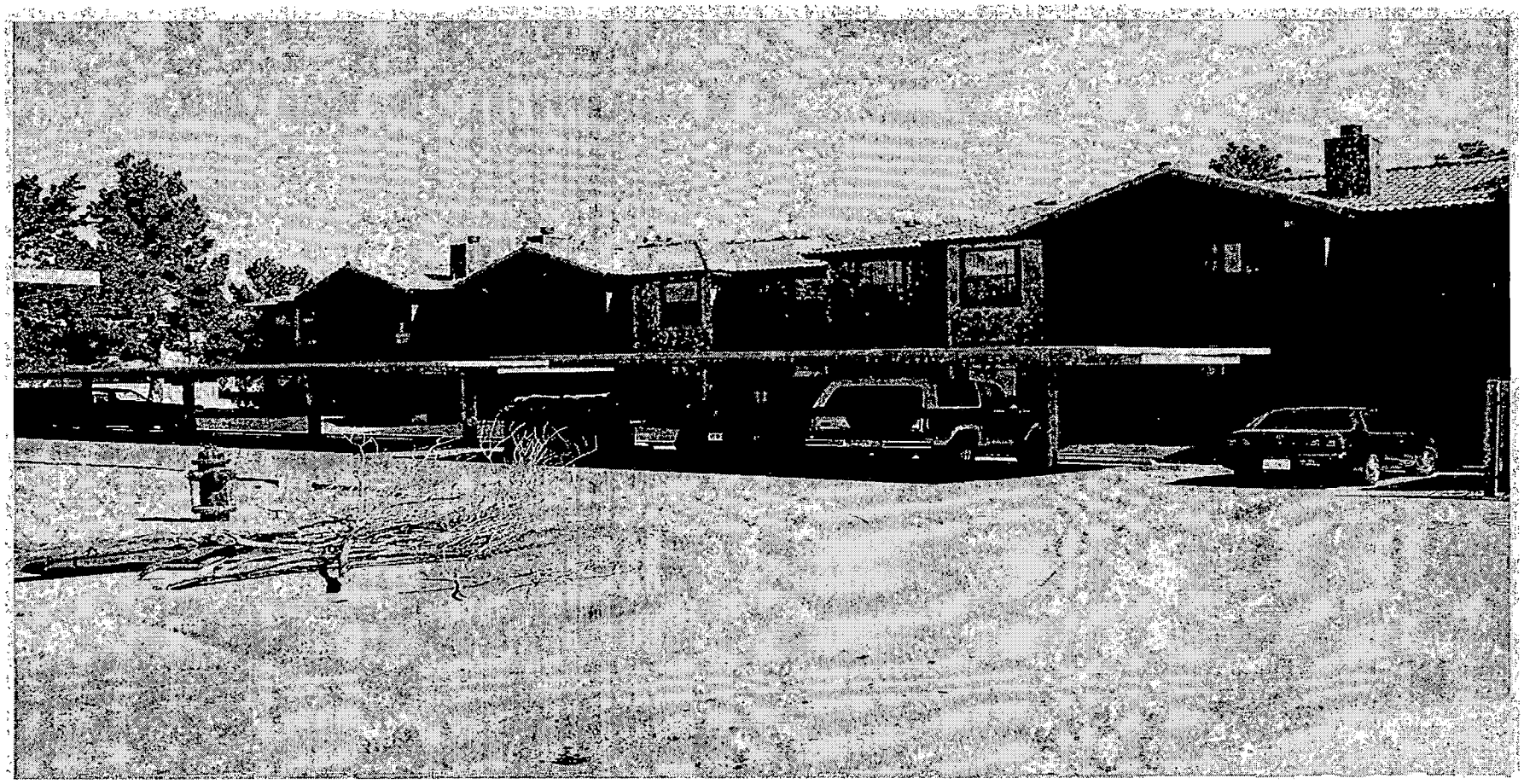
PHONE (702) 877-0317 FAX (702) 877-0358

EMAIL: ebrenner@earthlink.net

DATE: 02/23/2004 | SCALE: AS SHOWN ON DRAWING

TMP-3994

04-08-04 PC



TMP-3994 - MOUNTAIN CREEK (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: MOUNTAIN CREEK, LIMITED LIABILITY COMPANY
ADJACENT TO THE WEST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 300 FEET NORTH OF SMOKE RANCH ROAD
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 05/05/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/5/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested the item be pulled from the One Motion/One Vote in order to discuss Condition 6 pertaining to the sale of individual containers, screw cap wine. This is a standard condition placed on these types of uses. Staff recommended approval.

MINUTES – Continued:

DAVE EDER, Nevada Gaming Applications Consultants, appeared on behalf of the applicant. MR. EDER stated that the applicant is an experienced convenience store operator and has had stores in the County for a number of years. The store will not be opened 24 hours. The hours of operation will be from 8:00 a.m. to 9:00 p.m. The applicant has restricted himself to sales of anything smaller than 16 ounces in his other stores and is requesting the same be applied at this store. The applicant agrees to no repackaging and agrees to all other conditions.

COMMISSIONER McSWAIN commented that the City Council in many cases allowed that condition to be waived. Even though she is sensitive to the fact that other stores in the area might be grandfathered to sell singles, she is more inclined to support this item in its present context, since it will go to City Council.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:18 – 6:22)

CONDITIONS:

Planning and Development

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

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

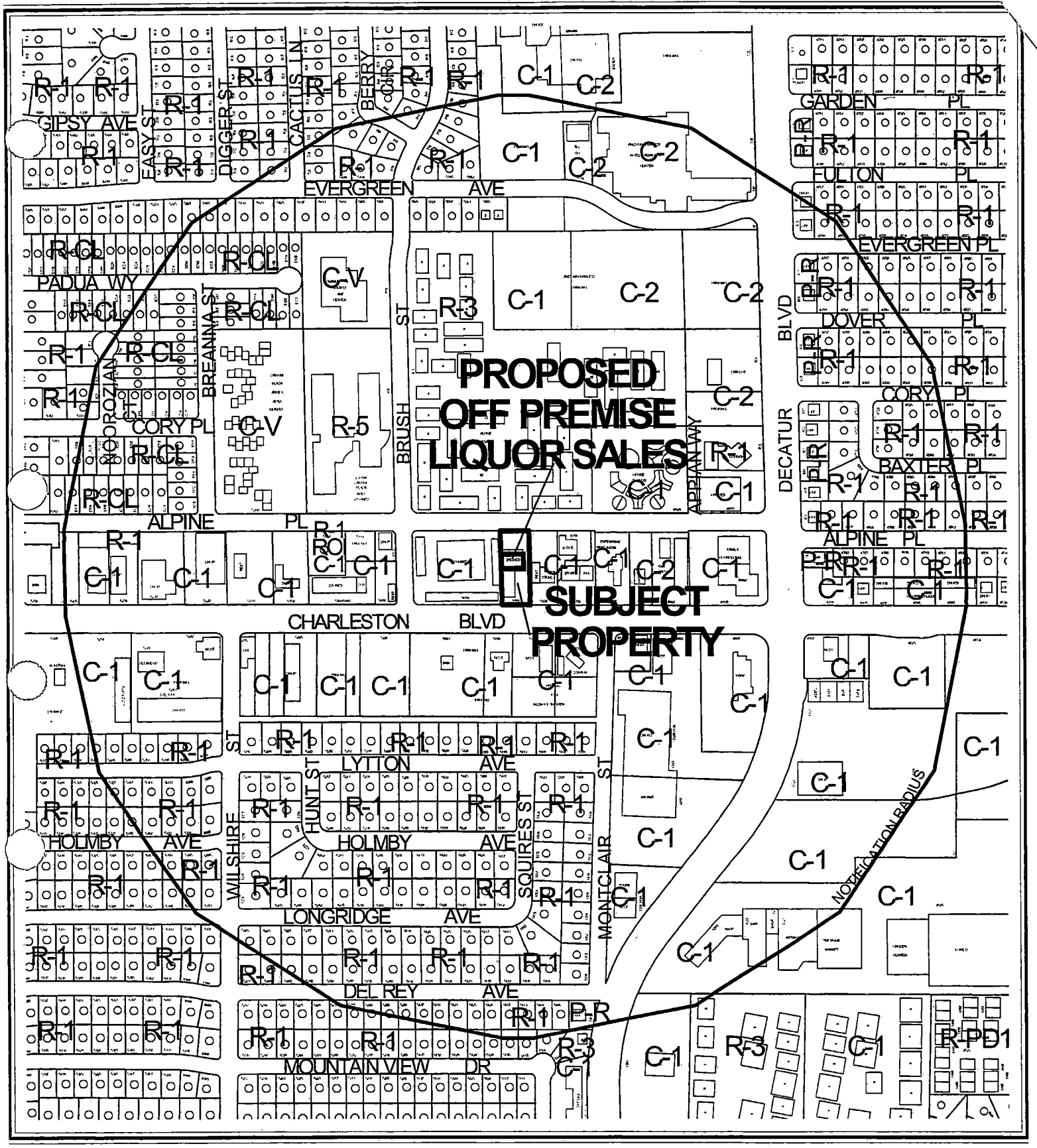
3. All City Code requirements and design standards of all City departments must be satisfied.

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

5 The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

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

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



0 300 600 Feet

CASE: **SUP-3961**

RADIUS: 1500 FT

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

N

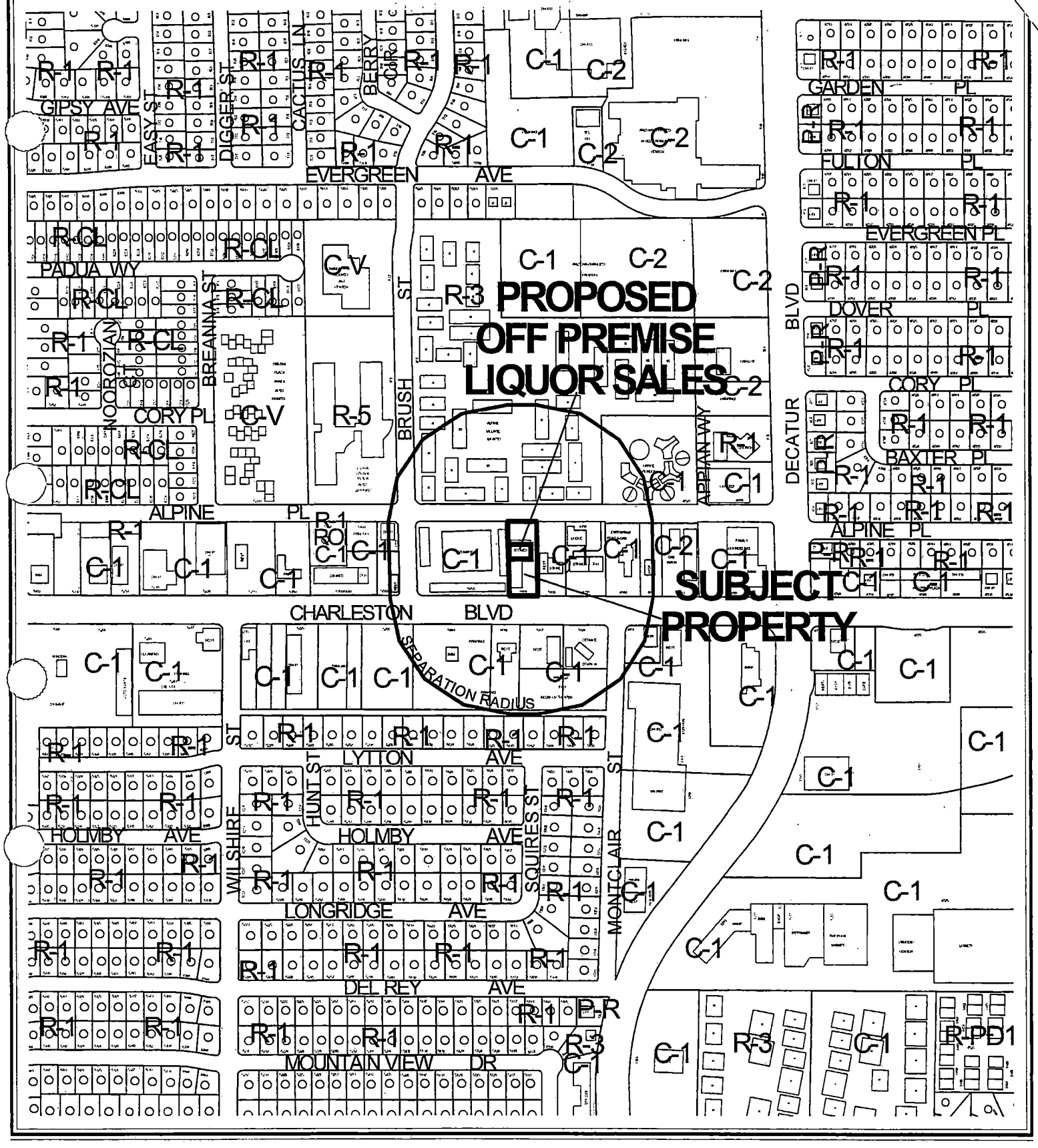


CASE: SUP-3961

RADIUS: 1500 FT

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

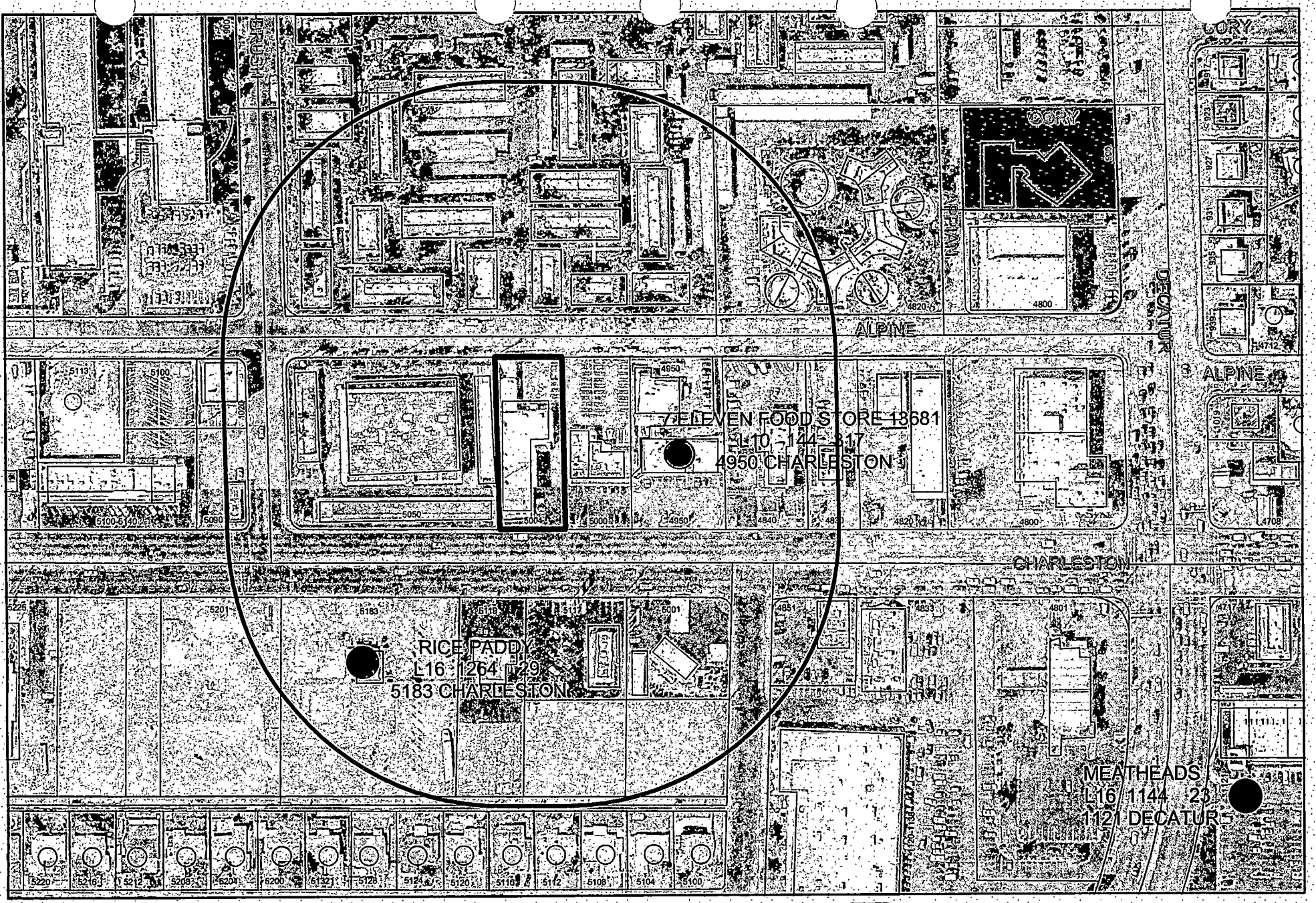
N



CASE: **SUP-3961**

RADIUS: 1500 FT

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



SUP-3961

Package Liquor Sales

Business Licenses

- Package Liquor Sales
- Tavern
- Supper Club/ Restaurant Service Bar

- Subject Property
- 400 foot buffer
- Religious

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

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

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

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

5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed 4,000 square-foot grocery store (Mic's Market) at 5000 West Charleston Boulevard, Suite 7.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed store will serve the needs of the residents in the area by providing a larger selection of products than can be found in a typical convenience store. The properties along Charleston Boulevard and south of Charleston are all commercially zoned.

BACKGROUND INFORMATION

A) Previous Actions

03/02/66 The Board of City Commissioners approved a request for a Rezoning to C-1 (Limited Commercial) on this property as part of a larger request (Z-0006-66). The Planning Commission and staff recommended approval on 02/22/66.

B) Pre-Application Meeting

02/12/04 Submittal requirements for a Special Use Permit application were discussed, namely the need for the addition of a vicinity map to the site plan, the deed to the property, and a signed application. The applicant explained that the previous use was a church, which has since relocated.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.59

SS

B) Existing Land Use

Subject Property:	Retail Commercial
North:	Multi-Family Residential (Apartments)
South:	Restaurants
East:	Restaurant, Retail Commercial
West:	Mini-Warehouse

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-3 (Medium Density Residential)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. The existing C-1 (Limited Commercial) zoning district is consistent with the SC designation, and the proposed Liquor Establishment (Off-Premise Consumption) is a permitted use with the approval of a Special Use Permit.

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

No special districts, zones, or studies are related to the subject property.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

There are no specific Zoning Code development standards applicable to a Liquor Establishment (Off-Premise Consumption), where accessory to a grocery store use, other than Minimum Distance Separation requirements and a limit on the percentage of overall floor space used for liquor sales. These conditions are found in Title 19.04.050. A General Retail Store use requires 23 parking spaces. A total of 79 spaces are shown on the site plan, shared between two parcels having the same owner.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Off-premise)	Shall not be located within 400 feet of any church, synagogue, school, child care facility, or City park	Greater than 400 feet from protected uses

Title 19.04.050 requires that a Liquor Establishment (Off-Premise Consumption) be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or a City park. None of these protected uses are within this 400-foot radius.

B) General Analysis and Discussion

- Zoning

The Liquor Establishment (Off-Premise Consumption) use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes the criteria for the approval of alcohol-related uses within the city. The Code requires this Liquor Establishment (Off-Premise Consumption) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, there are no protected uses within the required minimum 400-foot distance separation radius. The use is proposed within a proposed 4,000 square-foot grocery store as part of an approximately 10,000 square-foot retail commercial building on the site. The proposed floor plan indicates that the store will contain a number of slot machines as an ancillary use to the market. This use can be conducted in a manner that is harmonious and compatible with the surrounding development and is appropriate at this location, with the implementation of the conditions listed.

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- Conditions

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

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

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

a. Any leasehold parcel; or

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The application as proposed appears to meet all the applicable conditions of Title 19.04.050.

FINDINGS

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

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

   The proposed Liquor Establishment (Off-Premise Consumption) use will be an accessory use to a proposed grocery store. It is located in a wholly commercial area along a Primary Arterial. For these reasons, the use is compatible with existing land uses and appropriate for the area.

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

   The subject site is physically suitable for the type and intensity of land use proposed. The addition of a Liquor Establishment (Off-Premise Consumption) use does not affect the parking requirement for the proposed grocery store in which it is to be located, or the parking for the overall retail center development.

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 for the traffic generated by the use, since it is to be an accessory use to the proposed grocery store proposed for this site. Access to the site is via access a driveway from Charleston Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways.

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

   The proposed Liquor Establishment (Off-Premise Consumption) will be an accessory use to the proposed grocery store on this site that will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 387

APPROVALS 0

PROTESTS 0

SS



SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH
5000 WEST CHARLESTON BOULEVARD, SUITE 7
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4 - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

C.C.: 05/05/04 - 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 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926] subject to conditions and replacing Condition 1 for Item 10 [VAC-3932] as follows:

1. **An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation *VS-290-04*, must record concurrently with this Order of Vacation.**

– UNANIMOUS with STEINMAN abstaining on Item 14 [SUP-3984] as he has had a 30-year personal relationship with one of the original founders and present owners of Island Restaurants

To be heard by the City Council on 5/5/2004

NOTE: CHAIRMAN TRUESDELL disclosed that his daughter resides within the notification area, but unaffected by this site.

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 14 – SUP-3984

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 8 [ZON-3708] and Item 17 [VAC-3861] be removed from One Motion/One Vote because protest letters were received, and Item 13 [SUP-3961] the applicant did not agree with Condition Number 6. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

GINA VENGLASS, Public Works Department, explained that Condition 1 of Item 10 [VAC-3932] has a typographical error and needs to be amended.

COMMISSIONER DAVENPORT requested Item 15 [SUP-3986] and 16 [SDR-3996] be pulled from the One Motion/One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

(6:03 – 6:18)

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use.

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

3. Conformance to the Conditions of Approval for Rezoning (Z-0135-93) and Summerlin Development Plan Review (SV-0001-02).

CONDITIONS – Continued:

4. The site plan shall be revised, prior to the issuance of any permits, to show that the six handicap spaces adjacent to the proposed building on the site plan now meet Code requirements for adequate apron areas on either side of the handicap spaces, and to show that the trash enclosure area is roofed in accordance with Code requirements.

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

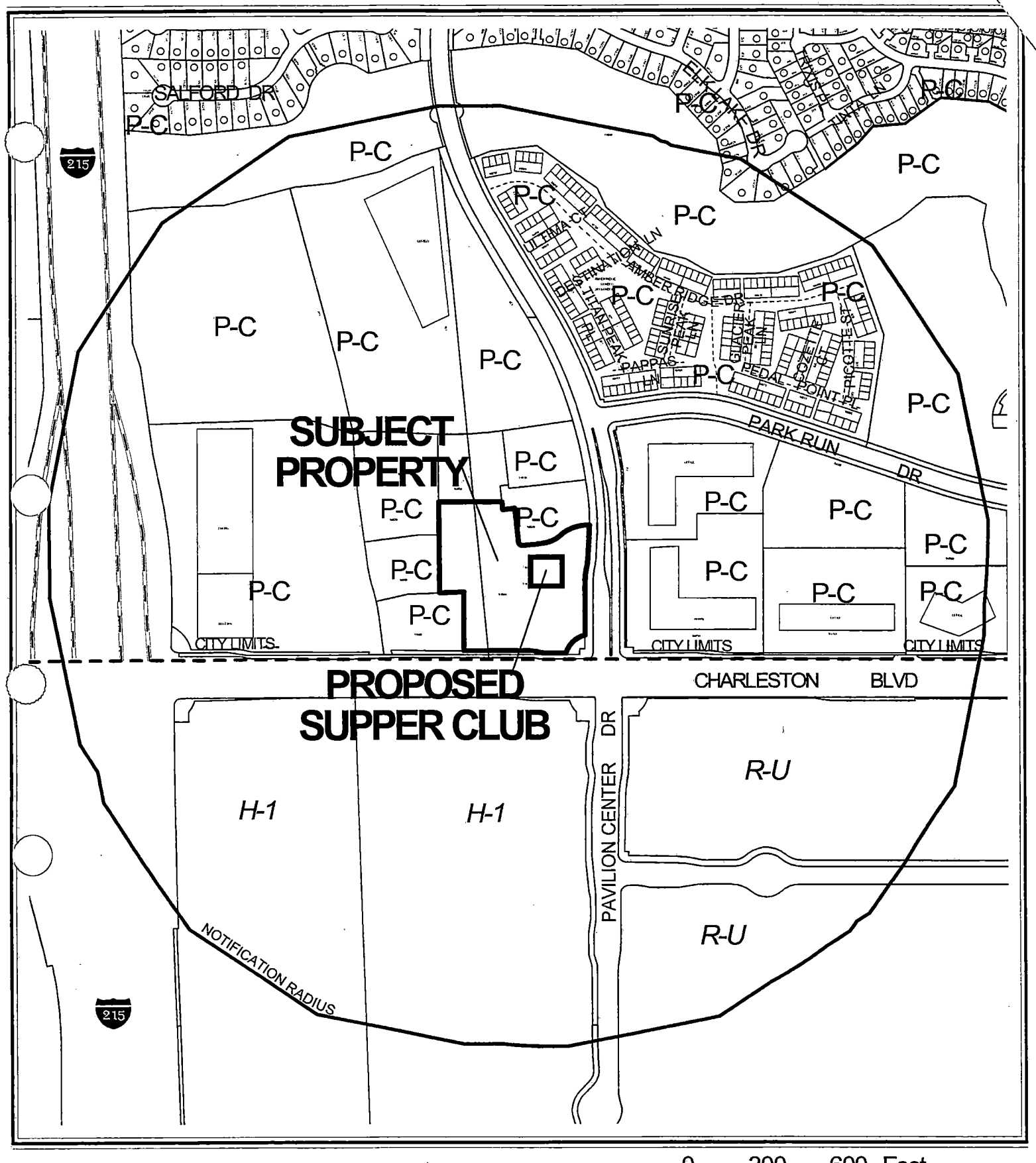
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

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

Public Works

8. 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.

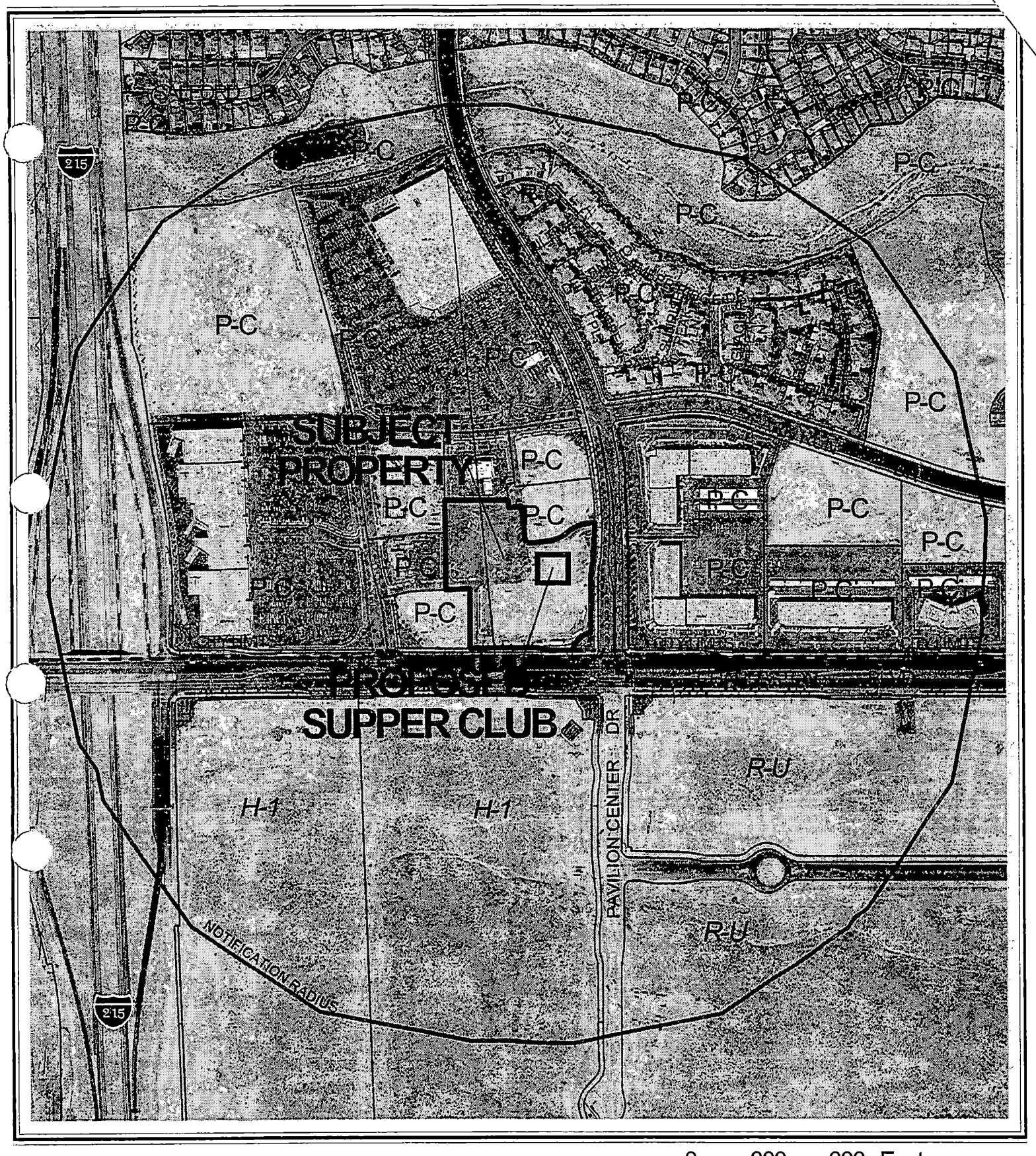
9. Site development to comply with all applicable conditions of approval for The Arbors at Summerlin Village 11/12 Unit 2C Lot 7 Commercial Subdivision and all other subsequent site-related actions.



CASE: **SUP-3984**

RADIUS: 1500 FT

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



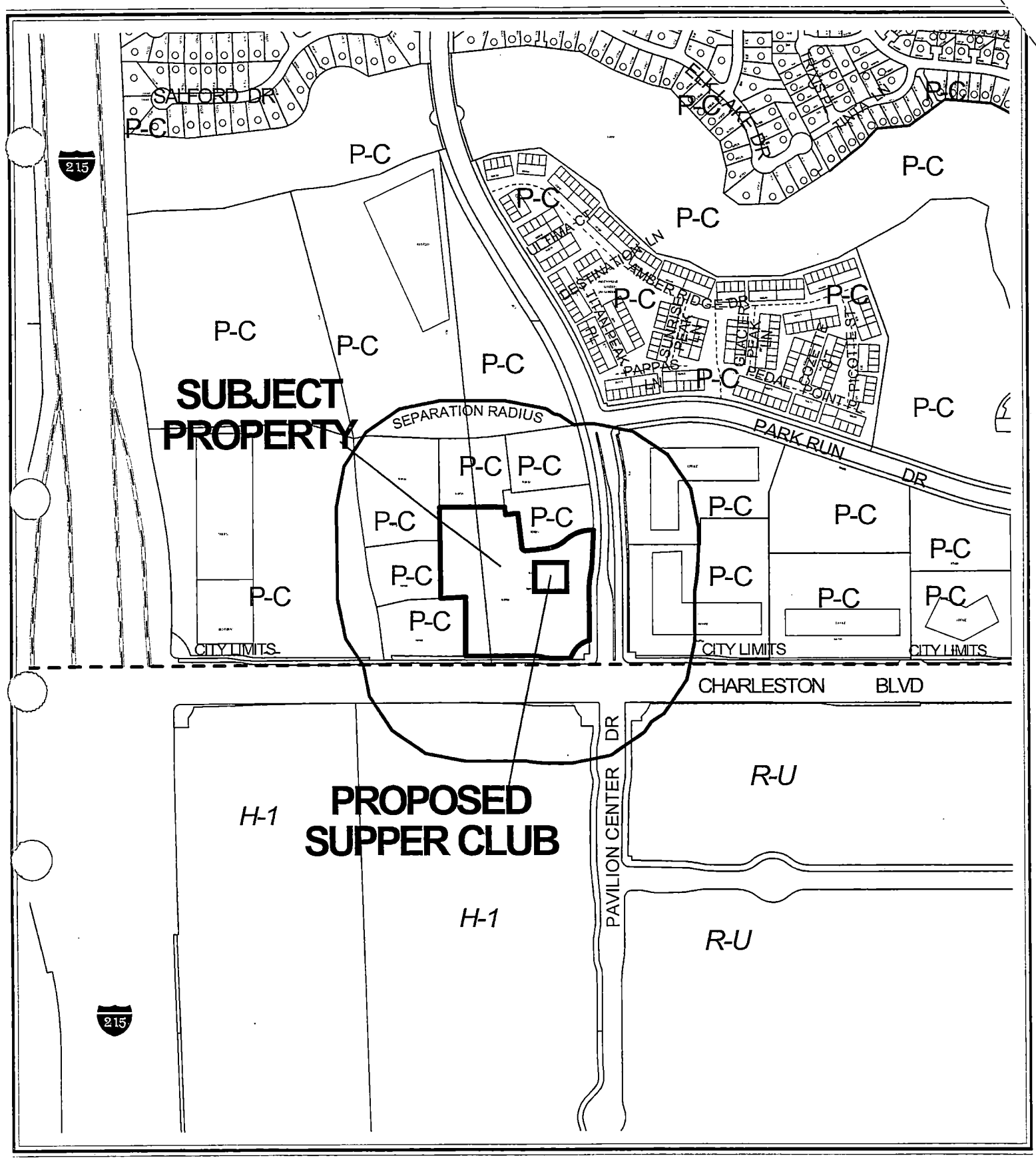
0 300 600 Feet

CASE: **SUP-3984**

RADIUS: 1500 FT

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

N


SALFORD DR
P-C
215
P-C
P-C
P-C

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use.

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

3. Conformance to the Conditions of Approval for Rezoning (Z-0135-93) and Summerlin Development Plan Review (SV-0001-02).

4. The site plan shall be revised, prior to the issuance of any permits, to show that the six handicap spaces adjacent to the proposed building on the site plan now meet Code requirements for adequate apron areas on either side of the handicap spaces, and to show that the trash enclosure area is roofed in accordance with Code requirements.

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

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

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

Public Works

8. 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.

9. Site development to comply with all applicable conditions of approval for The Arbors at Summerlin Village 11/12 Unit 2C Lot 7 Commercial Subdivision and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow the development of a 5,972 square-foot Supper Club (Islands Restaurant) on a 4.33-acre parcel at the northwest corner of Charleston Boulevard and Pavilion Center Drive, in the Canyon Pointe shopping center in Summerlin. This parcel is part of a larger commercial site containing a variety of uses.

B) Applicant's Justification

The applicant has justified this request by stating that the site is suitable and adequate for the proposed use, and that the development will conform to both City and Summerlin standards.

BACKGROUND INFORMATION

A) Previous Actions

02/16/94 — The City Council approved a request for a Zoning Reclassification (Z-0135-93) from N-U (Non-Urban) to P-C (Planned Community) on the subject site. The Planning Commission recommended approval on 01/13/94.

09/09/99 — The Planning Commission approved the Arbors at Summerlin Village 11/12, Unit No. 2C, Lot 7 Tentative Map (A Commercial Subdivision) (TM-0040-99).

02/20/02 — The Summerlin City Referral Group administratively approved a request for a Site Development Plan Review (SV-0001-02) for a proposed commercial center on the northwest corner of Charleston Boulevard and Pavilion Center Drive, at Canyon Pointe at Summerlin Centre - Parcel 4, on 14.72 acres located on the northwest corner of Charleston Blvd and Pavilion Center Drive, on a portion of the overall commercial site.

05/21/03 — The City Council approved a request for a Special Use Permit (SUP-1982) for a proposed Tavern at 10820 West Charleston Boulevard, on a portion of the overall commercial site. The Planning Commission and staff recommended approval on 04/24/03.

06/18/03 — The City Council approved a request for a Special Use Permit (SUP-2120) for a Supper Club (The Olive Garden Italian Restaurant) adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive, on a portion of the overall commercial site. The Planning Commission and staff recommended approval on 05/22/03.

GL

02/04/04 The City Council approved a request for a Special Use Permit (SUP-3403) for a Supper Club (BJ's Restaurant and Brewhouse) adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive, on a portion of the overall commercial site. The Planning Commission and staff recommended approval on 01/08/04.

B) Pre-Application Meeting

02/06/04 The applicant was asked to provide a copy of the Summerlin approval letter as part of the application. The applicant was also asked to provide a detailed parking analysis of the overall parcel and provide evidence of a shared parking agreement for the site.

This application fell within the parameters established through State law to be considered as a Project of Regional Significance; therefore, the process was explained to the applicant as well as the requirement to submit additional copies of the site plan for circulation. All of these materials have been subsequently provided by the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	14.7 (entire commercial site)
Net Acres:	4.3 (pad site)

B) Existing Land Use

Subject Property:	Undeveloped
North:	Retail Commercial Center (under construction)
South:	Supper Club
East:	Business Park
West:	Retail Commercial Center (under construction)

C) Planned Land Use

Subject Property:	VC (Village Commercial - Summerlin) [SC (Service Commercial) General Plan Designation]
North:	VC (Village Commercial - Summerlin) [SC (Service Commercial) General Plan Designation]
South:	Unincorporated Clark County
East:	VC (Village Commercial - Summerlin) [SC (Service Commercial) General Plan Designation]

GL

West: EC (Employment Center - Summerlin) [SC (Service Commercial) General Plan Designation]

D) Existing Zoning

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

E) General Plan Compliance

The subject property is designated VC (Village Commercial) on the Summerlin Special Land Use Plan for the Arbors, Village 11/12, within the Summerlin Master Planned Community. The proposed Supper Club is a permitted use within the VC (Village Commercial) land use designation with approval of a Special Use Permit.

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

Trails

A Multi-use Transportation Trail is depicted along the north side of Charleston Boulevard adjacent to the subject site; however, this trail is the responsibility of the Summerlin master developer.

Special Notification

The Clark County Planning Department was notified of this project since county parcels are located within the notification area.

INTERAGENCY ISSUES

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

GL

1) Any Special Use Permit within 500' of a County parcel.

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

The Flood Control Division of the Department of Public Works requires that an update to the previously approved Drainage Plan and Technical Drainage Study 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. The applicant must provide and improve all drainageways as recommended in the approved drainage plan/study.

The Planning Commission considers the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

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	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Supper Club	5,972 SF. 2,640 public seating; 482 SF patio seating; 2,850 SF remaining GFA	1/50 SF of Public Seating Area 1/200 remaining GFA	63 spaces 15 spaces			
Totals			78 spaces	4 spaces	78 spaces*	6 spaces**

* This site is located within a larger commercial subdivision, which allows for cross-access throughout the entire commercial center. The applicant has provided a restaurant parking tabulation for the entire site. Some of the parcels on the site have been sold and will self-park on these sites. The remainder has a shared access and parking agreement (copy provided with application) that indicates a surplus of shared parking in relation to City and Summerlin minimum parking standards (452 spaces required for the four restaurants, with 514 spaces provided).

GL

** The six handicap spaces shown adjacent to the building on the site plan do not meet Code requirements for adequate apron areas on either side of the spaces. A condition of approval will require the applicant to revise the site plan to address this deficiency.

A2) Minimum Distance Separation Requirements

While Title 19 requires a Supper Club to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, and City Park, as measured from property line to property line, the Summerlin Development Standards do not require any distance separations from uses. In this case, however, there are no protected uses within the minimum distance separation as indicated in Title 19.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled, gated, roofed	Not indicated

Although a walled and gated trash collection area is shown on the floor plan at the back of the building, it is unclear whether it is proposed that this area will be roofed. A condition of approval will address this issue.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned P-C (Planned Community) and has a Summerlin Land Use designation of VC (Village Commercial). The proposed Supper Club will be within the range of uses permitted, with approval of a Special Use Permit, in the VC (Village Commercial) land use designation with P-C (Planned Community) zoning.

- Use

The Supper Club use requires a restaurant area that will accommodate at least 125 persons in an area separated from the bar area by a barrier sufficient to prevent access to the bar by minors. The submitted floor plan depicts 171 seats available in the dining areas with another 20 bar seats, 26 lounge seats, and 26 patio area seats, for a total of 242 seats. The bar area is sectioned off from all the dining areas. While Title 19 requires a Supper Club to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, and City Park, as measured from property line to property line, the Summerlin Development Standards do not require any distance separations from uses. In this case, however, there are no protected uses within the minimum distance separation as indicated in Title 19.

- Conditions

  Recommended conditions include conformance to all Minimum Requirements of the Title 19 Development Standards for a Supper Club use and conformance to the Conditions of Approval for Rezoning (Z-0135-93).

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 project is compatible with the General Plan land use designation and is located within a developing commercial center where a substantial concentration of major commercial development is to occur. A Supper Club establishment contains a major restaurant component in addition to the bar operation, which can be expected to be compatible with, and mutually supportive of, other uses located within the commercial center.

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

   There is no evidence of any physical constraint to location of the proposed Supper Club use on the subject site; however, it should be noted that the parking configuration is such that some patrons of this and the other two restaurants expected to develop on that parcel may be required to walk up to 450 feet from parking designated for the use of these three facilities. Patrons of other commercial stores and restaurants on the overall can be expected to use these spaces as well, particularly where the spaces are close to other outlets.

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 proposed Supper Club use will be accessed solely through the Canyon Pointe Centre commercial site with access from Charleston Boulevard (100-foot Primary Arterial) and Pavilion Center Drive (Summerlin 100-foot Arterial). These roads have adequate capacity to serve the proposed development. The project will not have any negative traffic impact on residential neighborhoods in the area.

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

GL

The proposed Supper Club use will be subject to regular City inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 257

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3984 APN: 137-36-414-004

Name of Property Owner: The Howard Hughes Corp

Name of Applicant: 9Islands Restaurant.

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: James R. Harris VP

Print Name: James R. Harris

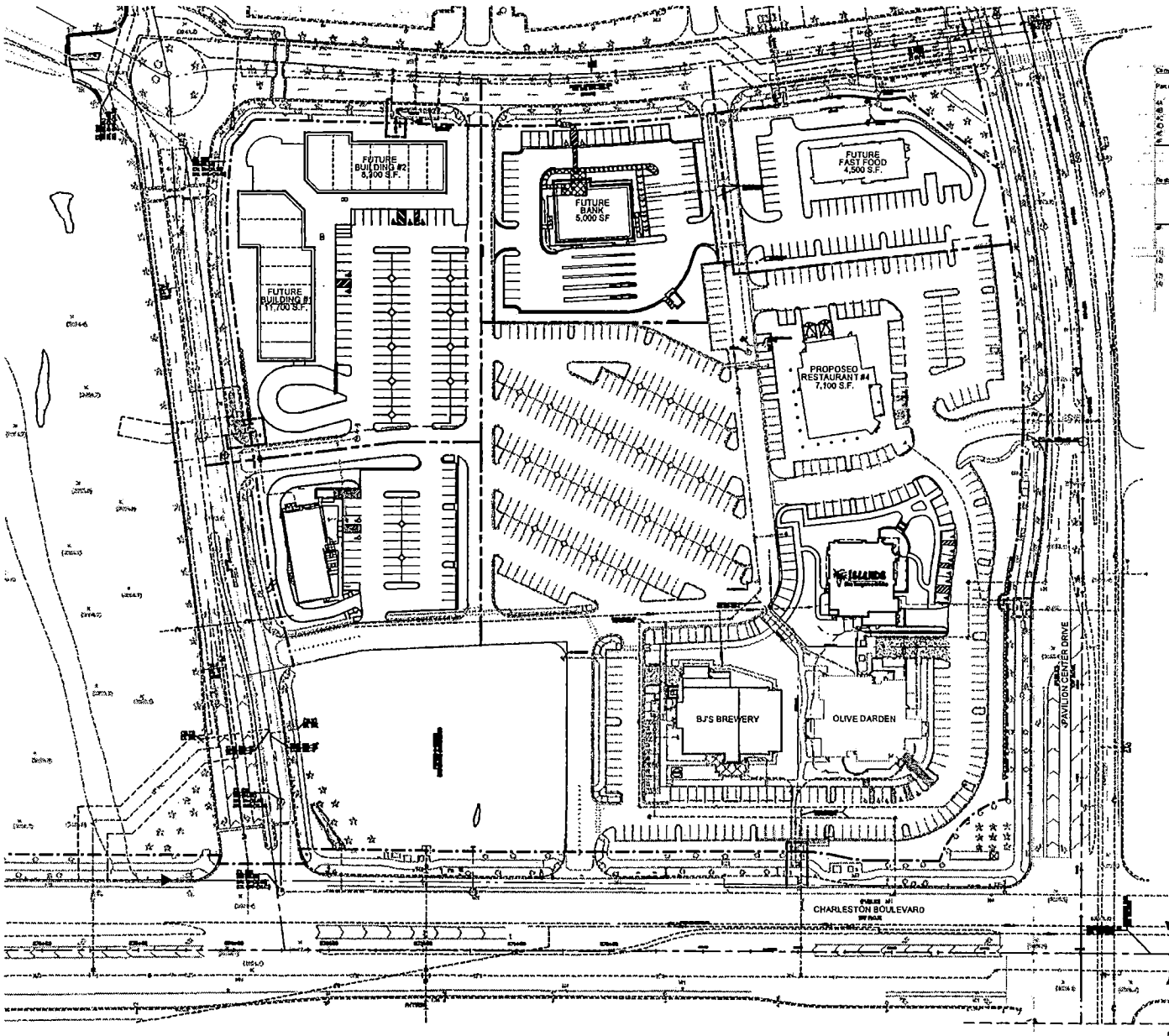
Subscribed and sworn before me

This 3 day of February, 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



RESTAURANT PARKING TABULATION

Cimarron Eastside Parcel 8 - PARCEL SUMMARY - Current Revision

revised 3.19.04 sm

Parcel Use	Bldg Size Public	Support	Patio	Total	Required (sf) per Code/1000	Actual	Code/1000
4A Vacant (a)	n/a			0			
4B Burger King	2,700	2,700	0	5,400	38	9.74	45 11.54
4C Total - Shops (b)	25,000			25,000	139	4.00	115 4.12
4D Wells Fargo	5,000			5,000	28	5.00	45 9.00
4E Fine Parcel (4)	7,000	10,000	450	7,000	64	9.84	91 13.00
4F Restaurants (total)	11,500	5,000	1,500	31,000	462	14.15	514 16.58
	50,900	31,700	2,000	73,600	662	9.28	774 10.47

Restaurant area (note)	Patron	Support	Patio	Total	Required (sf)
Cimgon	4845	3515	600	9000	127
Islands	2640	2660	450	5972	77
Olive Garden	4325	3727	339	8543	121
BJ's Brewery	5154	2772.0 enclosed		8131	127
4F Restaurants	17564	12486	1917	31961	452 514

NOTES

(1) Herbst parcel is sold and not included in parking count as listed. Herbst designs are best to conceptually set park on their parcel

(2) Required Parkings calculated based on City of Las Vegas and Summerlin Development Standards dated May 28, 1975

Public Areas: 1 car/50 sf, Support area: 1 car/200 sf, Patio: 1 car/50 sf

(3) Trust Shops are assumed Restricts at 1 car/250 sf. They are allowed to 15 spaces in addition to 115 on their parcel.

(4) Fine Parcel is not yet designed. Assume 45% parcel space plus use of 15 off parcel spaces. Allows Food uses min 12500 sf public space, 8000 sf service space and 450 sf patio

NORTH

0 50' 100' 200'

SCALE: 1"=50'-0"

ISLANDS Fine burgers & drinks ISLANDS RESTAURANTS, INC.

SUMMERLIN CENTER
Summerlin, Nevada

Applicant: Islands Restaurants, L.P.
5750 Fleet Street, Suite 120
Carlsbad, CA 92008
Phone: (760) 268-1600
Fax: (760) 918-1500

Architect: Lee & Sakahara Architects AIA
6280 S. Valley View Blvd. Suite 116
Las Vegas, NV 89118
Gary Congdon, AIA
License No. 1203

OVERALL SITE PLAN

LEE & SAKAHARA ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16692 VON KARMAN AVE., SUITE 300
IRVINE, CALIFORNIA 92606-4927
PH: 949.261-1102 F: 949.261-1114

lee sak

Project Number 03112 February 3, 2004

ATTACHED XREFS: CDBase, Y3TD-XSP, Y3TD-XTB-2A3S
Date: Feb 20, 2004, 4:22pm - Drawing Path:2003\Y3TD - Islands Summerlin NV\Dwgs\Concept\ Y3TD-A1 OVERALL-2A3S.dwg

SUP-3984
04-08-04 PC

UTILITY REQUIREMENTS:

①	Electrical:	(2) 4" Conduits (or as required by Utility Company) 120/208 Volts - 3 Phase Main Service: 4 Wire - 800 Amps
②	Water:	2" Domestic Service and Meter 1" Irrigation Meter (50 PSI min.)
③	Sanitary Sewer:	4" Connection to Building Sanitary 6" Connection to Grease Interceptor
④	Grease Interceptor:	1,500 Gallon minimum (or as required by Local Jurisdiction)
⑤	Natural Gas:	Sufficient for 2,000 CFH load
⑥	Telephone:	4" Conduit with Pullwire 25 Pair Cable minimum
⑦	Cable TV:	2" Conduit
⑧	Fire Sprinkler:	6" Service
⑨	A/C:	30 Tons
⑩	Storm Sewer:	As required for roof and site drainage

ELEVATIONS:

TOP OF BUILDING PARAPETS: 20'-6", 21'-6", 22'-4"
TOP OF ENTRY TOWER: 34'-0"

PARCEL AREA

23,070 S.F. (.53 ACRE)

LANDSCAPING

10,500 S.F. (45.51 % OF SITE)

BUILDING AREA

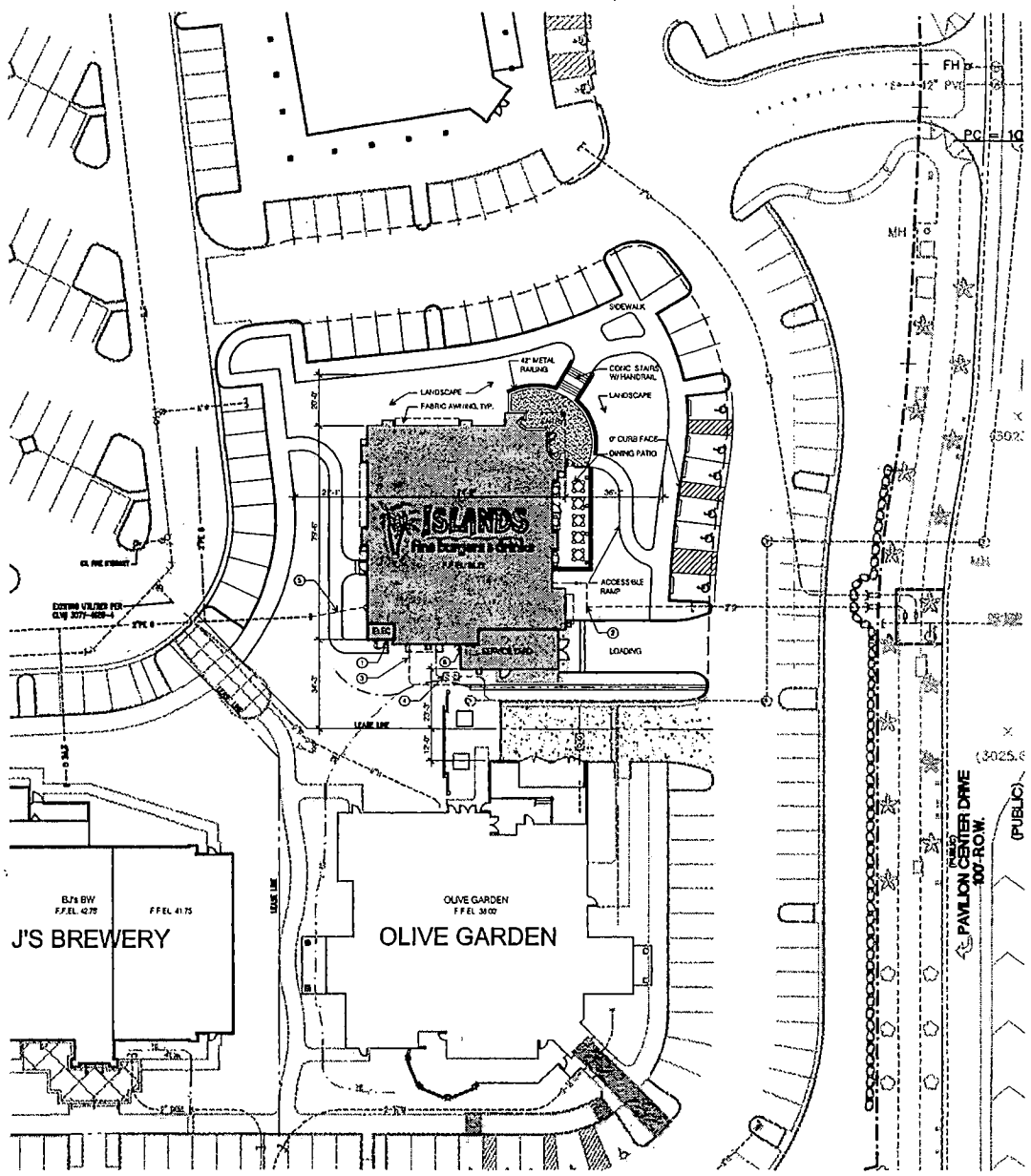
RESTAURANT	5,434 S.F.
ELEC./BOILER/TRASH	564 S.F.
TOTAL	5,998 S.F. (26 % OF SITE)
DINING PATIO	482 S.F.

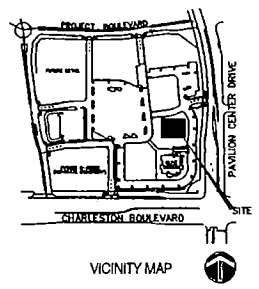
BUILDING LOCATION

NORTHWEST CORNER OF CHARLESTON BOULEVARD AND PAVILION CENTER DRIVE
LAS VEGAS, NEVADA

PARKING SUMMARY

PARKING WILL BE PROVIDED AS REQUIRED BY CODE
(1 SPACE PER 100 S.F. OF RESTAURANT)





VICINITY MAP

DRAWING INDEX

C-3 GRADING PLAN
C-6 SITE CROSS SECTION / DETAILS
SITE PLAN
FLOOR PLAN
EXTERIOR ELEVATIONS

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 5 AS SHOWN BY MAP THEREOF ON FILE IN FILE 126, PAGE 14 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NORTH

0 20' 30' 60'

SCALE: 1"=20'-0"

ISLANDS fine burgers & drinks — ISLANDS RESTAURANTS, INC.

SUMMERLIN CENTER
Summerlin, Nevada

Applicant: Islands Restaurants, L.P.
5750 Fleet Street, Suite 120
Carlsbad, CA 92008
Phone: (760) 268-1900
Fax: (760) 918-1500

Architect: Lee & Sakahara Architects AIA
5280 S. Valley View Blvd. Suite 116
Las Vegas, NV 89118
Gary Congdon, AIA
License No. 1203

SITE PLAN

LEE & SAKAHARA ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
168 AVON KANAN AVE., SUITE 300
IRVINE, CA USA 92606-4927
PH: 949 261-1100 F: 949 261-1144

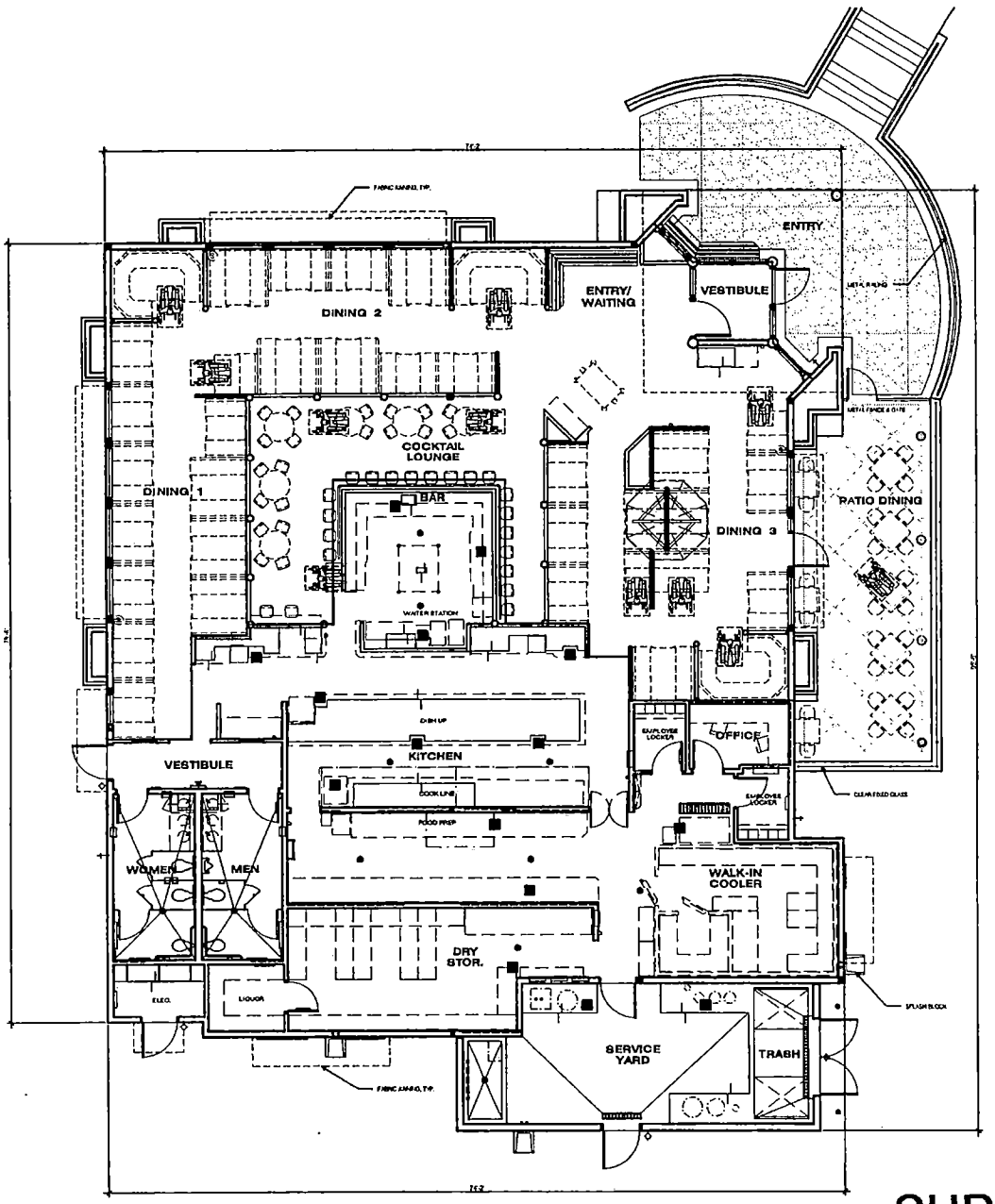
lee sak

Project Number: Y3113

February 9, 2004

SUP-3984
04-08-04 PC

ATTACHED XREFS: CdBase: Y3113-XSP- Y3113-A1B-24X36
Date: Feb 20, 2004, 4:25pm - Drawing: R:\2003\Y3113 - Islands Summerlin NV\Dwgs\Concept\ Y3113-A1-24X36.dwg



BUILDING AREA TABULATION

RESTAURANT	2,640 S.F.
BACK OF HOUSE	2,850 S.F.
SERVICE YARD	508 S.F.
TOTAL	5,998 S.F.
DINING PATIO	482 S.F.

NORTH

0 4' 8' 16'

SCALE: 3/16"= 1'-0"

ISLANDS RESTAURANTS, fine burgers & drinks INC.

SUMMERLIN CENTER
Summerlin, Nevada

Applicant: Islands Restaurants, L.P.
5750 Fleet Street, Suite 120
Carlsbad, CA 92009
Phone: (760) 268-1600
Fax: (760) 919-1500

Architect: Lee & Sakahara Architects AIA
6290 S. Valley View Blvd. Suite 116
Las Vegas, NV 89118
Gary Congdon, AIA
License No. 1203

FLOOR PLAN

LEE & SAKAHARA ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
15242 VON KARMAN AVE., SUITE 200
IRVINE, CA USA 92606-4927
PH 949 261-1100 F 949 261-1144

lee sak

Project Number: Y313 February 2, 2004

SUP-3984
04-08-04 PC

ATTACHED XREFS: Y313DFLT; Y313DFINFURN; Y313-PATIO
Date: Feb 20, 2004, 4:59pm - Drawing: P:\2003\Y313 - Islands Summerlin NV\Dwgs\Concept\ Y313-A2-24038.dwg



SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4
NORTHWEST CORNER OF CHARLESTON BOULEVARD AND PAVILION CENTER DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4
NORTHWEST CORNER OF CHARLESTON BOULEVARD AND PAVILION CENTER DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 05/05/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/5/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that this item was on the One Motion/One Vote, even with the waiver because of the history of the site. In the past this has been a supper club, East Side Mario's and Bennigan's. There have been no issues documented with the proximity to the church. He pointed out that COMMISSIONER DAVENPORT requested that this item be pulled from the One Motion/One Vote agenda. Staff's recommendation was for approval.

MINUTES – Continued:

RITA QUAM, 8621 Robinson Ridge, stated that Chevy's has a liquor license and they are located within the 400 feet. The primary use will be a supper club.

COMMISSIONER DAVENPORT remarked that whenever he sees an application for liquor adjacent to a church he would like to have the item as an open meeting and ask for public comment.

TOM McGOWAN, Las Vegas resident, appeared in support and verified with MR. CLAPSADDLE that the church is adjacent to this parcel. There were three previously approved supper clubs for this particular building.

COMMISSIONER McSWAIN inquired if the church was already there when this was originally approved. MR. CLAPSADDLE replied that the church has been there prior to the applications of East Side Mario's Bennigan's.

COMMISSIONER DAVENPORT affirmed that he does not have a problem with the site or the request. He would like to have a review whenever a request for liquor is adjacent to a church.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:22 – 6:26)

1-800

CONDITIONS:

Planning and Development

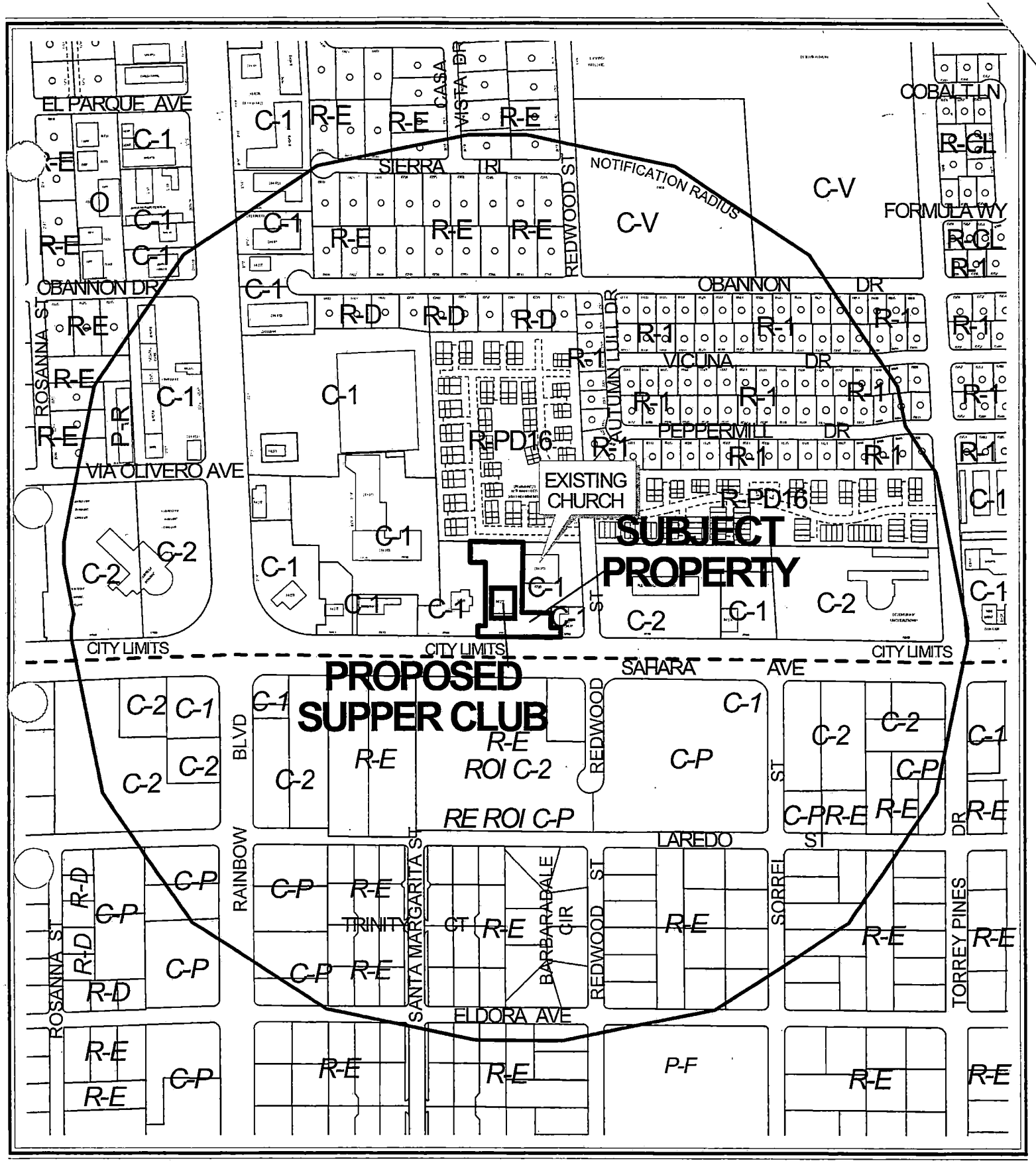
1. Conformance to all Minimum Requirements under Title 19.04.050 for the Supper Club use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0045-88).

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

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

5. A Waiver to the 400-foot separation distance is approved.



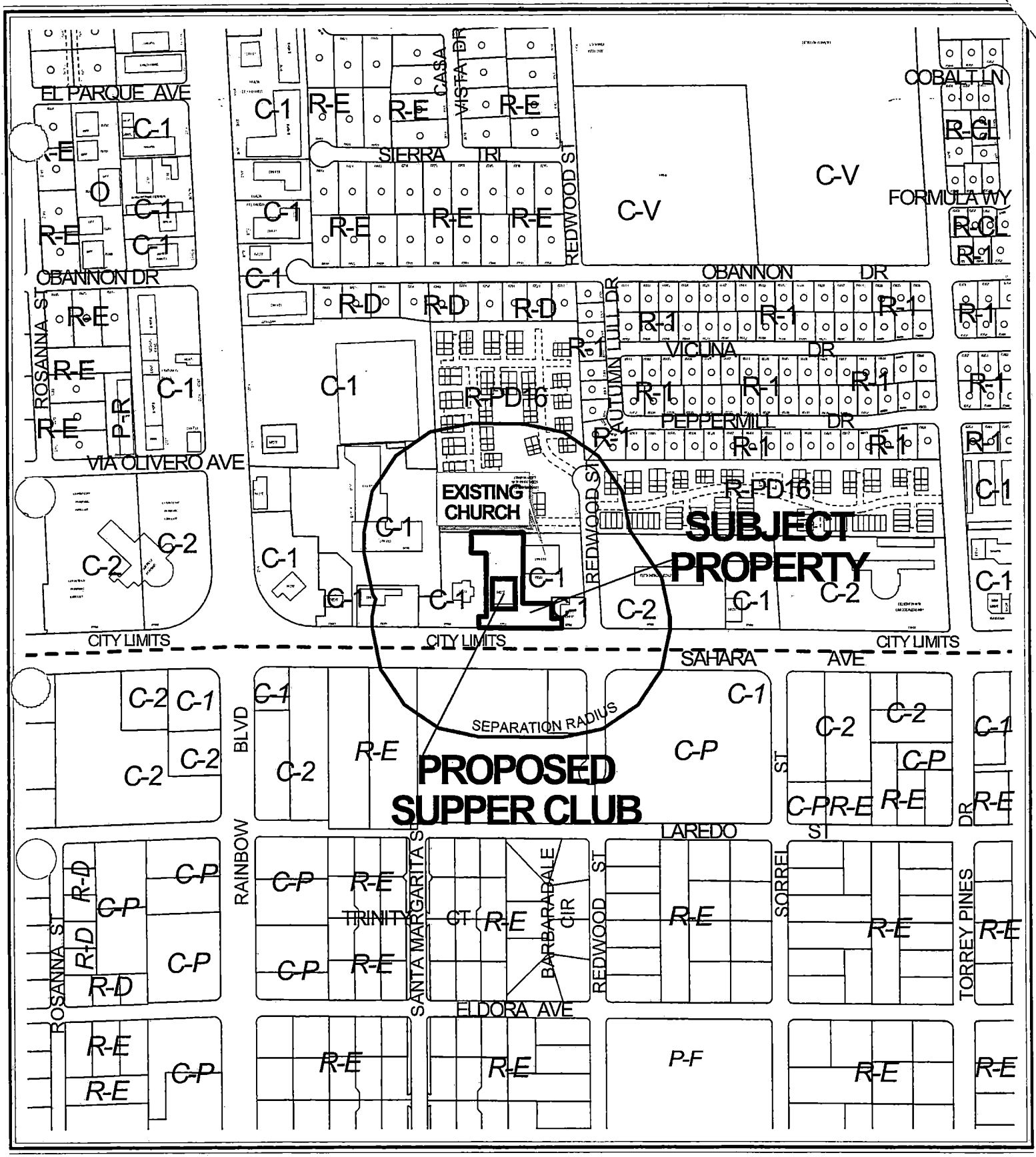
0 300 600 Feet

CASE: **SUP-3986**

RADIUS: 1500 FT

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

N



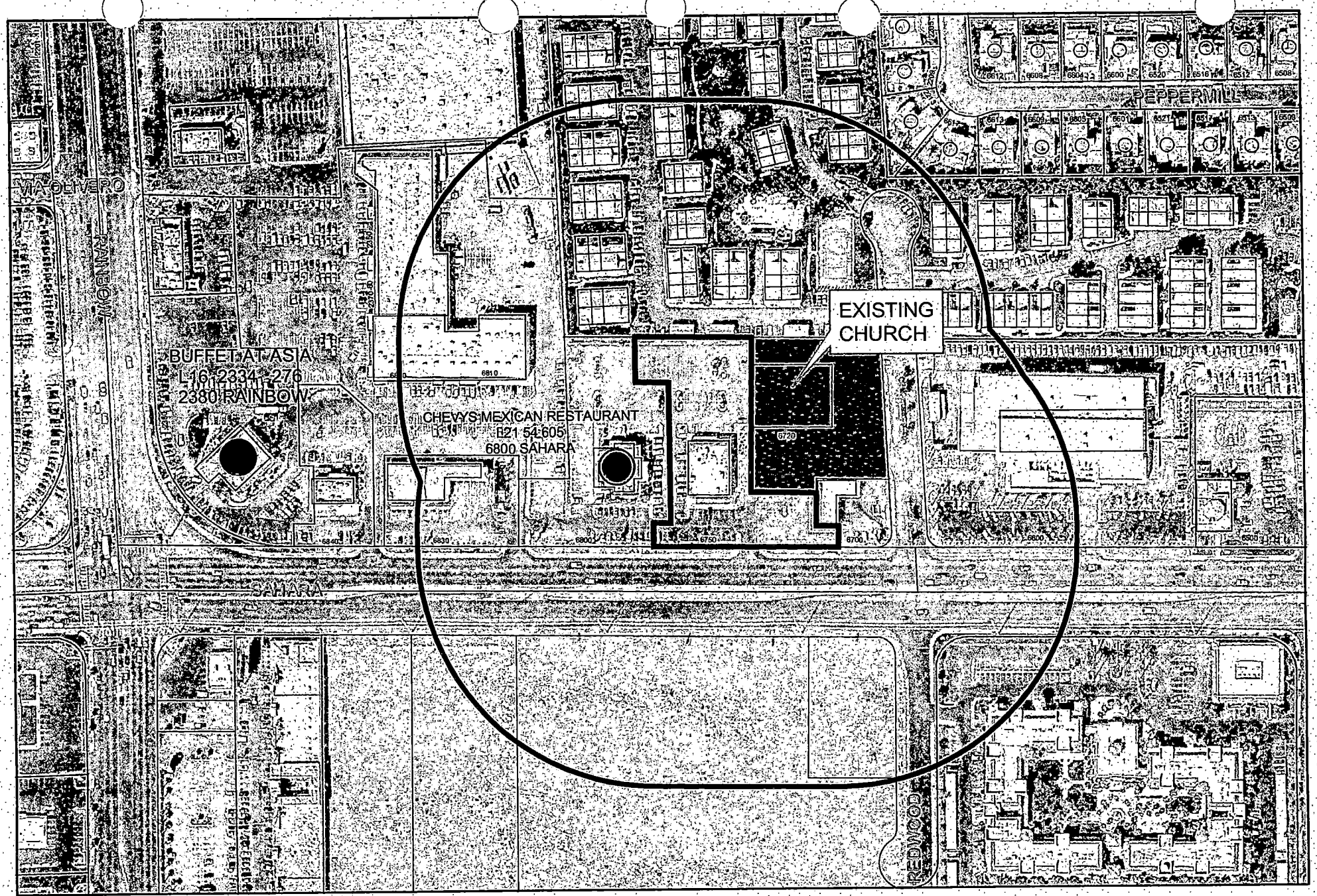
0 300 600 Feet

CASE: **SUP-3986**

SEPARATION RADIUS: 400 FT

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

N



SUP-3986

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: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Supper Club use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0045-88).

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

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

5. A Waiver to the 400-foot separation distance is approved.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a Supper Club and a Waiver from the 400-foot distance separation requirement from an existing church located at 6750 West Sahara Avenue.

B) Applicant's Justification

The building was previously a Supper Club and the existing building façade and interior décor are well suited for the use. The establishment will attract customers not only to the establishment, but also to other businesses within the shopping center.

BACKGROUND INFORMATION

A) Previous Actions

07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) to C-1 (Limited Commercial) for this site as a part of a larger request. The Planning Commission and staff recommended approval on 6/08/88.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the building on the subject site.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval on 4/25/95.
04/08/04	The Planning Commission will consider an unrelated Special Use Permit (SUP-3972) for an Off-Premise (Billboard) Sign. Staff recommends approval.

B) Pre-Application Meeting

02/11/04	Issues discussed included the requirements for the Supper Club use, as well as the acknowledgement that a distance separation waiver would be required due to the location of the adjacent church.

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.50

B) Existing Land Use

Subject Property:	Vacant Building
North:	Condominiums
South:	Automobile Dealership
East:	Auto Repair / Church
West:	Supper Club

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD16 (Residential Planned Development-16 Units per Acre)
South:	C-2 (General Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. The existing C-1 (Limited Commercial) zoning district is consistent with the General Plan designation, and the proposed Supper Club is a permitted use with the approval of a Special Use Permit.

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

FS

Special Notification

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

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and no significant issues were identified.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal. Staff received no comments pertaining to this request.

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	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Supper Club / Seating Area	3,879	1 space / 50 GFA	78	4	78	5
Other Areas	2,446	1 space / 200 GFA	13	0	20	0

The proposal exceeds Title 19 parking requirements.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400 feet from any Church, School, Daycare, or City Park	Adjacent to Church

The proposed Supper Club is adjacent to an existing church, and a Waiver has been requested for relief of the distance separation requirement. The Waiver request is appropriate given the commercial nature of the area and the prior use of the site as a Supper Club.

B) General Analysis and Discussion

- Zoning

  The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial category of the General Plan.

- Use

  Title 19 defines a Supper Club as a restaurant and bar operation with alcoholic beverage sales in which the bar area is separated from the restaurant area by a buffer sufficient to prevent access by minors. Alcohol can only be served within the seating area in conjunction with food, and the restaurant operation shall be the principal portion of the business. The seating accommodates at least one hundred twenty-five persons, and full-course meals are available during all hours the bar area is open to the public. A cook and food server, other than a bartender, shall be available at all times the bar area is open to the public.

- Conditions

  Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

  1. No Supper Club use shall be located within four hundred feet of any church, synagogue, school, childcare facility licensed for more than twelve children or City Park.

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

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

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 Supper Club will be located within an existing building, which had previously been occupied with two Supper Clubs (East Side Mario's and Bennigan's) prior to this request. While there is a church adjacent to the subject parcel, the commercial nature of the area and its location within an established shopping center allows this use to be conducted manner that is harmonious and compatible with existing surrounding land uses, and with future uses as projected by the General Plan.

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

   Two Supper Clubs previously occupied the subject site and it is an ideal location for the proposed use. With the approval of the requested distance separation waiver, the site will be physically suitable for the type of land use proposed.

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

   Access is provided via a drive from West Sahara Avenue, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of 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."**

   The proposed Supper Club use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 236

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3986 APN: 163-02-415-012

Name of Property Owner: RITA QUAM

Name of Applicant: MUSTAFA KAVRUKLAR

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: Rita Quam

Subscribed and sworn before me

This 27 day of January, 2004

Laura A. Salter

Notary Public in and for said County and State

State of Nevada

County of Clark

LAURA A. SALTER
Notary Public, State of Nevada
Appointment No. 01-69891-1
My Appt. Expires Aug.1, 2005

EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-49630-PHX1 DATED 10/20/03 THAT AFFECT THIS SURVEY

ITEM NO. PER ABOVE POLICY

4. PATENT FROM THE UNITED STATES OF AMERICA, BOOK 136, INST. 111355, RECORDED 7/29/57 NO EASEMENTS.

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
BOOK 911231, INST. 00650, RECORDED 12/31/91
MODIFICATIONS IF ANY AS SHOWN IN FOLLOWING:
BOOK 911231, INST. 00652, RECORDED 12/31/91
BOOK 911231, INST. 00653, RECORDED 12/31/91
BOOK 930504, INST. 00958, RECORDED 4/05/93
RE-RECORDED BOOK 940519, INST. 01766, RECORDED 9/19/9
BOOK 930709, INST. 01154, RECORDED 7/09/93
BOOK 951129, INST. 01228, RECORDED 11/29/95

6. EASEMENTS PER FINAL MAP OF RAINBOW/SAHARA (A COMMERCIAL SUBDIVISION) ON FILE IN BOOK 56 OF PLATS, PAGE 14 OF OFFICIAL RECORDS. BLANKET EASEMENTS FOR UTILITIES.

7. PARTY WALL AGREEMENT
BOOK 930709, INST. 01152, RECORDED 7/09/93

8. FILE 79, PAGE 64 OF SURVEYS. NO APPARENT EASEMENTS SHOWN ON THIS MAP.

9. NON-STANDARD SERVICE AGREEMENT WITH LAS VEGAS VALLEY WATER DISTRICT. BOOK 960318, INST. 01357, RECORDED 3/18/96 NO SURFACE EVIDENCE OF WATER SERVICE LINES.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-49630-PHX1 DATED 10/20/03

PARCEL I:

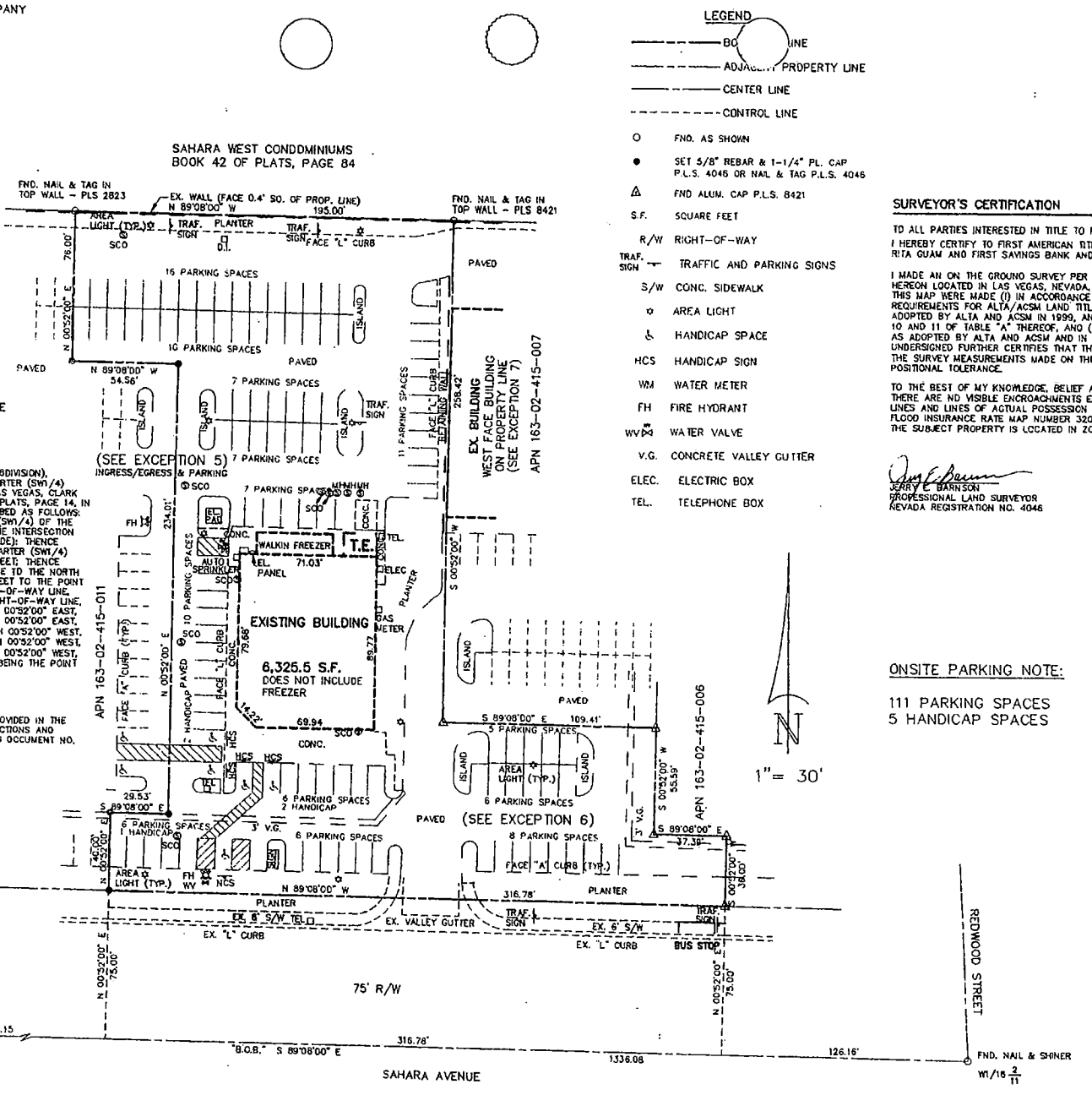
THAT PORTION OF LOT ONE (1) OF RAINBOW/SAHARA (A COMMERCIAL SUBDIVISION), LOCATED AT THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 56 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 2, ALSO BEING THE CENTERLINE INTERSECTION OF SAHARA AVENUE (150 FEET WIDE) AND REDWOOD STREET (60 FEET WIDE); THENCE NORTH 89°08'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) COINCIDENT OF WITH THE CENTERLINE OF SAID SAHARA AVENUE, 126.16 FEET; THENCE NORTH 00°52'00" EAST DEPARTING SAID SOUTH LINE AND SAID CENTERLINE TO THE NORTH RIGHT-OF-WAY LINE OF SAID SAHARA AVENUE (150 FEET WIDE), 75.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°08'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 316.78 FEET; THENCE NORTH 00°52'00" EAST DEPARTING SAID NORTH RIGHT-OF-WAY LINE, 40.00 FEET; THENCE SOUTH 89°08'00" EAST, 29.53 FEET; THENCE NORTH 00°52'00" EAST, 234.01 FEET; THENCE NORTH 89°08'00"WEST, 54.56 FEET; THENCE NORTH 00°52'00" EAST, 78.00 FEET; THENCE SOUTH 89°08'00" EAST, 195.00 FEET; THENCE SOUTH 00°52'00" WEST, 258.42 FEET; THENCE SOUTH 89°08'00"EAST, 109.41 FEET; THENCE SOUTH 00°52'00" WEST, 55.59 FEET; THENCE SOUTH 89°08'00" EAST, 37.39 FEET; THENCE SOUTH 00°52'00" WEST, 36.00 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE SAME BEING THE POINT OF BEGINNING.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS PROVIDED IN THE DECLARATION OF CONSTRUCTION AND OPERATION COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED DECEMBER 31, 1991 IN BOOK 911231 AS OCCUMENT NO. 00650, CLARK COUNTY, RECORDS.

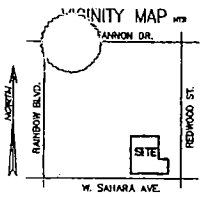
NOTE:

PER THE ABOVE DESCRIPTION AND THIS SURVEY THIS PROPERTY CONTAINS 85,850.58 SQUARE FEET OR 1.5117 ACRES MORE OR LESS.



LEGEND

———	BOUNDARY LINE
———	ADJACENT PROPERTY LINE
———	CENTER LINE
- - - - -	CONTROL LINE
O	FND. AS SHOWN
●	SET 5/8" REBAR & 1-1/4" PL. CAP P.L.S. 4046 OR NAIL & TAG P.L.S. 4046
△	FND ALUM. CAP P.L.S. 8421
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
TRAF. SIGN	TRAFFIC AND PARKING SIGNS
S/W	CONC. SIDEWALK
☼	AREA LIGHT
♿	HANDICAP SPACE
HCS	HANDICAP SIGN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
V.G.	CONCRETE VALLEY GUTTER
ELEC.	ELECTRIC BOX
TEL.	TELEPHONE BOX



SURVEYOR'S CERTIFICATION

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY, RITA GUAM AND FIRST SAVINGS BANK AND THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN LAS VEGAS, NEVADA, ON DECEMBER 10, 2003; AND THAT IT AND THIS MAP WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1 THRU 4, 7 a & b, 8, 9, 10 AND 11 OF TABLE "A" THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 32003C2165 D, DATED AUGUST 16, 1995 THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

JERRY E. BARNSON
PROFESSIONAL LAND SURVEYOR
NEVADA REGISTRATION NO. 4046



EXPIRES 12/31/04
12/16/03

ONSITE PARKING NOTE:

111 PARKING SPACES
5 HANDICAP SPACES

SHEET 1 OF 1

SUP-3986
04-08-04 PC

BASIS OF BEARING

S89°08'00"E, BEING THE CENTERLINE OF SAHARA AVENUE AS SHOWN ON FILE 79, PAGE 64 OF SURVEYS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

ALTA SURVEY

FOR

FIRST AMERICAN TITLE INSURANCE COMPANY, RITA GUAM AND FIRST SAVINGS BANK

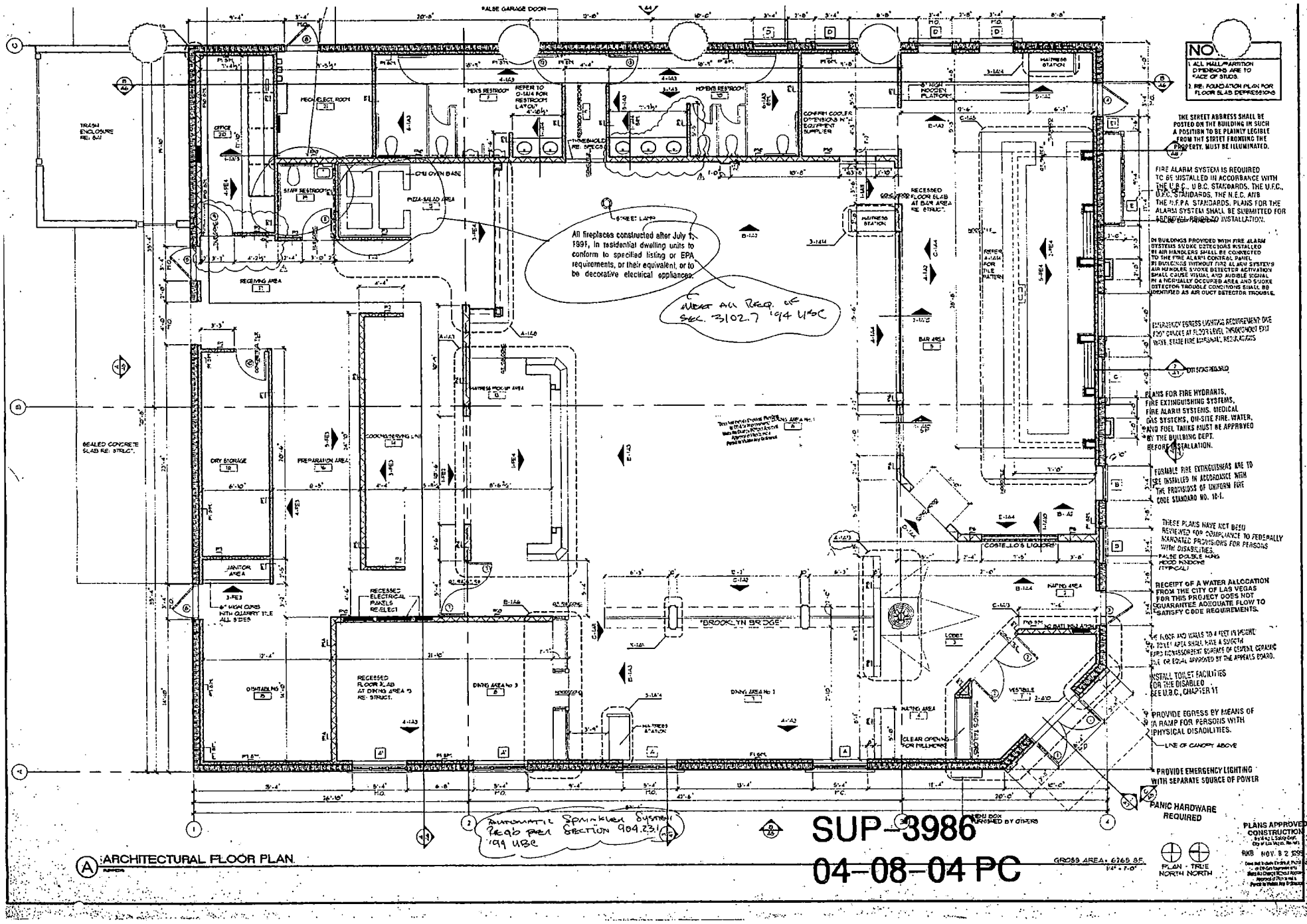
A PORTION OF THE

SW1/4 SW1/4, SECTION 02, T.21S., R.60E., M.D.M.

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BARNSON SURVEYING, INC.
5160 SO. EASTERN AVE., STE. F
LAS VEGAS, NV. 89119
(702) 597-0041

DATE: 12/10/03
SCALE: AS SHOWN
DRAWN BY: JES
JOB #: 882-03



A ARCHITECTURAL FLOOR PLAN.

SUP-3986
04-08-04 PC

GROSS AREA: 6265 SF.
1/4" = 1'-0"

PLAN - TRUE NORTH NORTH

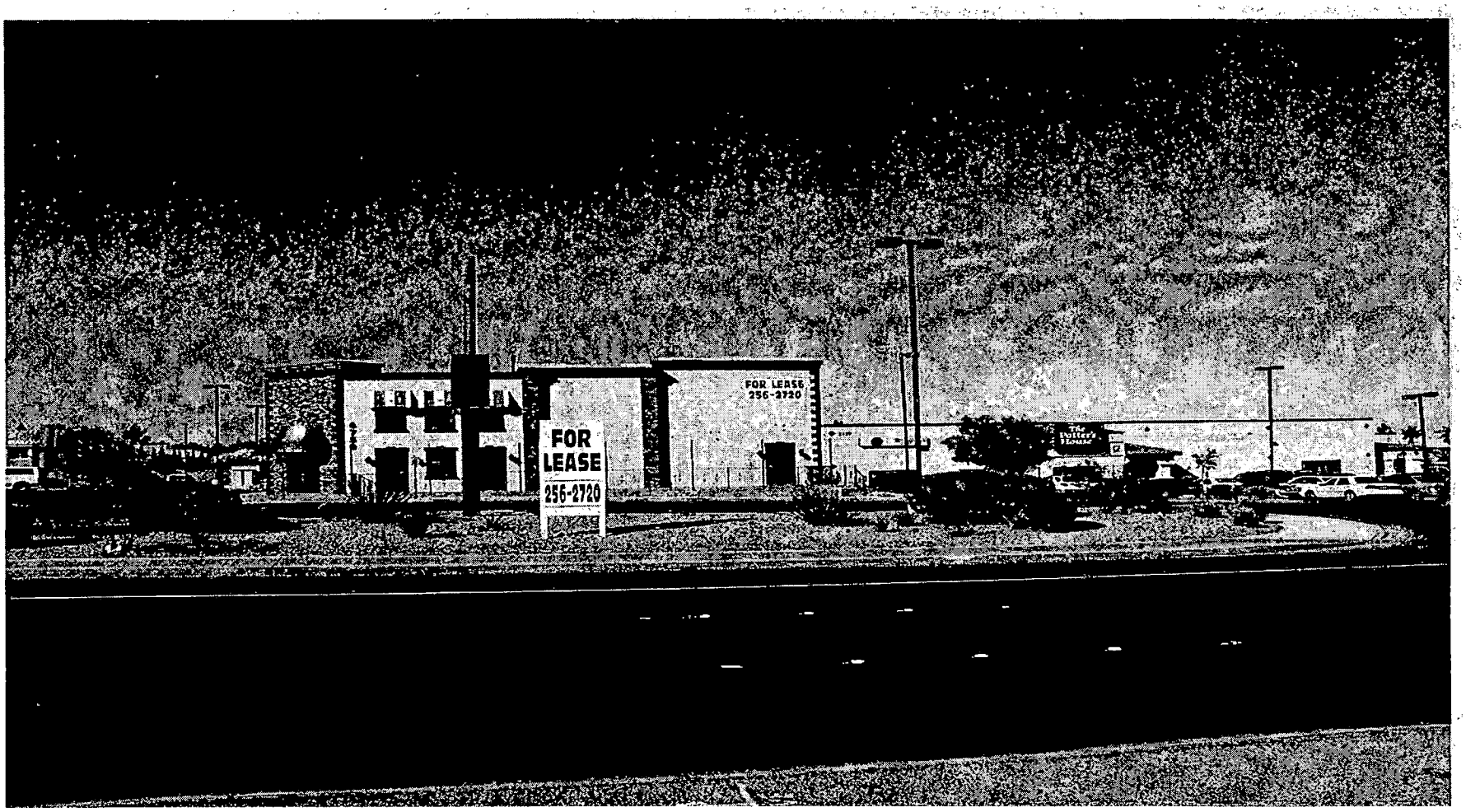
PLANS APPROVED CONSTRUCTION
RKB NOV. 8 2 99

EAST SIDE MARIO'S
W. SAHARA AND RAINBOW BLVD.
LAS VEGAS, NEVADA

FLOOR PLAN

DATE	BY
09-07-99	
REVISED	BY
10-13-99	

A-1



SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST
6750 WEST SAHARA AVENUE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C. 05/05/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/5/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the existing developed site is located at the southwest corner of Charleston Boulevard and Martin Luther King. It will be a drive-thru coffee shop kiosk.

MINUTES – Continued:

The landscape varies between four and 22 feet where 15 feet is required. Staff feels it is appropriate. There is a four-foot wide planter along the south property line next to the existing general retail, and given that this is already developed site with a gas station, staff recommended approval. He indicated that COMMISSIONER DAVENPORT requested that this item be pulled from the One Motion/One Vote.

COMMISSIONER DAVENPORT verified that the waiver is for the landscaping with regards to the parking lot and not for a parking waiver.

DAVID TURNER, Baughman & Turner, 1210 Hinson Street, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:26 – 6:29)

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

CONDITIONS – Continued:

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

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Waivers to the landscape standards of the Code are granted.

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

Public Works

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

CONDITIONS – Continued:

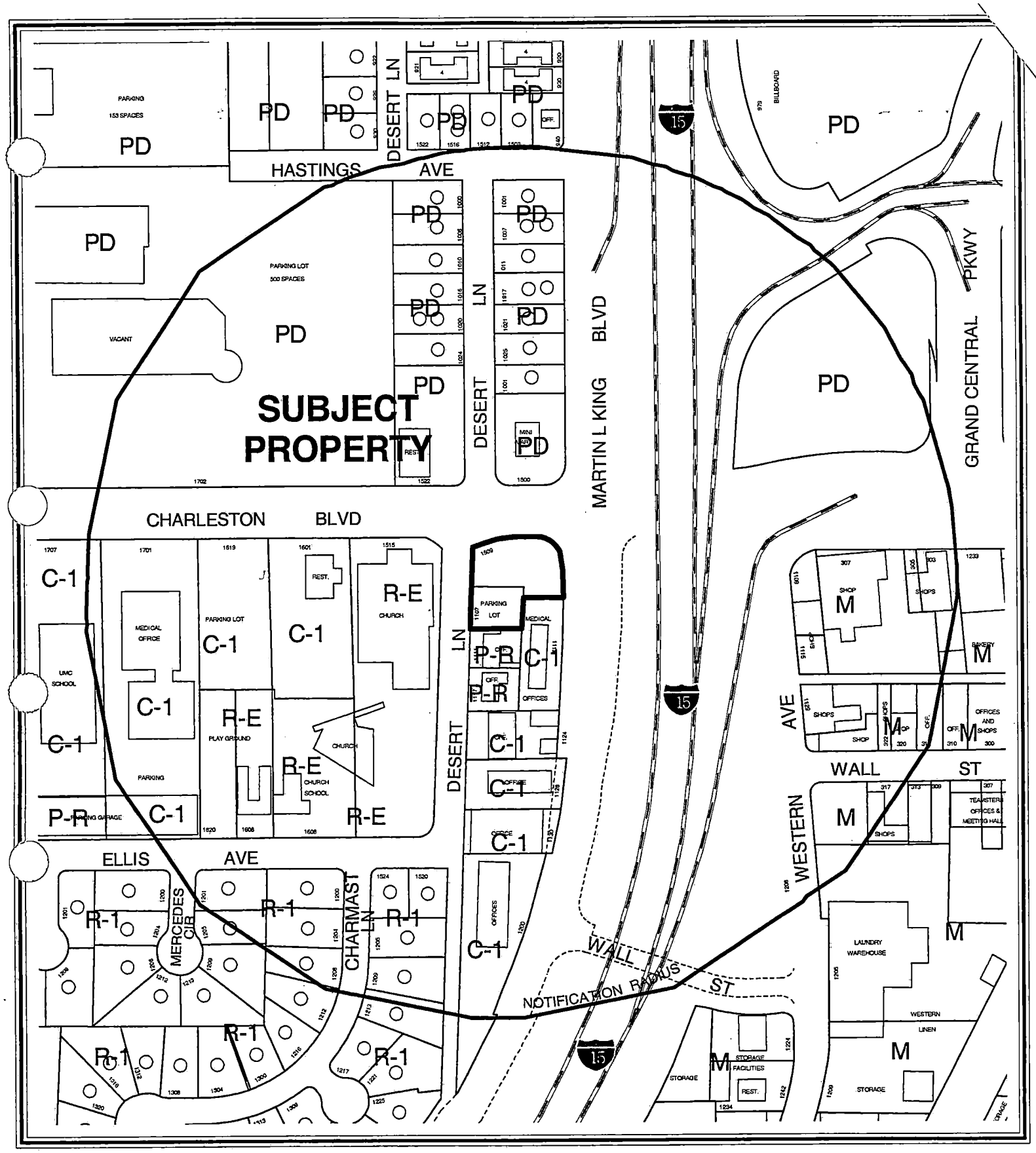
15. Submit an application for an Occupancy Permit for any landscaping or improvements in the Nevada Department of Transportation controlled portions of Charleston Boulevard and Martin L. King Boulevard public rights-of-way adjacent to this site prior to the issuance of any permits.

16. All landscaping installed with this project 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.

17. Obtain an Encroachment Agreement for any landscaping and private improvements in the City of Las Vegas controlled public rights-of-way adjacent to this site.

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

19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and 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 drainageways as recommended.



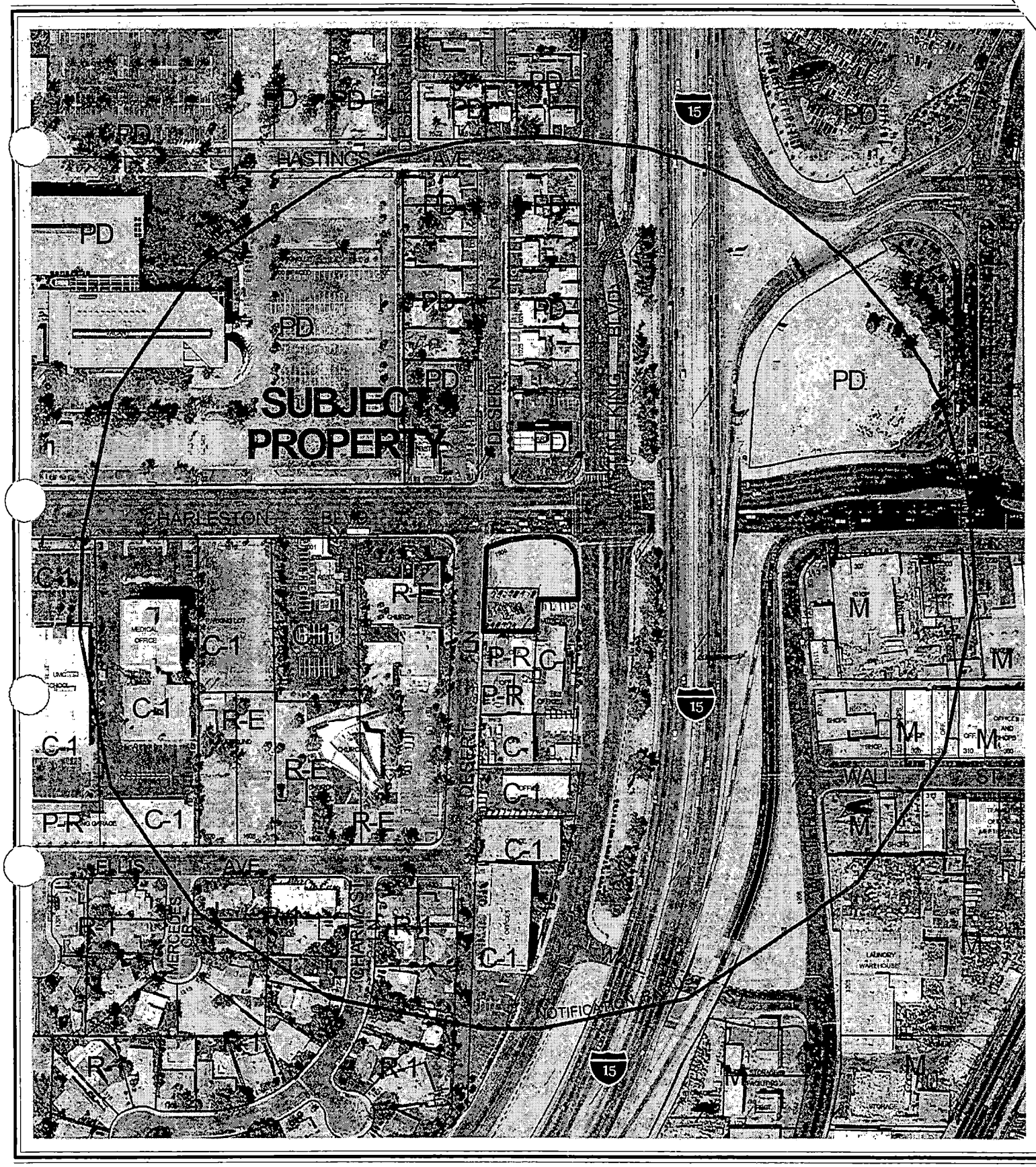
0 100 200 Feet

CASE: SDR-3996

RADIUS: 750 FT

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

N



0 100 200 Feet

CASE: **SDR-3996**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Waivers to the landscape standards of the Code are granted.

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

Public Works

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

15. Submit an application for an Occupancy Permit for any landscaping or improvements in the Nevada Department of Transportation controlled portions of Charleston Boulevard and Martin L. King Boulevard public rights-of-way adjacent to this site prior to the issuance of any permits.

16. All landscaping installed with this project 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.

17. Obtain an Encroachment Agreement for any landscaping and private improvements in the City of Las Vegas controlled public rights-of-way adjacent to this site.

18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and 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 drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a 2,762 square-foot general retail building and a 408 square-foot drive-thru coffee shop with waivers for a reduction of perimeter, parking lot, and sidewalk landscaping on 0.49 acres at 1509 West Charleston Boulevard.

B) Applicant's Justification

The development of this site will enhance and beautify the intersection of Charleston Boulevard and Martin Luther King Boulevard, a highly visible and traveled corridor.

BACKGROUND INFORMATION

A) Previous Actions

09/16/92 The applicant withdrew a request for a Special Use Permit (U-0203-92) to allow coin-operated gaming machines in conjunction with an existing service station. The Zoning Board of Adjustment recommended approval on 8/25/92

B) Pre-Application Meeting

01/14/04 Issues discussed included the various waivers that would be required, and the acknowledgement that many design issues would be addressed by the traffic study.

C) Neighborhood Meetings

A neighborhood meeting is not required for Site Development Plan Review applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.59

B) Existing Land Use

Subject Property:	Vacant
North:	Convenience Store
South:	Medical Office
East:	MLK Blvd / Interstate 15
West:	Church

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	MLK Blvd / Interstate 15
West:	O (Office)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	PD (Planned Development)
South:	C-1 (Limited Commercial)
East:	MLK Blvd / Interstate 15
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the southeast Sector Map of the General Plan. The proposed C-1 (Limited Commercial) zoning district is consistent with the General Plan designation, and the proposed retail store and drive thru coffee shop are permitted uses.

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

The project does not fall within any special districts or zones.

PROJECT DESCRIPTION

The site consists of a 2,762 square-foot general retail building and a 408 square-foot drive-thru coffee shop. Access to the site is provided via a drive from Desert Lane, a 60-foot Collector Street, and Martin Luther King Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. There are 20 parking spaces on site, and there are four stacking lanes to accommodate the coffee shop drive-through.

The proposal is deficient in the required amount of perimeter, parking lot, and sidewalk landscaping. Along the north and east property lines, planter widths vary between three and 22 feet where 15 feet is required. Along the south property line the plan depicts a four-foot planter where eight feet is required. Sidewalks along arterial streets one hundred feet

and wider require a separation from the back of the street curb by a minimum of five feet of landscaped buffer area. The plan shows no landscaping in this required area. For parking lots, one tree is required for every sixth parking space, but no trees have been provided. Waivers have been requested for the aforementioned deficiencies.

The building elevations depict aesthetically pleasing buildings that are compatible with the surrounding development.

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 Width	100 Feet	156 Feet	Y
Min. Setbacks			
• Front	20 Feet	22 Feet	Y
• Side	10 Feet	13 Feet	Y
• Corner	15 Feet	32 Feet	Y
• Rear	20 Feet	88 Feet	Y
Max. Lot Coverage	50 %	< 50 %	Y
Max. Building Height	2 Stories / 35 Feet	26 Feet	Y
Trash Enclosure	Roofed / Enclosed	Roofed / Enclosed	Y
Loading Zone	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

The proposal meets or exceeds Title 19 development standards.

A2) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Retail	2,763 SF	1 / 175 GFA	15	1	15	1
Coffee Shop	408 SF	1 / 100 GFA	4	0	4	0

The project meets Title 19 parking standards.

FS

A3) 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	4 Trees	0 Trees
Buffer:			
• Min. Trees (Street)	1 Trees / 20 Linear Feet	17 Trees	17 Trees
• Min. Trees (Perimeter)	1 Trees / 30 Linear Feet	9 Trees	16 Trees
• Min. Zone Width	8 Feet		3 Feet

The proposal is deficient in the required amount of perimeter, parking lot, and sidewalk landscaping. Along the north and east property lines, planter widths vary between three and 22 feet where 15 feet is required. Along the south property line the plan depicts a four-foot planter where eight feet is required. For parking lots, Title 19 requires one tree for every six parking spaces, but no trees have been provided. Waivers have been requested for the aforementioned deficiencies.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

- Site Plan

The site consists of a 2,762 square-foot general retail building and a 408 square-foot drive-through coffee shop. Access to the site is provided via a drive from Desert Lane, a 60-foot Collector Street, and Martin Luther King Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. There are 20 parking spaces on site, and there are four stacking lanes to accommodate the coffee shop drive-thru. It is noted that the possible expansion of Interstate 15 may affect the subject site in the future.

- Waivers

Waivers for reduction of perimeter, parking lot, and sidewalk landscaping have been requested.

- Landscape Plan

  The proposal is deficient in the required amount of perimeter, parking lot, and sidewalk landscaping. Along the north and east property lines, planter widths vary between 3 and 22 feet where 15 feet is required. Along the south property line the plan depicts a four-foot planter where 8 feet is required All planters are planted with 42-inch box Palms, 42-inch box Eastern Redbuds, 42-inch box Alepo Pines, and 48-inch box Italian Cypress trees. Sidewalks along arterial streets one hundred feet and wider require a separation from the back of the street curb by a minimum of five feet of landscaped buffer area. The plan shows no landscaping in this required area. For parking lots, one tree is required for every sixth parking space, but no trees have been provided. Waivers have been requested for the aforementioned deficiencies.

- Elevation

  The building elevations depict the retail building as being between 19 and 26 feet high, with both a flat and pitched roof, and a stucco exterior. At its highest point, the coffee shop is approximately 19 feet high. The building consists of several flat roofs of varying height, and a metal and stucco exterior.

- Floor Plan

  The floor plans are typical of those for a general retail building and a coffee shop.

FINDINGS

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

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

   The proposed development is in a predominantly commercial area along a major arterial and in close proximity to Interstate 15. The proposed drive-through coffee shop and retail store are compatible with development in the area.

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

   With the approval of the requested landscape waivers, the development will be consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly adopted City Plans, policies and Standards.

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

   Access to the site is provided via a drive from Desert Lane, a 60-foot Collector Street, and Martin Luther King Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposal exceeds Title 19 tree standards as the perimeter trees are up to 48-inch box in size, where only 24-inch box trees are required. With the approval of the requested landscape waivers, the building and landscape materials will be appropriate for this area and for the City.

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

   The building elevations for the proposed retail building and drive-thru coffee shop are not unsightly and will be harmonious and compatible with development in the area.

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

   The proposed retail building and drive-thru coffee shop will be subject to regular inspections and therefore will not compromise the public health, safety, and welfare.

NOTICES MAILED 53

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3996 APN: 162-04-501-001, 162-04-501-002

Name of Property Owner: EQUILON ENTERPRISES, LLC

Name of Applicant: FIRST STREET VENTURES, LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Charles T. Badrick

Print Name: Charles T. Badrick Attorney-in-Fact

Subscribed and sworn before me

This 23rd day of February, 2004

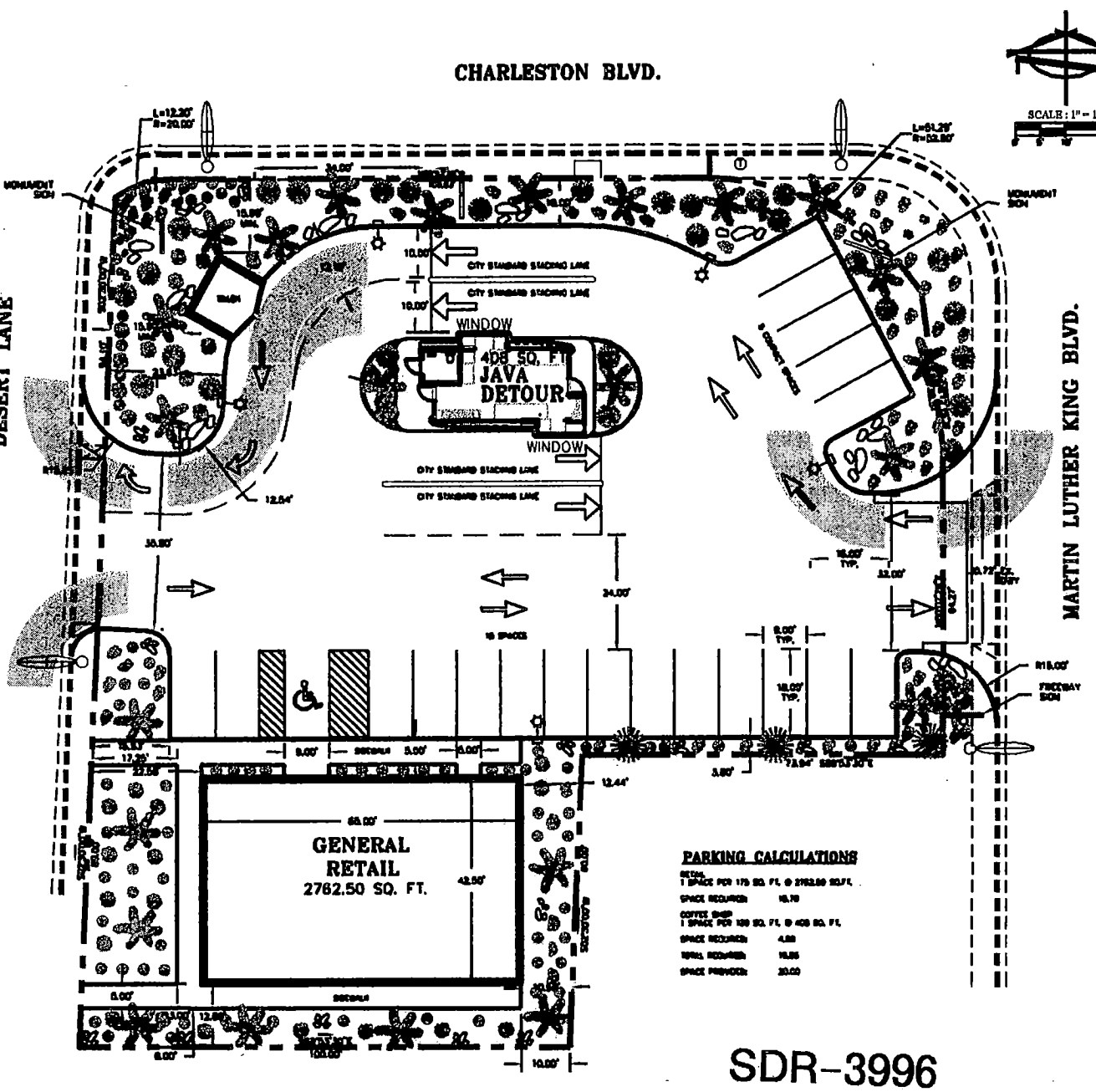
Beverly J. Klug

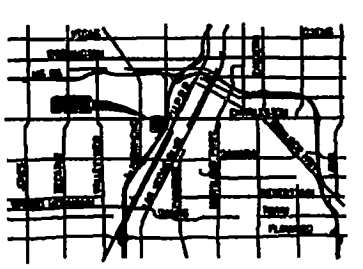
Notary Public in and for said County and State

BEVERLY J. KLUG
Notary Public, State of Texas
My Commission Expires
June 18, 2005

Revised 2/12/02

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





LEGEND

TURNING RADIUS AREA
BUILDING LINE
PROPERTY LINE
ROW LINE
CENTER LINE
BACK OF CURB
FACE OF CURB
EASEMENT LINE
SUBDIVISION LINE
FOUND MONUMENT AS DESCRIBED
MONUMENT FOUND
SET 5/8" REBAR/RLCAP= PLS 7777
STREET LIGHT
AREA LIGHT
TRAFFIC SIGNAL BOX
S/S MANHOLE
FIRE HYDRANT
WATER VALVE
GAS VALVE
SANITARY SEWER
VAULT
RIGHT-OF-WAY
SQUARE FEET
WATER METER
WATER CABINET/BACKFLOW PREVENTER
TELEPHONE
ASSESSOR'S PARCEL NUMBER
NOT TO SCALE
LINE SEGMENT DATA
CURVE SEGMENT DATA

PARKING CALCULATIONS

RETAIL
1 SPACE PER 175 SQ. FT. @ 2762.50 SQ.FT.
SPACE REQUIRED 15.78
COFFEE SHOP
1 SPACE PER 100 SQ. FT. @ 408 SQ. FT.
SPACE REQUIRED 4.08
TOTAL REQUIRED 19.86
SPACE PROVIDED 20.00

LEGAL DESCRIPTION

THE LAND REFERRED TO IN NEVADA TITLE COMPANY'S PRELIMINARY TITLE REPORT NO. [illegible], 3RD AMENDMENT, IS SITUATED IN THE EAST HALF (E 1/2) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING

A BEARING OF [illegible] BETWEEN THE CENTERLINE OF CHARLESTON BOULEVARD LOCATED IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M., AS SHOWN ON THAT CERTAIN MAP OF "VILLA COUNTRY" RECORDED IN BOOK 3, PAGE 61 OF PLATS, ON FILE IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

FLOOD ZONE INFORMATION

BASED ON FEMA FLOOD INSURANCE RATE MAP FOR CLARK COUNTY, NEVADA AND INCORPORATED AREAS, PANEL [illegible] OF [illegible], MAP NUMBER [illegible] EFFECTIVE DATE SEPTEMBER 5TH, 2003

CURRENT ZONING INFORMATION

ZONED C-1

DISCLAIMER NOTE

[illegible]

Call before YOU DIG
1-800-227-2600

Call before YOU DIG OVERHEAD
1-800-227-2600

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS
LAS VEGAS, NEVADA 89102
(702) 878-4777

PREPARED FOR:
JDCO, INC.

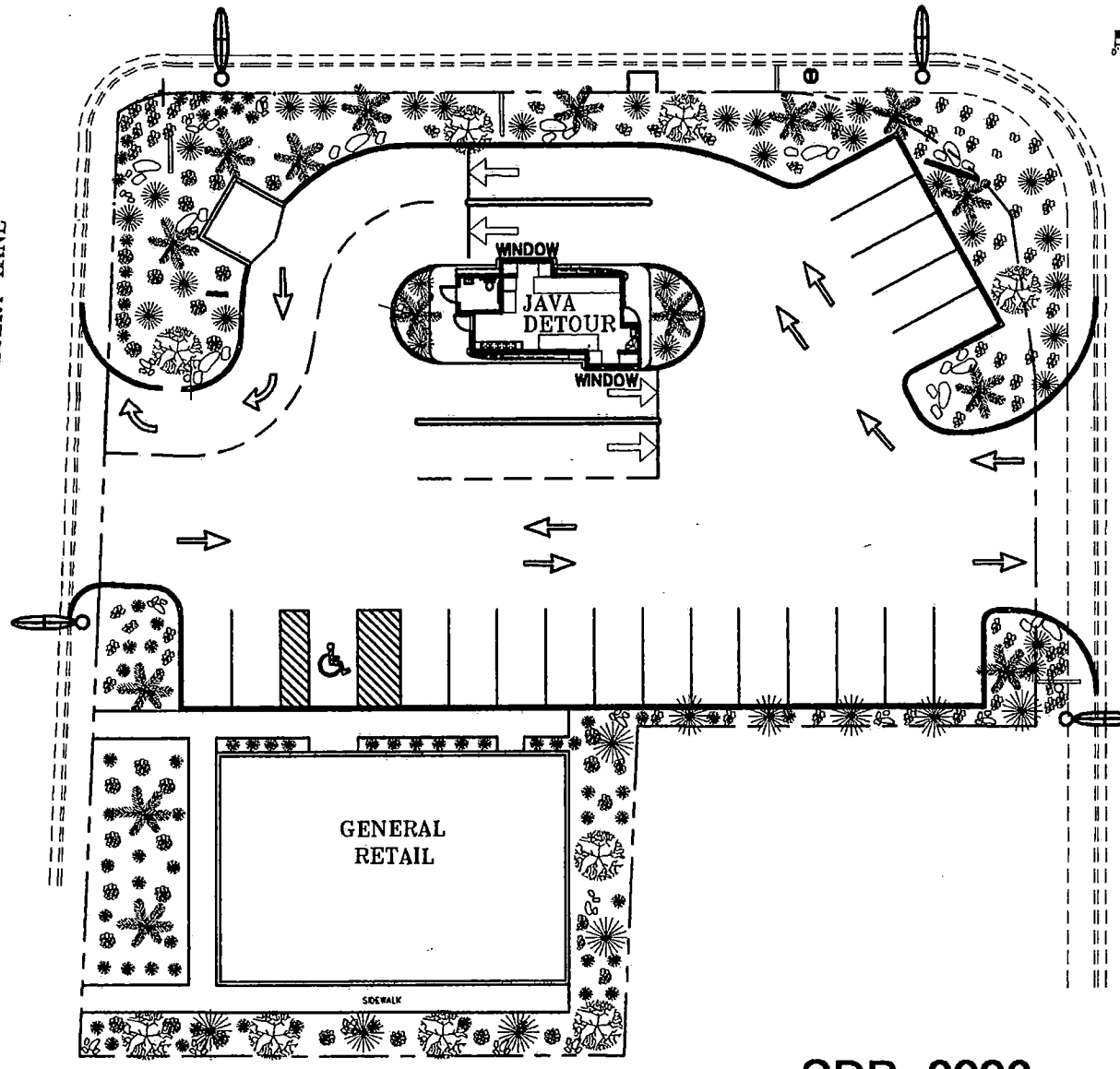
JAVA DETOUR
SITE PLAN
SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.
CITY OF LAS VEGAS CHARLESTON BLVD.

SHEET
ST-1
1 OF 1

SDR-3996
04-08-04 PC

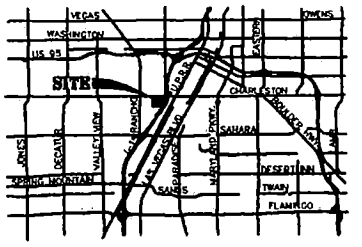
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CHARLESTON BLVD.



MARTIN LUTHER KING BLVD.

SCALE : 1" = 10'



VICINITY MAP
NOT TO SCALE

LEGEND

- BUILDING LINE
- BOUNDARY LINE
- ROW LINE
- CENTER LINE
- BACK OF CURB
- FACE OF CURB
- EASEMENT LINE
- DIMENSION LINE

- 42" BOX MATURE PALM
- 42" EASTERN REDBUD OR ALEPO PINE
- 48" BOX MATURE ITALIAN CYPRESS
- 12" LAVENDER-MUNSTEAD OR COREOPSIS-BADY SUN
- 12" TO 48" BOULDERS-ROCK
- 6" PURPLE WINTERCREEPER EUONYMUS OR PERIWINKLE VINCA MINOR

NOTE:
ALL RECOMENDED PLANTS AND TREES ARE RECOMENDED FOR ZONES 8 TO 10. LAS VEGAS IS CONSIDERED ZONE 9, EQUIVALENT PLANTS OR TREES MAIGHT BE USED UPON AVAILABILITY.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN NEVADA TITLE COMPANY'S, PRELIMINARY TITLE REPORT NO. A0-02-0105 DTL, 2ND AMENDMENT, IS SITUATED IN THE EAST HALF (E 1/2) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING

S 89°13'02" E, BEING THE CENTERLINE OF CHARLESTON BOULEVARD LOCATED IN SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON THAT CERTAIN MAP OF "ELLIS ESTATES" RECORDED IN BOOK 2, PAGE 81 OF PLATS, ON FILE IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

FLOOD ZONE INFORMATION

ZONE "X" PER F.I.R.M. MAP FOR CLARK COUNTY, NEVADA AND INCORPORATED AREAS, PANEL 2545 OF 4000, MAP NUMBER 32003C2170 E, EFFECTIVE DATE SEPTEMBER 27, 2002

CURRENT ZONING INFORMATION

ZONED C-1

DISCLAIMER NOTE

before you Call Dig

before you Call OVERHEAD

PREPARED FOR:
JDCO, INC.

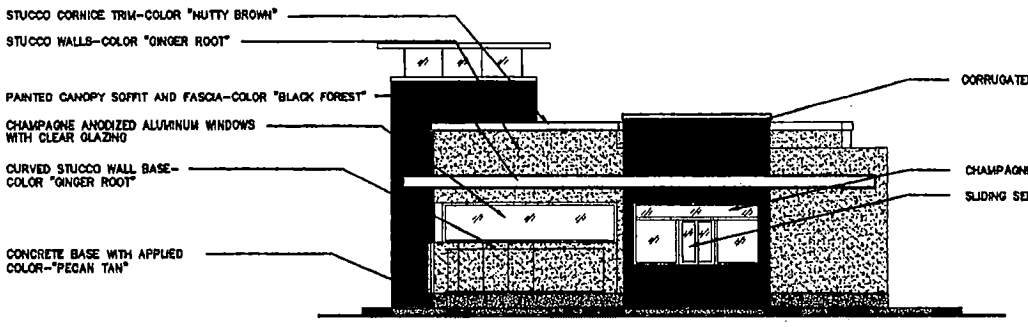
BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LAS VEGAS, NEVADA, 89102
(702) 384-4777

JAVA DETOUR
LANDSCAPE PLAN
SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M. N.
CITY OF LAS VEGAS
CLARK COUNTY, NEVADA
CHARLESTON BLVD.

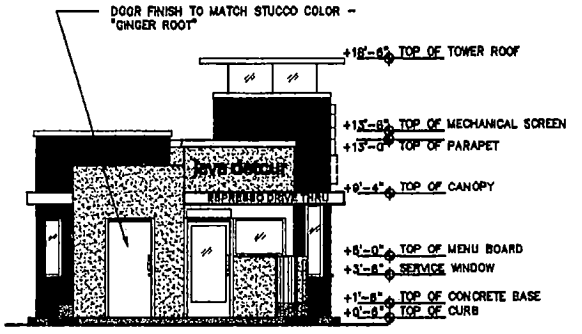
LS-1

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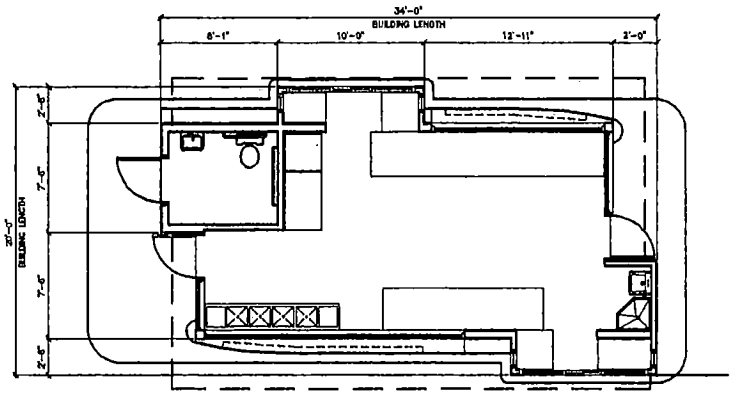
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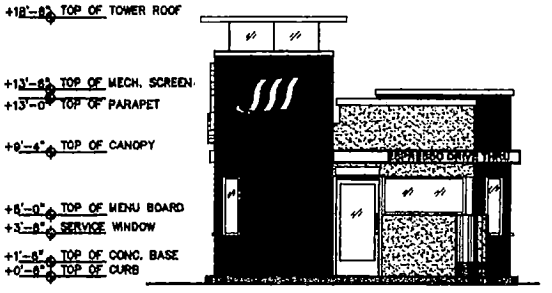


3) SOUTHWEST ELEVATION FACING INTERIOR OF LOT

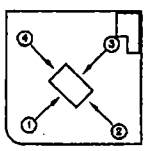


4) SOUTHEAST ELEVATION

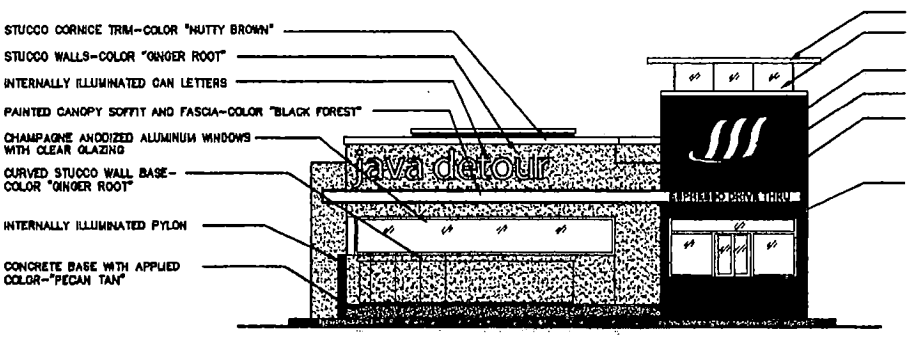




2) NORTHWEST ELEVATION



KEY PLAN

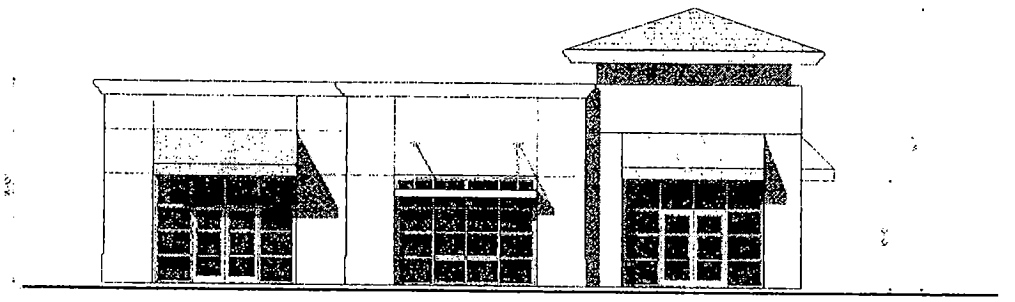


1) NORTHEAST ELEVATION

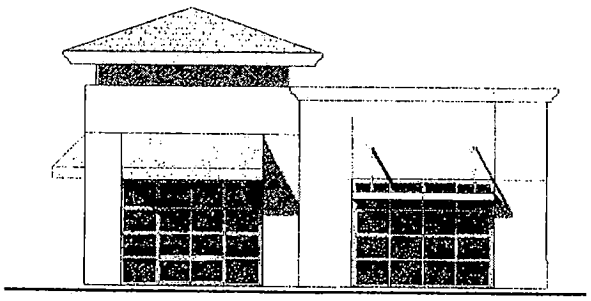
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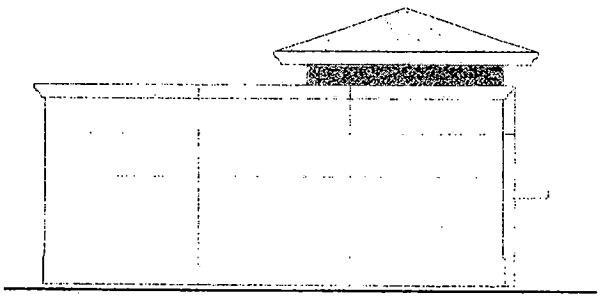
MONIGHAN 710 12th street | sacramento, ca | 95814 T 916.448.1901 | F 5701 | www.monighan.com	Java Detour Las Vegas, CA	Planning Design Review February 23, 2004	A1 SHEET



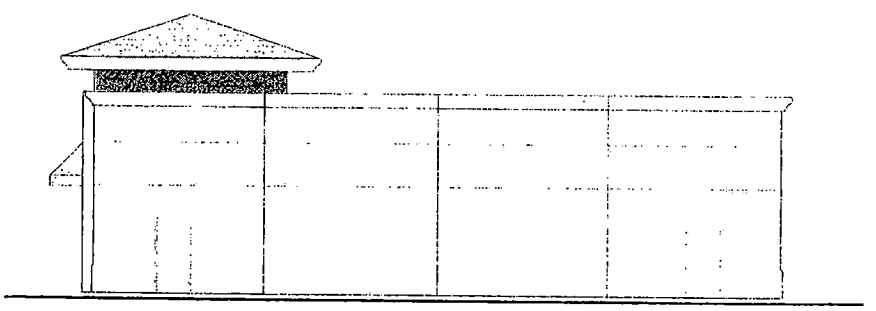
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



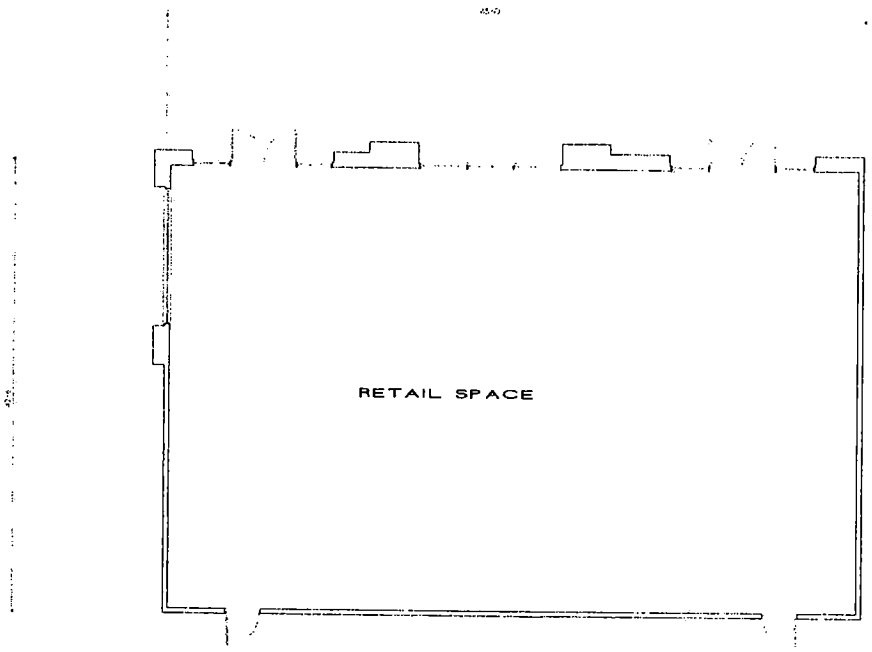
SOUTH ELEVATION

SDR-3996
04-08-04 PC

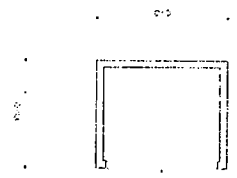
P.K.
THISTLE AIA

COMMERCIAL
BUILDING

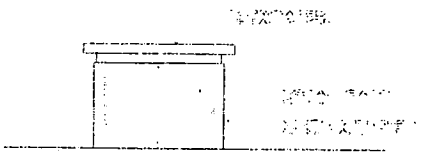
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FLOOR PLAN
SCALE 3/16" = 1'-0"



TRASH ENCLOSURE
PLAN
SCALE 3/16" = 1'-0"



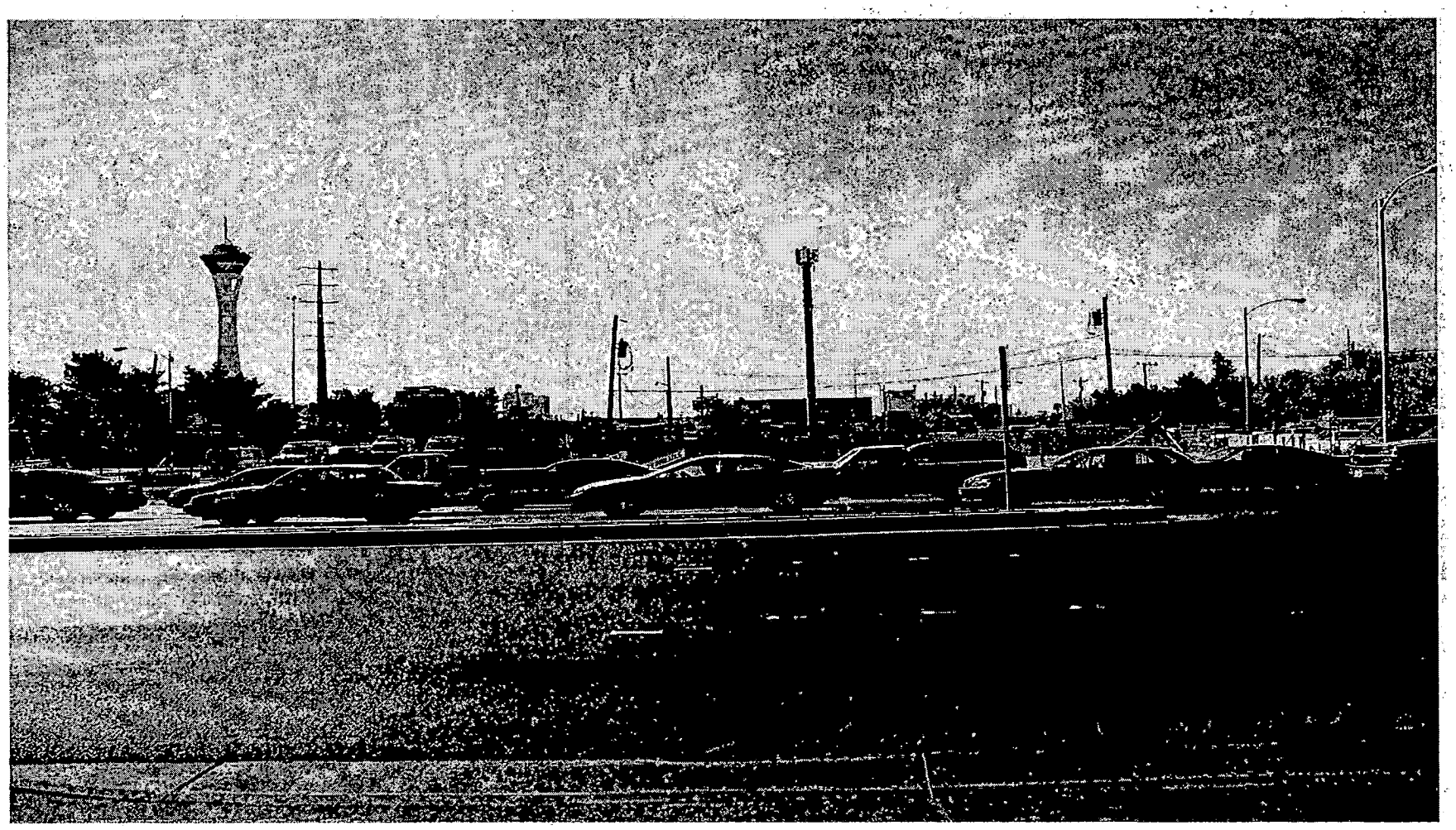
TRASH ENCLOSURE
ELEVATION
SCALE 3/16" = 1'-0"

SDR-3996
04-08-04 PC

P.K.
THISTLE A.I.A.

REVISIONS

2



SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY
1509 WEST CHARLESTON BOULEVARD
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY
1509 WEST CHARLESTON BOULEVARD
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack).

SET DATE: 04/21/04 C.C. 05/05/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	1
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 subject to conditions – UNANIMOUS

To be heard by the City Council on 5/5/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained this application was initiated by the City of Las Vegas. The General Plan Amendment that removes this trail from the trail elements was already done. This application will vacate the easement. He referred to an exhibit depicting the trail to be located at Deer Springs, up Farm Road, turning west. These are privately held easements. This piece will revert back to the owner. Staff recommended approval.

MINUTES – Continued:

ROBERT ARTS, President, Hillstone Estates II Homeowners Association, stated that he has no concerns regarding the easement, but asked that conditions be added to this application. He explained that Pioneer Road, between Blackwood Creek and Tenaya, is narrower than the rest of the road because of this easement. Therefore, he asked that a condition be added requiring the City to widen this road. He also asked if the City intends to put sidewalks in this area. He mentioned that at the time the ownership was turned over to the Homeowners Association, approximately a year ago, this easement prevented them from having the builder put decorative rock on that equestrian trail that existed at that point. He asked that if the City is going to give up that easement, which means that the City will no longer maintain that equestrian trail, and that maintenance would revert back to the "homeowners association", that the City extend the decorative rock down to the sidewalk line.

MR. CLAPSADDLE summarized that Condition 1 requires retention of public drainage easement to be privately maintained by the Homeowners Association across the full width of the area; Condition 2 requires that maintenance of all private improvements, including driveways located in this area proposed to be vacated, must be maintained by each adjacent property owner or by a homeowners association and Condition 3 requires that all existing public improvements, if any, adjacent to and in conflict with this vacation are to be modified as necessary at the City's expense prior to recordation of the order.

GINA VENGLASS, Public Works Department, clarified that the City only needs to retain the easement between Severance Lane and Farm Road. CHAIRMAN TRUESDELL verified with MS. VENGLASS that there are no plans at this time to widen the road. She mentioned that Pioneer Way between Elkhorn and Deer Spring exists as a rural roadway.

COMMISSIONER EVANS suggested that MR. ARTS meet with Planning staff to clarify some of the issues.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:29 – 6:34)

1-1027

CONDITIONS:

1. Retain a public drainage easement to be privately maintained by the Homeowner's Association across the full width of the area to be vacated extending from Severance Lane northward to Farm Road.

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 17 – VAC-3861

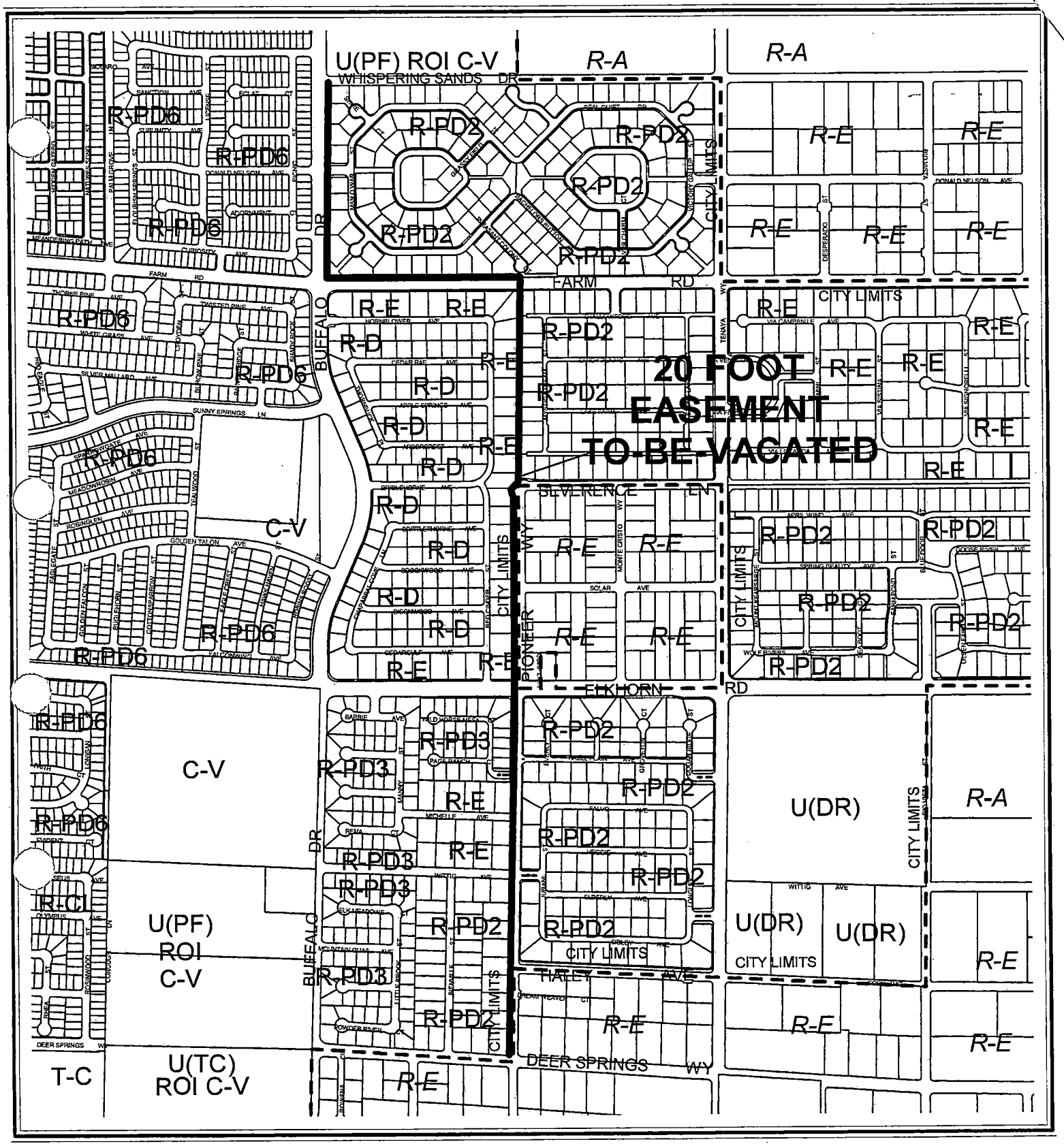
CONDITIONS – Continued:

2. Maintenance of all private improvements, including driveways, located within the area proposed to be vacated and extending into the public right-of-way, shall be maintained by each adjacent property owner or by a Homeowner's Association (if applicable).

3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



0 500 1000 Feet

CASE: VAC-3861

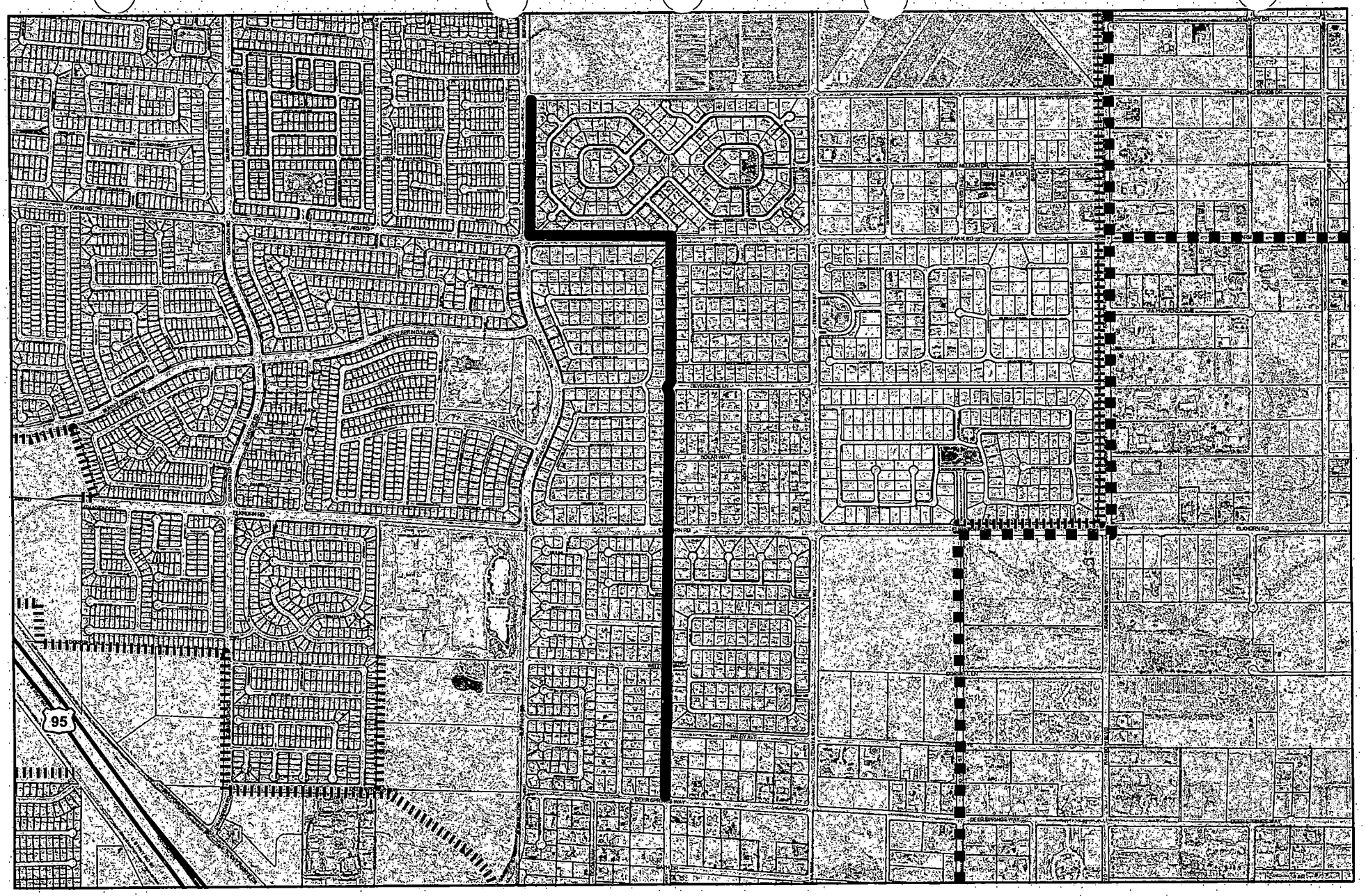
N



0 500 1000 Feet

CASE: **VAC-3861**

N



VAC-3861

Trails

- Equestrian
- Multi-Use, Equestrian
- Multi-Use, Transportation

20 FOOT EASEMENT TO-BE-VACATED

N

0 1,100 2,200 4,400

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-3861 -
APPLICANT: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. Retain a public drainage easement to be privately maintained by the Homeowner's Association across the full width of the area to be vacated extending from Severance Lane northward to Farm Road.

2. Maintenance of all private improvements, including driveways, located within the area proposed to be vacated and extending into the public right-of-way, shall be maintained by each adjacent property owner or by a Homeowner's Association (if applicable).

3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate a 20-foot wide public trail easement commonly known as the Pioneer Way Trail and generally located along the west side of Pioneer Way, from Deer Springs Way to Severence Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive.

B) Applicant's Justification

The applicant's justification letter indicates that because the Pioneer Way Trail alignment has been deleted from the "Master Plan Transportation Trails Element" and the "Master Plan Recreation Trails Element," the established trail easements are no longer needed. Therefore, the easements are proposed by this item to be vacated.

BACKGROUND INFORMATION

A) Previous Actions

04/01/1992	The "City of Las Vegas General Plan" that established the alignment for the Pioneer Way Trail was adopted.
12/18/1996	The "Northwest General Plan Amendment" to the "City of Las Vegas General Plan" was adopted. The Plan, which later was renamed the "Centennial Hills Sector Plan," reaffirmed the alignment of the Pioneer Way Trail.
01/16/2002	Adoption of the "Master Plan Transportation Trails Element" and the "Master Plan Recreation Trails Element," which deleted the Pioneer Way Trail as a viable trail location.

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

The 20-foot wide trail easement rights are located in a portion of the Northwest Quarter (NW ¼) of Section 22 and a portion of the West Half (W ½) of Section 15, Township 19 South, Range 60 East, M.D.M.

DDS/SS

ANALYSIS

A) Planning discussion

The alignment for the Pioneer Trail originally was established in the "City of Las Vegas General Plan" and again in the "Centennial Hills Sector Plan." Based on the General Plan, public easements for the Pioneer Way Trail were conveyed with the several subdivisions located along Pioneer Way, Farm Road and Buffalo Drive. The trail path was never constructed. Unlike the present requirement for trails, the trail easements cross individual lots, to which individual lot owners are relegated with the responsibility for maintenance of the trail easements and the liability for personal injury on these easements. Consequently, when the "Master Plan Transportation Trails Element" and the "Recreation Trails Element" were being considered, the numerous lot owners voiced their objection to the trail. The trail alignment was abandoned with the adopted trail elements, and vacation of the easements is now proposed.

B) Public Works discussion

This Vacation application proposes to only vacate a City of Las Vegas 20-foot wide public trail easement, as it has been eliminated from the Master Trail Plan. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, no utility company interests will be affected.

NOTICES MAILED 66

APPROVALS 1

PROTESTS 0

DDS/SS

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly).

SET DATE: 04/21/04 C.C. 05/05/04

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 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926] subject to conditions and replacing Condition 1 for Item 10 [VAC-3932] as follows:

1. **An application to vacate the western half of Rebecca Road within Clark County, such as Clark County Petition of Vacation *VS-290-04*, must record concurrently with this Order of Vacation.**

– UNANIMOUS with STEINMAN abstaining on Item 14 [SUP-3984] as he has had a 30-year personal relationship with one of the original founders and present owners of Island Restaurants

To be heard by the City Council on 5/5/2004

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 18 – VAC-3926

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 8 [ZON-3708] and Item 17 [VAC-3861] be removed from One Motion/One Vote because protest letters were received, and Item 13 [SUP-3961] the applicant did not agree with Condition Number 6. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

GINA VENGLASS, Public Works Department, explained that Condition 1 of Item 10 [VAC-3932] has a typographical error and needs to be amended.

COMMISSIONER DAVENPORT requested Item 15 [SUP-3986] and 16 [SDR-3996] be pulled from the One Motion/One Vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 7 [MDR-3867], Item 9 [TMP-3989], Item 10 [VAC-3932], Item 11 [SDR-4125], Item 12 [TMP-3994], Item 14 [SUP-3984] and Item 18 [VAC-3926].

(6:03 – 6:18)

1-178

CONDITIONS:

1. Submittal of a Site Development Plan Review on this property for review by the Planning Commission and City Council at a public hearing prior to the recordation of an Order of Vacation as required by the Department of Planning and Development.

2. Retain a 20-foot public sewer easement centered over the existing sewer line as required by the Department of Public Works. This condition shall not be enforced if an alternative sewer access or relocation plan is submitted to and approved by the City Engineer.

CONDITIONS – Continued:

3. Provide to the City written acknowledgment and approval of the proposed Vacation and Parkway Plan from all abutting property owners prior to the recordation of an Order of Vacation as required by the Department of Public Works. All property owners must agree to grant reciprocal access rights across all vacated right-of-way.

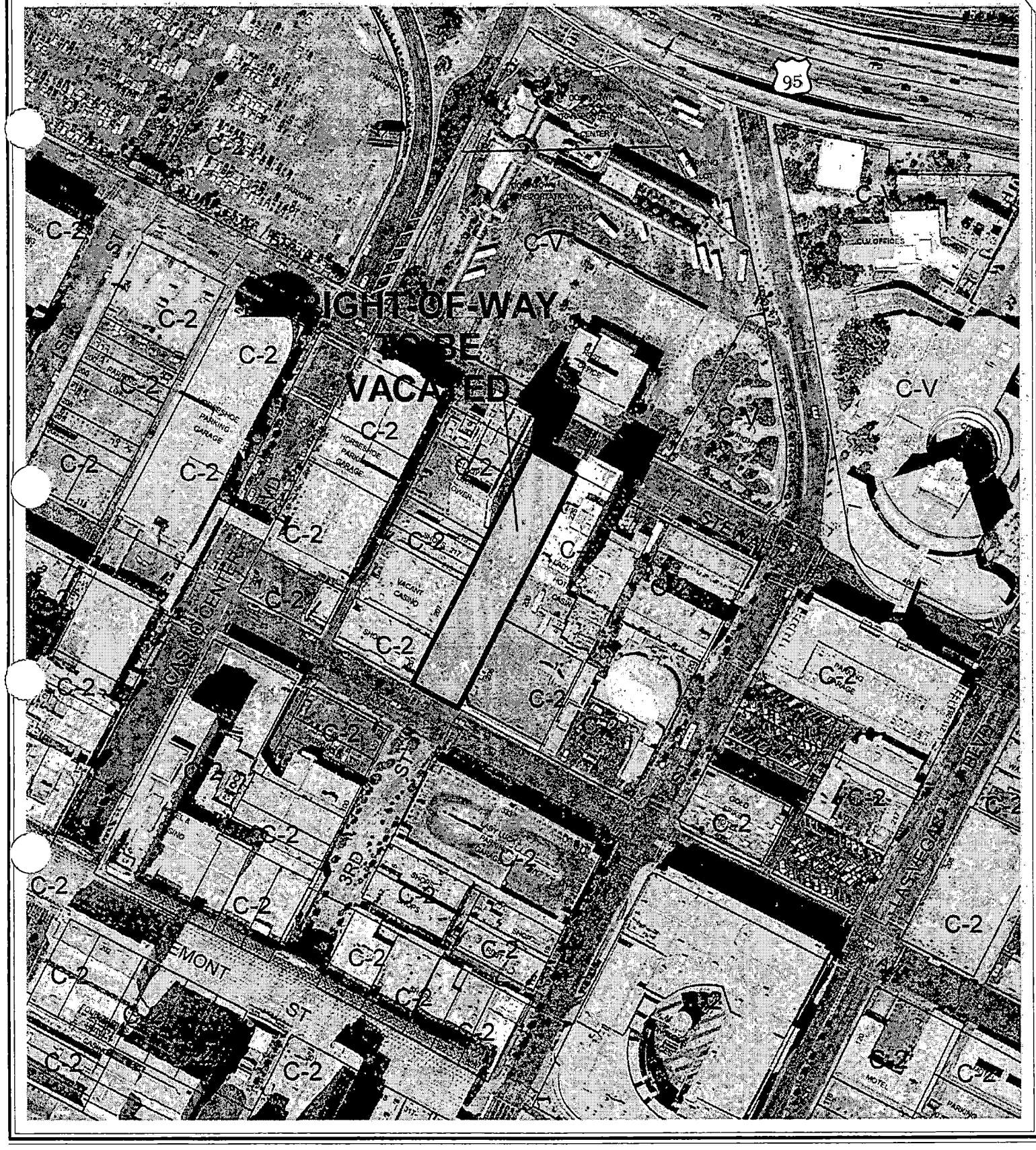
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: **VAC-3926**

0 100 200 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. Submittal of a Site Development Plan Review on this property for review by the Planning Commission and City Council at a public hearing prior to the recordation of an Order of Vacation as required by the Department of Planning and Development.

2. Retain a 20-foot public sewer easement centered over the existing sewer line as required by the Department of Public Works. This condition shall not be enforced if an alternative sewer access or relocation plan is submitted to and approved by the City Engineer.

3. Provide to the City written acknowledgment and approval of the proposed Vacation and Parkway Plan from all abutting property owners prior to the recordation of an Order of Vacation as required by the Department of Public Works. All property owners must agree to grant reciprocal access rights across all vacated right-of-way.

4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where

needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue.

B) Applicant's Justification

The Lady Luck Casino wishes to aid in the revitalization of Downtown by proposing a pedestrian mall that would includes nightclubs, restaurants, boutique retail stores, and a staging area for concerts. The applicants would maintain Third Street through non-obtrusive CC&Rs and would provide a valet service.

BACKGROUND INFORMATION

A) Previous Actions

12/26/62 The Board of City Commissioners approved Ordinance 1014 which reaffirmed the C-2 (General Commercial) Zone on the parcels that border to the east and west of this proposed vacation of public right-of-way.

09/14/98 The City Council approved a Petition to Vacate Third Street between Stewart Avenue and Ogden Avenue (VAC-0030-98). The Planning Commission recommended approval on 08/13/98. Staff recommended approval.

01/05/00 The City Council approved a Site Development Plan Review (SD-0030-99) for a proposed pedestrian mall on Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission recommended approval on 11/18/99. Staff recommended approval.

10/12/00 The Planning Commission approved a second Extension of Time on an approved Vacation [VAC-0030-98(2)] to vacate Third Street between Stewart Avenue and Ogden Avenue. Staff recommended approval.

09/19/01 Planning and Development Department Staff administratively approved a third Extension of Time [VAC-0030-98(3)] to vacate Third Street between Stewart Avenue and Ogden Avenue. The expiration date was 09/19/02.

SS

DETAILS OF APPLICATION REQUEST

This Vacation application is described as all of Third Street, an eighty-foot (80') wide public right-of-way, between the north right-of-way line of Ogden Avenue and the south right-of-way line of Stewart Avenue; said property being a portion of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant proposes to create a landscaped pedestrian mall between Stewart Avenue and Ogden Avenue that will contain restaurants, bars, nightclubs, and boutique retail stores. It will also provide a venue for concerts or other performances. No site development plans have as yet been submitted for the proposed pedestrian mall; they will be required prior to the recordation of the Order of Vacation. A previous Vacation request and subsequent Site Development Plan Review were approved by the City Council for a similar project. The approval was conditioned on the provision of landscaping, paving, and design elements similar to the Fremont Street Experience pedestrian mall, with which the project was compatible.

This type of development would further the design goals and objectives of the Las Vegas Downtown Centennial Plan, namely the creation of a safe, pedestrian-friendly corridor; enhancement of the overall image of Downtown; and the creation of landscaped, open areas.

The Vacation request is appropriate, as the elimination of the public right-of-way will not result in significantly reduced access traffic handling capability for the area. There are concerns that on-street parking will be lost to the proposed development. The applicant is proposing a valet service as part of this development to address this need; however, this arrangement will be subject to City Council approval. The Department of Public Works is in favor of this petition, provided that utility easements are retained for all public utilities and that traffic patterns are not negatively affected.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *The question does not apply, as it will completely eliminate 3rd Street between Stewart Avenue and Ogden Avenue.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since there is very little traffic on this segment of 3rd Street.*

SS

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a portion of 3rd Street in order to create a pedestrian mall and concert venue.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *According to the letter of request, the applicant is pursuing acquisition of adjacent parcels in order to create a pedestrian mall with shopping and concerts.*

E. Does this vacation request eliminate public street access to any abutting parcel? *Yes, but the applicant claims to be trying to acquire these properties.*

F. Does this vacation request result in a conflict with any existing City requirements? *Yes, as it is the City's desire to have as many connecting streets as possible.*

G. Does the Department of Public Works have an objection to this vacation request? *No, provided that utility easements are retained for all public utilities and that traffic patterns are not negatively affected.*

NOTICES MAILED 8

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3926 APN: 139-34-510-018 & 030

Name of Property Owner: Steadfast AMX I, LLC & Steadfast AMX II, LLC

Name of Applicant: Henry Brent Company

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: Tommy F. Emery

Subscribed and sworn before me

This _____day of _____, 20__

_____

Notary Public in and for said County and State

See attached

CALIFORNIA
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
} SS:
COUNTY OF ORANGE }

On this 15th day of January, 2004, before me, Diana L. Sullivan, Notary Public, personally appeared RODNEY F. EMERY, personally known to me, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

DIANA L. SULLIVAN
Commission # 1274276
Notary Public - California
Orange County
My Comm. Expires Aug 18, 2004

WITNESS my hand and official seal.

Diana L. Sullivan
Diana L. Sullivan, Notary Public

OPTIONAL INFORMATION:

Title or Type of Document: Statement of Financial Interest

Number of Pages: _____

Date of Document: _____

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED ABOVE

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
ABEYANCE - 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).

TABLE

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends TABLE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 1 [TMP-3624], Item 4 [TMP-3991], Item 19 [SUP-3907] and Item 20 [VAR-4032], Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 3 [TMP-3974], and HOLD IN ABEYANCE Item 21 [ZON-3794] and Item 22 [SDR-3796] to 5/13/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he has abstained in the past on other items because of an adjacent property he represented in the past. However, he would vote on the abeyance of Item 19 and 20.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 19 – SUP-3907

MINUTES – Continued:
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:02 –6:03)

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

RUSSELL M. ROWE
rrowe@kkbr.com

April 5, 2004

VIA FACSIMILE
385-7268

David Clapsaddle
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

Re: SUP-3907 & VAR-4032
April 8, 2004, Planning Commission
Items 19 & 20

Dear David:

Our office represents the applicant with respect to the above referenced applications. We respectfully request that SUP-3907 and VAR-4032 be tabled indefinitely in order to provide additional time to work out technical issues with staff.

Thank you for your kind consideration of this matter. Please contact me should you have any questions or need any additional information.

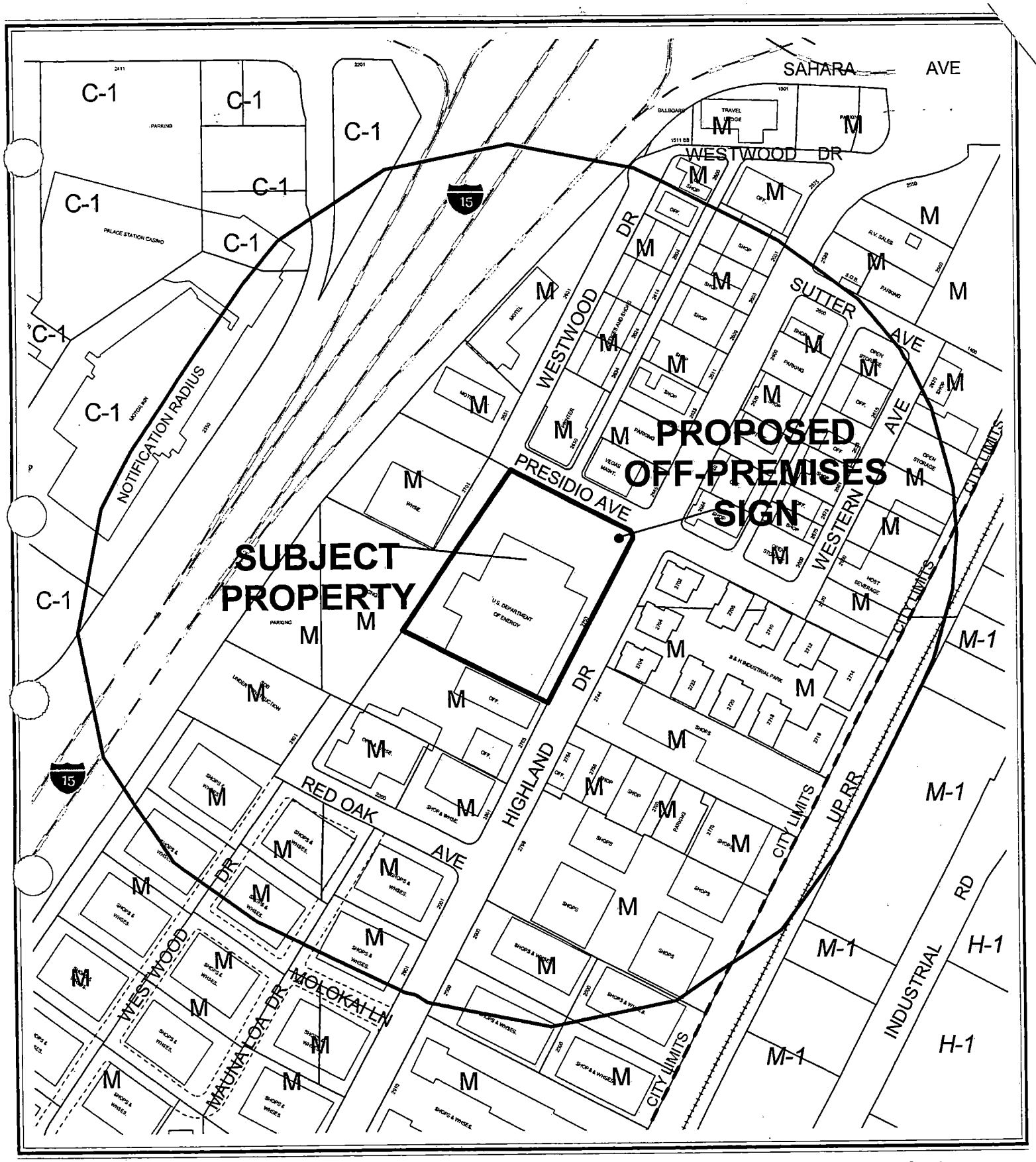
Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Russell M. Rowe

RMR/hm

cc: Matt Pinjuv, Planning & Development
Darrell Shock, Vision Signs



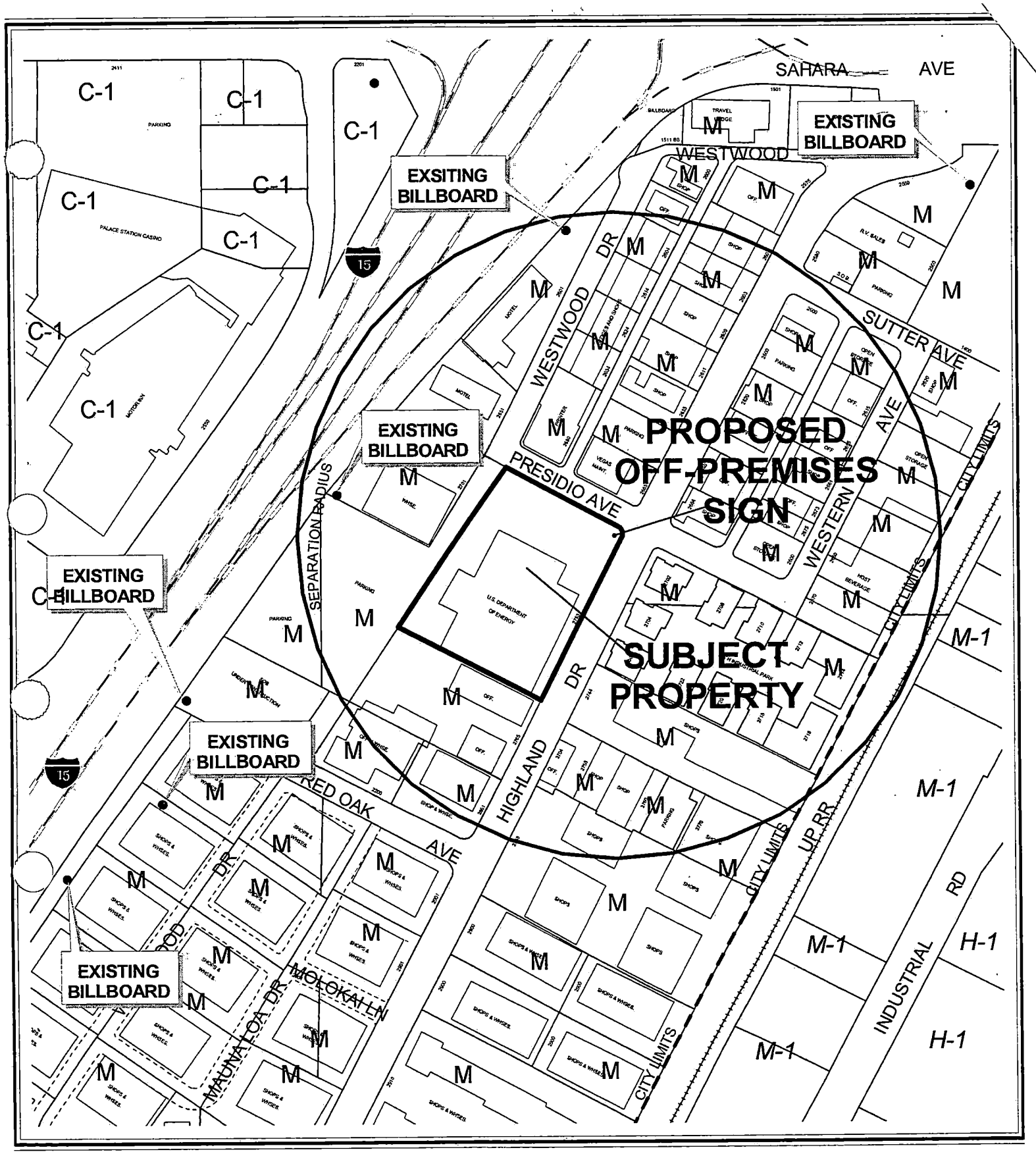
0 200 400 Feet

CASE: **SUP-3907**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



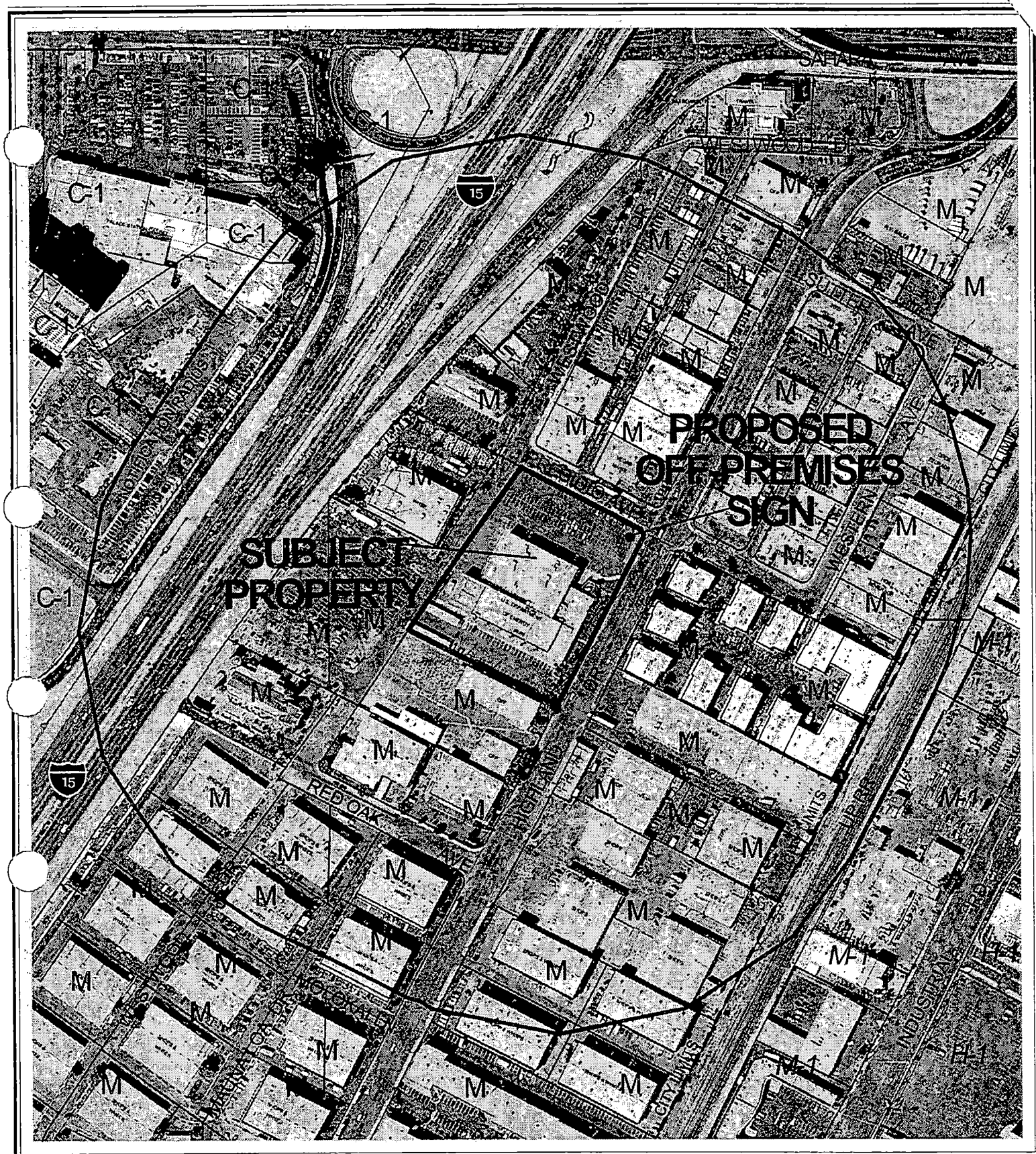
0 200 400 Feet

CASE: **SUP-3907**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

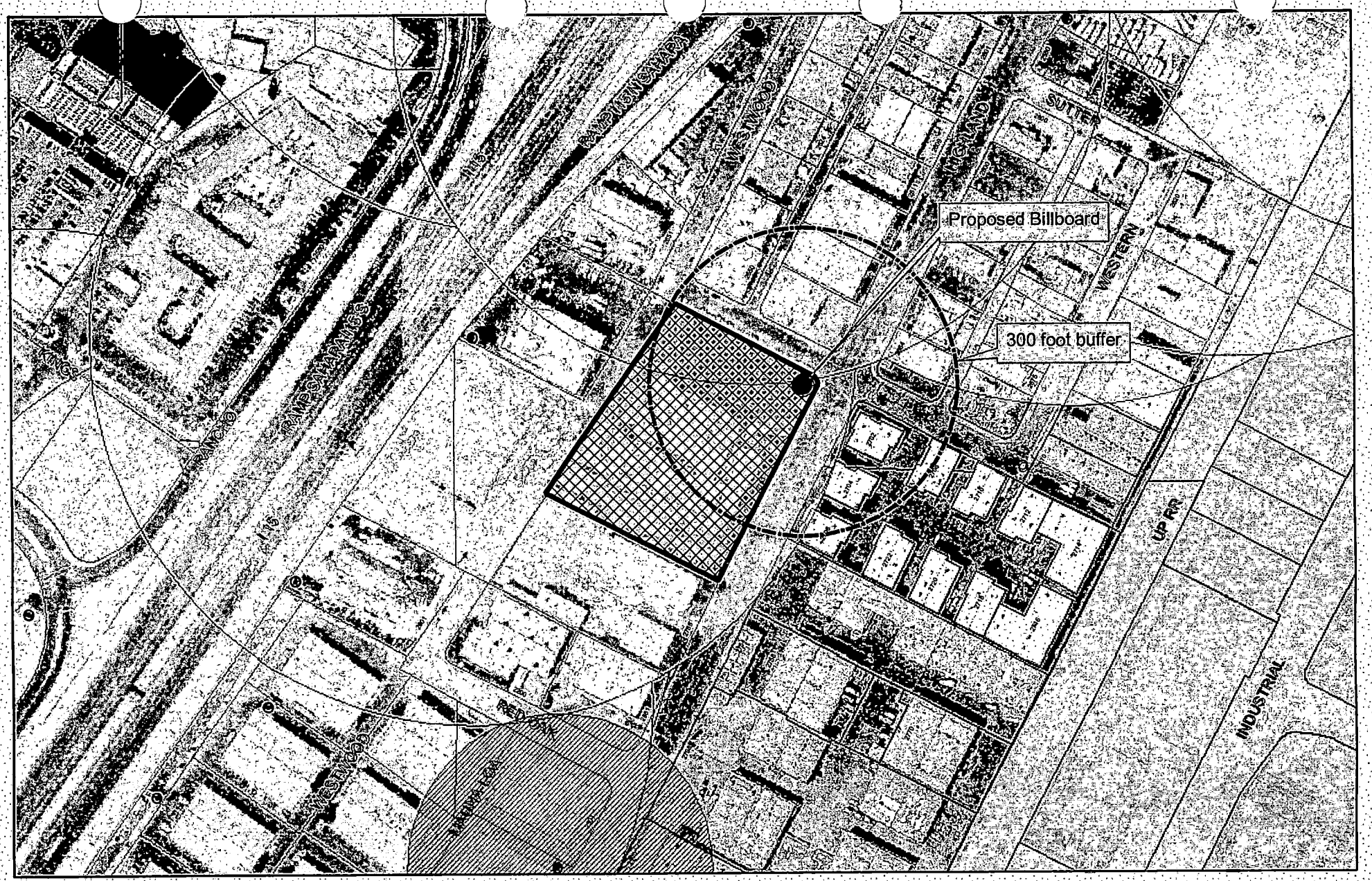


CASE: **SUP-3907**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-3907

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: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO VAR-4032 - PUBLIC HEARING - SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY

ON APRIL 5, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED TO PROVIDE ADDITIONAL TIME TO WORK OUT TECHNICAL ISSUES WITH STAFF.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3907 APN: _____

Name of Property Owner: D. 2753, LLC

Name of Applicant: _____

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

_____Yes _____✓_____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): N/A _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ali Davari, mgr of D. 2753, LLC

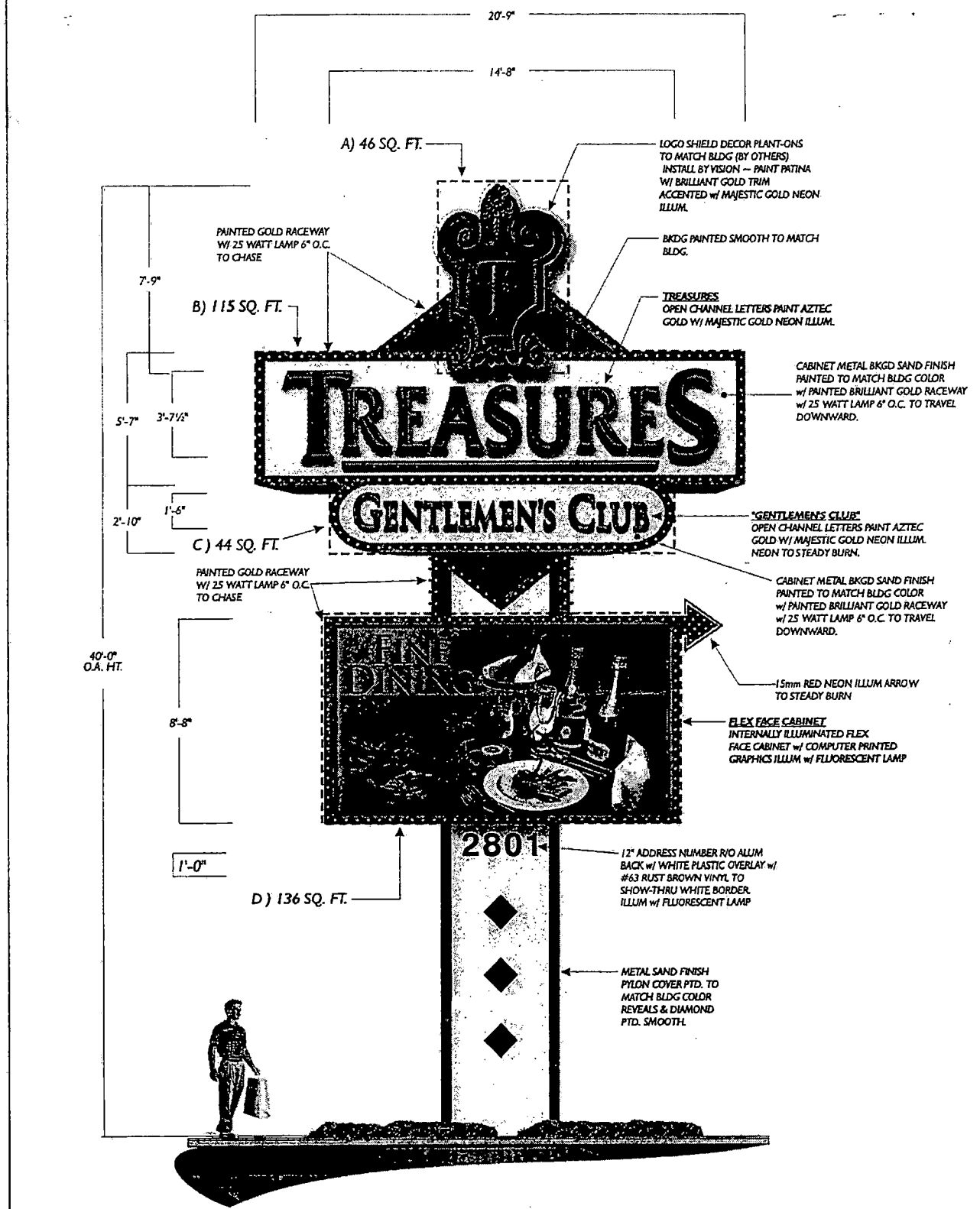
Subscribed and sworn before me

This 1st day of May, 2003

Brenda K. Roberts

Notary Public in and for said County and State

BRENDA K. ROBERTS
Notary Public
State of Texas
My Commission Expires
March 25, 2005



MFG. & INSTALL NEW 40' PYLON SIGN 1/4"=1'-0"

SUP-3907 3-25-04 PC

JOB NO.	8029a
DATE	11-18-2003
DESIGN	DERRICK
DRAWN	SHOCK
FILE NAME	TGC8029a.CDR
SHEET	

TREASURES GENTLEMEN'S CLUB

VISION SIGN
3425 S. Polaris Ave. Las Vegas, Nevada 89102

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42276

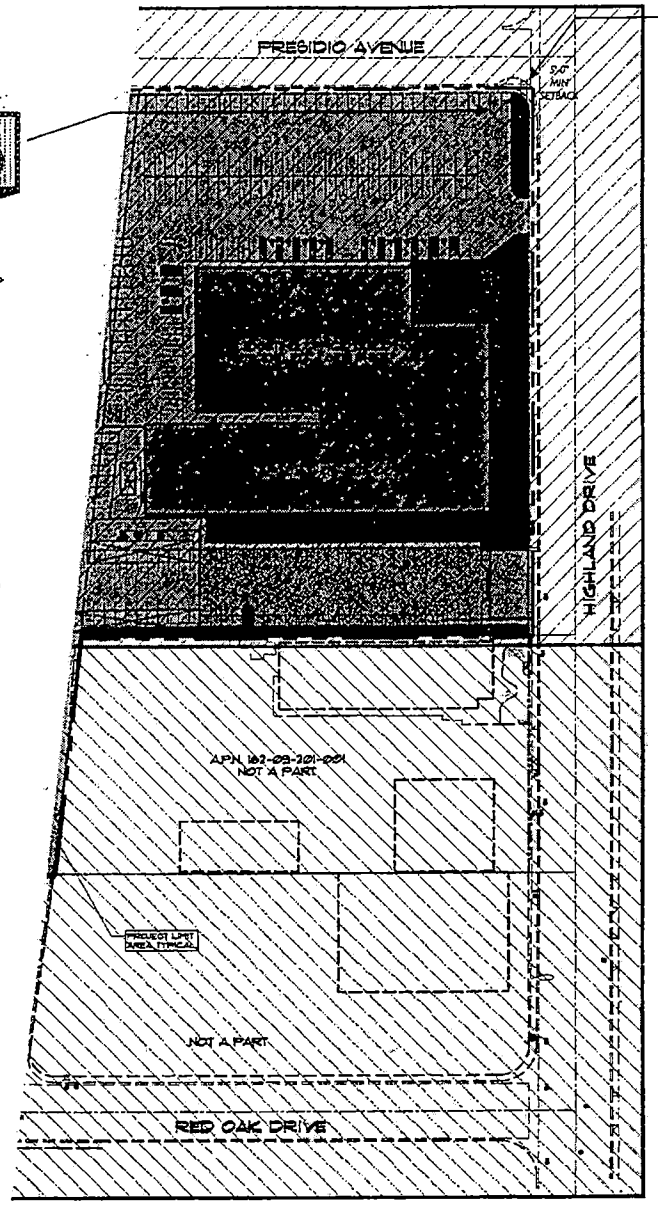
DATE OF	APPROVED
02-10-04 DN	ADD SQ. FOOTAGE

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

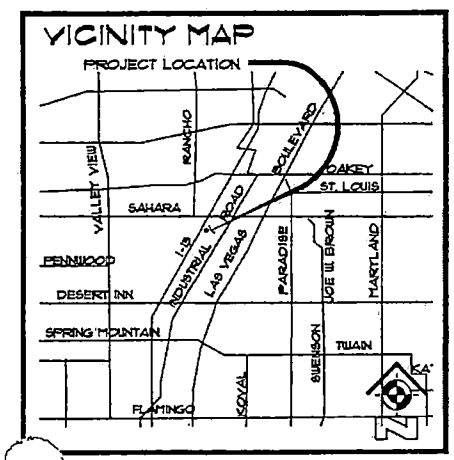


40' SIGN

40' PYLON DISPLAY



OVERALL SITE PLAN
SCALE: 1"=100'



SUP-3907
3-25-04 PC

JOB NO.	8029a
DATE	11-18-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	TGC8029a.CDR
SHEET	

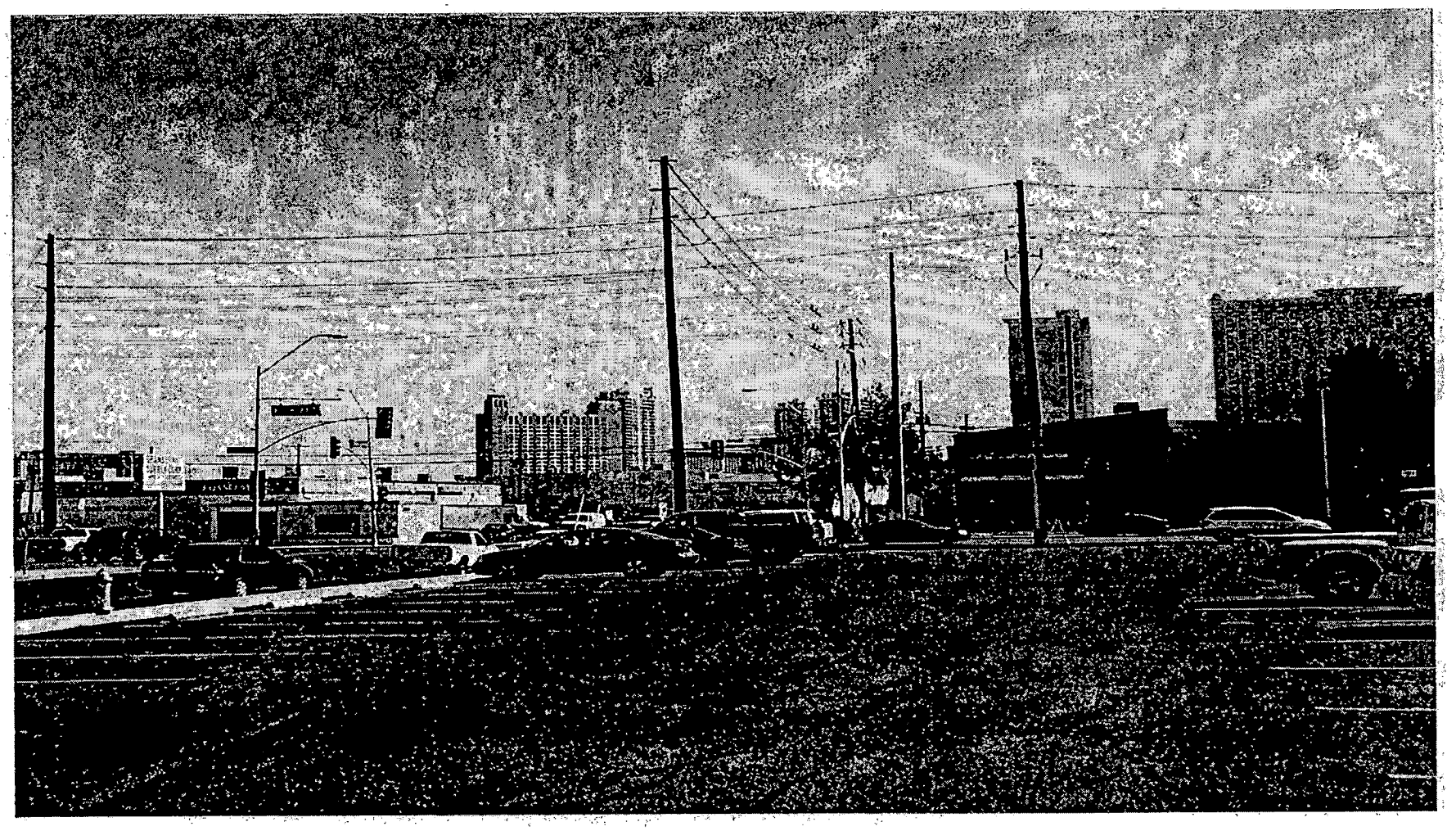
TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89102

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

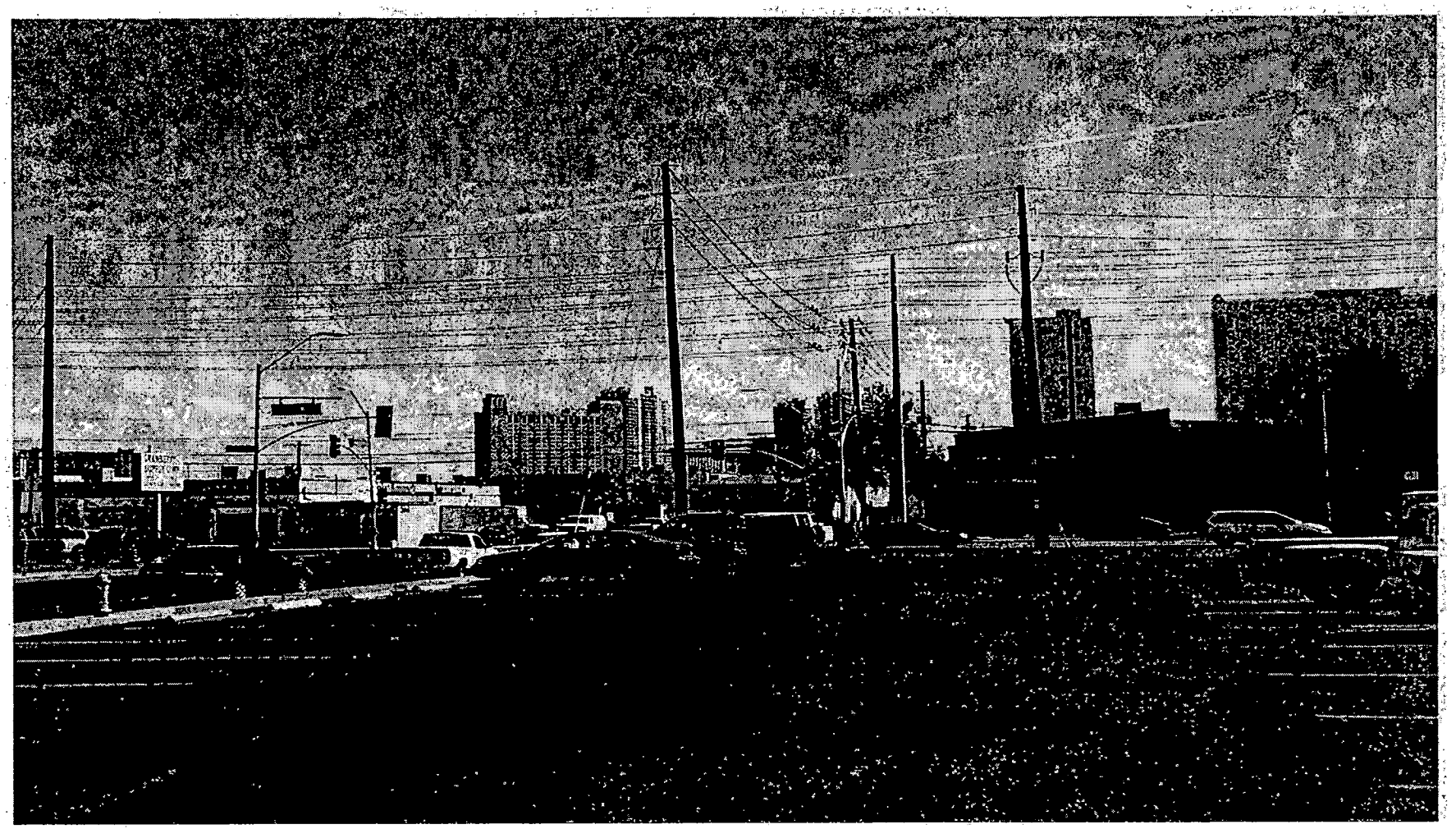
12-19-03	DN

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.



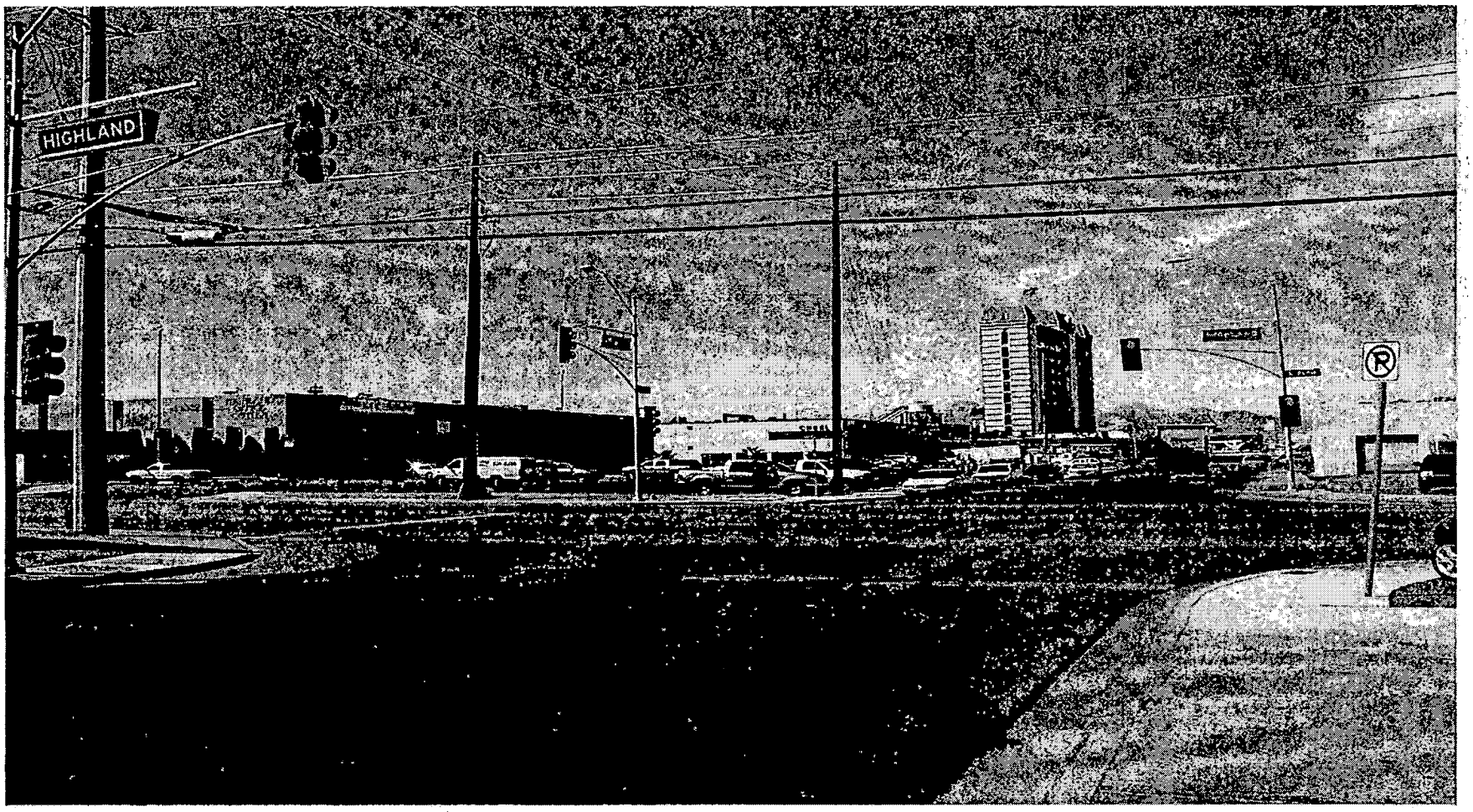
SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY
2753 HIGHLAND DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY
2753 HIGHLAND DRIVE
APRIL 8, 2004 PLANNING COMMISSION

3/4/04



SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY
2753 HIGHLAND DRIVE
APRIL 8, 2004 PLANNING COMMISSION

3/4/04

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

16209201002 Case: SUP-3907
WESTERN SUPPLY HOLDINGS L L C
2200 RED OAK AVE
LAS VEGAS NV 89109-1017

MEETING: PLANNING COMMISSION
DATE: MARCH 25, 2004
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

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).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable. will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) http:\\www.lasvegasnevada.gov.

I object to this.

RECEIVED MAR 15 2004 John Lovett / LLC
Western Supply
2200 Red Oak Ave.

KYLE C. WALTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

Telephone Protest/ Approval Log

Meeting Date: 3/25/04 **Case Number:** SUP 3907 VAR-4032

Date: 3/18/04
Name: Harold Earl
Address: 1403 S. 9th Place LV NV 89104
Phone: 384-2825
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Time:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
ABEYANCE - 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).

TABLE

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends TABLE

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 1 [TMP-3624], Item 4 [TMP-3991], Item 19 [SUP-3907] and Item 20 [VAR-4032], Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 3 [TMP-3974], and HOLD IN ABEYANCE Item 21 [ZON-3794] and Item 22 [SDR-3796] to 5/13/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he has abstained in the past on other items because of an adjacent property he represented in the past. However, he would vote on the abeyance of Item 19 and 20.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

MINUTES – Continued:
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:02 –6:03)

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

RUSSELL M. ROWE
rrowe@kkbr.com

April 5, 2004

VIA FACSIMILE
385-7268

David Clapsaddle
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

Re: SUP-3907 & VAR-4032
April 8, 2004, Planning Commission
Items 19 & 20

Dear David:

Our office represents the applicant with respect to the above referenced applications. We respectfully request that SUP-3907 and VAR-4032 be tabled indefinitely in order to provide additional time to work out technical issues with staff.

Thank you for your kind consideration of this matter. Please contact me should you have any questions or need any additional information.

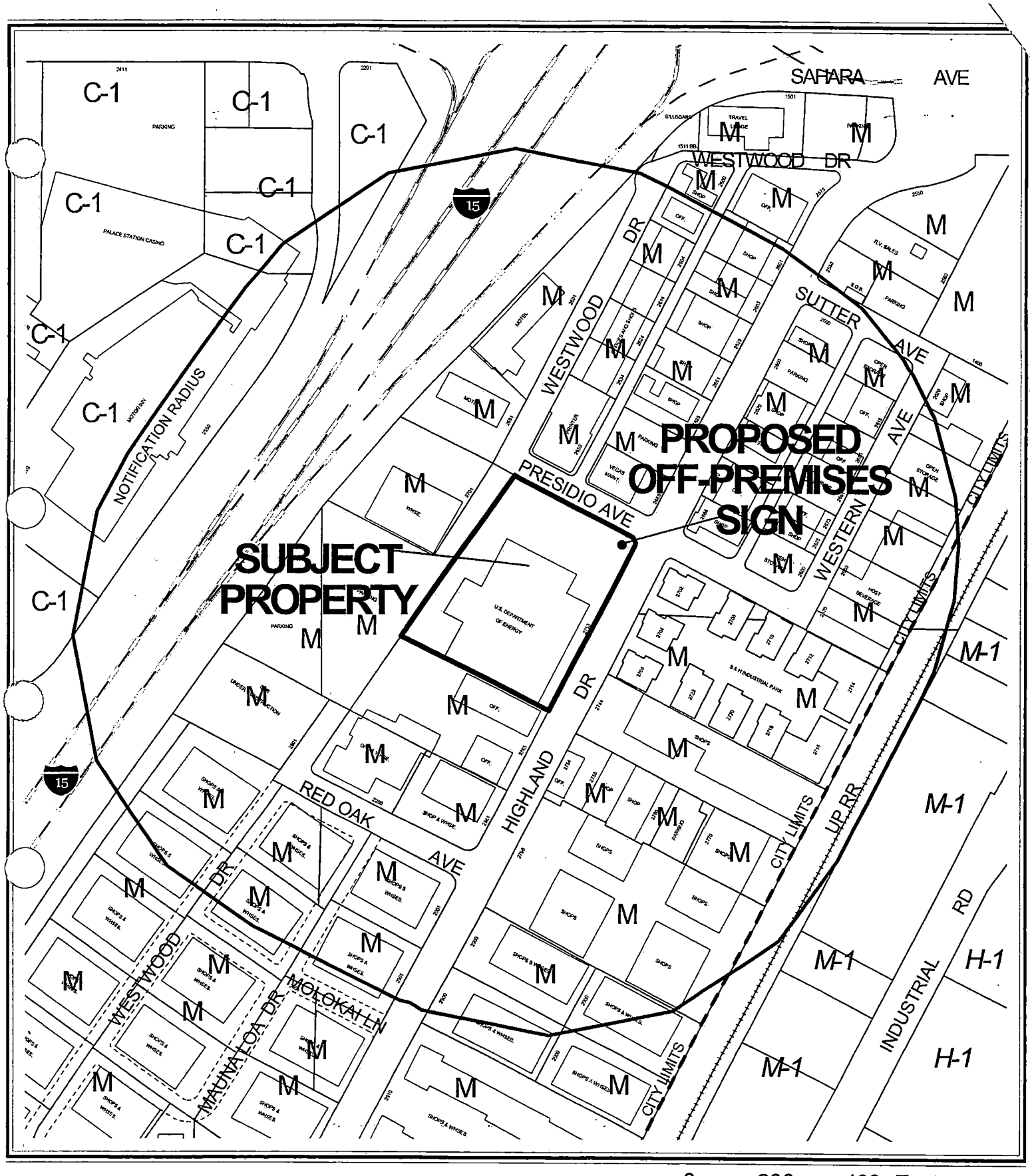
Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Russell M. Rowe

RMR/hm

cc: Matt Pinjuv, Planning & Development
Darrell Shock, Vision Signs



CASE: **VAR-4032**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VARIANCE RELATED TO SUP-3907 - PUBLIC HEARING - VAR-4032 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY

ON APRIL 5, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED TO PROVIDE ADDITIONAL TIME TO WORK OUT TECHNICAL ISSUES WITH STAFF.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4032 APN: _____

Name of Property Owner: D. 2753, LLC

Name of Applicant: _____

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

_____Yes _____✓_____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): N/A _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ali Davari, mgr of D. 2753, LLC

Subscribed and sworn before me

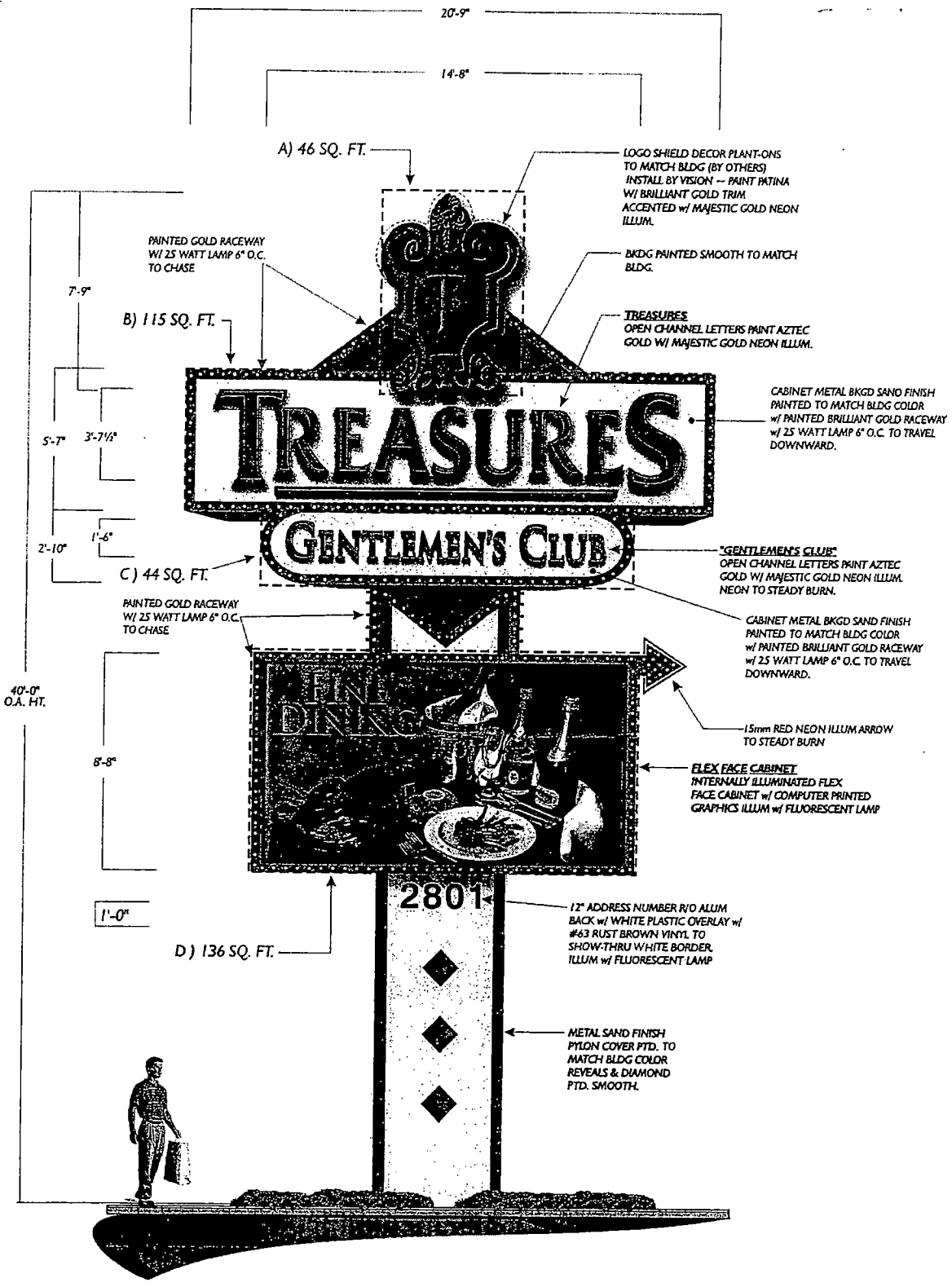
This 1st day of May, 2003

Brenda K. Roberts

Notary Public in and for said County and State

BRENDA K. ROBERTS
Notary Public
State of Texas
My Commission Expires
March 25, 2005

Revised 2/12/02



MFG. & INSTALL NEW 40' PYLON SIGN 1/4"=1'-0"

VAR-4032 3-25-04 PC

job no.	8029a
date	11-16-2003
drawn	DERRICK
check	SHOCK
file name	TGC8029a.CDR
sheet	

TREASURES GENTLEMEN'S CLUB

VISION SIGN
3455 S. Polaris Ave. Las Vegas, Nevada 89103

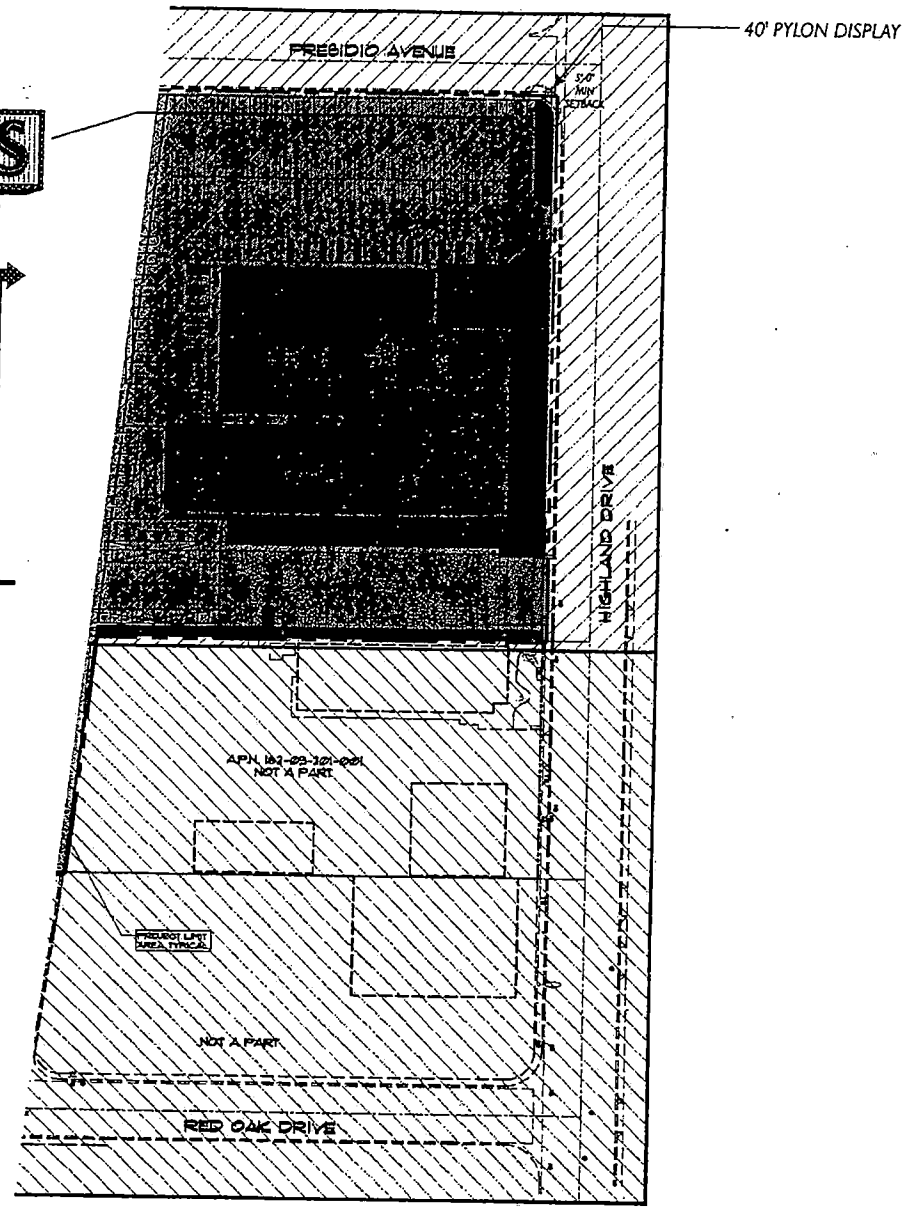
These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42276

date	revision
01-10-04	DM ADD SQ. FOOTAGE

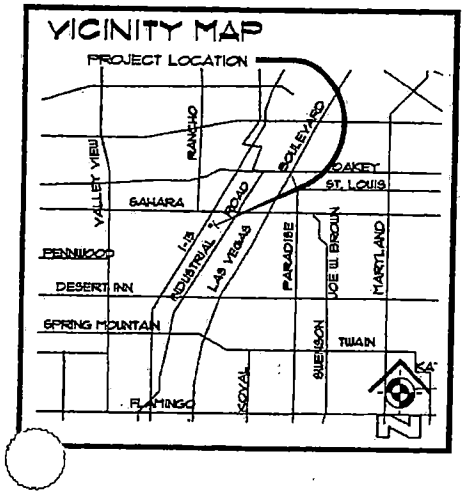
THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.



40' SIGN



OVERALL SITE PLAN
SCALE: 1"=100'



VAR-4032
3-25-04 PC

JOB NO.	8029a
DATE	11-18-2003
DRAWN	DERRICK
SALE	SHOCK
FILE NAME	TGC8029a.CDR
SHEET	

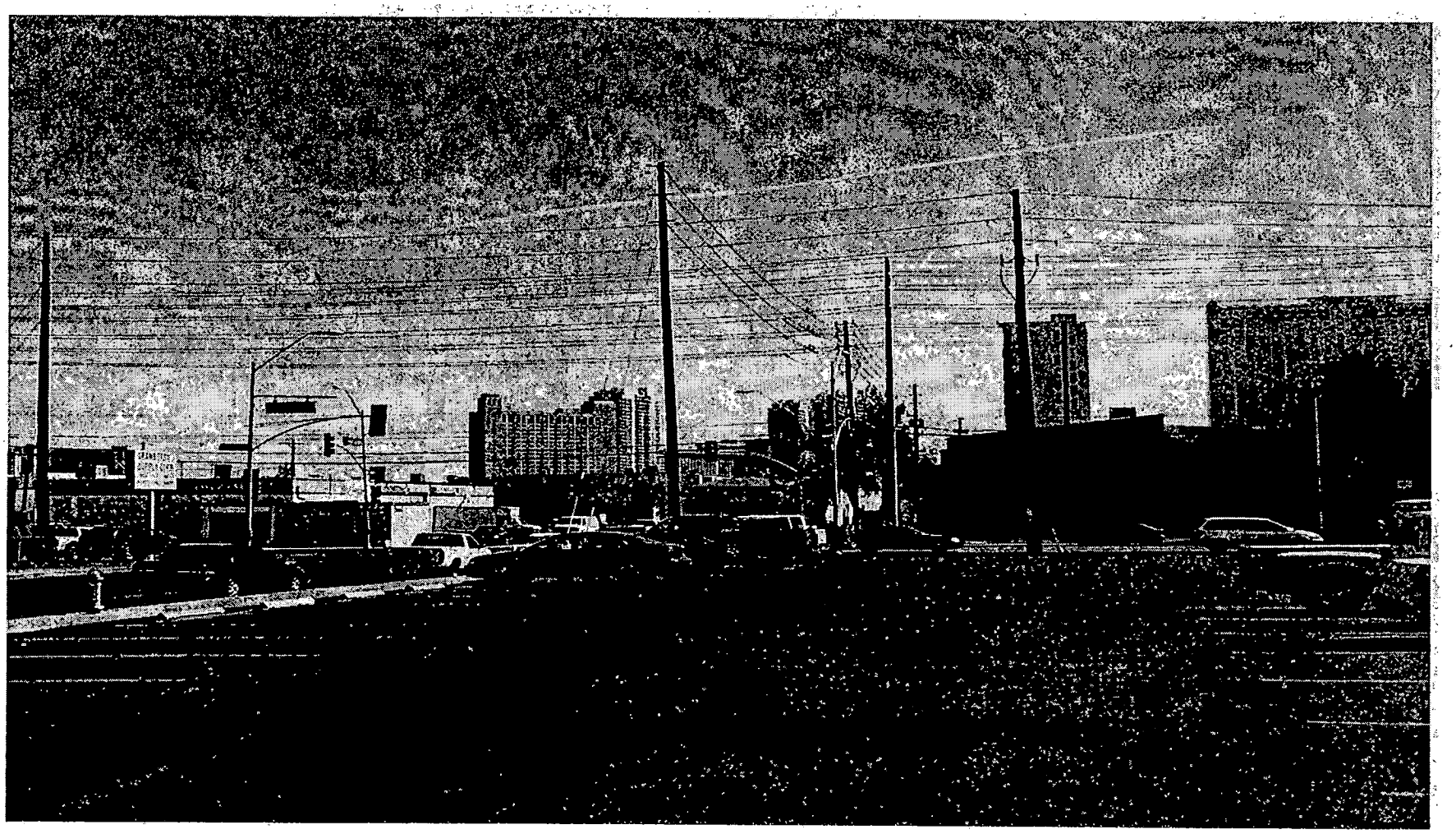
TREASURES GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE # 42776

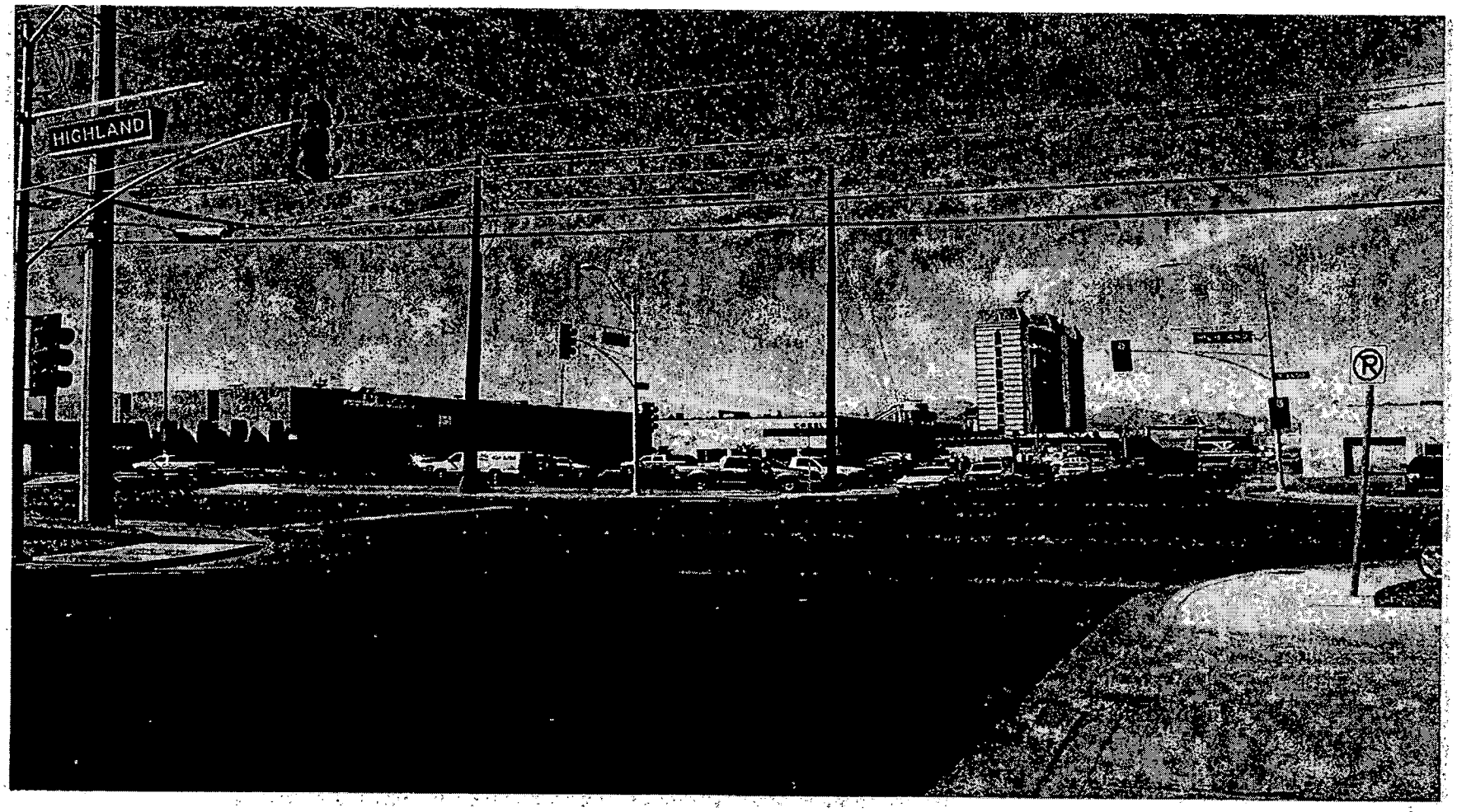
12-19-03	DN

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.



VAR-4032 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY
2753 HIGHLAND DRIVE
APRIL 8, 2004 PLANNING COMMISSION

3/4/04



VAR-4032 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY
2753 HIGHLAND DRIVE
APRIL 8, 2004 PLANNING COMMISSION

3/4/04

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: MARCH 25, 2004
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-4032

APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY - REQUEST FOR A VARIANCE TO ALLOW AN OFF-PREMISES 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).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) http:\\www.lasvegasnevada.gov.

I object to this variance.

JOHN LONETTI
9200 REO OAK AVE

KYLE C. WALTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

WESTERN SUPPLY HOLDINGS LLC

SEE LOCATION MAP ON REVERSE SIDE

Telephone Protest/ Approval Log

Meeting Date: 3/25/04 **Case Number:** SUP 3907 VAR-4032

Date: 3/18/04
Name: Harold Earl
Address: 1403 S. 5th Place LV NV 89104
Phone: 384-2825
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Time:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

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

ABEYANCE TO THE MAY 13, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends ABEYANCE TO THE MAY 13, 2004 PLANNING COMMISSION MEETING

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 1 [TMP-3624], Item 4 [TMP-3991], Item 19 [SUP-3907] and Item 20 [VAR-4032], Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 3 [TMP-3974], and HOLD IN ABEYANCE Item 21 [ZON-3794] and Item 22 [SDR-3796] to 5/13/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he has abstained in the past on other items because of an adjacent property he represented in the past. However, he would vote on the abeyance of Item 19 and 20.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

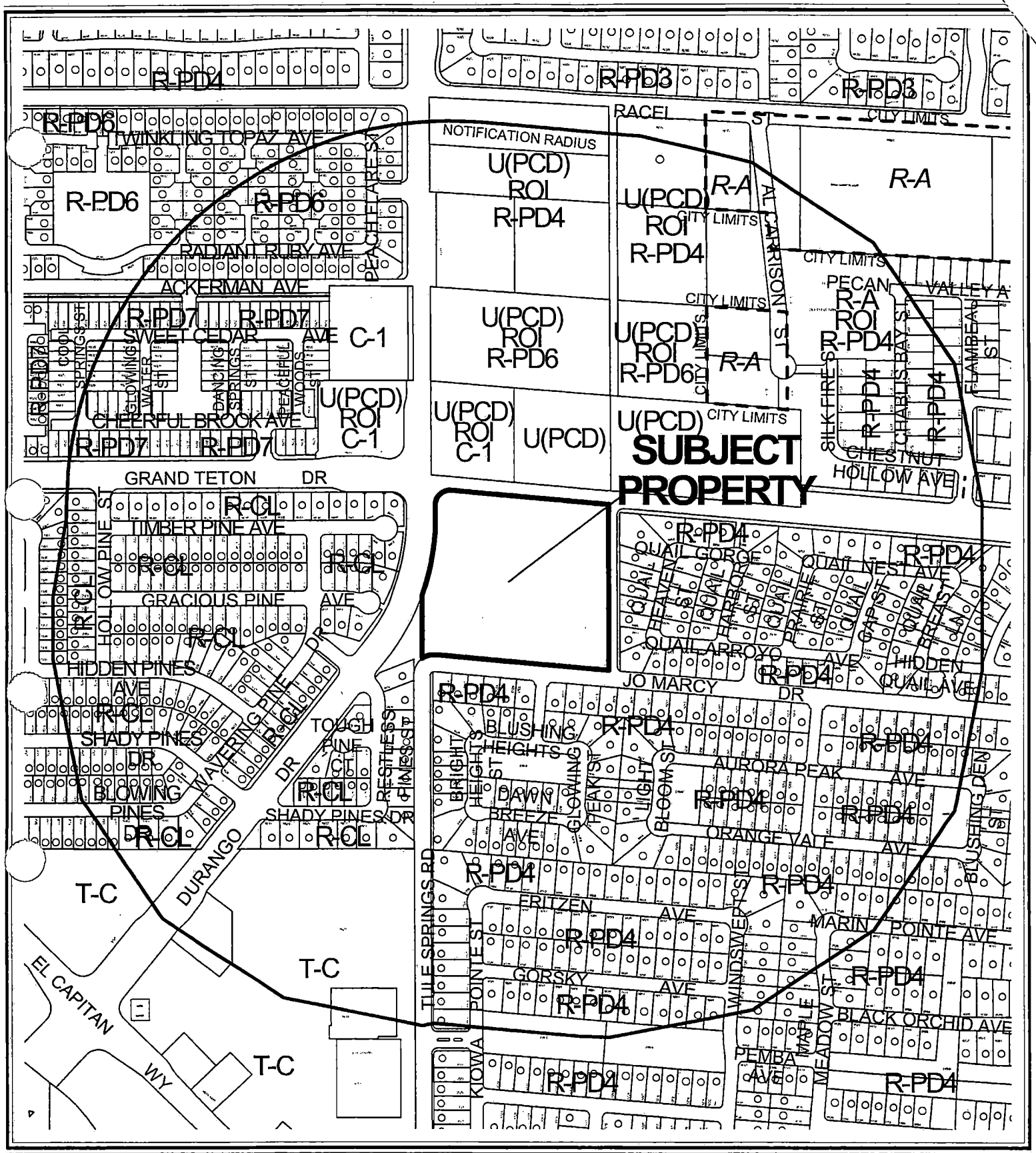
MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 –6:03)



CASE: ZON-3794

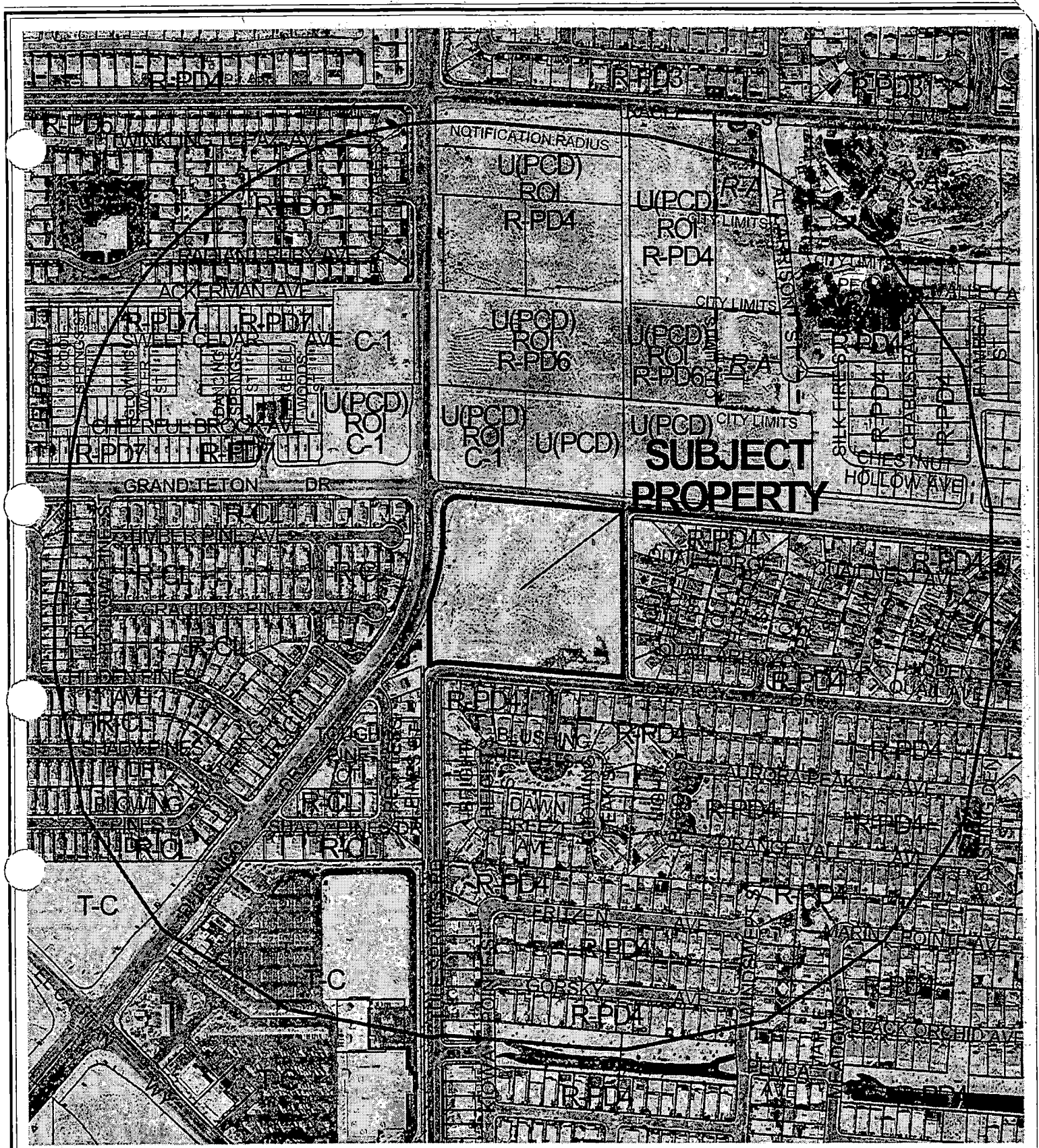
RADIUS: 1320 FT

0 300 600 Feet

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

PROPSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESEDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N



CASE: **ZON-3794**

RADIUS: 1320 FT

0 300 600 Feet

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

PROPSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESEDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3794 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.

THE APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE MAY 13, 2004 PLANNING COMMISSION MEEING

XXX: F:\DEPOT\PLANNING COMMISSION\2004\04-08-04\REPORTS\ZON-3794.DOC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3794 APN: 125-16-101-001

Name of Property Owner: Rainbow Valley Estates, Inc.

Name of Applicant: Carina Home

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: R Cohen

Print Name: Robert Cohen

Subscribed and sworn before me

This 12th day of January, 2004

Mary F Williams Clark County, Nevada

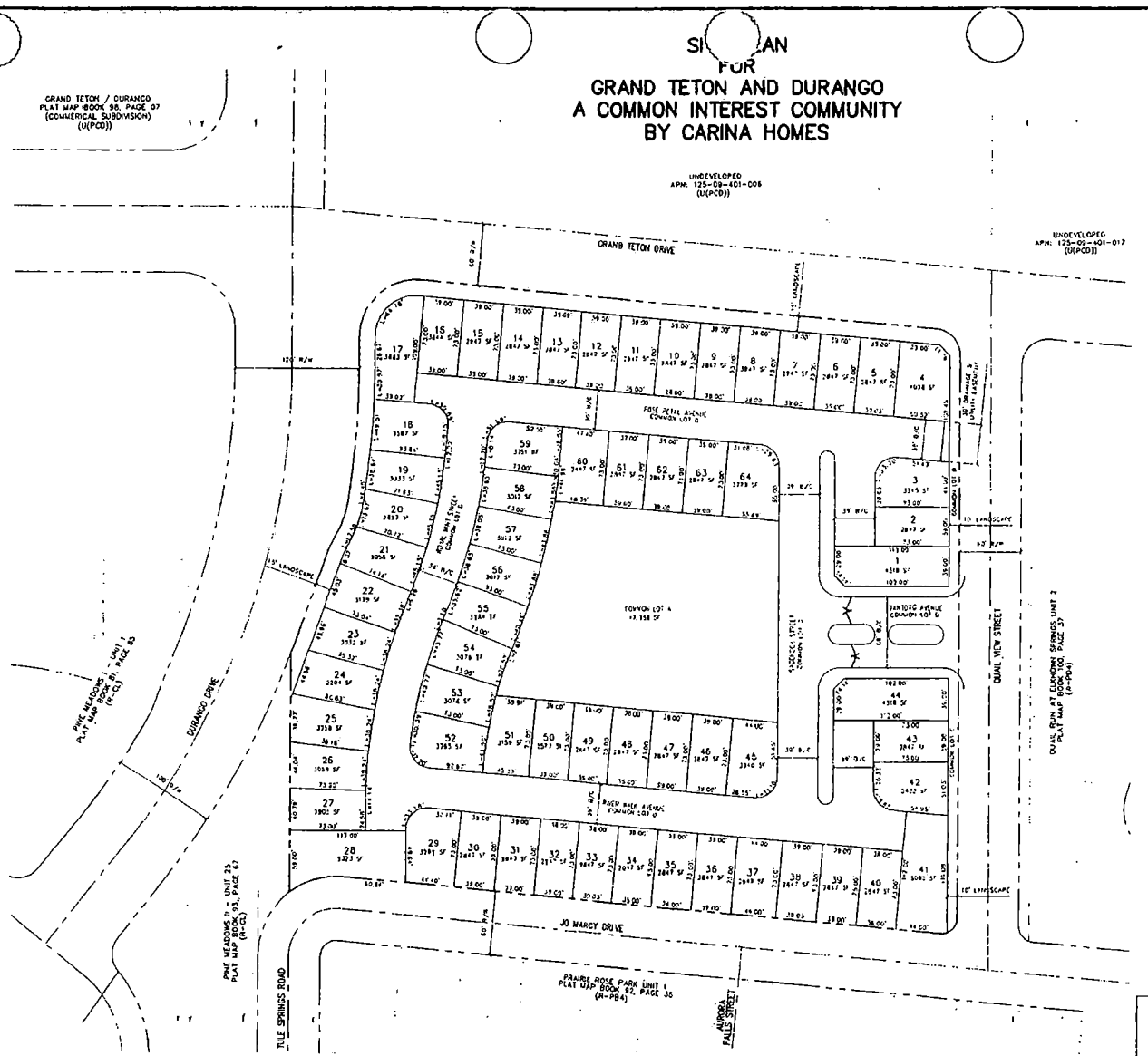
Notary Public in and for said County and State

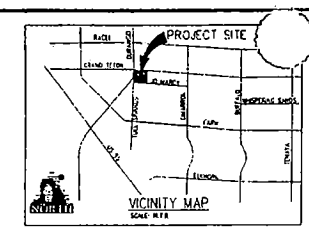
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY F. WILLIAMS
Appt. No. 02-78995-1
My Appt. Expires Aug. 16, 2006

Revised 2/12/02

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SITE PLAN
FOR
GRAND TETON AND DURANGO
A COMMON INTEREST COMMUNITY
BY CARINA HOMES

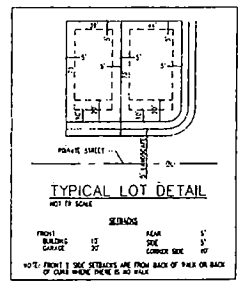


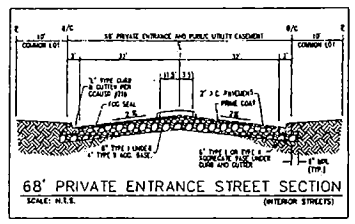


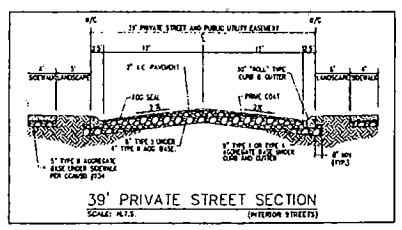
NORTH

50 0 25 50 100
1 Inch = 50 ft.

SITE DATA	
ASSESSORS PARCEL NUMBER	125-16-101-001
CURRENT ZONING	U(PCD)
PROPOSED ZONING	RPD-7
GROSS ACRES	10.49
NUMBER OF LOTS	64
COMMON LOTS	4
DU/AC	6.10
MINIMUM LOT SIZE	2,847 SF
MAXIMUM LOT SIZE	5,323 SF







PARKING TABULATION	LANDSCAPE TABULATION	ENGINEER	OWNER INFORMATION	DEVELOPER
2 SPACES/UNIT 128 NOTE: 1 SPACE IN DRIVEWAY AND 1 IN GARAGE		WRIGHT ENGINEERS, INC 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 933-7000 FAX (702) 933-7001 STRUCTURAL CIVIL MEP SURVEYING	APN 125-16-101-001 RAINBOW VALLEY ESTATES I INC 7/A CARINA HOMES 2881 BUSINESS PARK CT. #216 LAS VEGAS, NV 89128-8000 (702) 259-6379	CARINA CORPORATION 2881 BUSINESS PARK CT. #216 LAS VEGAS, NV 89128-8000 (702) 259-6379

WRIGHT ENGINEERS, INC
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
STRUCTURAL CIVIL MEP SURVEYING

NO	DATE	BY	REVISION

CARINA HOMES

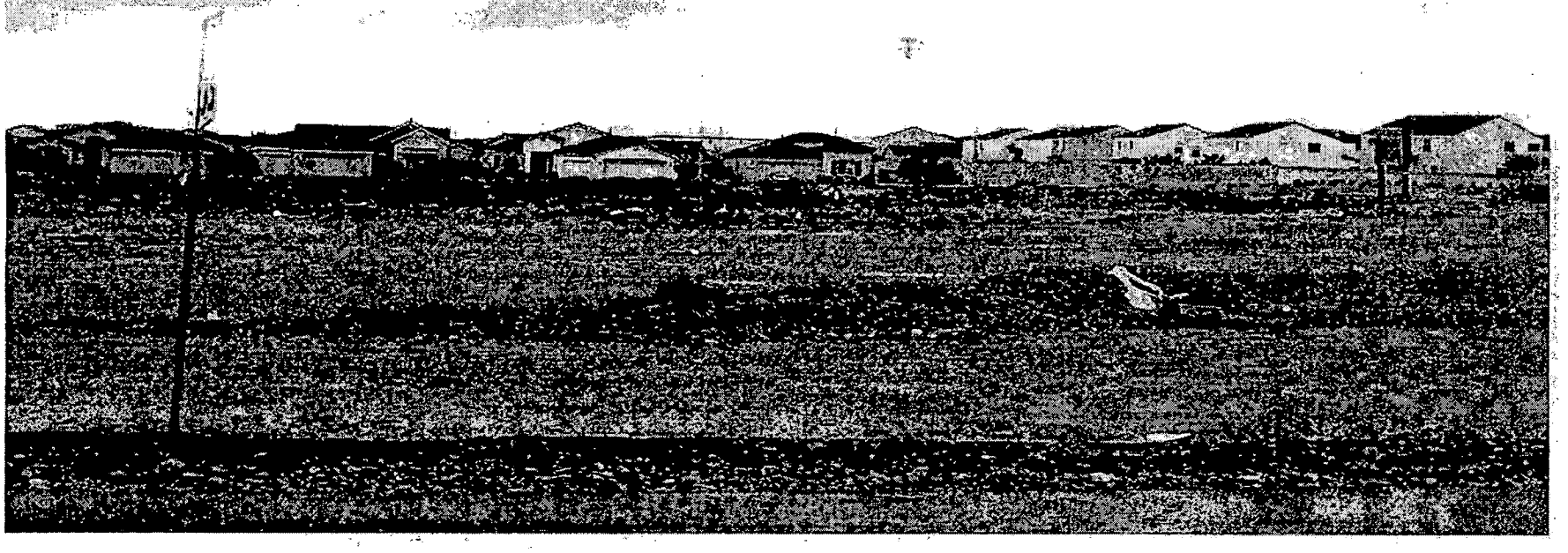
GRAND TETON & DURANGO

SITE PLAN

DRAWN BY: JMP DATE: 01/09/04
DESIGNED BY: JMP DATE: 01/09/04
CHECKED BY: JBM DATE: 01/09/04
PROJECT NO. SCALE: 1"=50'

SHEET
1 OF 1 SHEETS
DRAWING NO.

ZON-3794
SDR-3796
03-11-04 PC



ZON-3794 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.
ADJACENT TO THE SOUTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
APRIL 8, 2004 PLANNING COMMISSION

02/23/04

RECEIVED
04 MAR -5 PM 4:16
DEVELOPMENT

8313 Gorsky Ave.
Las Vegas, NV 89131
March 2, 2004

Gary M. Leobold, Senior Planner
Planning and Development Department,
Current Planning Division,
Development Services Center
731 South Fourth Street,
Las Vegas, NV 89101

Dear Sir:

I would like to voice my approval to case: ZON-3794. I feel Tule Springs Rd. is wide enough to support the added traffic expected from the development.

The only changes I see need to be made is stripping on Tule Springs Rd. The road is wide enough to support four lanes if properly marked.

I fear the "Appaloosa Canyon, Quarter Horse Falls" H.O.A. may voice opposition to this development. I definitely want it known that the H.O.A. does not speak for everyone in the developments it represents. In fact, there was no opinion poll taken up to this time. Thank you for the opportunity to voice my feelings on this matter.

Warren Colbert

Warren Colbert
8313 Gorsky Ave
Las Vegas, NV 89131

(702) 396-5483
warcolbe@aol.com

ZON-3794 A

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

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

ABEYANCE TO THE MAY 13, 2004 PLANNING COMMISSION MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE TO THE MAY 13, 2004 PLANNING COMMISSION MEETING

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 1 [TMP-3624], Item 4 [TMP-3991], Item 19 [SUP-3907] and Item 20 [VAR-4032], Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 3 [TMP-3974], and HOLD IN ABEYANCE Item 21 [ZON-3794] and Item 22 [SDR-3796] to 5/13/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he has abstained in the past on other items because of an adjacent property he represented in the past. However, he would vote on the abeyance of Item 19 and 20.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

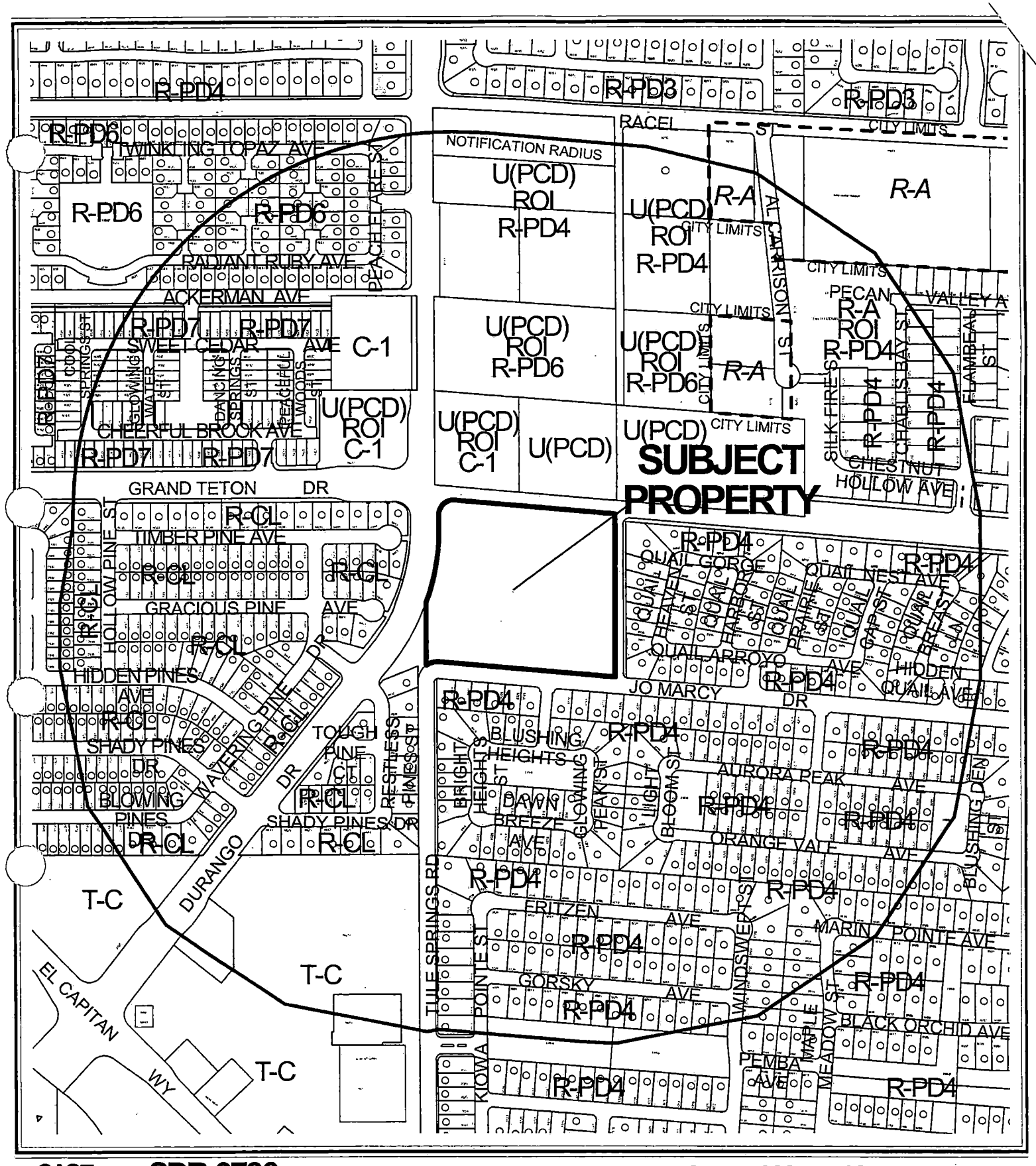
PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 22 – SDR-3796

MOTION – Continued:
DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 –6:03)



CASE: SDR-3796

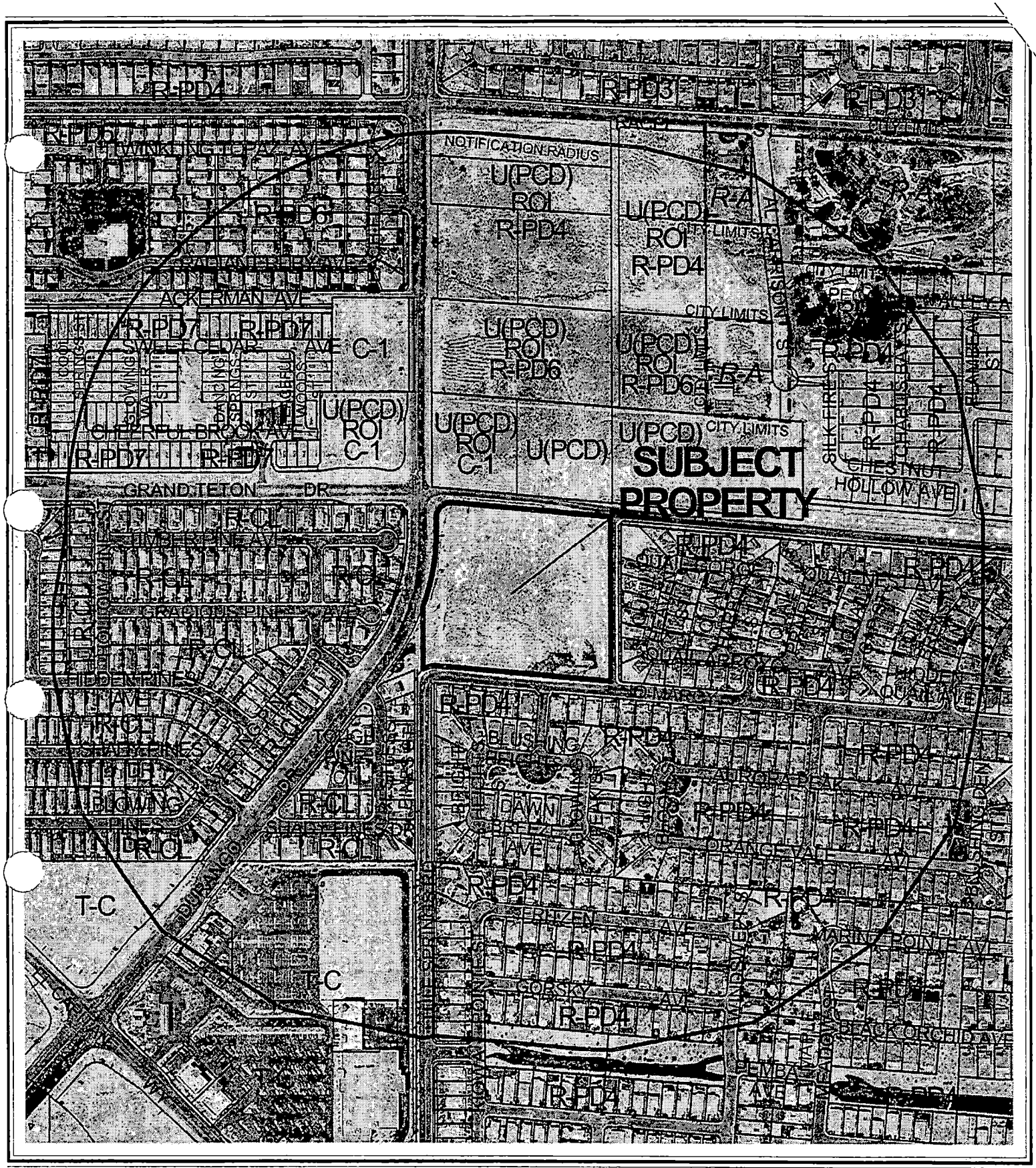
RADIUS: 1320 FT

0 300 600 Feet

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

PROPSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESEDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N



CASE: **SDR-3796**

RADIUS: 1320 FT

0 300 600 Feet

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

PROPSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESEDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3796 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.

THE APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE MAY 13, 2004 PLANNING COMMISSION MEEING

XXX: F:\DEPOT\PLANNING COMMISSION\2004\04-08-04\REPORTS\SDR-3796.DOC

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3796 APN: 125-16-101-001

Name of Property Owner: Rainbow Valley Estates, Inc.

Name of Applicant: Carina Home

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: Robert Cohen

Subscribed and sworn before me

This 12th day of January, 2004

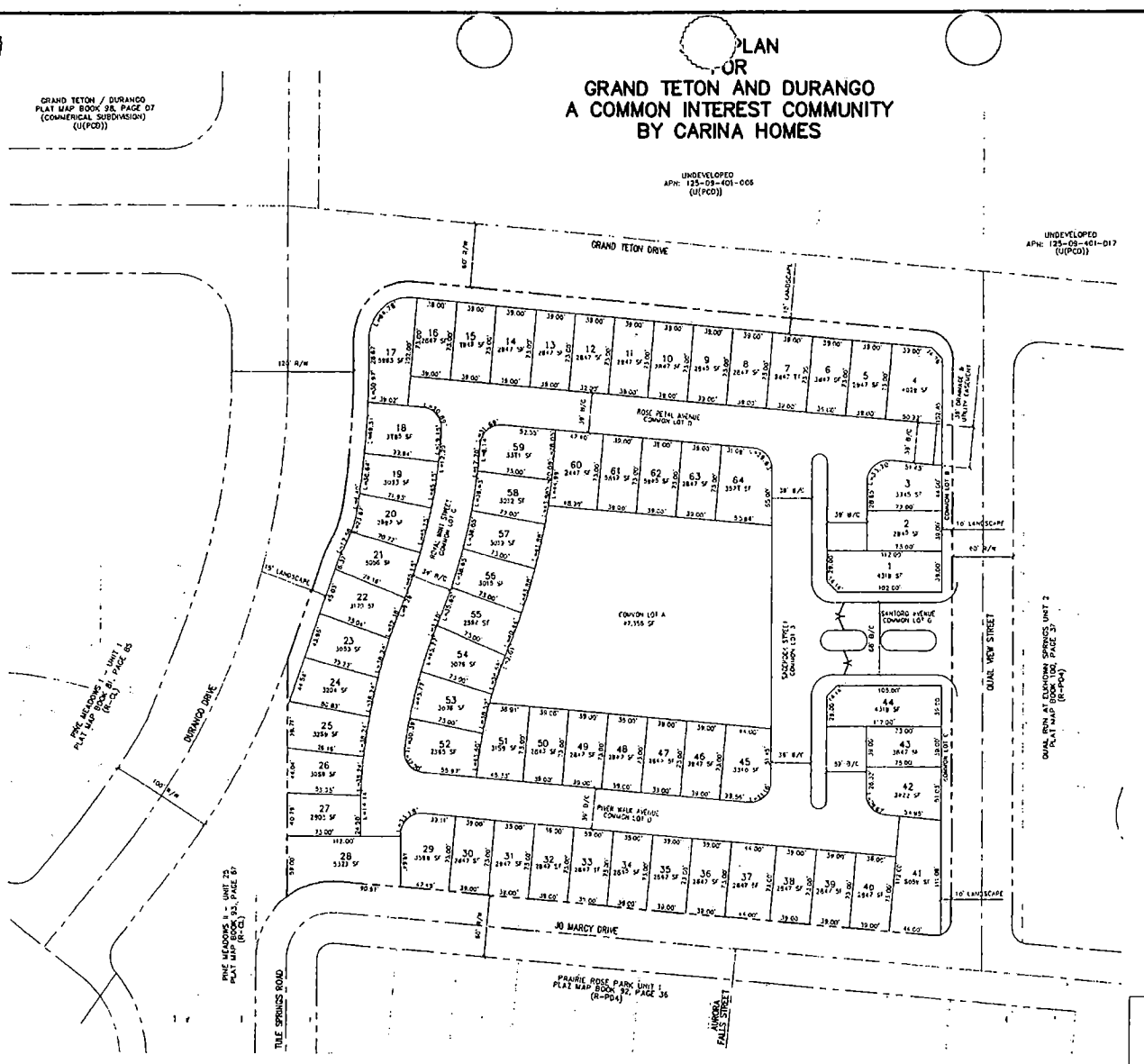
_____ Clark County, Nevada
Notary Public in and for said County and State

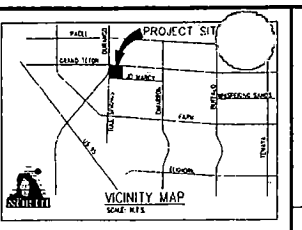
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY F. WILLIAMS
Appt. No. 02-78998-1
My Appt. Expires Aug. 16, 2006

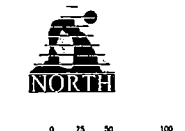
Revised 2/12/02

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SITE PLAN
FOR
GRAND TETON AND DURANGO
A COMMON INTEREST COMMUNITY
BY CARINA HOMES

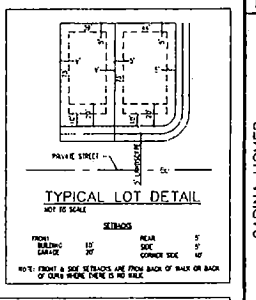


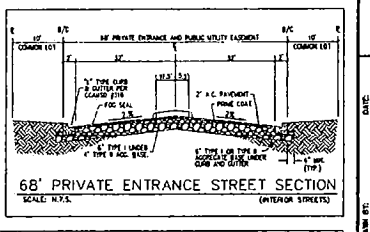


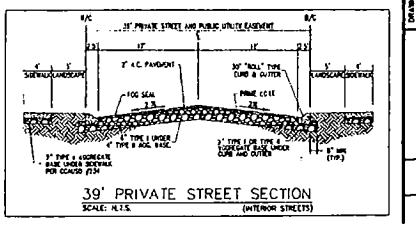


50 0 25 50 100
1 inch = 50 ft.

SITE DATA	
ASSESSORS PARCEL NUMBER	125-16-101-001
CURRENT ZONING	U(PCD)
PROPOSED ZONING	RPD-7
GROSS ACRES	10.49
NUMBER OF LOTS	64
COMMON LOTS	4
DU/AC	6.10
MINIMUM LOT SIZE	2,847 SF
MAXIMUM LOT SIZE	5,393 SF







PARKING TABULATION	LANDSCAPE TABULATION	ENGINEER	OWNER INFORMATION	DEVELOPER
3 SPACES/UNIT 128 NOTE: 1 SPACE IN DRIVEWAY AND 1 IN GARAGE	6.10 LOTS x 1,615 SF = 10.10 = 196 AC 100 + 0.5 = 43,560 = 45,991 SF REQUIRED 47,156 SF PROVIDED	WRIGHT ENGINEERS, INC 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 933-7000 FAX (702) 933-7001 STRUCTURAL CIVIL M&P SURVEYING	APN #125-16-101-001 RAINBOW VALLEY (STAGE) INC P/A CARINA HOMES 7881 BUSINESS PARK CT. #116 LAS VEGAS, NV 89128-8020	CARINA CORPORATION 7881 BUSINESS PARK CT. #116 LAS VEGAS, NV 89128-8020 (702) 228-1474

REV	DATE	BY	REVISION

WRIGHT ENGINEERS
STRUCTURAL CIVIL M&P SURVEYING

WRIGHT ENGINEERS, INC
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001

CARINA HOMES
GRAND TETON & DURANGO
SITE PLAN

DRAWN BY: AJP DATE: 01/09/04
DESIGNED BY: AJP DATE: 01/09/04
CHECKED BY: JSH DATE: 01/09/04
SCALE: 1"=50'
PROJECT NO.

SHEET
1 OF 1 SHEETS
DRAWING NO.

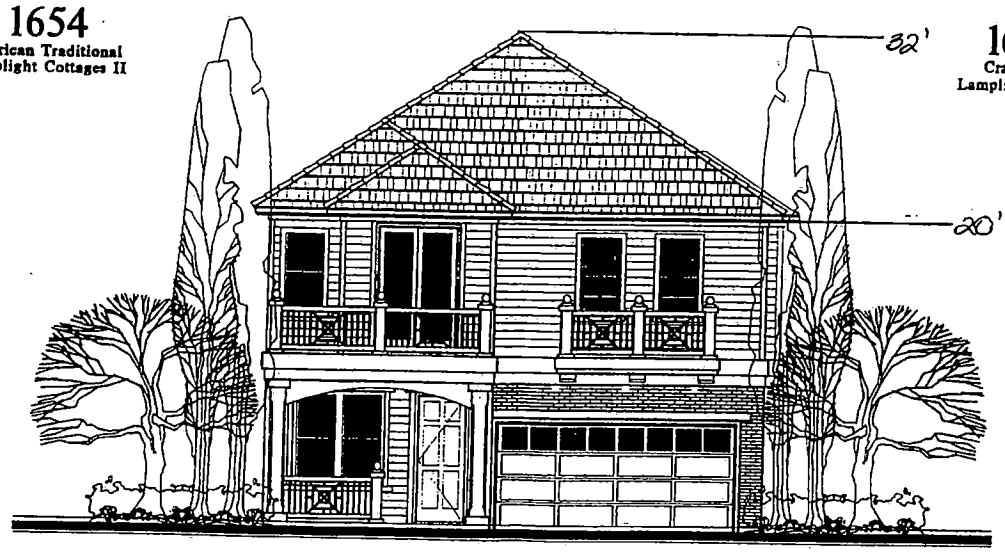
ZON-3794
SDR-3796
03-11-04 PC





1654
American Traditional
Lamplight Cottages II

1654
Craftsman
Lamplight Cottages II



1998
Key West
Lamplight Cottages

Conceptual Front Elvations

Lamplight Cottages II

Las Vegas, Nevada

Scale: 1" = 8'

na Corporation
#2003-818

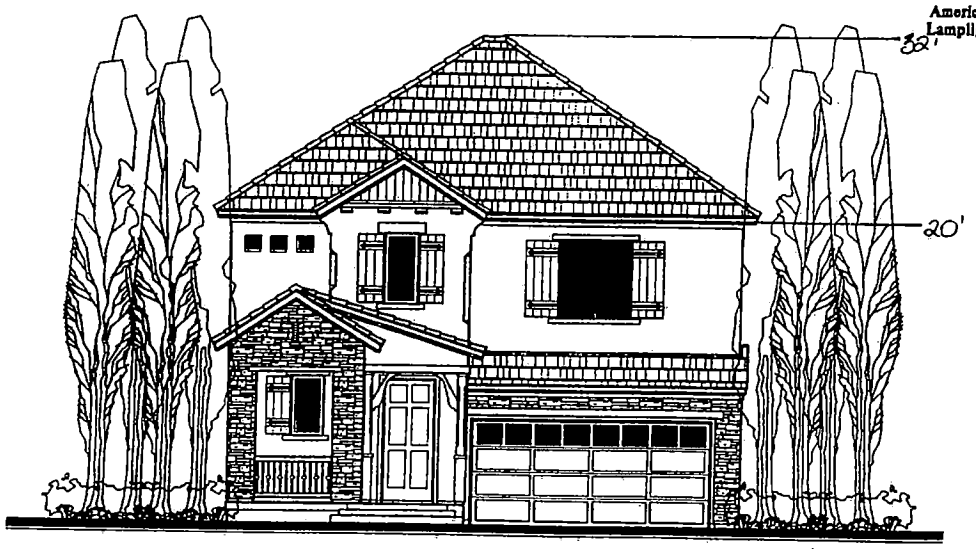
KTGY GROUP, INC.
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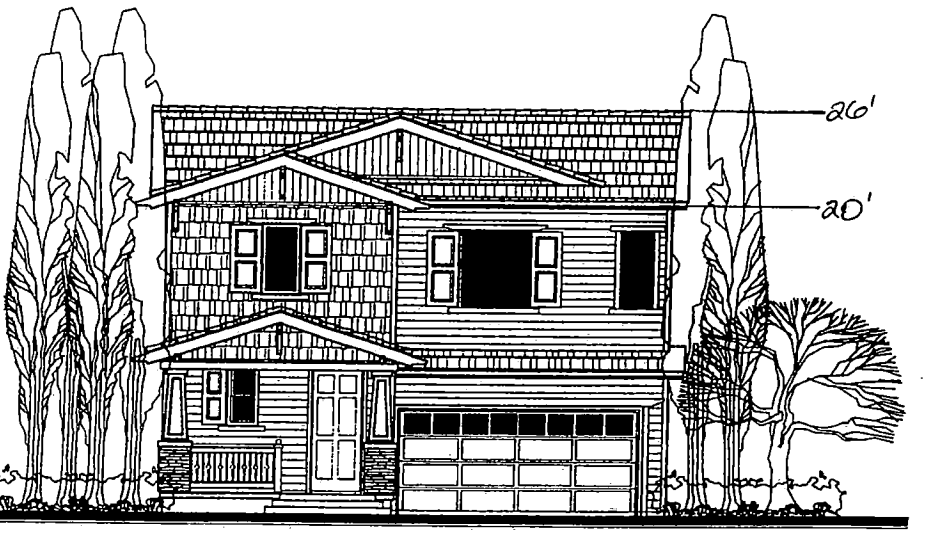
02/27/2004

SDR-3796
03-11-04 PC



1833
American Traditional
Lamplight Cottages II





1833
French Country
Lamplight Cottages II

1833
Craftsman
Lamplight Cottages II

Conceptual Front Elvations

na Corporation

Lamplight Cottages II

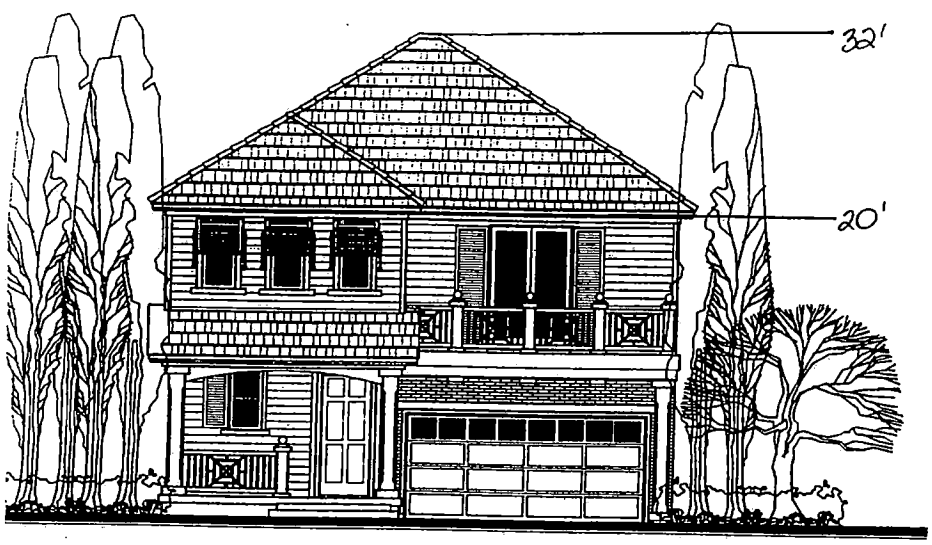
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02/17/2004

SDR-3796
03-11-04 PC



1833
Key West
Lamplight Cottages II



1833
Spanish Colonial
Lamplight Cottages II

na Corporation
#2003-818

Conceptual Front Elvations
Lamplight Cottages II
Las Vegas, Nevada

KTGY GROUP, INC.
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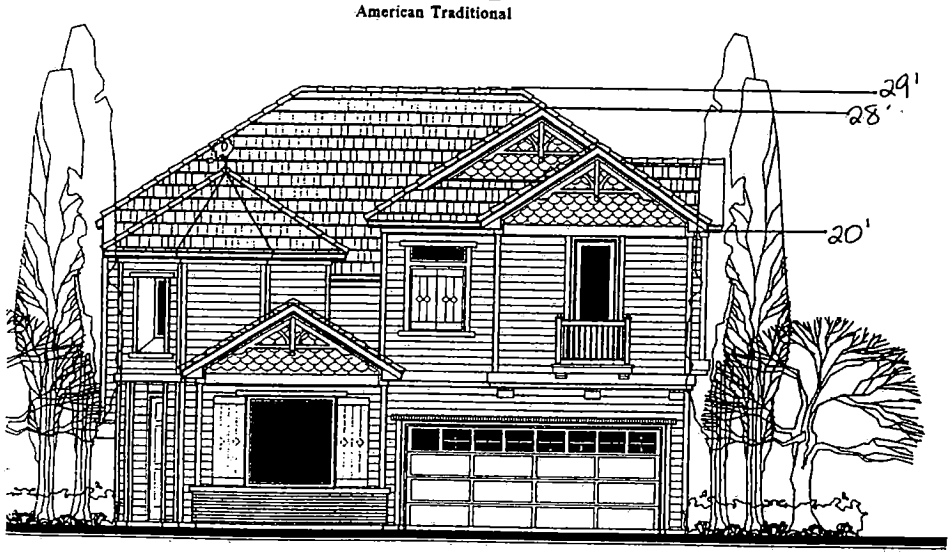
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SDR-3796
03-11-04 PC

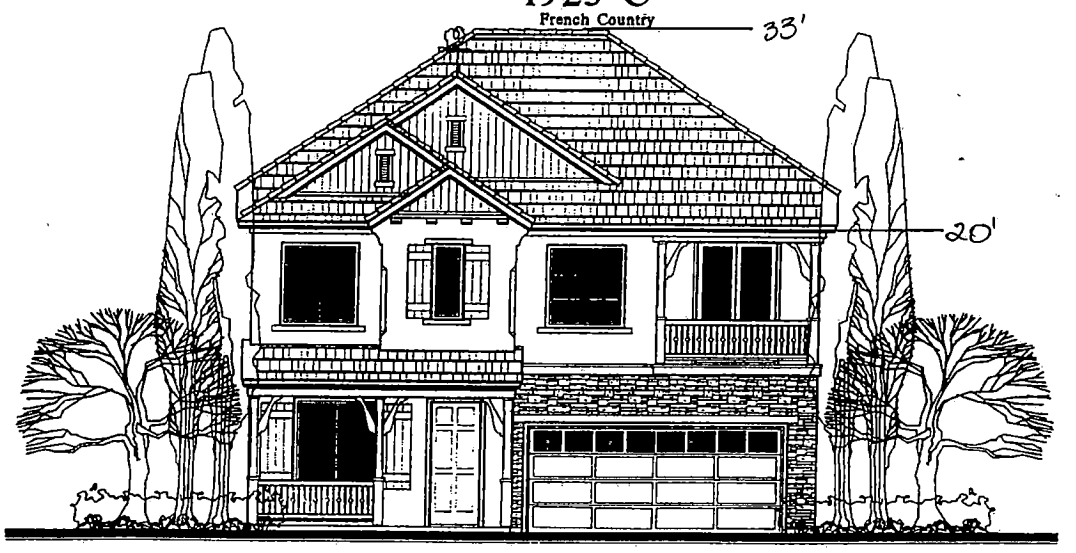




1923 A
American Traditional



1923 C
French Country



1996 A
American Traditional

2251 C
French Country

Conceptual Front Elevations

na Corporation

Lamplight Square II

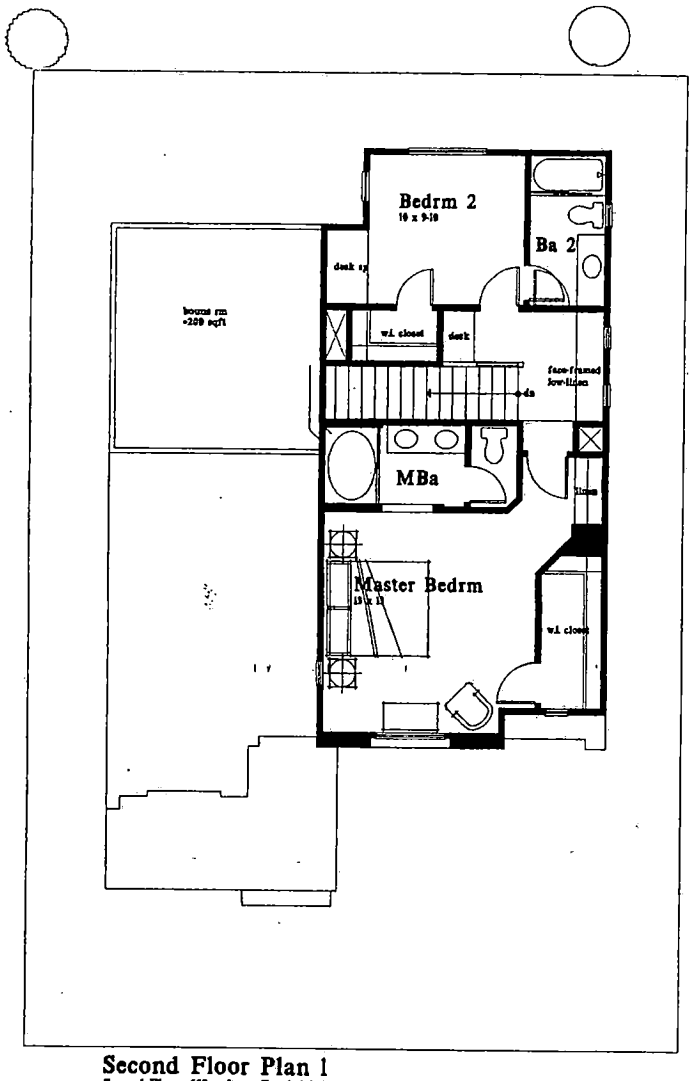
Las Vegas, Nevada

#2003-817

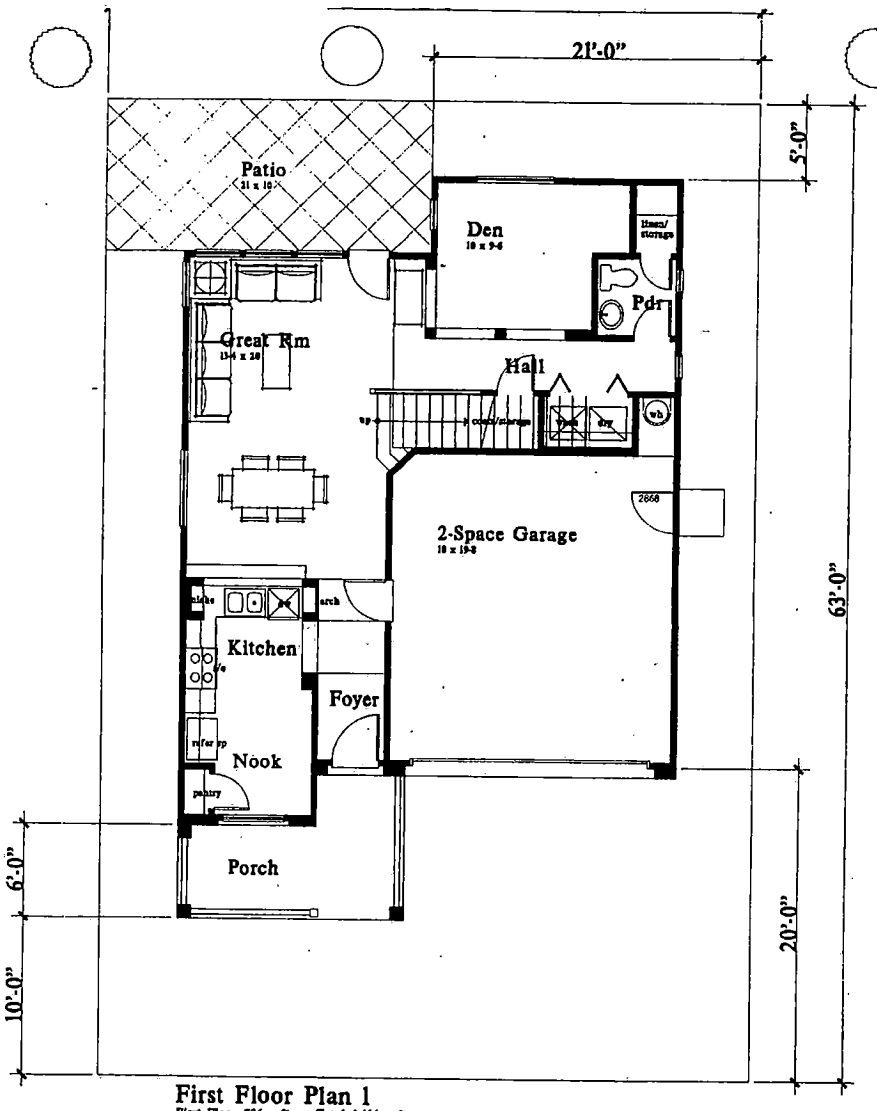
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02/18/2004

SDR-3796
03-11-04 PC



Second Floor Plan 1
Second Floor: 658 sqft Total: 1,454 sqft Total w/ bonus rm 1,654 sqft
Cottage Series



First Floor Plan 1
First Floor: 796 sqft Total: 1,454 sqft
Cottage Series

Conceptual Floor Plan 1 - 1,454 sqft - 1,654 sqft

na Corporation

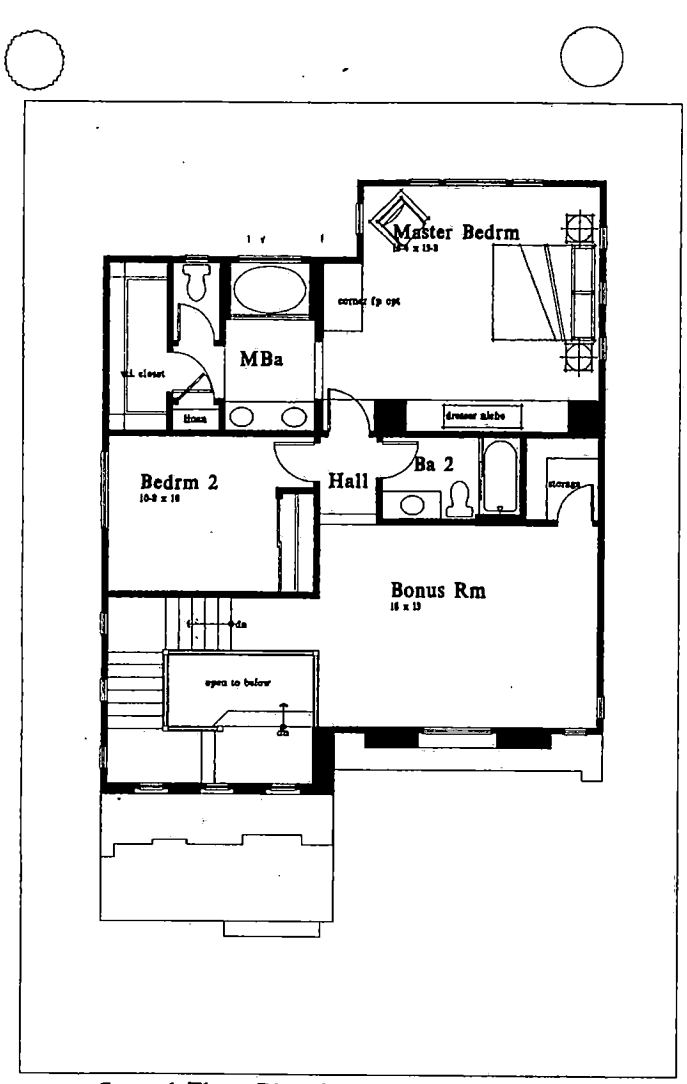
Lamplight Cottages II

Las Vegas, Nevada

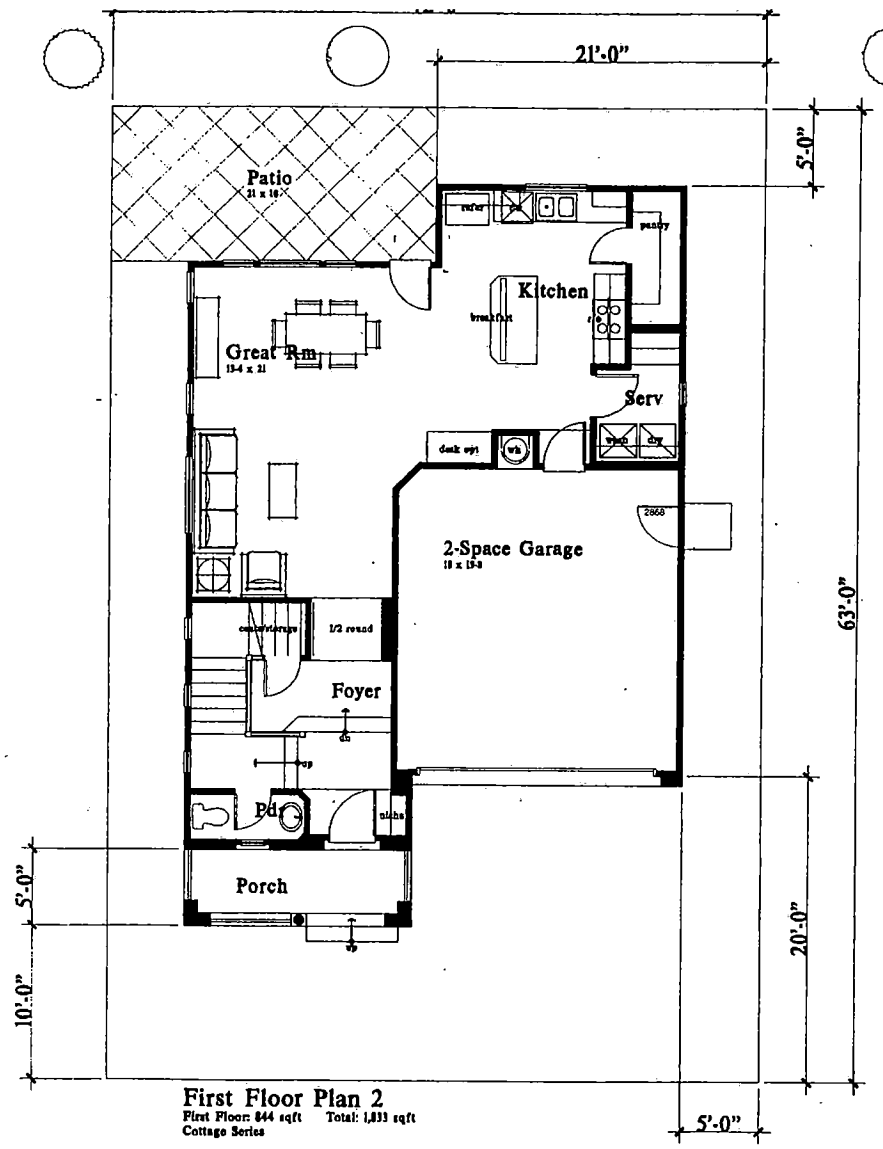
#2003-818

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ZON-3794
SDR-3796
03-11-04 PC



Second Floor Plan 2
Second Floor: 989 sqft Total: 1,831 sqft
Cottage Series



First Floor Plan 2
First Floor: 844 sqft Total: 1,833 sqft
Cottage Series

Conceptual Floor Plan 2 - 1,833 sqft

ina Corporation

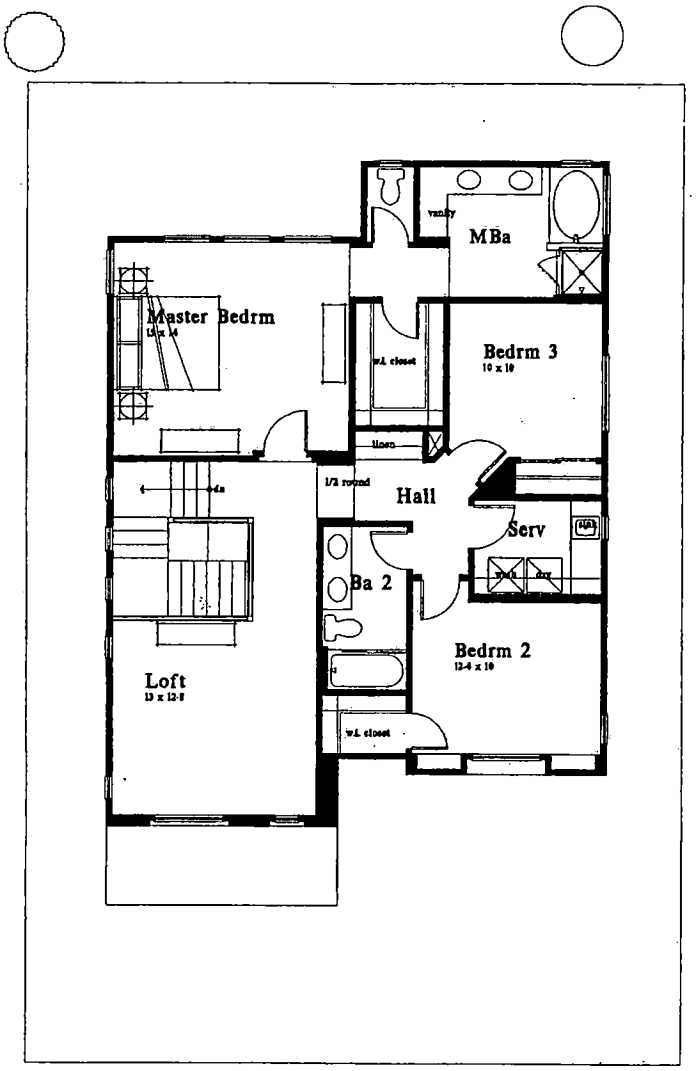
Lamplight Cottages II

Las Vegas, Nevada

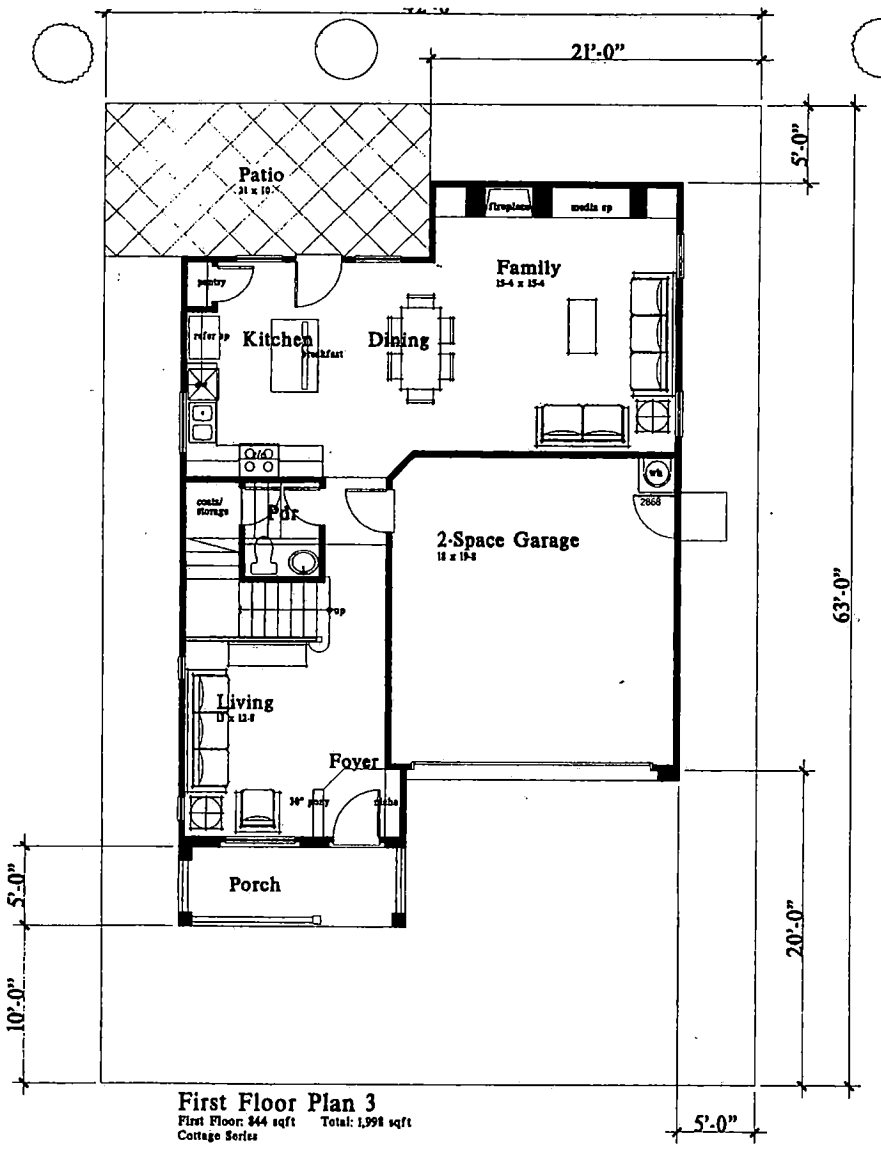
1 #2003-818

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IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-2139
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ZON-3794
SDR-3796
03-11-04 PC



Second Floor Plan 3
Second Floor: 1,154 sqft Total: 1,998 sqft
Cottage Series



First Floor Plan 3
First Floor: 844 sqft Total: 1,998 sqft
Cottage Series

Conceptual Floor Plan 3 - 1,998 sqft

Lamplight Cottages II

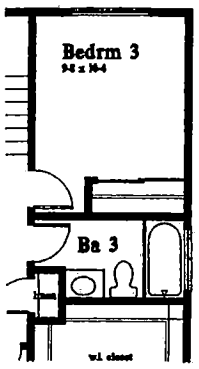
Las Vegas, Nevada

ina Corporation

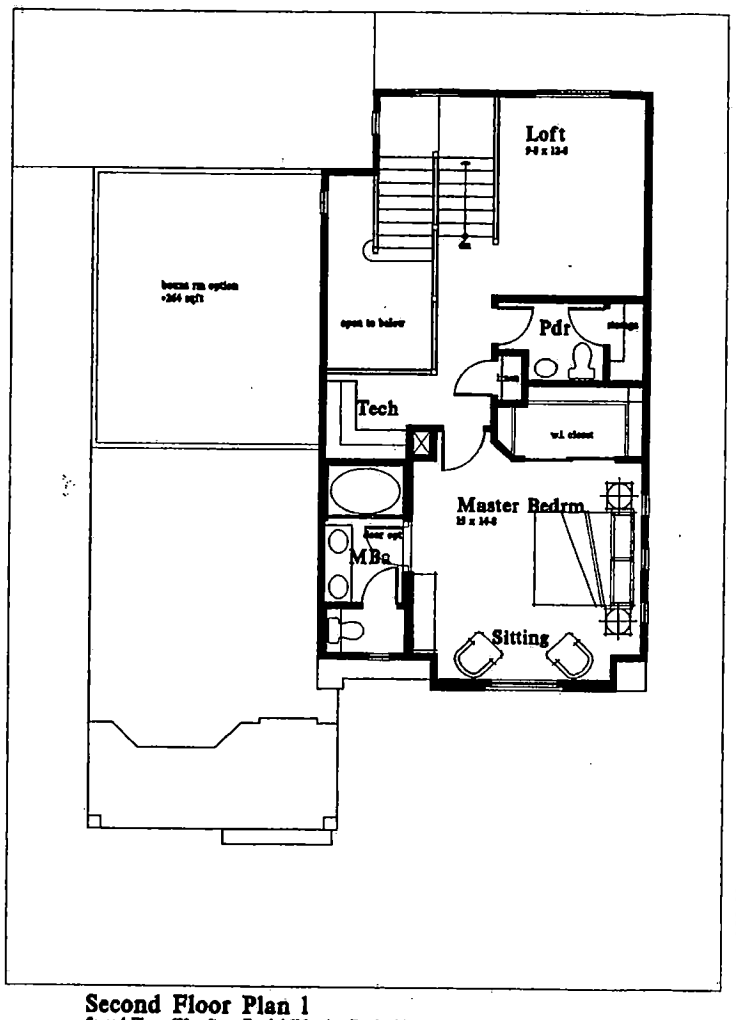
#2003-818

KTGY GROUP, INC.
ARCHITECTURE PLANNING
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IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-5158
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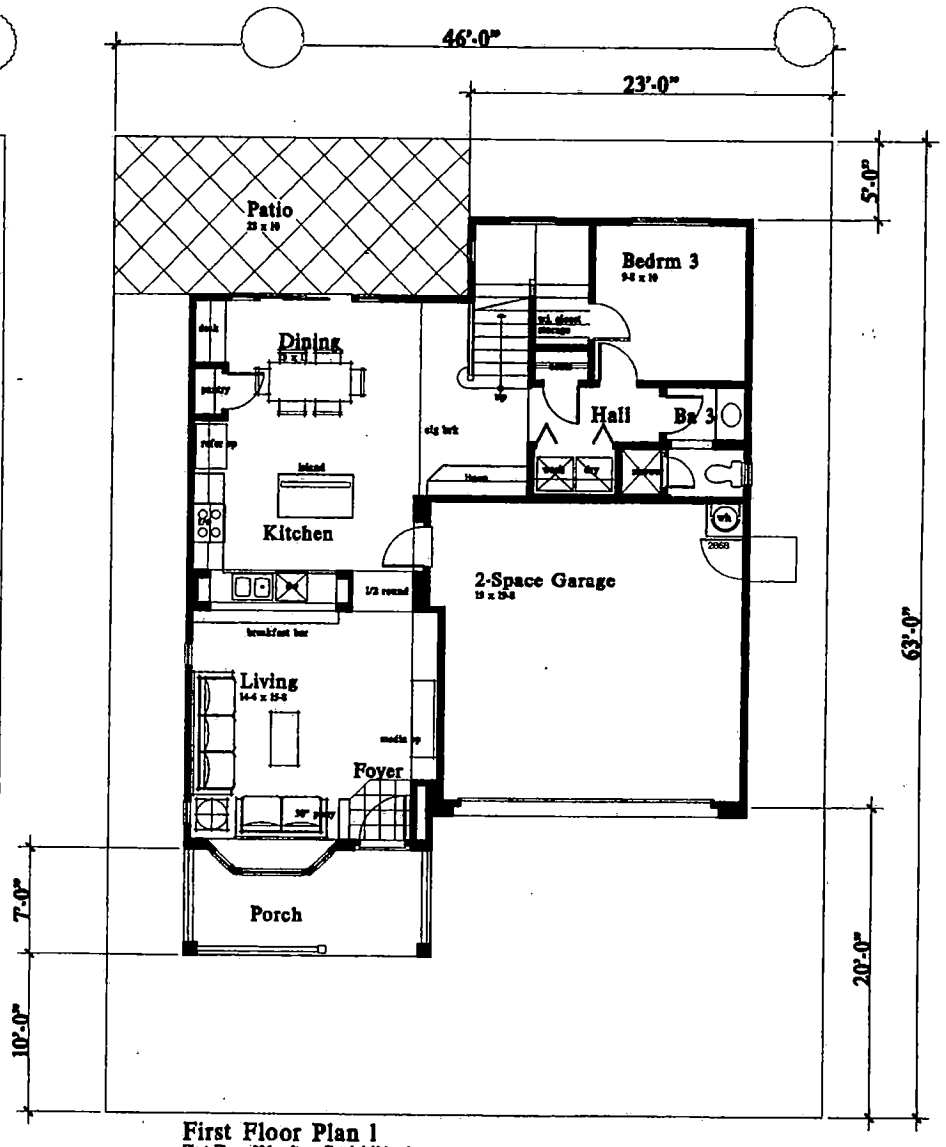
ZON-3794
SDR-3796
03-11-04 PC



om 3/ Bath 3 Option



Second Floor Plan 1
Second Floor: 630 sqft Total: 1,606 sqft Total w/ bonus rm: 1,870 sqft
Squares Series



First Floor Plan 1
First Floor: 926 sqft Total: 1,606 sqft
Squares Series

Conceptual Floor Plan 1 - 1,606 sqft - 1,870 sqft

ina Corporation

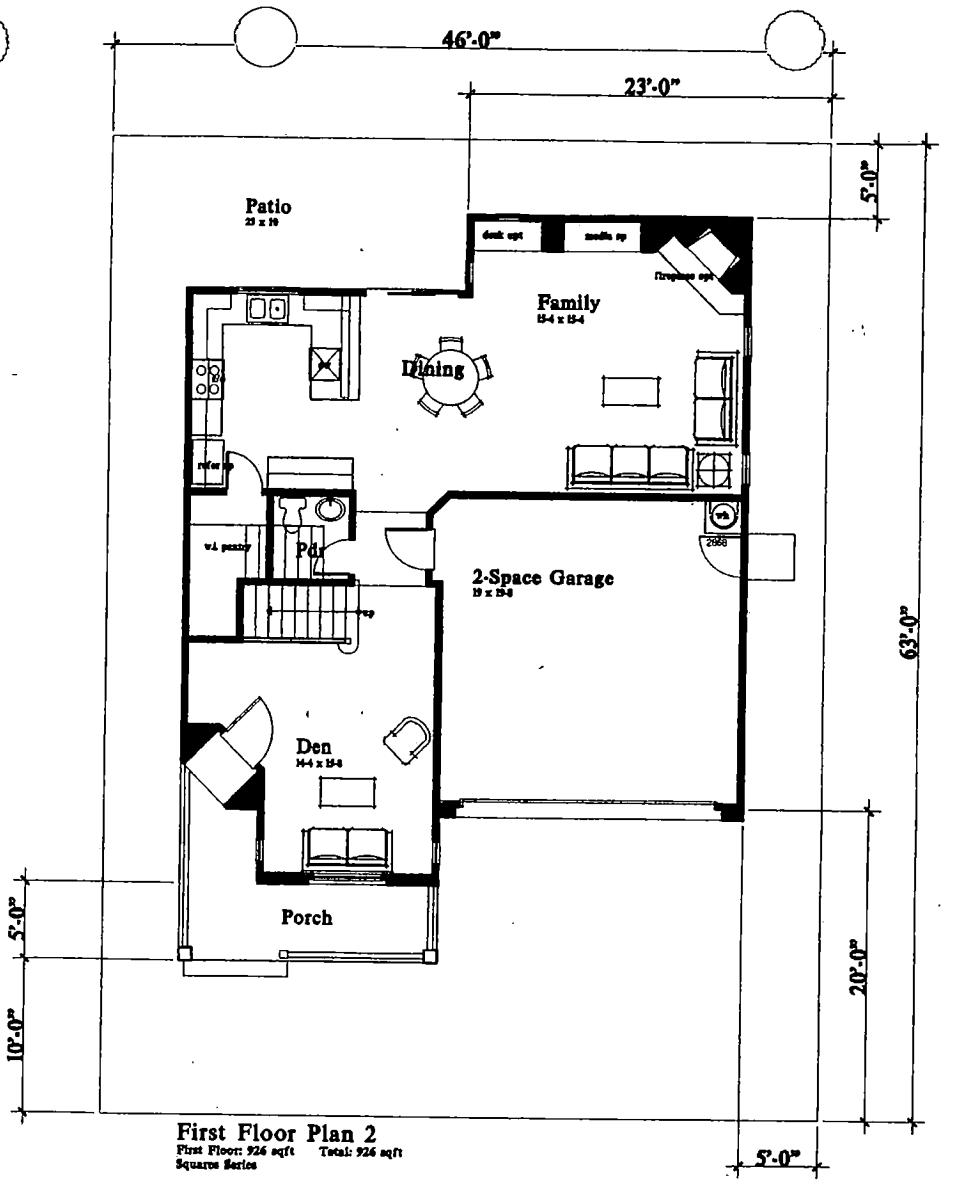
Lamplight Square II

Las Vegas, Nevada

: #2003-817.

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ZON-3794
SDR-3796
03-11-04 PC



First Floor Plan 2
First Floor: 926 sqft Total: 926 sqft
Squares Series

Conceptual Floor Plan 2 - 1,606 sqft - 1,870 sqft

ina Corporation

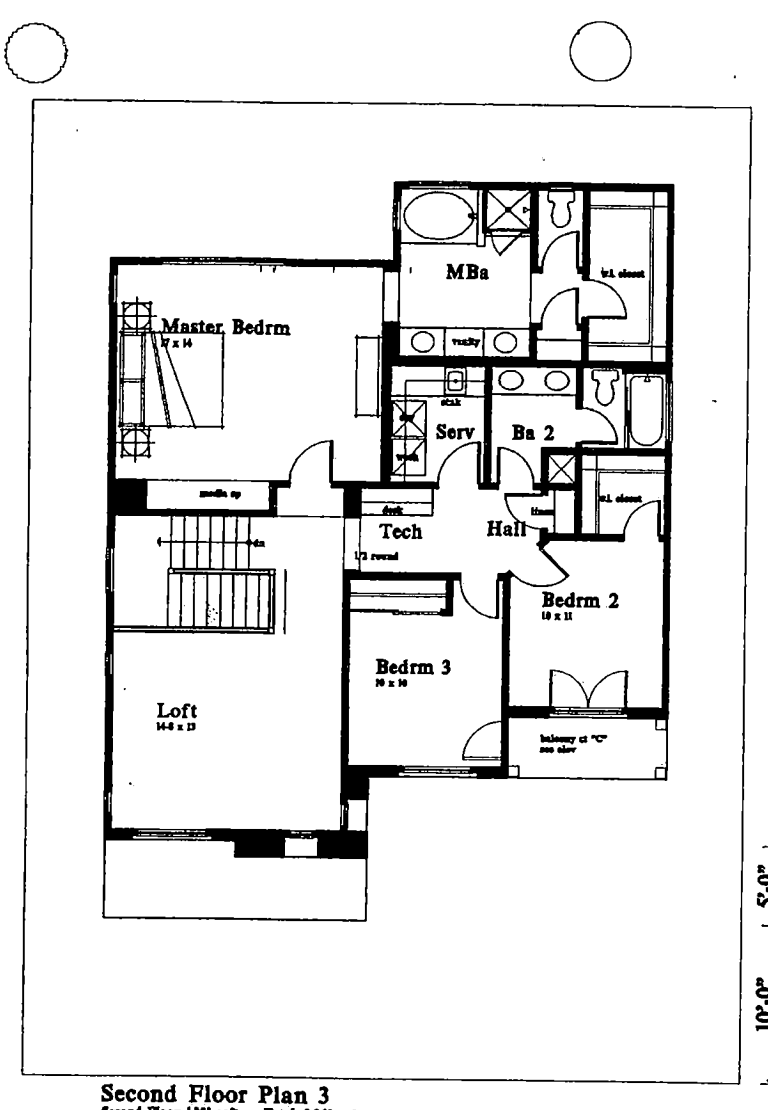
Lamplight Square II

Las Vegas, Nevada

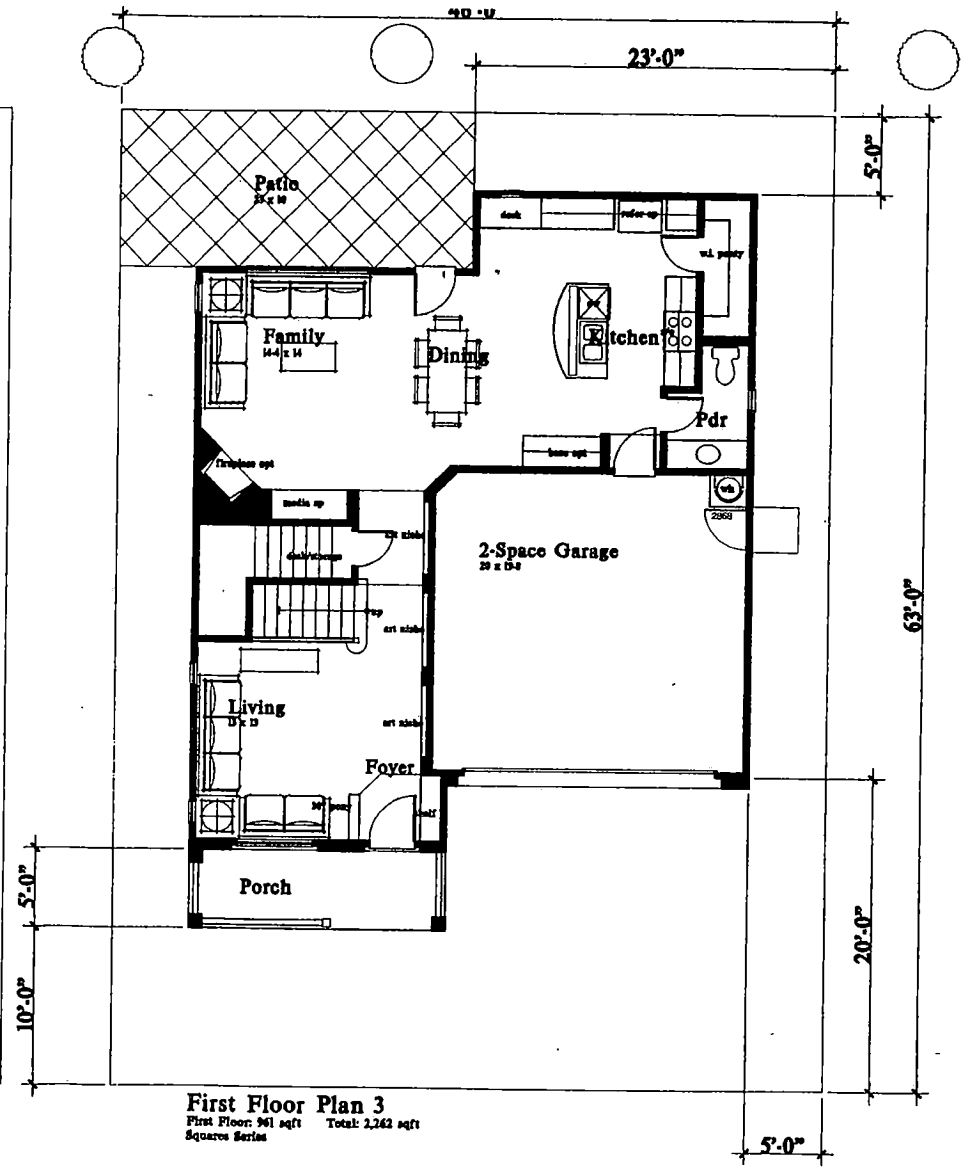
B #2003-817

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ZON-3794
SDR-3796
03-11-04 PC



Second Floor Plan 3
Second Floor: 1,301 sqft Total: 2,262 sqft
Squares Series



First Floor Plan 3
First Floor: 961 sqft Total: 2,262 sqft
Squares Series

ina Corporation
B #2003-817

Conceptual Floor Plan 3 · 2,262 sqft

Lamplight Square II

Las Vegas, Nevada

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ZON-3794
SDR-3796
03-11-04 PC



SDR-3796 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.
ADJACENT TO THE SOUTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
APRIL 8, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
REZONING RELATED TO SDR-3768 - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief).

C.C. 05/05/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he owns an interest in an adjacent property

To be heard by the City Council on 5/5/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 23 [ZON-4124] and Item 24 [SDR-3768].

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that the request is for the remodel of two existing residential structures. The structures are located near the existing antique business at the corner of 3rd and Colorado.

MINUTES – Continued:

An existing building behind the residential structure will be used for storage. The project is within the City's Arts District and is one of the types of uses that staff looks forward to seeing in that area. Substantial remodeling will be done and this is an extension to the applicant's existing business. Staff recommended approval.

DAVID and VERONICA HOLMES LITVAK agreed with staff's recommendations.

TOM McGOWAN, Las Vegas resident, stated that the project is located in the heart of the City's redevelopment. The properties are in an ideal location, especially their proximity to the proposed monorail. It is important to have these artistic endeavors in advance and it is crucial to the Arts District.

TODD FARLOW, 240 North 19th Street, supported the request.

COMMISSIONER McSWAIN commended the applicants for the efforts they have made in this area.

COMMISSIONER EVANS stated that the applicants, along with several other property owners, YANNA, SANDY FUNKHOUSER, the Funkhouse, the Dust Gallery, William's Costume, the Yards Factory, are pioneers in the redevelopment of that area. In the next few years, this area will be vibrant with cafes, antique shops, and galleries.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 23 [ZON-4124] and Item 24 [SDR-3768].

NOTE: All discussion for Item 23 [ZON-4124] and Item 24 [SDR-3768] was held under Item 23 [ZON-4124].

(6:34 – 6:40)

1-1239

CONDITIONS:

Planning and Development

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

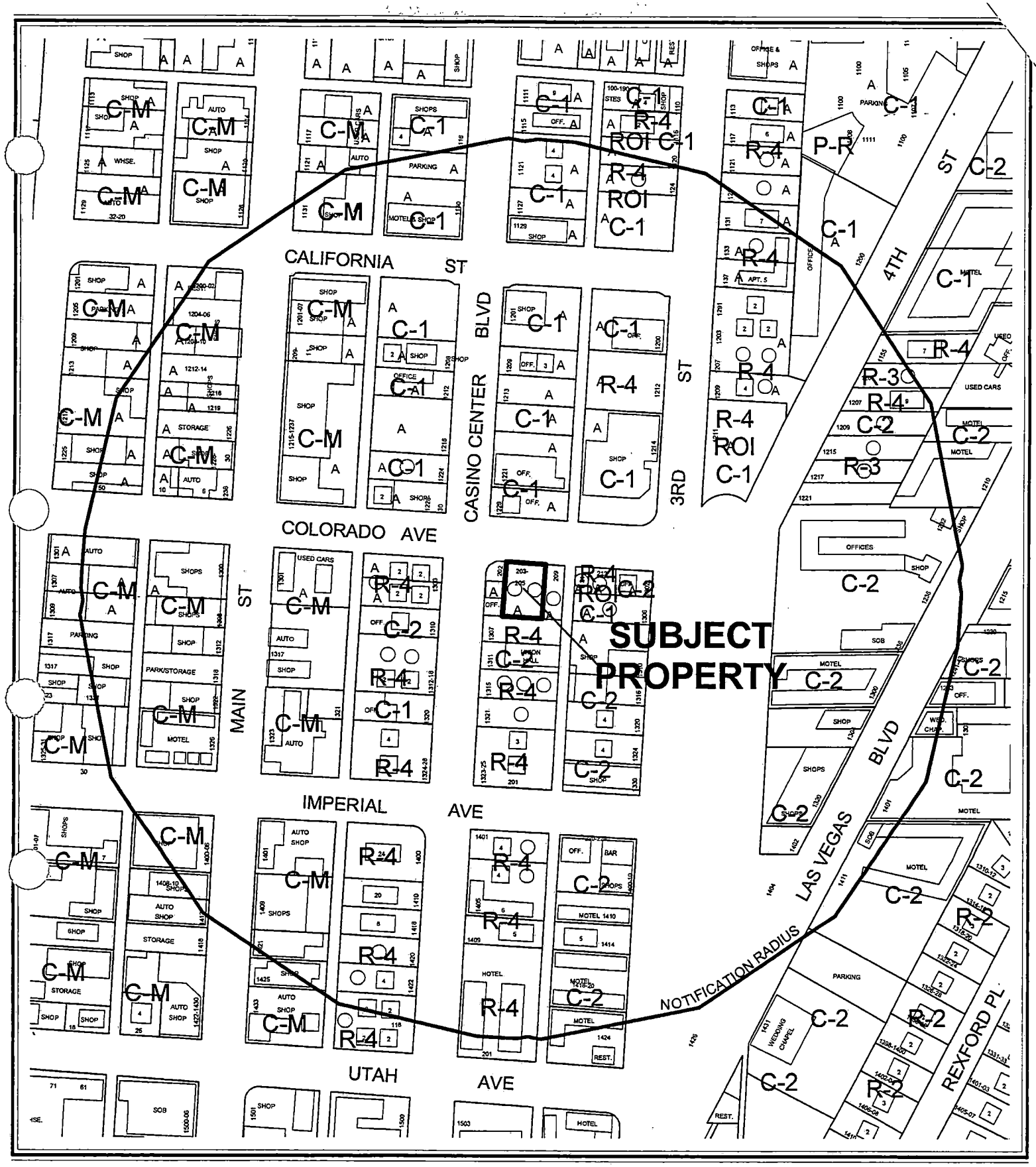
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 23 – ZON-4124

CONDITIONS – Continued:

Public Works

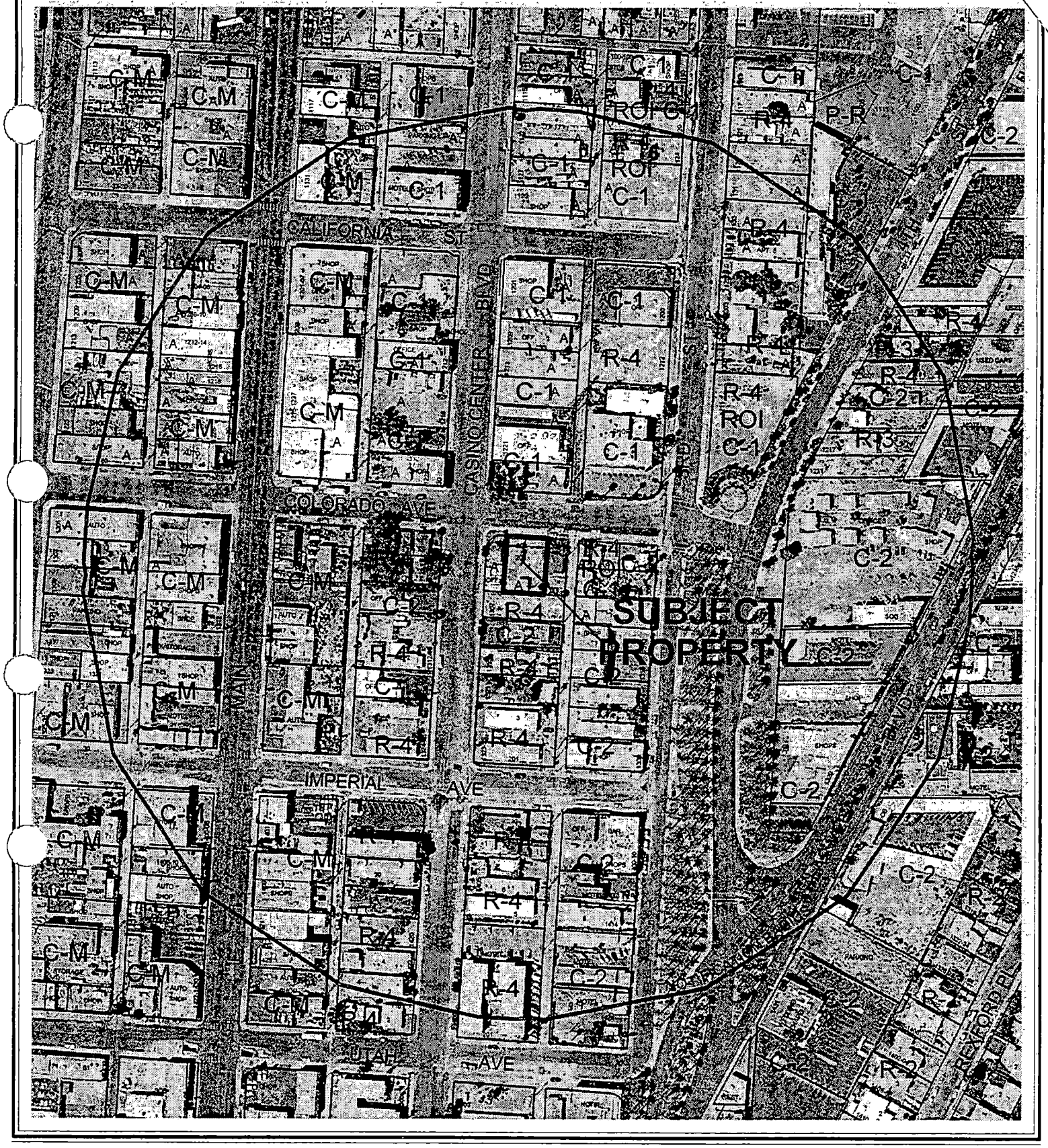
3. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.



CASE: **ZON-4124**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



0 100 200 Feet

CASE: **ZON-4124**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4124 - APPLICANT/OWNER: DAVID LITVAK

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-4 (High-Density Residential) to C-1 (Limited Commercial) on .16 acres located at 203 and 205 East Colorado Avenue. A companion Site Development Plan Review application (SDR-3768) will be considered concurrently.

B) Applicant's Justification

The applicant has stated that the conversion of the existing residential structures will preserve these properties and contribute to the revitalization of downtown Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

05/23/74 The Board of Zoning Adjustment approved a Variance (V-0034-74) in order to permit a business office in the R-4 zoning district. A condition of approval stipulated that the property was to revert to residential use after five years (05/23/79).

03/11/04 The Planning Commission held the companion Site Development Plan Review in abeyance to the 04/08/04 meeting to allow time for the applicant to file a rezoning petition.

B) Pre-Application Meeting

12/24/03 Streetscape and buffer requirements were discussed with the applicants. In addition, it was noted that a traffic study or impact fee may be required, and the applicants were admonished to review the residential conversion with the Building and Safety Department to verify building code requirements.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

B) Existing Land Use

Subject Property:	Residential Use
North:	Office Use
South:	Vacant
East:	Residential Use
West:	Office Use

C) Planned Land Use

Subject Property:	Mixed Use
North:	Mixed Use
South:	Mixed Use
East:	Mixed Use
West:	Mixed Use

D) Existing Zoning

Subject Property:	R-4 (High-Density Residential)
North:	C-1 (Limited Commercial)
South:	R-4 (High-Density Residential)
East:	R-4 (High-Density Residential)
West:	P-R (Professional Office and Parking)

E) General Plan Compliance

The property is located within the boundaries of the Las Vegas Redevelopment Plan, and is subject to the land use designations identified in the Plan. The parcel is designated as Mixed Use, which allows low- to high-density residential uses, office uses, service commercial uses, general commercial uses, and public facilities.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Downtown Centennial Plan	X	
Redevelopment Plan Area	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 Centennial Plan identifies the property as belonging to the Arts District sub-area; specific land use and design standards for the Arts District were adopted by City Council on 08/06/03. The proposed Rezoning is in conformance with the Mixed-Use land use designation specified by the Las Vegas Redevelopment Plan.

FINDINGS

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

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

   The proposed Rezoning is consistent with the Mixed-Use designation identified by the Las Vegas Redevelopment Plan, which permits any combination of residential, office, service commercial and general commercial uses.

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 C-1 (Limited Commercial) designation allows uses that are consistent with the surrounding commercial, office, and multifamily residential uses.

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

   The proposed Rezoning is consistent with the transformation of the Arts District to a mixture of low-intensity commercial and multifamily residential uses.

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

   Access to the parcel is provided by Colorado Avenue, which is already developed and provides an 80-foot right-of-way. The street will adequately support the commercial uses permitted by the C-1 zoning designation.

NOTICES MAILED

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4124 APN: 162-03-110-053

Name of Property Owner: DAVID LITVAK

Name of Applicant: DAVID LITVAK & VERONIKA HOLMES

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: DAVID M. LITVAK

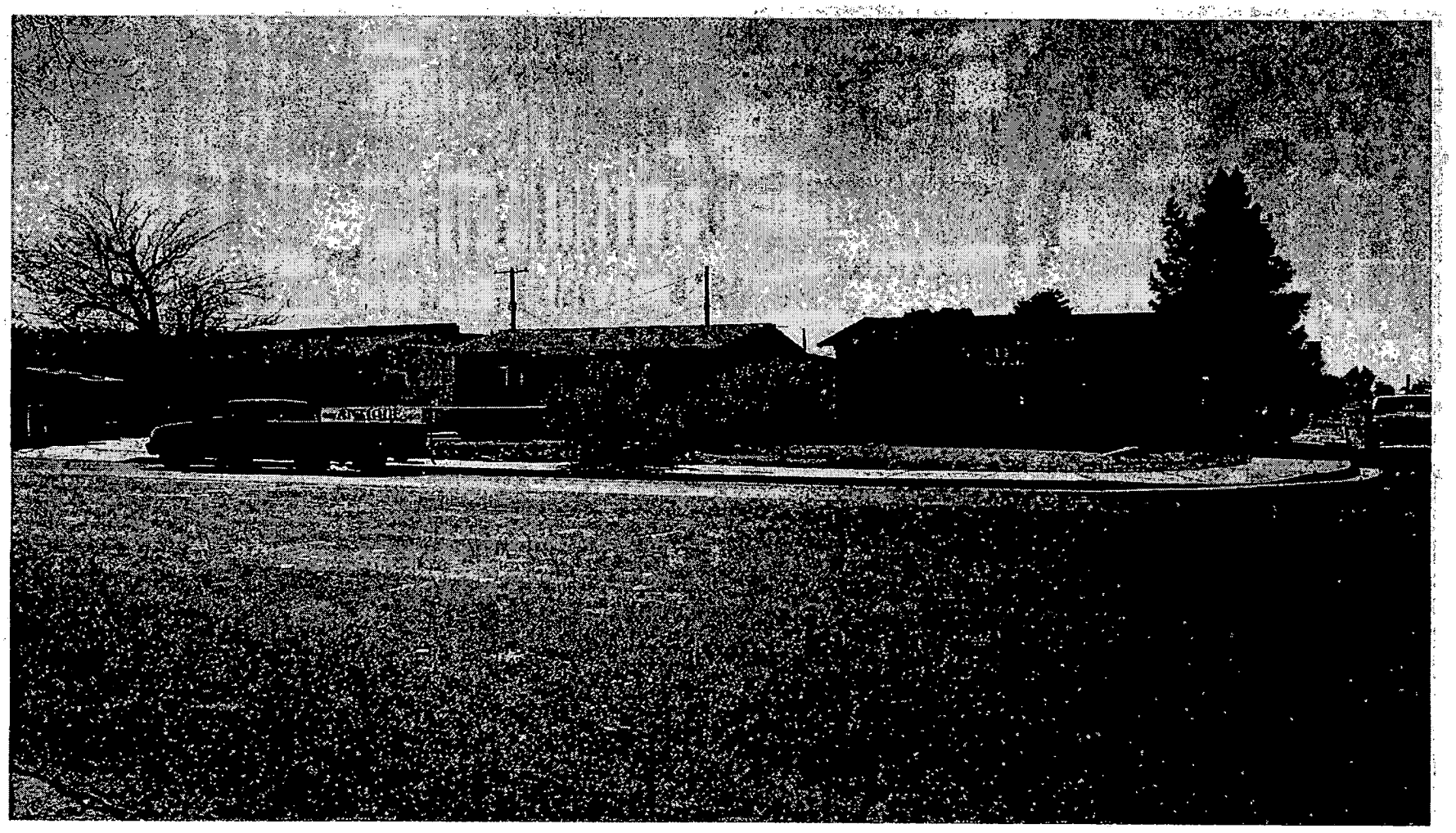
Subscribed and sworn before me

This 16th day of December, 2003

[signature]

Notary Public in and for said County and State

MICHELLE L. URRY
NOTARY PUBLIC
STATE OF NEVADA
APPT No. 00-62857-1
MY APPT EXPIRES APRIL 25, 2004



ZON-4124 - APPLICANT/OWNER: DAVID LITVAK
203 AND 205 EAST COLORADO AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04



ZON-4124 - APPLICANT/OWNER: DAVID LITVAK
203 AND 205 EAST COLORADO AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

C.C. 06/16/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he owns an interest in an adjacent property

To be heard by the City Council on 5/5/2004

MINUTES:
NOTE: See Item 23 for all discussion.

(6:34 – 6:40)
1-1239

CONDITIONS:
Planning and Development
1. A Rezoning (ZON-4124) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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

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

6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.

Public Works

7. Site development to comply with all applicable conditions of approval for ZON-4124 and all other subsequent site-related actions.

Building and Safety

8. The following requirements are applicable for the conversion of residential properties to commercial uses:

   a. Fire-rated walls with parapets will be required where any building is less than ten feet from a property line. Protected openings are permitted when five to ten feet from the property line; no openings are permitted where less than five feet to the property line.

   b. Replace electrical wiring with wiring in conduit if there is no grounding conductor.

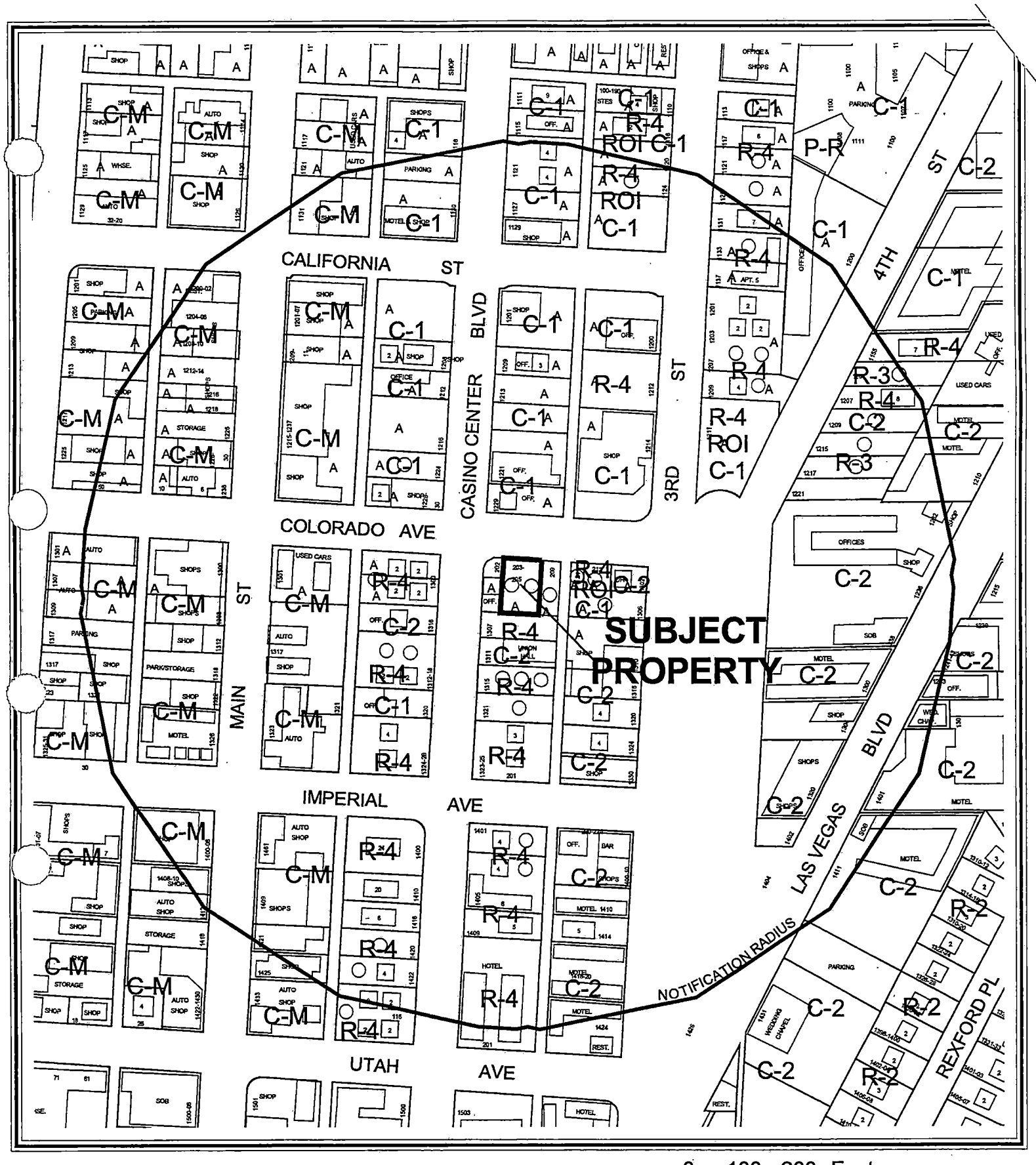
   c. Provide 100% upgrade to handicap accessibility including doors, restrooms, parking counters, and any other requirements for these uses.

CONDITIONS – Continued:

d. Dissolve any interior property lines between buildings or design for property line requirements such as fire-rated parapets, protected openings, etc.

e. A grounding electrode and exterior disconnect shall be required at each building.

f. Conformance with all other applicable building code requirements.



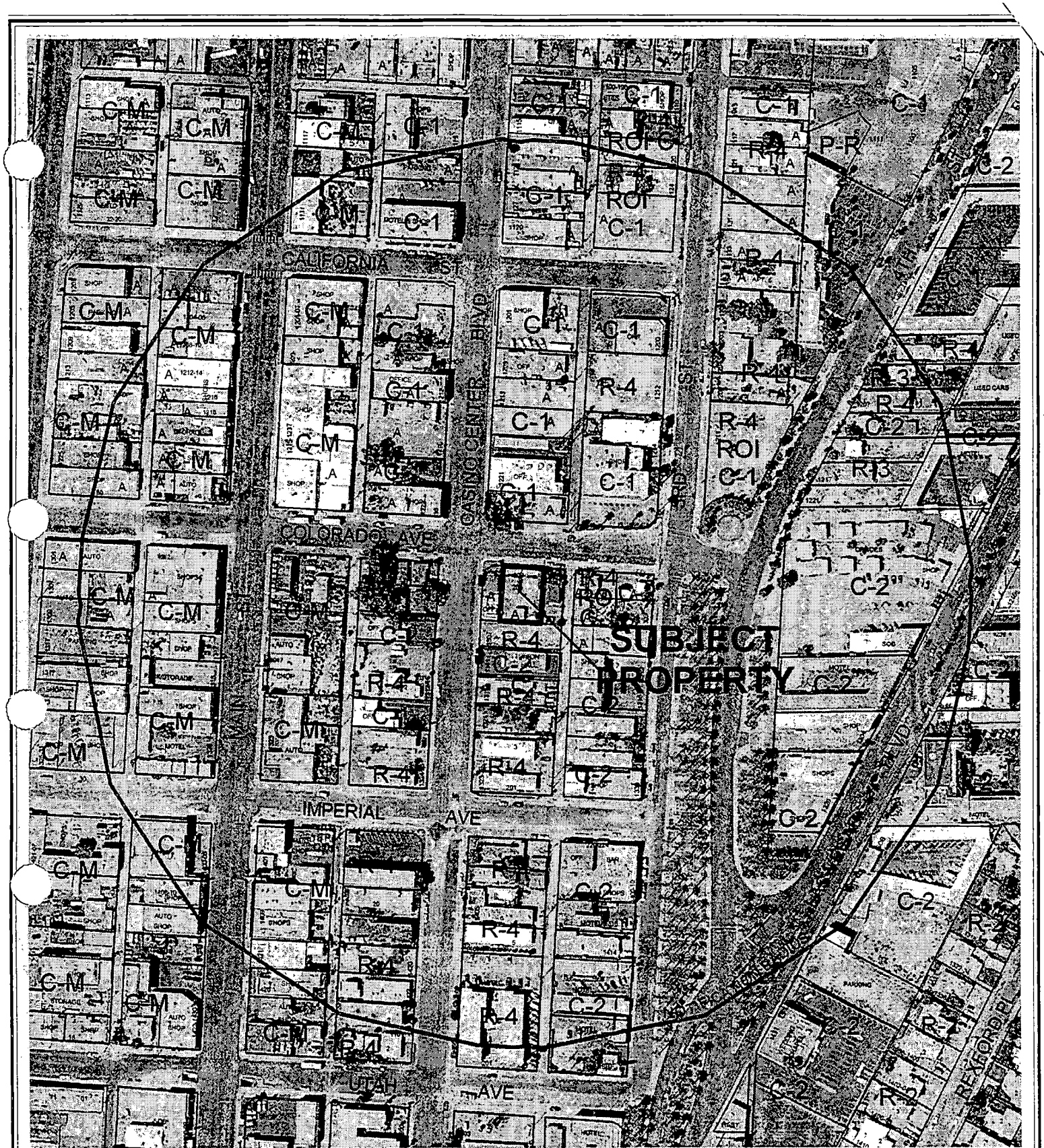
0 100 200 Feet

CASE: **SDR-3768**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



0 100 200 Feet

CASE: **SDR-3768**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-4124) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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

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

6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.

Public Works

7. Site development to comply with all applicable conditions of approval for ZON-4124 and all other subsequent site-related actions.

Building and Safety

8. The following requirements are applicable for the conversion of residential properties to commercial uses:

a. Fire-rated walls with parapets will be required where any building is less than ten feet from a property line. Protected openings are permitted when five to ten feet from the property line; no openings are permitted where less than five feet to the property line.

b. Replace electrical wiring with wiring in conduit if there is no grounding conductor.

c. Provide 100% upgrade to handicap accessibility including doors, restrooms, parking counters, and any other requirements for these uses.

d. Dissolve any interior property lines between buildings or design for property line requirements such as fire-rated parapets, protected openings, etc.

e. A grounding electrode and exterior disconnect shall be required at each building.

f. Conformance with all other applicable building code requirements.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review and waivers of the Downtown Centennial Plan Streetscape standards and perimeter landscaping standards for the conversion of existing residential structures to commercial uses on 0.16 acres located at 203 and 205 East Colorado Avenue. A companion Rezoning application (ZON-4124) will be considered concurrently.

B) Applicant's Justification

The applicant has stated that the conversion of the existing residential structures will preserve these properties and contribute to the revitalization of downtown Las Vegas and will contribute to the cultural impact of the Arts District.

BACKGROUND INFORMATION

A) Previous Actions

05/23/74 The Board of Zoning Adjustment approved a Variance (V-0034-74) in order to permit a business office in the R-4 zoning district. A condition of approval stipulated that the property was to revert to residential use after five years (05/23/79).

03/11/04 The Planning Commission held this item in abeyance to the 04/08/04 meeting to be heard concurrently with a Rezoning application.

B) Pre-Application Meeting

12/24/03 Streetscape and buffer requirements were discussed with the applicants. In addition, it was noted that a traffic study or impact fee may be required, and the applicants were admonished to review the residential conversion with the Building and Safety Department to verify building code requirements.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

FF

B) Existing Land Use

Subject Property:	Residential Use
North:	Office Use
South:	Vacant
East:	Residential Use
West:	Office Use

C) Planned Land Use

Subject Property:	Mixed Use
North:	Mixed Use
South:	Mixed Use
East:	Mixed Use
West:	Mixed Use

D) Existing Zoning

Subject Property:	R-4 (High-Density Residential)
North:	C-1 (Limited Commercial)
South:	R-4 (High-Density Residential)
East:	R-4 (High-Density Residential)
West:	P-R (Professional Office and Parking)

E) General Plan Compliance

The property is located within the boundaries of the Las Vegas Redevelopment Plan, and is subject to the land use designations identified in the Redevelopment Plan. The Redevelopment Plan designates the parcel as Mixed Use, which allows low- to high-density residential uses, office uses, service commercial uses, general commercial uses, and public facilities.

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

In addition to being located within the Las Vegas Redevelopment Plan Area, the property is also within the boundaries of the Downtown Centennial Plan. The Centennial Plan identifies the property as lying within to the Arts District sub-area; specific land use and design standards for the Arts District were adopted by City Council on 08/06/03. The proposed commercial uses are in conformance with the Mixed-Use land use designation specified by the Las Vegas Redevelopment Plan.

FF

PROJECT DESCRIPTION

The project entails the conversion of the existing residential structures on the subject property to commercial uses; the applicant has requested to rezone the property to C-1 (Limited Commercial) as part of the conversion. No new construction is proposed as part of the development plan. The structure at 205 Colorado will be utilized for retail sales; the structure at 203 Colorado will be utilized for a café/tea room. An existing outbuilding behind the residential structures is identified on the site plan as being used for storage. A small parking area with two spaces will be provided in the front yard setback area; it is intended that the adjacent on-street parking spaces will be adequate to serve the proposed commercial uses.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed as applicable in the table below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	7,000 SF	N/A
Min. Lot Width	N/A	70 Feet	Y
Min. Setbacks			
• Front	0 Feet (for a minimum of 70% of lot width)	28 Feet	N
• Side	N/A	5 Feet	N/A
• Corner	N/A	N/A	N/A
• Rear	N/A	3 Feet	N/A
Max. Lot Coverage	Up to 100%	21%	Y
Max. Building Height	N/A	15 Feet	N/A
Trash Enclosure	Must be screened from public view	No information provided	No information provided

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. On-site parking will be provided as follows:

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Retail Use	824 SF	1/175 SF	5			
Café Use	686 SF	1/50 SF 1/200 SF	8			
Total:	1,510 SF		13	1	1	1

Two on-site parking spaces are available in the front yard setback area. One of the factors that reduces the need for the full amount of parking required by code is the fact that patrons of the proposed businesses will most likely visit the other businesses operated by the applicants, and will park in one location and walk between the businesses. In addition, there is sufficient on-street parking to address the parking needs for the proposed businesses.

A4) Landscape and Open Space Standards

The property is not subject to the automatic application of the landscape requirements contained in Title 19. The Downtown Centennial Plan requires an eight-foot landscape buffer and wrought-iron fence where a public parking lot abuts a public street; the applicants have requested a waiver from this requirement. The site plan indicates that additional shrubs will be installed along the east and west property lines in the front yard setback area, and three new trees will be planted on the property.

A5) Sign Standards

Properties within the Arts District are exempt from the automatic application of dimensional requirements for signage, in accordance with Section AD(5) of the Downtown Centennial Plan. Any signage proposed for the property will be reviewed in conformance with the Arts District Signage Design Standards listed in the Downtown Centennial Plan.

B) General Analysis and Discussion

- Zoning

The subject property is currently zoned R-4 (High Density Residential); however, the applicant has filed a Rezoning application to change the zoning designation to C-1 (Limited Commercial). The proposed uses conform with the Mixed Use designation stipulated by the Las Vegas Redevelopment Plan, and are consistent with the uses permitted in the Arts District.

- Site Plan

No new construction is proposed for the property; the interior of the structures will be modified as needed to accommodate the new commercial uses. The existing parking lot will be used to provide some of the parking for the businesses, with on-street parking on Colorado Avenue being utilized for any additional parking needs.

- Waivers

The applicants have requested a waiver from the requirement to install the Downtown Centennial Plan streetscape treatment, which would require street trees and paving treatments such as have been installed along Fourth Street. In addition, a waiver has been requested from the Downtown Centennial Plan requirement for a landscape buffer and wrought-iron fence to screen the parking lot located in the front yard setback area.

- Landscape Plan

As discussed above, the applicants have requested a waiver from providing a landscape buffer in the front yard setback area to screen the parking lot, due to the fact that the parking lot is existing. Additional landscaping will be added along the east and west property lines, and additional trees will be planted on the property.

- Elevation

No significant changes are proposed to the elevations of the existing buildings. The applicants will paint the structures and add minor decorative elements in order to provide a consistent theme with their other properties to the east.

- Floor Plan

No significant changes are proposed to the floor plans of the existing structures.

FINDINGS

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

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

   The conversion of the residential structures to commercial uses is in conformance with the Las Vegas Redevelopment Plan and is generally compatible with adjacent development.

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

The proposed uses are in conformance with the Las Vegas Redevelopment Plan and the Arts District standards of the Downtown Centennial Plan. The design standards for the Arts District encourage artistic expression and architectural individuality; the project will generally exemplify that ideal.

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

Colorado Avenue is fully developed and will provide adequate access to the site.

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

The minor improvements planned for the exterior of the structures will be appropriate for the Arts District, as is the additional landscaping.

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

The proposed structures are existing, and are appropriate for the area; the modifications to be made by the applicants will be in keeping with the goals of the Arts District.

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

The structure will be inspected by the Building and Safety Department, and therefore will not compromise the public health, safety and welfare.

NOTICES MAILED 108 (3/11/04 PC Meeting)

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3768 APN: 162-03-110-053

Name of Property Owner: DAVID LITVAK

Name of Applicant: DAVID LITVAK & VERONIKA HOLMES

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: DAVID M. LITVAK

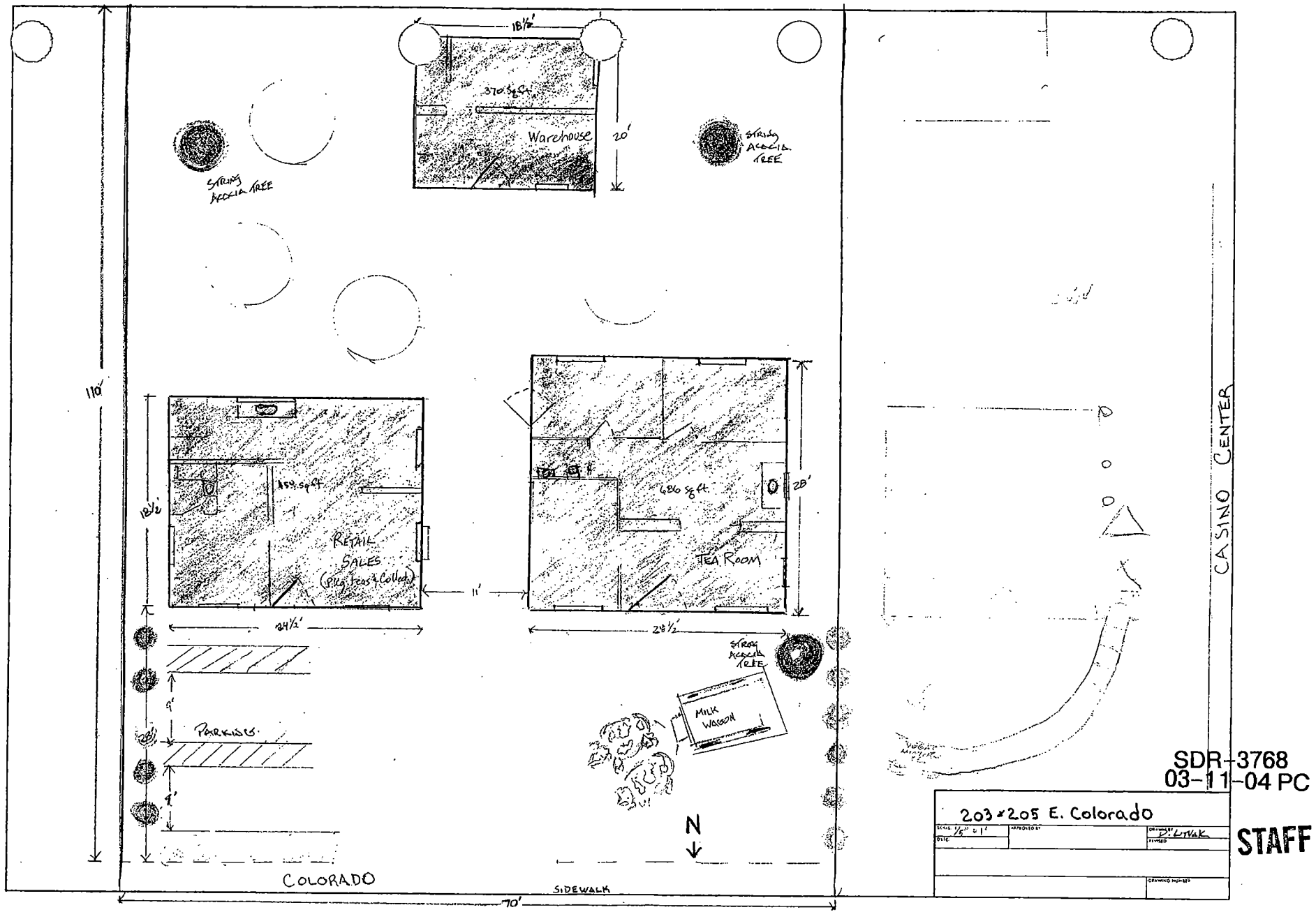
Subscribed and sworn before me

This 16th day of December, 2003

_____

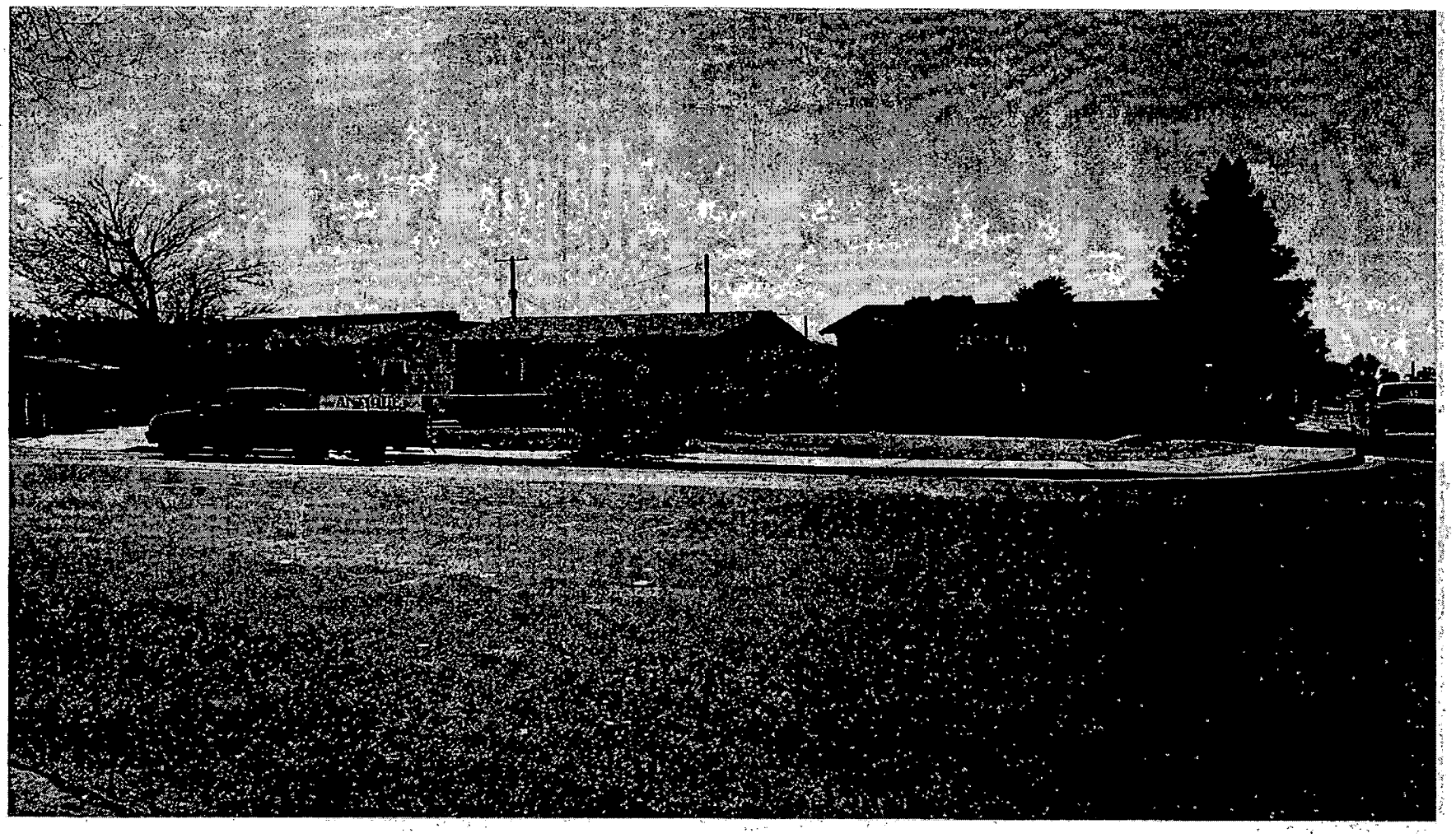
Notary Public in and for said County and State

MICHELLE L. URRY
NOTARY PUBLIC
STATE OF NEVADA
APPT No.00-62857-1
MY APPT EXPIRES APRIL 25, 2004



SDR-3768
03-11-04 PC

STAFF



SDR-3768 - APPLICANT/OWNER: DAVID LITVAK
203 AND 205 EAST COLORADO AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04.



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