City of Las Vegas

Agenda Item No.: 41

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 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).

C.C. 05/05/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**132**	**Planning Commission Mtg.**	**0**
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends APPROVAL

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

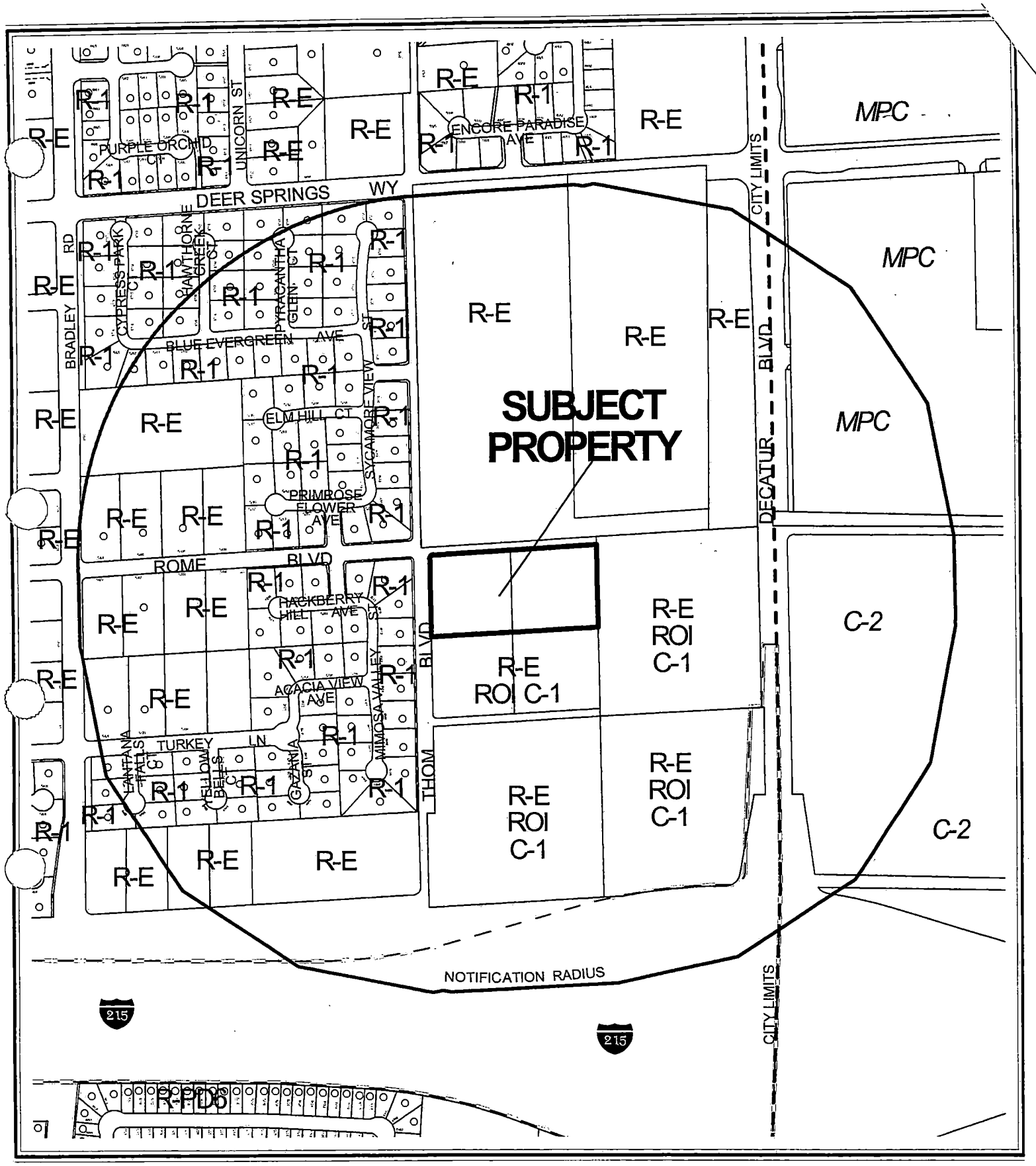
MOTION:
GOYNES – DENIED – UNANIMOUS with NIGRO abstaining because Chrysalis Investments, LLC are his tenants

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

MINUTES:
NOTE: See Item 39 [ZON-3976] for all related discussion.

(8:47 – 10:03)

2-3179

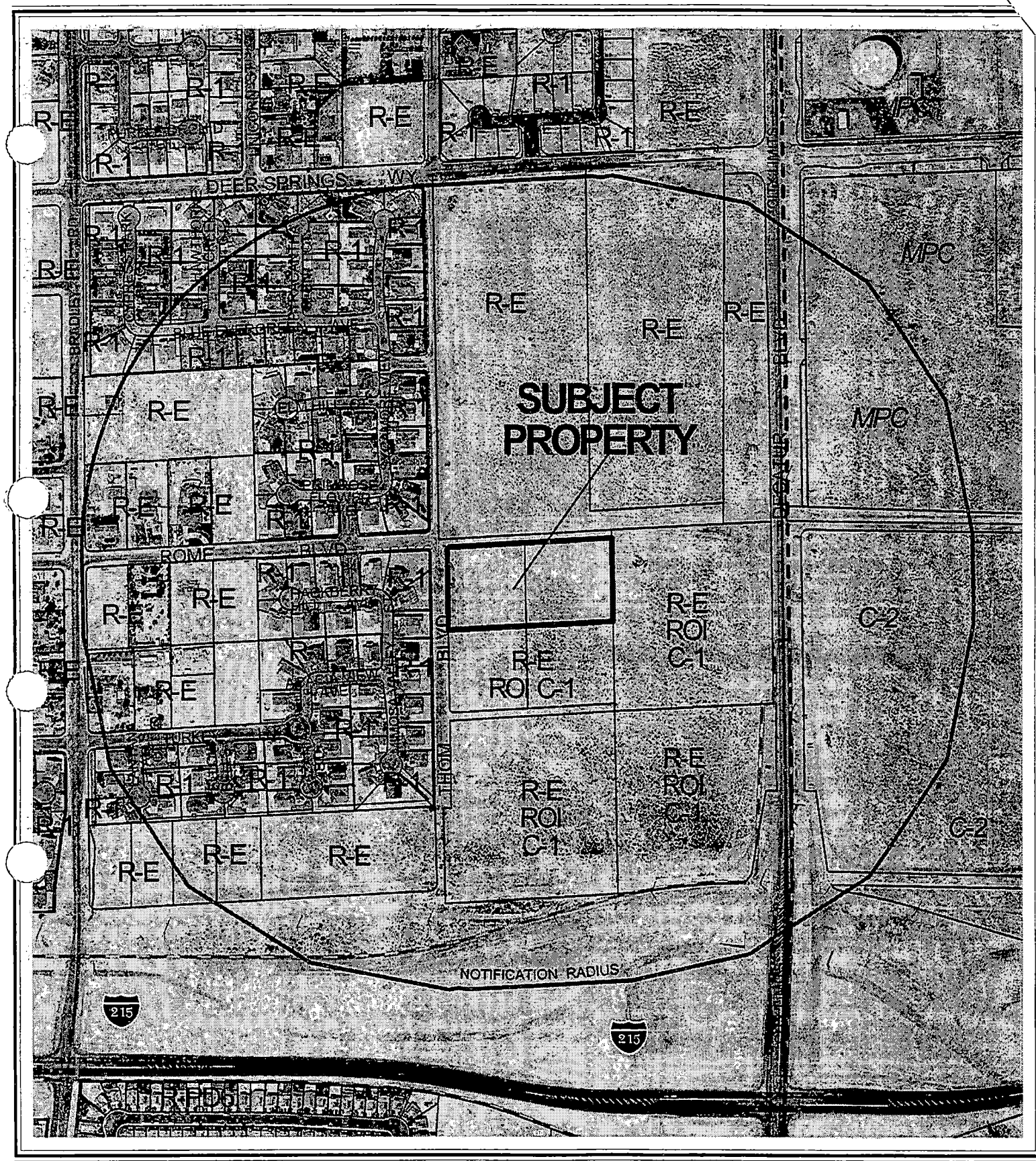


CASE: **SDR-3979**

RADIUS: 1320 FT

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

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



0 300 600 Feet

CASE: **SDR-3979**

RADIUS: 1320 FT

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

PROPOSED 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-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Rezoning ZON-3976 to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-3980) to allow a Mini-Warehouse Facility 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. The site plan shall be to depict a roofed trash enclosure prior to the issuance of building permits.

5. 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.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along Rome Boulevard.

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

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

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

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

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

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

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

14. 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.

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

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

17. Site development to comply with all applicable conditions of approval for ZON-3976 and all other subsequent site-related actions.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a Mini-Warehouse Facility on 3.88 acres located adjacent to the southeast corner of Thom Boulevard and Rome Boulevard. A companion Rezoning (ZON-3976) and Special Use Permit (SUP-3980) will be considered concurrently with this application.

B) Applicant's Justification

The design and color scheme blends the proposed Mini-Warehouse Facility in with the adjacent residential and commercial structures. In addition, the applicant agrees to abide by all the requirements and guidelines set by the City of Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01	The City Council approved a Rezoning (Z-0107-00) from R-E (Residence Estates) to C-1 (Limited Commercial) for the subject site. The Planning Commission and staff recommended approval on 12/07/00.
04/08/04	The Planning Commission will consider a related Rezoning (ZON-3976) request from R-E (Residence Estates) to C-1 (Limited Commercial).
04/08/04	The Planning Commission will consider a related Special Use Permit (SUP-3980) to allow a Mini-Warehouse Facility on the subject site.

B) Pre-Application Meeting

02/11/04	Several issues were discussed including the need for a drainage study, the need for a reversionary map to create one parcel, and the location of the proposed sign.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.88

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	RE (Residence Estates)
North	RE (Residence Estates)
South:	RE (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
East:	RE (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a SC (Service Commercial) land use designation, which allows for low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The proposed C-1 (Limited Commercial) zoning district is consistent with the General Plan designation, and the proposed mini-warehouse facility is a permitted use with the approval of a Special Use Permit.

PROJECT DESCRIPTION

The site consists of two two-story and two one-story mini-warehouse buildings, an enclosed RV storage building, 14 covered RV parking spaces, and an office/manager's apartment building. Access is provided via a drive from Thom Boulevard, and a crash gate provides emergency access to Rome Boulevard. With the exception of a deficiency of two

required street trees along Rome Boulevard, the plan depicts adequate landscaping. A condition of approval has been included to ensure compliance with Title 19 landscape requirements. The building elevations depict aesthetically pleasing structures that are compatible with the residential development to the west.

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	302 Feet	Y
Min. Setbacks			
• Front	20 Feet	65 Feet	Y
• Side	10 Feet	60 Feet	Y
• Corner	10 Feet	20 Feet	Y
• Rear	15 Feet	95 Feet	Y
Max. Lot Coverage	50 %	45.1 %	Y
Trash Enclosure	Screened / Roofed	Screened	N

While the site plan indicates a screened trash enclosure, it does not depict it as being roofed. A condition of approval has been included to ensure compliance with this requirement.

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
Mini-warehouse	127,617 SF.	1 per 50 Units + 5 spaces outside the security gate	12	1	12	1
Manager's Apartment (2 bedroom)	1,200 SF	1 ¾ spaces per unit	2	0	2	0

The project meets Title 19 parking requirements.

A3) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer:			
• Street Trees	1 Tree / 20 Linear Feet	44 Trees	42 Trees
• Perimeter Trees	1 Tree / 30 Linear Feet	29 Trees	29 Trees
• Min. Zone Width	8 Feet		8 Feet
• Wall height	6 Feet		8 Feet

The landscape plan shows a deficiency of two street trees along Rome Boulevard, and a condition of approval has been included to ensure compliance with Title 19 landscape requirements. The proposal exceeds Title 19 minimum tree size requirements by proposing 36-inch box trees where 24-inch box trees are required.

A4) Sign Standards

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

Monument Signs Standards	**Allowed**	**Provided**
Maximum Number	1 / Street frontage 2 total	1 / Street frontage 1 total
Maximum Area	60 SF /sign	55 SF
Maximum Height	8 Feet	5 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Direct	Direct

The proposed monument sign meets all applicable Title 19 sign standards.

B) General Analysis and Discussion

- Zoning

The proposed C-1 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.

- Site Plan

  The site consists of two two-story and two one-story mini-warehouse buildings, an enclosed RV storage building, 14 covered RV parking spaces, and an office/manager's apartment building totaling 127,617 square feet. There are 677 storage units overall, and the building square footage and unit totals are as follows:

Building A	13,897 SF	35 units
Building B	4,320 SF	12 units
Building C	50,200 SF	309 units
Building D	50,200 SF	309 units
Building E	9,000 SF	12 units

  Access is provided via a drive from Thom Boulevard, and a crash gate provides emergency access to Rome Boulevard. Five parking spaces are provided outside the security gates, and 10 additional parking spaces are provided within the secured area of the site.

- Waivers

  There are no waivers requested as a part of this application.

- Landscape Plan

  The landscape plan depicts 20-foot planters along Thom and Rome Boulevards, a 10-foot planter along the east property line, and an 8-foot planter along the south property line. Landscaping consists of 36-inch Mondel Pines, 9-gallon Desert Cassias, and 5-gallon Fraser Phtinias and Chaparral Sages. Ground cover within the planters consists of red or gold decomposed granite. With the exception of a deficiency of two required street trees along Rome Boulevard, the plan depicts adequate landscaping. A condition of approval has been included to ensure compliance with Title 19 landscape requirements.

- Elevation

  Buildings A and B are 11-foot, one-story structures with flat roofs and an exterior consisting of metal roll up doors. Building A also includes a two-story office / manager's apartment with a teal metal pitched roof and a tan stucco exterior. Buildings C and D are similar 24-foot, two-story structures with flat roofs and an exterior of metal roll up doors and ribbed metal panels. Building E is a 17-foot high structure that also consists of a flat roof and an exterior of metal roll up doors and ribbed metal panels. All roll up doors are a shade of teal, and all metal panels are tan.

- Floor Plan

  The floor plans are tentative, but the buildings will contain storage units varying in size between 5'x 5' and 15' x 50'. The office / manager's apartment consists of a two bedroom unit on the second floor, and the facility's office on the bottom floor.

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 mini-warehouse conforms to the standards and intent of the SC (Service Commercial) General Plan designation and the proposed C-1 (Limited Commercial) zoning district. The subject use is harmonious and compatible with surrounding properties in the area.

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

   With the inclusion of the conditions of approval added by Staff, 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.

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

   Access to the site is via a drive from Thom Boulevard, a 60-foot collector street. 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;"**

   Landscaping materials are appropriate for this area of the City, with exception of the proposed landscape planter along Rome Boulevard, which is deficient two trees. A condition of approval has been added to address this deficiency. In addition, the proposal exceeds Title 19 landscaping standards by proposing 36-inch box trees where 24-inch box trees are required.

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;"**

   Building elevations for the proposed mini-warehouse are not unsightly and will be harmonious and compatible with the existing residential development to the west.

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

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

NOTICES MAILED 126 (Mailed with SUP-3980 and ZON-3976)

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3979 APN: 125-24-802-001 & 125-24-802-002

Name of Property Owner: JANET McNABB, SCME, LLC

Name of Applicant: _____

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

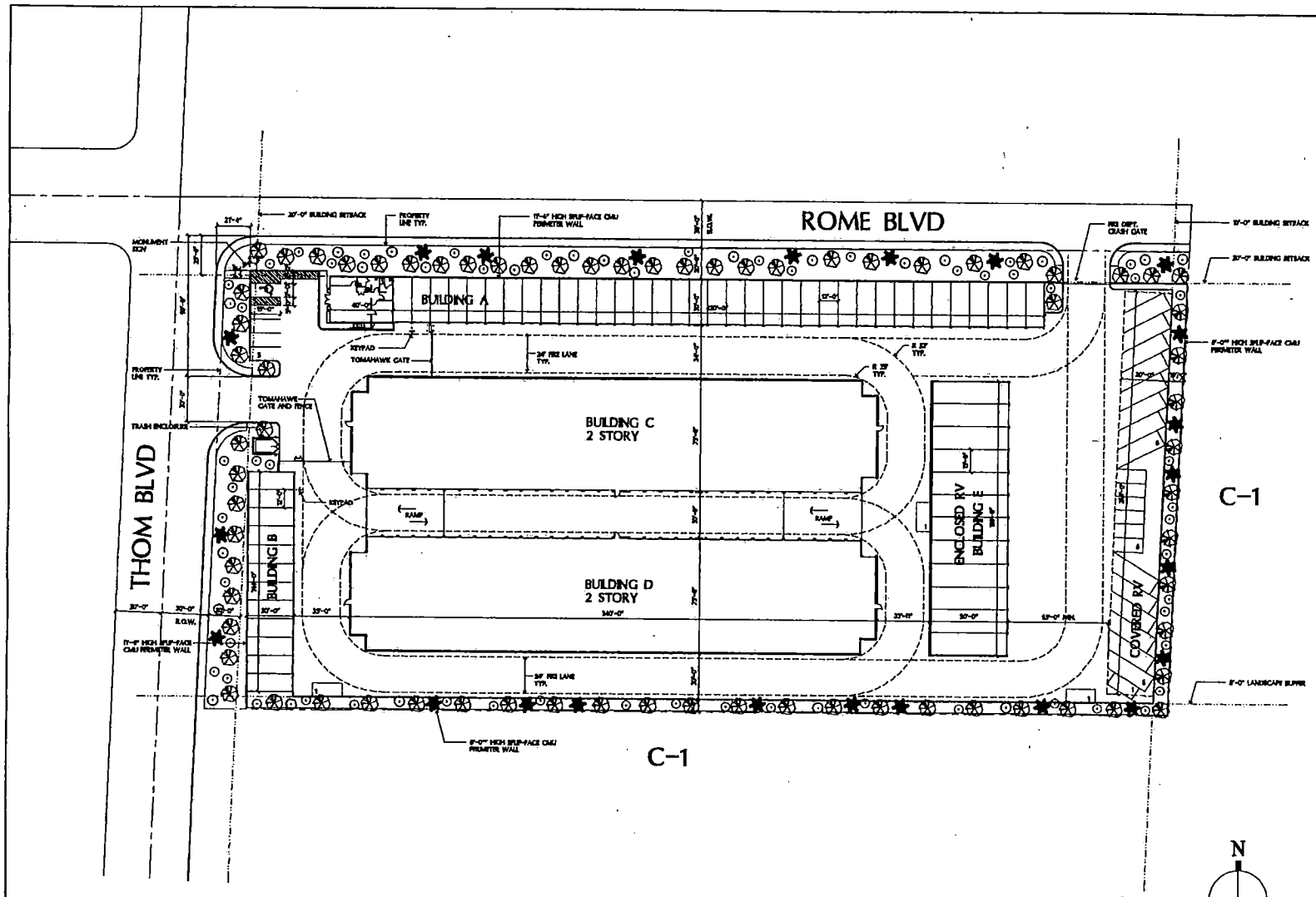
Print Name: JANET McNABB

Subscribed and sworn before me

This 20 day of February, 2004

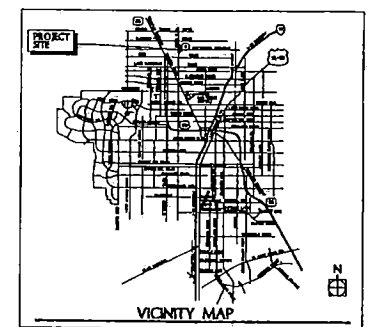
_____
Notary Public in and for said County and State

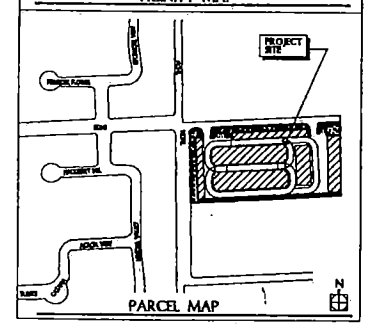
MATTHEW D. MANNING
Notary Public, State of Nevada
Appointment No. 02-52158-1
My Appt. Expires Jan. 7, 2006



SITE DATA

SITE AREA		169,189 S.F. 3.88 ACRES
BUILDING A		13,897 S.F.
OFFICE	1,200 S.F.	
APARTMENT	1,200 S.F.	
BUILDING B		4,320 S.F.
BUILDING C		
1st FLOOR		25,100 S.F.
2nd FLOOR		25,100 S.F.
BUILDING D		
1st FLOOR		25,100 S.F.
2nd FLOOR		25,100 S.F.
BUILDING E		9,000 S.F.
TOTAL BUILDING S.F.		127,617 S.F.
PARKING REQUIRED		15 SPACES
PARKING PROVIDED		15 SPACES
COVERED RV PARKING		14 SPACES
BUILDING FOOTPRINT S.F.		76,217 S.F.
SITE COVERAGE		45.1%





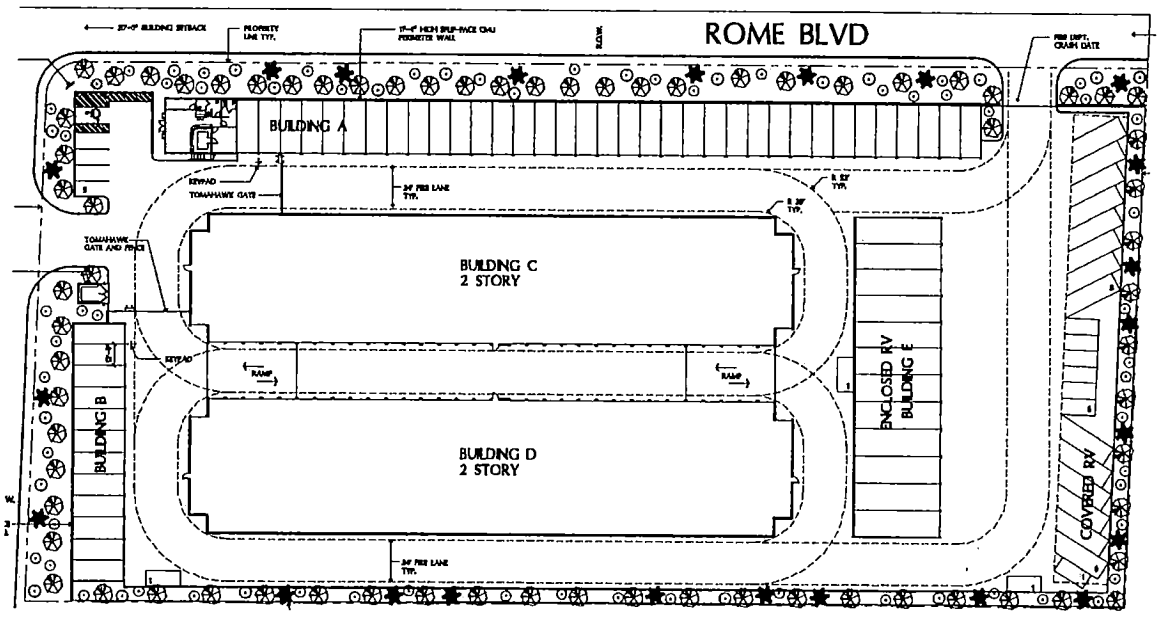
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ARCHITECT, INC.

ALIANTE MINI STORAGE
SITE PLAN

ZON-3976
SUP-3980
SDR-3979
04-08-04 PC

SCALE = 1" = 30'-0" PROJECT NO. 04-108 2. 23. 04.

0' 15' 30' 60' 120' -SITE PLAN



LANDSCAPE S.F. 24,753 S.F.
14.6%

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREE				
	PINUS ELDARICA	MONDEL PINE	61	36" BOX
SHRUBS				
⊙	CASSIA NEMOPHILA	DESERT CASSIA	41	9 GAL
⊙	PHOTINIA FRASERI	FRASER PHTINIA	23	5 GAL
✱	SALVIA CLEVELAND	CHAPARRAL SAGE	20	5 GAL

GROUNDCOVERS

DG GROUNDCOVER - 'ADOBE RED' OR 'MOHAVE GOLD'
DECOMPOSED GRANITE IN ALL PLANTING AREA'S, 2" DEPTH TYPICAL
SIZE TO BE 3/4" SCREENED

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ARCHITECT, INC.

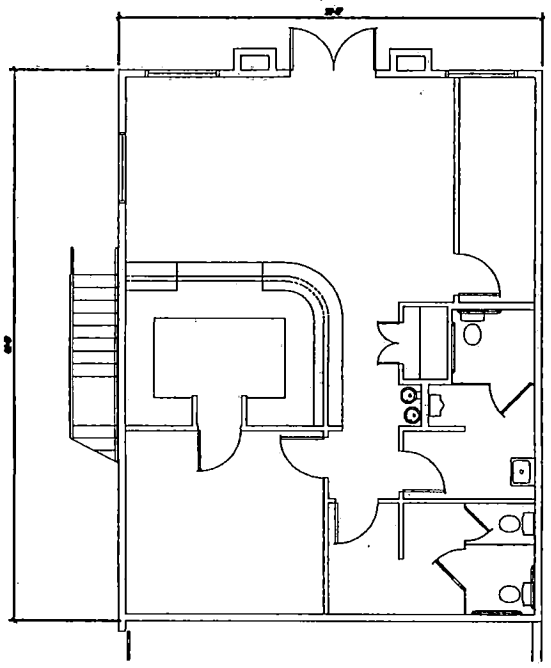
ALIANTE MINI STORAGE
LANDSCAPE PLAN

ZON-3976
SUP-3980
SDR-3979
04-08-04PC

SCALE = 1" = 30'-0" PROJECT NO. 04-108 | 2. 23. 04.
0' 15' 30' 60' 120' LANDSCAPE PLAN

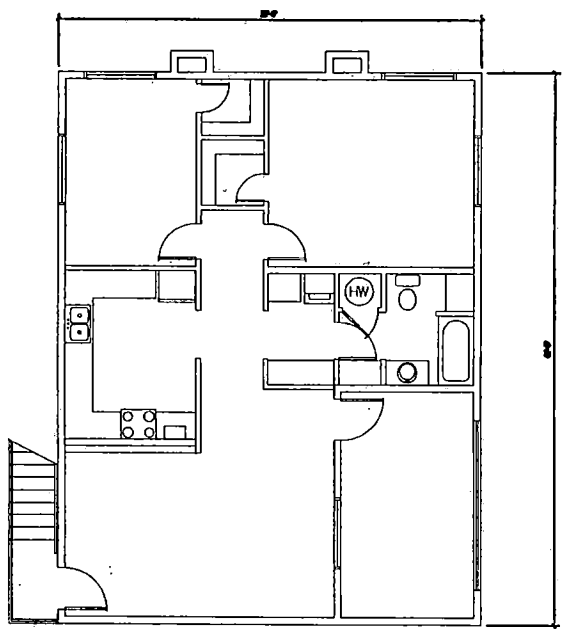
Design and drawings shown are the property of the above referenced Owner of the drawings and unauthorized reuse of the same on any other projects without the written permission of the author shall constitute an infringement of copyright. All rights reserved.

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LEVEL ONE PLAN AT OFFICE

OCCUPANT LOAD		TOTAL OCCUPANT LOAD	EXITS REQUIRED (PER TABLE 1004.1.1)	EXITS PROVIDED
OFFICE	1260 sf (1 : 100) =	13	1 EXIT	1 EXIT
APARTMENT	1268 sf (1 : 200) =	6	1 EXIT	1 EXIT
1ST FLOOR STORAGE BLD "C"	18,360 sf (1 : 3600) =	83.7 ~ 84	2 EXIT	3 EXITS
2ND FLOOR STORAGE BLD "C"	20,808 sf (1 : 3600) =	83.7 ~ 84	2 EXIT	3 EXITS
1ST FLOOR STORAGE BLD "D"	23,868 sf (1 : 3600) =	83.7 ~ 84	2 EXIT	3 EXITS
2ND FLOOR STORAGE BLD "D"	23,868 sf (1 : 3600) =	83.7 ~ 84	2 EXIT	3 EXITS
Total Existing Storage	181,800 sf	= 335.8 ~ 336	10 EXITS	12 EXITS



LEVEL TWO PLAN AT APARTMENT

ZON-3976
SUP-3980
SDR-3979
04-08-04 PC

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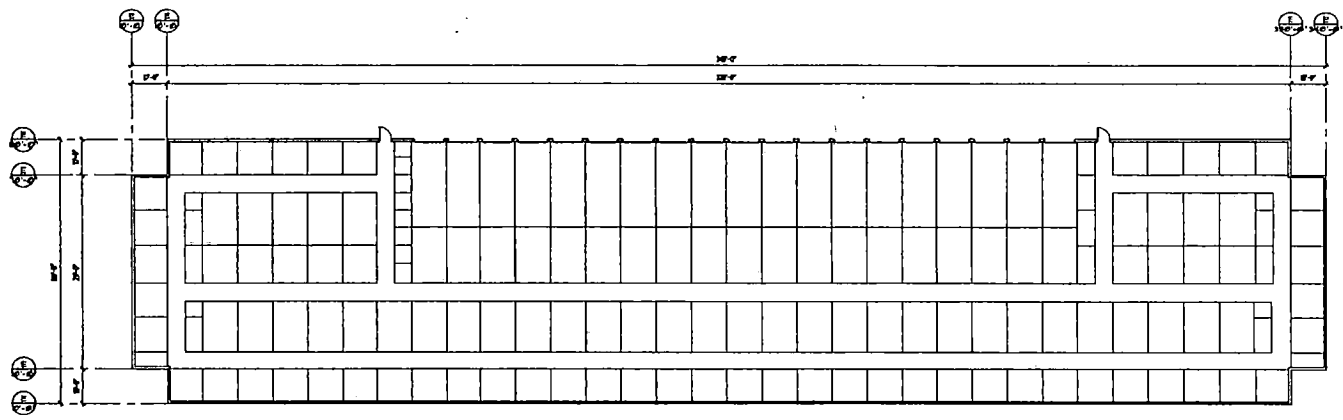
ALIANTE MINI STORAGE

ENLARGED PLANS AT OFFICE/APARTMENT

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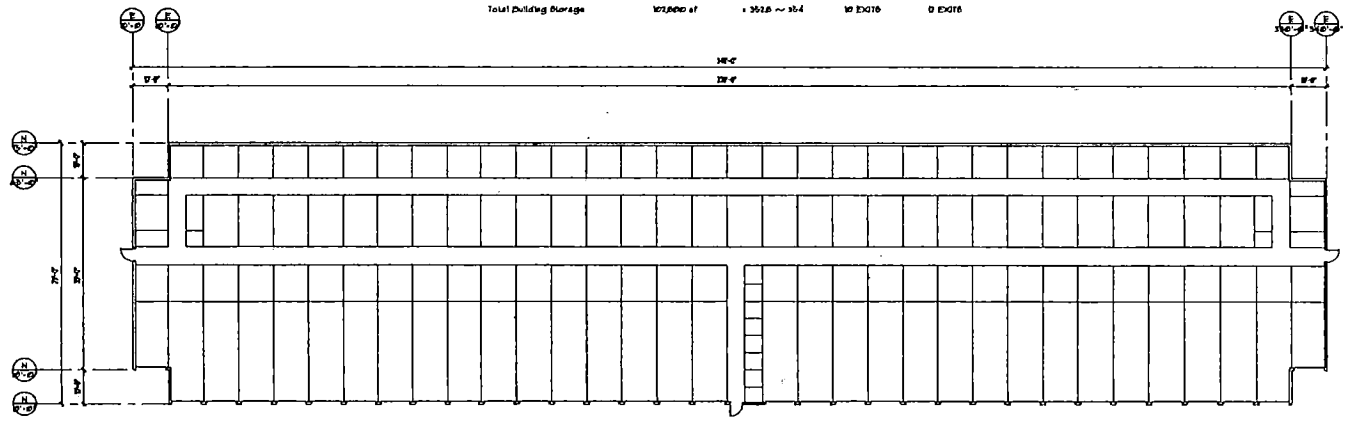
0' 2' 4' 8' 16'

BUILDING A
FLOOR PLANS



BUILDING C SECOND FLOOR

OCCUPANT LOAD		TOTAL OCCUPANT LOAD	EXITS REQUIRED (PER TABLE 1004.1.1)	EXITS PROVIDED
OFFICES	1,288 sf (1 : 100) =	13	1 EXIT	1 EXIT
APARTMENT	1,288 sf (1 : 200) =	6	1 EXIT	1 EXIT
1ST FLOOR STORAGE BLD "C"	39,288 sf (1 : 500) =	83.7 ~ 84	2 EXIT	3 EXITS
2ND FLOOR STORAGE BLD "C"	35,256 sf (1 : 500) =	83.7 ~ 84	1 EXIT	2 EXITS
1ST FLOOR STORAGE BLD "D"	39,288 sf (1 : 500) =	83.7 ~ 84	2 EXIT	3 EXITS
2ND FLOOR STORAGE BLD "D"	35,256 sf (1 : 500) =	83.7 ~ 84	2 EXIT	2 EXITS
Total Building Storage	151,888 sf	= 352.8 ~ 354	10 EXITS	12 EXITS



BUILDING C FIRST FLOOR

ZON-3976
SUP-3980
SDR-3979
04-08-04 PC

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ARCHITECT, INC.

ALIANTE MINI STORAGE

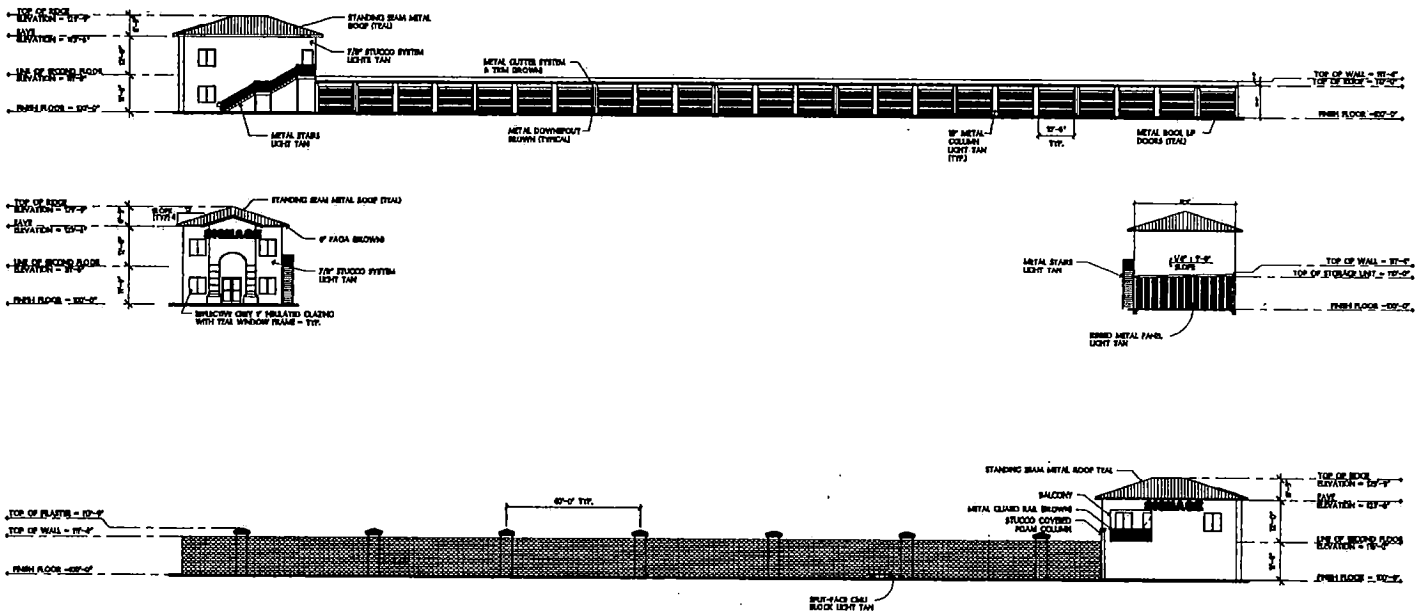
BUILDING "C" FLOOR PLANS "D" SIMILAR

SCALE = 1/16" = 1'-0" PROJECT NO. 04-108 2. 23. 04.

0' 8' 16' 32' 64'

BUILDING C
FLOOR PLANS

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ARCHITECT, INC.

ALIANTE MINI STORAGE

BUILDING "A"

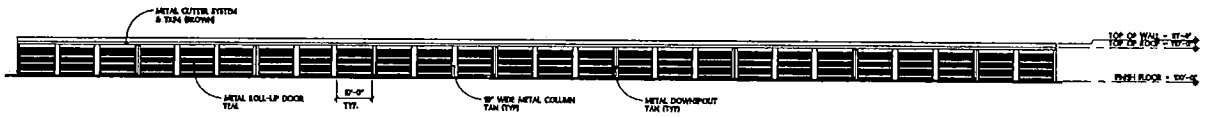
ZON-3976
SUP-3980
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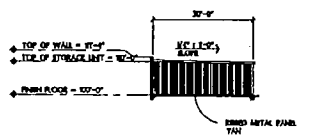
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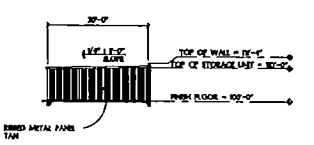
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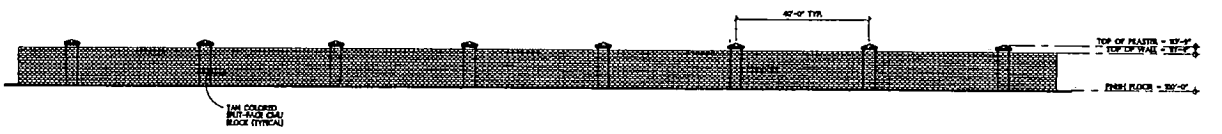
BUILDING A ELEVATIONS

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SCOTT L. BAKER,
ARCHITECT, INC.

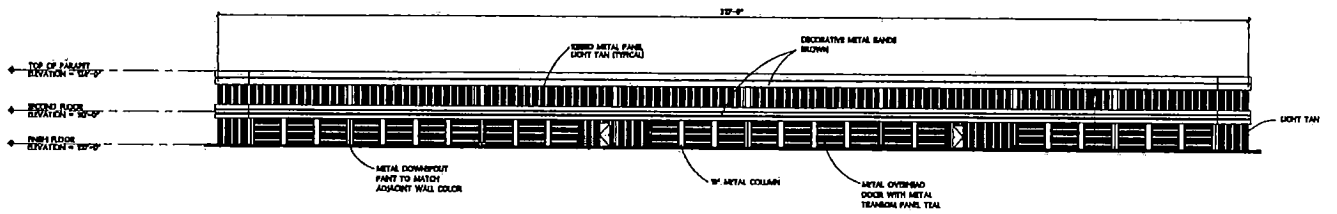
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BUILDING "B"

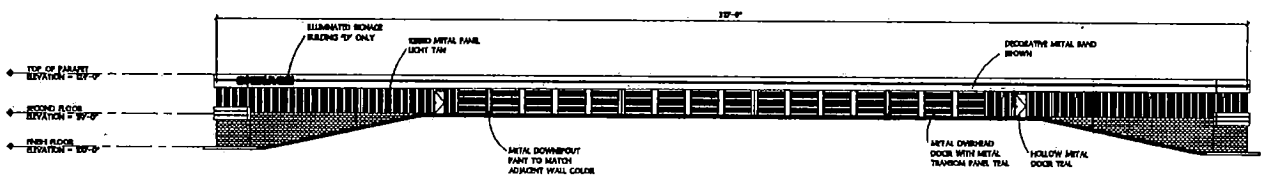
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SUP-3980
SDR-3979
04-08-04 PC

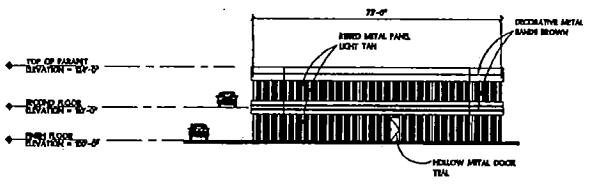
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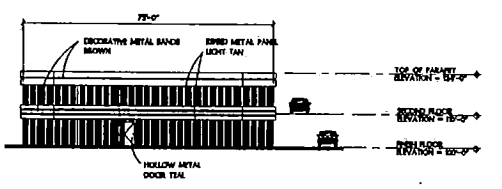
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- BUILDING B ELEVATIONS









ZON-3976
SUP-3980
SDR-3979
04-08-04 PC

SCOTT L. BAKER,
ARCHITECT, INC.

ALIANTE MINI STORAGE

BUILDING "C" ELEVATIONS "D" SIMILAR

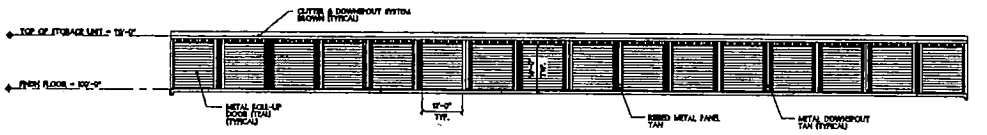
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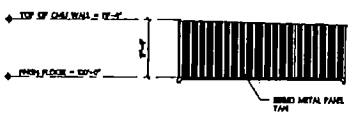
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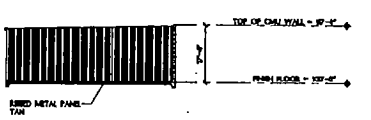
- BUILDING C
ELEVATIONS
D SIMILIAR

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ZON-3976
SUP-3980
SDR-3979
04-08-04 PC

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ARCHITECT, INC.

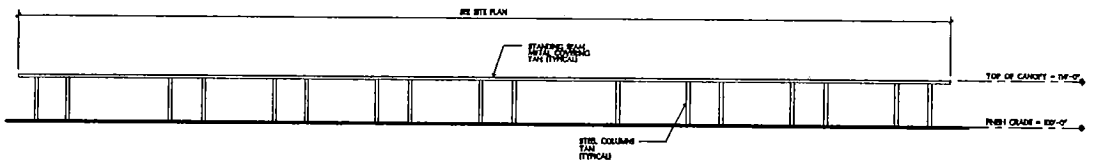
ALIANTE MINI STORAGE
BUILDING "E" ENCLOSED RV

SCALE = 1/16" = 1'-0" PROJECT NO. 04-108 . 2. 23. 04.

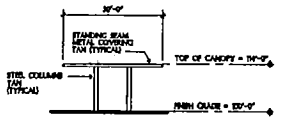
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BUILDING E
ELEVATIONS

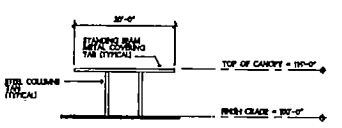
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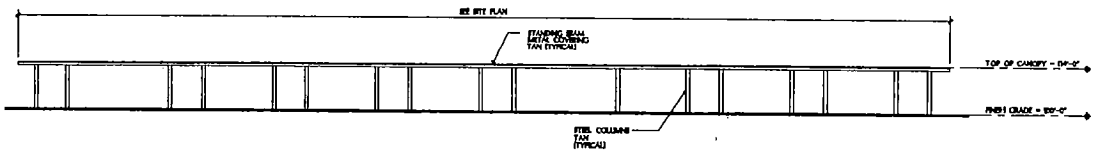
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ZON-3976
SUP-3980
SDR-3979
04-08-04 PC

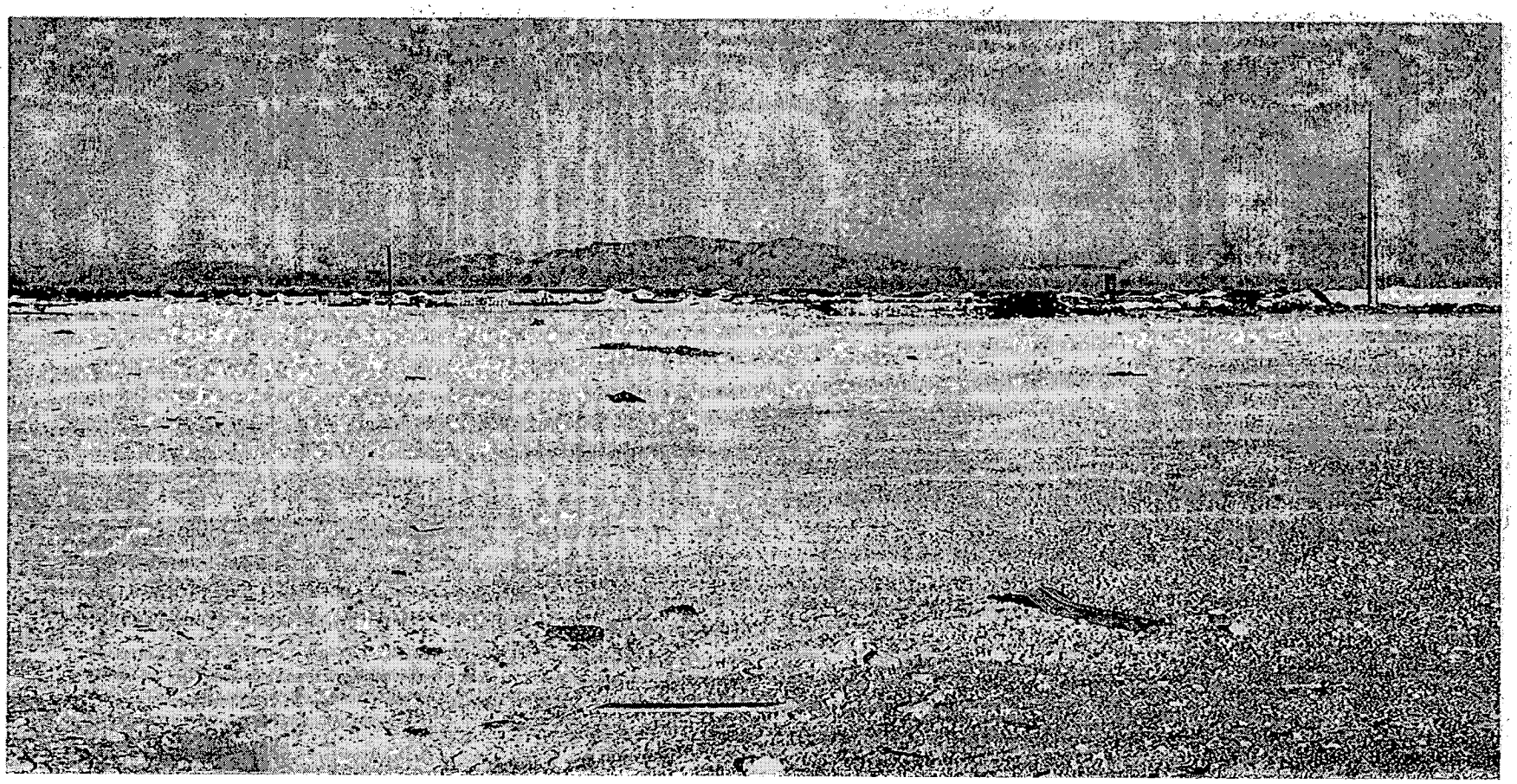
SCOTT L. BAKER,
ARCHITECT, INC.

ALIANTE MINI STORAGE
RV CANOPY ELEVATIONS

SCALE = 1/16" = 1'-0" PROJECT NO. 04-108 , 2. 11. 04.

0' 8' 16' 32' 64'

RV CANOPY ELEVATIONS



SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHEAST CORNER OF THOM BOULEVARD AND ROME BOULEVARD
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
Via Facsimile 702-474-7463

April 5, 2004

Re: April 8, 2004 Planning Commission Meeting – Items ZON-3976, SDR-3979 and SUP- 3980 – OBJECTIONS

Dear Planning Commission,

It is my understanding that Chrysalis Investments and affiliated companies have filed a request for rezoning (ZON-3976) from R-E to C-1 legally described as the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 South, Range 60 East, MDM. In addition, Chrysalis has requested a site development plan review (SDR-3979) and a special use permit (SUP-3980) in connection with this site. It is my understanding that Chrysalis and affiliated companies are requesting this hearing in hopes of garnering approval for a commercial self-storage facility.

Please note **I vehemently oppose this project**! This area is a newer residential development area with many of the homes in the area (including mine) to be under two years of age. I bought in this neighborhood knowing that I was surrounded by R-1 and R-E zoning. The request to change this zoning, for which I placed a high value upon when I purchased my home, should be denied. There are simply better locations that should be deemed more appropriate for this type of business. This location is wrong for the proposed purpose.

It is my heartfelt belief that a mini-warehouse in my neighborhood would irreparably damage my new home's property value. Commercial mini-warehouse facilities often become increased targets for theft and criminal activity; often are used to store illegal contraband; create trash and debris; increase traffic on all surrounding streets and cause other problems that make them undesirable in a residential neighborhood.

Please do not fold to the interest of business in this case. This location is wrong for this business and the applicants request should be denied.

Respectfully Submitted,

Clair F. Rogers
5201 Blue Evergreen Ave
Las Vegas, NV 89131
Phone 702-241-7405

ZON-3976
SUP-3980
SDR-3979
P

TOTAL P.01

City of Las Vegas

Agenda Item No.: 42

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-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).

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

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 42 [ZON-3995] and Item 43 [SDR-3997].

DAVID CLAPSADDLE, Planning and Development Department, explained the rezoning to C-1 and the general plan is for Service Commercial. A church is allowed in C-1. He referenced a diagram onscreen and explained that the church will be located on the northern parcel with parking to the south. The not-a-part section will be part of phase two for a future parking

MINUTES – Continued:

and church. However, those uses will not be discussed at this time. He informed the Commission that access will be provided by the street to the west and the driveway shown on the diagram on Westcliff Drive will be provided in phase two. The applicant also requested a 1200-square foot temporary modular building for an office. For the site plan, he recommended a three-year required review to ensure that the modular building is removed. In three years, traffic will be assessed and examined to determine the feasibility of phase two progression. He stated the applicant is requesting one waiver of the perimeter landscaping in the parking lot to have one tree per six spaces. The applicant made this request because the parking lot is temporary and will be replaced when phase two is built. During the required three-year review, the landscaping will also be considered and determined whether it should be provided. Staff recommended approval of both applications.

WENDALL MAINS, 10624 South Eastern Avenue, appeared representing the applicant and clarified that the church has limited funds and it is not feasible for them to provide the landscaping at this time. They did agree to put perimeter landscaping as a buffer. He added that on the north side, a trail system will be installed as part of phase two. However, through the City, there is possible grant money where the City may look at extending that trail at this point. He is willing to work with the City and the church does not object. At one point there was to be a park on Bureau of Land Management (BLM) land, but that land will be auctioned in a year. To the south and to the west, a large detention will go in as part of the improvements along the parkway.

TODD FARLOW, 240 North 19th Street, stated that there is nothing more permanent than a temporary building.

CAMILLE CROSBY, 309 Yard Arm Way, stated she lives at the Coves west of the proposed church. She questioned the number of exits the church would have and the height of the proposed garage. She felt that with one street exit from her residence, should there be an emergency, there would be a safety issue.

JANET WESTERMAN, 320 Yard Arm Way, pointed out that during their homeowners association meeting, discussion was held about the possibility of opening Pindarri Way allowing residents to exit onto the same street as the church is proposing to use for their entrance. She asked if landscaping would be provided to enhance the view from the residences.

MINUTES – Continued:

TOM MCGOWAN, Las Vegas resident, appeared in support of the church.

DAVID CLAPSADDLE clarified that the parked right-of-way is not part of this application. The access to the church will be by a street that runs along the west side of the bank property and the west side of this property connecting to Westcliff Drive. He indicated that the Site Plan shows a driveway to Westcliff Drive that they could connect to the parking lot. Staff feels that circulation would work better if the applicant were to put the driveway to Westcliff Drive at this point. The applicant is willing to do the driveway to Westcliff Drive, but not until phase two.

MR. MAINS indicated that they had to dedicate 25 feet of right-of-way and currently there is a proposed 15-foot landscaping buffer adjacent to the street that meets the City's requirements for width. Additionally, there is a landscape strip along the west side of the temporary parking adjacent to the bank parking lot. He explained that the church is looking at building a 5,000 seat sanctuary in the future on the 6.5 acres, which used to be ten, but 3.5 acres was taken by BLM when the property was sold and given to Nevada Department of Transportation (NDOT) for right-of-way in that area. The existing 30-year old church is located at Vegas Drive, and looking to move into this new facility.

COMMISSIONER McSWAIN asked the applicant to explain the trail issue. She opined that it would be incumbent upon the person developing the property that they are going to make the trail part of their plan. MR. MAINS indicated that the City approached the owner about how the trails will be placed and that funding may be available. It was not the applicant's intent to do the trails on phase two. There is an extension of the trail system being reviewed at this point. The applicant was asked how he would want the trail to work on the property. At first, it was looked at cutting across between the bank property and the church property, down the center, taking it across the parking area and across driveway cuts along Westcliff Drive. The applicant proposed that the trails go around the property.

MR. CLAPSADDLE verified that there is a condition requiring the construction of the Bonanza Trail. He discussed with COMMISSIONER McSWAIN that Condition 2 be amended to read that the approval is subject to required review in three years by the Planning Commission as a public hearing. The required review is necessary to access the progress of the project, ensure that the trailer is removed, and if the parking lot is still there, determine if the landscaping needs to be done according to the Code. Condition 3 is a standard condition for temporary uses that have to

MINUTES – Continued:

be removed in two years. He further clarified that all the other landscaping meets the standards of the Code. The 15-foot landscape planter on the west side meets the Code and the applicant committed to meeting perimeter code landscaping standards along the north, east and south part of the property. The applicant is only asking for a waiver on the landscaping in the temporary parking lot, which will be reviewed in three years. He reiterated that the applicant is asking that the trail be constructed during phase two.

COMMISSIONER EVANS questioned if the five-level parking garage was being considered today. MR. CLAPSADDLE replied that the proposed condition is that phase two will have to have a separate site plan review by the Planning Commission as a public hearing. The only consideration is for the church on the northern parcel, the parking lot, and possibly the driveway to Westcliff Drive.

COMMISSIONER STEINMAN verified that the access is along the west side of the Bank of America property. It does not seem to be a logical way into this site. It would be easier to come off the parking lot down to Westcliff Drive and have curb cuts. GINA VENGLASS, Public Works Department, added that Public Works is aware of the access issues the church will be facing at the time of the Tenaya Way improvements relating to Summerlin Parkway. There is not a definite solution at this time, but staff is working on that issue. That is the reason why a dedication is being required of the right-of-way along the western border, for the possibility to allow for that unnamed street to continue westbound to Tenaya Way. Additionally, regarding the driveway on Westcliff Drive, it is not required at this time. However, the Commission could require that as a condition. She informed COMMISSIONER STEINMAN that Bank of America has dedicated a 25-foot half street and the applicant will do the same. She clarified that the parcel to the west is BLM land and the City will prepare the right-of-way grant to get the other side of the unnamed street.

MR. MAINS verified with COMMISSIONER STEINMAN that eventually the church will be located on the larger parcel and the temporary will be used as a multi-purpose building. It has been designed to where they could use as a gymnasium in the future. COMMISSIONER STEINMAN opined that the appropriate access would be off the large parcel, especially with the type of traffic anticipated. MR. MAINS reiterated that the applicant is trying to resolve with issues with BLM, NDOT and the City that the applicant was not aware existed. Some of the right-of-ways were granted directly from BLM to NDOT and the City was not part of it. To this date, some areas were never dedicated. It is not financially feasible at this time for the applicant to provide the driveway out onto the street.

MINUTES – Continued:

COMMISSIONER DAVENPORT did not have a problem with the proposed access because the only people who would be using it will be church members. He pointed out that the plot map does not depict an easement and asked the applicant if one is there. MR. MAINS responded that it is being worked out. Three and a half acres were taken away from the 6.5 acres and NDOT has complete encapsulation of that and approval is needed from NDOT even to get a right-of-way off of Westcliff Drive. To get utilities into the back piece they need to come along the west side larger acre parcel.

COMMISSIONER NIGRO clarified with MR. MAINS that perimeter landscaping will surround the temporary parking lot.

CHAIRMAN TRUESDELL stated that this is a great location for a church. Westcliff Drive has median breaks. Some other churches, even though they have several accesses, they still overwhelm the streets a couple days a week. This is the third busiest interchange. His concerns are not with postponing the improvements until phase two, but not being able to see the end result. A five-level parking garage in phase two, a 5,000-seat arena, 1,000-seat in phase one, a potential gymnasium, and a 1300 car parking structure could create problems. Westcliff Drive is not designed to carry all this traffic. MR. MAINS countered that the first phase is approximately 600 seats. There is a caveat on the development that during the second phase a traffic study is required. What will help the development is that the unnamed street will be go past the property and turn west and connect to Tenaya Way, which will have an overpass at that point. MR. MAINS further added that Public Works did not require a traffic study for the initial phase.

COMMISSIONER McSWAIN agreed with CHAIRMAN TRUESDELL'S concerns and asked if the church owns the property immediately east of the parking lot. MR. MAINS replied affirmatively. COMMISSIONER McSWAIN asked why the parking area was not designed in a way that ran along the total back into the parcel so that in the event that the congregation did not grow to the point that funding would be available, they would have the option of doing something else with that property toward the front. MR. MAINS replied that they cannot because of a deed restriction on the property that had to do with the sale from BLM to the church. On the back piece there are no restrictions. On the piece to the east of the bank, there is a restriction that only a church can be built on that property.

CHAIRMAN TRUESDELL felt the church is the proper use, but still had concerns about not seeing the entire picture of the entire property.

MINUTES – Continued:

MR. CLAPSADDLE suggested adding language to Condition 2 as to a required review in three years.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 42 [ZON-3995] and Item 43 [SDR-3997].

NOTE: All discussion for Item 42 [ZON-3995] and Item 43 [SDR-3997] was held under Item 42 [ZON-3995].

(10:03 – 10:43)

3-1670

CONDITIONS:

Planning and Development

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

2. Approval of a Site Development Plan Review (SDR-3997) for this site and conformance to conditions of approval for site related actions.

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for Westcliff Drive prior to the issuance of any permits. In addition, dedicate appropriate right-of-way for a bus stop in accordance with Standard Drawing #234.1 or #234.3. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.

4. Dedicate 25 feet of right-of-way for the unnamed street along the western border of Assessor's Parcel Number 138-27-802-001, continuous to the north edge of the parcel, including appropriate right-of-way for a knuckle meeting current City Standards prior to the issuance of any permits, unless otherwise allowed by the City Engineer. Coordinate with the Right-of-Way Section of the Department of Public Works prior to the issuance of any permits for this site to determine submittal requirements for a Bureau of Land Management (BLM) application for the west half of the unnamed street and for assistance with the preparation of appropriate dedication documents.

CONDITIONS – Continued:

5. Coordinate with the Nevada Department of Transportation (NDOT) to determine impacts to this site from the Rainbow Boulevard interchange. If required, obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rainbow Boulevard public right-of-way adjacent to this site, if required. Public Works notes that NDOT has existing Control of Access rights within this parcel that may impact proposed and/or required improvements and dedications along Westcliff Drive.

6. Construct half-street improvements on the unnamed street along the western border of Assessor's Parcel Number 138-27-802-001 including appropriate overpaving, if legally able, concurrent with development of this site.

7. Completion of all incomplete half street improvements on Rainbow Boulevard and required improvements along Westcliff Drive adjacent to this site shall be required at the time of the Three Year Review, unless otherwise determined at that time.

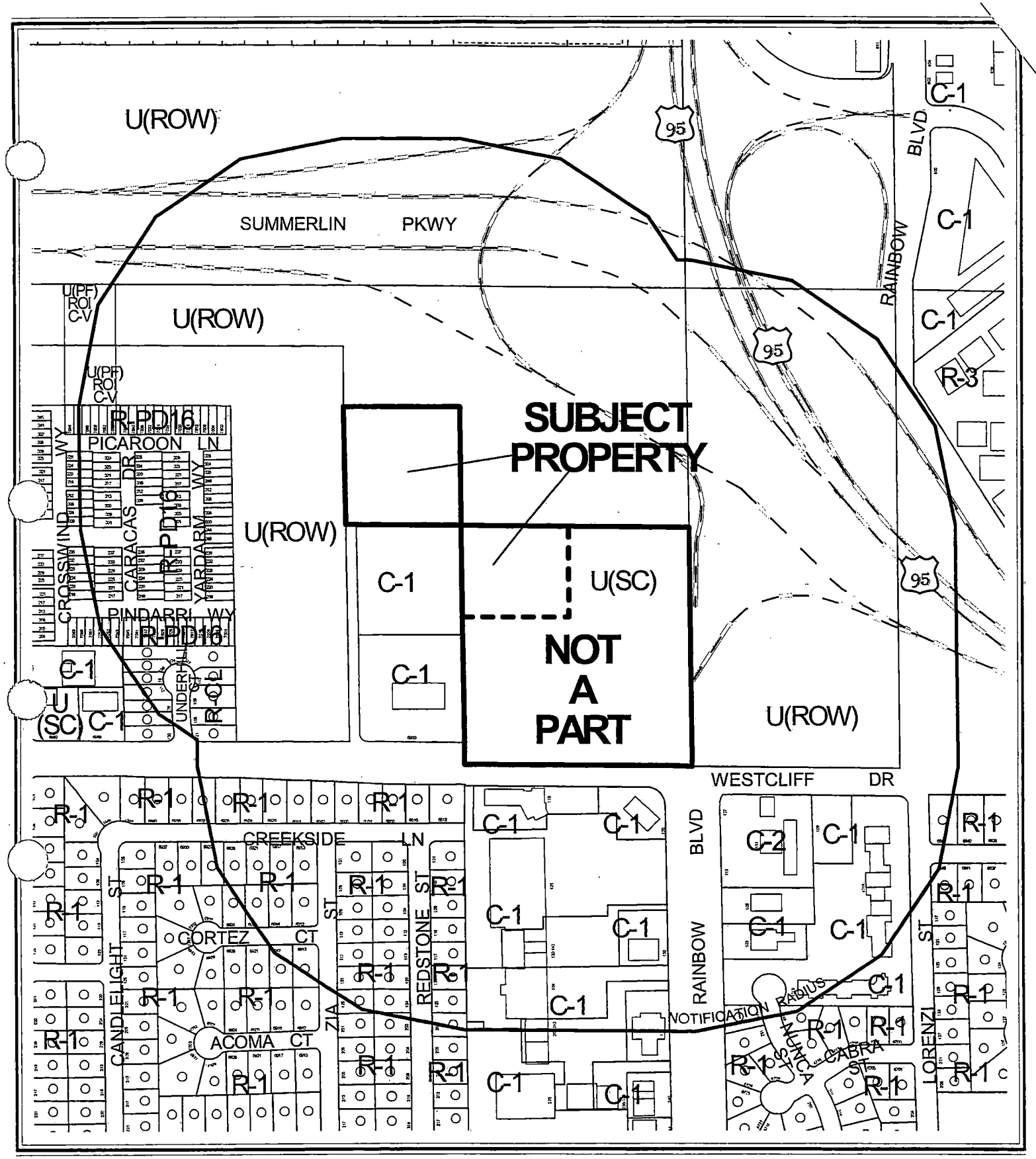
8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

9. A Traffic Impact Analysis may be required by the Department of Public Works upon development of Phase II of this project. Such requirement will be imposed at the time of the Required Three Year Review, unless otherwise determined at that time. Public Works notes that additional right-of-way dedications in accordance with Standard Drawing #201.1 may be determined necessary at that time.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct

CONDITIONS – Continued:

such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



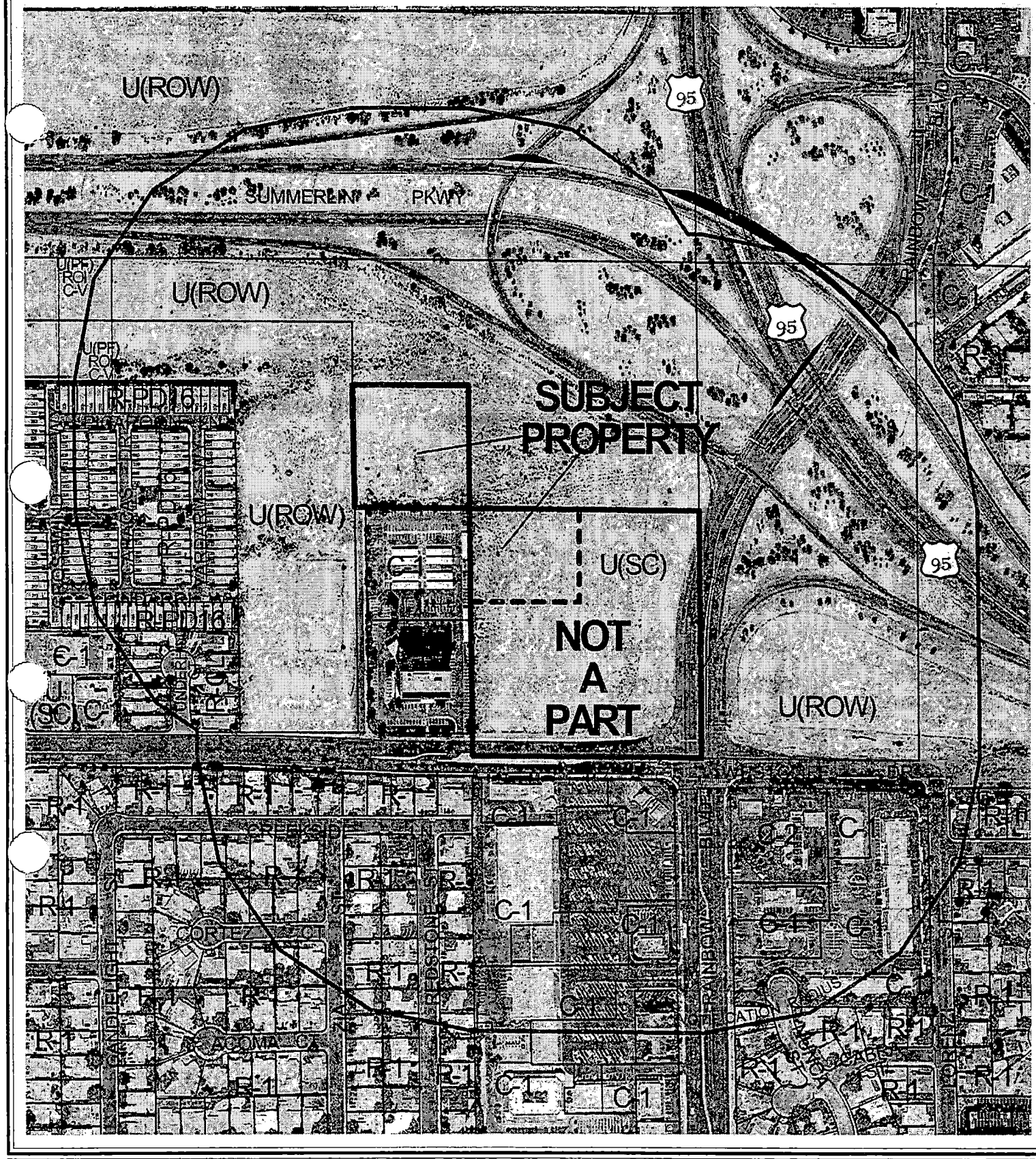
CASE: **ZON-3995**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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



0 200 400 Feet

CASE: **ZON-3995**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED 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: REZONING RELATED TO SDR-3997 - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. Approval of a Site Development Plan Review (SDR-3997) for this site and conformance to conditions of approval for site related actions.

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for Westcliff Drive prior to the issuance of any permits. In addition, dedicate appropriate right-of-way for a bus stop in accordance with Standard Drawing #234.1 or #234.3. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.

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5. Coordinate with the Nevada Department of Transportation (NDOT) to determine impacts to this site from the Rainbow Boulevard interchange. If required, obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rainbow Boulevard public right-of-way adjacent to this site, if required. Public Works notes that NDOT has existing Control of Access rights within this parcel that may impact proposed and/or required improvements and dedications along Westcliff Drive.

6. Construct half-street improvements on the unnamed street along the western border of Assessor's Parcel Number 138-27-802-001 including appropriate overpaving, if legally able, concurrent with development of this site.

7. Completion of all incomplete half street improvements on Rainbow Boulevard and required improvements along Westcliff Drive adjacent to this site shall be required at the time of the Three Year Review, unless otherwise determined at that time.

8. 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 existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

9. A Traffic Impact Analysis may be required by the Department of Public Works upon development of Phase II of this project. Such requirement will be imposed at the time of the Required Three Year Review, unless otherwise determined at that time. Public Works notes that additional right-of-way dedications in accordance with Standard Drawing #201.1 may be determined necessary at that time.

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

DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning to C-1 (Limited Commercial) on a 12.50 acre parcel located on the northwest corner of Westcliff Drive and Rainbow Boulevard. A site development plan application has also been filed for approval of a 40,649 square foot church and 1,200 square foot modular building on a portion of the property (SDR-3997).

B) Applicant's Justification

The letter states that Phase one will consist of a two-story mixed use worship center on the northern portion of the site. Phase Two will consist of a five-level parking garage for approximately 1,300 cars and another 60,000 square foot worship center. It is anticipated that the portion of the property covered by APN Number 138-27-802-001 may be sold to Bank of America in the future.

The reason for rezoning the site to C-1 (Limited Commercial) was to save time expense of filing a General Plan Amendment. Part of the site plan application requests a modular building to be used as office and conference room space.

BACKGROUND INFORMATION

A) Previous Actions

11/27/90 The Board of Zoning Adjustment approved a Special Use Permit to allow the construction of a church on this property. This was final action; staff recommended approval (U-0168-90).

B) Pre-Application Meeting

02/06/04 Issues relating to the Bonanza Trail and application options were discussed. The applicant chose to file a Rezoning and Site Development Plan Review application instead of a General Plan Amendment and Rezoning to C-V (Civic).

C) Neighborhood Meetings

A neighborhood meeting is not required.

DC

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.50

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Right-of-Way
South:	Bank of America Building
East:	Vacant
West:	Vacant

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	U (Undeveloped)
South:	C-1 (Limited Commercial)
East:	U (Undeveloped)
West:	U (Undeveloped)

E) General Plan Compliance

Both parcels are designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. The proposed C-1 (Limited Commercial) district is in conformance to this designation.

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 Bonanza Multi-Use Transportation Trail will be constructed along the north and east sides of the property. A condition of approval requiring construction will be recommended as part of the companion site development plan review.

B) General Analysis and Discussion

This application for C-1 (Limited Commercial) is a conforming zone change. The requested use, a House of Worship is permitted in the C-1 (Limited Commercial) district. Also, a church was previously approved for this site and remains appropriate for the area.

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 to C-1 (Limited Commercial) conforms to the General Plan designation of SC (Service Commercial).

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."**

   Adjacent uses are right-of way, the Bank of America building directly abutting the property and commercial uses along the south side of Westcliff Drive. Therefore, the rezoning will be harmonious and compatible with the surrounding area.

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

   The General Plan designations for this site include ROW (Right-of-Way) and SC (Service Commercial). Also, a church has been previously approved for this property that has not experienced significant change since that time. Therefore, this request is appropriate.

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."**

   Both Westcliff Drive and Rainbow Boulevard are adequate to accommodate this application.

NOTICES MAILED 181 (Mailed with SDR-3997)

APPROVALS 1

PROTESTS 0

DC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3995 APN: 138278020001 & 138278020004

Name of Property Owner: TWIN LAKES BAPTIST CHURCH

Name of Applicant: TWIN LAKES BAPTIST CHURCH

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 ✓ 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: [signature]

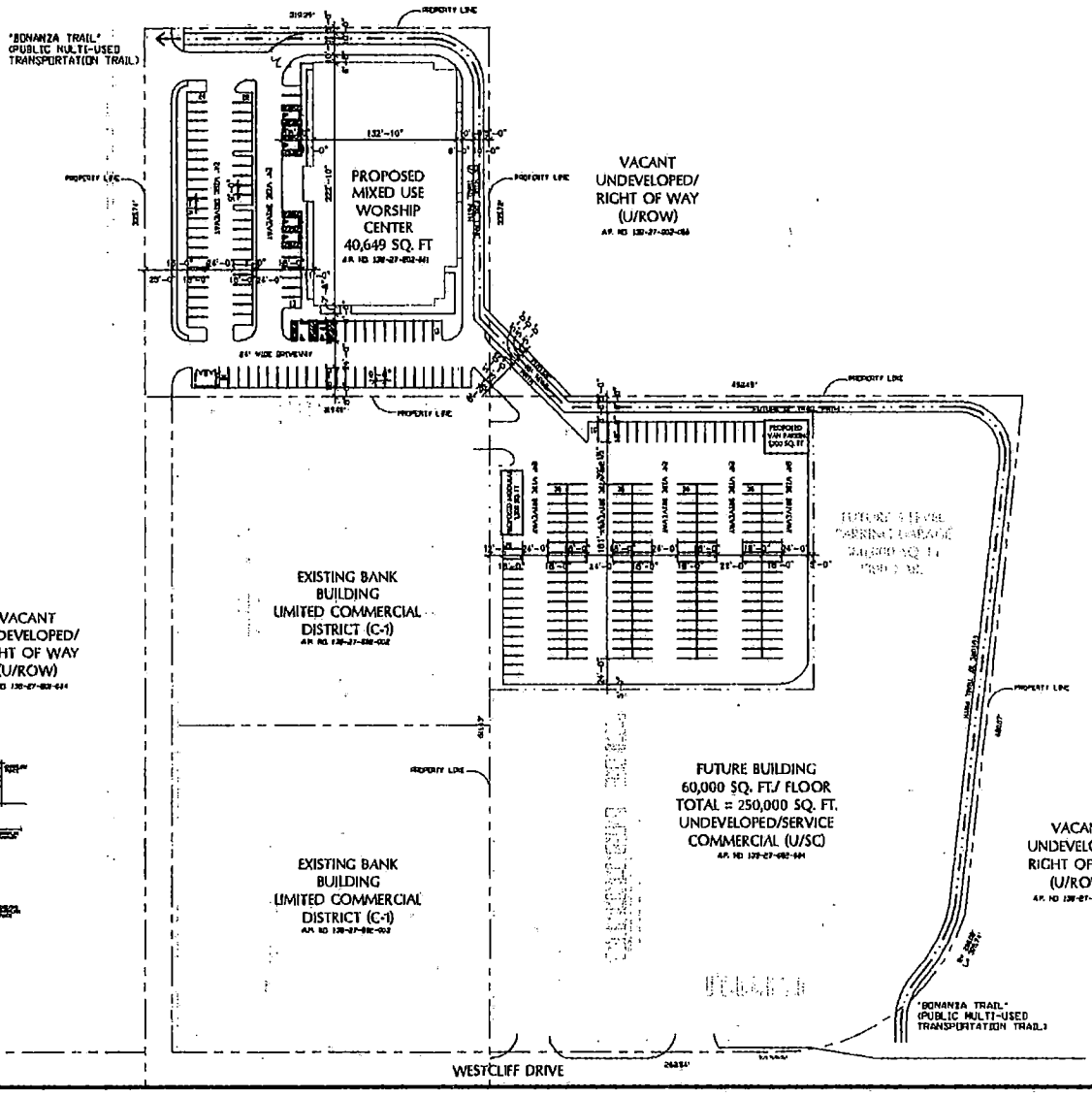
Subscribed and sworn before me

This 24TH day of FEBRUARY, 2004

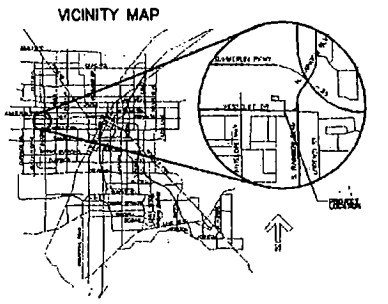
[signature]

Notary Public in and for said County and State

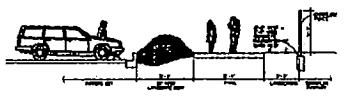
MARY KATHRYN TAYLOR
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 05-19-2007
Certificate No: 99-55260-1



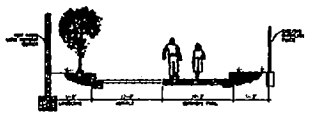
VICINITY MAP



TYPICAL TRAIL SECTION



20' FIRE LANE WITH TRAIL SECTION



PROJECT SUMMARY

SITE

SITE AREA	TOTAL	13.50 ACRES	(588,000 SQ.FT.)
	PHASE 1	5.27 ACRES	(229,597 SQ.FT.)
	PHASE 2	8.18 ACRES	(356,232 SQ.FT.)
PARCEL NUMBERS	PHASE 1		138-27-602-001
	PHASE 2		138-27-602-004
CURRENT ZONING	UNDEVELOPED/SERVICE COMMERCIAL		U(SC)
	GENERAL PLAN AMENDMENT REQUIRED		
	REZONING REQUIRED		U(SC) TO C-1
	SPECIAL USE PERMIT REQUIRED		
LOT COVERAGE BY BUILDING FOOT PRINTS			
	ALLOWABLE		50%
	PHASE 1		11%
	PHASE 2		4%
SETBACKS			
FRONT YARD:			20 FEET
SIDE YARDS:			15 FEET
REAR YARDS:			20 FEET
BUILDING HEIGHT ALLOWED			NONE

BUILDING OCCUPANCY

TWO-STORY PLACE OF WORSHIP & ASSEMBLY/OFFICE		
	PHASE 1	40,649 sq. ft.
	PHASE 2	109,000 sq. ft.
MAXIMUM CAPACITY		
	PHASE 1	1130 PEOPLE
	PHASE 2	300,000 sq. ft.

PARKING

PHASE 1:

TOTAL PARKING REQUIRED

1 SPACE REQUIRED FOR EVERY 4 FIXED SEATS	833/4 = 141 SPACES
1 SPACE FOR EVERY 100 S.F. OF NON-FIXED SEATS	4200/100 = 42 SPACES
1 SPACE FOR EVERY 300 S.F.	37,649/300 = 63 SPACES
TOTAL	275 SPACES
(HANDICAP SPACES)	(7 SPACES)

TOTAL PARKING PROVIDED

PARKING SPACES	370 SPACES
(HANDICAP SPACES)	(7 SPACES)

PHASE 2:

1 SPACES REQUIRED FOR 6 FIXED SEATS	5,000/6 = 1250 SPACES
1 SPACES REQUIRED FOR EVERY 300 SQ. FT.	100,000/300 = 800 SPACES
TOTAL:	1600 SPACES
(HANDICAP SPACES)	(22 SPACES)

ESTIMATED PROVIDED

REGULAR SPACES	1595 SPACES
(HANDICAP SPACES)	(24 SPACES)
20% PARKING REDUCTION	1972 SPACES
(HANDICAP SPACES)	(30 SPACES)

TOTAL PARKING PROVIDED

REGULAR SPACES	1967 SPACES
(HANDICAP SPACES)	(38 SPACES)

0 100 200
50 150
GRAPHIC SCALE IN FEET

PROPOSED SITE PLAN- PHASE 1 (revised 3-31-04)

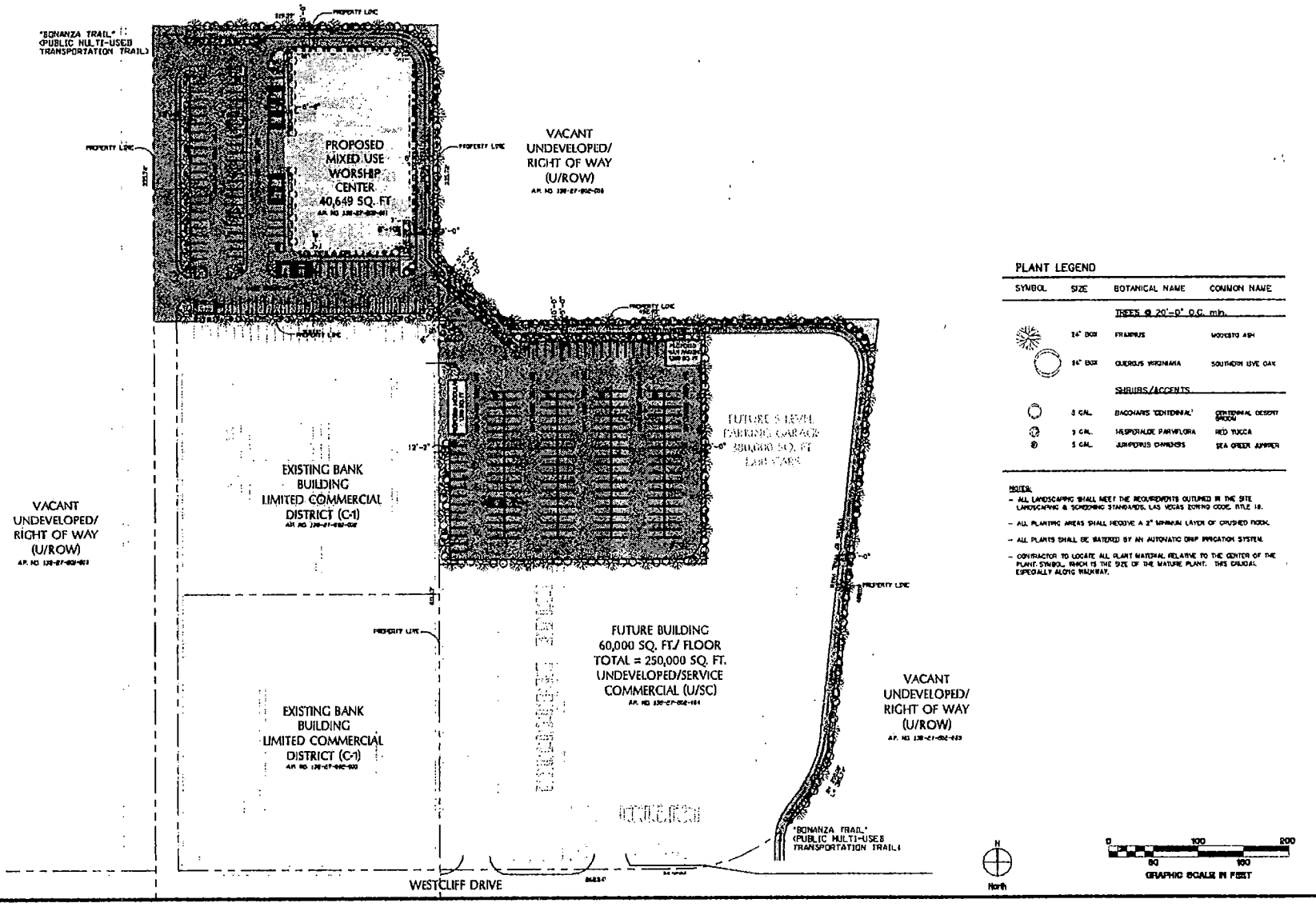
TWIN LAKES BAPTIST CHURCH

ZON-3995
SDR-3997
04-08-04 PC
REVISED 04-05-04

LENDALL MAINS
ARCHITECT
10624 S. Eastern Ave.
Suite A332
Henderson, Nevada 89052
Phone 702.610.2066
Fax 702.898.1898

SHEET No.

AS-1



PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
		TREES @ 20'-0" O.C. min.	
	24" BOX	FRAXINUS	MODESTO ASH
	24" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
		SHRUBS/ACCENTS	
	5 GAL.	BACCHARIS 'CENTENNIAL'	CENTENNIAL DESERT BROOM
	5 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
	5 GAL.	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER

NOTES:
- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & SCREENING STANDARDS, LAS VEGAS ZONING CODE, TITLE 18.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF CRUSHED ROCK.
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE SIZE OF THE MATURE PLANT. THIS CRUCIAL ESPECIALLY ALONG WALKWAY.

LANDSCAPE PLAN- PHASE 1 (revised 3-31-04)

TWIN LAKES BAPTIST CHURCH

ZON-3995
SDR-3997
04-08-04 PC
REVISED 04-05-04

LENDALL MAINS
ARCHITECT
10624 S. Eastern Ave.
Suite A352
Henderson, Nevada 89052
Phone 702.610.8080
Fax 702.898.1696

SHEET No.
L-1



ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
ADJACENT TO THE NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
ADJACENT TO THE NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

WASHINGTON
BUFFALO
DECATUR
CHARLESTON

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will improve tomorrow"

ph/fx 702-877-2438

31 March 2004

RE: ZON--3995

SDR--3997

Dear Planning Commissioners:

Charleston Neighborhood Preservation is IN FAVOR of this Twin Lakes Baptist Church going on THIS site. We agree that this use is an asset to the liveability of this neighborhood.

Sincerely,

Vicki Arnold --CNP sec.

fx 385-7268

ZON-3995
SDR-3997
A

BOARD MEMBERS
Joe Apicella - Dennis Ardine - Vicki Arnold - Dick Bratton - Sue Brua - Juanita Clark - Miriam Een
Rose Honrath - June Ingram - Rick Johnson - Geno Lonardo - Sherry Mason - Ray Merchant
Art Merryman - Dorthy Orr - Sandy Windom

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

and others

137 S. Lorenzi Street * Las Vegas. Nevada 89107

City of Las Vegas

Agenda Item No.: 43

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 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).

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 and amending Condition 2 for a required three-year review – UNANIMOUS

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

MINUTES:
NOTE: See Item 42 [ZON-3995] for all related discussion.
(10:11 – 10:50)
3-1670

CONDITIONS:
Planning and Development
1. Rezoning (ZON-3995) to C-1 (Limited Commercial) approved by the City Council.

CONDITIONS – Continued:

2. This approval shall be subject to a required review by the Planning Commission as a public hearing.

3. This site development plan approval shall expire in two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

4. The modular trailer shall be removed in two years from the date of the issuance of a Certificate of Occupancy for the trailer.

5. A Site Development Plan Review application for Phase II of the project shall be submitted and scheduled for hearing by the Planning Commission prior to the issuance of any permits for that part of the project.

6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop an address plan for the site.

7. The landscaping plan shall be revised to depict the minimum landscaped buffer width and number of trees for perimeter and parking landscaping prior to application for a building permit. The landscaping plan must be submitted prior to or at the same time application is made for a building permit.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened from views of abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize shoebox fixtures and downward directed lights. Wallpack lighting shall utilized shoebox fixtures and downward directed lights on the proposed building.

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

11. Any property line wall shall be a decorative block wall, with at least 20% 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.

CONDITIONS – Continued:

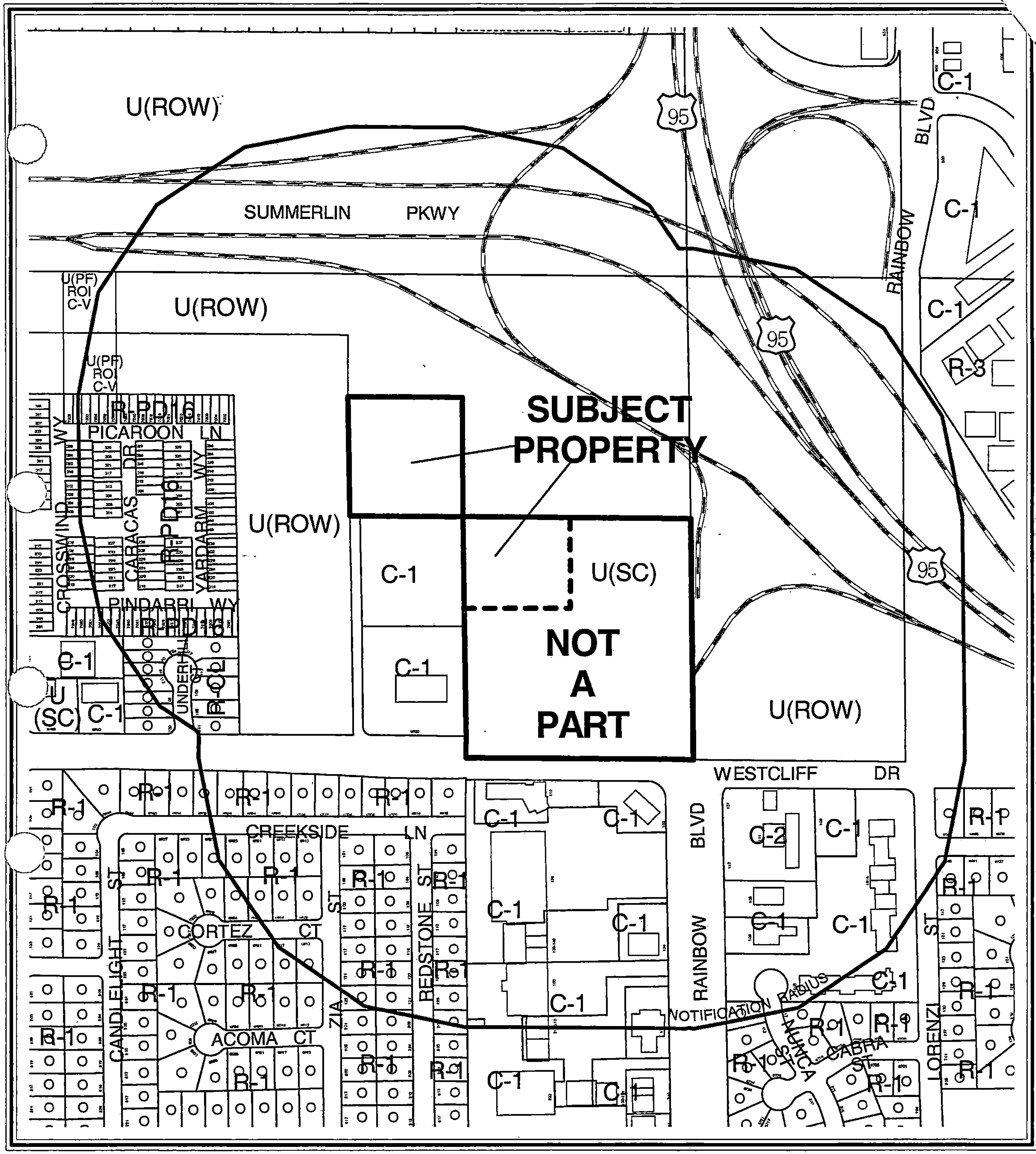
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

Public Works

13. Provide proof acceptable to the City Engineer that this site has permission to construct a 10 foot trail path, 20 foot wide fire lane and a 25 foot wide driveway across BLM Parcel #138-27-802-006 on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided, an alternative access plan must be submitted for approval by the City Engineer that excludes proposed improvements within said BLM owned parcel. Recorded Joint Access Agreements must be provided, if applicable. This condition must be satisfied prior to the issuance of any permits or the submittal of any construction drawings, whichever may occur first.

14. Provide a copy of a recorded Joint Access Agreement between all parcels that comprise this site prior to the issuance of any permits.

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3995 and all other subsequent site-related actions.



0 200 400 Feet

CASE: **SDR-3997**

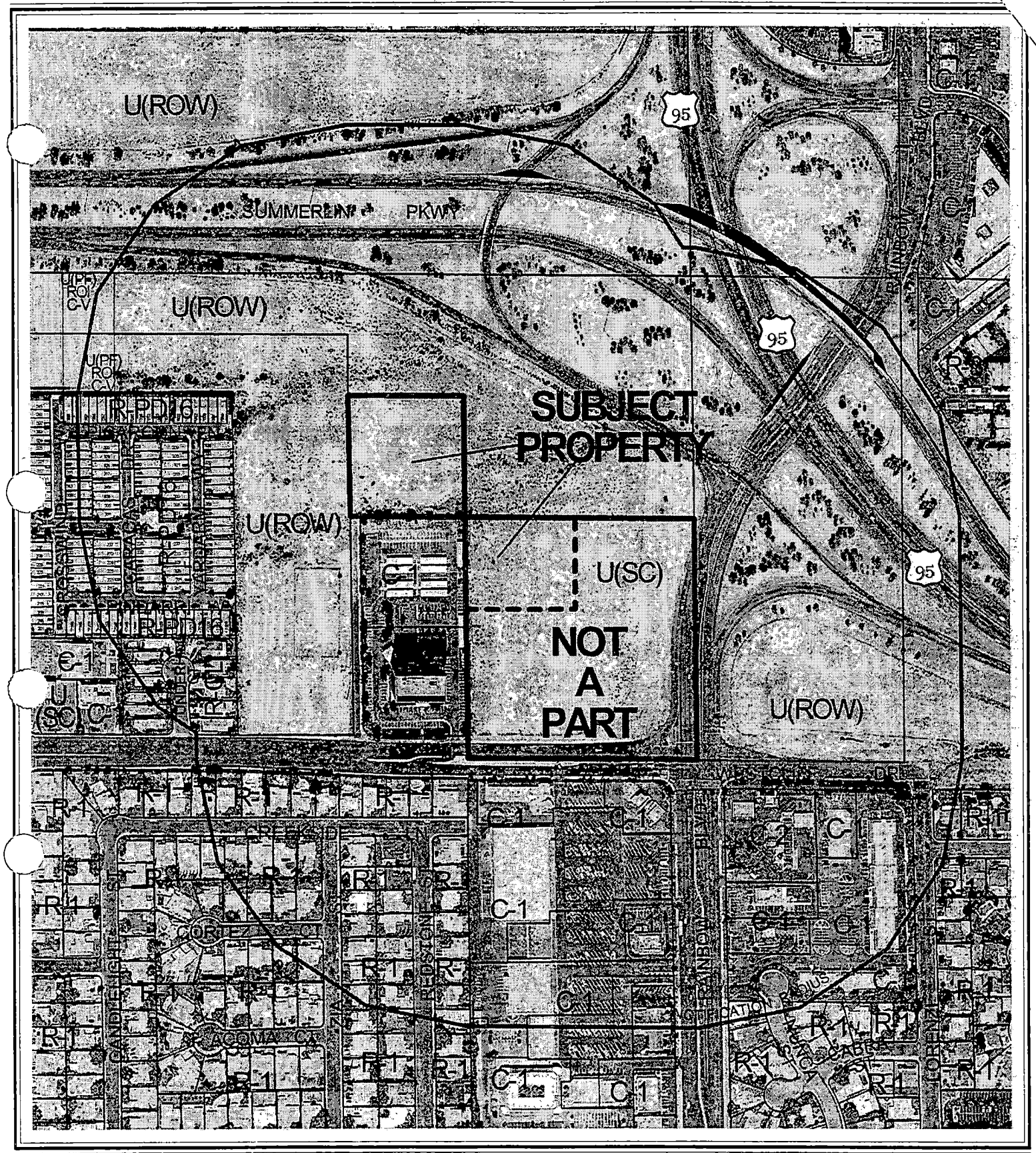
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N



0 200 400 Feet

CASE: SDR-3997

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED 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-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Rezoning (ZON-3995) to C-1 (Limited Commercial) approved by the City Council.

2. This approval shall be subject to a required review by the Planning Commission as a public hearing.

3. This site development plan approval shall expire in two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

4. The modular trailer shall be removed in two years from the date of the issuance of a Certificate of Occupancy for the trailer.

5. A Site Development Plan Review application for Phase II of the project shall be submitted and scheduled for hearing by the Planning Commission prior to the issuance of any permits for that part of the project.

6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop an address plan for the site.

7. The landscaping plan shall be revised to depict the minimum landscaped buffer width and number of trees for perimeter and parking landscaping prior to application for a building permit. The landscaping plan must be submitted prior to or at the same time application is made for a building permit.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened from views of abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize shoebox fixtures and downward directed lights. Wallpack lighting shall utilized shoebox fixtures and downward directed lights on the proposed building.

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

11. Any property line wall shall be a decorative block wall, with at least 20% 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.

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

Public Works

12. Provide proof acceptable to the City Engineer that this site has permission to construct a 10 foot trail path, 20 foot wide fire lane and a 25 foot wide driveway across BLM Parcel #138-27-802-006 on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided, an alternative access plan must be submitted for approval by the City Engineer that excludes proposed improvements within said BLM owned parcel. Recorded Joint Access Agreements must be provided, if applicable. This condition must be satisfied prior to the issuance of any permits or the submittal of any construction drawings, whichever may occur first.

13. Provide a copy of a recorded Joint Access Agreement between all parcels that comprise this site prior to the issuance of any permits.

14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3995 and all other subsequent site-related actions.

DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a two-story, 40,649 square foot house of worship, modular building and parking area on a 12.50 acre parcel located on the northwest corner of Rainbow Boulevard and Westcliffe Drive. A future Phase II, to consist of a church and parking garage is also depicted on the site development plan, but is not a part of this application. A rezoning to C-1 (Limited Commercial) is also on this agenda.

B) Applicant's Justification

The letter states that Phase one will consist of a two story mixed use worship center on the northern portion of the site. Phase Two will consist of a five level parking garage for approximately 1,300 cars and another 60,000 square foot worship center. It is anticipated that the portion of the property covered by APN Number 138-27-802-001 may be sold to Bank of America in the future.

BACKGROUND INFORMATION

A) Previous Actions

11/27/90 The Board of Zoning Adjustment approved a Special Use Permit to allow the construction of a church on this property. This was final action; staff recommended approval (U-0168-90).

B) Pre-Application Meeting

02/06/04 Issues relating to the Bonanza Trail and application options were discussed. The applicant chose to file a rezoning and site development plan review application instead of a General Plan Amendment and rezoning to C-V (Civic).

C) Neighborhood Meetings

A neighborhood meeting was not required.

DC

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.50

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant, Right-of-Way
South:	Bank of America Building
East:	Vacant
West:	Vacant

C) Planned Land Use

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

D) Existing Zoning

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

PROJECT DESCRIPTION

The proposed two story building will be located on the north portion of the site. The first floor will consist of 26,315 square feet, with a 451 seat sanctuary, a 500 seat fellowship area, office space, classrooms and work rooms. The second floor is 14,334 square feet in area, with a 212 seat balcony and additional classroom space. The 1,200 square foot modular building will be located to a proposed parking area to the south of the church, directly east of the existing bank.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Direct access to the church is to the street along the west property line. Direct access to the parking lot is to Westcliff Drive.

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A		Y
Min. Lot Width	100 Feet	319	Y
Min. Setbacks			
• Front	25 Feet	28 Feet	Y
• Side	10 Feet	19.5 Feet	Y
• Corner	N/A	---	N/A
• Rear	20 Feet	70 Feet	Y
Max. Lot Coverage	50 %	17	Y
Max. Building Height	None	Two Story	Y
Trash Enclosure	Y	Y	Y

The request meets or exceeds Code Development Standards.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject development.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Church	40,649 Total	1 per 4 fixed seats; 1 per 100 square feet of non-fixed; 1/300 for office	268	7	270	7

The project meets the parking standards of the Code. Additional review will occur at the time of site development plan approval for Phase II of the project.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	46 Trees	30 Trees
Min. Trees - Perimeter	1 Tree/30 Feet	More info needed	More info needed
• Min. Zone Width	8 Feet		5 Feet
• Wall height	8 Feet		

The applicant has requested no waivers to the landscaping standards. However, the landscaping plan is deficient in the number of trees required in the parking area and additional information will be needed pertaining to perimeter landscaping. A revised landscaping plan depicting conformance to all landscaping standards will be required prior to permits.

B) General Analysis and Discussion

- Zoning

The property is proposed to be rezoned C-1 (Limited Commercial) by companion item ZON-3995. The proposed house of worship is a permitted use in this zoning district.

- Site Plan

The site development plan meets the standards of the Code in terms of setbacks and parking. A joint access and parking agreement will be required prior to the issuance of any permits.

- Waivers

The applicant has not requested any waivers to development standards. However, the site is deficient in terms of parking and perimeter landscaping. If not corrected, the applicant will need to submit a revised site plan and waivers.

- Landscape Plan

A revised landscape plan will be required prior to the issuance of permits.

- Elevation

The building elevations show the building to be 45 feet, five inches to the top of the roof line; the steeple projects to a height of 77 feet, eight inches. The façade consists of foam cornices with stucco and kite shaped decorative insets. A metal ribbed roof will be constructed; the steeple is pre-fabricated.

- Floor Plan

The floor plan provides detail on the number and square footage of each classroom and seating area.

FINDINGS

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

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

   The proposed church is compatible with adjacent development, as it in close proximity to the freeway and other commercial uses.

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

   The use is consistent with the goals, objectives and policies of the General Plan. A revised landscape plan will be needed to ensure conformity with the landscape and wall buffer standards. A joint parking and access agreement will be necessary to ensure conformity to parking standards.

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

   The project will have access to Westcliffe Drive, which should not negatively impact adjacent roadways or adjacent traffic.

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

   The height and building elevations are appropriate for this area of 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 and design characteristics will contribute to an orderly and pleasing environment and are harmonious and compatible with other development in the area.

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

   Building inspections will take place to ensure conformance to the building code.

NOTICES MAILED 181 (Mailed with ZON-3995)

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3997 APN: 138278020001 + 138278020004

Name of Property Owner: TWIN LAKES BAPTIST CHURCH

Name of Applicant: TWIN LAKES BAPTIST CHURCH

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 ____i____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: _____

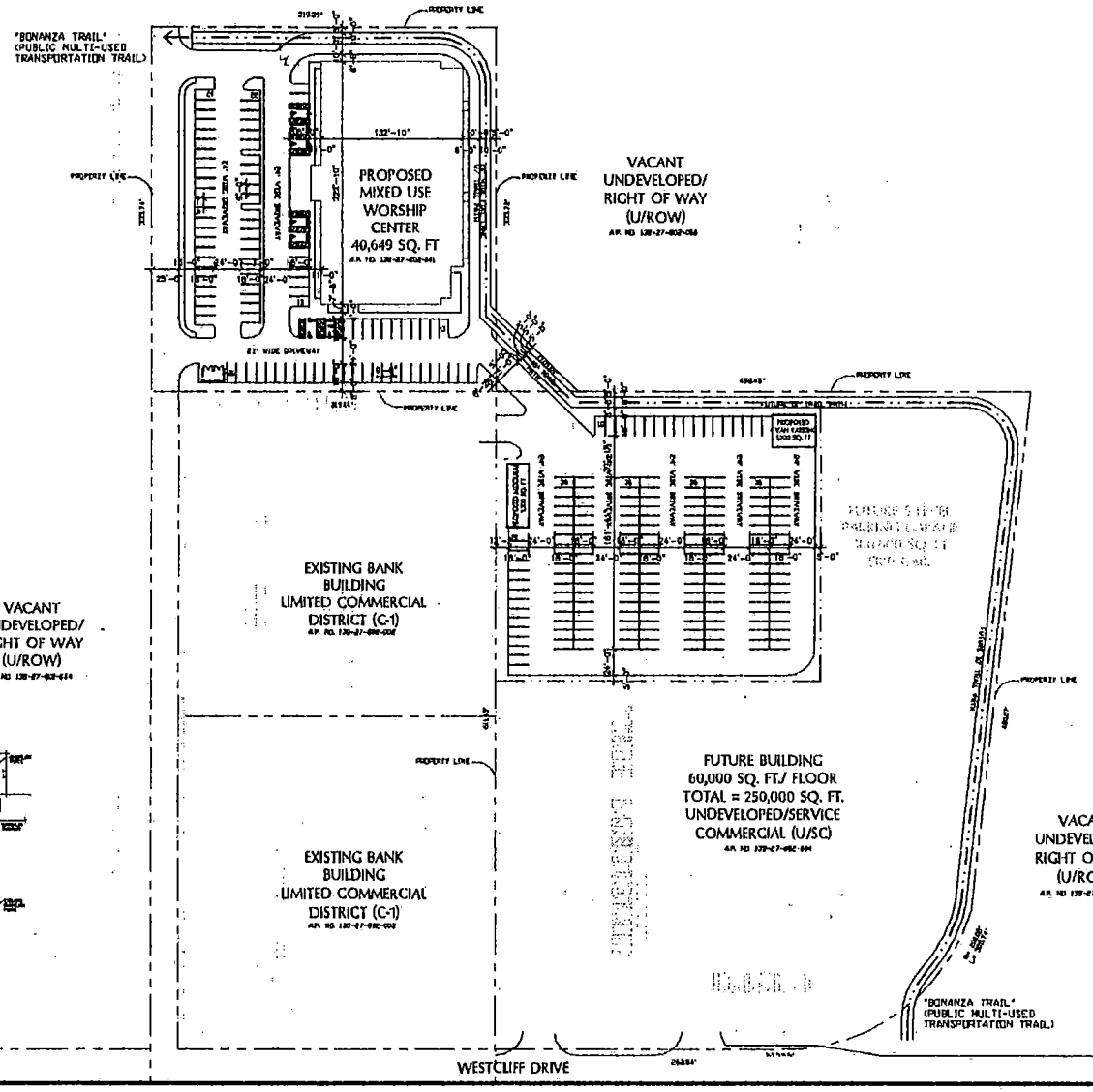
Signature of Property Owner/Authorized Agent: [signature]

Subscribed and sworn before me

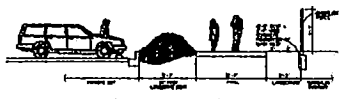
This 27th day of FEBRUARY, 2004

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

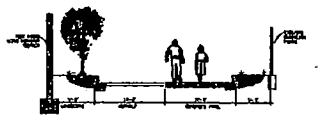
MARY KATHRYN TAYLOR
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 05-19-2007
Certificate No: 99-55260-1



VACANT
UNDEVELOPED/
RIGHT OF WAY
(U/ROW)

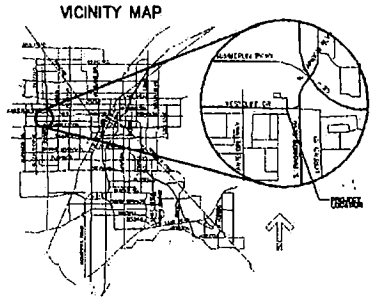


TYPICAL TRAIL SECTION



20' FIRE LANE WITH TRAIL SECTION

VICINITY MAP



PROJECT SUMMARY

SITE

SITE AREA	TOTAL	13.50 ACRES	(644,800 SQ.FT.)
	PHASE 1	4.22 ACRES	(183,791 SQ.FT.)
	PHASE 2	9.18 ACRES	(399,233 SQ.FT.)
PARCEL NUMBERS	PHASE 1		138-27-802-001
	PHASE 2		138-27-802-004
CURRENT ZONING	UNDEVELOPED/SERVICE COMMERCIAL, GENERAL PLAN AMENDMENT REQUIRED		U/SC
	REZONING REQUIRED		U/SC) TO C-1
	SPECIAL USE PERMIT REQUIRED		
LOT COVERAGE BY BUILDING FOOTPRINT (gross)			
	ALLOWABLE		50%
	PHASE 1		17%
	PHASE 2		6%
SETBACKS			
FRONT YARD:			50 FEET
SIDE YARDS:			15 FEET
REAR YARDS:			50 FEET
BUILDING HEIGHT ALLOWED:			NONE

BUILDING OCCUPANCY

TWO-STORY PLACE OF WORSHIP & MEMBERSHIP/OFFICE		
	PHASE 1	40,649 sq. ft.
	PHASE 2	250,000 sq. ft.
MAXIMUM CAPACITY:		
	PHASE 1	1150 PEOPLE
	PHASE 2	2500 sq. ft.

PARKING

PHASE 1:

TOTAL PARKING REQUIRED

1 SPACE REQUIRED FOR EVERY 4 FIXED SEATS	563/4 = 141 SPACES
1 SPACE FOR EVERY 100 S.F. OF NON-FIXED SEATS	4200/100 = 42 SPACES
1 SPACE FOR EVERY 300 S.F.	27,649/300 = 92 SPACES
TOTAL:	275 SPACES
(HANDICAP SPACES)	(7 SPACES)

TOTAL PARKING PROVIDED

PARKING SPACES	275 SPACES
(HANDICAP SPACES)	(7 SPACES)

PHASE 2:

1 SPACE REQUIRED FOR 4 FIXED SEATS	5,000/1 = 1250 SPACES
1 SPACES REQUIRED FOR EVERY 300 SQ. FT.	180,000/300 = 600 SPACES
TOTAL:	1850 SPACES
(HANDICAP SPACES)	(28 SPACES)

COMPLETE PROJECT

REGULAR SPACES	2119 SPACES
(HANDICAP SPACES)	(32 SPACES)
SITE PARKING REDUCTION	1173 SPACES
(HANDICAP SPACES)	(24 SPACES)

TOTAL PARKING PROVIDED

REGULAR SPACES	1067 SPACES
(HANDICAP SPACES)	(36 SPACES)

PROPOSED SITE PLAN- PHASE 1 (revised 3-31-04)

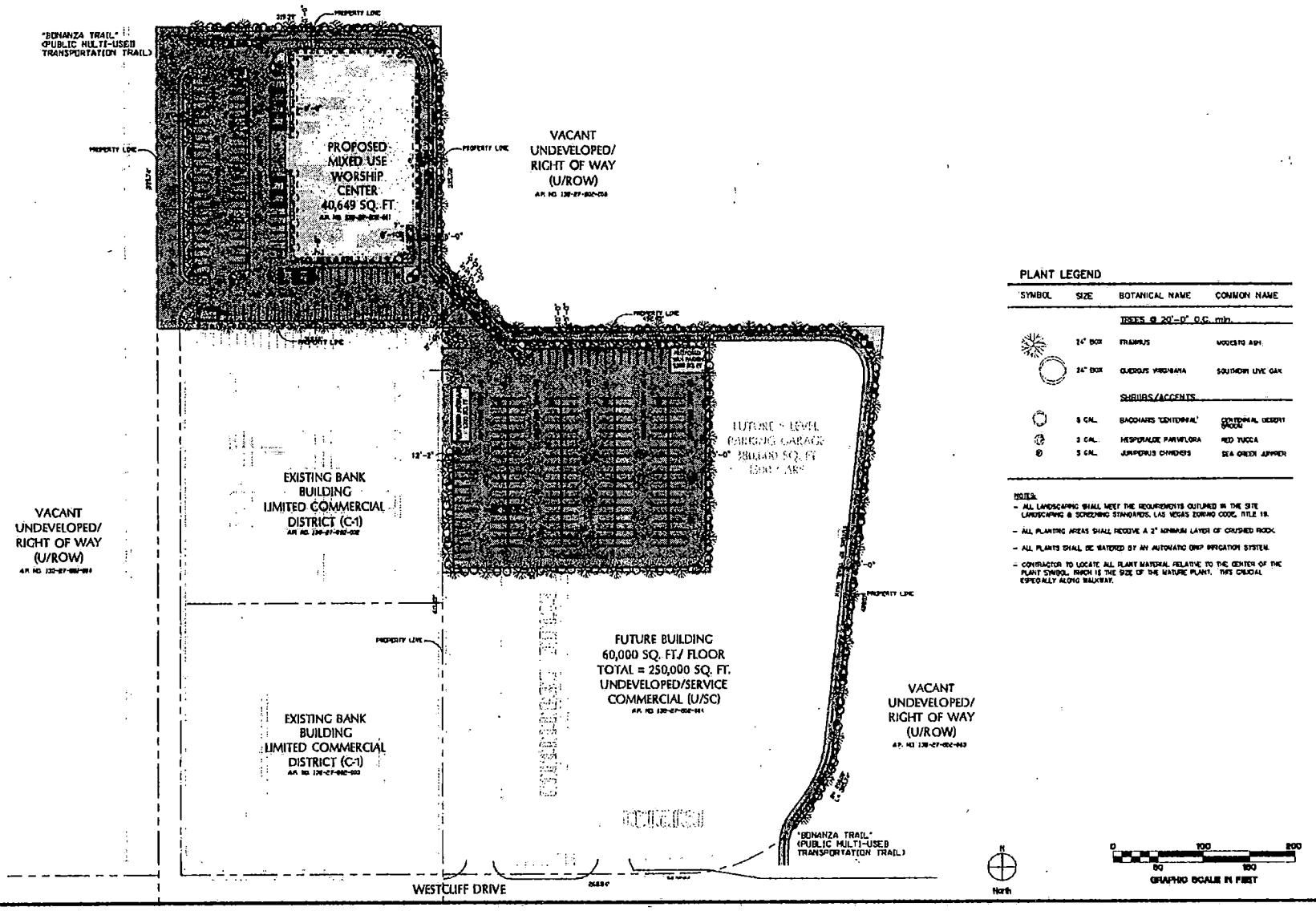
TWIN LAKES BAPTIST CHURCH

ZON-3995
SDR-3997
04-08-04 PC
REVISED 04-05-04

LENDALL MAINS
ARCHITECT
10624 S. Eastern Ave.
Suite A632
Henderson, Nevada 89052
Phone: 702.810.8660
Fax: 702.866.1539

SHEET No.

AS-1



PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
		TREES @ 20'-0" O.C. min.	
	24" BOX	FRAXINUS	MODESTO ASH
	24" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
		SHRUBS/ACCENTS	
	5 GAL.	BACCHARIS 'CENTENNIAL'	CENTENNIAL DESERT BROOM
	3 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
	5 GAL.	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER

NOTES:
- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & SCREENING STANDARDS, LAS VEGAS ZONING CODE, TITLE 19.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF CRUSHED ROCK.
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE SIZE OF THE MATURE PLANT. THIS CRUCIAL ESPECIALLY ALONG WALKWAY.

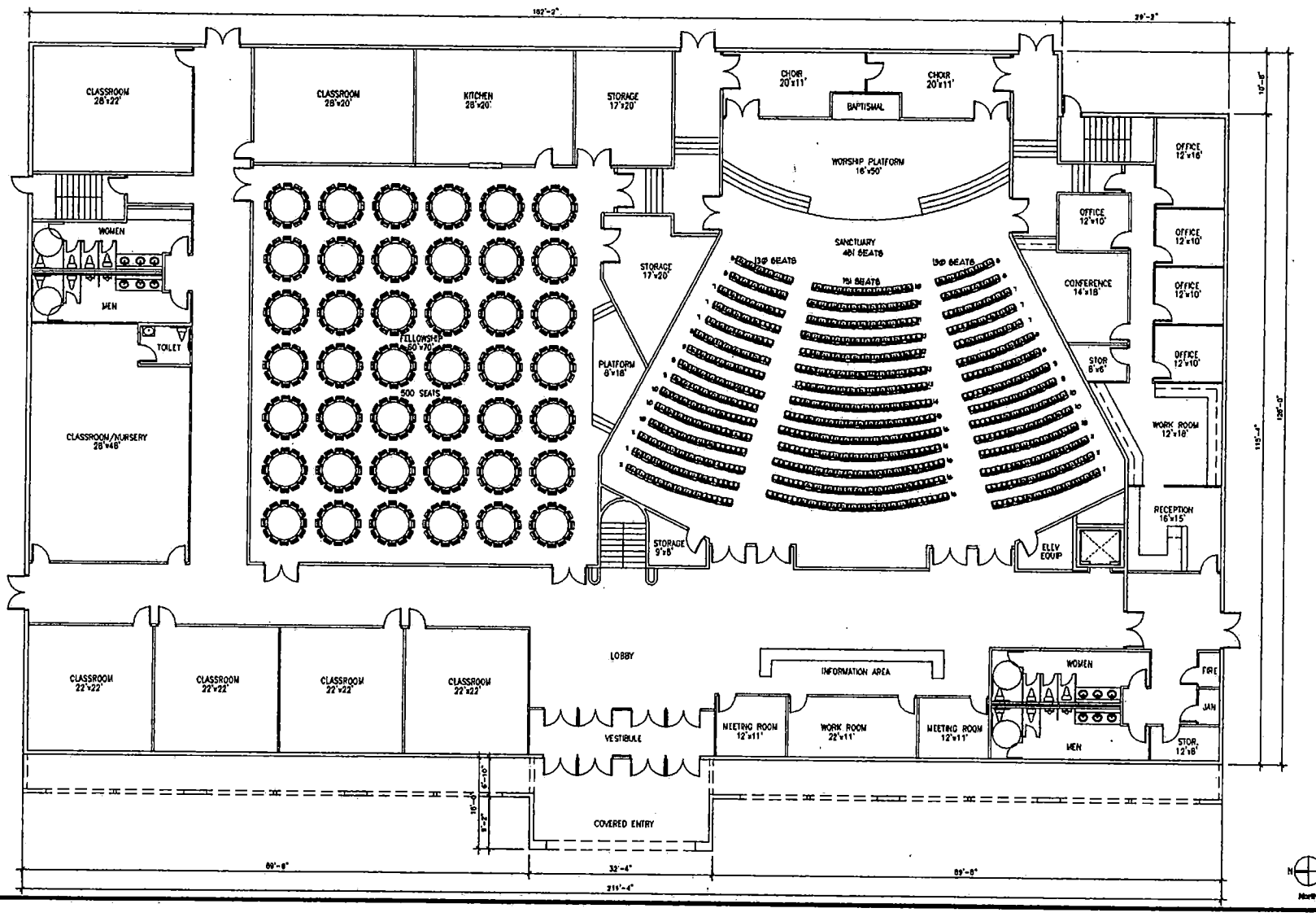
LANDSCAPE PLAN- PHASE 1 (revised 3-31-04)

TWIN LAKES BAPTIST CHURCH

ZON-3995
SDR-3997
04-08-04 PC
REVISED 04-05-04

LENDALL MAINS
ARCHITECT
10624 S. Eastern Ave.
Suite A332
Henderson, Nevada 89052
Phone: 702.616.9090
Fax: 702.898.1539

SHEET No.
L-1



FIRST FLOOR PLAN – 26,315 SF

TWIN LAKES BAPTIST CHURCH

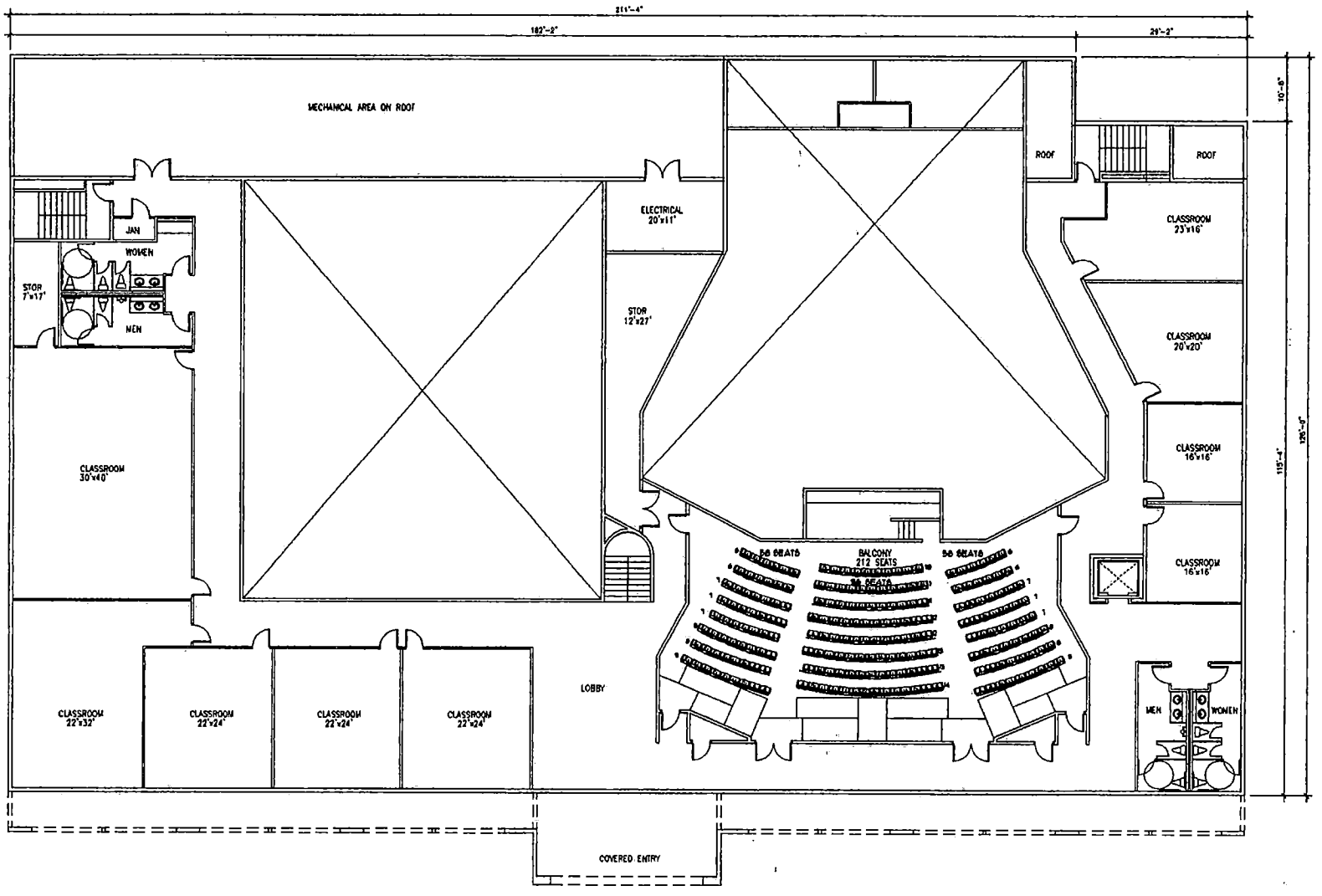
GRAPHIC SCALE IN FEET

LENDALL MAINS
ARCHITECT

SHEET No:

A-1

ZON-3995
SDR-3997
04-08-04 PC



SECOND FLOOR PLAN – 14,334 SF

TWIN LAKES BAPTIST CHURCH

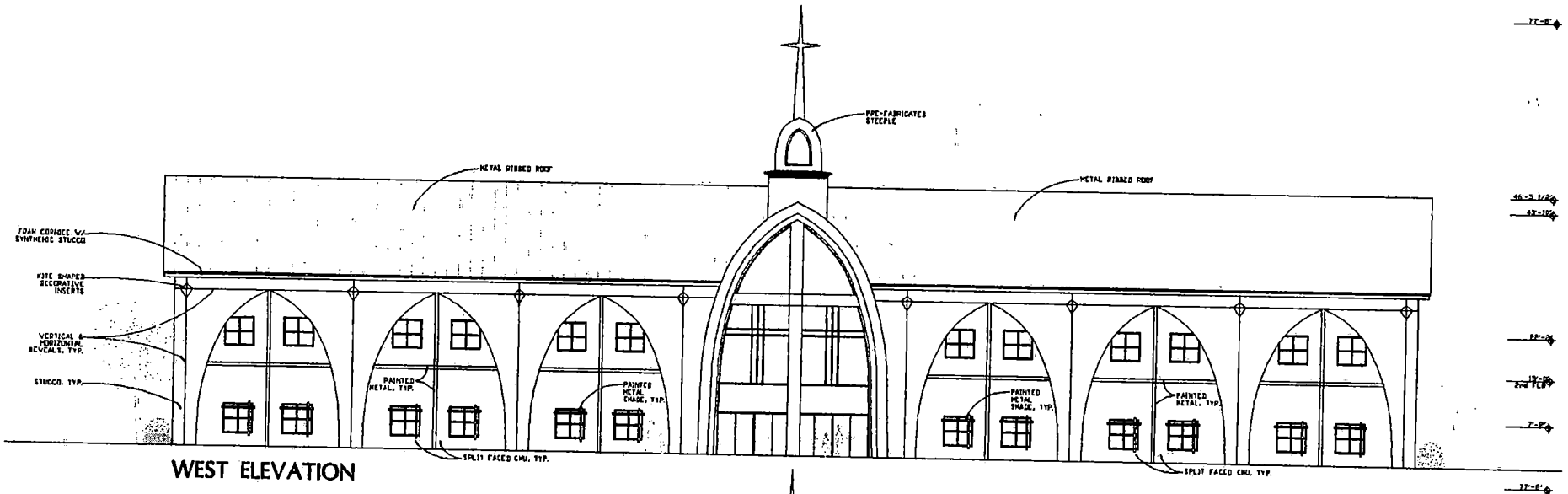
GRAPHIC SCALE IN FEET

ZON-3995
SDR-3997
04-08-04 PC

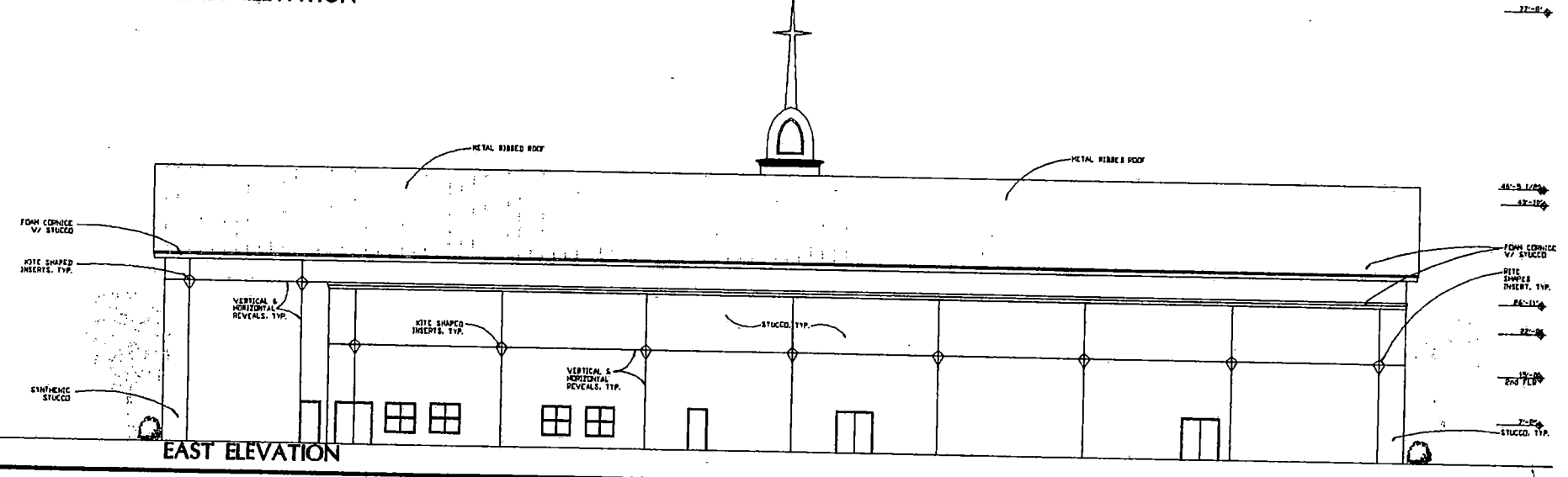
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ARCHITECT
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SHEET No.

A-2



WEST ELEVATION



EAST ELEVATION

TWIN LAKES BAPTIST CHURCH

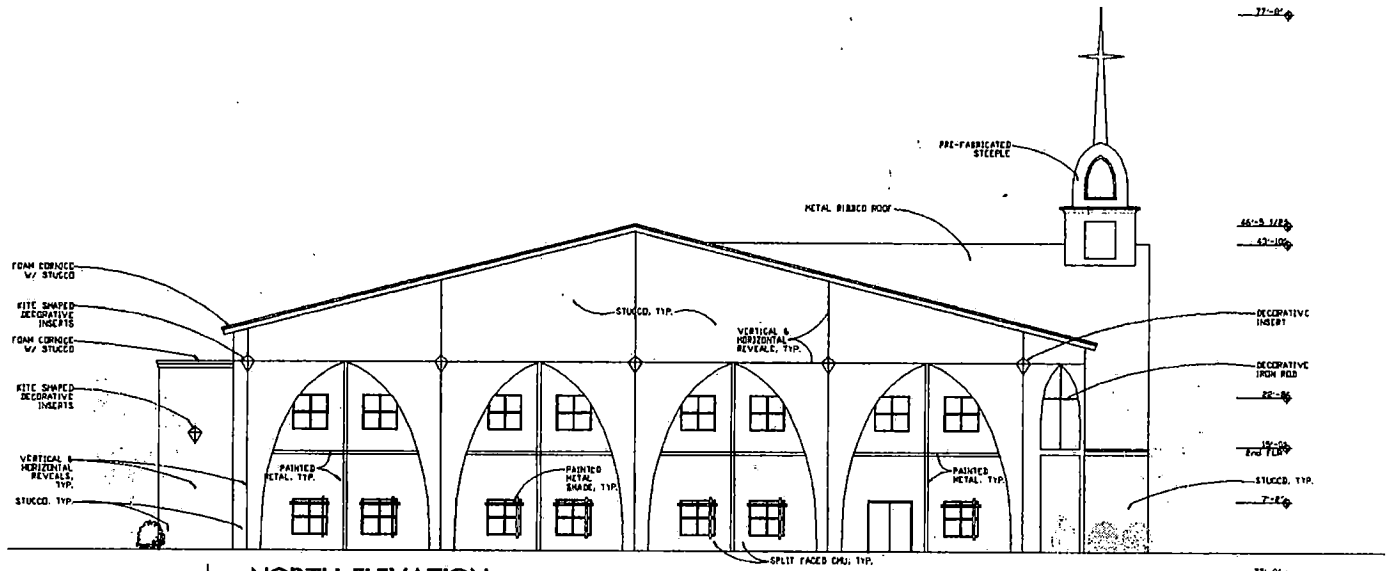
ZON-3995
SDR-3997
04-08-04 PC

GRAPHIC SCALE IN FEET

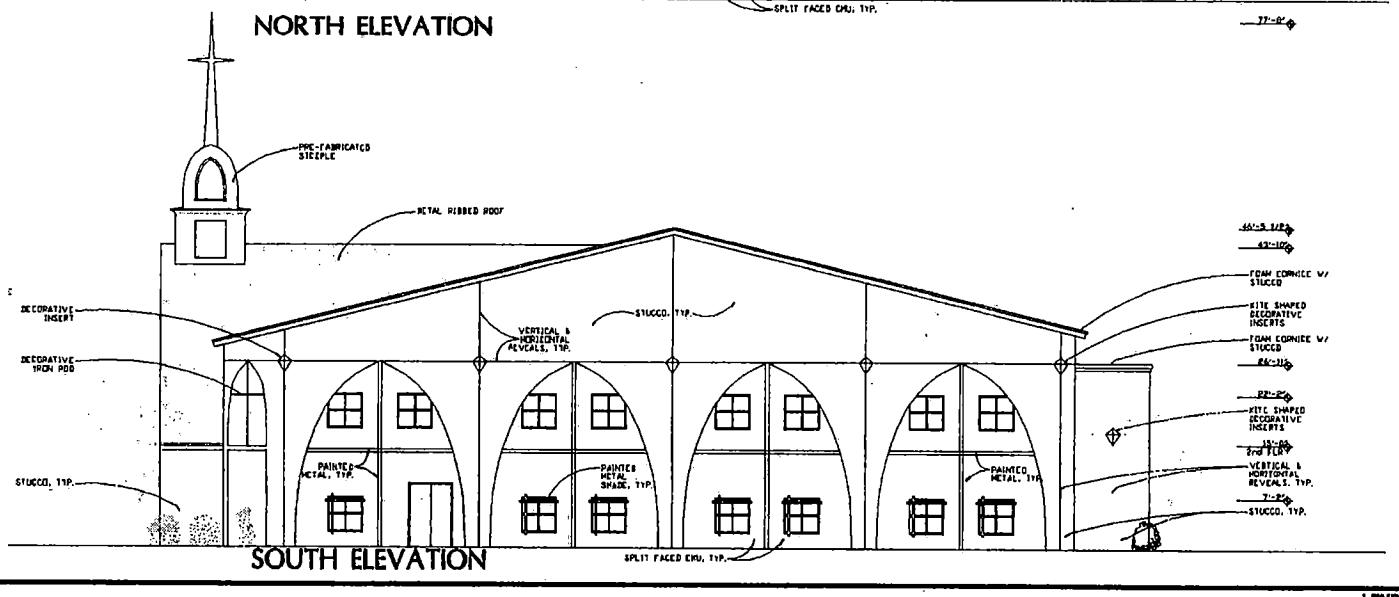
LENDALL MAINS ARCHITECT

SHEET No.

A-3



NORTH ELEVATION



SOUTH ELEVATION

TWIN LAKES BAPTIST CHURCH

8 4 0 8 16 24
GRAPHIC SCALE IN FEET

ZON-3995
SDR-3997
04-08-04 PC

LENDALL MAINS
ARCHITECT
1824 N. Boulder Ave.
Suite A322
Henderson, Nevada 89002
Phone: 702.818.8080
Fax: 702.898.1828

SHEET No.
A-4



SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
ADJACENT TO THE NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
ADJACENT TO THE NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

WASHINGTON
BUFFALO
DECATUR
CHARLESTON

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will improve tomorrow"

ph/fx 702-877-2438

31 March 2004

RE: ZON--3995

SDR--3997

Dear Planning Commissioners:

Charleston Neighborhood Preservation is IN FAVOR of this Twin Lakes Baptist Church going on THIS site. We agree that this use is an asset to the liveability of this neighborhood.

Sincerely,

Vicki Arnold --CNP sec.

fx 385-7268

ZON-3995
SDR-3997
A

BOARD MEMBERS
Joe Apicella - Dennis Ardine - Vicki Arnold - Dick Bratton - Sue Brna - Juanita Clark - Miriam Een
Rose Honrath - June Ingram - Rick Johnson - Geno Lonardo - Sherry Mason - Ray Merchant
Art Merryman - Dorthy Orr - Sandy Windom

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

and others

137 S. Lorenzi Street * Las Vegas. Nevada 89107

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
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).

C.C. 05/05/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	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 on Item 44 [VAR-4001], Item 45 [ZON-3998], Item 46 [WVR-4002] and Item 47 [SDR-3999].

GARY LEOBOLD, Planning and Development Department, explained that the applicant explored the possibility of doing a parcel map, but since a public street is not being used to access these lots, it has to be contained in a fifth common lot, thereby driving the process. The Variance is being requested because the R-PD is being applied to a lot smaller than five acres.

MINUTES – Continued:

The site is 2.19 acres. Despite the small size of the overall site, staff feels that the limited scale of the proposed development will function as a transitional development between the R-1 land to the east and the larger lots, R-E, R-D and some R-1 to the west. The fact that the site is smaller than five acres, should not materially affect the quality of the development that could be expected on an R-PD zone site greater than five acres. There is no open-space requirement, as the number of lots is below twelve. Staff recommended approval of the Variance.

The rezoning request from R-E to R-PD2 conforms to the current general plan use designation of Low Density Residential and will act as a transition in terms of density between the lands to the west and the east. Staff recommended approval. The Title 18 waiver affects two sections, 18.105 and 18.12.130. Title 18.12.105 states that private drives shall have a minimum pavement width of twenty-four feet and limits the length of private drive to 200 feet, and if longer than 150 feet, it has to have a circular turnaround at the end or an emergency access crash gate. The proposed private drive is 25 feet in width and 625 feet in length with an "L" shaped turnaround. It does not meet the conditions. Staff feels the request is acceptable given the fact that there are only four residential lots to be accessed. The potential traffic generation will be minimal, possibly far less than a 200-foot private drive in a dense residential development. Secondly, the City Fire Protection Engineer has agreed with the request, since emergency vehicle turning movements will be safely accommodated, the request is appropriate. Therefore, staff recommended approval.

The Site Plan depicts four single-family custom residential lots. Elevations are not available, as the custom homes have not been designed as yet. The Site Plan is at a density of 1.83 units per acre and conforms to the density maximums of both the General Plan designation of "L: and the proposed rezoning for the site of R-PD2, subject to the approval of the related Variance and the Waivers. The Site Plan as designed, conforms to Title 19, but it lacks perimeter landscaping for the project. The residential guidelines state that a landscaped area is required outside the boundary of the property six feet wide. The applicant has requested the waiver of that requirement. Staff feels that because there is a sufficient area on the site, it can be accommodated. It will require that a homeowners association be formed between the four lots. If the Waiver is denied, the applicant would have to provide a landscape plan or modify the Site Plan to show how landscaping would be placed within the area. Staff recommended approval.

MINUTES – Continued:

BRIAN PSIODA, 2727 South Rainbow, appeared on behalf of applicant and stated that the applicant wanted to do a four-lot parcel map. It was discovered that the driveway created a fifth lot and the parcel map option was no longer available. After meeting with Planning staff, both parties agreed on the applications being discussed. It falls well within the land plan guidelines. It is approximately 1.69 dwelling units per acre, with over 18,000 thousand square feet lots. They meet or exceed the development standards for the R-1 subdivision to the east and to the south. He explained that map fault lines that go north to south determined the design. The road was placed over the fault line to line up with Windy Hollow. That would be the safest and most direct route. The road would also capture the drainage flow as it flows to the southeast and gathered as quickly as possible and discharging it out to the existing drainage easement. Placing rear yards against rear yards was the most practical planning solution, since a recently approved use permit allowing additional bovine. Direct access onto Lone Mountain with just four lots would be unsafe, and would limit traffic internally.

MR. PSIODA requested that the landscaping buffer along Lone Mountain be waived. He pointed out that the existing wall for High Country is back of the sidewalk, and there is a six-foot wide strip for 150 feet and then the wall departs away from Lone Mountain. The landscaping would be an additional hardship for the property owners in providing water and maintenance. In addition, there is a 10-foot Sprint and Nevada Power Easement extending five feet into that six-foot strip. He also mentioned that on Windy Hollow, the developers anticipate front yards, therefore landscaping along the right-of-way would not be needed. Due to the request to waive the landscape buffer, he asked that Condition 6, 7 and 8 of the Site Development Review be deleted.

LARRY ALLEN, 6225 Minerva Drive, expressed concern about the number of waivers and variances being requested. He represents approximately two-dozen families. He spoke with MR. NOBLE and requested a meeting, but he declined and referred him to BRENT WILSON from VTN Nevada. He was referred to MR. IAN JOHNSON and was unable to have a meeting with anyone. He asked that the items be held in abeyance to allow time for the neighbors to have questions answered and have a meeting with the owner or his representatives.

TODD FARLOW, 240 South 19th Street, opined that the Fire Department would like to see the street extended to Lone Mountain with a crash gate.

MINUTES – Continued:

STEVE CLAUS, 6253 Kraft Avenue, expressed concern about the 600-foot drive. He would not want that street extended to Lone Mountain because it would become a short cut by people who reside to the north. Such an extension would negatively impact the neighborhood. He was also concerned that the applicant might return requesting more waivers and variances.

MICHAEL ABRAMS, 6228 Minerva Drive, concurred with MR. ALLEN'S comments. The residents would like to know the type of homes being developed on this property.

TOM McGOWAN, Las Vegas Resident, encouraged the Commission to find the human interest within the parameters of the rules and regulations they are required to work within.

MR. PSIODA responded to the issue regarding the lack of a neighborhood meeting by confirming that no meeting was held, but all the information was given by telephone. He reiterated that four 18,000-square foot lots would be developed as custom homes. If this property were to be zoned similar to the adjacent property, the applicant would be permitted to have eight units per acre. Regarding the driveway going out to Lone Mountain, the applicant's traffic engineer advised against it. The driveway will never connect to Lone Mountain, but if it does it will be gated. MR. NOBLE has spoken with the Las Vegas Fire Department and a condition was imposed that each of the custom homes must be sprinkled. It also takes care of the 600-foot drive short cut. The project will go to a tentative map stage, then a final map and will be recorded. MR. PSIODA was amenable to a neighborhood meeting before the City Council meeting.

COMMISSIONER McSWAIN commended the applicant on the development of a difficult parcel. Most developers would try to justify extending the density. She pointed out that the waivers are necessary because of the R-PD Variance. She supported the project and felt there is adequate time between Planning Commission and the Council for the developer to meet with the neighbors.

COMMISSIONER NIGRO agreed with COMMISSIONER McSWAIN'S comments. He emphasized that the applicant have a neighborhood meeting before the City Council meeting. He expressed concern about waiving the landscaping requirements.

DAVID CLAPSADDLE, Planning and Development Department, clarified that the properties to the east are zoned R-1 and do not require landscaping. The R-E lots along Lone Mountain

MINUTES – Continued:

front Lone Mountain. He suggested that the applicant submit an alternate plan before the City Council meeting. COMMISSIONER NIGRO agreed and requested staff and the applicant discuss a reasonable landscape requirement, given the fact of the easement area. He asked that the same requirement be initiated on Windy Hollow. Since elevations are not available, a custom lot client may want a block wall and not have it be a driveway. MR. PSIODA concurred.

MR. LEOBOLD clarified that the maintenance of the private drive requires a homeowners association.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 44 [VAR-4001], Item 45 [ZON-3998], Item 46 [WVR-4002] and Item 47 [SDR-3999].

NOTE: All discussion for on Item 44 [VAR-4001], Item 45 [ZON-3998], Item 46 [WVR-4002] and Item 47 [SDR-3999] was held under Item 44 [VAR-4001].

(10:50 – 11:15)

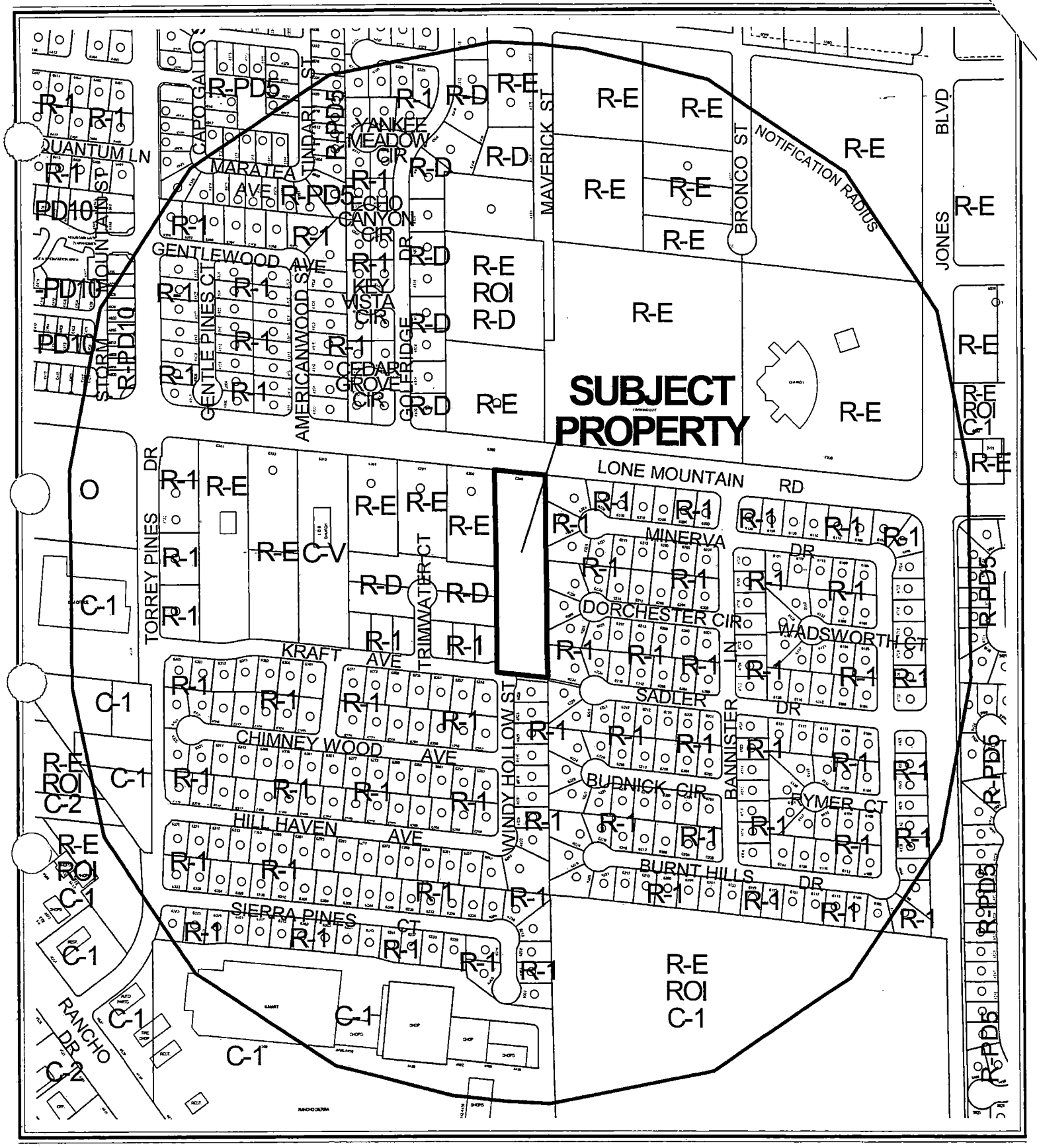
3-3635/4-1

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3998), Title 18 Waiver (WVR-4002) and Site Development Plan Review [SDR-3999].

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



0 200 400 Feet

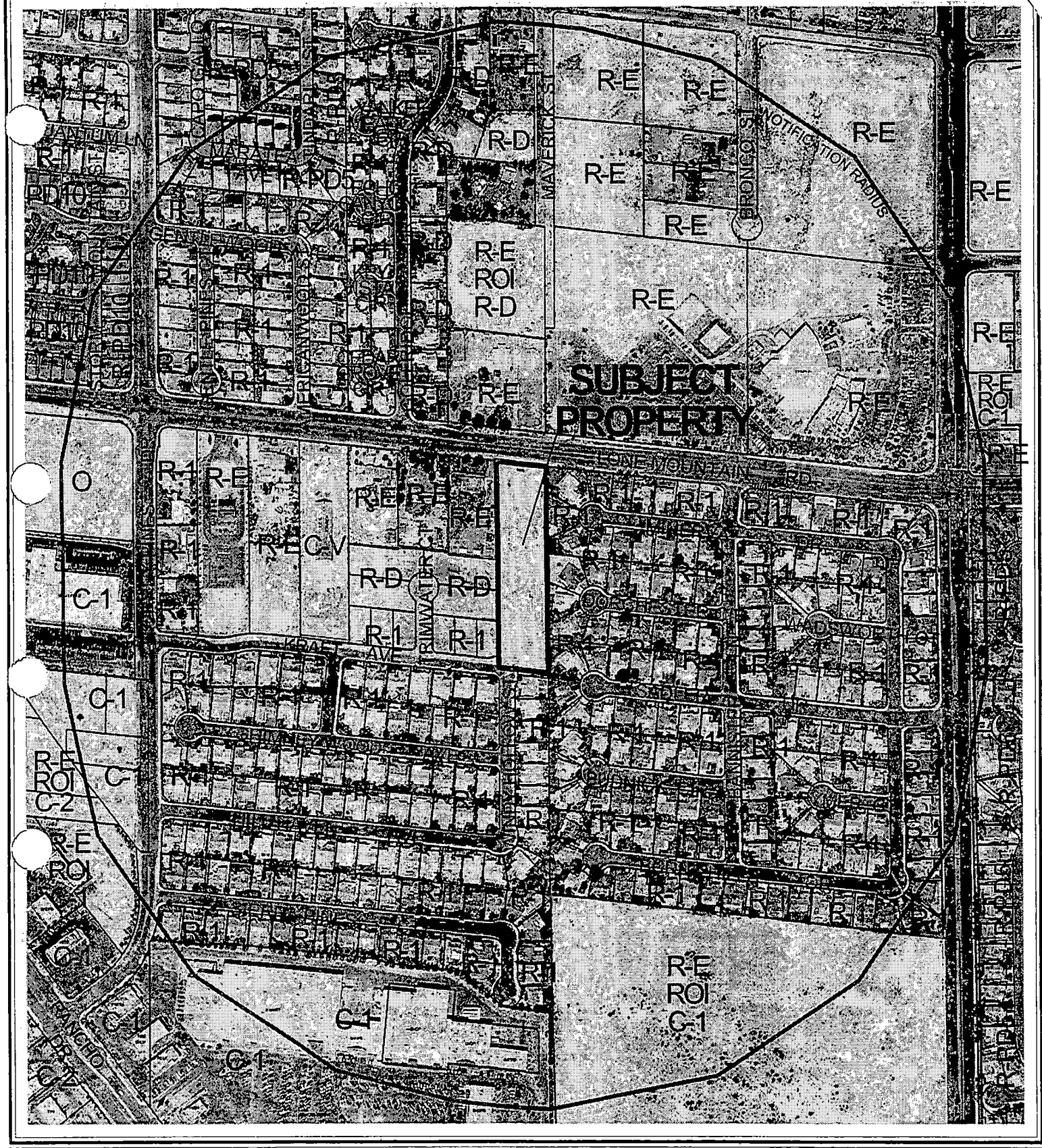
CASE: **VAR-4001**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 200 400 Feet

CASE: **VAR-4001**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
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: VARIANCE RELATED TO ZON-3998, SDR-3999 AND WVR-4002 - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3998), Title 18 Waiver (WVR-4002) and Site Development Plan Review [SDR-3999].

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Variance to the Title 19 requirement for R-PD developments to be at least five acres in size on 2.19 acres on the south side of Lone Mountain Road, 1,020 feet east of Torrey Pines Drive.

Companion requests for a Rezoning (ZON-3998) to R-PD2 (Residential Planned Development - 2 Units per Acre), a Site Development Review (SDR-3999) for a five-lot single-family residential development, and a request for a Waiver (WVR-4002) of Title 18.12.105 to allow a 625-foot private drive where 200 feet is the maximum allowed and Title 18.12.130, which requires a circular turnaround or emergency access gate on private streets or drives longer than 150 feet, will also be heard concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the shape and size of the parcel offers few other development options, other than the four large custom lots and one common lot as proposed. In the opinion of the applicant, R-PD zoning offers the flexibility to design building lots for this site.

BACKGROUND INFORMATION

A) Previous Actions

06/05/63 The City Council approved a request to annex (A-0003-63) approximately 159.1 acres, including the subject site. The effective date of this application was 06/14/63.

04/08/04 The Planning Commission will consider three related items on this site: a Rezoning (ZON-3998) to R-PD2 (Residential Planned Development - 2 Units per Acre), a Site Development Review (SDR-3999) for a five-lot single-family residential development; and a Waiver (WVR-4002) of Title 18.12.105 to allow a 625-foot private drive where 200 feet is the maximum allowed and Title 18.12.130, which requires a circular turnaround or emergency access gate on private streets or drives longer than 150 feet. Staff has recommended approval of all items.

B) Pre-Application Meeting

02/03/04 At the pre-application meeting, a number of issues surrounding the optimal development of this parcel were discussed. A follow-up meeting was then held on 02/06/04, at which it was determined that the current four applications would be necessary for this development to proceed as designed.

C) Neighborhood Meetings

A neighborhood meeting was not required for this request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.24
Net Acres:	2.19

B) Existing Land Use

Subject Property:	Undeveloped
North:	Ranch Estate and Church
South:	Single-Family Dwellings
East:	Single-Family Dwellings
West:	Ranch Estate and Undeveloped (Single-Family)

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	R (Rural Density Residential) and PF (Public Facilities)
South:	L (Low Density Residential)
East:	L (Low Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) and C-V (Civic)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	R-E (Residence Estates), R-D (Single Family Residential - Restricted) and R-1 (Single Family Residential)

E) General Plan Compliance

The Centennial Hills Sector Map of the General Plan designates the subject site as L (Low Density Residential). This land use category allows between 3.6 to 5.5 residential dwelling units

per gross acre, as well as supporting recreational uses, churches, and schools. The proposed 1.83 units per acre density of the project and proposed R-PD2 zoning are actually below the density threshold of the L (Low Density Residential) category. The requested Variance is not directly related to any General Plan land use policy.

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 site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. R-PD site area	5 acres	2.19 acres	N

Per Title 19.06.040.A, the minimum site area eligible for Rezoning to any R-PD zoning district is five acres. Any proposal for a development of less than five acres requires a Variance. The subject deviation is 56 percent from the standard.

B) General Analysis and Discussion

The purpose of the five-acre minimum requirement for R-PD sites is to allow the developer the flexibility to design an integrated development that includes reasonable development standards and adequate open space. With only four building lots, the scale of the proposed 2.19-acre project is such that the amenities that should be provided on the site, which usually generates the need for a larger overall site, can be considered minimal. The site is large enough, however, that the required buffer areas and landscaping should be provided, and the requested Waiver of these standards that forms part of the Site Development Plan Review application should be denied.

FINDINGS

In accordance with the provisions of Title 19.18.070(B) of the Las Vegas Municipal Code, the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.

Additionally, Title 19.18.070(L) of the Las Vegas Municipal Code states:

"L. Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission and City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property . . . or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition . . . the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Despite the small size of the overall site, the limited scale of the proposed development means that the site will function as a transitional development between existing adjacent rural and suburban development in the area. With only four building lots, no open space is required; the related Waiver of perimeter landscaping should be denied, as there is sufficient room on the site to provide this limited amenity. The fact that this site is smaller than five acres should not materially affect the quality of development that could be expected on an R-PD-zoned site of greater than five acres. The recommendation, therefore, is for approval of the Variance.

NOTICES MAILED 436 (Mailed with ZON-3998, WVR-4002 and SDR-3999)

APPROVALS 0

PROTESTS 1

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4001 APN: 138-02-501-008

Name of Property Owner: Noble, Joseph W & Lonnie

Name of Applicant: Joseph Noble

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: Joseph G Noble

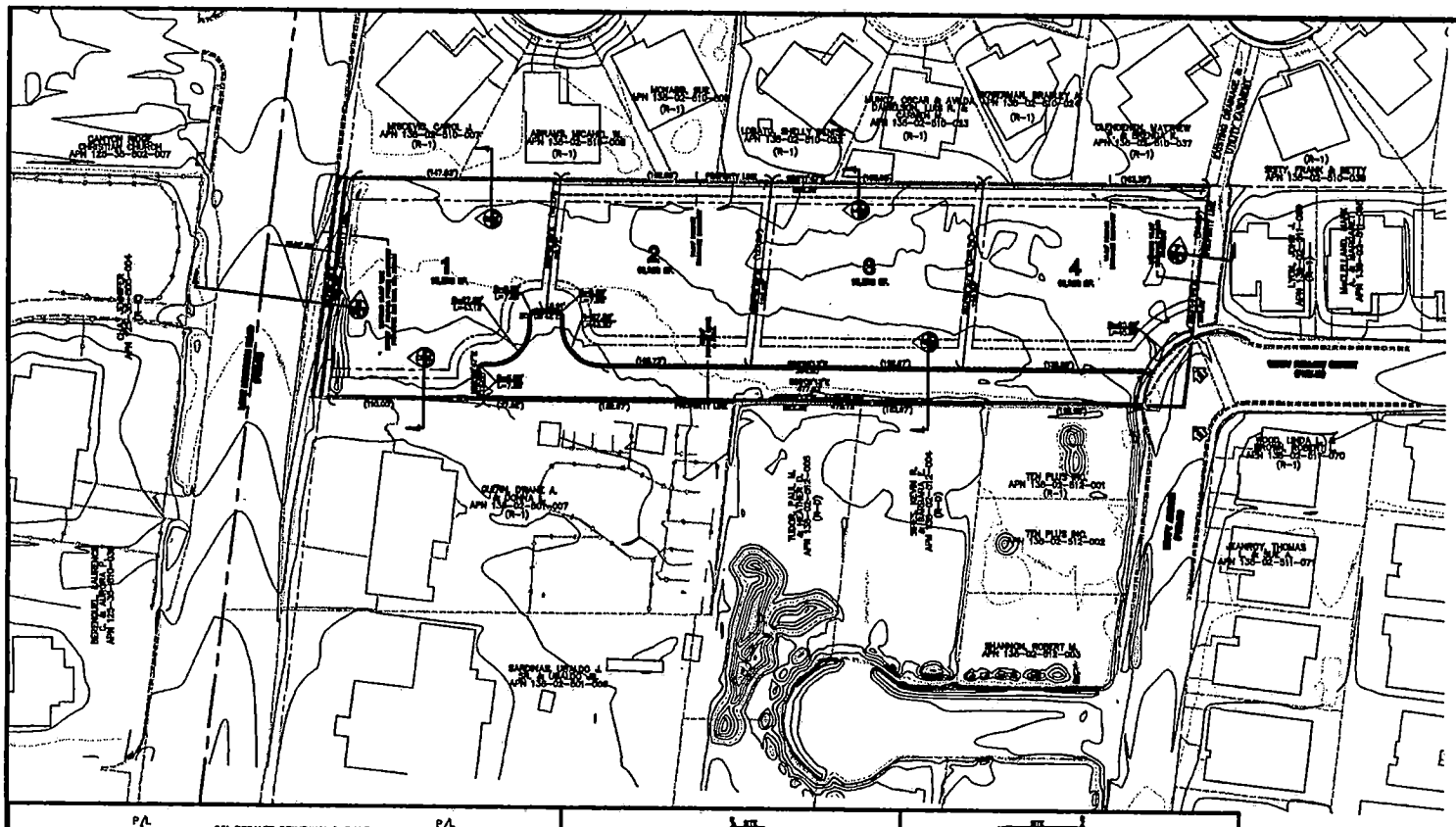
Print Name: Joseph W. Noble

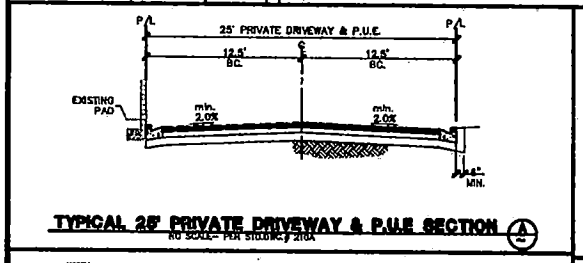
Subscribed and sworn before me

This 23rd day of February, 2004

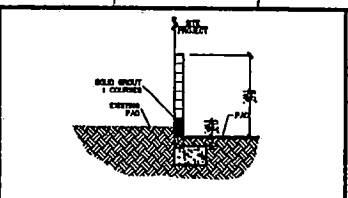
Karen M. Knickmeyer
Notary Public in and for said County and State

KAREN M. KNICKMEYER
Notary Public - Nevada
No. 93-3232-1
My appt. exp. Aug. 22, 2005

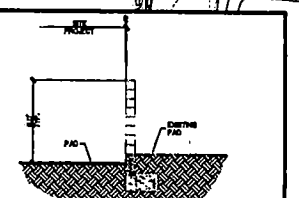




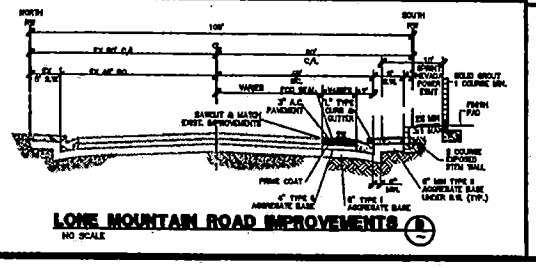
TYPICAL 25' PRIVATE DRIVEWAY & P.U.E SECTION (A)
NO SCALE- PER STD. NO. 210A



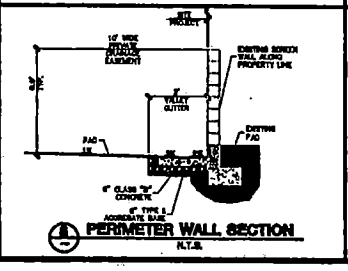
(C) PERIMETER WALL SECTION
N.T.S. (CLIFF SHADOWS)



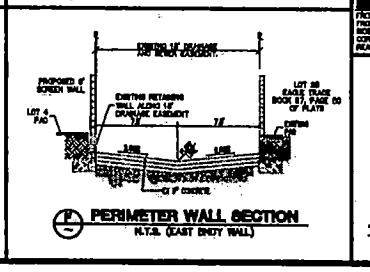
(D) PERIMETER WALL SECTION
N.T.S. (WEST ENDY WALL)



LONE MOUNTAIN ROAD IMPROVEMENTS (E)
NO SCALE

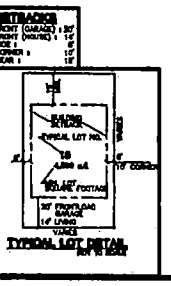


(A) PERIMETER WALL SECTION
N.T.S.

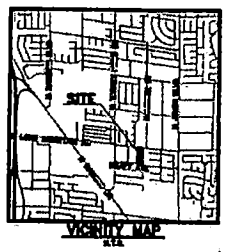


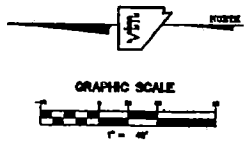
(F) PERIMETER WALL SECTION
N.T.S. (EAST ENDY WALL)

SETBACKS	
FRONT (GARAGE)	20'
FRONT (HOUSE)	15'
SIDE	5'
CORNER	10'
REAR	15'



TYPICAL LOT DETAIL
NOT TO SCALE





SITE DATA

CURRENT ZONING :	R-E
PROPOSED ZONING :	R-PD7
EXISTING USE :	VACANT
PROPOSED USE :	SINGLE FAMILY RESIDENTIAL
GROSS AREA :	3.18 ACRES
NUMBER OF RESIDENTIAL LOTS :	4
PROPOSED DENSITY :	1.63 DU/A
NUMBER OF COMMON ELEMENTS :	1
OPEN SPACE REQUIRED :	6 S.F.
USABLE OPEN SPACE PROVIDED :	1 S.F.
MPA :	LOW DENSITY RESIDENTIAL
APN 138-02-801-008	

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER/DEVELOPER
JOE NOBLE
9880 HIDALGA AVENUE
LAS VEGAS, NEVADA 89139
(702) 645-8015

ZON-3998
SDR-3999
VAR-4001
WVR-4002
04-08-04 PC

JOE NOBLE
9880 HIDALGA AVENUE
LAS VEGAS, NEVADA 89139
(702) 645-8015

CITY OF LAS VEGAS

3727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NEVADA 89146-5146
PH. (702) 873-7562 FAX (702) 362-2597
SURVEYING • CONSULTING • DEVELOPMENT • PLANNING • UNIT OWNERSHIP

NO.	DATE	BY

SITE PLAN

LONE MOUNTAIN/CRAFT
A RESIDENTIAL PLANNED DEVELOPMENT

DRAWN BY: SMA
DESIGNED BY: SMA
CHECKED BY: SMA
PROJECT NO.: SCALE: AS SHOWN

SHEET SP
1 OF 1 SHEETS



VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE
ADJACENT TO THE SOUTH SIDE OF LONE MOUNTAIN ROAD, APPROXIMATELY 1020 FEET EAST OF TORREY PINES DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

Frank Martin
3030 South Highland Drive • Las Vegas, Nevada 89109
(702) 385-5257



March 30, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: VAR-4001, WVR-4002, ZON-3998 and SDR-3999

To Whom It May Concern:

I'm a landowner in the neighborhood of the proposed development. I wish to lodge a protest against these requests. It would appear this owner is taking a difficult piece of ground and making it more complicated by going against numerious codes that were put in place to protect the area.

Consequently, the traffic congestion along with the 600 feet long street would create an unsafe situation at the intersection of Lone Mountain Road.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me at 474-8100.

Sincerely,

Lone Mountain Developers, LLC

Frank Martin

Frank Martin

VAR-4001
WVR-4002
ZON-3998
SDR-3999
P

RECEIVED
04 MAR 31 PM 4:07
PLANNING &
DEVELOPMENT

City of Las Vegas

Agenda Item No.: 45

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-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).

C.C. 05/05/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	**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:
NOTE: See Item 44 [VAR-4001] for all related discussion.
(10:50 – 11:15)
3-3635/4-1

CONDITIONS:
Planning and Development
1. A Resolution of Intent with a two-year time limit.

CONDITIONS – Continued:

2. Site Development Plan Review (SDR-3999), Variance (VAR-4001) and Title 18 Waiver (WVR-4002) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

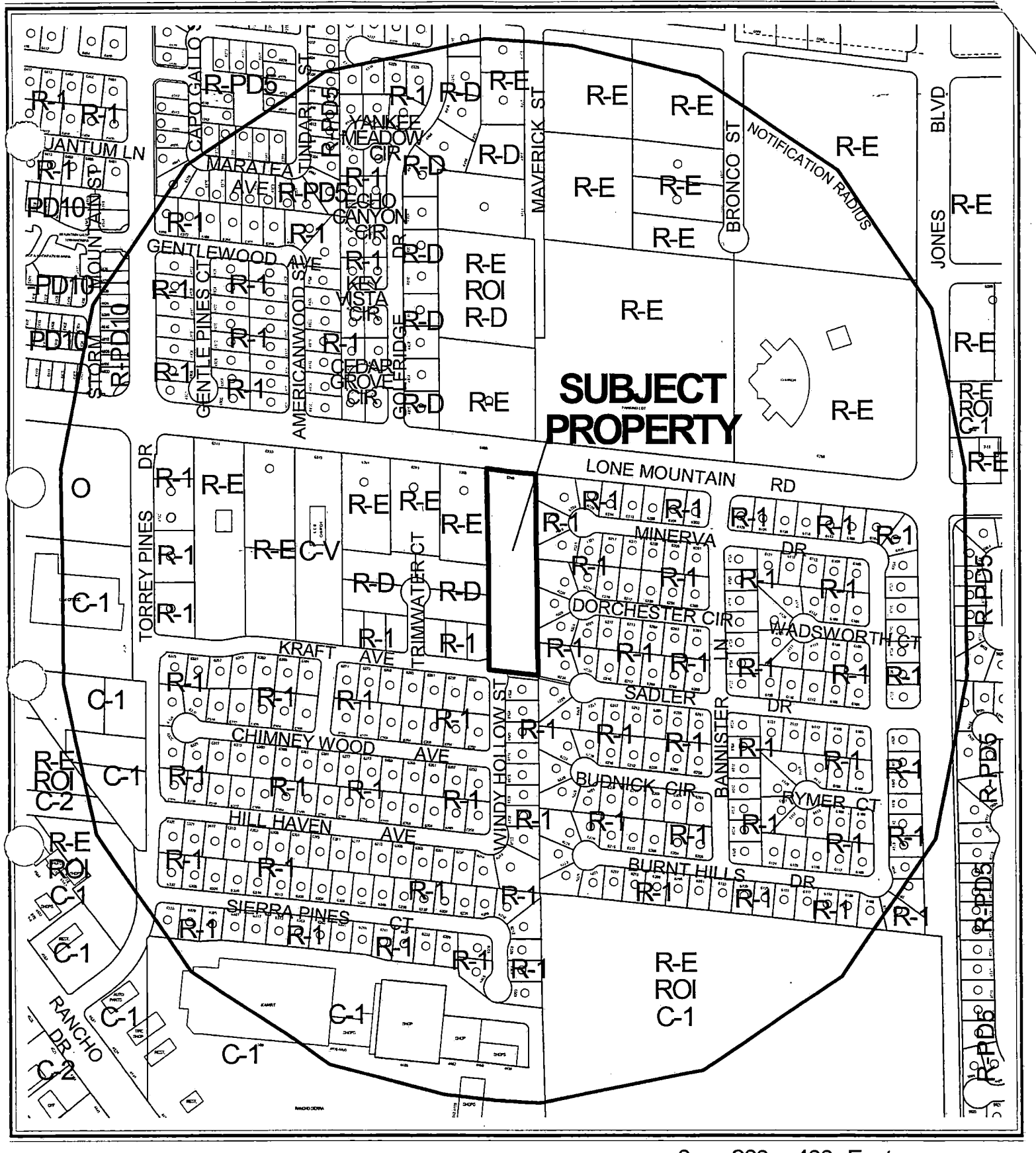
Public Works

3. Dedicate appropriate right-of-way for the remaining portion of the Kraft Avenue/Windy Hollow Street knuckle prior to the issuance of any permits.

4. Construct all incomplete half-street improvements on Kraft Avenue, Windy Hollow Street and Lone Mountain Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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



0 200 400 Feet

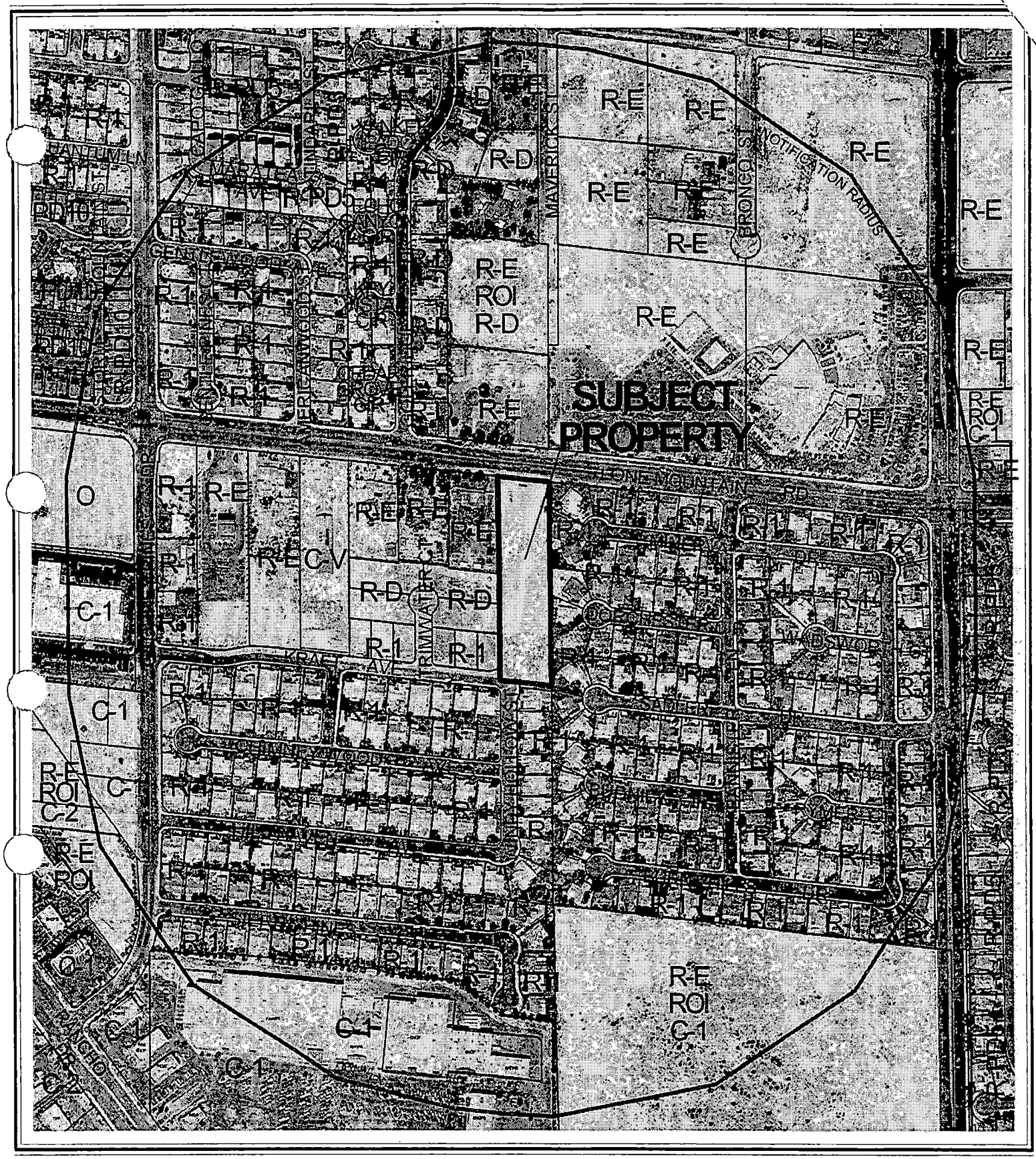
CASE: **ZON-3998**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 200 400 Feet

CASE: **ZON-3998**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
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: REZONING RELATED TO SDR-3999, VAR-4001 AND WVR-4002 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. Site Development Plan Review (SDR-3999), Variance (VAR-4001) and Title 18 Waiver (WVR-4002) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate appropriate right-of-way for the remaining portion of the Kraft Avenue/Windy Hollow Street knuckle prior to the issuance of any permits.

4. Construct all incomplete half-street improvements on Kraft Avenue, Windy Hollow Street and Lone Mountain Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Rezoning to R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres on the south side of Lone Mountain Road, 1,020 feet east of Torrey Pines Drive.

Companion requests for a Site Development Review (SDR-3999) for a five-lot single-family residential development, a Variance (VAR-4001) to the Title 19 requirement for R-PD developments to be at least five acres in size, and a request for a Waiver (WVR-4002) of Title 18.12.105 to allow a 625-foot private drive where 200 feet is the maximum allowed will also be heard concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the shape and size of the parcel offers few other development options, other than the four large custom lots and one common lot as proposed. In the opinion of the applicant, R-PD zoning offers the flexibility to design building lots for this site.

BACKGROUND INFORMATION

A) Previous Actions

06/05/63 The City Council approved a request to annex (A-0003-63) approximately 159.1 acres, including the subject site. The effective date of this application was 06/14/63.

04/08/04 The Planning Commission will consider three related items on this site: a Site Development Review (SDR-3999) for a five-lot single-family residential development; a Variance (VAR-4001) to allow Residential Planned Development zoning to be used on a 2.19-acre site where a minimum of five acres is required; and a Waiver (WVR-4002) of Title 18.12.105 to allow a 625-foot private drive where 200 feet is the maximum allowed and Title 18.12.130, which requires a circular turnaround or emergency access gate on private streets or drives longer than 150 feet. Staff has recommended approval of all items.

GL

B) Pre-Application Meeting

02/03/04 At the pre-application meeting, a number of issues surrounding the optimal development of this parcel were discussed. A follow-up meeting was then held on 02/06/04, at which it was determined that the current four applications would be necessary for this development to proceed as designed.

C) Neighborhood Meetings

A neighborhood meeting was not required for this request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.24
Net Acres:	2.19

B) Existing Land Use

Subject Property:	Undeveloped
North:	Ranch Estate and Church
South:	Single-Family Dwellings
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Subject Property:	L (Low Density Residential)
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West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
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E) General Plan Compliance

The Centennial Hills Sector Map of the General Plan designates the subject site as L (Low Density Residential). This land use category allows between 3.6 to 5.5 residential dwelling units

per gross acre, as well as supporting recreational uses, churches, and schools. The proposed 1.83 units per acre density of the project and proposed R-PD2 zoning are actually below the density threshold of the L (Low Density Residential) category.

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 site.

ANALYSIS

A) Zoning Code Compliance

The minimum site area eligible to rezone to an R-PD zoning district is five acres. The subject area contains 2.19 acres; therefore, the applicant has requested the companion Variance (VAR-4001) to obtain relief of the standard. This Rezoning cannot be approved without prior approval of this Variance.

The proposed R-PD2 (Residential Planned Development - 2 Units per Acre) development will allow the development of four single-family residential lots, and a common lot for the private drive, having a density of 1.83 units per gross acre. This is well below the 5.5 units per acre maximum density allowed for properties with the L (Low Density Residential) land use category in the General Plan. The proposed zoning district will offer the opportunity for a transitional density of development between the adjacent residential neighborhoods to the north and west, with those to the south and east.

The site plan submitted shows four relatively uniform lots arranged along a single 25-foot wide private drive, 625 feet in length, which connects to Kraft Avenue. The applicant has requested a Waiver (WVR-4002) of Title 18.12.105 to allow for this overlength private drive, which would normally be limited to a maximum length of 200 feet and of Title 18.12.130, which requires a circular turnaround or emergency access gate on private streets or drives longer than 150 feet.

As the proposed project is compatible with existing single-family development on all sides and should not adversely impact public facilities in the immediate area, there is no objection to rezone the subject area from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre), conditioned on the approval of the companion Variance.

GL

Pursuant to Title 19.06, there are no Open Space standards that apply to the subject proposal, as less than 12 lots are being created in the proposed development. The applicant has requested a Waiver of perimeter landscaping standards as part of the companion Site Development Plan Review (SDR-3999).

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 to R-PD2 (Residential Planned Development - 2 Units per Acre) conforms to the density range required by the existing L (Low Density Residential) General Plan Designation. Properties to the east, south, and west of the subject property also share the L (Low Density Residential) 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 proposed development is adjacent to single-family development to the east and south, developed at a density of about 5.5 units per acre and ranch estate development to the west and north. With the sizes of lots proposed, this site will act as a transition area between the different rural and suburban densities of these two areas.

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

   The subject site is an infill parcel in a location where a transitional level of density as proposed would be appropriate, to provide a bridge between rural and suburban densities.

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 property is available from the intersection of Kraft Avenue and Windy Hollow Street, both of which are designated as 60-foot local streets on the Master Plan of Streets and Highways. These streets are adequate to meet traffic demands of the proposed single-family residential development.

NOTICES MAILED 436 (Mailed with VAR-4001, WVR-4002 and SDR-3999)

APPROVALS 0

PROTESTS 1

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3998 APN: 138-02-501-008

Name of Property Owner: Noble, Joseph W & Lonnie

Name of Applicant: Joseph Noble

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: Joseph S Noble

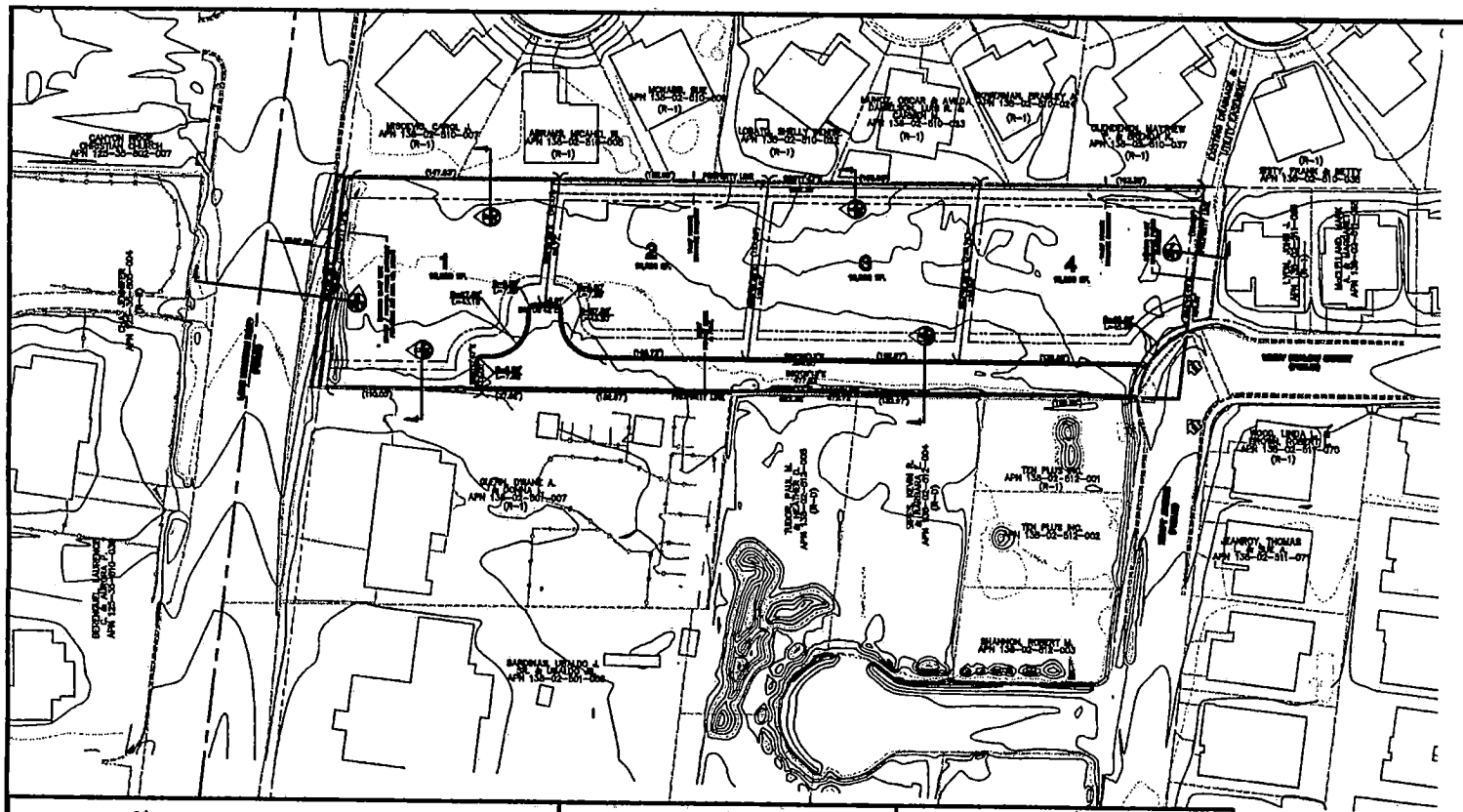
Print Name: Joseph W. Noble

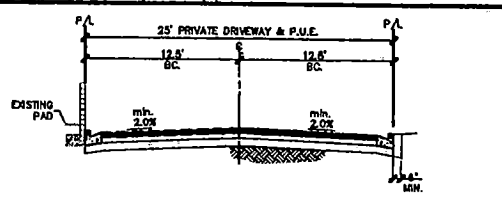
Subscribed and sworn before me

This 28th day of January, 2004

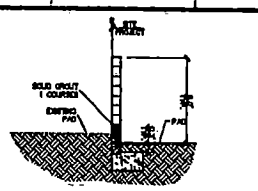
Karen M. Knickmeyer
Notary Public in and for said County and State

KAREN M. KNICKMEYER
Notary Public - Nevada
No. 93-3232-1
My appt. exp. Aug. 22, 2005

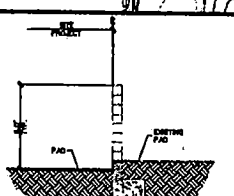




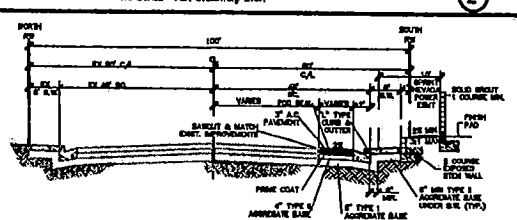
TYPICAL 25' PRIVATE DRIVEWAY & P.U.E SECTION
NO SCALE - PER STD.DWG.# 210A



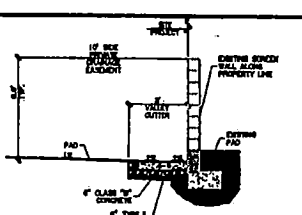
PERIMETER WALL SECTION
N.T.S. (CLIFF SHADOWS)



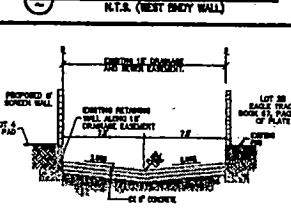
PERIMETER WALL SECTION
N.T.S. (WEST SNOW WALL)



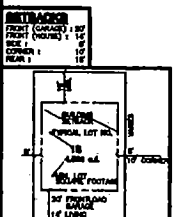
LONE MOUNTAIN ROAD IMPROVEMENTS
NO SCALE



PERIMETER WALL SECTION
N.T.S.



PERIMETER WALL SECTION
N.T.S. (EAST SNOW WALL)



ZON-3998
SDR-3999
VAR-4001
WVR-4002
04-08-04 PC

CITY OF LAS VEGAS

JOE NOBLE

SITE PLAN

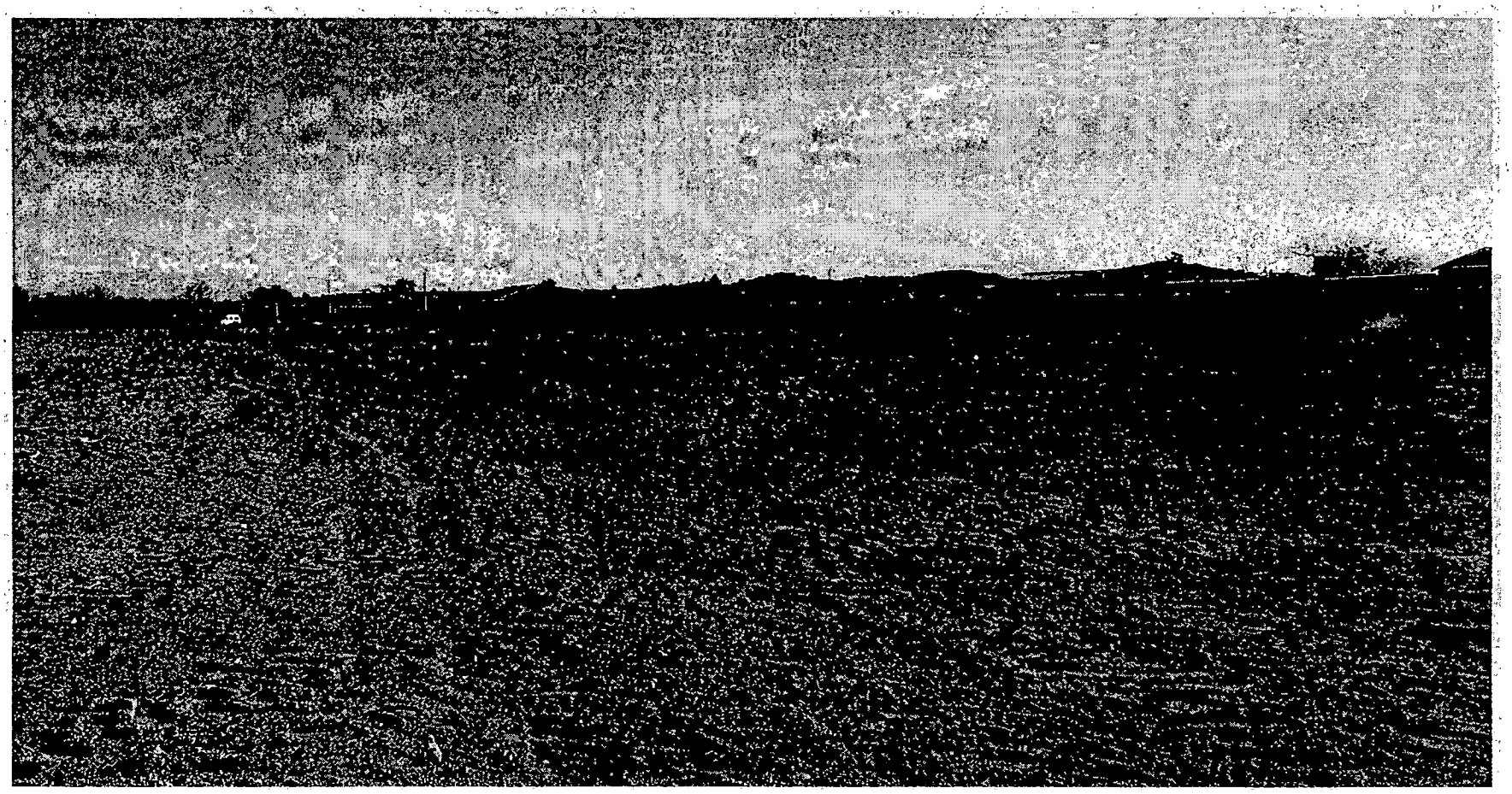
LONE MOUNTAIN/KRAFT
A RESIDENTIAL PLANNED
DEVELOPMENT

SP
1 OF 1 SHEETS



ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE
ADJACENT TO THE SOUTH SIDE OF LONE MOUNTAIN ROAD, APPROXIMATELY 1020 FEET EAST OF TORREY PINES DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE
ADJACENT TO THE SOUTH SIDE OF LONE MOUNTAIN ROAD, APPROXIMATELY 1020 FEET EAST OF TORREY PINES DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

Frank Martin
3030 South Highland Drive • Las Vegas, Nevada 89109
(702) 385-5257

March 30, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: VAR-4001, WVR-4002, ZON-3998 and SDR-3999

To Whom It May Concern:

I'm a landowner in the neighborhood of the proposed development. I wish to lodge a protest against these requests. It would appear this owner is taking a difficult piece of ground and making it more complicated by going against numerious codes that were put in place to protect the area.

Consequently, the traffic congestion along with the 600 feet long street would create an unsafe situation at the intersection of Lone Mountain Road.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me at 474-8100.

Sincerely,

Lone Mountain Developers, LLC

Frank Martin

Frank Martin

VAR-4001
WVR-4002
ZON-3998
SDR-3999
P

RECEIVED
04 MAR 31 PM 4:07
PLANNING AND
DEVELOPMENT

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
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).

C.C. 05/05/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	6	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:
NOTE: See Item 44 [VAR-4001] for all related discussion.
(10:50 – 11:15)
3-3635/4-1

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 46 – WVR-4002

CONDITIONS:

Planning and Development

1. All development shall conform to Conditions of Approval for Variance (VAR-4001), Rezoning (ZON-3998) and Site Development Plan Review (SDR-3999).

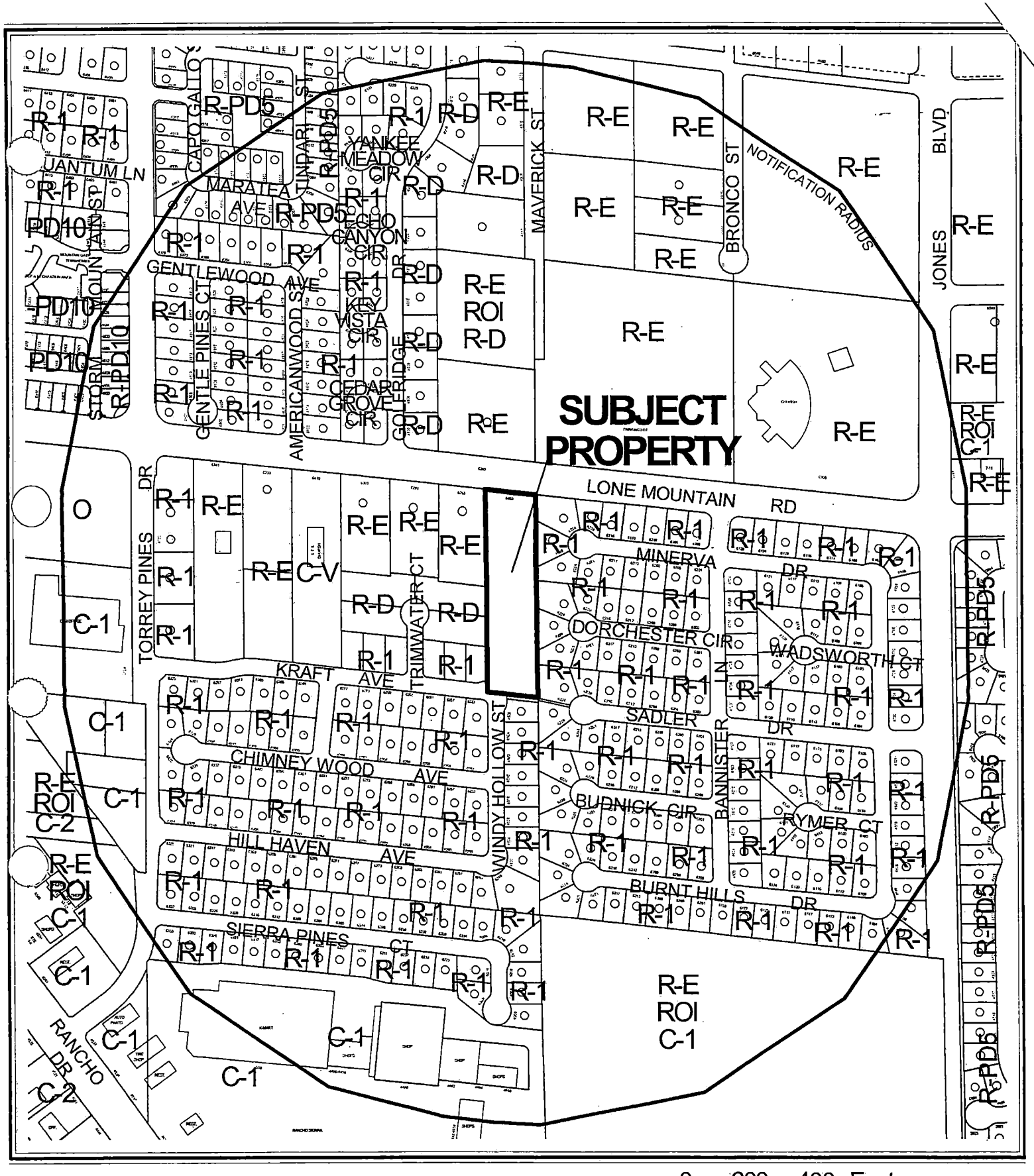
2. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

3. Buildings must be constructed with fire sprinkler systems acceptable to the Department of Fire Services.

4. 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.

5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3998, Site Development Plan Review SDR-3999 and all other subsequent site-related actions.



0 200 400 Feet

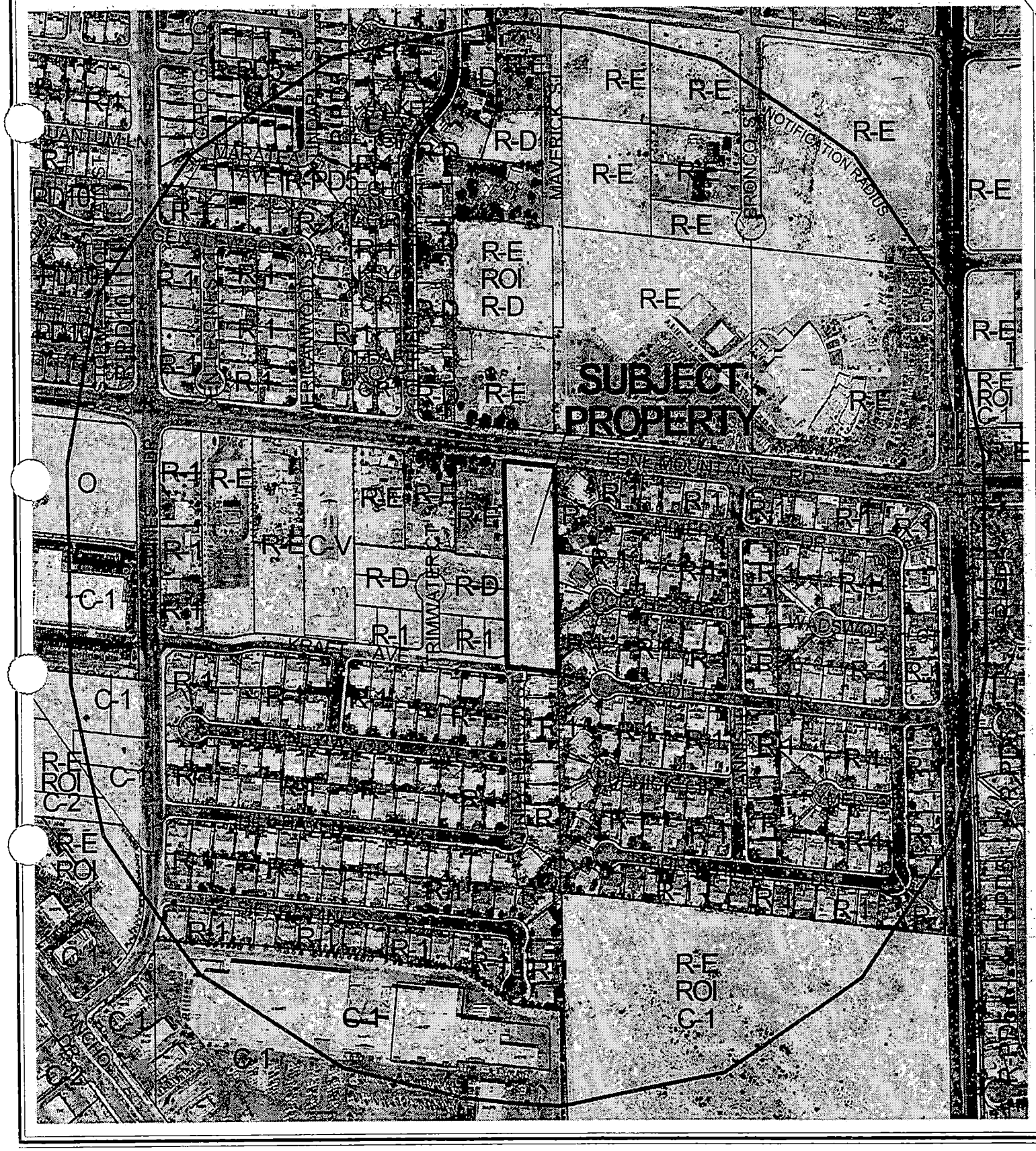
CASE: **WVR-4002**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 200 400 Feet

CASE: **WVR-4002**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
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: WAIVER RELATED TO ZON-3998, SDR-3999 AND VAR-4001 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE

** CONDITIONS **

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

Planning and Development

1. All development shall conform to Conditions of Approval for Variance (VAR-4001), Rezoning (ZON-3998) and Site Development Plan Review (SDR-3999).

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

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4. 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.

5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3998, Site Development Plan Review SDR-3999 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of Waivers of Title 18.12.105 to allow a 625-foot private drive where 200 feet is the maximum allowed, and Title 18.12.130, which requires a circular turnaround or emergency access gate on private streets or drives longer than 150 feet, on a 2.19-acre site on the south side of Lone Mountain Road, 1,020 feet east of Torrey Pines Drive.

Companion requests for a Rezoning (ZON-3998) to R-PD2 (Residential Planned Development - 2 Units per Acre), a Site Development Review (SDR-3999) for a five-lot single-family residential development, and a request for a Variance to the Title 19 requirement for R-PD developments to be at least five acres in size, on 2.19 acres, will also be heard concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the small number of lots to be served by the private drive will generate minimal traffic demand and consequently the length of the drive or the placement of an approved turnaround or crash gate at the terminus are not significant considerations.

BACKGROUND INFORMATION

A) Previous Actions

06/05/63 The City Council approved a request to annex (A-0003-63) approximately 159.1 acres, including the subject site. The effective date of this application was 06/14/63.

04/08/04 The Planning Commission will consider three related items on this site: a Rezoning (ZON-3998) to R-PD2 (Residential Planned Development - 2 Units per Acre); a Site Development Review (SDR-3999) for a five-lot single-family residential development; and a Variance (VAR-4001) to the Title 19 requirement for R-PD developments to be at least five acres in size. Staff has recommended approval of all items.

B) Pre-Application Meeting

02/03/04 At the pre-application meeting, a number of issues surrounding the optimal development of this parcel were discussed. A follow-up meeting was then held on 02/06/04, at which it was determined that the current four applications would be necessary for this development to proceed as designed.

GL

C) Neighborhood Meetings

A neighborhood meeting was not required for this request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.24
Net Acres:	2.19

B) Existing Land Use

Subject Property:	Undeveloped
North:	Ranch Estate and Church
South:	Single-Family Dwellings
East:	Single-Family Dwellings
West:	Ranch Estate and Undeveloped (Single-Family)

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	R (Rural Density Residential) and PF (Public Facilities)
South:	L (Low Density Residential)
East:	L (Low Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) and C-V (Civic)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	R-E (Residence Estates), R-D (Single Family Residential - Restricted) and R-1 (Single Family Residential)

E) General Plan Compliance

The Centennial Hills Sector Map of the General Plan designates the subject site as L (Low Density Residential). This land use category allows from 3.6 to 5.5 residential dwelling units per gross acre, as well as supporting recreational uses, churches, and schools. The proposed 1.83 units per acre density of the project and proposed R-PD2 zoning are actually below the density threshold of the L (Low Density Residential) category. The requested Waivers of Title 18 are not directly related to any General Plan land use policy.

GL

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 site.

ANALYSIS

This request seeks to waive the requirements of the Subdivision Code with regard to the maximum length of private drives and the use of a cul-de-sac or emergency access gate on private streets or drives greater than 150 feet in length. Title 18.12.105 in part states:

> "In a residential subdivision, private drives shall:
> (A) Have a minimum pavement width of twenty-four feet and a maximum length of two hundred feet;..."

Title 18.12.130 states :

> "CUL-DE-SACS
> Cul-de-sacs shall be designed and installed in accordance with city standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates."

In the first case, the request is acceptable given the fact that there are only four residential lots to be accessed. The potential traffic generation will be minimal, possibly far less than a 200-foot private drive in a dense residential development.

In the second case, the City Fire Protection Engineer has agreed with the request; since emergency vehicle turning movements will be safely accommodated, the request is appropriate.

FINDINGS

The configuration of the site and the relatively low traffic volumes on Kraft Avenue and Windy Hollow Street and into the proposed development, contribute to the finding that the overlength private drive and the lack of a circular turn-around or crash gate at the terminus of the drive are acceptable.

NOTICES MAILED 436 (Mailed with VAR-4001, ZON-3998 and SDR-3999)

APPROVALS 0

PROTESTS 2

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-4002 APN: 138-02-501-008

Name of Property Owner: Noble, Joseph W & Lonnie

Name of Applicant: Joseph Noble

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: Joseph C Noble

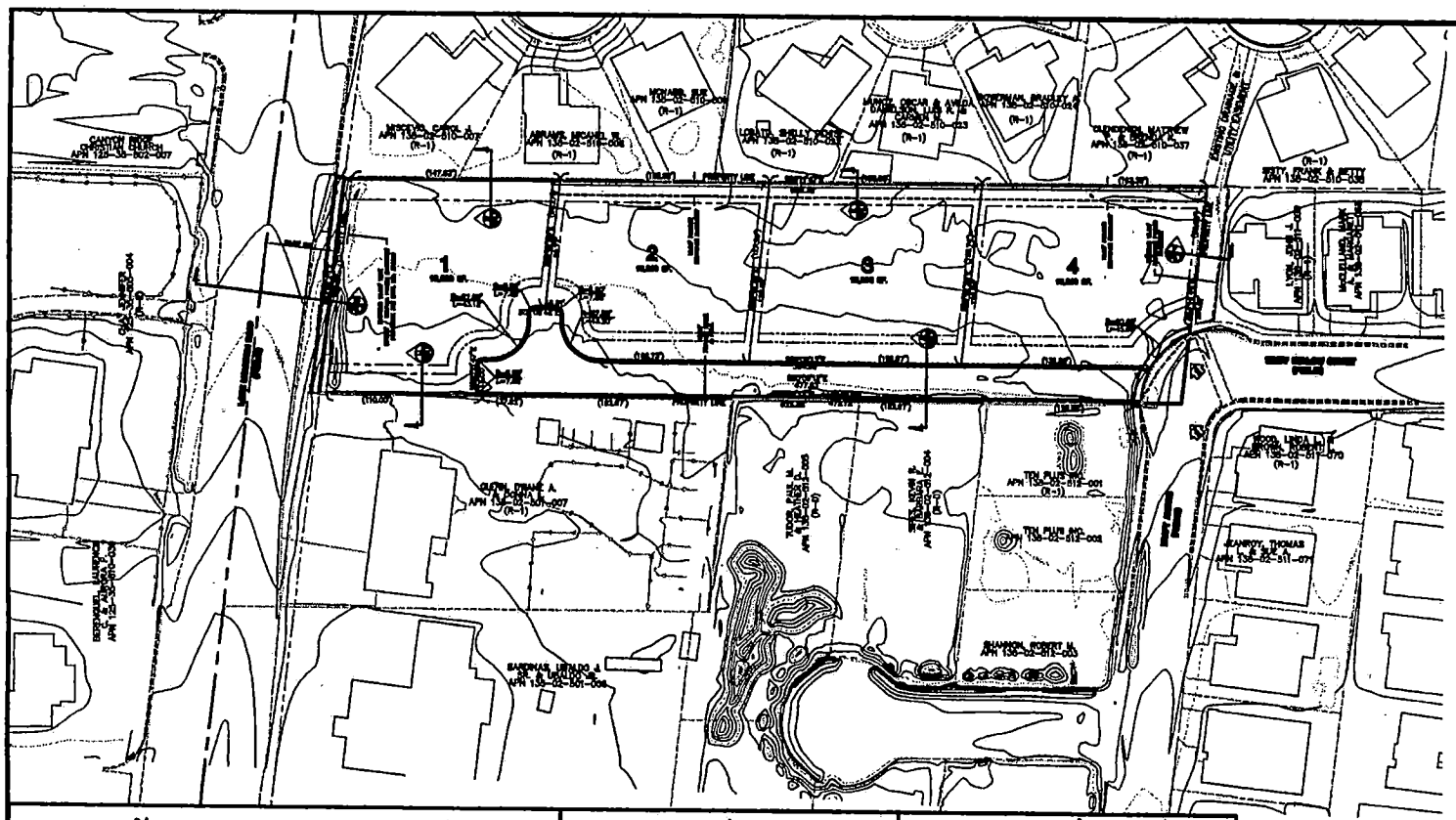
Print Name: Joseph W. Noble

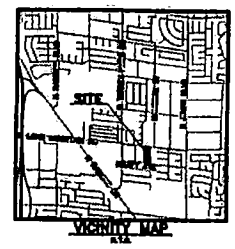
Subscribed and sworn before me

This 23rd day of February, 2004

Karen M. Knickmeyer
Notary Public in and for said County and State

KAREN M. KNICKMEYER
Notary Public - Nevada
No. 93-3232-1
My appt. exp. Aug. 22, 2005





GRAPHIC SCALE

1" = 40'

SITE DATA

CURRENT ZONING :	R-E
PROPOSED ZONING :	R-2
EXISTING USE :	VACANT
PROPOSED USE :	SINGLE FAMILY RESIDENTIAL
GROSS AREA :	2.19 ACRES
NUMBER OF RESIDENTIAL LOTS :	4
PROPOSED DENSITY :	1.83 DU/AC
AREA(S) OF COMMON ELEMENTS :	-
OPEN SPACE REQUIRED :	6 S.F.
USABLE OPEN SPACE PROVIDED :	0 S.F.
APN :	LOW DENSITY RESIDENTIAL

APN 138-05-501-006

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

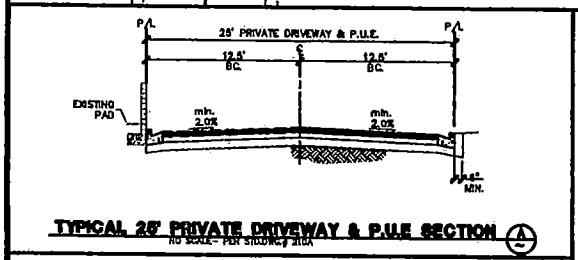
OWNER/DEVELOPER

JOE NOBLE
9555 HILLWOOD AVENUE
LAS VEGAS, NEVADA 89139
(702) 940-6018

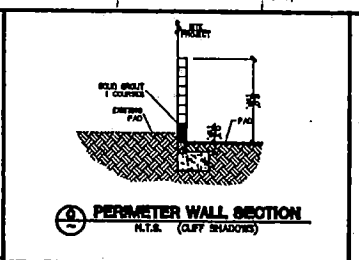
SETBACKS

FRONT (GARAGE)	20'
FRONT (HOUSE)	15'
SIDE	10'
CORNER	10'
REAR	15'

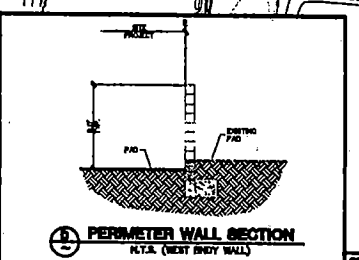
TYPICAL LOT DETAIL
NOT TO SCALE



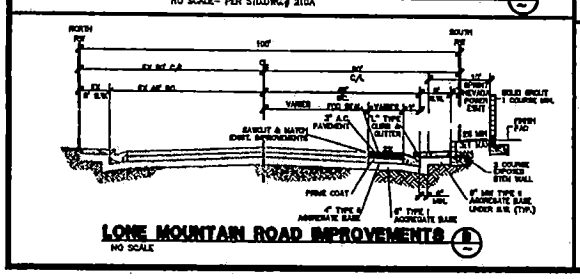
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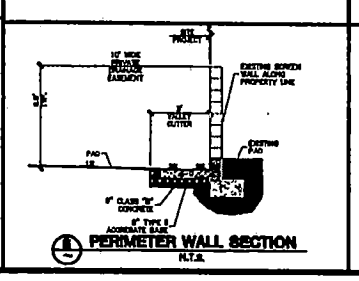
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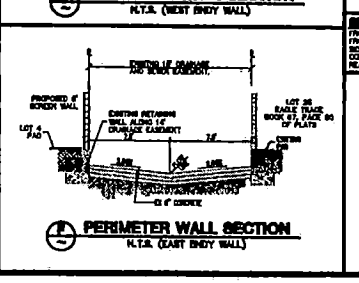
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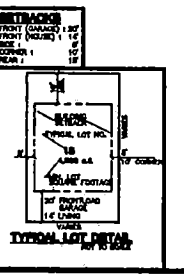
LONE MOUNTAIN ROAD IMPROVEMENTS
NO SCALE



PERIMETER WALL SECTION
N.T.S.



PERIMETER WALL SECTION
N.T.S. (EAST ENDY WALL)



ZON-3998
SDR-3999
VAR-4001
WVR-4002
04-08-0-4 PC

JOE NOBLE
9555 HILLWOOD AVENUE
LAS VEGAS, NEVADA 89139
(702) 940-6018

CITY OF LAS VEGAS

vtn Nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7300 FAX (702) 362-2267

NO	DATE	BY

SITE PLAN

LONE MOUNTAIN/KRAFT
A RESIDENTIAL PLANNED
DEVELOPMENT

DRAWN BY: JH
DESIGNED BY: SH
CHECKED BY: SJ
PROJECT NO: 3004
SCALE: 1" = 40'

SHEET
SP
1 OF 1 SHEETS
DRAWING NO.



WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE
ADJACENT TO THE SOUTH SIDE OF LONE MOUNTAIN ROAD, APPROXIMATELY 1020 FEET EAST OF TORREY PINES DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE
ADJACENT TO THE SOUTH SIDE OF LONE MOUNTAIN ROAD, APPROXIMATELY 1020 FEET EAST OF TORREY PINES DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

APRIL 1, 2004

TO: GARY LEOBOLD

RE: WVR-4002

I OWN THE HOME JUST SOUTH OF THE PROPERTY IN QUESTION. AS LONG AS THERE IS NO ACCESS TO LONE MTN, THEN I WON'T OBJECT TO THE WAIVER. OPENING ACCESS TO LONE MTN WOULD ALLOW MUCH MORE THRU TRAFFIC THAN I, OR THE NEIGHBORS I HAVE TALKED TO, WOULD FIND DESIRABLE.

THANK YOU FOR OUR PHONE CONVERSATION ON THIS SUBJECT.

John Jay Lyon

4628 WINDY HOLLOW
(702) 395-5417

WVR-4002
P

Frank Martin
3030 South Highland Drive • Las Vegas, Nevada 89109
(702) 385-5257



March 30, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: VAR-4001, WVR-4002, ZON-3998 and SDR-3999

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I'm a landowner in the neighborhood of the proposed development. I wish to lodge a protest against these requests. It would appear this owner is taking a difficult piece of ground and making it more complicated by going against numerious codes that were put in place to protect the area.

Consequently, the traffic congestion along with the 600 feet long street would create an unsafe situation at the intersection of Lone Mountain Road.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me at 474-8100.

Sincerely,

Lone Mountain Developers, LLC

Frank Martin

Frank Martin

VAR-4001
WVR-4002
ZON-3998
SDR-3999
P

RECEIVED
04 MAR 31 PM 4:07
PLANNING &
DEVELOPMENT

City of Las Vegas

Agenda Item No.: 47

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 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).

C.C. 05/05/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions and an added condition that the applicant meet with the neighbors to show the plans prior to the City Council meeting – UNANIMOUS

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

MINUTES:
NOTE: See Item 44 [VAR-4001] of all related discussion.

(10:50 – 11:15)
3-3635/4-1

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item WVR- 4002

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-3998] to an R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District, a Waiver (WVR-4002) to certain Title 18 standards and a Variance (VAR-4001) to minimum R-PD site area, 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. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect perimeter buffering and landscaping that meets Code requirements.

7. The landscape plan (or a revised site plan showing buffering and landscaping) shall submitted to and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, on the external north and south perimeters of the site.

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

9. Air conditioning units shall not be mounted on rooftops.

CONDITIONS – Continued:

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

11. 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.

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

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

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

15. All development shall be in conformance with the site plan and building elevations, date stamped 04/05/04, except as amended by conditions herein.

Public Works

16. 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.

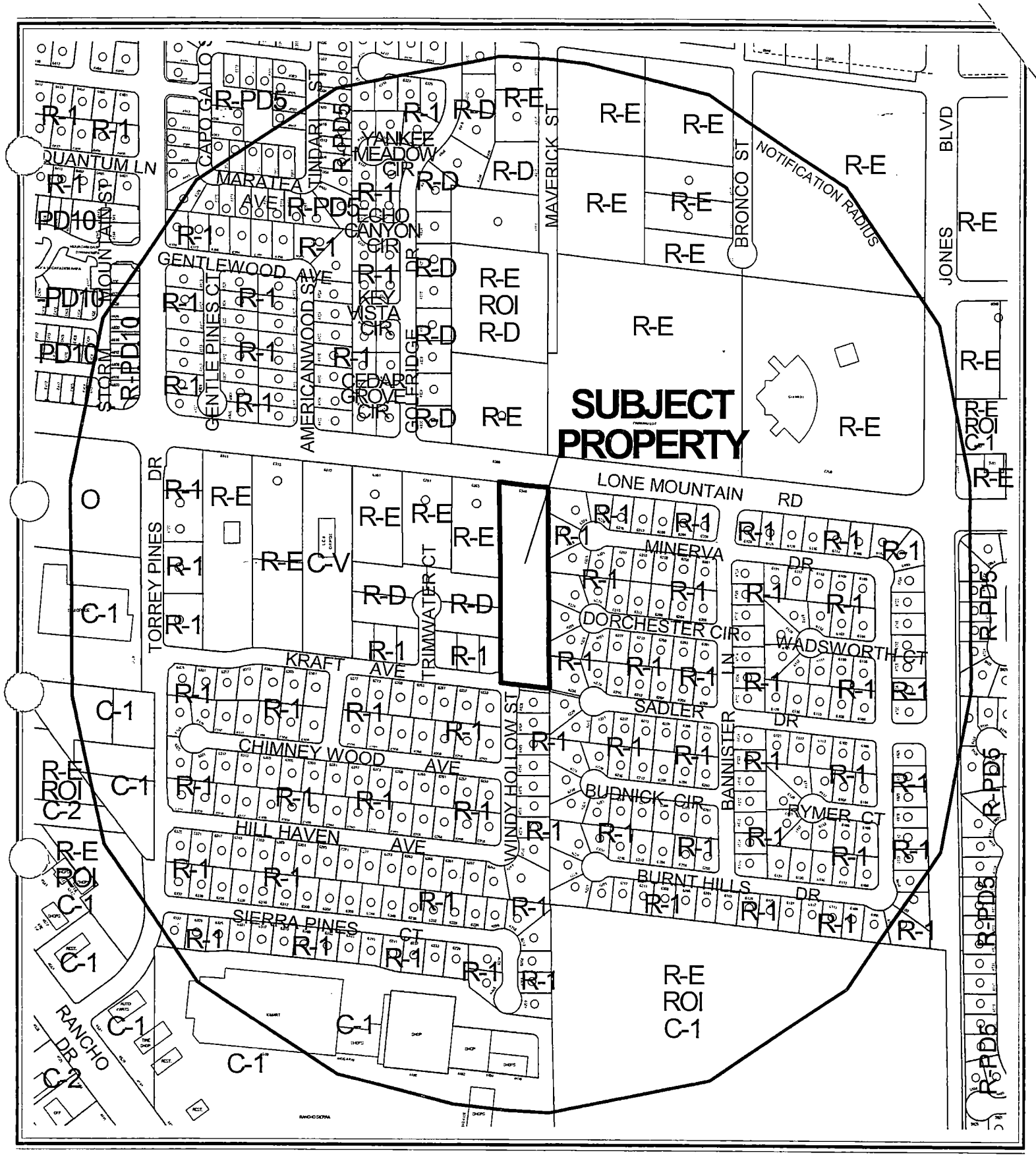
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3998 and all other subsequent site-related actions.

18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 47 – WVR-4002

CONDITIONS – Continued:

19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



0 200 400 Feet

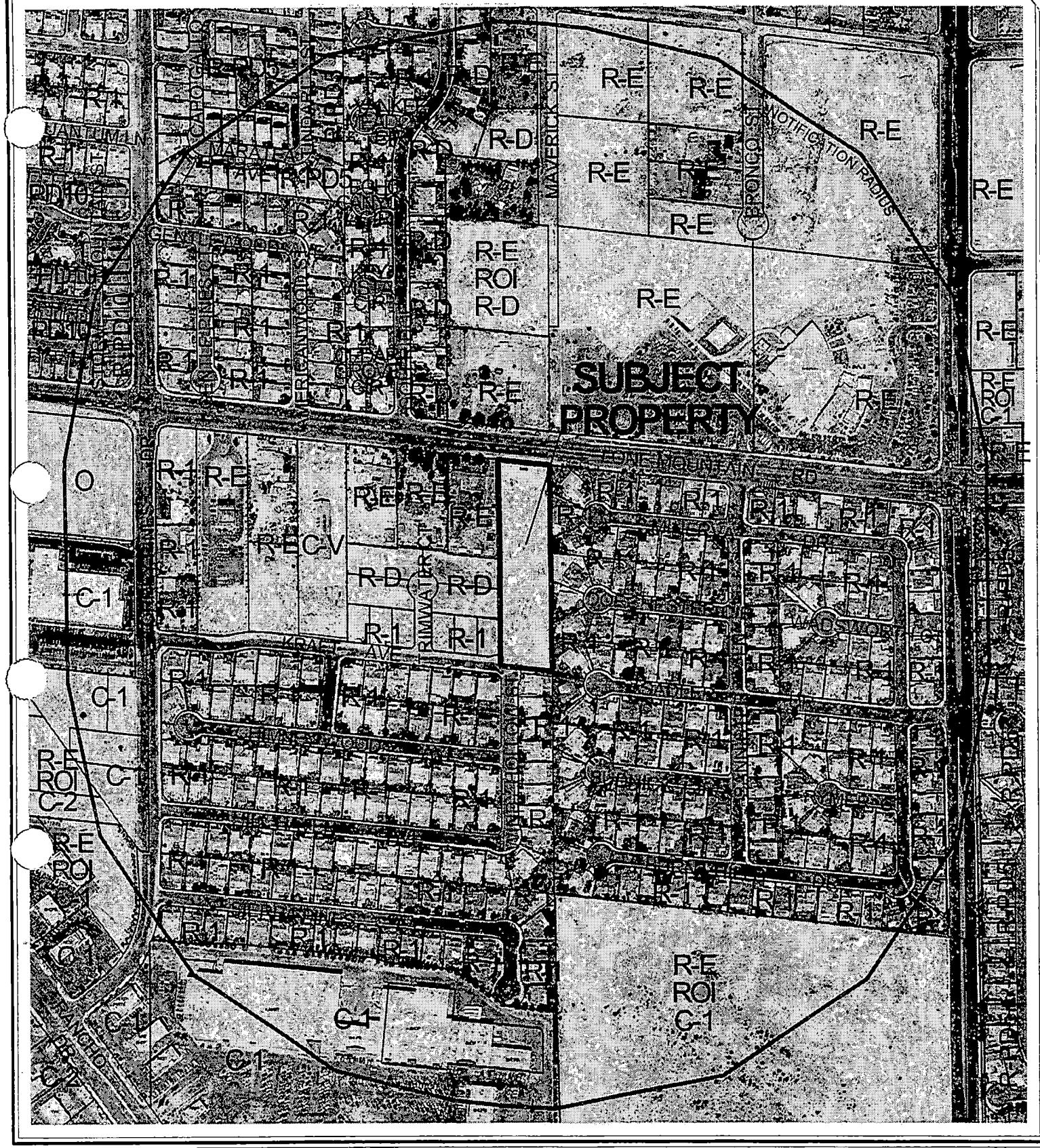
CASE: **SDR-3999**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 200 400 Feet

CASE: **SDR-3999**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
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: SDR-3999: APPLICANT/OWNER: JOSEPH & LONNIE NOBLE

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-3998] to an R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District, a Waiver (WVR-4002) to certain Title 18 standards and a Variance (VAR-4001) to minimum R-PD site area, 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. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

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7. The landscape plan (or a revised site plan showing buffering and landscaping) shall submitted to and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, on the external north and south perimeters of the site.

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

9. Air conditioning units shall not be mounted on rooftops.

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

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

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

15. All development shall be in conformance with the site plan and building elevations, date stamped 04/05/04, except as amended by conditions herein.

Public Works

16. 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.

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18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Site Development Review for a five-lot single-family residential development on 2.19 acres on the south side of Lone Mountain Road, 1,020 feet east of Torrey Pines Drive.

Companion requests for a Rezoning (ZON-3998) to R-PD2 (Residential Planned Development - 5 Units per Acre), a Variance (VAR-4001) to the Title 19 requirement for R-PD developments to be at least five acres in size, and a request for a Waiver (WVR-4002) of Title 18.12.105 to allow a 625-foot private drive where 200 feet is the maximum allowed and Title 18.12.130, which requires a circular turnaround or emergency access gate on private streets or drives longer than 150 feet, will also be heard concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the shape and size of the parcel offers few other development options, other than the four large custom lots and one common lot as proposed.

BACKGROUND INFORMATION

A) Previous Actions

06/05/63 The City Council approved a request to annex (A-0003-63) approximately 159.1 acres, including the subject site. The effective date of this application was 06/14/63.

04/08/04 The Planning Commission will consider three related items on this site: a Rezoning (ZON-3998) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre); a Variance (VAR-4001) to allow Residential Planned Development zoning to be used on a 2.19-acre site where a minimum of five acres is required; and a Waiver (WVR-4002) of Title 18.12.105 to allow a 625-foot private drive where 200 feet is the maximum allowed and Title 18.12.130, which requires a circular turnaround or emergency access gate on private streets or drives longer than 150 feet. Staff has recommended approval of all items.

B) Pre-Application Meeting

02/03/04 At the pre-application meeting, a number of issues surrounding the optimal development of this parcel were discussed. A follow-up meeting was then held on 02/06/04, at which it was determined that the current four applications would be necessary for this development to proceed as designed.

C) Neighborhood Meetings

A neighborhood meeting was not required for this request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.24
Net Acres:	2.19

B) Existing Land Use

Subject Property:	Undeveloped
North:	Ranch Estate and Church
South:	Single-Family Dwellings
East:	Single-Family Dwellings
West:	Ranch Estate and Undeveloped (Single-Family)

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	R (Rural Density Residential) and PF (Public Facilities)
South:	L (Low Density Residential)
East:	L (Low Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) and C-V (Civic)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	R-E (Residence Estates), R-D (Single Family Residential - Restricted) and R-1 (Single Family Residential)

E) General Plan Compliance

The Centennial Hills Sector Map of the General Plan designates the subject site as L (Low Density Residential). This land use category allows between 3.6 to 5.5 residential dwelling units per gross acre, as well as supporting recreational uses, churches, and schools. The proposed 1.83 units per acre density of the project and proposed R-PD2 zoning are actually below the density threshold of the L (Low Density Residential) category.

PROJECT DESCRIPTION

The site plan depicts 4 single-family custom residential lots on 2.19 acres, resulting in a density of 1.83 dwelling units per acre. All lots will have access to a single 25-foot wide private drive terminating in an "L"-shaped turnaround as opposed to a standard cul-de-sac bulb. Access to the development will be from the intersection of Kraft Avenue and Windy Hollow Street, both of which are 60-foot wide right-of-ways, at the south end of the property.

The four building lots are all 18,200 square feet in size. Typical lot dimensions are approximately 150 feet wide by 128 feet deep. Setbacks proposed for this development are 14 feet to the front of the house and 20 feet to the garage, 15 feet in the rear, five feet in side yards, and 10 feet on the corner side.

Landscaping has not been indicated and the applicant has requested a waiver of perimeter landscaping requirements for the northern and southern boundaries of the site. Open space is not required for this R-PD development, as the number of lots is below twelve.

No elevations were submitted with this application, as the intent is to develop custom homes on the site, with the designs based on the requests of prospective buyers.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for a R-PD (Residential Planned Development) zoning district are established by a Site Development Plan Review. The following standards are proposed for the subject development:

Standards	Provided
Min. Lot Size	18,200 Square Feet
Min. Lot Width	128 Feet
Min. Setbacks	
• Front	14 Feet to House, 20 Feet to Garage
• Side	5 Feet
• Corner	10 Feet
• Rear	15 Feet
Max. Building Height	2 Stories/ 35 Feet
Street Type	Private Drive (Common Lot)
Street Width	25 Feet

Lot width and lot size within the proposed development are acceptable, and setbacks are comparable to surrounding residential developments.

GL

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	Ratio	**Required** Parking		**Provided** Parking	
		Regular	Handicap	Regular	Handicap
Single-Family Detached Residential	Two spaces per dwelling unit	8 spaces	N/A	8 spaces	N/A

Pursuant to Title 19.10, single-family homes are required to provide two parking spaces per dwelling. Tandem parking is not permitted. The elevations depict two garage spaces per dwelling, in conformance to the parking standard.

The site plan as proposed is not in compliance with the Title 18 Subdivision Ordinance for the maximum allowable length for a private drive and Waivers of Subdivision Code 18.12.105 and 18.12.130 must be obtained to allow the development as proposed to be built.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet + 1 Tree	8 Trees (204 Feet)	None
• Min. Zone Width	6 Feet		10 Feet on north (Sprint/Nevada Power easement), non on south
• Perimeter wall height	Max. 8 Feet if provided		6 Feet

GL

The applicant has requested a waiver of landscaping requirements; therefore, no landscaping plan was submitted. Residential landscape, wall and buffer standards call for a six-foot wide planter strip outside the perimeter wall along Lone Mountain Road, and along Windy Hollow Street on the south side of the site, with 24" box trees 30 feet on-center; in this application, no trees are provided. The buffer has been provided on the north end of the site, in conjunction with a 1-foot power and telephone easement in this area. No buffer has been provided to the south of the site.

Pursuant to Title 19.06, there are no Open Space Standards that apply to the subject proposal, as less than 12 lots are being created in the proposed development.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-E (Residential Estates). A companion Rezoning request (ZON-3998) would, if approved, rezone the subject property to R-PD2 (Residential Planned Development - 2 Units per Acre). This proposed zoning district would be compatible with the existing L (Low Density Residential) General Plan Designation for the site, which allows a density of up to 5.5 dwelling units per acre.

- Site Plan

The proposed site plan, at a proposed density of 1.83 units per acre, conforms with the density maximums of both the existing General Plan designation and proposed rezoning for the site; however, R-PD guidelines require a minimum site area of five acres, thereby requiring a Variance. A companion request (VAR-4001) will address this issue.

- Waivers

The applicant has requested Waiver of perimeter landscaping standards for this project. This request is inappropriate, as there is sufficient area on the site to meet Code requirements; accordingly, although the site plan can be supported, the request for the Waiver should be denied. A minor change to the site plan would allow for appropriate landscaping within the required buffer areas to the north and south of the site.

- Landscape Plan

No landscape plan was submitted with this project, as the applicant has asked for landscaping standards to be waived. As it is recommended that this Waiver request be denied, a landscape plan, or a modification to the site plan to include the required amount of perimeter buffering and landscaping, should be submitted prior to issuance of any building permits. A condition of approval will address this issue.

- Elevation

  As the project will consist entirely of custom homes, no elevations were submitted as part of this application.

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 adjacent to single-family development to the east and south, developed at a density of about 5.5 units per acre and ranch estate development to the west and north. With the sizes of lots proposed, this site will act as a transition area between the different rural and suburban densities of these two areas.

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 residential development is consistent with the General Plan. Development of the site plan as proposed will require the approval of a Variance to allow a residential planned development in an area of less than five acres, a Waiver to allow a 625-foot long private drive to serve the development and to waive a circular turnaround or emergency access gate at the terminus of the private drive, and a Waiver of perimeter buffering and landscaping standards, to be in compliance with Title 18, Title 19 and the Landscape, Wall and Buffer Standards.

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

   Access to the property is available from the intersection of Kraft Avenue and Windy Hollow Street, both of which are designated as 60-foot local streets on the Master Plan of Streets and Highways. These streets are adequate to meet traffic demands of the proposed single-family residential development.

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

   No information regarding building or landscape materials was submitted with this application. Unless this plan is approved with the requested Waiver, perimeter trees and shrubs would be required in conformance to Title 19.12 and the Landscape, Wall, and Buffer Standards.

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

   As no building plans or elevations were submitted, no analysis of aesthetics or compatibility can be made.

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

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

NOTICES MAILED 436 (Mailed with VAR-4001, ZON-3998 and WVR-4002)

APPROVALS 0

PROTESTS 1

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3999 APN: 138-02-501-008

Name of Property Owner: Noble, Joseph W & Lonnie

Name of Applicant: Joseph Noble

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: Joseph W Noble

Print Name: Joseph W. Noble

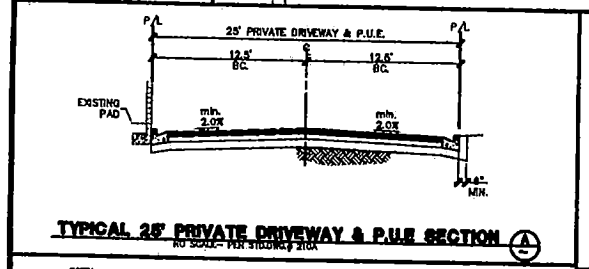
Subscribed and sworn before me

This 23rd day of February, 2004

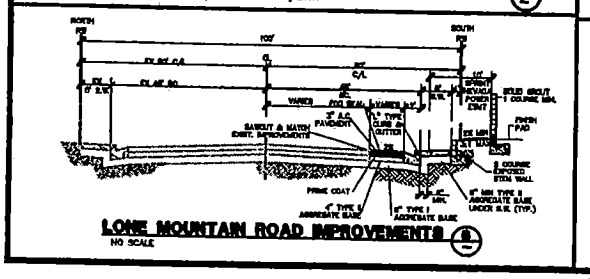
Karen M. Knickmeyer
Notary Public in and for said County and State

KAREN M. KNICKMEYER
Notary Public - Nevada
No. 93-3232-1
My appt. exp. Aug. 22, 2005

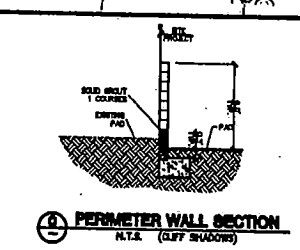




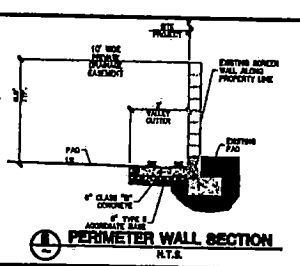
TYPICAL 25' PRIVATE DRIVEWAY & P.U.E SECTION



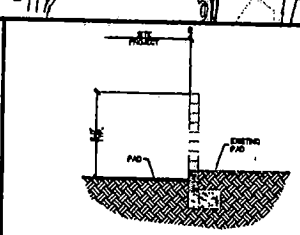
LONE MOUNTAIN ROAD IMPROVEMENTS
NO SCALE



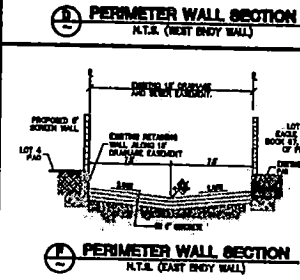
PERIMETER WALL SECTION
N.T.S. (CLIFF SHADOWS)



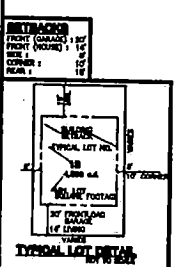
PERIMETER WALL SECTION
N.T.S.



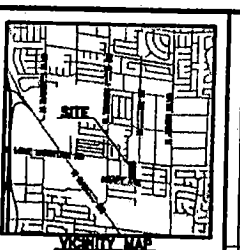
PERIMETER WALL SECTION
N.T.S. (WEST SNDY WALL)



PERIMETER WALL SECTION
N.T.S. (EAST SNDY WALL)



TYPICAL LOT DETAIL
NOT TO SCALE



SITE DATA
CURRENT ZONING : R-E
PROPOSED ZONING : RPD-4
EXISTING USE : VACANT
PROPOSED USE : SINGLE FAMILY RESIDENTIAL
GROSS AREA : 2.18 ACRES
NUMBER OF RESIDENTIAL LOTS : 4
PROPOSED DENSITY : 1.83 D.U.A.
NUMBER OF COMMON ELEMENTS : 1
OPEN SPACE REQUIRED : 0 S.F.
USABLE OPEN SPACE PROVIDED : 0 S.F.
MPC : LOW DENSITY RESIDENTIAL
APN# 138-02-801-008

LEGAL DESCRIPTION
BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER/DEVELOPER
JOE NOBLE
9555 HILLWOOD AVENUE
LAS VEGAS, NEVADA 89134
(702) 948-8018

ZON-3998
SDR-3999
VAR-4001
WVR-4002
04-08-04 PC

JOE NOBLE
9555 HILLWOOD AVENUE
LAS VEGAS, NEVADA 89134

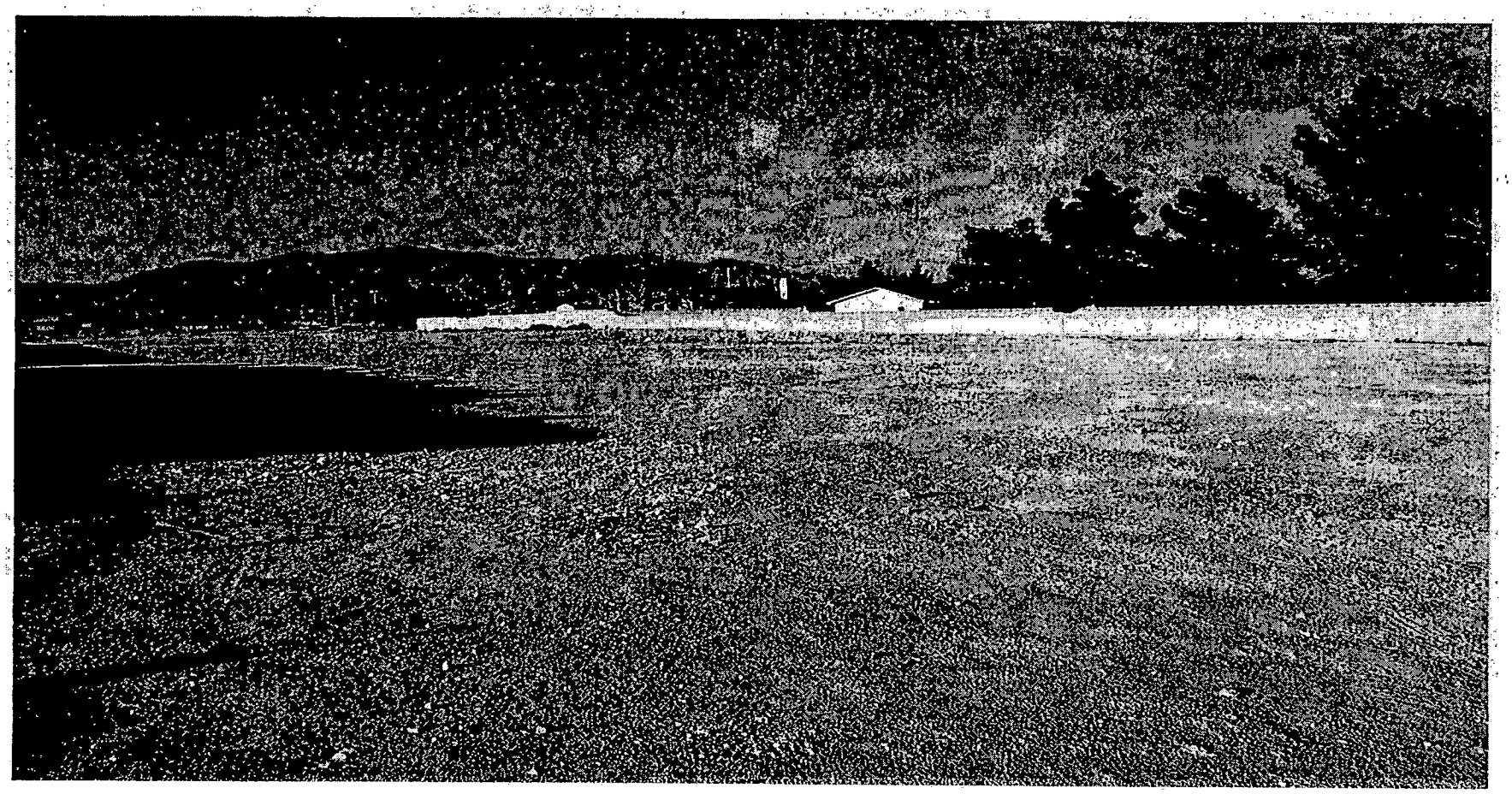
CITY OF LAS VEGAS

2227 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 362-2527

LONE MOUNTAIN/KRAFT
A RESIDENTIAL PLANNED
DEVELOPMENT

SITE PLAN

SHEET
SP
1 OF 1 SHEETS



SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE
ADJACENT TO THE SOUTH SIDE OF LONE MOUNTAIN ROAD, APPROXIMATELY 1020 FEET EAST OF TORREY PINES DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE
ADJACENT TO THE SOUTH SIDE OF LONE MOUNTAIN ROAD, APPROXIMATELY 1020 FEET EAST OF TORREY PINES DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

Frank Martin
3030 South Highland Drive • Las Vegas, Nevada 89109
(702) 385-5257



March 30, 2004

City of Las Vegas
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: VAR-4001, WVR-4002, ZON-3998 and SDR-3999

To Whom It May Concern:

I'm a landowner in the neighborhood of the proposed development. I wish to lodge a protest against these requests. It would appear this owner is taking a difficult piece of ground and making it more complicated by going against numerious codes that were put in place to protect the area.

Consequently, the traffic congestion along with the 600 feet long street would create an unsafe situation at the intersection of Lone Mountain Road.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me at 474-8100.

Sincerely,

Lone Mountain Developers, LLC

Frank Martin

Frank Martin

VAR-4001
WVR-4002
ZON-3998
SDR-3999
P

RECEIVED
04 MAR 31 PM 4:07
PLANNING &
DEVELOPMENT

City of Las Vegas

Agenda Item No.: 48

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-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).

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

NOTE: CHAIRMAN TRUESDELL disclosed that his company manages the common landscape element of the Tech Park, but he has no financial interest in any properties of the Tech Park and therefore will vote on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MINUTES – Continued:

STEVE SWANTON, Planning and Development Department, explained that the massage establishment complies with the standard conditions for a special use permit. The proposed massage establishment is medical related, concentrating in sports injury and accident injuries. Staff recommends approval of the waivers based on the fact that the business is medical related, functioning similar to other medical offices in the area. He pointed out that the 400-foot buffer from the existing massage establishment is on the buffer line, which is also a medical-related facility, even though they have a business license for a massage establishment. Regarding the parking, MR. SWANTON stated that it is not easily accessed from the Tech Center. Therefore, staff recommended approval.

JASON AGUIRRE, 433 Emerald Heights Street, concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:11 – 11:13)

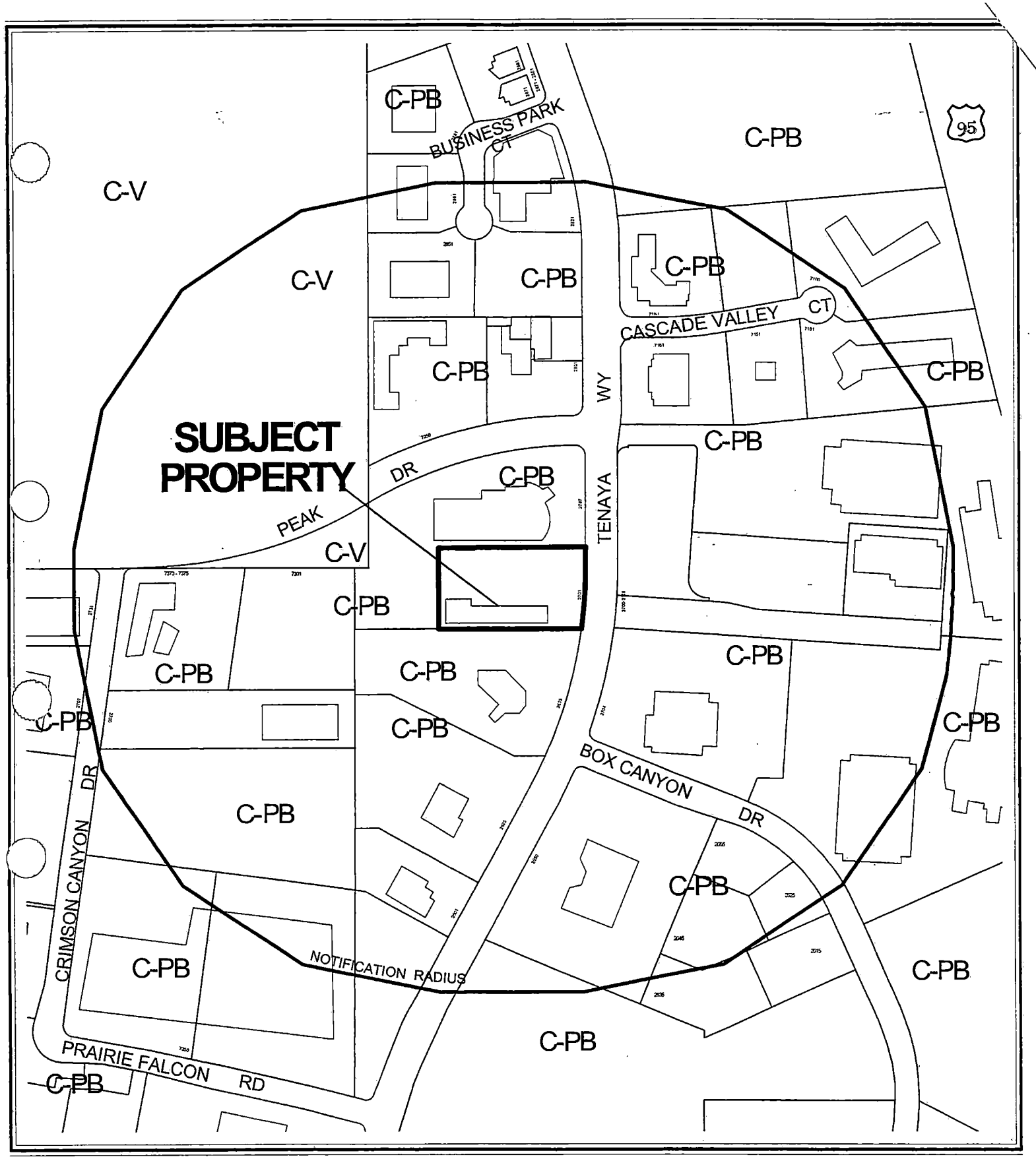
CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Massage Establishment 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.

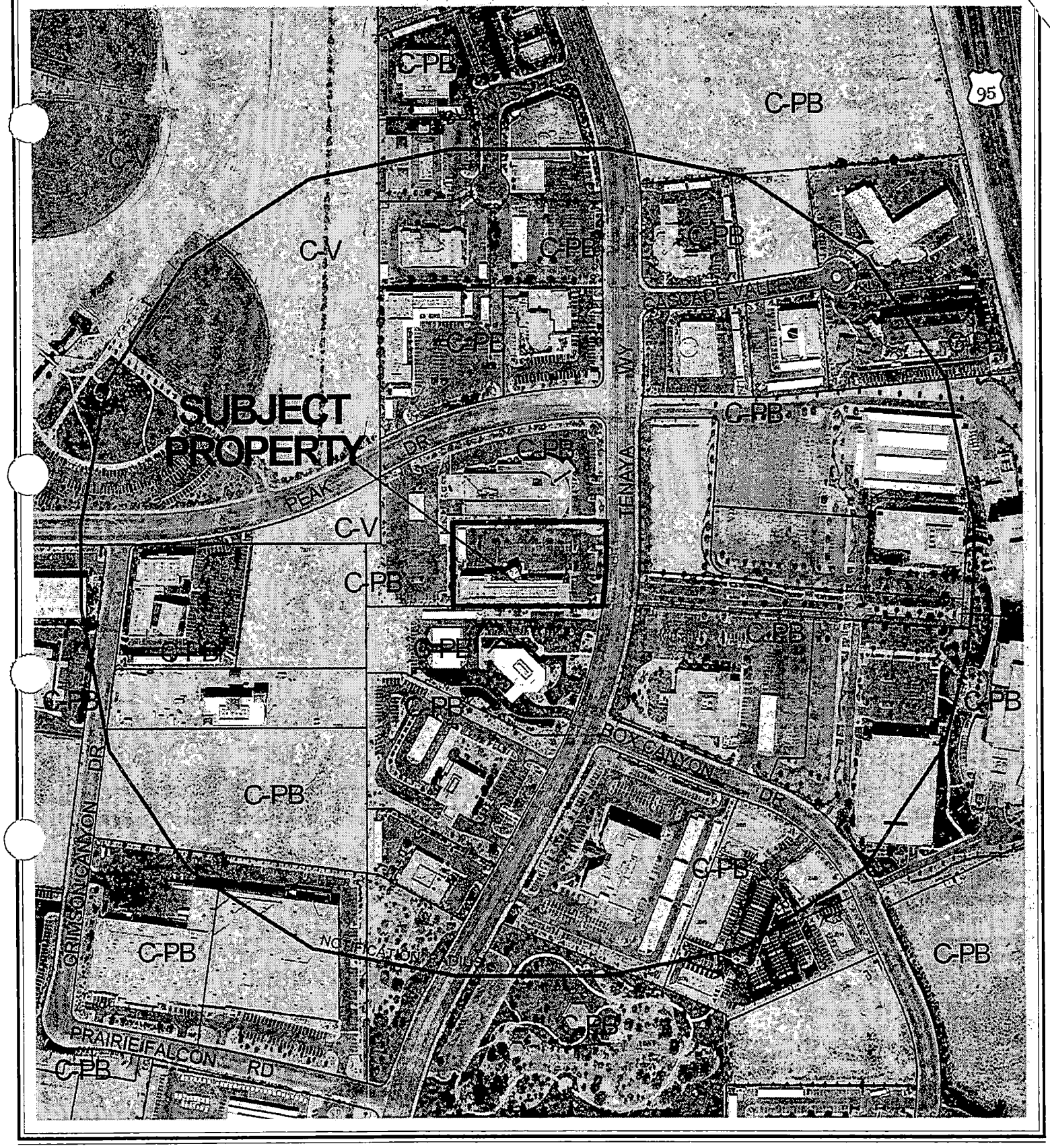
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **SUP-3947**

RADIUS: 900 FT

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



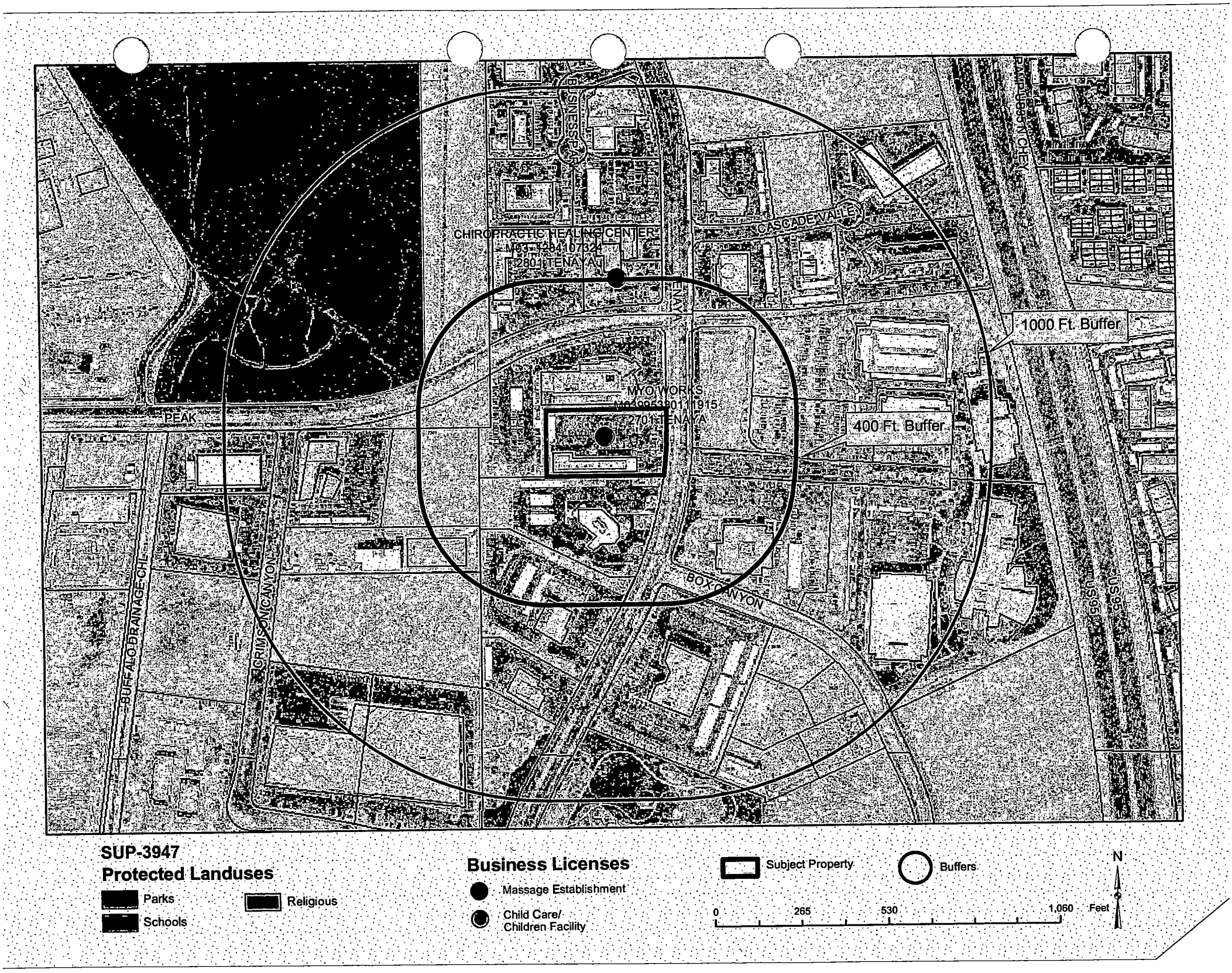
0 200 400 Feet

CASE: **SUP-3947**

RADIUS: 900 FT

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

N


CHIROPRACTIC HEALING CENTER
M03-128410324
2801 TENAYA
MYO WORKS
M02095301 1915
2701 TENAYA
1000 Ft. Buffer
400 Ft. Buffer
PEAK
BUSINESS PARK
CASCADE VALLEY
PUMPHOUSE N CHEY
TENAYA
BOX CANYON
CRIMSON CANYON
BUFFALO DRAINAGE CH
US 95
US 95
SUP-3947
Protected Landuses
Parks
Schools
Religious
Business Licenses
Massage Establishment
Child Care/
Children Facility
Subject Property
Buffers
0
265
530
1,060
Feet
N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Massage Establishment 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit and Waivers of the 400-foot distance separation requirement from an existing City park and the 1000-foot distance separation from another existing massage establishment for a proposed Massage Establishment at 2701 North Tenaya Way, Suite 100.

B) Applicant's Justification

The proposed massage establishment is medical related, concentrating in sports injury and accident injury. It would also serve clients looking for an Holistic solution to individual conditions. Doctors would refer clients to the establishment. The distance separation waivers are justified because the expected clientele will be similar to the existing medical offices located near the park. Furthermore, the proposed location of the massage establishment was previously used as the Northwest Massage School.

BACKGROUND INFORMATION

A) Previous Actions

1984	The subject property was annexed into the City of Las Vegas.
11/20/85	The City Council approved a request to Rezone property generally located on the west side of the Oran K. Gragson Highway between Smoke Ranch Road and Cheyenne Avenue from N-U (Non-Urban) to C-PB (Planned Business Park), including the subject site. The Planning Commission and staff recommended approval on 10/22/85.
09/18/96	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-0068-85(26)] for a proposed 22,200 square foot medical office building on the subject site. The Planning Commission and staff recommended approval on 08/22/96.

B) Pre-Application Meeting

12/29/03	Submittal requirements for Special Use Permits were discussed. The applicant was asked to specifically address the waiver requests in the justification letter.

SS

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.7

B) Existing Land Use

Subject Property:	Medical Offices
North:	Medical Offices
South:	Financial Institution
East:	Medical Offices
West:	Undeveloped

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-PB (Planned Business Park)
North:	C-PB (Planned Business Park)
South:	C-PB (Planned Business Park)
East:	C-PB (Planned Business Park)
West:	C-PB (Planned Business Park)

E) General Plan Compliance

The Southwest Sector Map of the General Plan designates the subject site as LI/R (Light Industry/Research). This land use category permits areas appropriate for clean, low-intensity industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development, and testing laboratories and typical supporting uses. The C-PB (Planned Business Park) zoning district is consistent with this category, and the Massage Establishment use is permitted in the C-PB district with approval of a Special Use Permit.

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

This project lies within the Las Vegas Technology Center. The subject property has previously been used primarily for medical office uses.

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
Massage Establishment	N/A	Minimum of 6 spaces, with 2 spaces per massage room, table, or chair	7 (based on four massage tables)	1	74	13

The existing site currently provides 87 parking spaces. The building consists entirely of medical offices. The existing parking should be able to accommodate the proposed use, which requires a total of eight parking spaces.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Massage Establishment	May not be located within 400 feet of any church, synagogue, school, City park, child care facility, or any parcel zoned for residential use	Located approximately 370 feet from City park
	May not be located within 1,000 feet of any other massage establishment	Located approximately 320 feet from existing massage establishment

Massage Establishments are subject to a required 400-foot distance separation from City parks and a 1,000-foot distance separation from other massage establishments. The proposed Massage Establishment will be located approximately 370 feet from Doc Romeo Park. It is also located approximately 315 feet south of an existing licensed massage establishment. The applicant has requested waivers to the distance separation requirements.

B) General Analysis and Discussion

- Zoning

The subject property is zoned C-PB (Planned Business Park). The Massage Establishment use is permitted in this zoning district with approval of a Special Use Permit.

- Use

Chapter 6.52 of the Las Vegas Municipal Code defines a Massage Establishment as "any premises occupied and used for the purpose of performing massage therapy." Physicians, doctors of oriental medicine, surgeons, chiropractors, osteopaths or physical therapists, and persons directly under their control and supervision; registered nurses; barbers, hairdressers and cosmeticians; licensed reflexologists; and participants in a student clinic program certified by the Nevada Department of Education are exempt from Massage Establishment business license requirements if their performance of massage is only in connection with their profession or occupation. The applicant is seeking approval of a business license for a massage establishment in a 2,300 square foot suite in an existing approved building.

According to the applicant's justification letter, massages would not be offered as they are in health spas; rather, the applicant specializes in medical-related therapy for sports injuries, accident injuries, and for clients looking for an Holistic solution to a range of personal ailments. The business would function like other medical offices within the same building and those surrounding the subject property.

The applicant requests waivers from the 400-foot distance separation requirement from a City park and the 1,000-foot distance separation requirement from other massage establishments. These waivers are acceptable, since the practice is medical-related and will function in the same way as the other medical offices in the immediate area.

- Conditions

Title 19.04.050 lists the following specific base conditions for the approval of a Special Use Permit request for a Massage Establishment:

(1) The use shall comply with all applicable requirements of LVMC Title 6.

(2) The use must be located on a secondary thoroughfare or larger.

(3) The use may not be located within four hundred feet of any church, synagogue, school, City park, childcare facility, or any parcel zoned for residential use.

(4) The use may not be located within one thousand feet of any other massage establishment.

(5) The hours of operation shall be limited to the period between eight a.m. and nine p.m., unless further limited by the City Council on a case-by-case basis.

Any of the preceding conditions may be waived by the Planning Commission or City Council, if convincing and substantial evidence is presented demonstrating that the City's objective in safeguarding the public interest is not compromised. The proposed Massage Establishment can comply with these conditions, excluding the distance separation requirements for which waivers are sought.

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 Massage Establishment will be offering a medical service typical of other offices within the same building and in the surrounding area.

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

The subject site, which contains an existing building with medical offices, can easily accommodate the impacts of the proposed Massage Establishment, which are expected to be minimal.

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."**

   Tenaya Way, an 80-foot Secondary Collector street, will provide access to the property. It is adequate in size to accommodate the proposed Massage Establishment 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."**

   As the massage therapy offered within the proposed Massage Establishment would be medical-related in a medical office setting, approval of a Special Use Permit for a Massage Establishment would not compromise the public health, safety, and welfare, and the Waivers of the distance separation requirements are warranted.

NOTICES MAILED 37

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3947 APN: 138-15-710-009

Name of Property Owner: THL, LLC

Name of Applicant: Jason S. Aguirre

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

X Yes _____ No

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

City Official: Mayor Goodman

Partner(s): Ed Hoffman, Joanne Levy, Andrew Levy

APN: Apex - Industrial Park

Signature of Property Owner/Authorized Agent: Andrew S. Levy

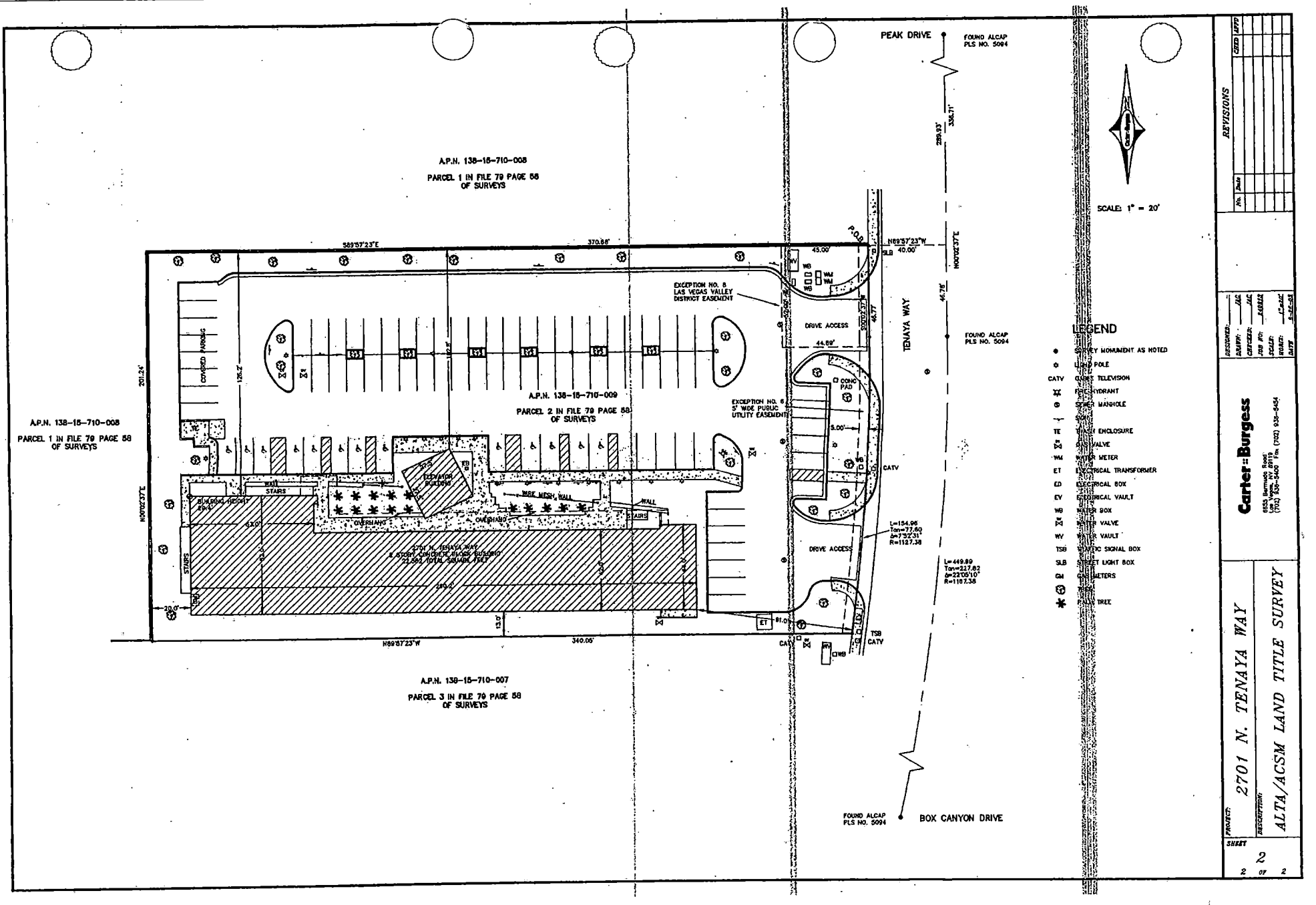
Print Name: Andrew S. Levy

Subscribed and sworn before me

This 17th day of February, 2004

Notary Public in and for said County and State

FRANCISCO J. CASTANEDA
Notary Public State of Nevada
No. 99-59753-1
My appt. exp. Nov. 17, 2007



REVISIONS

No.	Date	CHKD	APPD

DESIGNED: ___ JAC
DRAWN: ___ JAC
CHECKED: ___ KARREN
JOB NO: ___ 4.0.0122
SCALE: ___ 1"=20'
SURVEY: ___ 8-26-04
DATE: ___

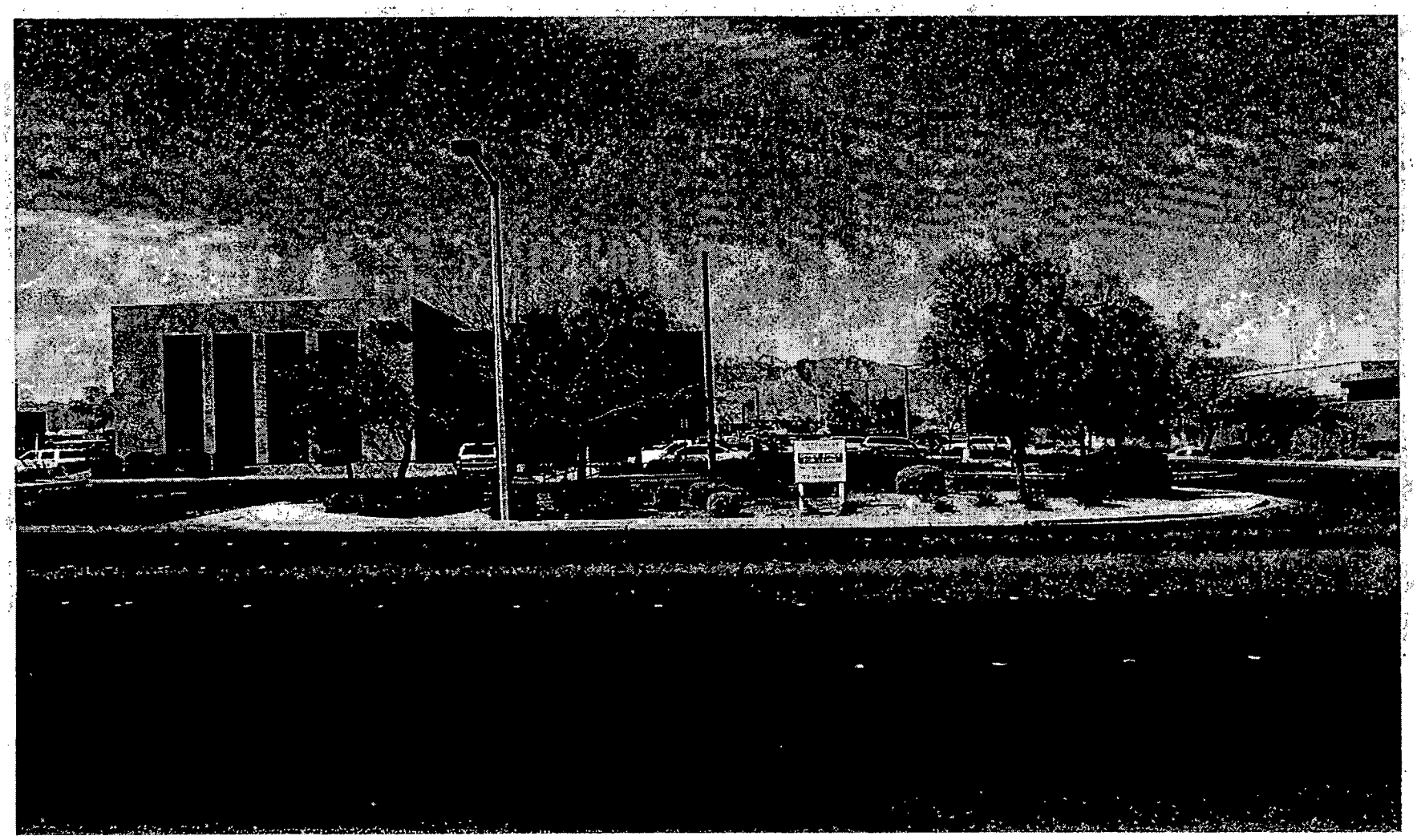
Carter Burgess
6535 Bermuda Road
Las Vegas, NV 89119
(702) 932-3900 Fax (702) 932-3454

PROJECT: 2701 N. TENAYA WAY

DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY

SHEET 2 OF 2

SUP-3947
04-08-04 PC



SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY
2701 TENAYA WAY, SUITE #100
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 49

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-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).

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:
STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining inasmuch the law firm of Jones Vargas is doing incidental legal work for him at this time

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, explained that the proposed pay loan center is part of a 24,000-square foot center surrounded by other commercial and retail businesses of similar physical character. It is compatible with the General Plan. The nearest financial institution is on the west side of Jones Boulevard and another on the east side. Staff recommended approval because this location is appropriate for an additional financial institution.

MINUTES – Continued:

ATTORNEY JEFF SILVESTRI, McDonald Carano Law Firm, and ARIEL STERN, Jones Vargas Law Firm, appeared on behalf of applicant. MR. BURNS, a corporate representative, was also present. ATTORNEY SILVESTRI concurred with staff conditions and recommendations.

TODD FARLOW, 240 North 19th Street, asked about the status report relating to financial institutions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:13 – 11:17)

4-963

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Financial Institution, Specified use.

2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0006-66(42)].

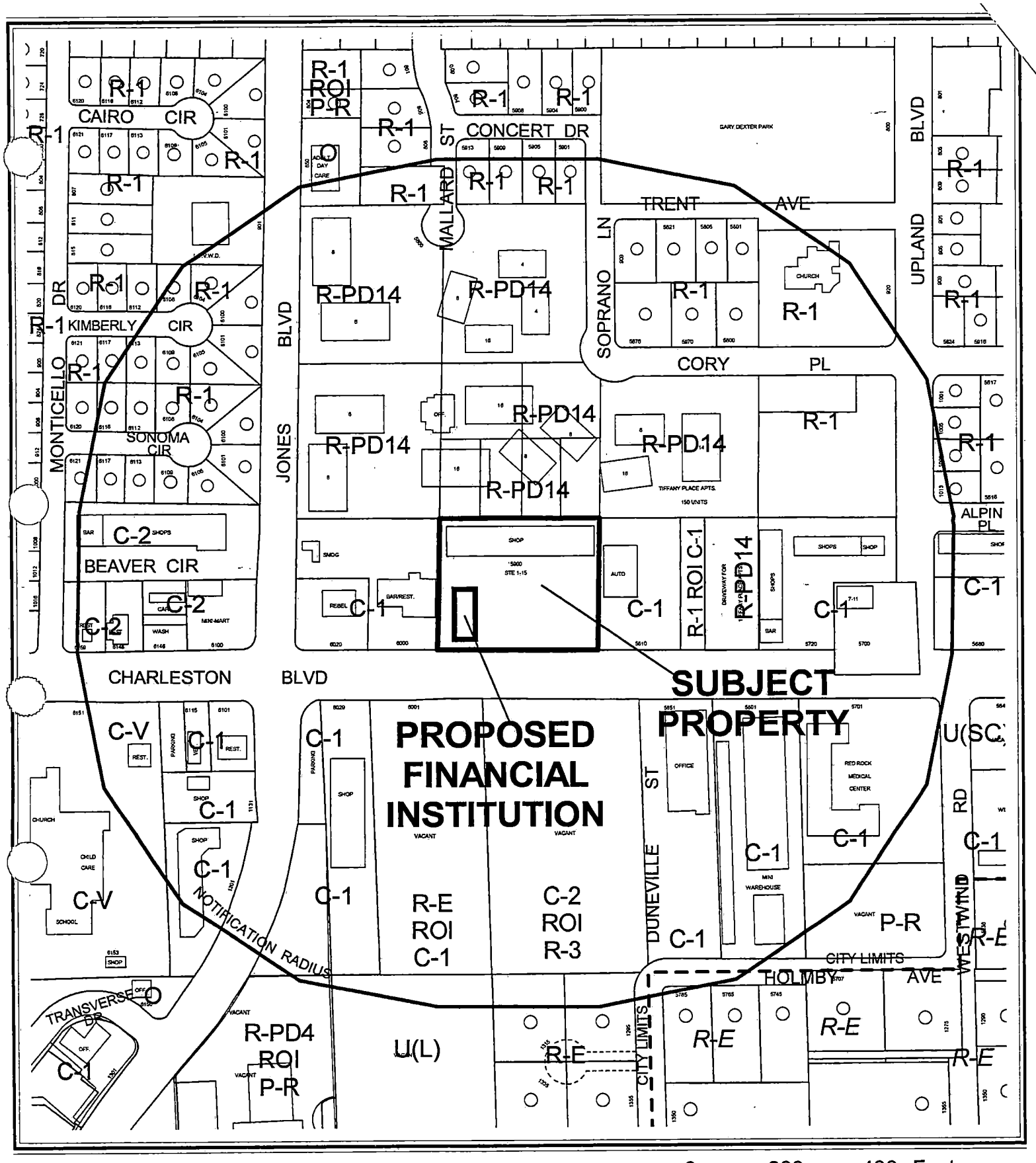
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

Public Works

5. 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.

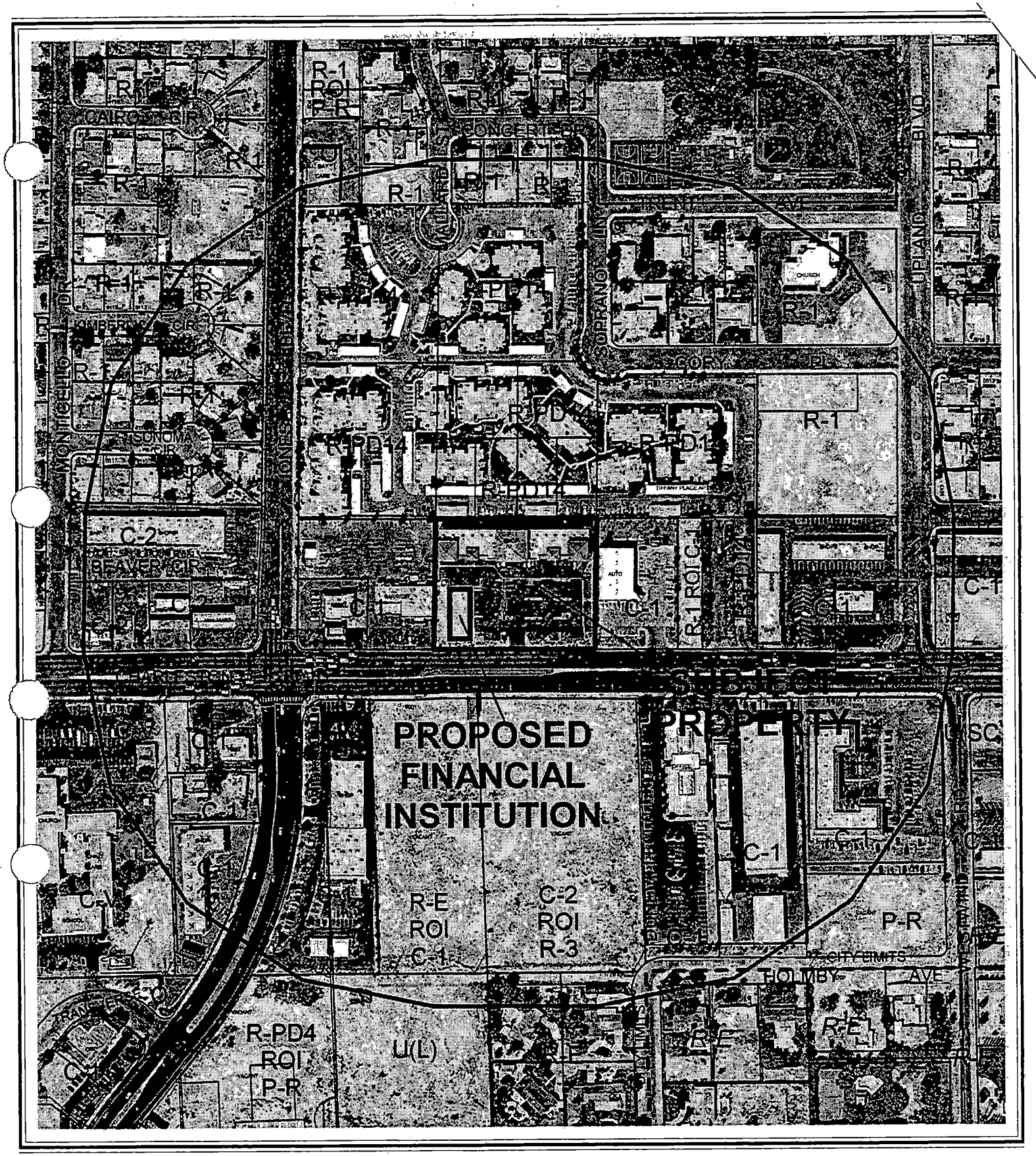
6. Site development to comply with all applicable conditions of approval for Z-6-66(42), the Charleston Market Place Commercial Subdivision, and all other subsequent site-related actions.



CASE: SUP-3969

RADIUS: 750 FT

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



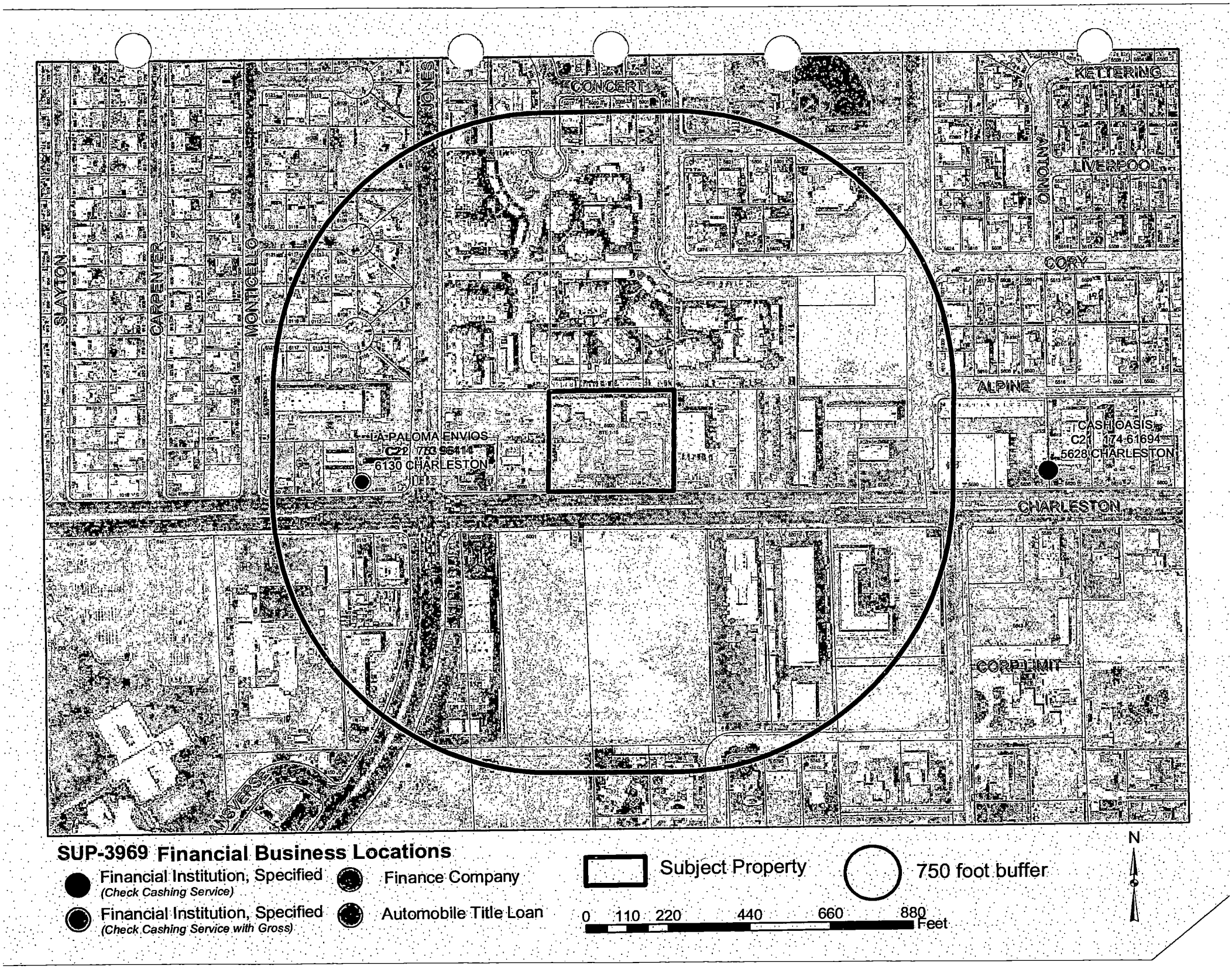
0 200 400 Feet

CASE: **SUP-3969**

RADIUS: 750 FT

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

N



SUP-3969 Financial Business Locations

- Financial Institution, Specified *(Check Cashing Service)*
- Financial Institution, Specified *(Check Cashing Service with Gross)*
- Finance Company
- Automobile Title Loan
- Subject Property
- 750 foot buffer

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Financial Institution, Specified use.

2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0006-66(42)].

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

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

Public Works

5. 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.

6. Site development to comply with all applicable conditions of approval for Z-6-66(42), the Charleston Market Place Commercial Subdivision, and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit for a proposed Financial Institution, Specified at 5950 West Charleston Boulevard, Suite 110.

B) Applicant's Justification

The proposed Financial Institution will assist local residents in obtaining short-term payday loans. Hours of operation will conform to the City's conditions.

BACKGROUND INFORMATION

A) Previous Actions

03/02/66 The City Council approved a Rezoning from R-1 (Single Family Residential) and R-4 (High Density Residential) to C-1 (Limited Commercial) on this site as part of a larger request (Z-0006-66). The Planning Commission and staff recommended approval on 02/22/66.

01/09/97 The Planning Commission approved a Site Development Plan Review [Z-0006-66(38)] for a proposed 19,900 square foot shopping center on this site. (No building permits were obtained). Staff recommended approval.

10/28/99 The Planning Commission approved a Site Development Plan Review [Z-0006-66(42)] for a proposed 24,160 square foot one-story retail center on this site. Staff recommended approval.

B) Pre-Application Meeting

01/29/04 The definition of a Financial Institution, Specified was discussed, as were submittal requirements. No plans were presented at the meeting; therefore, a second conference was arranged.

02/06/04 A site plan and floor plan were presented. The applicant was asked to add a vicinity map and the area of the building to the site plan, and to show the breakout of suites within the building on the floor plan. Wall sign elevations were also requested.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.12

B) Existing Land Use

Subject Property:	Retail Commercial
North:	Multi-Family Residential (Apartments)
South:	Undeveloped
East:	Auto Parts Store
West:	Tavern and Restaurant

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD14 (Residential Planned Development – 14 Units per Acre)
South:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial); C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential)
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. A Financial Institution, Specified is a permitted use within the C-1 (Limited Commercial) zoning district, which is consistent with the SC (Service Commercial) 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

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Financial Institution, Specified	1,378 SF	1/200 SF GFA	6	1	115	5

Upon build out, the overall site will contain 120 parking spaces. Required parking for the site was determined on a ratio of one space per 250 square feet of gross retail floor area prior to the entrance of individual uses within the shell buildings. The Financial Institution, Specified must contribute at least seven spaces toward the total number provided. The number of spaces on the overall site should be sufficient to accommodate the proposed payday loan center.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Financial Institution, Specified use. There is an existing Financial Institution, Specified within the 750-foot notification distance, located at 6130 West Charleston Boulevard. Approval of this application should not create over-saturation of these types of businesses in this area of the City.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-1 (Limited Commercial). A Financial Institution, Specified is a permitted use within this zoning district with the approval of a Special Use Permit.

- Use

This project will be a 1,378 square-foot tenant improvement within a previously approved building currently under construction. This building is part of a 24,127 square foot overall retail development. No exterior work specific to this use will be performed, ensuring compatibility with the overall retail center and surrounding development. Proposed signage on the storefront is appropriate and will be regulated by the building owner. No window signs are indicated on the storefront elevation. All building signage is subject to the base conditions for approval of the Special Use Permit listed below.

The nearest existing approved Financial Institution, Specified is located along Charleston Boulevard on the west side of Jones Boulevard. A similar business is located over 1,200 feet to the east of the proposed business. The proposed Financial Institution, Specified will therefore be appropriate for this location.

- Conditions

Title 19.04.050 lists the following conditions for a Financial Institution, Specified use:

1. The use shall comply with all applicable requirements of Las Vegas Municipal Code Title 6.
2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.
4. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.

The proposed payday loan business complies with the listed conditions.

SS

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 Financial Institution, Specified use will be located within an approved building with no external changes to be made except for new wall signage. It will be surrounded by other commercial and retail businesses of a similar physical character that are permitted in the C-1 (Limited Commercial) zoning district and compatible with the General Plan in this area.

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

   The existing parking area and suite floor area are adequate to accommodate the proposed Financial Institution, Specified use.

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

   Access to this site is from a driveway from Charleston Boulevard, which is designated as a Primary Arterial (120 foot Right-of-Way) on the Master Plan of Streets and Highways. This street will be adequate in size and capacity to accommodate the proposed Financial Institution, Specified.

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 public health, safety, and welfare and the objectives of the General Plan will not be compromised as a result of the approval of a Special Use Permit because the proposed Financial Institution, Specified will be subject to inspections for a Certificate of Occupancy.

NOTICES MAILED 70

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3969 APN: 138-36-406-006

Name of Property Owner: Roger Anderson

Name of Applicant: Advance America, Cash Advance Centers by Karen Finch

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: Roger Anderson

Print Name: Roger Anderson

Subscribed and sworn before me

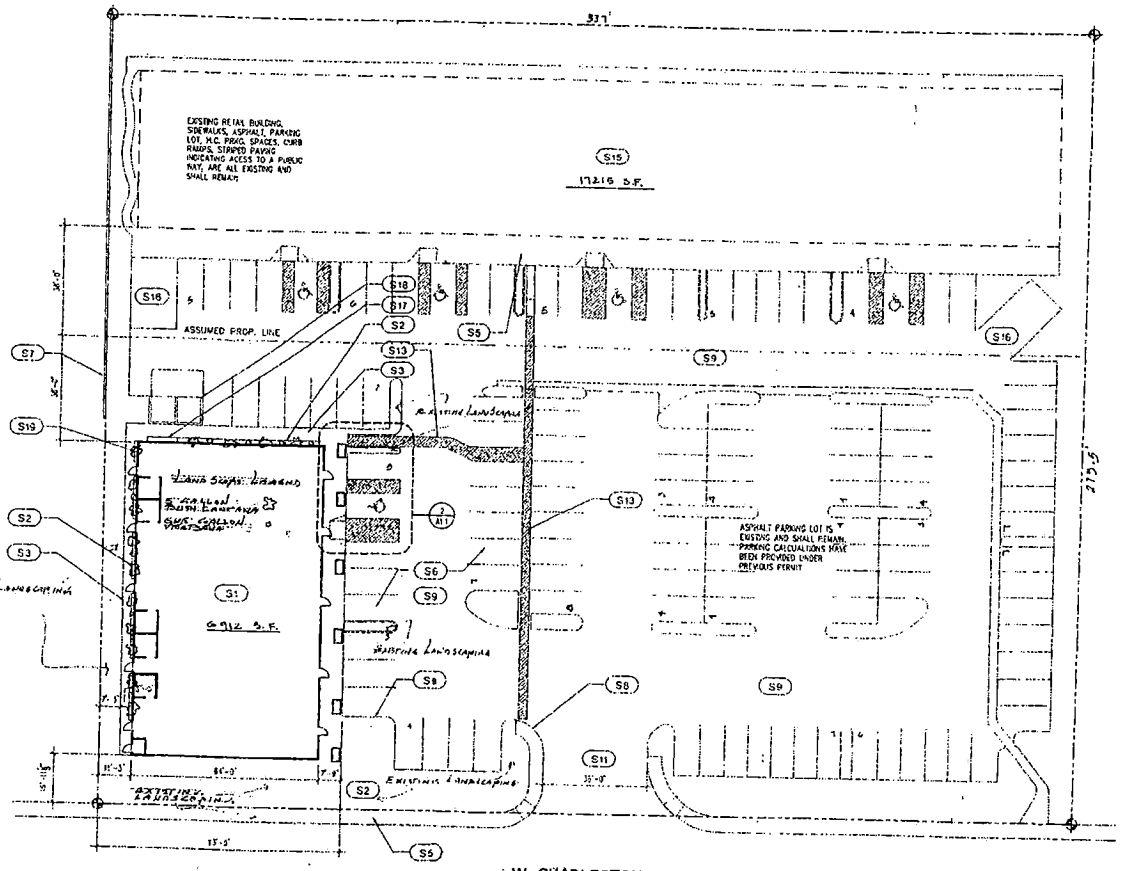
This 10th day of February, 2004

Candice M. Parker

Notary Public in and for said County and State

CANDICE M. PARKER
Notary Public State of Nevada
No. 99-56615-1
My appt. exp. Nov. 22, 2006

TIFFANY PLACE APARTMENTS



R-BAR BAR & RESTAURANT

AUTO ZONE

PARKING ANALYSIS

NORTH

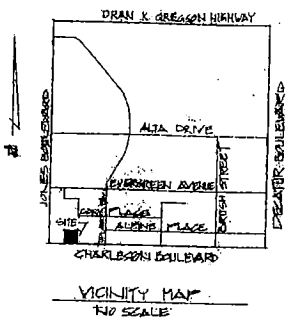
Existing Building: 17215 s.f.

Proposed Building: 6912 s.f.

Total: 24127 s.f.

Total Number of Parking required: 97

Number of Parking provided: 120



VICINITY MAP
NO SCALE

SUP-3969
04-08-04 PC

architect
PO BOX 530141
Henderson, NV
89053
T:(702) 269-5902
F:(702) 993-0371
evsus@cox.net

Description | Rev. | Date

Shell Retail Building 'B' for
Charleston Marketplace

NOVAD CONSTRUCTION
Las Vegas, Nevada

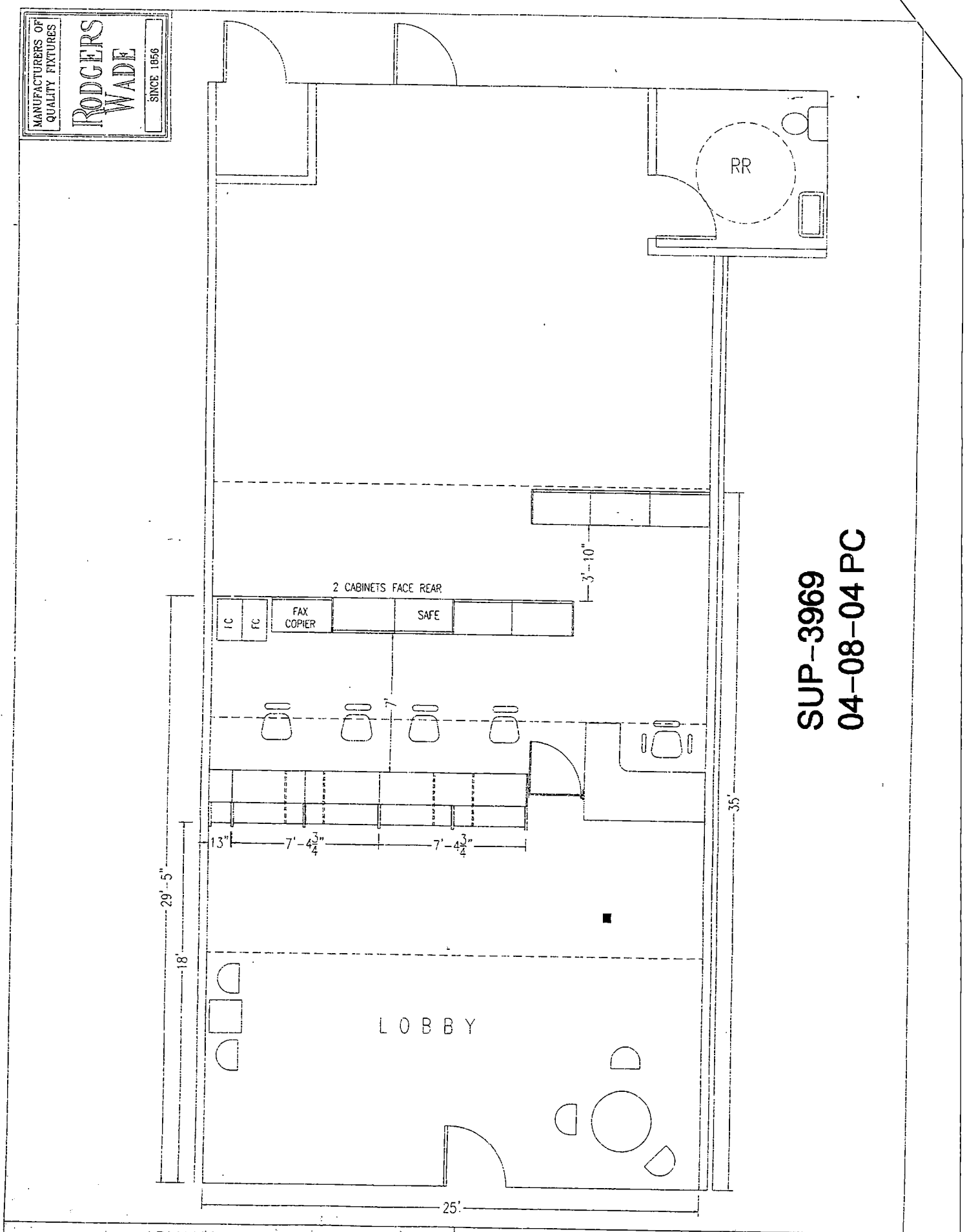
Sheet Title
SITE PLAN
& LANDSCAPE PLAN

Project No. 5-01-67-AMM
File name: 167-A11
Drawn By: EV
Checked By: EV
Date: 10/10/03
Sheet No.
A1.1

MANUFACTURERS OF QUALITY FIXTURES

RODGERS WADE

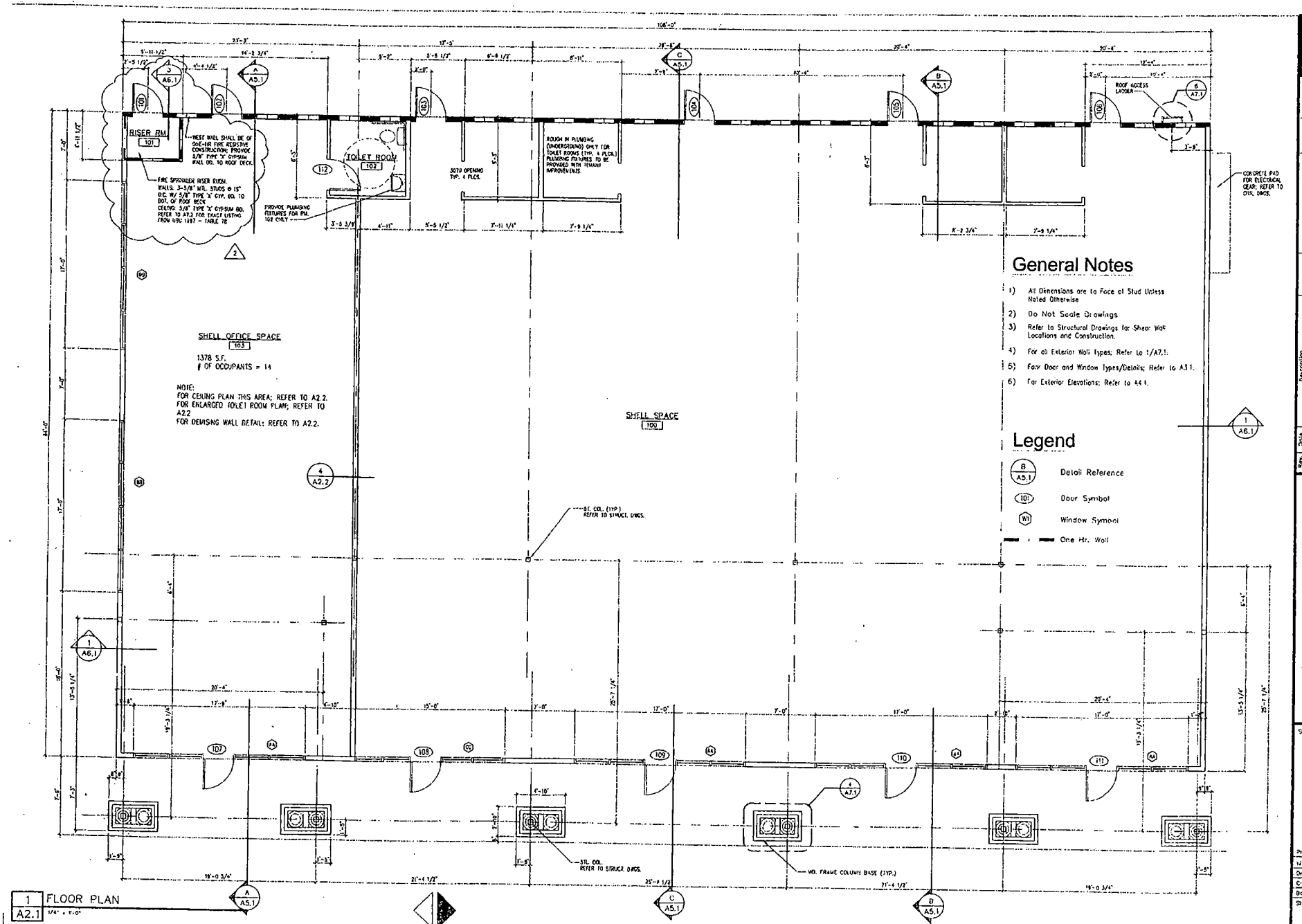
SINCE 1856



SUP-3969
04-08-04 PC

ADVANCE AMERICA		BRANCH # 1213
		LAS VEGAS, NV
09/22/02	DRAWN BY: PW	DWG # NCA25

SUP-3969
04-08-04 PC



General Notes

1) All Dimensions are to Face of Stud Unless Noted Otherwise
2) Do Not Scale Drawings
3) Refer to Structural Drawings for Shear Wall Locations and Construction.
4) For all Exterior Wall Types; Refer to 1/A7.1.
5) For Door and Window Types/Details; Refer to A3.1.
6) For Exterior Elevations; Refer to A4.1.

Legend

- B / A5.1 — Detail Reference
- 101 — Door Symbol
- W1 — Window Symbol
- One Hr. Wall

architect
PO BOX 530543
Henderson, NV
89053
T:(702) 269-5902
F:(702) 995-0771

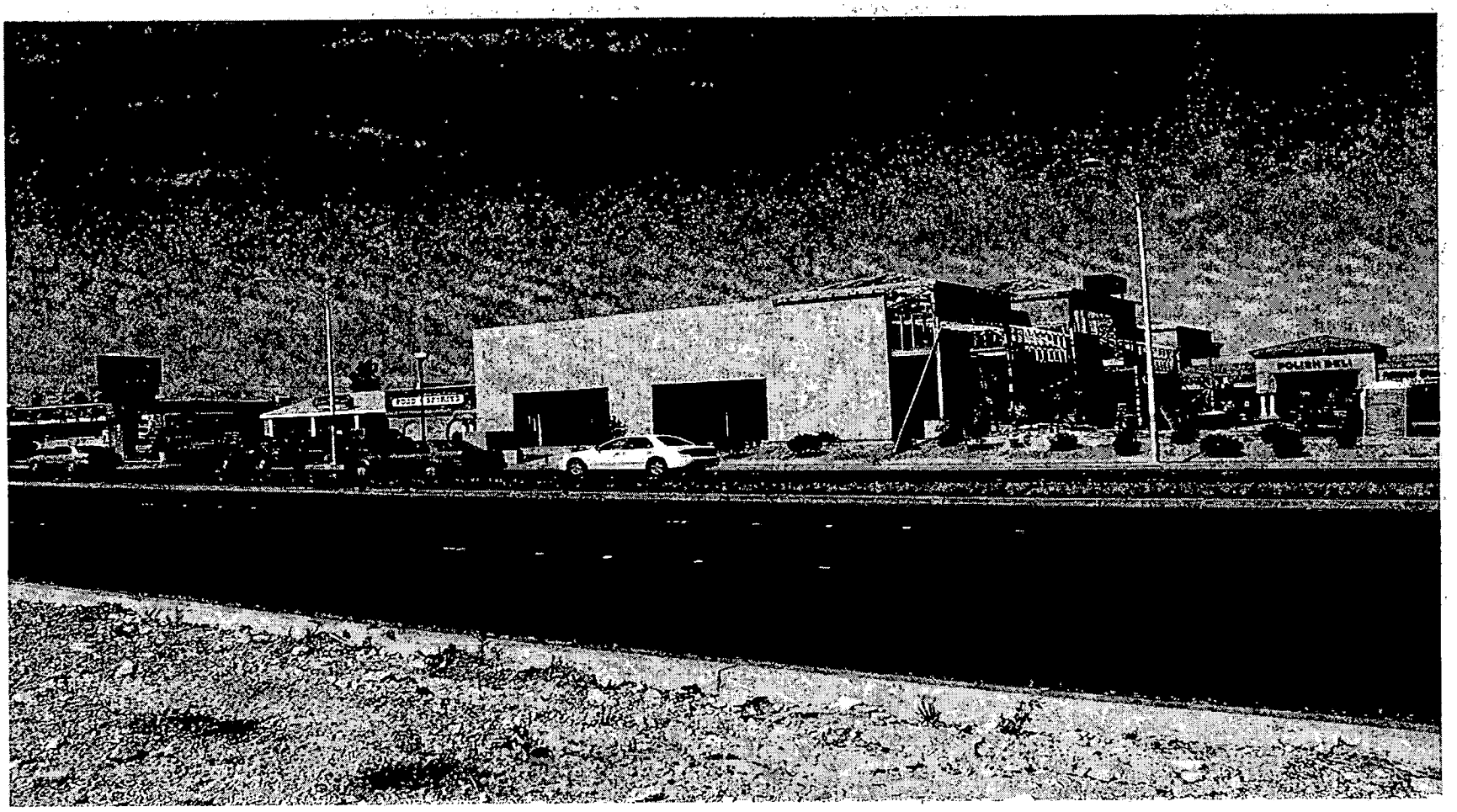
Rev.	Date	Description
1	11/17/03	CLV BLDG. & SAFETY COMMENTS
A	12/19/03	CLV BLDG. & SAFETY COMMENTS

Shell Retail Building 'B' for Charleston Marketplace

NOVAD CONSTRUCTION
Las Vegas, Nevada

Sheet Title: FLOOR PLAN

Project No.	SWA167-A2.1
File Name	162-A21
Drawn By	EK
Checked By	EK
Date	9/15/03
Sheet No.	A2.1



SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON
5950 WEST CHARLESTON BOULEVARD, SUITE #110
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 50

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-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).

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.	1	**Planning Commission Mtg.**	0
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – DENIED – Motion carried with DAVENPORT and EVANS voting No

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, explained that this particular billboard meets all the distance separation of the Code. This area along Sahara Avenue is predominantly commercial and staff does not have a problem with this location. In addition, the parking will not be reduced on the site. Therefore, staff recommended approval.

MINUTES – Continued:

ANDY BILANZICH, 1464 East Michigan, appeared on behalf of applicant and concurred with staff recommendations and conditions.

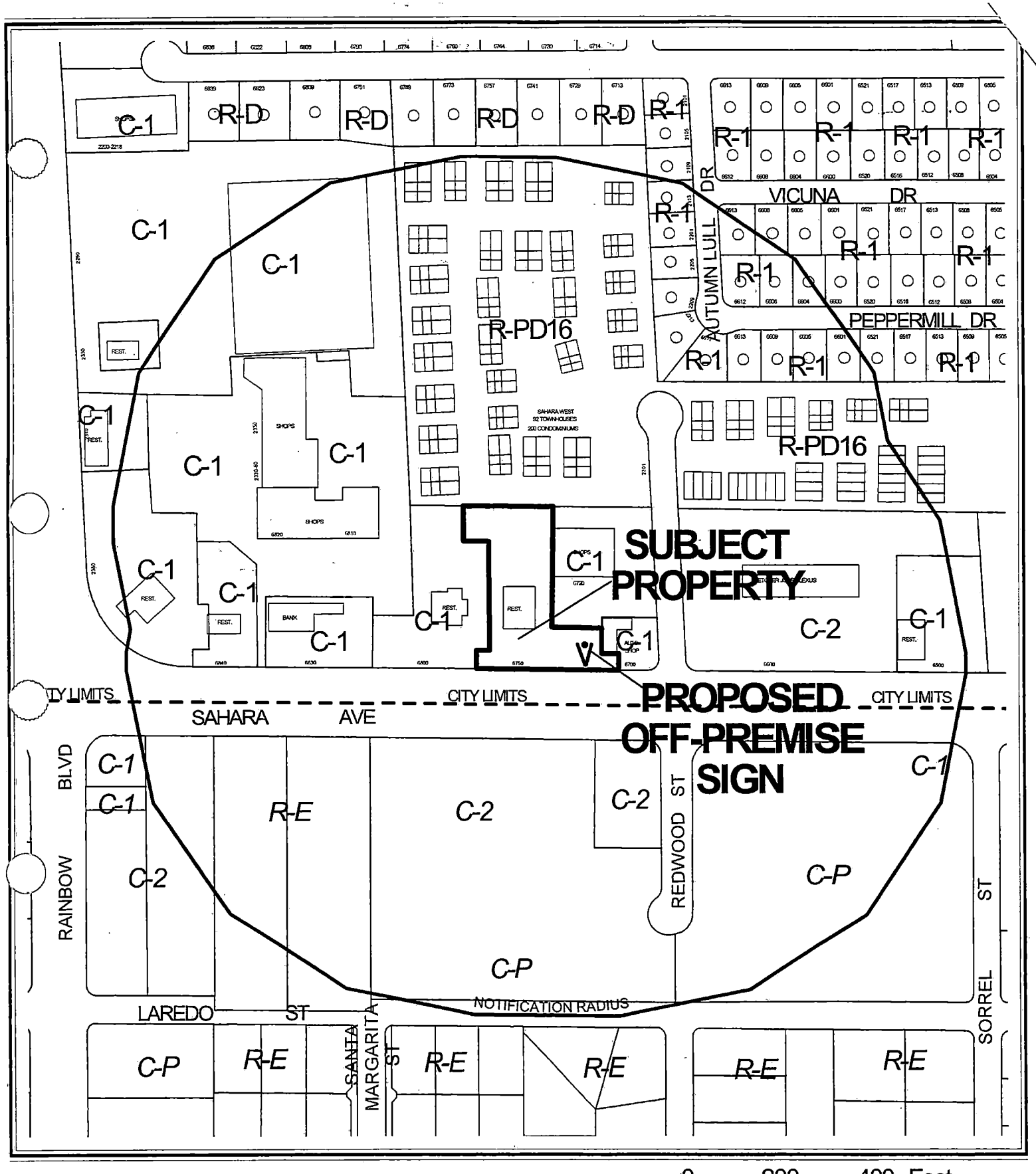
TODD FARLOW, 240 North 19th Street, did not oppose the billboards, but would like to see them upgraded similar to those on the Chelsea property.

COMMISSIONER McSWAIN stated that she can support billboards off of the freeways and industrial areas, but does not believe this billboard is compatible on Sahara Avenue with the existing retail development.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

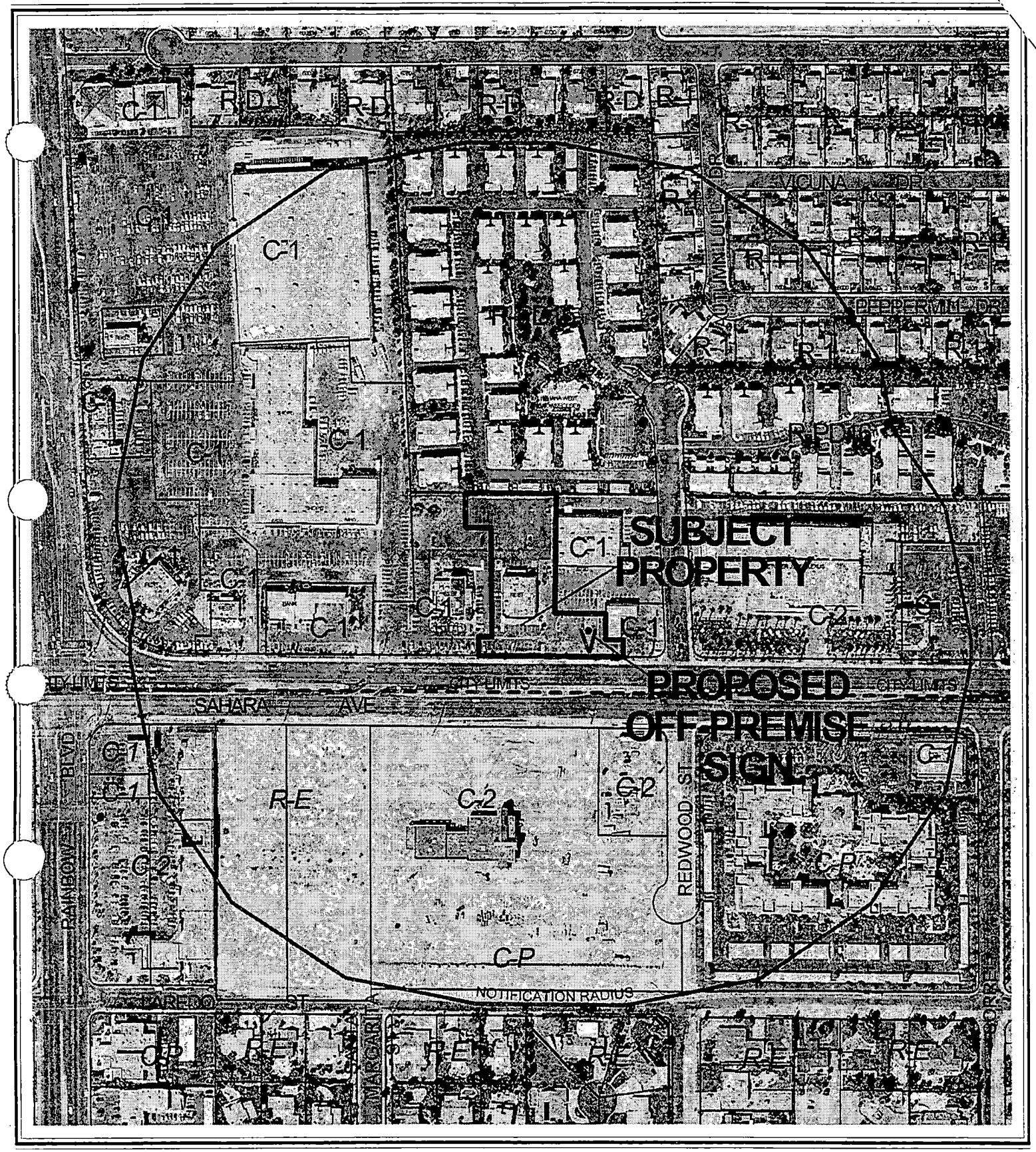
(11:17 – 11:20)



CASE: **SUP-3972**

RADIUS: 750 FT

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



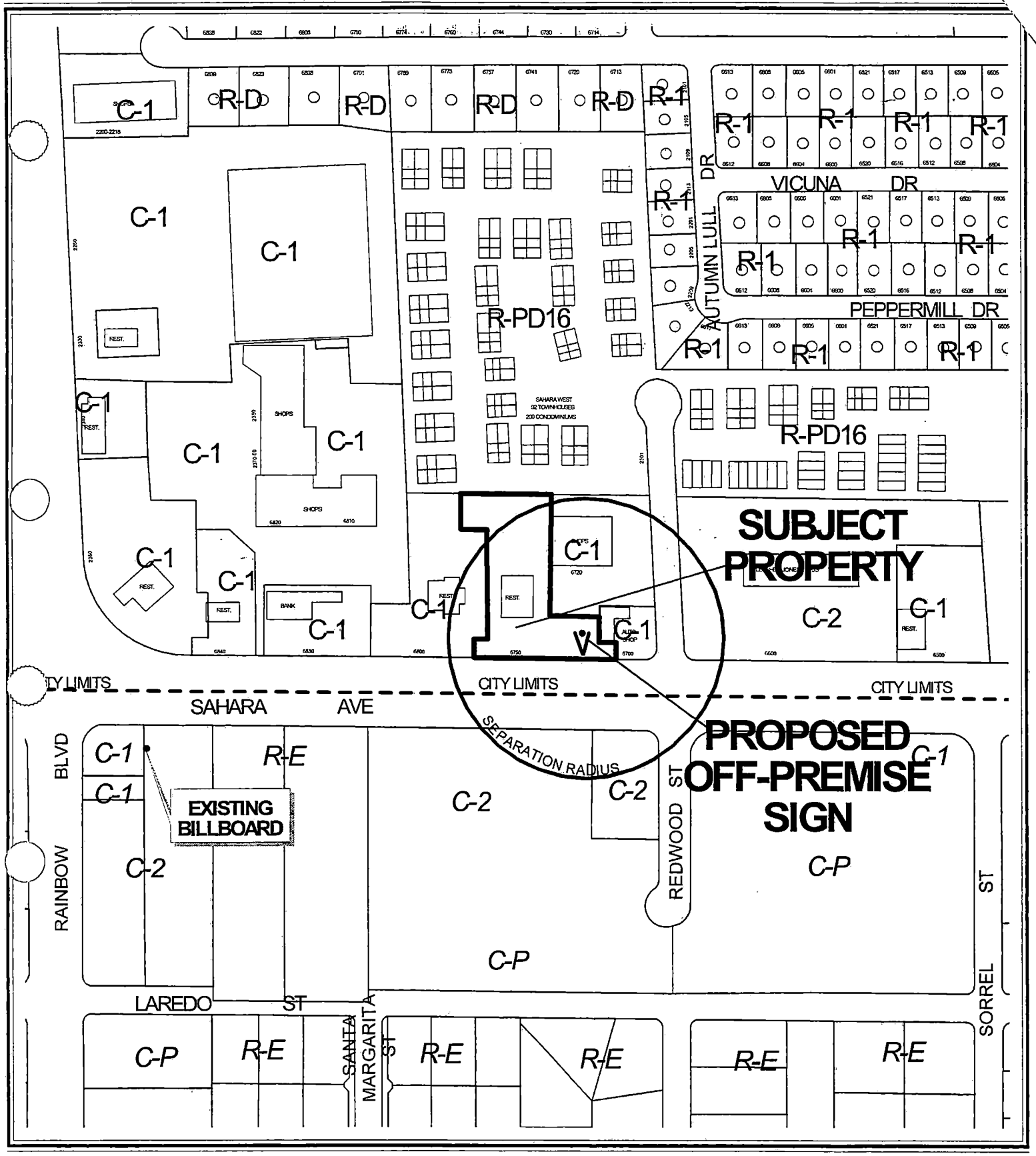
0 200 400 Feet

CASE: SUP-3972

RADIUS: 750 FT

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

N

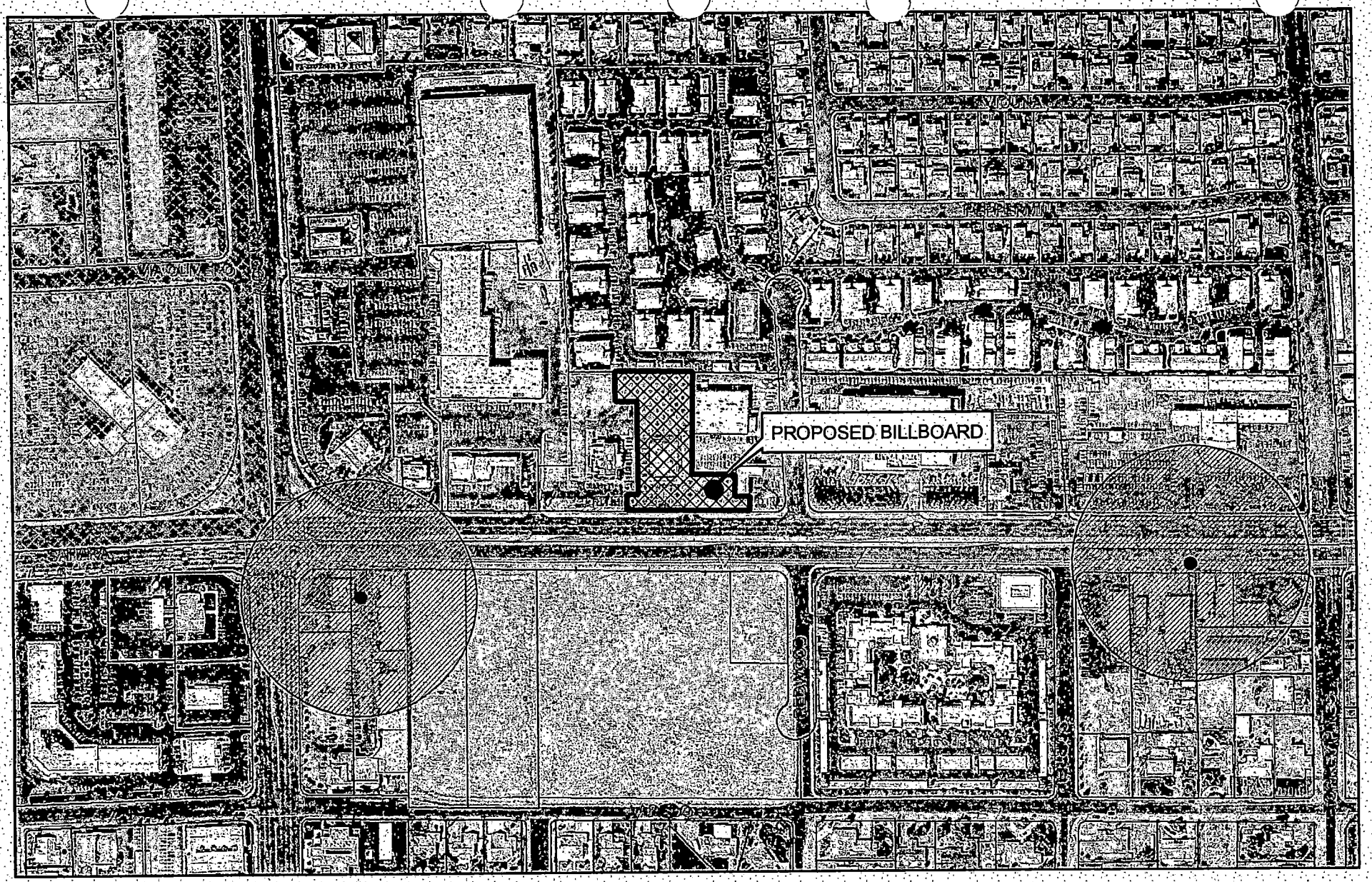


CASE: SUP-3972

SEPARATION RADIUS: 300 FT

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

N



City of Las Vegas Billboard Data

SUP-3972

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County 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

0 240 480 960 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.]

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

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

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

Public Works

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for an Off-Premise (Billboard) Sign located at 6750 West Sahara Avenue.

B) Applicant's Justification

Sahara Avenue is a highly traveled road used by many local people going to and from numerous businesses in the area. Many local businesses will be able to utilize this sign as a cost effective advertising medium.

BACKGROUND INFORMATION

A) Previous Actions

07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) for this site as a part of a larger request. Staff had recommended approval and the Planning Commission recommended approval on 06/8/88.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the existing structure 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-3986) for a proposed Supper Club.

B) Pre-Application Meeting

02/02/04	Issues discussed included the location of the sign and the acknowledgement that the project is considered a Project of Regional Significance because of its proximity to Clark County.

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 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 Off-Premise Sign 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	

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 unincorporated Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues have been identified.

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

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Standards	Code Requirement	Provided
Off-Premise Advertising (Billboard) Sign	300 feet from any other billboard or residentially zoned property	No other Off-Premises Advertising (Billboard) Signs or residential properties are within 300 feet of this proposal

The distance of the nearest residentially zoned property is approximately 323 feet to the north, which is in conformance with Title 19 requirements. There are no off-premise signs in the immediate vicinity of the site.

B) General Analysis and Discussion

- Zoning

  The C-1 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 an Off-Premise Advertising (Billboard) Sign as any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not available, located at, nor on the lot where the sign is erected or placed. The proposed sign will be located on the eastern portion of the site and will not reduce the amount of existing parking.

- Conditions

  There are no waivable conditions of the Special Use Permit for an Off-Premise Advertising (Billboard) Sign. No off-premise sign certificate of any kind can be issued for an existing or proposed sign unless the sign is consistent with all requirements of Title 19.14.100.

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 sign is located in a predominantly commercial area along Sahara Avenue, and it can be conducted in a manner that is harmonious and compatible with both existing and future land uses.

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

   The sign is proposed in a location that is outside of the minimum distance separation requirements between other off-premise signs and residential zones. In addition, minimum setback requirements from the right-of-way and street intersection are also maintained. The subject site is physically suitable for the proposed Off-Premise Advertising (Billboard) Sign.

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

   The proposed Off-Premise Advertising (Billboard) Sign will not generate additional vehicular trips or have an impact on traffic 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."**

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

NOTICES MAILED 40

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3972 APN: 163-02-415-012

Name of Property Owner: Rita Quam

Name of Applicant: Reagan National Advertising of Nevada

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Andrew D Bilanzich

Print Name: Andrew D. Bilanzich

Subscribed and sworn before me

This 12th day of February 2004

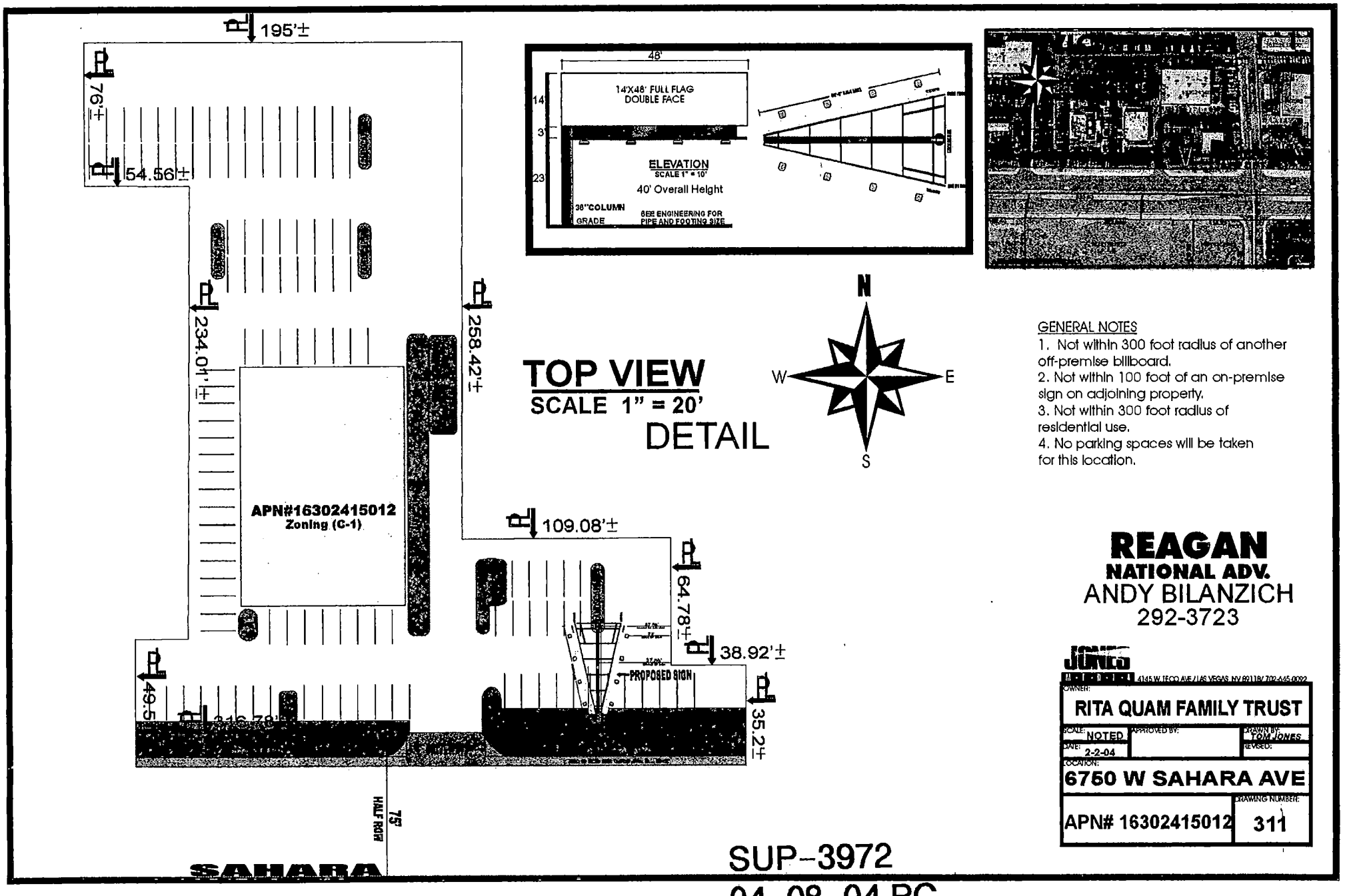
Kimberly L. Kock

Notary Public in and for said County and State

OFFICIAL SEAL
KIMBERLY L. KOCK
Notary Public - State of Arizona
MOHAVE COUNTY
My Comm. Expires March 5, 2004

Revised 2/12/02

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



TOP VIEW
SCALE 1" = 20'
DETAIL

GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 100 foot of an on-premise sign on adjoining property.
3. Not within 300 foot radius of residential use.
4. No parking spaces will be taken for this location.

REAGAN
NATIONAL ADV.
ANDY BILANZICH
292-3723

JONES
4145 W. TECO AVE / LAS VEGAS, NV 89118 / 702-445-0002

OWNER: RITA QUAM FAMILY TRUST
SCALE: NOTED | APPROVED BY: | DRAWN BY: TOM JONES
DATE: 2-2-04 | REVISED:
LOCATION: 6750 W SAHARA AVE
APN# 16302415012 | DRAWING NUMBER: 311

SUP-3972
04-08-04 PC



SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST
6750 WEST SAHARA AVENUE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04.

City of Las Vegas

Agenda Item No.: 51

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-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).

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.	2	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 – DENIED – Motion carried with EVANS voting No

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, stated that there are no residential districts in the immediate vicinity of the site. The proposed location of the sign will be behind the existing building and will hang over the roof in order to be visible from Sahara Avenue. It will not reduce any parking; therefore, staff recommended approval. MR. SWANTON commented that there was a Project of Regional Significance along Sahara Avenue next to the County border. There were no significant issues from the questionnaire conducted, as a result of the Project of Regional Significance.

MINUTES – Continued:

ANDY BILANZICH, 1464 East Michigan, appeared on behalf of applicant and concurred with staff recommendations and conditions.

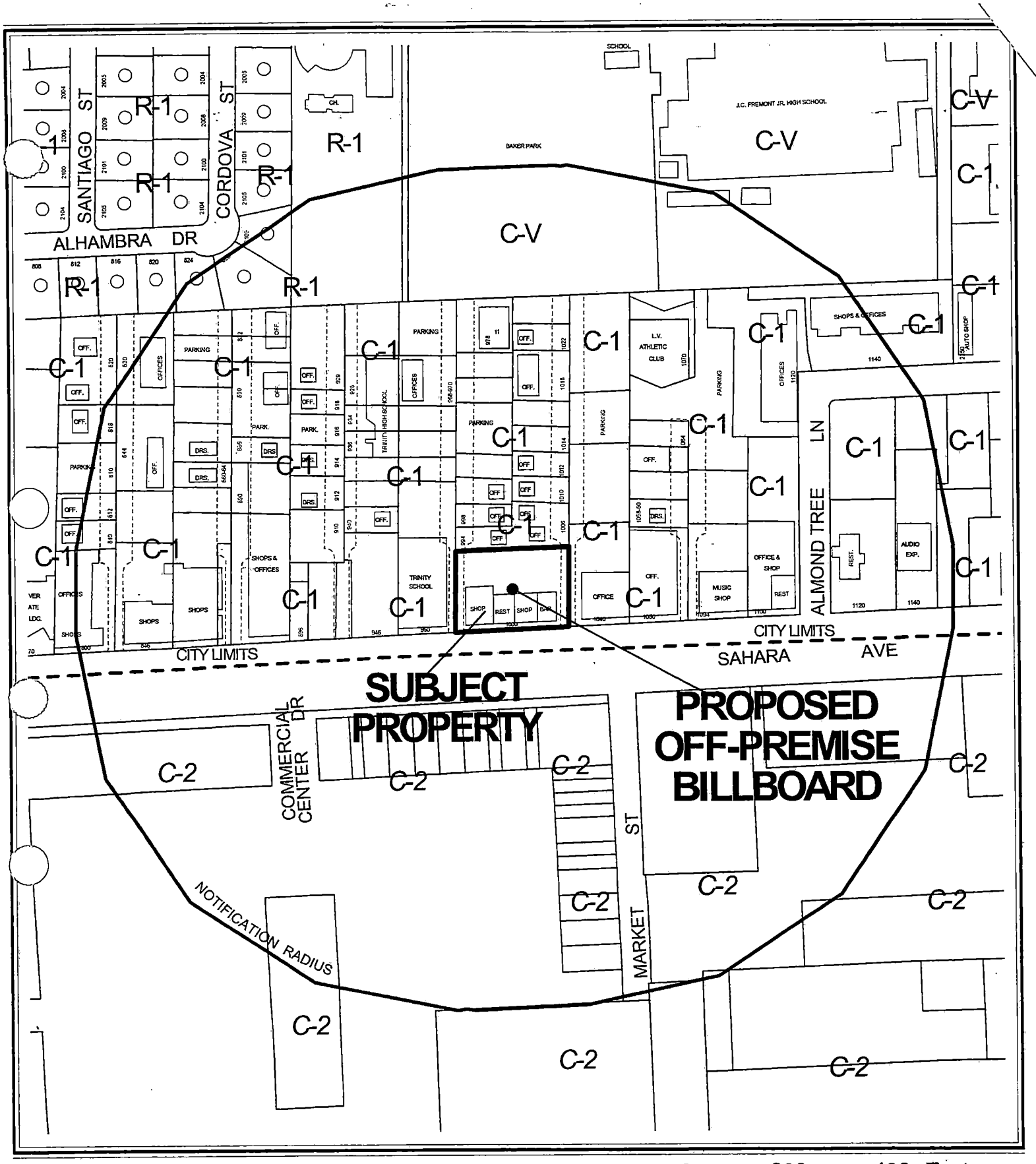
MR. SWANTON confirmed for COMMISSIONER STEINMAN that a protest letter was received.

COMMISSIONER McSWAIN reiterated her opinion that billboards distract from the signs put up by retail establishments. She read the protest letter provided in the backup documentation and agreed with the points made by the writer and moved to deny the request.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:20 – 11:24)



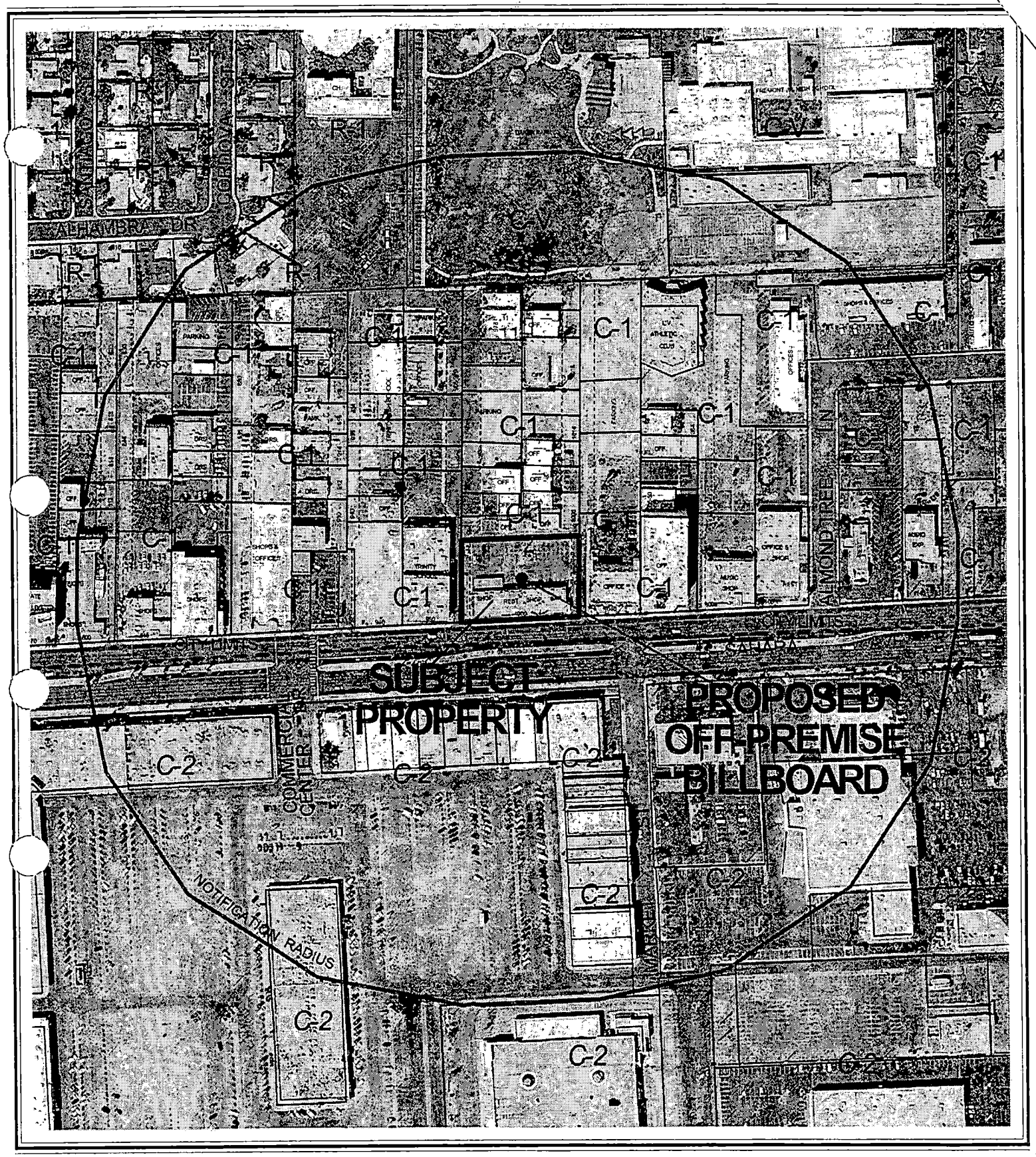
0 200 400 Feet

CASE: **SUP-3973**

RADIUS: 750 FT

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

N

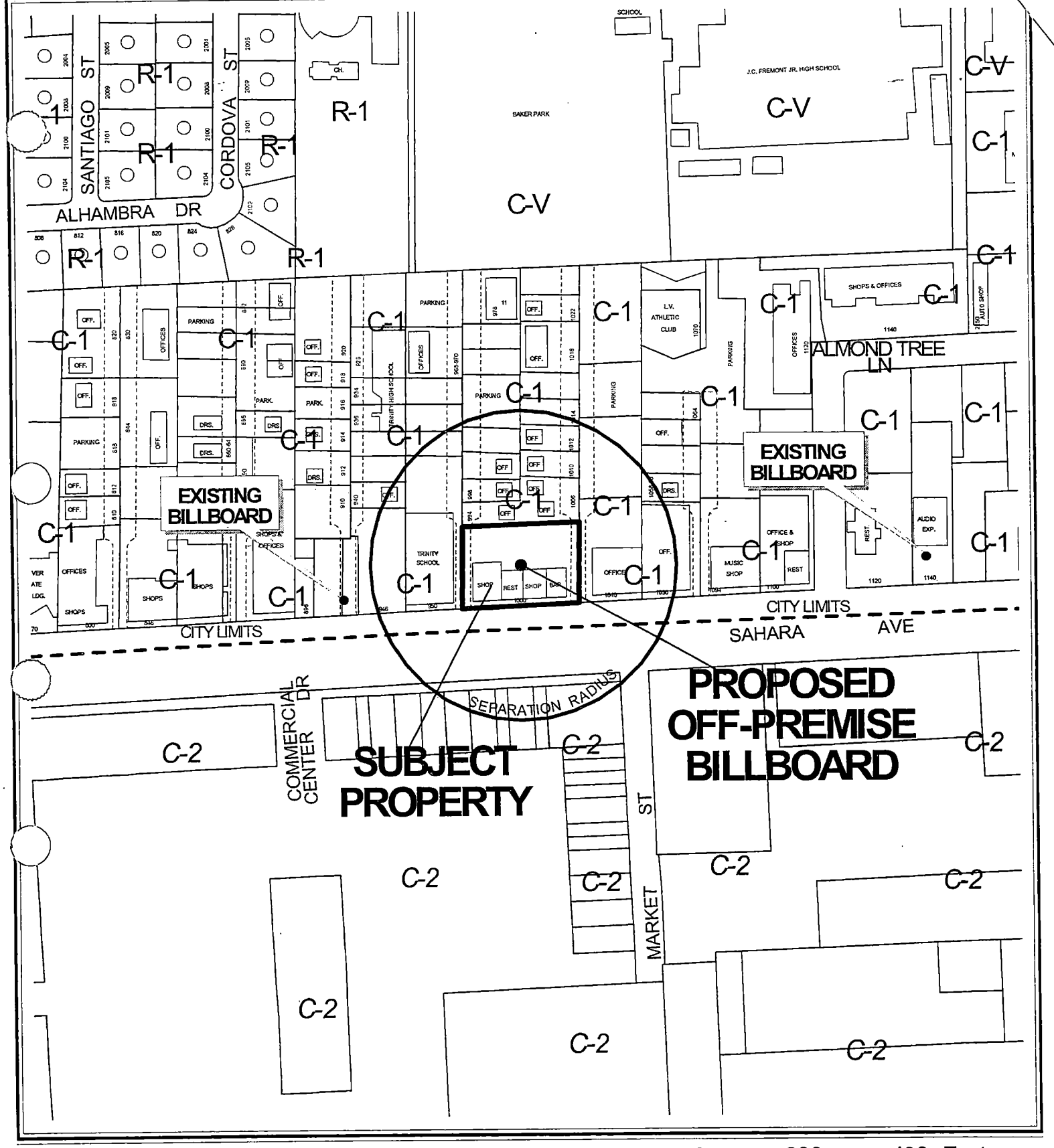


CASE: **SUP-3973**

RADIUS: 750 FT

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

N

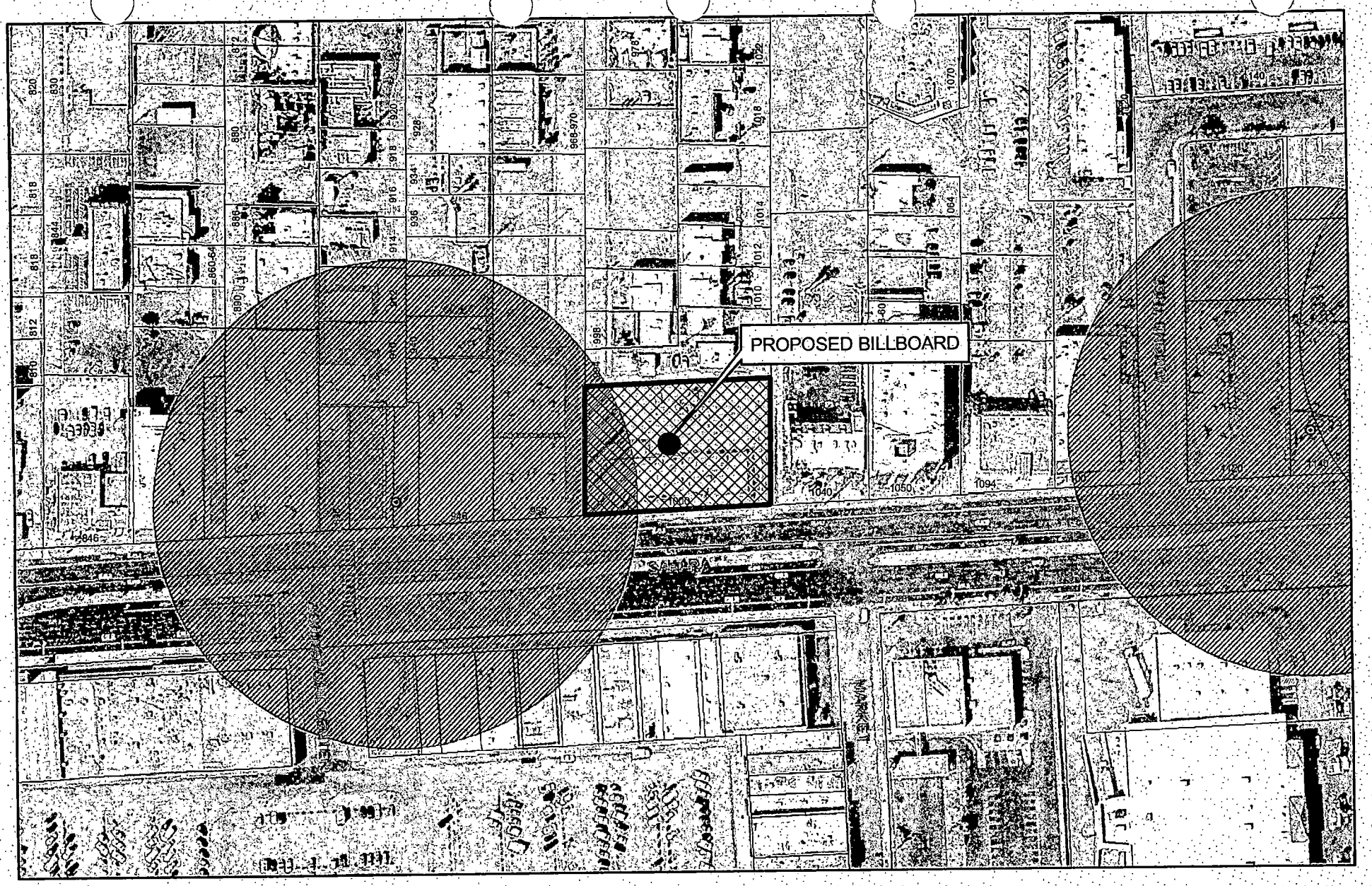


CASE: **SUP-3973**

SEPARATION RADIUS: 300 FT

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

N



SUP-3973

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County 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: SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.]

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

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

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

Public Works

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

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for an Off-Premise Advertising (Billboard) Sign located at 1000 East Sahara Avenue.

B) Applicant's Justification

Sahara Avenue is a highly traveled road used by many local people going to and from numerous businesses in the area. Many local businesses will be able to utilize this sign as a cost effective advertising medium.

BACKGROUND INFORMATION

A) Previous Actions

There are no recent case histories.

B) Pre-Application Meeting

02/02/04 Issues discussed included the location of the sign and the acknowledgement that the project is considered a Project of Regional Significance because of its proximity to Clark County.

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: .83

B) Existing Land Use

Subject Property:	Commercial Center
North:	Office Complex
South:	Commercial Center
East:	Office Complex
West:	Trinity School

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	Clark County
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
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 Southeast Sector Map of the General Plan. The existing C-1 (Limited Commercial) zoning district is consistent with the General Plan designation, and the proposed Off-Premise Advertising (Billboard) Sign 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	

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 unincorporated Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues have been identified.

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

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertising (Billboard) Sign	300 feet from any other billboard or residentially zoned property	No other Off-Premises Advertising (Billboard) Signs or residential properties are within 300 feet of this proposal

The distance of the nearest Off-Premise Sign is approximately 340 feet to the west, which is in conformance with Title 19 requirements. There are no residential districts in the immediate vicinity of the site.

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 category of the General Plan.

- Use

Title 19 defines an Off-Premise Advertising (Billboard) Sign as any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not available, located at, nor on the lot where the sign is erected or placed. The proposed location of the sign is behind the existing building, and it will overhang the roof in order to be visible from Sahara Avenue. The sign will not reduce the amount of existing parking for the site.

- Conditions

  There are no waivable conditions of the Special Use Permit for an Off-Premise Advertising (Billboard) Sign. No off-premise sign certificate of any kind can be issued for an existing or proposed sign unless the sign is consistent with all requirements of Title 19.14.100.

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 sign is located in a predominantly commercial area along Sahara Avenue, and it can be conducted in a manner that is harmonious and compatible with both existing and future land uses.

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

   The sign is proposed in a location that is outside of the minimum distance separation requirements between other off-premise signs and residential zones. In addition, minimum setback requirements from the right-of-way and the nearest street intersection are also maintained. The subject site is physically suitable for the proposed Off-Premise Advertising (Billboard) Sign.

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

   The proposed Off-Premise Advertising (Billboard) Sign will not generate additional vehicular trips or have an impact on traffic 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."**

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

NOTICES MAILED 90

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3973 APN: 162038011 16

Name of Property Owner: J & Sahara Ave

Name of Applicant: Reagan National Advertising

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Andrew D Bilanzich

Print Name: Andrew D. Bilanzich

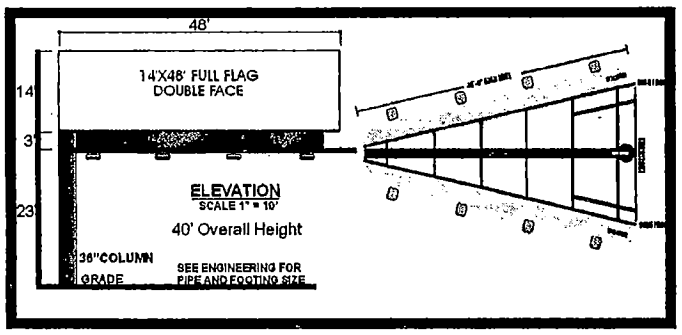
Subscribed and sworn before me

This 12th day of February, 2004

Kimberly Kock

Notary Public in and for said County and State

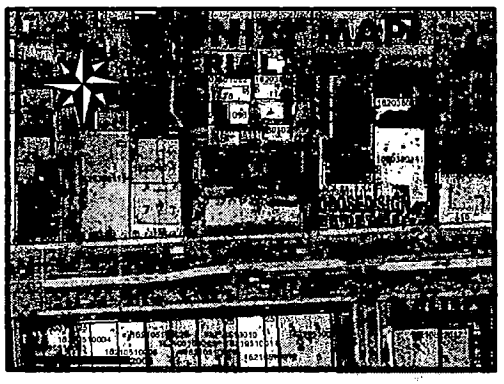
OFFICIAL SEAL
KIMBERLY L. KOCK
Notary Public - State of Arizona
MOHAVE COUNTY
My Comm. Expires March 5, 2004

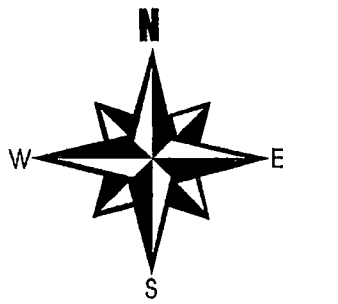


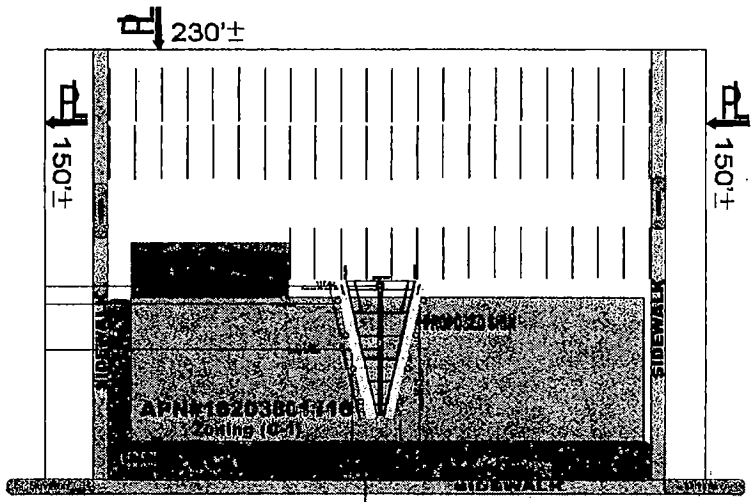
TOP VIEW

SCALE 1" = 20'

DETAIL









GENERAL NOTES

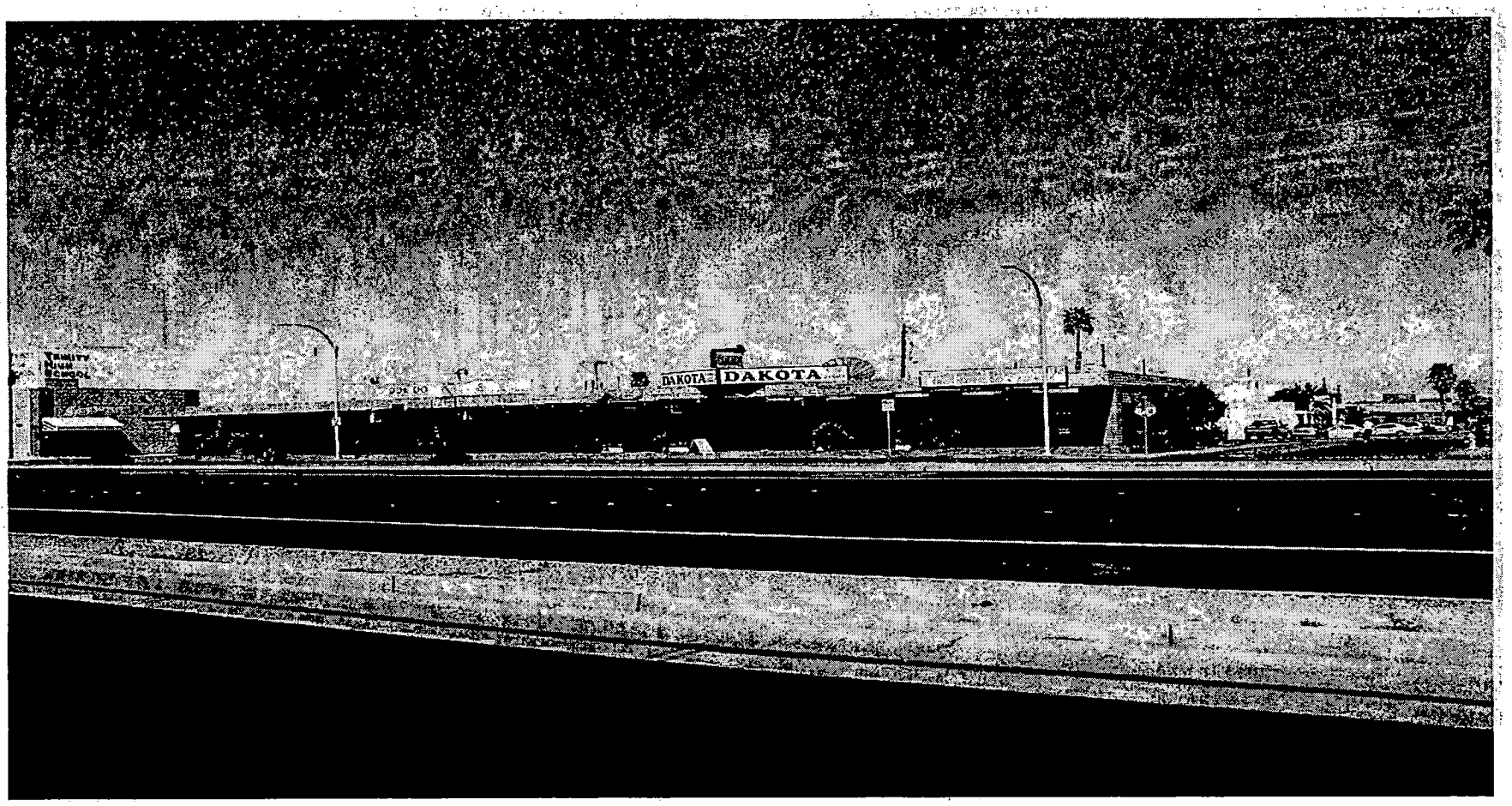
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 100 foot of an on-premise sign on adjoining property.
3. Not within 300 foot radius of residential use.
4. No parking spaces will be taken for this location.

REAGAN
NATIONAL ADV.
ANDY BILANZICH
292-3723

JONES
4145 W. TECO AVE / LAS VEGAS, NV 89118/ 702-645-0092

OWNER: J G SAHARA LLC		
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES
DATE: 2-2-04		REVISED:
LOCATION: 1000 E SAHARA AVE		
APN# 16203801116		DRAWING NUMBER: 310

SUP-3973
04-08-04 PC



SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY
1000 EAST SAHARA AVENUE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

ALAN W. FELD M.D., CHARTERED
860 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89104-3002

CARDIOLOGY
ALAN W. FELD M.D., F.A.C.C., F.A.C.P., F.A.H.A.
DIPLOMATE, AMERICAN BOARD
OF INTERNAL MEDICINE
DIPLOMATE, AMERICAN BOARD
OF CARDIOVASCULAR DISEASES

Tel (702) 735-9151
Fax (702) 732-3633
e-Mail awfeld@alumni.Princeton.EDU

March 29, 2004

Re: SUP-3973

Gary Leopold, Senior Planner
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

Dear Mr. Leopold:

East Sahara Avenue has suffered in recent years, and, with the newly formed Redevelopment District on the County side the neighborhood is looking forward to a revitalization and an improved image.

To allow the visual blight of proliferating off-premises signs in this area would be counter-productive and should not be permitted. These signs also distract the viewer's attention away from the legitimate on-premises signs so important to local businesses.

As an owner of an office building in this area, I hope that the Planning Division and the City Council will see fit to deny this application.

Very truly yours,

Alan W. Feld, M.D.

SUP-3973 P

LV Planning Sahara Sign.doc

City of Las Vegas

Agenda Item No.: 52

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-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).

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, deleting Conditions 2 and 5 and the following added condition:

- ***The Special Use Permit shall expire one year from the date of approval by the City Council.***

– UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, explained that normally this use is conditional in an M (Industrial) zone. The only reason this is before the Commission is because the parcel that it is on is less than 25,000 square feet. Therefore, a Special Use Permit is required.

MINUTES – Continued:

MR. SWANTON added that the property in question is the western portion of this parcel. The person using the eastern portion of the property would not allow access to that part of the site. A fence and a gate restrict the access. The proposed motor vehicle sales business would share a portion of the subject site with an existing minor auto repair garage. A condition requires ornamental iron fencing as part of the Downtown Centennial Plan requirements. The use is compatible with the intent of the General Plan and the Downtown Centennial Plan, in which mixed uses are allowed. A total of 15 parking spaces are available on the site. The applicant has stated that no more than eight of these spaces will be used for the display of used vehicles. This will be a condition of approval. Staff will work with the applicant on the design for the fence. Staff recommended approval.

SCOTT STROMWALL, 1475 South 7th Street, asked that Condition 2 requiring the installation of a decorative fence be waived as he will be sub-leasing this property for only one year and feels this is an undo hardship. He also asked to eliminate Condition 5 requiring him to sell vehicles only five years old and newer. He explained that in eight years, he has never had a complaint or been to court over a vehicle he has sold. MR. STROMWALL feels that this record speaks for his ability to sell cars over five years old that are kept clean and in good running condition.

TODD FARLOW, 240 North 19th Street, described the area as in decline and needing more than a chain link fence. He asked that a one-year review be imposed until the applicant can obtain financing.

TOM McGOWAN, Las Vegas resident, agreed with MR. FARLOW'S assessment of the area, but felt this is the appropriate location for this business.

COMMISSIONER McSWAIN did not see any problem with deleting Condition 5. She stated that the Special Use Permit goes with the property and even though the applicant will be there for only a year, somebody else coming in could use it as a used car lot. The property needs to be upgraded and at the very least, the fence installed.

COMMISSIONER DAVENPORT verified with MR. SWANTON that the fence is located along Wyoming Avenue. The applicant would only be responsible for 66 feet.

COMMISSIONER STEINMAN suggested that since the applicant will only be at this site for a year, a condition be imposed for a one-year review and if the applicant remains, the fence requirement would have to be implemented.

MINUTES – Continued:

COMMISSIONER EVANS concurred with COMMISSIONER STEINMAN, but wanted to ensure that the waiver would last only for one year so that new businesses coming in would make the investment in the decorative fencing. DEPUTY CITY ATTORNEY BRYAN SCOTT recommended that a condition be placed that the use permit shall last only for one year. He explained that should the applicant stay for longer than one year, he would have to re-apply for another use permit. MR. STROMWALL concurred with the proposed condition and indicated that if he did decide to stay longer than one year he would not have a problem improving the property. COMMISSIONER McSWAIN asked if the applicant does not have to come back after a year, how does the City ensure that the applicant complies. DEPUTY CITY ATTORNEY SCOTT replied that the use would expire within one year. MR. CLAPSADDLE explained that there are expiration dates on every use permits. ROBERT GENZER, Director, Planning and Development Department, added that staff will work with the Business License Department to indicate a specific date that the business license will expire.

COMMISSIONER DAVENPORT asked the applicant to clean the debris around the fence, to which MR. STROMWALL concurred.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:24 – 11:35)

4-1348

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Motor Vehicle Sales (Used) use.

2. Replacement of the chain-link fence at the entrance of the site on Wyoming Avenue with a decorative iron fence as required by Section DS2 of the Downtown Centennial Plan. The site plan shall be amended to include the required decorative fence and shall be approved by Department of Planning and Development Staff prior to the issuance of a building permit. The applicant is encouraged to work with staff to satisfy this requirement.

3. No more than eight vehicles may be displayed for sale on the property at any one time.

CONDITIONS – Continued:

4. 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.

5. Vehicles displayed, stored or sold, or exchanged from the subject property shall have been manufactured within the last five (5) model years of the display, storage, sale or exchange date. Customer and employee vehicles, classic or collector vehicles (defined as any motor vehicle, including trucks, that are at least twenty (20) model years old, or any motor vehicle of a defunct make), or any vehicle displayed inside the building shall be exempt from this limitation.

6. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining items or devices shall be displayed upon the subject property or on any vehicle displayed for sale in the parking lot of the subject property.

7. The used car dealership shall not operate on Sundays.

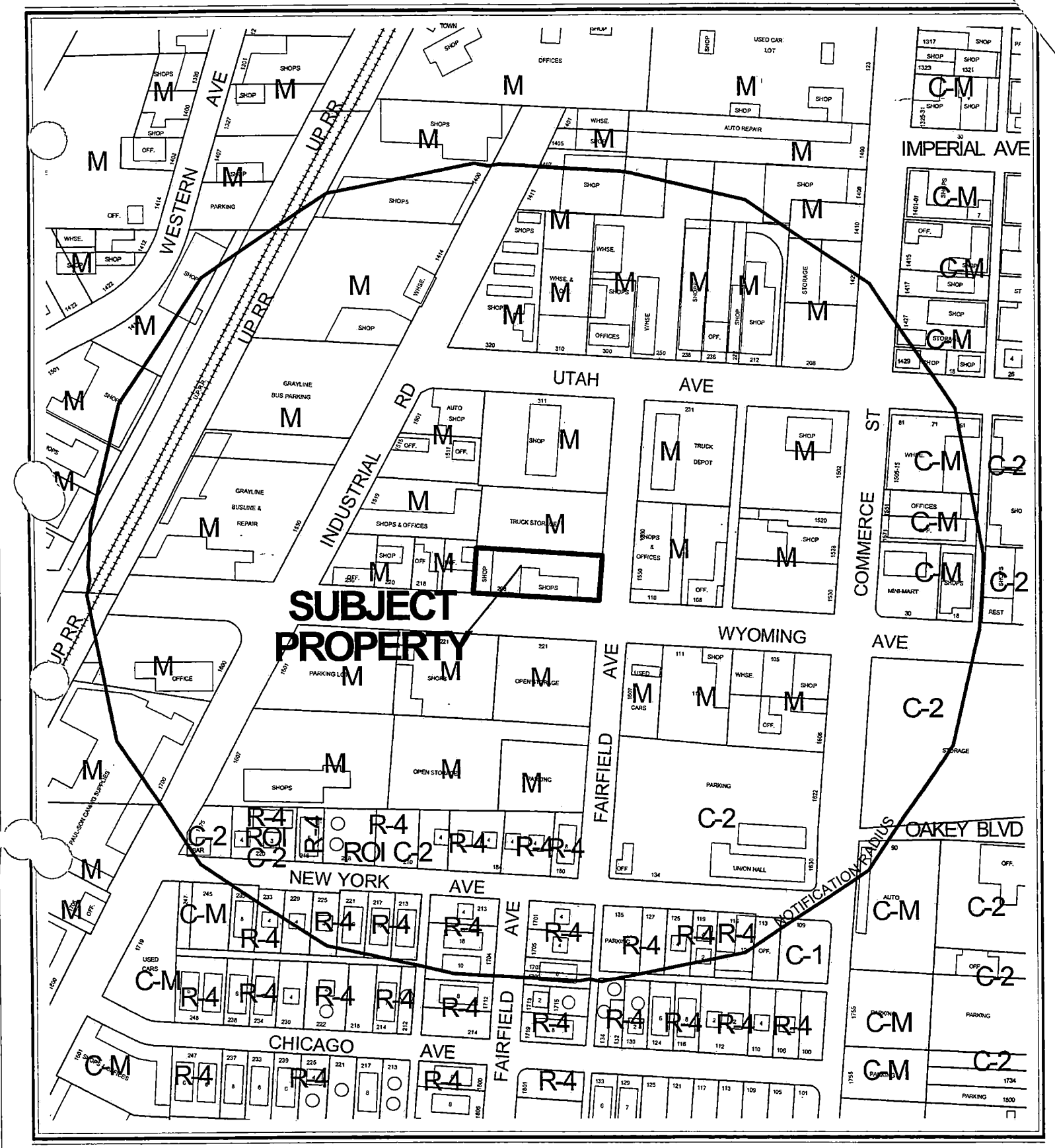
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Dedicate a 20-foot radius on the northwest corner of Wyoming Avenue and Fairfield Avenue prior to the issuance of any permits.

10. 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.

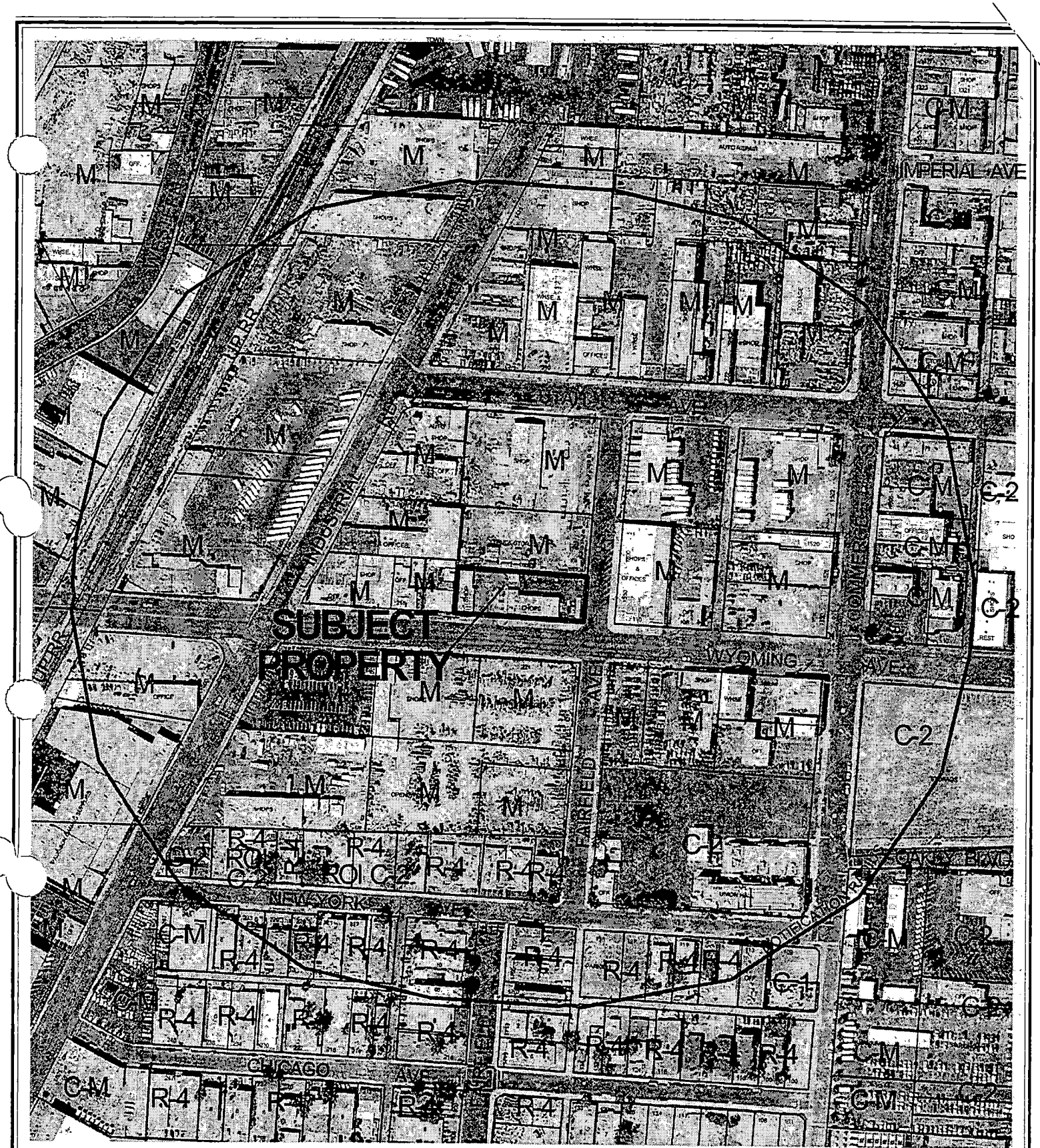
11. The entry gates shall be set back a minimum of 18 feet from the back of sidewalk to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. If the entry gates are to remain open during business hours or are electrically automated the gates may be placed on the private property within five feet of where the sidewalk is located. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.



CASE: **SUP-3983**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SUP-3983**

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: SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Motor Vehicle Sales (Used) use.

2. Replacement of the chain-link fence at the entrance of the site on Wyoming Avenue with a decorative iron fence as required by Section DS2 of the Downtown Centennial Plan. The site plan shall be amended to include the required decorative fence and shall be approved by Department of Planning and Development Staff prior to the issuance of a building permit. The applicant is encouraged to work with staff to satisfy this requirement.

3. No more than eight vehicles may be displayed for sale on the property at any one time.

4. 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.

5. Vehicles displayed, stored or sold, or exchanged from the subject property shall have been manufactured within the last five (5) model years of the display, storage, sale or exchange date. Customer and employee vehicles, classic or collector vehicles (defined as any motor vehicle, including trucks, that are at least twenty (20) model years old, or any motor vehicle of a defunct make), or any vehicle displayed inside the building shall be exempt from this limitation.

6. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining items or devices shall be displayed upon the subject property or on any vehicle displayed for sale in the parking lot of the subject property.

7. The used car dealership shall not operate on Sundays.

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

Public Works

9. Dedicate a 20-foot radius on the northwest corner of Wyoming Avenue and Fairfield Avenue prior to the issuance of any permits.

10. 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.

11. The entry gates shall be set back a minimum of 18 feet from the back of sidewalk to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. If the entry gates are to remain open during business hours or are electrically automated the gates may be placed on the private property within five feet of where the sidewalk is located. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for Motor Vehicle Sales (Used) at 210 West Wyoming Avenue. The subject property includes only the western portion of APN 162-04-608-015 as indicated on the site plan dated March 25, 2004.

B) Applicant's Justification

The applicant justifies this application by stating that the used car business is a one-man operation and the small minor auto repair garage with which it will share space on the property does not expect to have more than two or three customers at once. Parking will be available for at least five vehicles at any one time. No more than eight used cars will be on display at any one time.

BACKGROUND INFORMATION

A) Previous Actions

There is no recent zoning history on the subject site.

B) Pre-Application Meeting

02/12/04 It was explained that this is a conditional use in an M (Industrial) zone, but one of the conditions required a lot size of at least 25,000 square feet, triggering a Special Use Permit request. The Downtown Centennial Plan standards were discussed, although no improvements to the site are proposed. The need to justify the small amount of parking on the property relative to the Title 19 standard for this use was emphasized.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.53

B) Existing Land Use

Subject Property:	Minor Auto Repair Garage
North:	Truck Storage
South:	Outside Storage
East:	Electronics Repair Shop and Offices
West:	Minor Auto Repair Garage

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The subject site is designated LI/R (Light Industry/Research) on the Southeast Sector Map of the General Plan. This land use category allows areas appropriate for clean, low-intensity industrial uses, including light manufacturing, assembling and processing; warehousing and distribution; and research, development and testing laboratories. The existing Auto Repair Garage, Minor use and the proposed Motor Vehicle Sales (Used) are appropriate uses for this category and are allowed within the M (Industrial) zoning district, which conforms to the LI/R (Light Industry/Research) designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	**X**	
Downtown Centennial 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 part of the Downtown South District in the Las Vegas Downtown Centennial Plan. This is a mixed-use area containing a variety of existing utilitarian buildings and multi-family structures. New development in the Downtown Overlay District is subject to the standards contained in the Downtown Centennial Plan.

SS

A multi-use urban trail is proposed along the north and south sides of Wyoming Avenue. This trail consists of a widened sidewalk and is funded by grant monies for this purpose. The property owners along Wyoming Avenue are not responsible for construction of the trail.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.06.060, properties within the Downtown Overlay District, including the subject property, are exempt from the automatic application of the standard parking requirements contained in the Zoning Code. Staff, the Planning Commission, or the City Council, however, may impose standards at its own discretion upon a case-by-case evaluation of the site development plans.

An analysis of the subject site reveals that 15 spaces are available for use on the portion of the site that will be used for motor vehicle sales. The applicant indicates that no more than eight vehicles will be displayed for sale at any one time. The remaining parking spaces will be reserved for customers and employees.

The Department of Public Works is concerned that the access gates depicted on the site plan may encroach into the public right-of-way. It appears that the existing rolling gates are located two feet behind the right-of-way and in no way will encroach into the right-of-way.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Motor Vehicle Sales (Used) use.

B) General Analysis and Discussion

- Zoning

The property is zoned M (Industrial). Motor Vehicle Sales (Used) is a permitted use in this district, subject to the conditions listed below. In this case, a Special Use Permit is required because the site area is less than 25,000 square feet.

- Use

Motor Vehicle Sales (Used) is defined in Title 19 as a facility or area used primarily for the display of used automobiles, motorcycles, and motor scooters. The term also includes service bays and auto body shops that are incidental and accessory to the sales use. The proposed motor

vehicle sales business would share a portion of the subject site with an existing minor auto repair garage (Automotive Excellence West). The minor auto repair use in this case would not be incidental to the sales use. Also on this portion of the site are an office and detail area. The site will have access from Wyoming Avenue; this access will be restricted by a 24-foot roll gate. Access to the buildings on the eastern portion of the parcel from the Wyoming Avenue entrance is restricted by an existing fence and gate. No vehicles will be displayed on the eastern side of the fence. The entire lot is paved.

The applicant claims that no more than eight vehicles would be displayed for sale on the property at any one time. This would leave seven additional parking spaces for customer and employee parking for the two businesses. The applicant has indicated that the minor auto repair garage does not use more than three parking spaces at any one time. This is adequate justification for the provision of 15 spaces.

Section DS2 of the Downtown Centennial Plan requires properties with parking lots that face major public streets to provide an ornamental screening fence as shown on Graphic 6 of the Plan. This requirement will be applied to the 66-foot driveway and parking area shown on the site plan with existing chain link fencing.

- Conditions

Pursuant to Title 19.04.040, the following conditions are placed on the Motor Vehicle Sales (Used) use. If any of these conditions are unable to be fulfilled, a Special Use Permit is required.

1. The minimum site area shall be twenty five thousand square feet.
2. The installation and use of an outside public address or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. Openings in service bays shall not face public rights-of way and shall be designed to minimize the visual intrusion into adjoining properties.
6. Accessory automobile rental is permitted.

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 Motor Vehicle Sales (Used) use will be located on a lot that already contains two minor auto repair garage businesses. Access will be restricted only to the western portion of the parcel. Surrounding land uses are all industrial in character.

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

   With the implementation of a condition restricting the number of vehicles to be displayed on the lot at any one time to a maximum of eight, the Motor Vehicle Sales (Used) use can safely be conducted on the site as planned. Few customers are expected to use the lot at any one time for any of the uses on the site.

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

   The used car lot will be served by a driveway from Wyoming Avenue, an 80-foot public right-of-way. This roadway will be adequate to meet the demand of the uses on the site, which are minimal.

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 businesses on the subject site are routinely inspected for compliance to applicable codes; therefore, the public health, safety, and general welfare will be safeguarded.

NOTICES MAILED 79

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3983 APN: 162046990 06

Name of Property Owner: Ray St. Clair

Name of Applicant: Scott Stromwall

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: Ray St Clair

Print Name: Ray St Clair

Subscribed and sworn before me

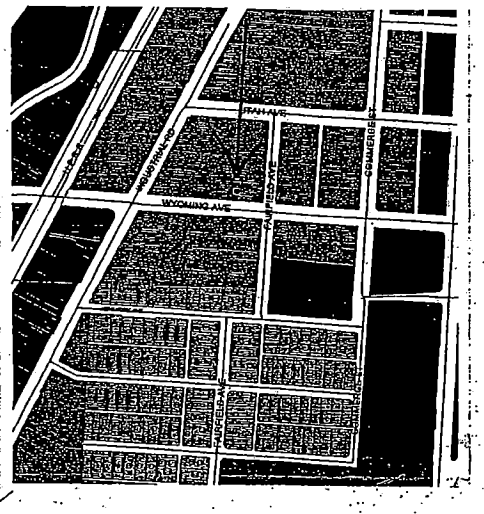
This 23 day of February, 2004

Maria Livio Huber Clark Nevada

Notary Public in and for said County and State

MARIA LIVIO HUBER
Notary Public State of Nevada
No. 97-0710-1
My appt. exp. Feb. 24, 2005

SUP-3983
04-08-04 PC



ASSESSOR DESCRIPTION	FT ESH HGH SEC 06 12 01
RECORDED DOCUMENT NO.	* 1001/0015278
RECORDED DATE	10/01/2001
TENURE	RIGHT TENANCY

*Note: Only documents from September 18, 1995 through present are available for viewing.

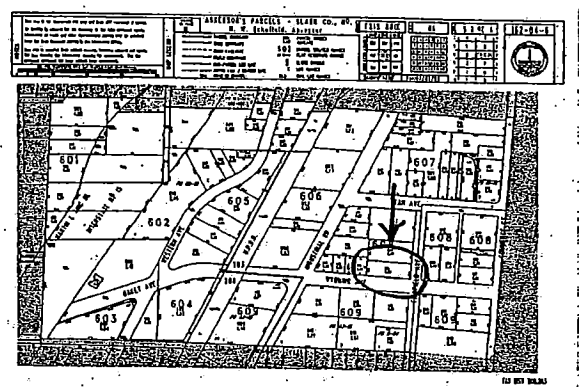
ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	703
APPRAISAL YEAR	2003
FISCAL YEAR	03-04
SUPPLEMENTAL INCREMENT VALUE	
SUPPLEMENTAL DECREMENT VALUE	
EXEMPTION PARCEL	-

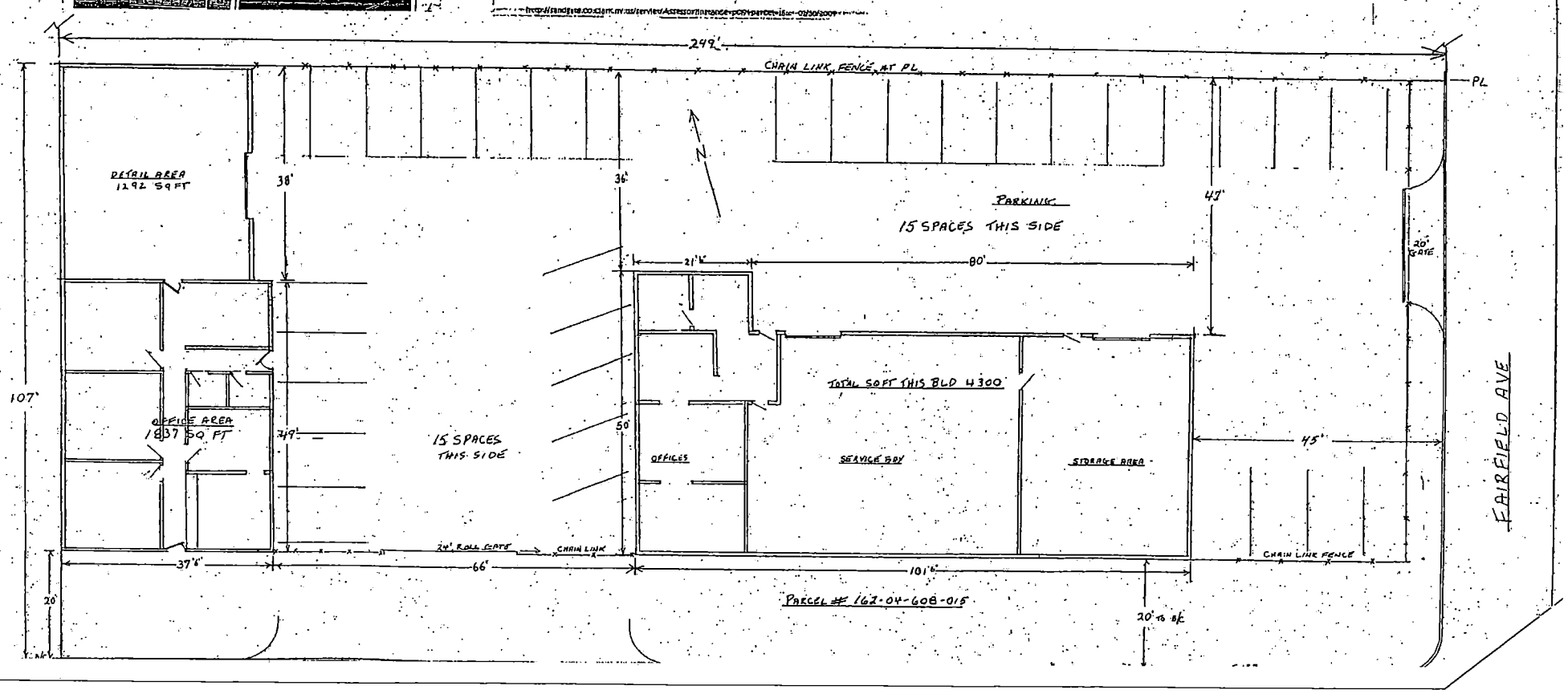
REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2003-04	2004-05
LAND	46,675	46,675
IMPROVEMENTS	140,618	147,649
PERSONAL PROPERTY	0	0
EXEMPT	0	0
TAXABLE ASSESSED	187,293	194,324
TAXABLE VALUE LAND+IMP	187,293	194,324

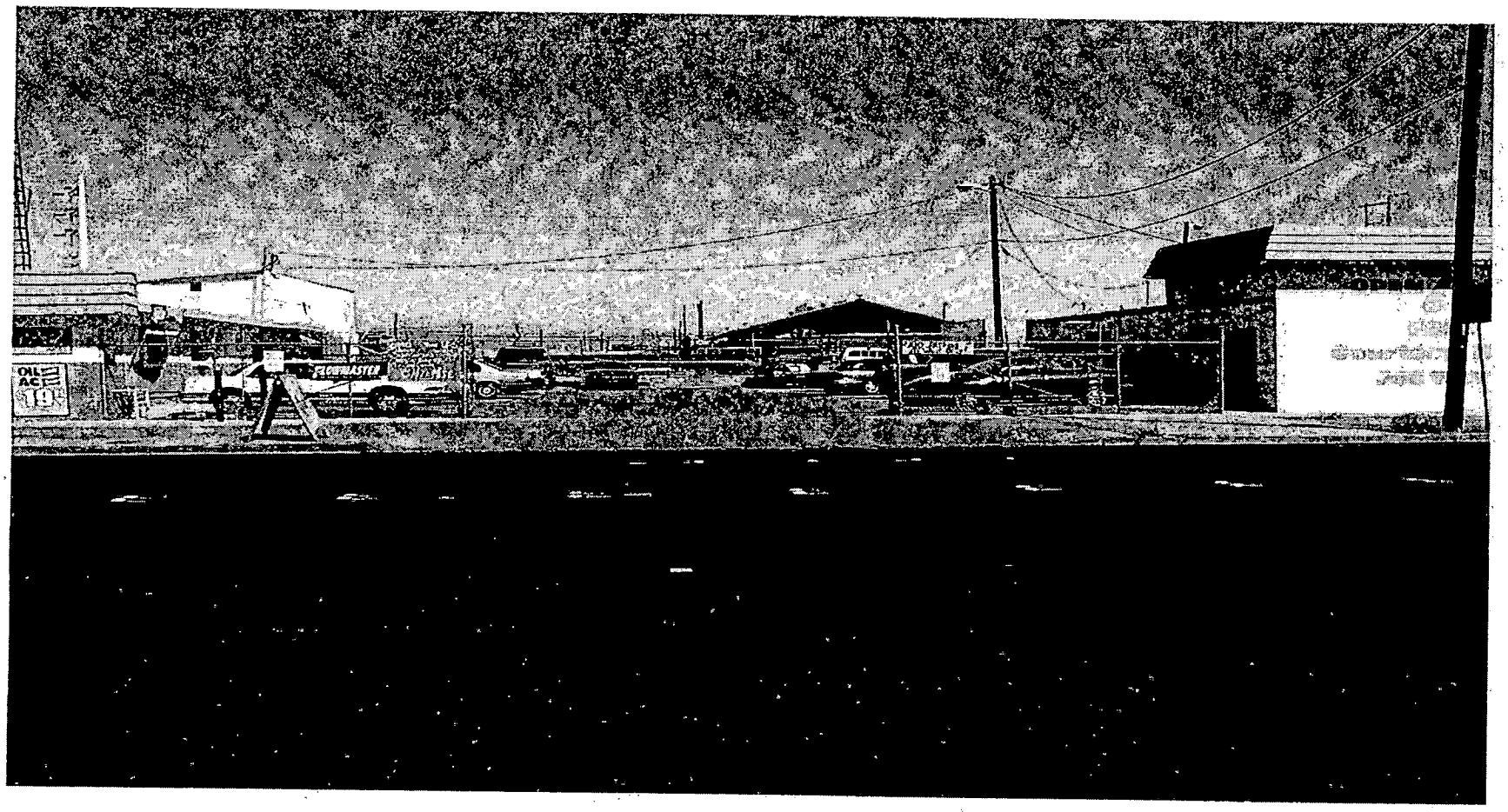
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.32 Acres
ORIGINAL CONST. YEAR	1973
LAST SALE PRICE	230,000
MONTH/YEAR	10/03
LAND USE	COMMERCIAL BUILDING AND CONSTRUCTION
# BUILDING UNITS	1

NO RESIDENTIAL APPRAISAL RECORD FOR THIS PARCEL

http://landrec.co.clark.nv.us/servlet/AssessorInternet?pDoParcel=1&c=02/20/2009







SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR
210 WEST WYOMING AVENUE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 53

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-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).

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 DENIAL

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

MOTION:
GOYNES – ABEYANCE to 5/27/2004 Planning Commission meeting – UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, stated that the Church/House of Worship is a permitted use on the C-2 zoning district. The proposed church will replace a similar use on the site that has existed for many years. The area has a mix of residential and commercial uses. The Las Vegas Redevelopment Plan identified the area as appropriate for mixed uses.

MINUTES – Continued:

The project is inconsistent with the development policies of the City. The parking will not be affected because they are currently using off-site parking for the attendees. Staff is recommending that the on-site parking be completed and the adjacent attached storage building must be removed no later than 90 days after a Certificate of Occupancy for the new church is obtained.

MR. SWANTON added that the applicant is asking for a waiver of the 20-foot setback requirement in C-2 along D Street. They are proposing a 10-foot setback with the justification that there is already a 10-foot sidewalk along D Street. In addition, they are asking for a reduction in the required perimeter landscape buffer width. They are asking for a 10-foot buffer along D Street and a 12-foot buffer along Monroe in order to allow enough space for the building footprint and the parking. The other buffers are in compliance with the code standards. The applicant is also asking for the reduction of the number of trees. There is no justification given for this, but the space limitations prevent the addition of any planters within the parking areas that is over and above what is proposed. There is a waiver of the six-foot foundation landscaping requirement between the parking area and the building. There is also a request to waive the 50-foot separation distance between the trash enclosure and the property line of the residential property across the alley to the north. Staff does not have a problem with this waiver because the residential lot to the north is vacant. The applicant's reason for the trash enclosure waiver is that the site is too small to accommodate the size of the proposed building. Therefore, staff recommended denial of the Waivers and the Site Plan Review. Staff met with the applicant and suggested that they rezone to C-V in an attempt to deal with these waivers or acquiring the property to the east to expand their operation. However, they are choosing to go forward with the application as submitted.

WILLARD DORSEY, 515 Kings Avenue, North Las Vegas, indicated that his representative, who would speak on their behalf, was not present. He stated that the church has outgrown the present facility and that the project is a way to upgrade and beautify the area. He concurred with staff's recommendations and conditions.

TODD FARLOW, 240 North 19th Street, asked that the item be held in abeyance until the applicant's representative could be present. The area needs to be cleaned and he would like to see what will become of the property.

MINUTES – Continued:

TOM McGOWAN, Las Vegas resident, stated that the standards that uniformly apply throughout the City are not necessarily applicable in all circumstances. He asked for reasonable flexibility because of the worthy cause of this project and asked the Commission for approval.

HAROLD DORSEY explained that the new building would be situated to the north of the present building. He discussed some of the waivers being requested. The current building would remain until the new building is complete and would be torn down and the area used for parking.

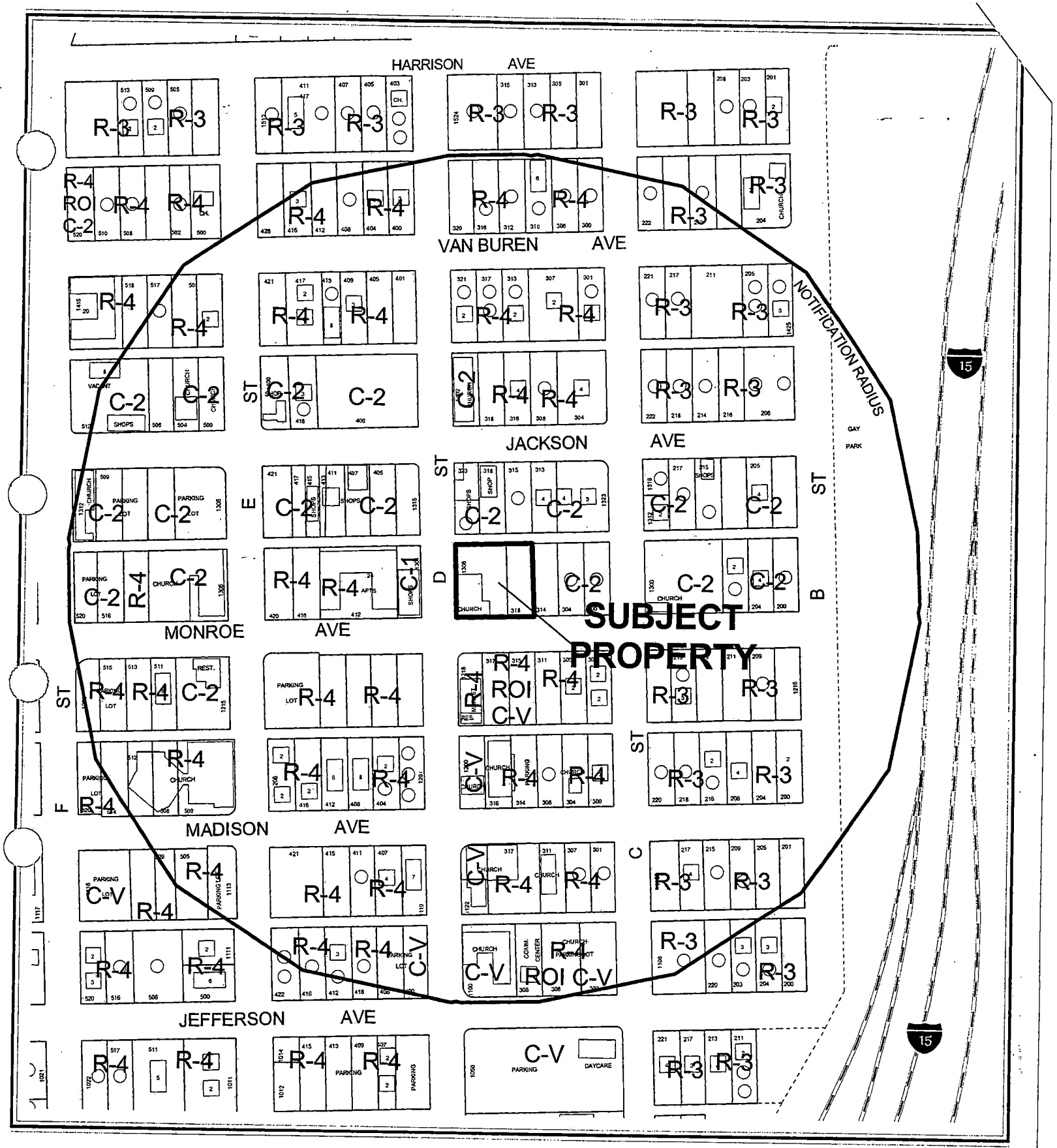
CHAIRMAN TRUESDELL expressed concern that perhaps the applicant did not understand the significant financial burden associated with the conditions and requirements to comply with them. He wanted to be sure the applicant had a full understanding of the conditions and the impact the conditions would have on the applicant's ability to develop the site. He encouraged an abeyance. COMMISSIONER EVANS concurred with him because there are some serious issues with the site. He would like the applicant's representative make the best presentation.

COMMISSIONER GOYNES asked if the DORSEY'S had a contractor working with them on this process. He suggested an abeyance and offered his assistance in the interim. COMMISSIONER GOYNES asked if maybe the item should be tabled. However, DEPUTY CITY ATTORNEY SCOTT advised that if the item were tabled it would have to be renoticed at the applicant's expense. He recommended that the item be abeyed.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:35 – 11:45)



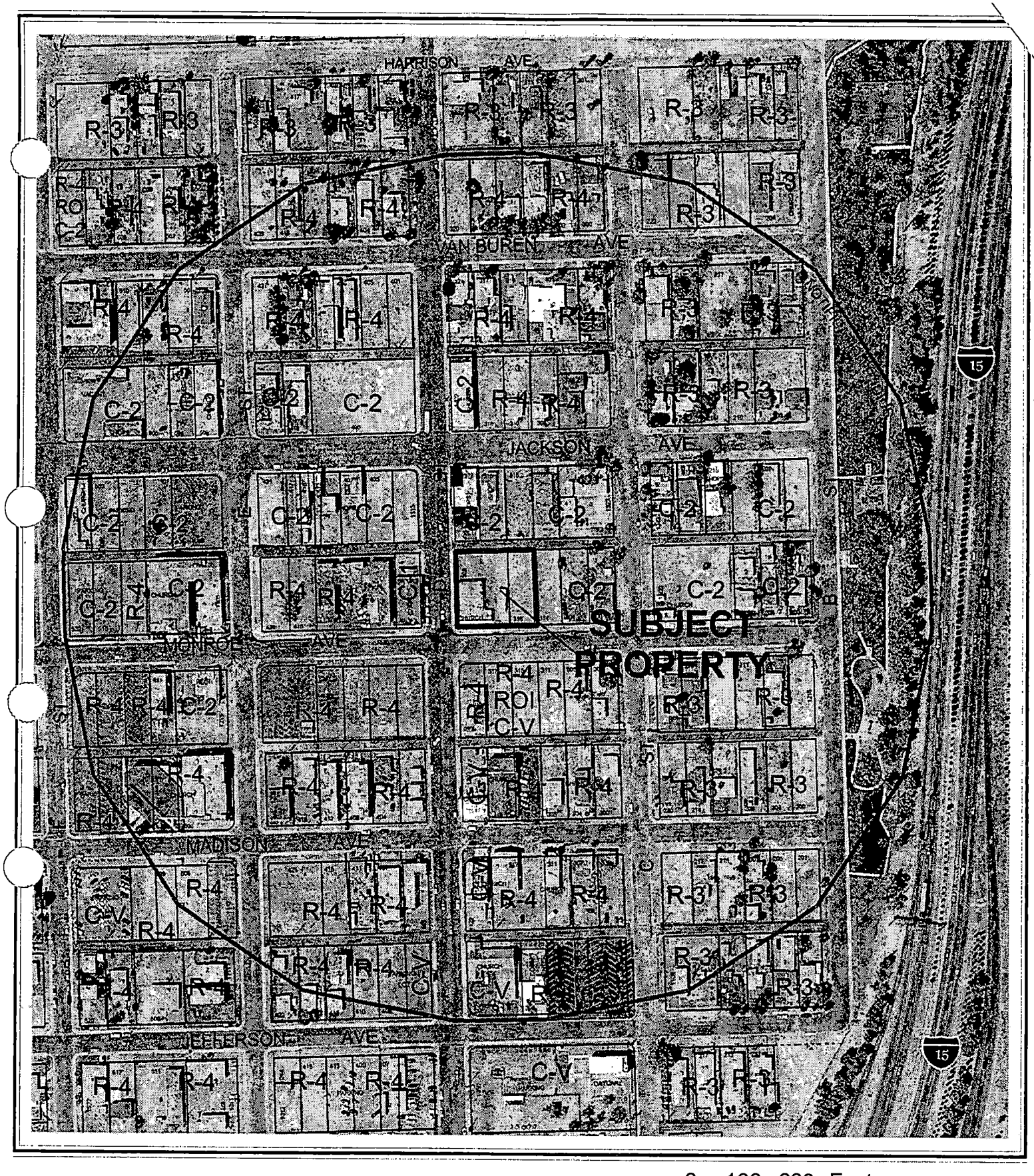
CASE: **SDR-3938**

RADIUS: 750 FT

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

0 100 200 Feet

N



CASE: **SDR-3938**

RADIUS: 750 FT

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

0 100 200 Feet

N



SDR-3938

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Child Care/ Children Facility

Subject Property

0 140 280 560 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, 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, date stamped April 8, 2004, except as amended by conditions herein.

3. The on-site parking area must be completed and striped according to Title 19.10 standards no later than 90 days after obtaining a Certificate of Occupancy for the proposed church building.

4. The existing detached storage building shall be removed no later than 90 days after obtaining a Certificate of Occupancy for the proposed church building.

5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5 percent of the total landscaped area as turf.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along "D" Street and Monroe Avenue.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

10. The trash enclosure shall be walled, gated, and roofed in conformance with Title 19.08.045.

11. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

13. 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.

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

Public Works

15. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.

16. Dedicate a 15 foot radius on the northeast corner of "D" Street and Monroe Avenue prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

19. Landscape and maintain all unimproved right-of-way on Monroe Avenue and "D" Street adjacent to this site.

20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Monroe Avenue and "D" Street public right-of-way adjacent to this site prior to occupancy of this site.

SS

21. 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.

22. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers of the Commercial Development Standards and 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.

The waivers requested include a 10-foot front yard setback where 20 feet is required in the C-2 (General Commercial) zoning district, a 10-foot perimeter landscape buffer along "D" Street where 15 feet is required, a 12-foot perimeter landscape buffer along Monroe Avenue where 15 feet is required, no foundation landscaping where six feet is required between the building and internal sidewalk, a reduction in the required number of parking lot landscaping planters, a reduction in the number and spacing of required trees in planters, and a trash enclosure separation distance from residential property of 35 feet where 50 feet is required.

B) Applicant's Justification

The applicant justifies this request by stating that the existing church building on the subject site is no longer able to accommodate the needs of the congregation. The existing building is approximately 50 years old, and maintenance costs have been increasing.

BACKGROUND INFORMATION

A) Previous Actions

There are no recent zoning actions on the subject site, nor are there any relevant zoning actions on adjacent parcels.

B) Pre-Application Meeting

01/28/04 The standards for new development in the C-2 zoning district were discussed. The need for articulation on the building facades was emphasized. Waivers will need to be requested if the project is to go forward.

03/25/04 In a follow-up meeting, alternatives to the submitted site plans were discussed over concerns that the proposed church will be too large for the site. It was suggested that the applicant acquire property to the east before requesting a Site Development Plan Review, reduce the size of the proposed building, or rezone the property to C-V. The applicant chose to go forward with the original site plan. A shared parking agreement could be arranged with the owner of the parcel to the east.

SS

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.48

B) Existing Land Use

Subject Property:	Church and Ancillary Uses
North:	Single-Family Residences and Retail Commercial
South:	Grocery Store; Undeveloped
East:	Undeveloped
West:	Parking Lot

C) Planned Land Use

Subject Property:	MXU (Mixed Use – Downtown Redevelopment Area)
North:	MXU (Mixed Use – Downtown Redevelopment Area)
South:	MXU (Mixed Use – Downtown Redevelopment Area)
East:	MXU (Mixed Use – Downtown Redevelopment Area)
West:	MXU (Mixed Use – Downtown Redevelopment Area)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	R-4 (High Density Residential)
East:	C-2 (General Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is identified on the Southeast Sector Map of the General Plan as being included in the "Downtown Redevelopment Plan" Area. It is subject to the land use designations identified in the Las Vegas Redevelopment Plan. The Redevelopment Plan designates the parcel as MXU (Mixed Use), which allows low to high density residential uses, office uses, service-oriented commercial uses, general commercial uses, and public facility uses. The existing Church/House of Worship use is consistent with the Mixed Use designation and is a permitted use in the C-2 (General Commercial) zoning district.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	**X**	
West Las Vegas 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**

Downtown Redevelopment Area: The subject site is included in the Las Vegas Redevelopment Plan Area, which includes most of downtown Las Vegas, portions of West Las Vegas, and the industrial area located south of Charleston and east of the Union Pacific Railroad. The subject parcels are designated for a wide variety of residential, commercial and related uses. The purpose of the Redevelopment Plan is to eliminate blighted properties, develop vacant or underutilized properties through formal planning methods, and strengthen the economic base of this part of the City of Las Vegas.

West Las Vegas Plan: This site is identified in the West Las Vegas Plan as being located within the Old Westside district, which is the oldest area in the Plan. Originally, this area was a single-family residential neighborhood, but has evolved into a mix of single-family, multi-family, and commercial uses, with many lots left vacant. Churches are very common in the Old Westside. The Plan recommended redeveloping the area east of "E" Street and Monroe Avenue south to Washington Avenue as a high-density single-family residential area using neo-traditional planning principles. The church redevelopment plans are compatible with this vision for the neighborhood.

Trails: The Pioneer Trail route runs along the east side of "D" Street adjacent to this property. Supported by but not proposed by the City of Las Vegas, this route was established to raise awareness of historical sites in Old Las Vegas. A 10-foot sidewalk currently exists at the site, fulfilling the trail requirement.

PROJECT DESCRIPTION

The proposed 4,594 square foot church would be located in the northwest corner of the subject site, which consists of two parcels. An existing church building is located along the southwestern edge of the property, with a storage building adjacent to the east side of the church. The applicant plans for the existing church to remain during construction of the new church building. This scenario will not affect parking, as no paved parking is available on the site; attendees currently park on the streets surrounding the property. The storage building will also be removed upon completion of the proposed church. Access to the site will be via one driveway from Monroe Avenue. Angled parking spaces are proposed along the eastern edge of the site, accessed by a one-way drive aisle; egress will be from this lane into an alley on the north side of the property that will feed into "D" Street. The remainder of the parking spaces will be situated on the space that the existing church building currently occupies.

SS

Perimeter landscaping consists of a 10-foot buffer along "D" Street, a 12-foot buffer along Monroe Avenue, and eight-foot buffers along the side and rear of the property. Trees and shrubs are proposed within three provided parking lot landscaping fingers.

The elevations depict a 17.5-foot tall structure with a varied roofline and a gabled awning over the west entrance. Building materials consist of beige-colored stucco exteriors, Desert Rose colored concrete roof tiles, and windows spaced approximately eight feet apart along the sides. The floor plan includes a 2,613 square foot sanctuary, three offices, a dining hall with kitchen, and two sets of restrooms. In addition to the main west entry, there are exits located on both sides of the sanctuary and on the west side of the dining hall.

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	140 Feet	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	65 Feet	Y
• Rear	20 Feet	44 Feet	Y
Max. Lot Coverage	50 %	22 %	Y
Max. Building Height	N/A	17.5 Feet	N/A
Trash Enclosure	Walled, roofed, gated, 50 feet from residential	Walled, roofed, gated, 35 feet from residential	N
Loading Zone	Not required	one space	N/A
Mech. Equipment	Screened or landscaped	Not shown	---

Because the proposed building is slightly larger than the site can accommodate using the current standards, the site plan is not in compliance with several of the Commercial Development Standards. The proposed building cannot meet the front yard setback, the trash enclosure is placed too close to residential property, and the depicted loading zone has incorrect dimensions. The applicant requests waivers of all of the above except the loading zone, which will not be required for the church use.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, property located within the boundaries of the Las Vegas Redevelopment Area is not subject to the Residential Adjacency Standards.

SS

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Church	4,594 SF	1 space per 4 fixed seats or 1 space per 100 SF of non-fixed seating area in gathering room, whichever is greater	25 (Based on 2,613 square foot sanct-uary)	2	25	1

The proposed site is required to provide 27 parking spaces based on 2,613 square feet of non-fixed seating area within the church. Currently, 26 spaces are provided. However, an area adjacent to the building is labeled as a loading zone, which can be converted into a standard parking space. An additional space needs to be designated as a handicap-accessible space with five-foot access lanes striped on both side of the stall. Up to eight of the required spaces may be designated as compact spaces with eight-foot wide stall widths. If these standards cannot be met, a Variance will be required. During construction of the proposed church building, the number of required spaces will not need to be provided, as the existing building will be occupying most of the area proposed for parking.

The Department of Public Works recommends and requires as a condition of approval of this review the construction of a sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk should extend from the sidewalk on the public street to the first intersection of the on-site roadway network and should be terminated on-site with a handicap ramp.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Tree/6 Spaces	5 Trees	3 Trees
Buffer:			
• Min. Trees – ROW	1 Tree/20 Linear Feet	14 Trees	7 Trees
• Min. Trees – Side/Rear	1 Tree/30 Linear Feet	9 Trees	10 Trees

SS

• Min. Zone Width – ROW	15 Feet	10-12 Feet
• Min. Zone Width – Side/Rear	8 Feet	8-26 Feet
• Wall height	6 Feet maximum	6 Feet

The site is deficient with respect to the number of trees provided and the number and width of parking lot and perimeter landscape planters. In addition, the perimeter trees are spaced 30 feet apart on center instead of the required 20 feet along public rights-of-way, except for the alley. Waivers are requested from these deficiencies. However, a condition of approval will require the proper number and spacing of trees in perimeter buffers.

A5) Sign Standards

No freestanding or wall signage was indicated on the submitted plans. All proposed signage will be subject to the standards contained in Title 19.14 pertaining to the C-2 (General Commercial) zoning district.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-2 (General Commercial). The Church/House of Worship use is a permitted use in this zoning district. Commercial Development Standards apply to the proposed church.

- Site Plan

The site plan indicates that the proposed building is too large to fit on the site and still accommodate the required Commercial Development Standards. Numerous waivers will be necessary to allow the project to continue as submitted. A Reversionary or other map may be required to avoid the extension of the building over lot and/or parcel lines. Because the existing church will be allowed to remain on the site during construction of the proposed church, it is recommended that the on-site parking areas be completed and the detached storage building be removed no later than 90 days after a Certificate of Occupancy is obtained for the proposed church.

- Waivers

Numerous waivers are requested for this project. They include the following:

Waiver of the 20-foot setback requirement in the C-2 (General Commercial) zoning district. The applicant proposes a 10-foot setback, with the justification that there is already an existing 10-foot sidewalk along the east side of "D" Street, yielding 20 feet of setback area from the roadway.

Reduction in the required width of perimeter landscape buffers. The applicant proposes a 10-foot buffer along "D" Street and a 12-foot buffer along Monroe Avenue in order to allow enough space for the building footprint and parking areas. The side and rear buffers meet the required eight-foot code standard.

Reduction *in the number and spacing of required trees.* No justification is given for this waiver; however, space limitations prevent the addition of planters within the parking area over and above what is already proposed.

Waiver *of the six-foot foundation landscaping requirement between the parking area and the building.* The required landscaping width will not fit, given the proposed setbacks, location of parking, and perimeter landscape planters.

Waiver of the required 50-foot separation distance between trash enclosures and the property line of the residential property across the alley to the north. This request is acceptable because the residential lot is now vacant. The trash enclosure location is already more than 50 feet from another residence at the rear of the property on the corner of "D" Street and Jackson Avenue, and is in a convenient place for refuse pick-up from the alley.

With the exception of the trash enclosure waiver, the reason for these requests is to accommodate a building that is too large for the available site. Therefore, the recommendation is for denial of the waivers and for the Site Development Plan Review.

- Landscape Plan

Perimeter landscape buffers consist of 24-inch box Mondel Pine and five-gallon Juniper, Lantana, and African Daisy shrubs. The spacing of perimeter trees along "D" Street and Monroe Avenue should be 20 feet on center to conform with Landscape, Wall and Buffer Standards. The number of trees along these streets is deficient, and the proper number should be provided. These will be recommended as conditions of approval of the Site Development Plan Review.

- Elevation

While there is very little articulation on the facades of the proposed building, it is a marked improvement over the existing structure. Building materials are appropriate for this building and the area.

FINDINGS

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

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

SS

The proposed church will replace a similar use on the site that has existed for many years, in an area that is a mix of residential and commercial (including religious) uses. The Las Vegas Redevelopment Plan identifies this area as appropriate for mixed uses. Adjacent properties include small shops, a single-family residence, and vacant land.

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 large size of the proposed church building relative to the site area has prompted numerous requests for waivers of standards. As a whole, the project is inconsistent with the development policies of the City.

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

Site access will be via one driveway from Monroe Avenue. A one-way drive will circulate vehicles from angled parking along the east side of the development to the paved alley on the north, which connects to "C" and "D" Streets. These roadways will be adequate to meet the demand of the proposed church without disrupting traffic flows.

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

The stucco and tile proposed for the structure are common for small commercial and residential buildings both in this area and in the City. There is a deficiency in the number of trees provided in perimeter landscape planters; a condition of approval will require the appropriate amount of landscaping per the Landscape, Wall and Buffer Standards.

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

While there is very little articulation on the facades of the proposed building, it is a marked improvement over the existing structure. It will be harmonious and compatible with existing structures in the area and will create a more aesthetically pleasing environment, as there are few newly constructed buildings and landscaped sites in the immediate area.

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

The building and site will be subject to inspection prior to obtaining a Certificate of Occupancy and therefore the public health, safety, and general welfare will be safeguarded.

SS

NOTICES MAILED 140

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3930 APN: 139-27-111-061, 062, 063

Name of Property Owner: NEWAY CHURCH.

Name of Applicant: HAROLD A. DORSEY.

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: Harold Dorsey

Print Name: HAROLD DORSEY

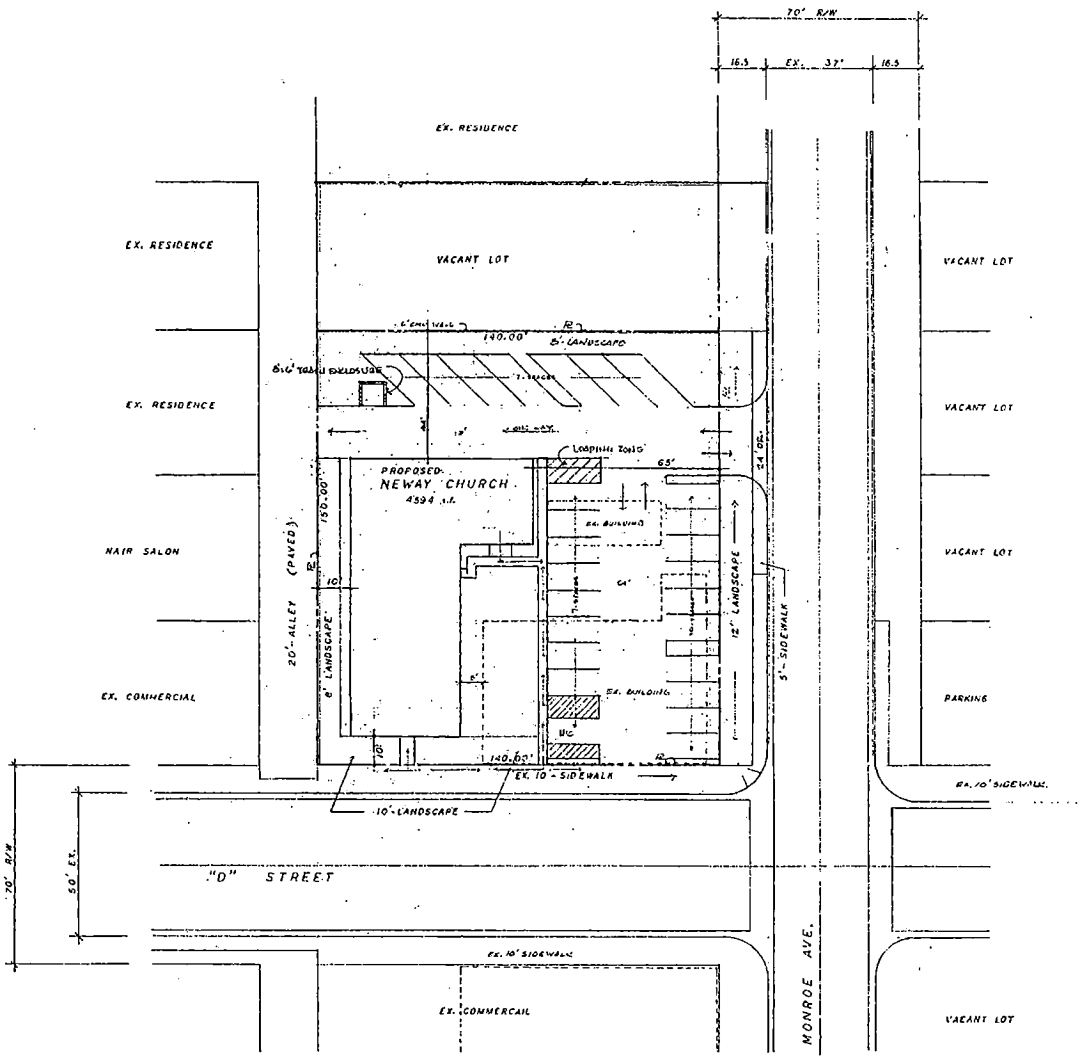
Subscribed and sworn before me

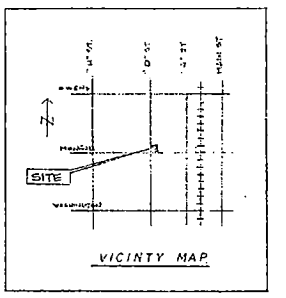
This 10 day of February, 2004

Brenda B. Williams

Notary Public in and for said County and State

BRENDA B. WILLIAMS
NOTARY PUBLIC STATE OF NEVADA
COMMISSION NO. 94-2760-1
Comm. Expires April 11, 2004





APN. 139-27-110-161,162,163

LOT SIZE 21000 S.F.

BUILDING SIZE 4594 S.F.

PARKING:

SANCTUARY 2613 S.F. ÷ 100 S.F.

REQUIRED 26 SPACES

PROVIDED 26 SPACES

1 H/C

SITE PLAN 1"=20'

NEWAY CHURCH
1308 "D" STREET
LV, NV.

REVISIONS	BY

Date

Scale 1"=20'

Drawn

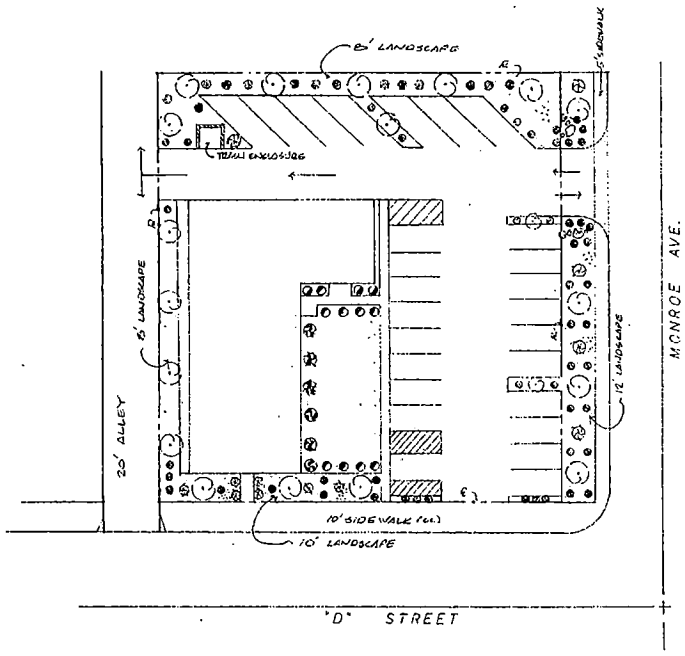
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SDR-3938
04-08-04 PC

REVISIONS	BY



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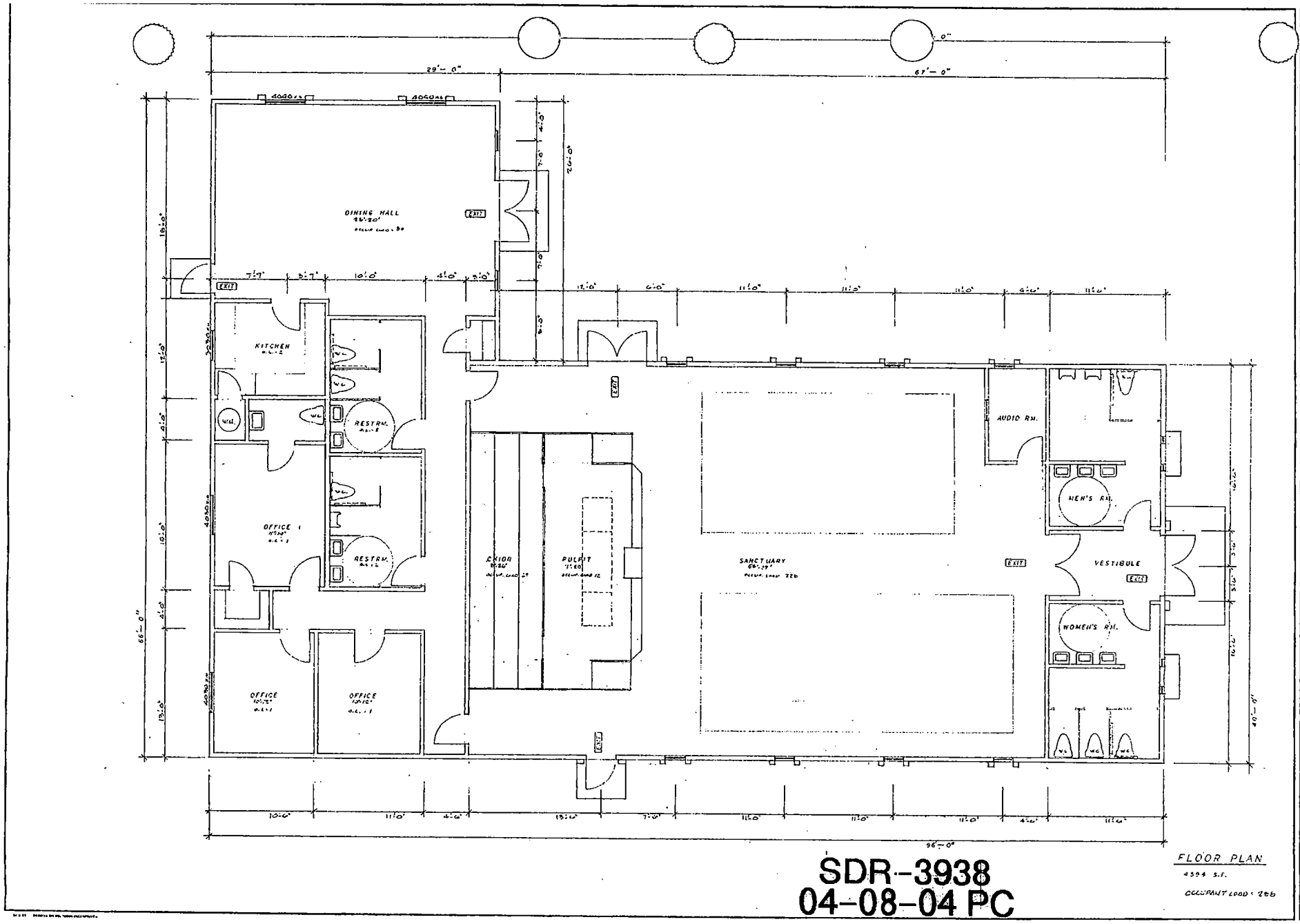
- MONDALE PINE (24' MAX.)
- DWARF OLEANDER (5-GAL.)
- JUNIPERS (5-GAL.)
- EVERGREEN EUONYMUS (15-GAL.)
- TRAILING AFRICAN DAISY (5-GAL.)
- TRAILING LANTANA (5-GAL.)

LANDSCAPE PLAN

NEWAY - CHURCH
1308 - D STREET

Date	
Scale	1"=20'
Drawn	
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SDR--3938
04-08-04 PC



FLOOR PLAN

4394 S.F.

OCCUPANT LOAD : 266

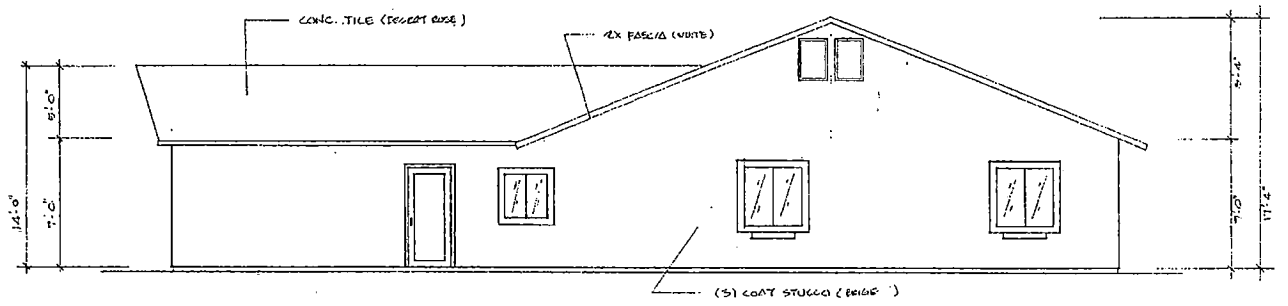
SDR-3938

04-08-04 PC

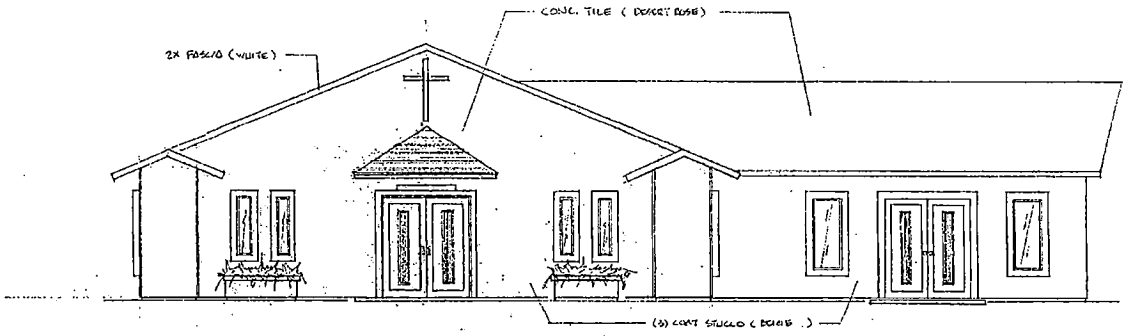
REVISIONS	BY

NEWAY CHURCH
1308 D STREET
LV, NV.

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EAST ELEV.



WEST ELEV.

ELEVATIONS

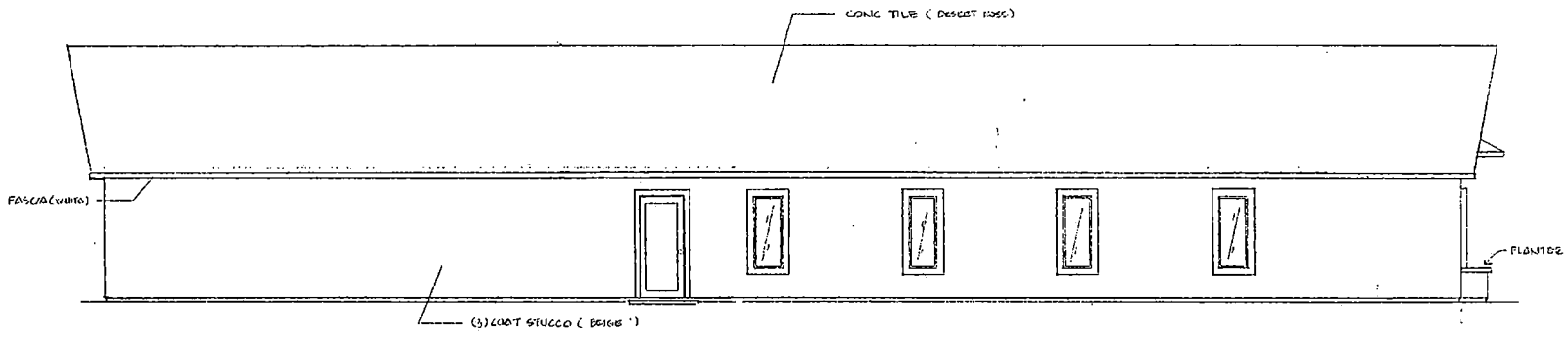
SDR--3938
04-08-04 PC

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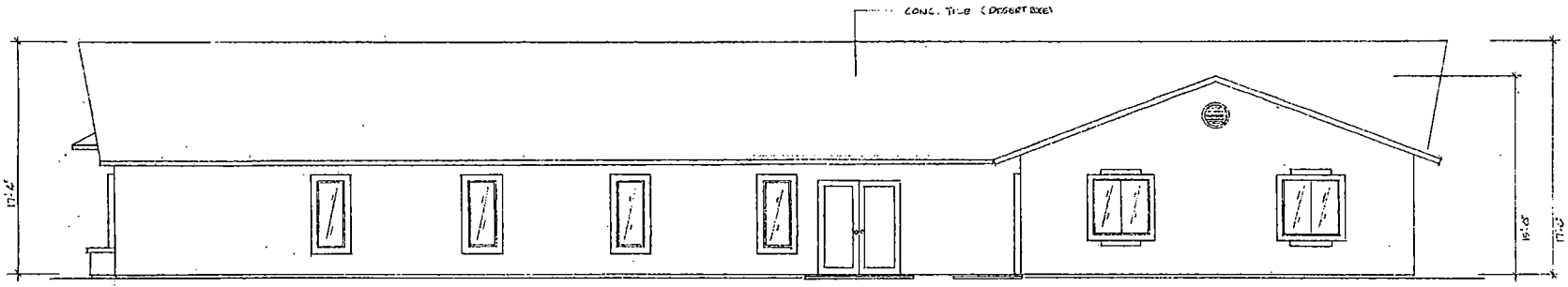
NEWAY - CHURCH
1308 - D STREET
LV, NV.

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REVISIONS	BY



NORTH ELEV



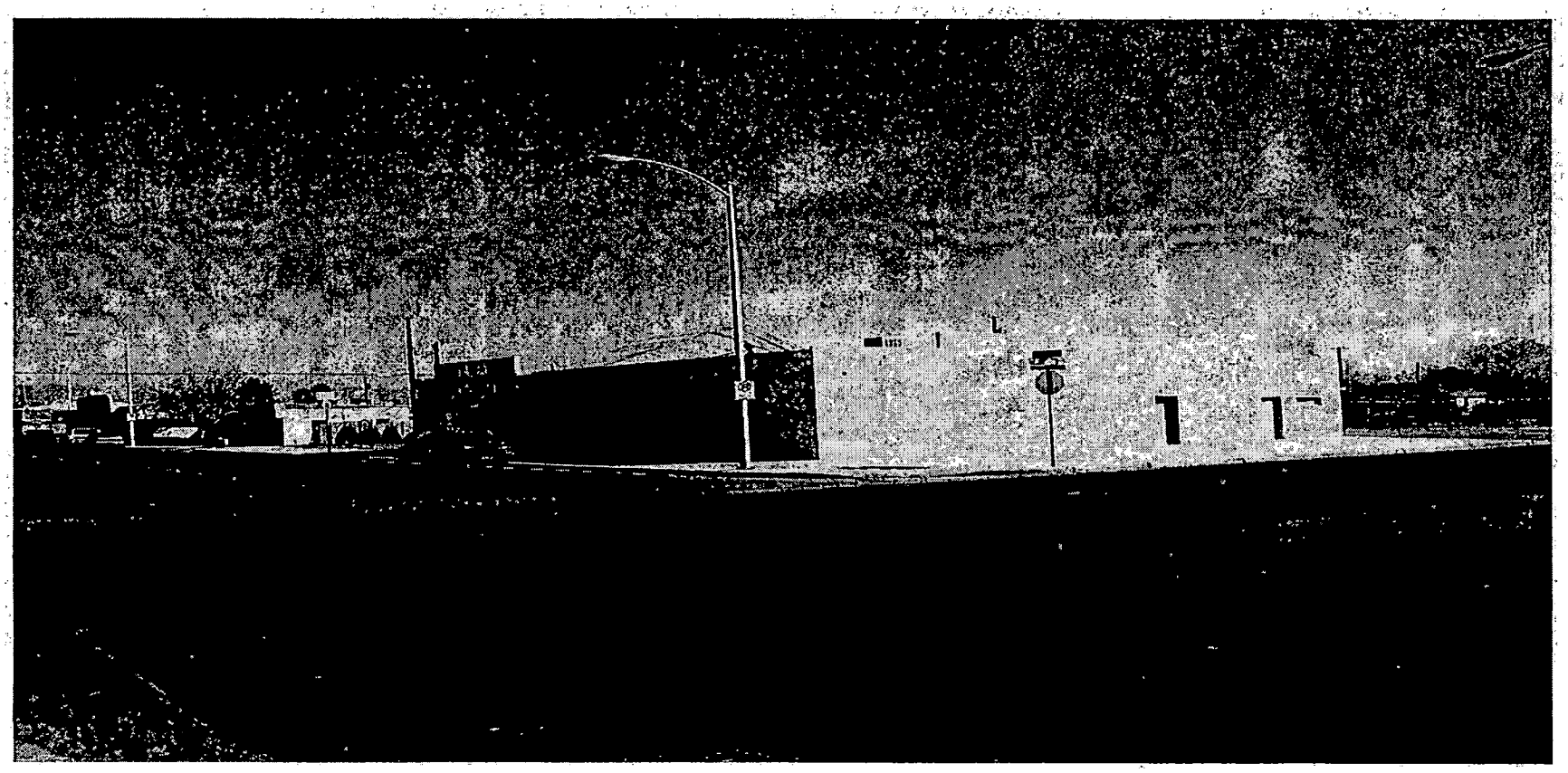
SOUTH ELEV.

NEWAY CHURCH
1308 "D" STREET
LV, NV.

ELEVATIONS

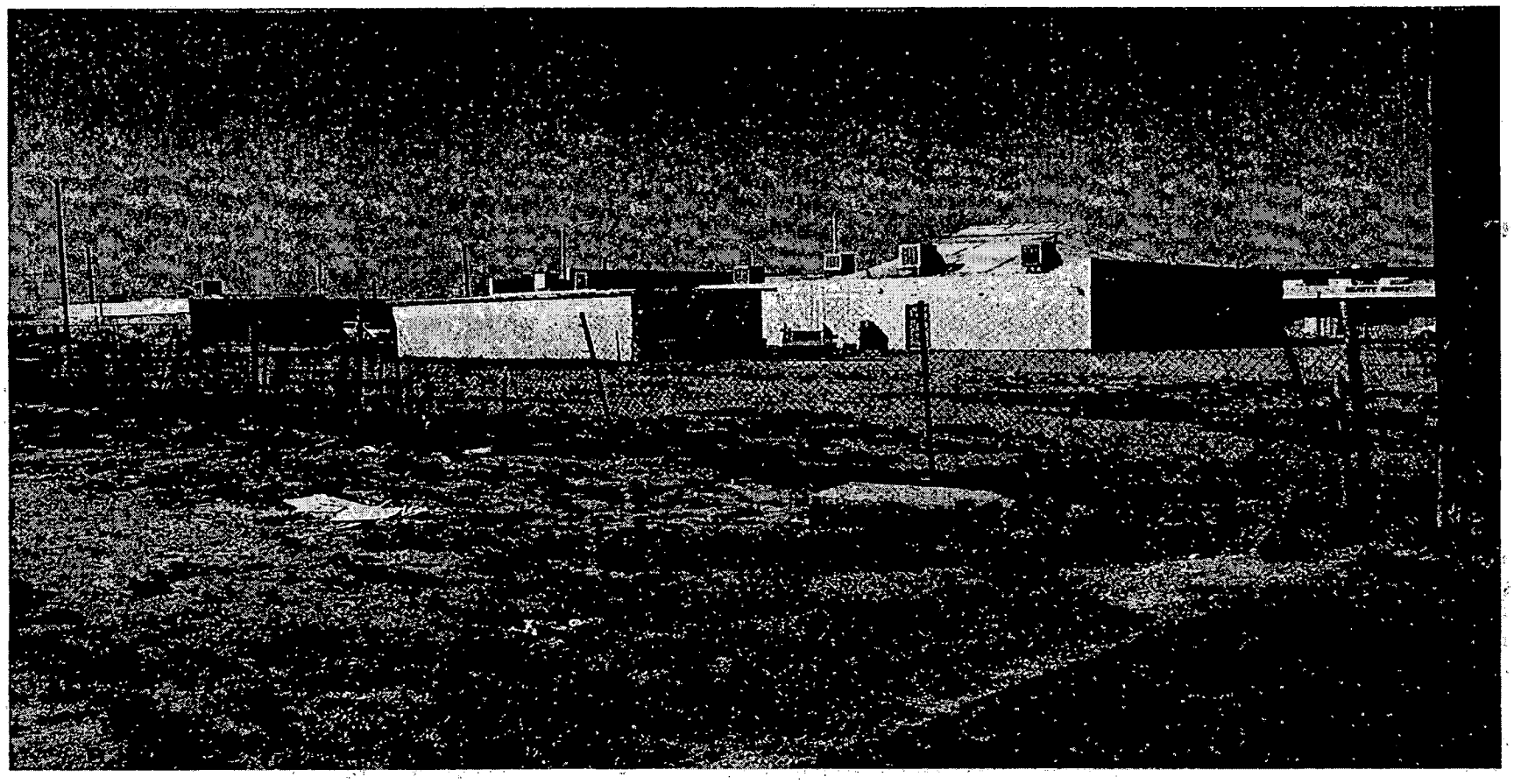
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SDR--3938
04-08-04 PC



SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST
ADJACENT TO THE NORTHEAST CORNER OF D STREET AND MONROE AVENUE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST
ADJACENT TO THE NORTHEAST CORNER OF D STREET AND MONROE AVENUE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 54

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-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).

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:
GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he owns an interest on a property within the notification area and DAVENPORT abstaining because his wife owns property within the notification area

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, ran a video showing the proposed ride and explained this would be a second ride to be added to the top of the Stratosphere Tower on the east side towards the north. She said that this ride would be quiet as there is no track. Staff recommended approval.

MINUTES – Continued:

BOBBY RAY HARRIS, Senior Vice President of the Stratosphere Gaming Corporation introduced CLAY SLADE of Interactive Rides and ROGER FRIEND of Wright Engineering. MR. HARRIS informed the Commissioners that the X-Scream ride provided good, free publicity for the City on CNN, NBC National, FOX National News, newspapers around the world, such as the London Daily Times, the L.A. Times, the Miami Herald, and several magazines. He feels this ride, if approved, would do the same. Acoustically, the proposed ride will not affect the neighborhood. In fact, he personally met with the neighborhood and discussed this project with them. He concurred with staff's recommendations and conditions.

TOM McGOWAN, Las Vegas resident, commended MR. HARRIS on the Stratosphere design calling it sleek and innovative. He feels this ride would not distract traffic below and asked that the Commission approve the proposed ride.

TODD FARLOW, 240 North 19th Street, stated that although he would never go on this ride, he thinks the Stratosphere is a beautiful structure.

COMMISSIONER EVANS indicated he feels this meets the parameters for a Site Development Plan application and noted that the staff report states the ride has been oriented so that it does not directly face the residential neighborhood and designed to minimize potential impacts on adjacent properties. Contrary to the Review Journal poll, the Stratosphere is one of the most outstanding structures in the entire country. Therefore, he supported this item.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(11:45 – 12:02)

4-2392

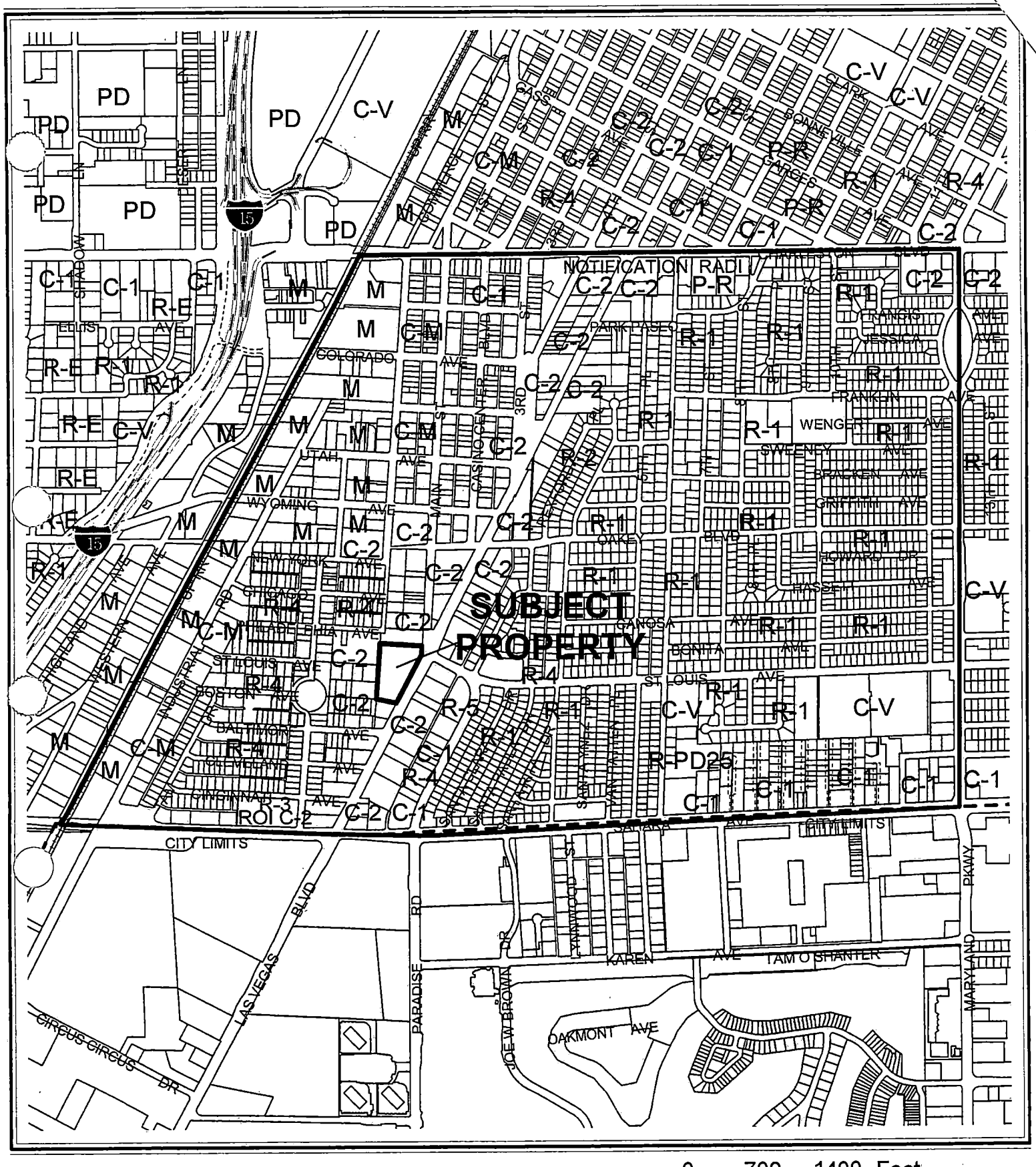
CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 03/16/ 2004, except as amended by conditions herein.

2. Conformance to all applicable regulatory criteria pertaining to amusement rides.

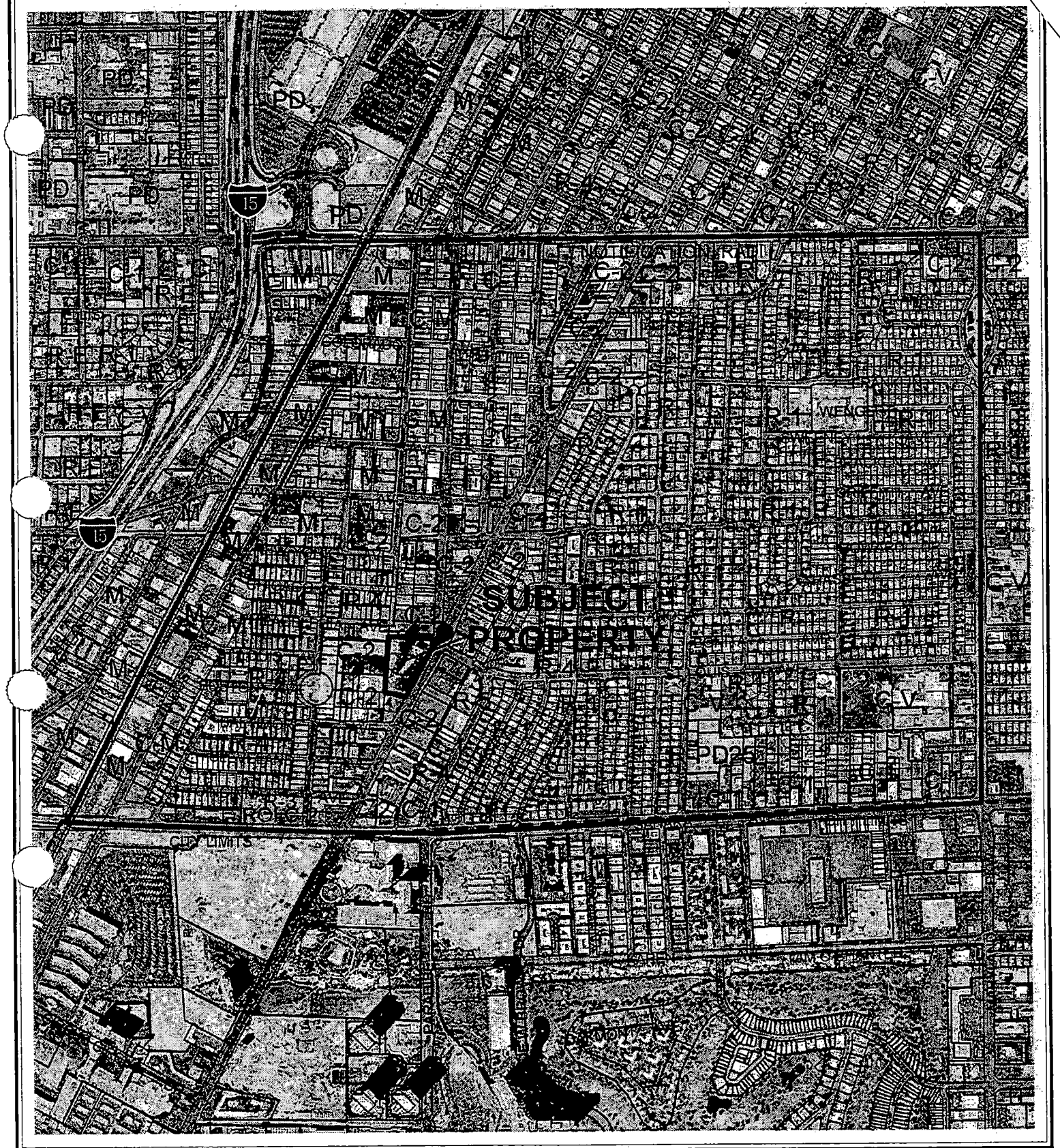
3. Conformance to all Conditions of Approval of Z-0167-94 and other related applications.



CASE: **SDR-4007**

RADIUS: SPECIAL

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



0 700 1400 Feet

CASE: **SDR-4007**

RADIUS: SPECIAL

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4007 - APPLICANT: INTERACTIVE RIDES - OWNER: STRATOSPHERE GAMING CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 03/16/ 2004, except as amended by conditions herein.

2. Conformance to all applicable regulatory criteria pertaining to amusement rides.

3. Conformance to all Conditions of Approval of Z-0167-94 and other related applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of 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.

B) Applicant's Justification

The applicant has indicated that the proposed amusement ride will meet and exceed all requirements set forth by ASTM F-24 for amusement rides and the standards set forth by the City of Las Vegas, and that the ride will be quieter than the existing rides on the tower.

BACKGROUND INFORMATION

A) Previous Actions

01/02/95	The City Council approved a rezoning to C-2 (General Commercial) to permit the construction of a hotel and casino on the site (Z-167-94).
09/06/01	The applicant withdrew without prejudice a request to add an amusement ride to the hotel and casino [Z-167-94(1)].
04/04/02	The City Council denied the second attempt of approval of an amusement ride at the hotel and casino [Z-167-94(2)].
04/10/03	The Planning Commission approved a request for approval of an amusement ride at the hotel and casino (SDR-2047).

B) Pre-Application Meeting

02/19/04	Staff discussed issues relative to noise and operations with the applicant, in order to avoid impacts to the adjacent residential neighborhood.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 6.29 (Overall Stratosphere site)

B) Existing Land Use

Subject Property:	Hotel and Casino
North:	Multifamily Use
South:	Multifamily Use
East:	Commercial Use, Single-Family Use
West:	Multifamily Use

C) Planned Land Use

Subject Property:	Commercial
North:	Mixed Use, Commercial
South:	Commercial
East:	Commercial, L (Low-Density Residential)
West:	Mixed Use

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial), C-1 (Limited Commercial), R-1 (Single-Family Residential)
West:	R-4 (High Density Residential)

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 plan designates the parcel as Commercial, which allows retail, service, office, entertainment, and other uses of a more intense commercial character. The proposed amusement use is consistent with the Redevelopment Plan.

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

The property lies within the Northern Strip District of the Downtown Centennial Plan. This area is considered to be an ideal location for major hotel-casino projects and associated ancillary uses.

PROJECT DESCRIPTION

The proposed amusement ride is intended to be located on the northeast side of the observation deck. The inverted centrifuge ride will consist of (5) two-passenger swing seats attached to a central arm, which will then rotate out over the edge of the observation deck. The hours of operation will be the same as the other existing rides located at the top of the tower.

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 proposed amusement ride will not increase the height or footprint area of the existing development. At its fullest extension, the ride will not encroach the public right-of-way.

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 proposed use is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The existing parking facilities on the property will be utilized to accommodate patrons of the new amusement ride.

B) General Analysis and Discussion

- Zoning

The site is zoned C-2 (General Commercial), which permits the proposed use.

- Site Plan

  The illustrations submitted with the application show that the proposed ride will be located on the northeast side of the observation deck, and will not directly face Las Vegas Boulevard or the residential neighborhood to the east when fully extended. The ride will not be visible from underneath the tower when the central arm is retracted or when the ride is loading.

- Waivers

  There are no waivers associated with this application.

- Landscape Plan

  A landscape plan was not required as part of this request, as there are no impacts to landscape areas.

- Elevation

  The submitted drawings indicate that the central arm will be approximately 43 feet in height, but will still be lower in height than the habitable portion of the tower. While the ride will extend approximately 41 feet from the edge of the observation deck at its fullest extension, it will not encroach the air space of any abutting properties or public rights-of-way.

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 amusement ride is consistent with the district in which it is located, and will contribute to the other attractions that are part of the Stratosphere Tower.

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 development is consistent with all regulatory criteria of the Code.

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

   The Department of Public Works has indicated that there will be no impacts to site access or traffic circulation.

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

   The design of the proposed ride is consistent with the other attractions located on the tower.

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 ride has been oriented so that it does not directly face the residential neighborhood, and has been designed so as to minimize potential impacts to adjacent properties.

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

   The proposed development will be subject to all building and ride safety criteria in order to protect the general welfare of the public.

NOTICES MAILED 2,102

APPROVALS 0

PROTESTS 1

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4007 APN: 162-03-301-016, 162-03-410-001, & 002

Name of Property Owner: Stratosphere Gaming Corp.

Name of Applicant: Interactive Rides

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: Robby Ray Harris

Print Name: Robby Ray Harris

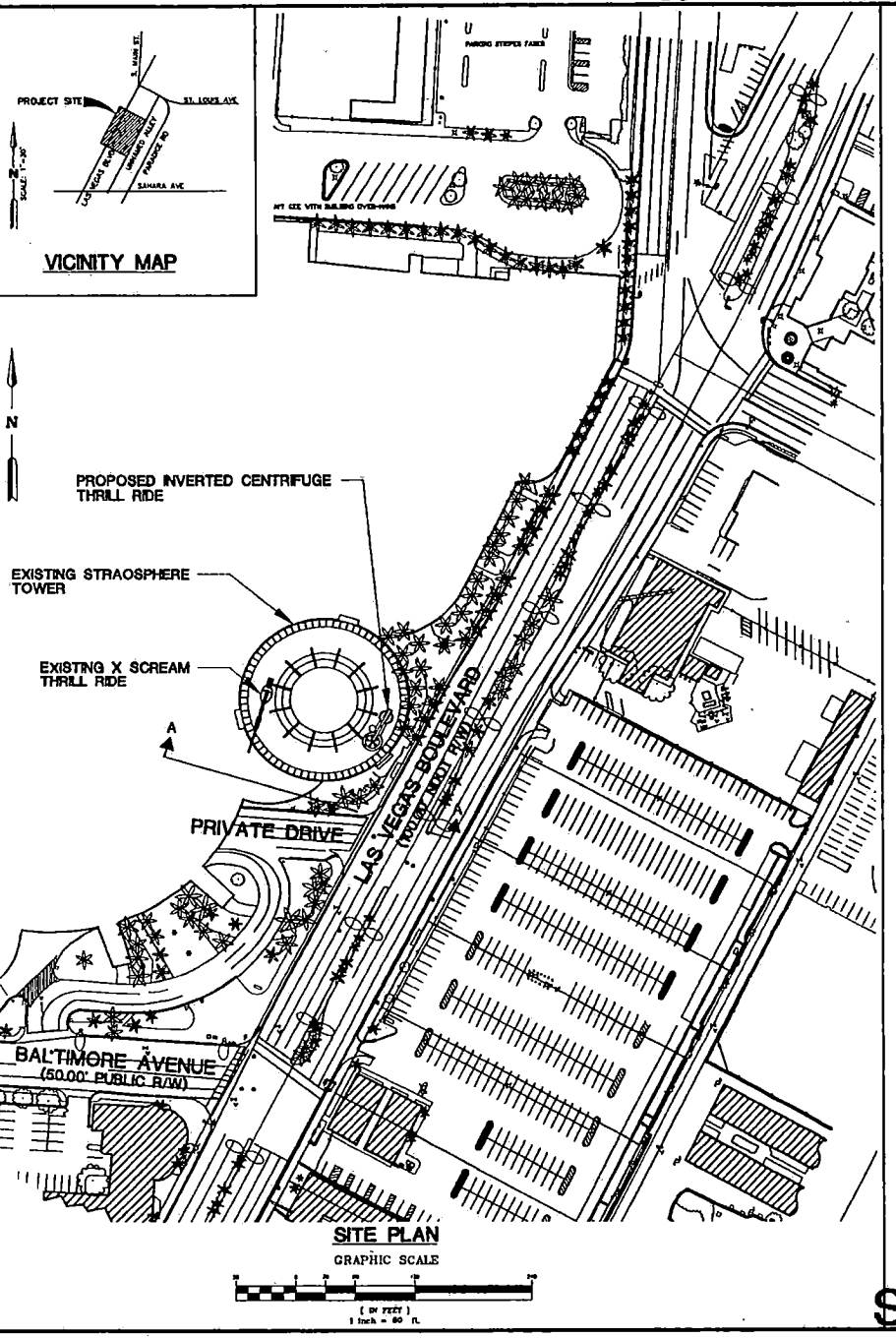
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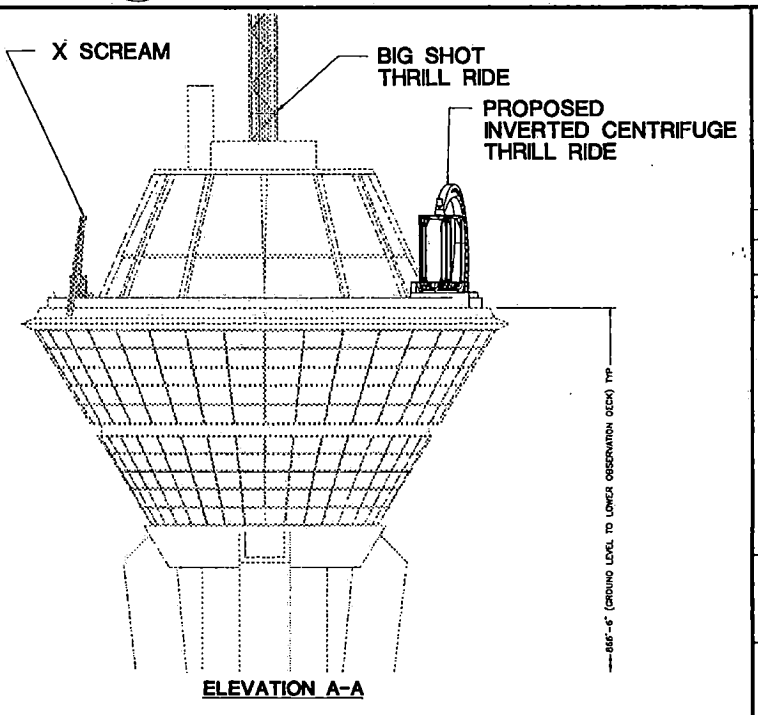
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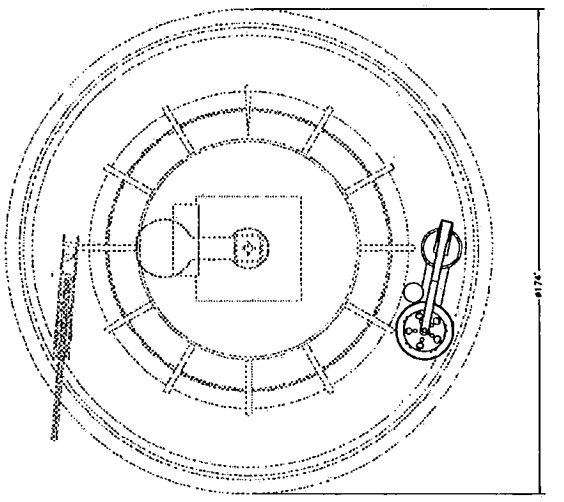
Joanne C. Lamond

Notary Public in and for said County and State

JOANNE C. LAMOND
Notary Public State of Nevada
No. 02-76107-1
My appt. exp. May 7, 2006







STRATOSPHERE DEV., L.L.C.
100 S. BEDFORD ROAD
MOUNT KISCO, NY 10549
(702) 735-2355

WRIGHT CIVIL ENGINEERS, INC
310 SAGE RANCH ROAD, SUITE 9
HENDERSON, NEVADA 89015
TEL (702) 233-9400 FAX (702) 233-1154
CIVIL STRUCTURAL LAND SURVEYING

NO	DATE	BY	REVISION

STRATOSPHERE
INVERTED CENTRIFUGE
THRILL RIDE

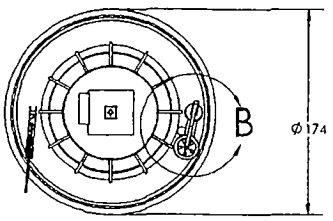
SITE PLAN, PLAN AND ELEVATION

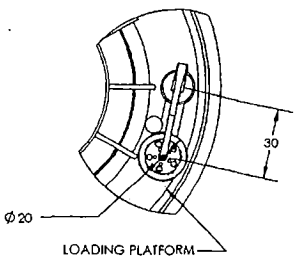
SHEET
DRAWN BY: SG
DESIGNED BY:
CHECKED BY:
PROJECT NO.
03/13/03
SCALE: AS SHOWN

SHEET 1 OF 1 SHEETS
DRAWING NO.

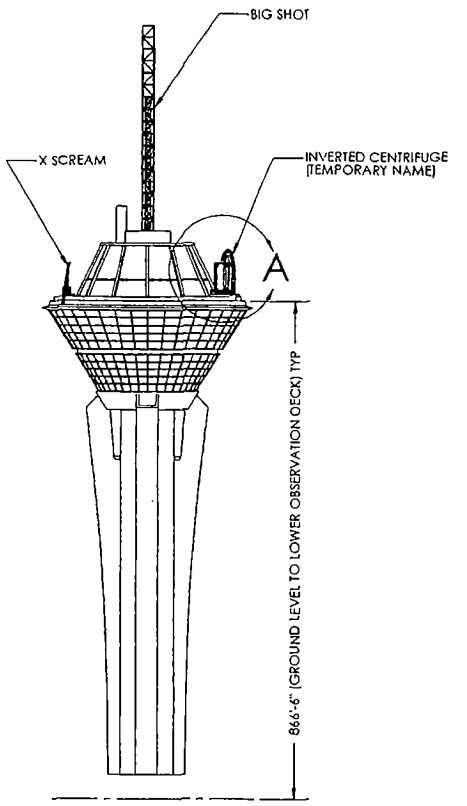
SDR-4007
04-08-04 PC

the information contained in this drawing is the property of Interactive Rides, Inc. (IRI). Any reproduction in part or as a whole without the written permission of IRI is prohibited. The information contained in this drawing is to be kept confidential.

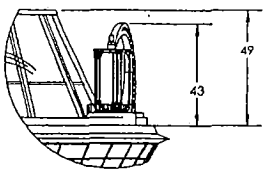




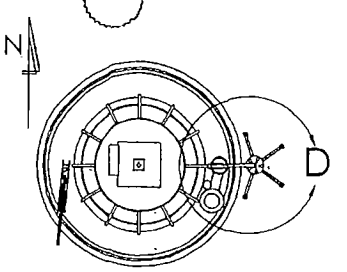
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SCALE 1 : 600

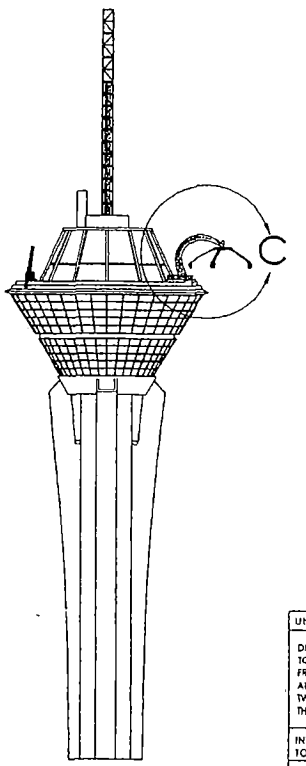


LOAD / UNLOAD POSITION

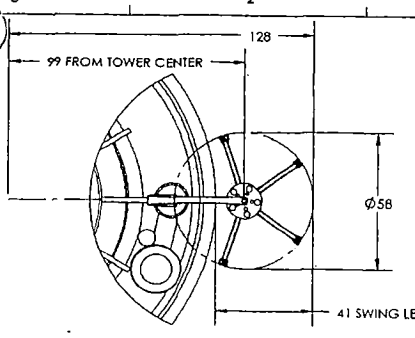


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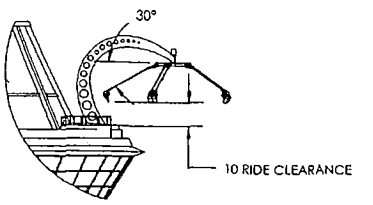




OPERATIONAL POSITION



DETAIL D
SCALE 1 : 600



DETAIL C
SCALE 1 : 600

UNLESS OTHERWISE SPECIFIED:		DATE	NAME
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN	02/23/04	LWF
	CHECKED		
	ENG APPR.		
	MFG APPR.		
INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.		
MATERIAL --	COMMENTS:		
FINISH --			

Interactive Rides, Inc.
7081 WEST 1800 NORTH, STE 7A
NORTH LOGAN, UTAH 84341, USA

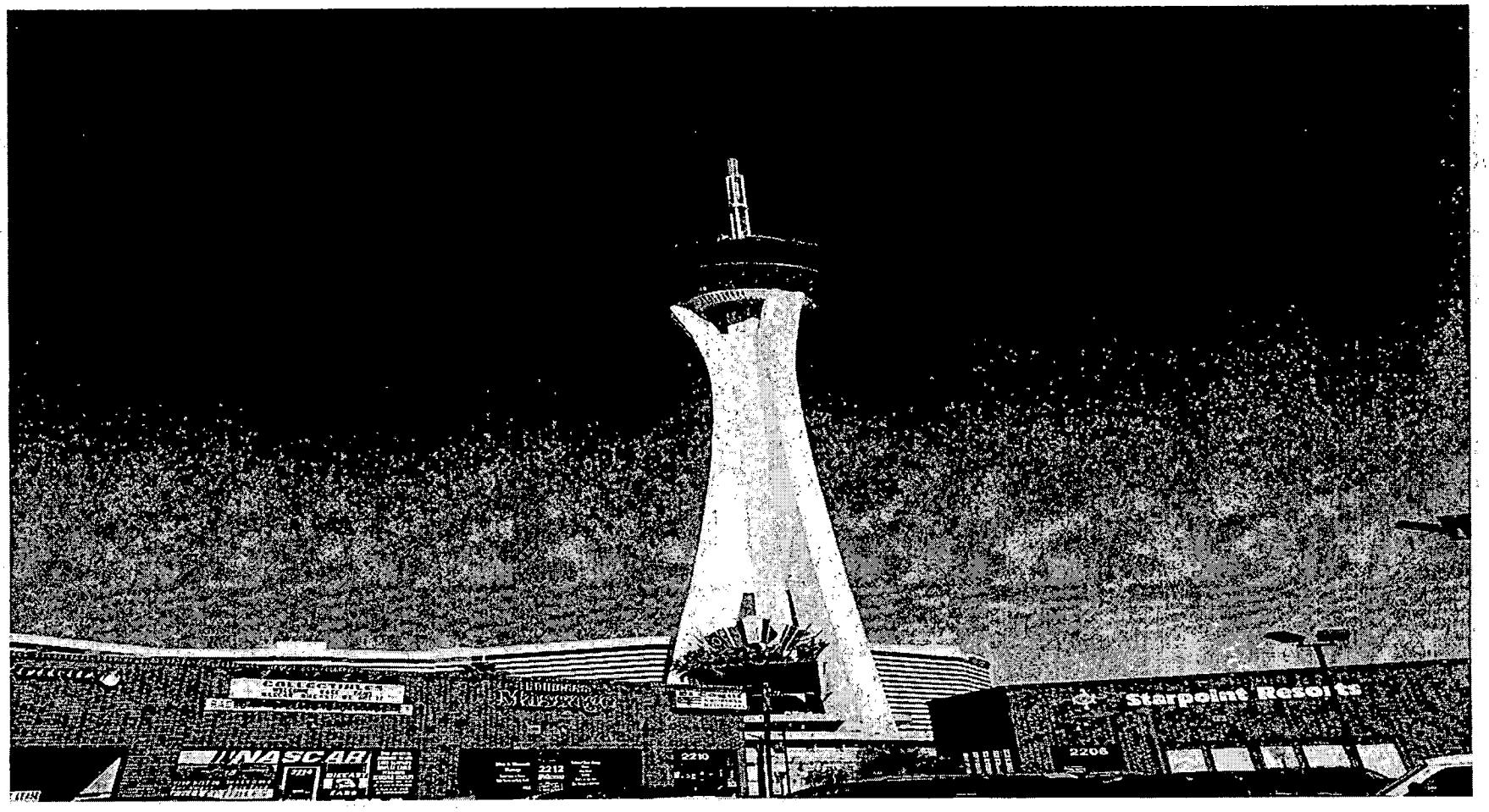
TITLE: INVERTED CENTRIFUGE GENERAL LAYOUT

STRATOSPHERE HOTEL
LAS VEGAS, NV.

SIZE	DWG. NO.	REV
B		

SCALE: 1:1200 WEIGHT: SHEET 1 OF 1

SDR-4007
04-08-04 PC



SDR-4007 - APPLICANT: INTERACTIVE RIDES - OWNER: STRATOSPHERE GAMING CORPORATION
2000 LAS VEGAS BOULEVARD SOUTH
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

Gator & Conne Franklin
1401 5th Place
Las Vegas, NV 89104
16203213010

October 30, 2003

Planning & Development Dept.
Current Planning Division
Development Services Center
731 So. Fourth Street
Las Vegas, NV 89101

Attn: Gary M. Leobold, Sr. Planner
Re: Case: SDR-4007

Dear Mr. Leobold:

Gator and Conne Franklin object to the request for a special permit for the proposed ten-passenger amusement ride on the observation deck of the Strosphere tower at 2000 Las Vegas Blvd South.

Please see that our two(2) votes against the above proposal are noted and recorded.

Cordially yours,

Conne F. Franklin

SDR-4007
P

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:
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).

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 subject to conditions with reducing the height to 50 feet – UNANIMOUS

This is Final Action

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, referenced a virtual photograph of the proposed antenna at 50 feet tall instead of 100 feet tall. He explained the array on the top has been narrowed making it less obtrusive. Given the reduced height, staff recommended approval.

SUSAN LeCAVALIER, 1555 South Rainbow, appeared on behalf of the applicant, explained the reduction in height was an agreement between the applicant and staff and concurred with staff's recommendations and conditions.

(11:55 – 12:02)

4-2869

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 55 – SDR-3900

CONDITIONS:

Planning and Development

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

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

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

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

Public Works

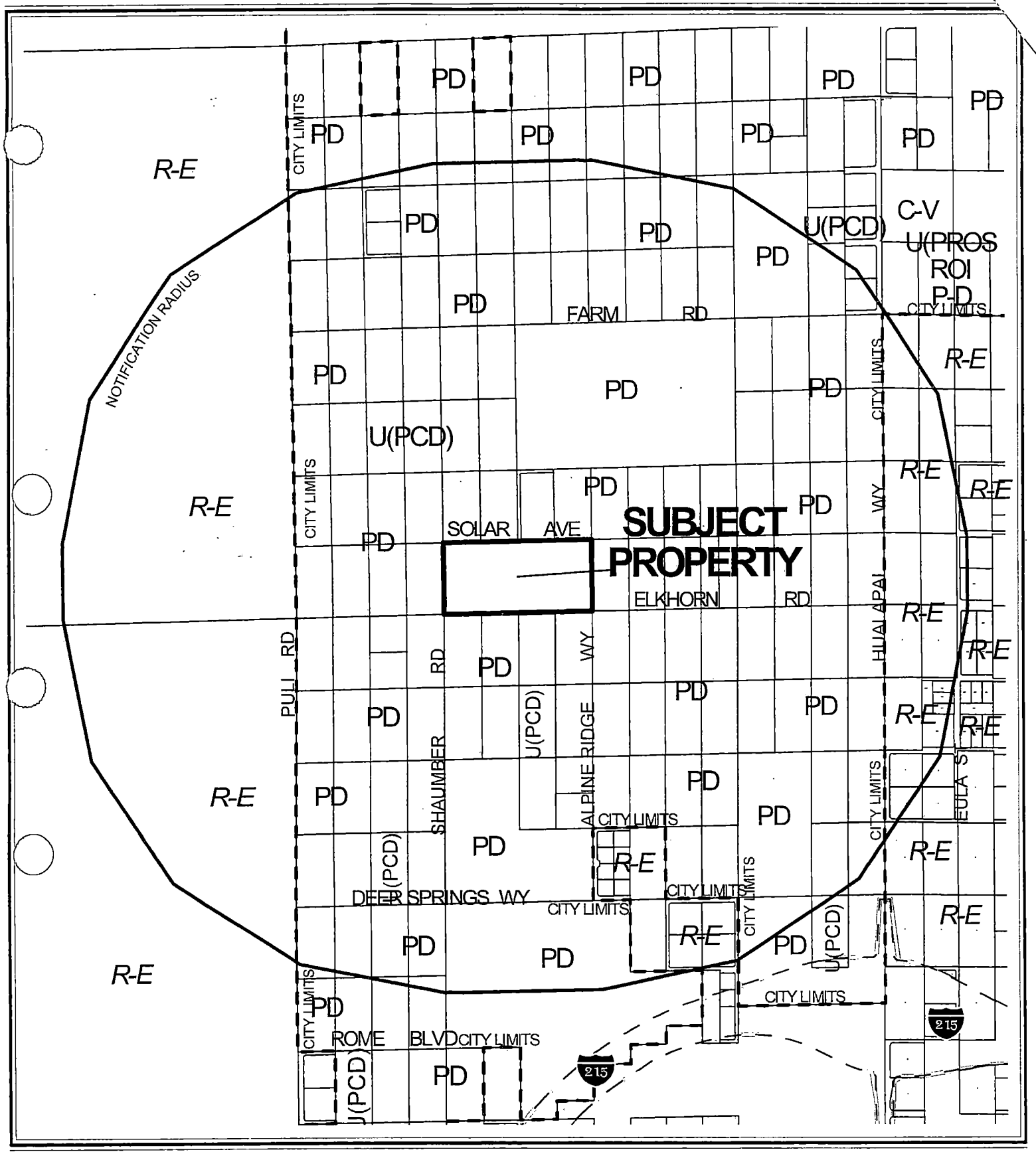
5. If not previously constructed by the Master Developer this site shall be responsible to construct half-street improvements including appropriate overpaving adjacent to Assessor Parcel Number 126-13-401-014 concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

6. Coordinate with the Right of Way Section of the Department of Public Works and provide all necessary documentation required for submittal to the Bureau of Land Management (BLM) to obtain easements along the perimeter of Assessor Parcel Number 126-13-401-014 and any other parcels needed to enable access paving to Assessor Parcel Number 126-13-401-014. This documentation must be submitted prior to approval of construction drawings for this site.

CONDITIONS – Continued:

7. Unless constructed or previously guaranteed by the master developer, provide paved, legal access to this site concurrent with development of this site.

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



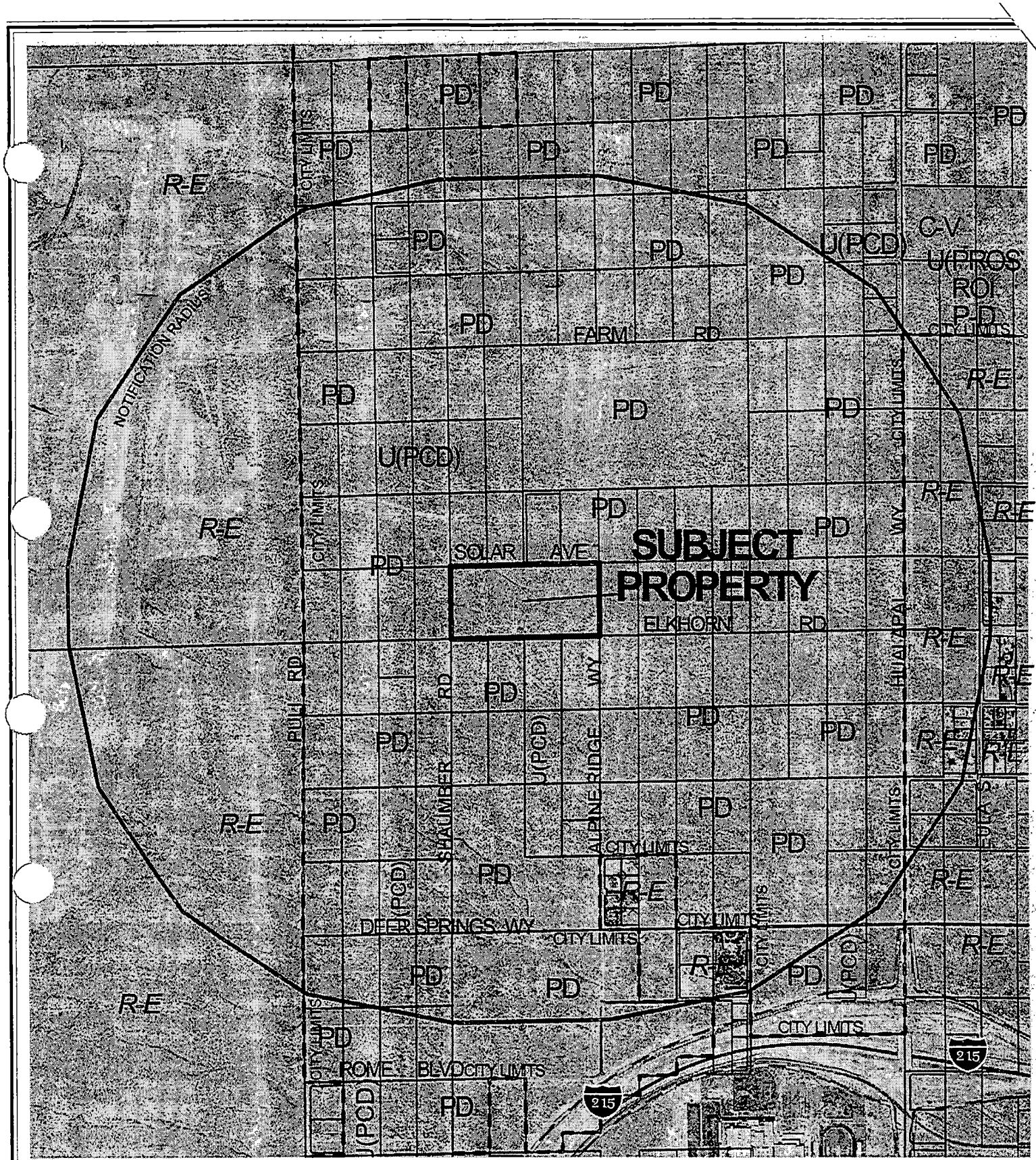
0 700 1400 Feet

CASE: **SDR-3900**

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 700 1400 Feet

CASE: **SDR-3900**

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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-3900 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT

** CONDITIONS **

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

Planning and Development

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

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

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

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

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5. If not previously constructed by the Master Developer this site shall be responsible to construct half-street improvements including appropriate overpaving adjacent to Assessor Parcel Number 126-13-401-014 concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review of a proposed 27 million gallon reservoir basin, 11,300 square foot utility building and a 100-foot high antenna to be located at the northeast corner of Shaumber Road and Elkhorn Road.

On March 30th, staff was notified that the applicant is investigating antenna designs that will be as effective as the taller antenna but will have a smaller profile.

B) Applicant's Justification

The applicant's justification letter indicates the reservoir basin expansion is needed to accommodate continued growth in the Cliff's Edge project area, which surrounds this site. The reservoir stores drinking water in order to provide for variations in demand, emergency storage and fire suppression storage.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation is February 14, 2003.

03/19/03 The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.

07/16/03 The City Council approved a rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) zone for the Cliff's Edge Project area. The subject site is within the Cliff's Edge Project area. The Planning Commission and staff recommended approval.

03/25/04 The Planning Commission held this item in abeyance to the April 8, 2004 PC Meeting to allow the applicant time to work with staff regarding the 100 foot antenna.

B) Pre-Application Meeting

01/30/04 The following was discussed:

- Shaumber Road is classified as a Thematic Parkway in the Cliff's Edge Plan.
- All development is to be reviewed by Design Review Committee.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.00

B) Existing Land Use

Subject Property:	Vacant land
North:	Vacant land
South:	Vacant land
East:	Vacant land
West:	Vacant land

C) Planned Land Use

Subject Property:	PR-OS
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

*E) **General Plan Compliance:*** Centennial Hills Sector Plan

The site is designated PR-OS (Park, Recreation- Open Space) on the Centennial hills Interlocal Land Use Plan of the Centennial Hills sector Plan of the General Plan. The proposed public facility use is an allowed use in the PR-OS category. The existing PD (Planned Development) Zoning designation is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Cliff's Edge 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 provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD (Planned Community Development) areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003. This document will provide policy direction for future development within the overall plan area.

PROJECT DESCRIPTION

The proposed development consists of a new 27 million gallon reservoir basin, an 11,300 square foot utility building to support the reservoir, pumping station control and monitoring system. There also is a proposed 100-foot tall antenna to be used for remote monitoring and control of the reservoir/pumping station facility.

ANALYSIS

*A) **Zoning Code Compliance***

A1) Development Standards

Development standards for permitted uses in the C-V (Civic) zoning district are established at the time of site development plan review. The conditions approved by this application serve to establish the standards for the proposed use.

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

There are no specific standards in Title 19.10 for this type of use. Since this project is not open to the public and is only accessed by Las Vegas Valley Water District personnel, no on site parking is required except for the drive aisles that will provide access to the existing facility.

A4) Landscape and Open Space Standards

The proposal is subject to the streetscape requirements of the Thematic Parkway standards in the Cliff's Edge Plan.

A5) Sign Standards

Signage for the proposed use will be discussed under a subsequent application pursuant the standards of Title 19.14.

B) General Analysis and Discussion

- **Zoning**

The reservoir basin development is an allowed use in the PD (Planned Development) zoning district.

- **Site Plan**

The site plan depicts the new reservoir basin will be located in the center of the site. The new utility building and 100-foot high antenna are located to the east end of the new basin. The design of the site is appropriate for this type of use.

- **Waivers**

There are no waivers requested by the applicant.

- **Landscape Plan**

The landscape plan submitted by the applicant depicts the streetscapes that will affect two sides of the proposed development. According to the Cliff's Edge Plan the west side of the site will be Shaumber Road. Shaumber Road will have the features of the Themed streetscape and Elkhorn Road the Paseo streetscape of the Cliff's Edge Plan.

- **Elevation**

The building elevations depict the new utility building with a contemporary design. The design incorporates block walls of various textures and stylized gates that match the profile of the roof.

- **Floor Plan**

The floor plan shows the typical layout of the auxiliary buildings found with the water reservoirs around the valley.

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 27 million gallon reservoir basin is appropriate along this segment of Elkhorn Road and will be compatible with future, adjacent development in the area.

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

   The proposed project is consistent with the General Plan and Title 19.

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

   The site will have access to Elkhorn Road, a 100-foot wide Primary Arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use.

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

   The submitted building elevations and planned streetscapes are consistent with the Cliff's Edge Plan and will be compatible planned development in the neighborhood.

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

   The submitted building elevations and landscaping will demonstrate visual consistency with the surrounding development.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3900 APN: 126-13-401-014

Name of Property Owner: USA (LVVWD BLM R/W Grant)

Name of Applicant: Las Vegas Valley Water District

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Thomas A. Minnegen for

Print Name: Patricia Mulroy

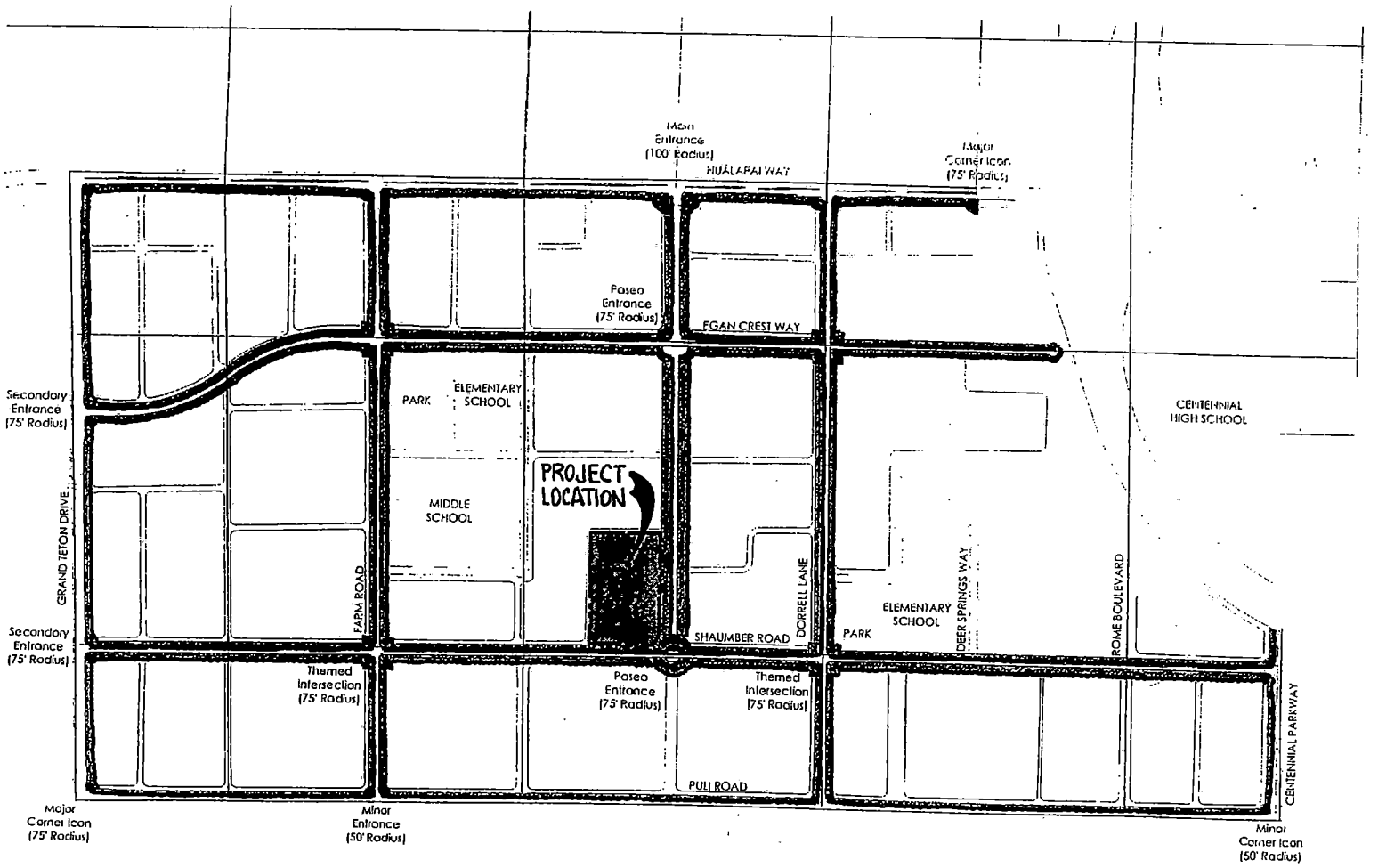
Subscribed and sworn before me

This 10th day of February, 2004

Dianne K. West

Notary Public in and for said County and State

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2005



PLANT MATERIALS LEGEND

Cercidium floridum Blue Palo Verde

Chitalpa tashkentensis Chitalpa

Fraxinus velutina 'Rio Grande' Fan-Tex Ash

Olea europaea 'Wilsonii' Wilson Fruitless Olive

Quercus virginiana Southern Live Oak

Cliffs Edge

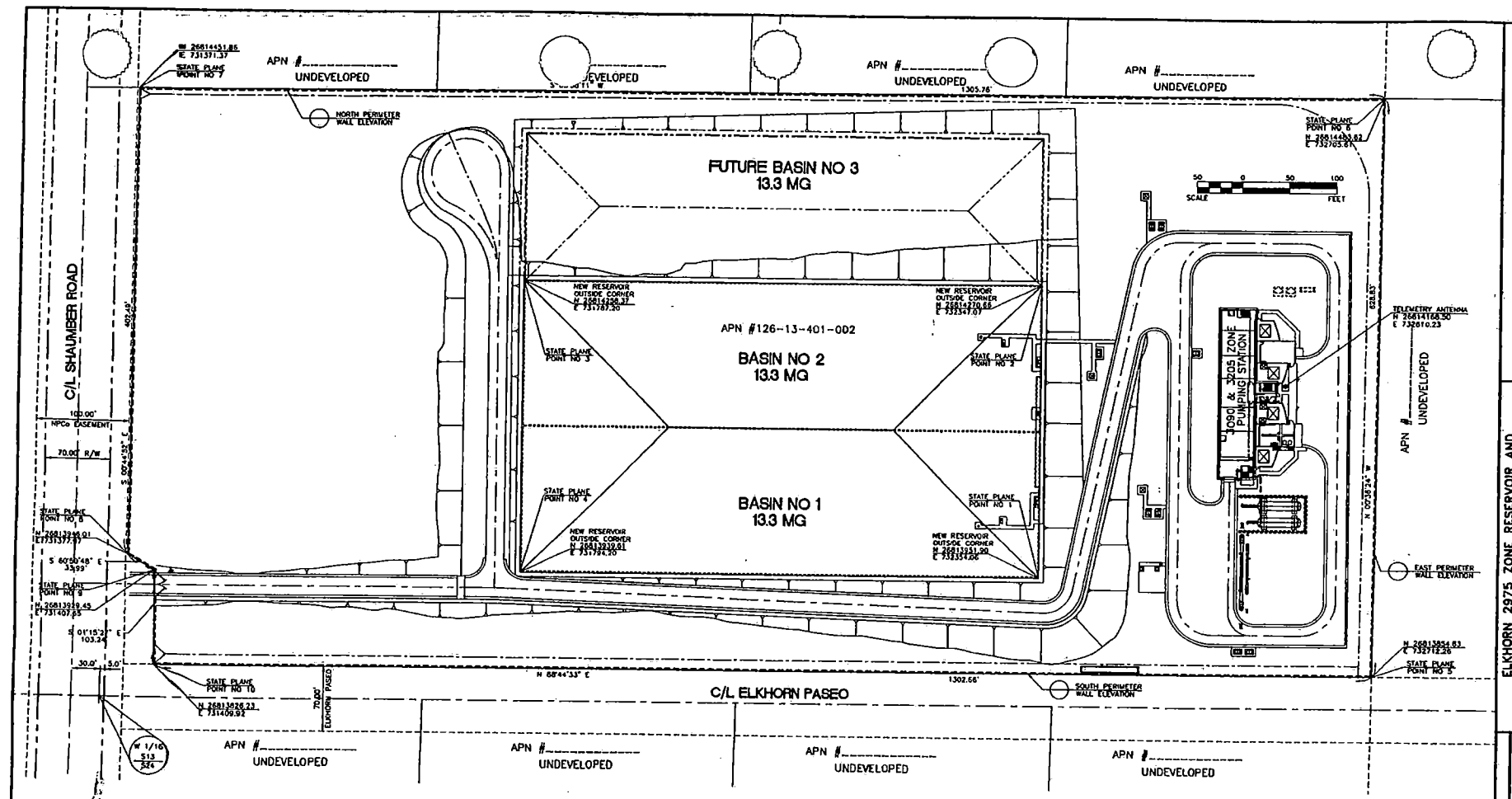
Tree Master Plan

Scale: 1"=300'

SDR-3900
3-25-04 PC

LANDSCAPE ARCHITECT
GREEY | PICKETT
7507 E McDONALD DRIVE
SUITE B
SCOTTSDALE, ARIZONA 85250
PHONE: 480.609.0009
FAX: 480.609.0068

January 2, 2004



BASIS OF BEARING

N 00°08'16" E BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CLARK COUNTY, NEVADA AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDERS OFFICE IN FILE 123 AT PAGE 32.

PROJECT BENCHMARK

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

CLARK COUNTY VERTICAL CONTROL: 1C00-6H8
NAVD88 ELEVATION: 787.794 METERS (2584.62 FEET)

RIVET & SQUARE ALUMINUM PLATE IN 6" CONCRETE CYLINDER, LOCATED 25' SOUTH AND 50' EAST OF GRAND CANYON DRIVE AND REB COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

STATE PLANE COORDINATES

POINT NO.	SPCS NAD83 94 (U.S. SURVEY FEET) NORTHING	EASTING
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-
12	-	-

STATE PLANE COORDINATE CONVERSION FACTORS:

MEAN RADIUS OF CURVATURE = _____ METERS
MEAN SURFACE ELEVATION = _____ FEET
MEAN ELEVATION FACTOR = C._____
MEAN SCALE FACTOR = C._____
COMBINED FACTOR = D._____

EAST OF CENTRAL MERIDIAN ROTATIONAL PARAMETER : 00°00'06" CLOCKWISE FROM THIS PROJECT CARTESIAN COORDINATE SYSTEM TO THE STATE PLANE GRID SYSTEM.

STATE PLANE COORDINATE NOTES

ALL STATE PLANE COORDINATES HEREON ARE BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM EAST ZONE (2701), NORTH AMERICAN DATUM OF 1983 EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE ACTUAL SURFACE DISTANCES AND SHOULD BE CONVERTED TO GRID BEFORE PERFORMING ANY OPERATIONS INVOLVING STATE PLANE COORDINATES.

A. TO CONVERT GROUND DISTANCES TO GRID EQUIVALENTS MULTIPLY BY THE MEAN PROJECT COMBINED FACTOR OF 0.99974537.
B. TO CONVERT GRID DISTANCES TO GROUND EQUIVALENTS MULTIPLY BY THE INVERSE MEAN PROJECT COMBINED FACTOR OF 1.00025536.

STATE PLANE COORDINATES ARE HEREON PROVIDED FOR USE BY THE AUTOMATED MAPPING/FACILITIES MANAGEMENT/GEOGRAPHIC INFORMATION SYSTEMS ONLY. THE "PROJECT COORDINATES" ARE INTENDED FOR PROJECT IMPROVEMENT PURPOSES, NOT THE STATE PLANE COORDINATES.

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

1-702-593-6112

CLV DWG # _____
CLV CML SHT XX OF XX

LAS VEGAS VALLEY WATER DISTRICT

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2299

VERIFY SCALE
BAR REPRESENTS ONE INCH ON ORIGINAL

ELKHORN 2975 ZONE RESERVOIR AND 3090 ZONE AND 3205 ZONE PUMPING STATIONS

SITE CONTROL PLAN

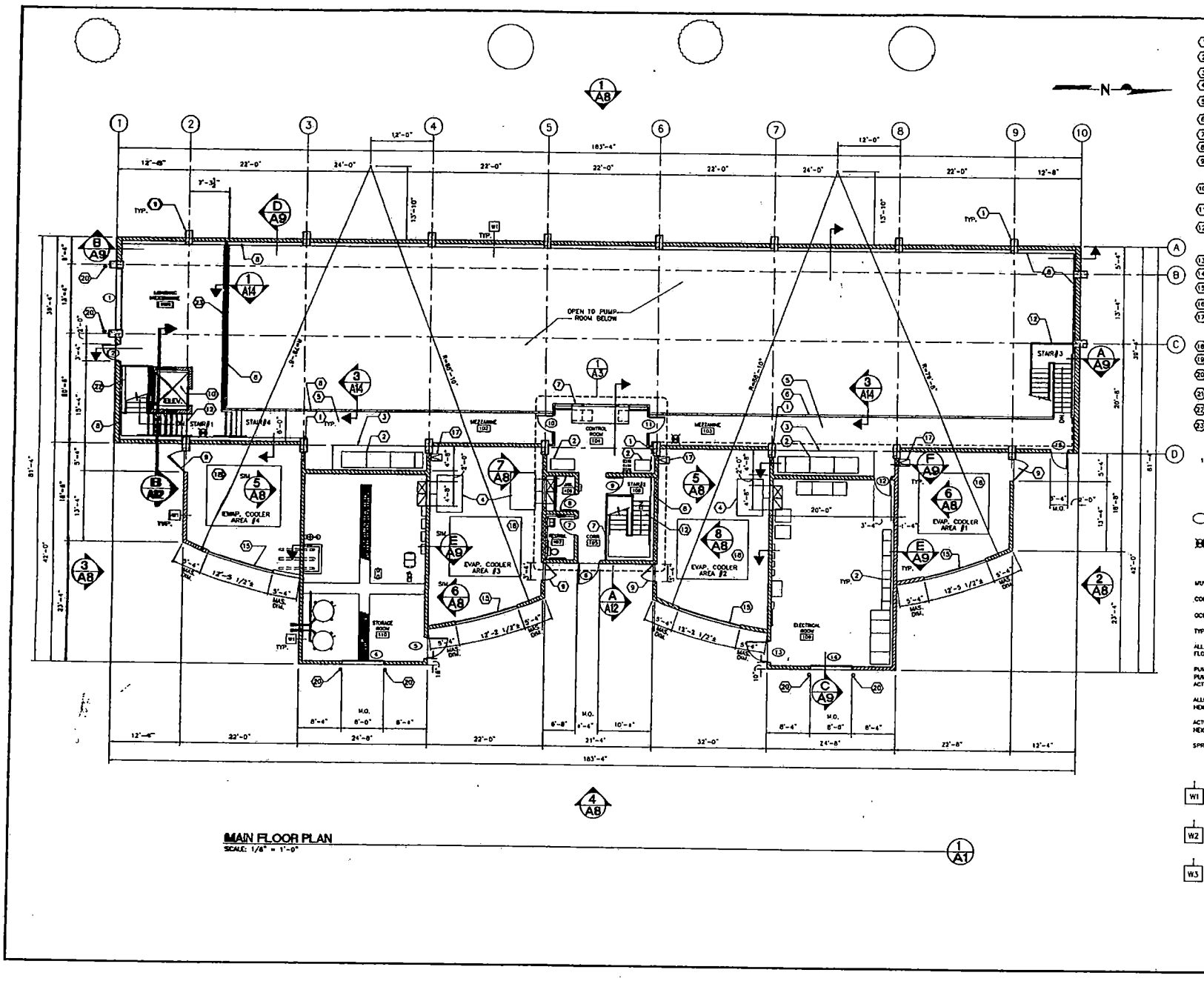
HORIZ. SCALE 1" = 50'

DRAWN BY: R.A. STOKES
CHECKED BY:
DATE: XX/XX/XX
RECOMMENDED BY: LVVWD SENIOR CIVIL ENGINEER DATE
ACCEPTED BY: DESIGN MANAGER DATE

CONTRACT NUMBER C1107
DRAWING NUMBER C1 SHEET 6 OF XX

REVISIONS:

SDR-3900
3-25-04 PC



KEYNOTES

1. PRE-CAST CONCRETE SEE STRUCTURAL DRA[illegible]
2. ELEC. PANELS, VERIFY W/ ELEC. DRAWINGS. [illegible]CATION
3. 4" HIGH CONC. PAD.
4. A/C UNIT, VERIFY SIZE AND LOCATION WITH MECH. PLANS.
5. CABLE TRAY UNDER MEZZANINE, VERIFY WITH ELEC. DRAWINGS.
6. GUARDRAIL, SEE 3/A15 & 1/A15
7. STOREFRONT SYSTEM.
8. CONCRETE RETAINING WALL BELOW.
9. 4'-0" W. WROUGHT IRON GATE. SEE 8/A7
10. ELEVATOR W/ LADDER AT PIT FLOOR, INSTALL TELEPHONE IN ELEVATOR
11. NOT USED
12. CONC. STAIRS W/ HANDRAILS, SEE STRUCT. FOR RISER/TREAD DIMENSIONS. SEE 5/A15 & 6/A14
13. NOT USED
14. NOT USED
15. WROUGHT IRON FENCE, SEE ELEV. 12/A4
16. NOT USED
17. PRECAST CONC. SPLASHBLOCK - TYP. OF 3 SEE DETAIL 10/A14
18. MECHANICAL EQUIPMENT, SEE MECH. DWG.
19. NOT USED
20. BOLLARDS. SEE DETAIL 10/A14
21. NOT USED
22. MECH. SPACE, SEE MECH.
23. REMOVABLE HAND RAIL

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE U.N.O.

SYMBOLS

- FOR DOOR SIZE SEE SCHEDULE ON A4
- FIRE EXTINGUISHER

BASIS OF DESIGN

MUNICIPALITY	CITY OF LAS VEGAS
CODE EDITION	1997 UBC SECOND PRINTING
OCCUPANCY	S-2
TYPE OF CONST.	V-N
ALLOWABLE FLOOR AREA	12,000 S.F.
PUMP STATION	(4,156 SF.)
PUMP ROOM	(6,801 SF.)
ACTUAL TOTAL	10,957 S.F.
ALLOWABLE HEIGHT	2 STORY 40'-0"
ACTUAL HEIGHT	1 + PUMP ROOM FLOOR 25'-0"
SPRINKLERED	NO

WALL TYPES

- W1 — C.M.U. WALL - REFER TO STRUCT. DWGS.
- W2 — CONCRETE RETAINING WALL - REFER TO STRUCT. DWGS.
- W3 — 3 5/8"-25 GA. METAL STUDS @ 24" O.C. PROVIDE WATER RESISTANT GYP. BOARD AT WET LOCATIONS (SEE C1009 A3 ENLARGED FLOOR PLAN)

LAS VEGAS VALLEY WATER DISTRICT

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-3500 / FAX: (702) 804-3599

VERIFY SCALE
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

ELKHORN 2975 ZONE RESERVOIR AND 3090 ZONE AND 3205 ZONE PUMPING STATIONS

PUMP STATION BUILDING
MAIN FLOOR PLAN

DRAWN BY: STEVE D. WARMS, AIA — XX/XX/XX
PROJECT ARCHITECT: INDCO ARCHITECTURE, INC. — XX/XX/XX
RECOMMENDED BY: LVWD SENIOR CIVIL ENGINEER — DATE
ACCEPTED BY: LVWD DESIGN MANAGER — DATE 01-15-04

REVISIONS:

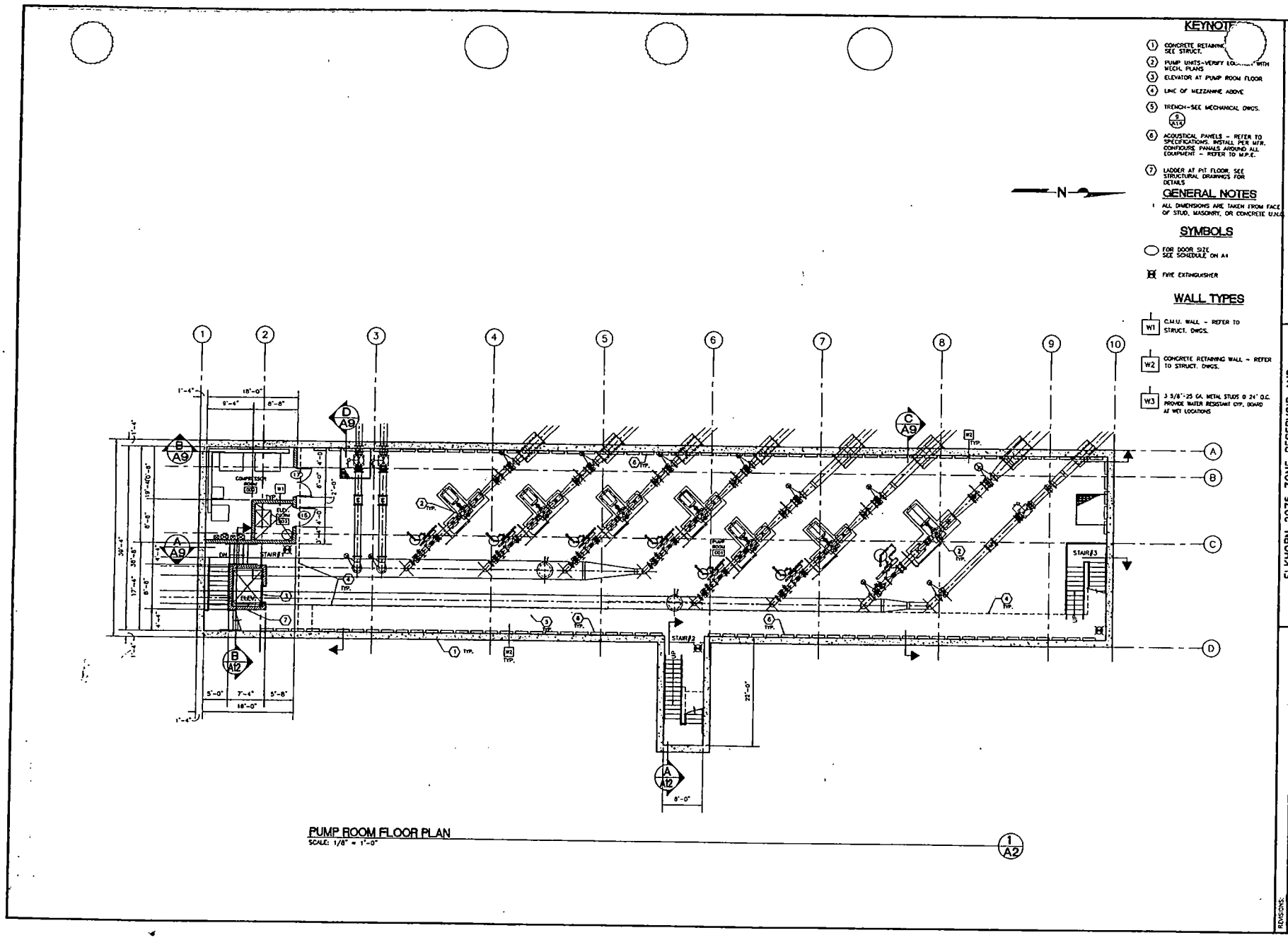
CONTRACT NUMBER C1107

DRAWING NUMBER A1
SHEET 23 OF 134

C1107-000-A01.DWG Plot: 0

F:\SDR-3900\Work\Working\ARCH\C1107-000-A01.dwg

SDR-3900
3-25-04 PC



LAS VEGAS VALLEY WATER DISTRICT

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

VERIFY SCALE
1/2" 0 1/2"
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

ELKHORN 2975 ZONE RESERVOIR AND
3090 ZONE AND 3205 ZONE PUMPING STATIONS

PUMPING STATION BUILDING
PUMP ROOM FLOOR PLAN

SCALE: HORZ. SCALE VERT. SCALE

C1107-000-A02.DWG Plot: 0

ADV SUBMITTAL

DRAWN BY: XX/XX/XX
CHECKED BY: XX/XX/XX
RECOMMENDED BY: LVWD SENIOR CIVIL ENGINEER DATE
ACCEPTED BY: LVWD DESIGN MANAGER DATE
01-28-04 11:32:36

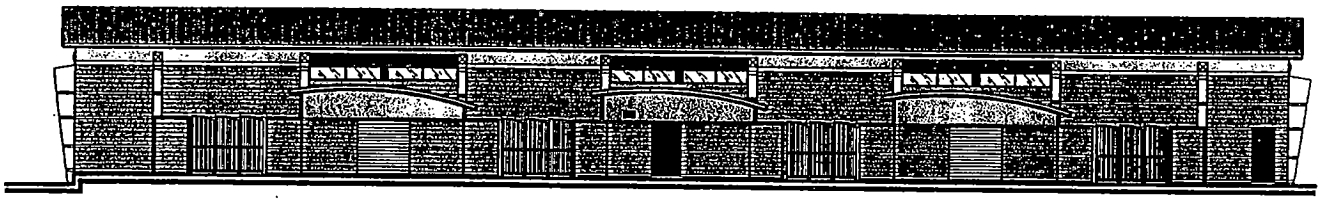
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CONTRACT NUMBER
C1107

DRAWING NUMBER A2
SHEET 24 OF 134

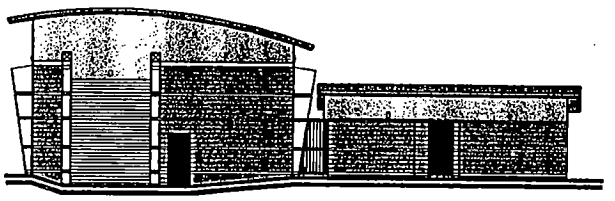
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SDR-3900
3-25-04 PC



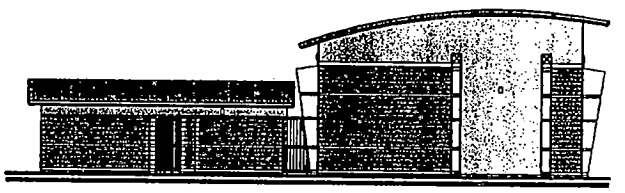
EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

4 / A8 / A1



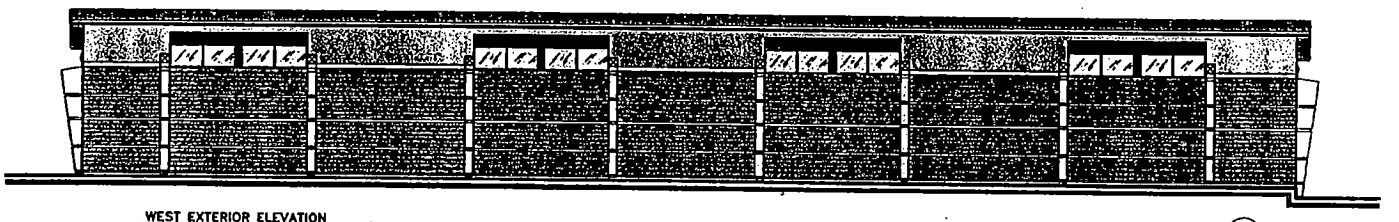
SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

2 / A8 / A1



NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

3 / A8 / A1



WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

1 / A8 / A1

ELKHORN 2975 ZONE RESERVOIR
AND 3090/3205 DUAL ZONE PUMPING STATION

PUMPING STATION BUILDING
EXTERIOR ELEVATION

LAS VEGAS VALLEY WATER DISTRICT

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

VERIFY SCALE
1/2" 0 1/2" 1"
BAR REPRESENTS ONE INCH ON ORIGINAL

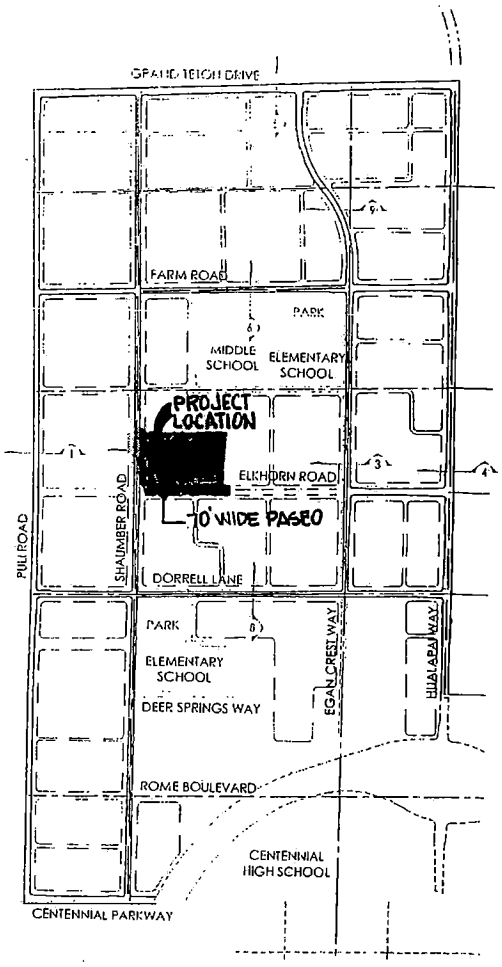
DRAWN BY:
DESIGNED BY:
RECOMMENDED BY:
LVVWD SENIOR CIVIL ENGINEER
ACCEPTED BY:
LVVWD DESIGN MANAGER
DATE

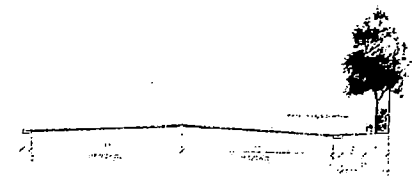
REVISIONS:

CONTRACT NUMBER
C1107

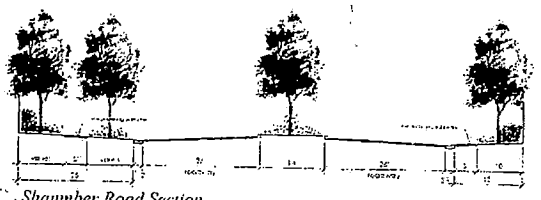
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SHEET 30 OF 134

SDR-3900
3-25-04 PC

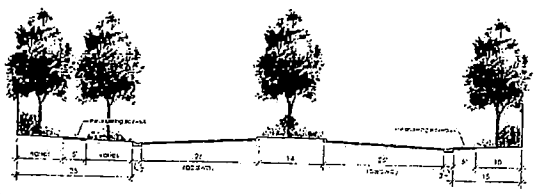




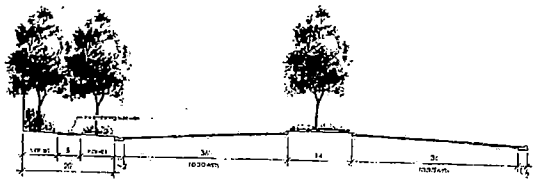
Puli Road Section



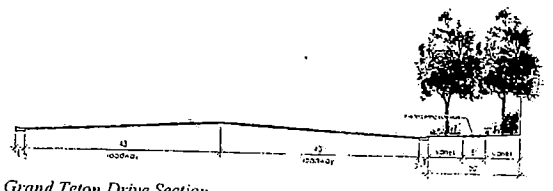
2 Shaumber Road Section



3 Egan Crest Way Section



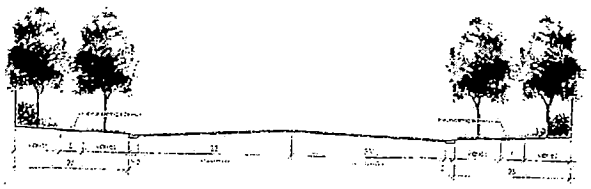
4 Hualpai Way Section



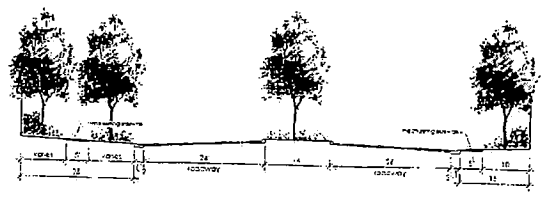
5 Grand Teton Drive Section



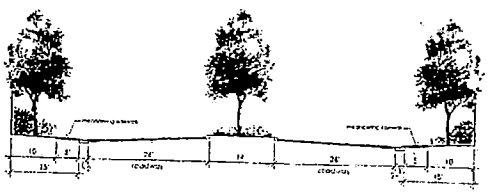
Farm Road Section



7



8 Dorrell Lane Section



9 Egan Crest Way

Cliffs Edge Road Sections

SDR-3900
3-25-04 PC

NORTH

LANDSCAPE ARCHITECT
GREEY | PICKETT
7507 E McDONALD DRIVE
SUITE B
SCOTTSDALE ARIZONA 85250
PHONE: 480.609.0009
FAX: 480.609.0068

City of Las Vegas

Agenda Item No.: 56

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

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

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 NO RECOMMENDATION

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

MOTION:
NIGRO – Appointments made to various Planning Commission sub-committees – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL appointed COMMISSIONERS NIGRO and STEINMAN and to the Centennial Hills Architectural Review Committee with COMMISSIONER GOYNES as an alternate.

For the Downtown Signage Review Committee, COMMISSIONERS EVANS and McSWAIN with COMMISSIONER DAVENPORT and GOYNES being the alternates.

For the Parkway Architectural Review Committee, CHAIRMAN TRUESDELL and COMMISSIONER NIGRO.

City of Las Vegas

Agenda Item No.: 56

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 56 – DIR-4106

MINUTES – Continued:

For the Downtown Entertainment Overlay District Design Review Committee, COMMISSIOINERS GOYNES and McSWAIN with COMMISSIONER DAVENPORT as an alternate.

For the Planning Commission Design Subcommittee, CHAIRMAN TRUESDELL and COMMISSIONER NIGRO.

No appointments were made to the Historic Preservation Commission.

(12:04 – 12:06)

4-3124

CHARC - Centennial Hills Architectural Review Committee

Members	Staff	
(Craig Galati)	Flinn Fagg	Meetings 1st Tuesday of each month as necessary
Laura McSwain	Kathy McDonald	12:00 - DSC Conf. Rm 2B
Stephen Reilly		
Steve Swisher		This is a public meeting
Lewis Brandon		This Committee has final action unless appealed to PC or CC

Alternate Planning Commissioners:
1st Alternate: Todd Nigro
2nd Alternate: Byron Goynes

Ordinance # 5389 - Bill # 2001-100
Adopted 11/07/01

Two members who are also members of the Planning Commission who shall serve a term of one year. (self appointed)
Three citizen members shall serve staggered terms of two years. (appointed by the Mayor)
Such members must be residents of Centennial Hills, and one such member must be a professional who development (i.e. developer, urban planner, urban designer, civil engineer, architect, etc.)

HPC (Historic Preservation Commission)

Members	Staff	
Bob Stoldal	Margo Wheeler	Meetings 4th Wednesday of each month
Dorothy Wright	Adrienne Low	12:15 - DSC Conf. Rm 2B
Bob Bellis	Kathy McDonald	This is a public meeting
Dick Cuppett		
Mary Hausch		
Chuck Baker		
Pat Klenk		
Janet White		
James Veltman		
Felix de Herrara		
Andrew Kirk		

Ordinance #3557 - Bill 90-39
Adopted on 2/20/91

HPC consists of 11 members (appointed by City Council)
Each member to serve a four year term, (no member to serve more than 2 consecutive terms, including the unexpired portion of any term to which he/she is appointed to fill a vacancy).

DRC (Downtown Signage Review Committee)

Members	Staff	
Steve Evans	Margo Wheeler	First Thursday of the month as necessary
Rick Truesdell	Shelley DiNicola	This is a public meeting
Sean Robertson		This Committee has final action unless appealed to PC or CC
Steve van Gorp		
Flinn Fagg		

Alternate Planning Commissioners:
1st Alternate: Laura McSwain
2nd Alternate: (Craig Galati)

Ordinance #5408 - Bill 2001-143
Adopted 1/2/02

Two members of the Planning Commission. (self appointed)
Two members of the Planning and Development Dept. (designated by the Director)
One member of the Office of Business Development

DIR-4106

PC-ARC (Parkway Center Archtectural Review Committee)

Members	Staff	This is a pubic meeting
Rick Truesdell	David Clapsaddle	Staff forwards the Committee recommendation to PC
(Craig Galati)	Shelley DiNicola	Meetings are held on an as needed basis
Flinn Fagg		
Andy Reed		
Steve van Gorp		

Alternate Planning Commissioners:
1st Alternate: (Steve Quinn)
2nd Alternate: Byron Goynes

Parkway Center Development Standards adopted 1/2/02 by City Council
Five members appointed by the Mayor to include:
Two Planning Commissioners
Two members of Planning and Development staff
One member of Office of Business Development/Redevelopment Agency staff

DEOD-DRC (Downtown Entertainment Overlay District Design Review Committee)

Members	Staff	2nd Tuesday of the month as necessary.
Steve Quinn	Margo Wheeler	This is a public meeting.
(Craig Galati)	Teresa Morrell	This Committee has final action unless appealed to PC or CC
Flinn Fagg		
Steve van Gorp		
Jack Sommer	(George Kuntz -Alternate)	

Alternate Planning Commissioners:
1st Alternate: Laura McSwain — Ordinance # 5521 - Bill # 2001-100
2nd Alternate: Rick Truesdell — Adopted 10/02/02

Two members who are also members of the Planning Commission. (self appointed)
One member of the City Centre Development Corporation (designated by the Board)
One member of the Planning and Development Staff
One member of the Office of Business Development staff who is on the City of Las Vegas Redevelopment Agency

If and when an owners' association is created that represents owners of property located within the District, two members from that owners' association to be designated to this committee by the governing board.

PC Design Subcommittee (Planning Commission Design Subcommittee)
Rick Truesdell
(Craig Galati)

City of Las Vegas

Agenda Item No.: 57

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 - 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.

THIS WILL BE SENT 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 NO RECOMMENDATION

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

MOTION:
NIGRO – APPROVED – UNANIMOUS

To be forwarded to the City Council in Ordinance Form

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that this item was abeyed from the last meeting. No changes have been made. The title is to simplify the process and allow special use permits to be final action, unless the applicant or the City Council wants the item heard or if it is part of another item. In addition, staff recommended eliminating some of the special use permit requirements as shown on the chart provided in the backup documentation.

MINUTES – Continued:

COMMISSIONER STEINMAN asked for clarification in the stricken verbiage regarding applications being accepted in order to relieve a hardship. MS. WHEELER explained that the current language is unclear. The requirement is that the Planning Commission or the City Council approve a Variance, unless there are legal findings that can be made. However, that does not disallow staff from accepting an application. An applicant may believe that there is an appropriate hardship. That is not a judgment for staff to be making at the time the application is submitted. The public hearing determines whether or not that hardship exists. The new language clarifies the responsibility of determining whether the hardship would fall to the appointed and elected body.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:06 – 12:07)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-3956 - CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: NO RECOMMENDATION

DC

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Amend Title 19.18.060 and 19.18.070 to allow Special Use Permits to be final action at Planning Commission unless appealed by the applicant or a City Council member or if the Special Use Permit is combined with a Rezoning or General Plan Amendment. Amend Title 19.04.010 Table 2 Land Use Tables to change certain uses from requiring a Special Use Permit to being permitted as a Conditional Use or outright.

DETAILS OF APPLICATION REQUEST

The following text amendment is proposed in two separate, but related changes:

1) **Produral Changes** to Title 19.18.060 and .070, affecting the current Special Use Permit and Variance hearing and approval process, and

2) **Technical Changes to 19.04.010,** affecting some uses which currently require a Special Use Permit.

19.18.060 Special Use Permit

B. Authority

~~The City Council, upon recommendation by~~ *T*he Planning Commission, shall have the authority to approve, approve with conditions, or deny an application for a Special Use Permit. *Upon appeal, the City Council shall be the final authority to approve, approve with conditions, or deny an application for a Special Use Permit.*

G. Planning Commission Public Hearing and Action

3. **Hearing.** The Planning Commission shall conduct a public hearing on the application. In its discretion and for good cause, the Planning Commission may hold the application in abeyance for further study. Following the hearing or hearings, the Planning Commission shall ~~make its recommendation to~~ approve, approve with conditions, or deny the application for Special Use Permit. The ~~recommendation~~ *action* shall be based upon evidence that makes the grant or denial of the Special Use Permit appropriate.

DC

4. **Conditions of Approval ~~Recommendation~~.** In ~~recommending the approval of~~ *approving* a Special Use Permit, the Planning Commission may impose any conditions, restrictions or limitations as the Commission may determine to be necessary to meet to the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained.

J. Appeals and City Council Review

1. **Appeal of *Conditions or* Denial.** A decision by the Planning Commission to *approve with conditions or to* deny a Special Use Permit application becomes final and effective at the expiration of 10 days after the date of the decision unless, within that period, the applicant *or a City Council member* appeals the decision by written request filed with the City Clerk.

2. **Final Action by City Council Concerning ~~Approval~~ *Appeals*.** A decision by the Planning Commission to approve a Special Use Permit application *with conditions that is appealed* constitutes a recommendation to the City Council. The City Council shall make the final decision concerning the application *on appeal*.

M. Amendments to an Approved Special Use Permit

A Special Use Permit is limited to the uses and structures which are shown on the approved site development plan and are consistent with any conditions of approval. Any request to amend or modify an approved Special Use Permit shall be submitted to the Department of Planning and Development. Upon receipt of such a request, the Director shall determine if the request constitutes a minor amendment or a major amendment. Minor amendments may be approved administratively. A major amendment requires approval by the City Council, ~~after a recommendation~~ *or* by the Planning Commission *whichever body made the final approval of the original Special Use Permit*. Minor and major amendments are categorized as follows:

19.18.070 VARIANCE

B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, the Planning Commission and the City Council have the authority to act upon Variance applications as set forth in this subchapter and as they deem appropriate. Variance applications shall initially be heard by the Planning Commission. Where a Variance application is proposed in connection with another application to be heard by the Planning Commission, including an application for Special Use Permit, an application for Rezoning, or an Application for Site Development Plan Review, the Variance application shall be considered by the Planning Commission, as a separate application, in conjunction with the associated application. A Variance *application* shall not be ~~granted~~ *accepted* in order to:

DC

1. Permit a use in a zoning district in which the use is not allowed;

2. Vary any minimum spacing requirement between uses~~;~~.

~~3. Relieve a hardship which is solely personal, self-created or financial in nature.~~

J. Appeals

3. Automatic Review by City Council.

b. A Variance application, whether approved or denied by the Planning Commission, that is related to and has been filed in connection with an application for *General Plan Amendment,* rezoning, ~~an application for a Special Use Permit,~~ or an application for Site Development Plan Review which required final action by the City Council.

19.04.010 Table 2: Land Use Tables

The following represents recommended changes to the Land Use Tables to delete the need for some uses to require a Special Use Permit, or permit administrative approval if such uses meet all of the required standards for Conditional Approval. These uses are proposed for amendment:

Animal Hospital (w/o outside pens)	To "P" in C-2, C-M and M
Animal Keeping, Exotic	To "C" in U, R-A and M
Assisted Living	To "C" in C-2
Automobile Rental	To "C" in C-2 and C-M
Banquet Facility	To "P" in C-1
Business School	To "C" in O
Catering Service	To "P" in C-M
Condominium	To "C" in P-R, N-S, O, C-1, C-2
Livestock Farming	To "C" in U, R-A, R-E
Open Air Vending	To "C" in all zoning districts
Primary Schools	To "C" in C-2 to M
Private Streets	To "C" in all districts
Secondhand Dealer	To "C" in C-M
Thriftshop	To "C" in C-M
Wedding Chapel	To "C" in C-1

RESIDENTIAL												*PERMITTED USES*	*COMMERCIAL*						*INDUSTRIAL*		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RURAL & ANIMAL-RELATED	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
S	S	S										Animal Hospital, Clinic, or Shelter without Outside Pens					S	~~S~~P		~~C~~P	~~C~~P
~~S~~C	~~S~~C											Animal Keeping, Wild or Exotic*									~~S~~C
~~S~~C	~~S~~C	~~S~~C										Livestock Farming* (Bovines/Horses)									

DC

RESIDENTIAL												*PERMITTED USES*	*COMMERCIAL*						*INDUSTRIAL*		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RESIDENTIAL & LODGING	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
						S	P	P	P			Assisted Living Apartments					S	SC			
						P	P	P	P			Condominiums	SC	SC	SC	SC	SC	SC			
												Time Share Development						SC			

RESIDENTIAL												*PERMITTED USES*	*COMMERCIAL*						*INDUSTRIAL*		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	INSTITUTIONAL & COMMUNITY SERVICE	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
SC	SC	SC										Cemetery/Mausoleum						C		C	C
C	C	C	C	C	C	C	C	C	C	C	C	Public or Private School, Primary	C	C	S	S	S	SC	SC	SC	SC

RESIDENTIAL												*PERMITTED USES*	*COMMERCIAL*						*INDUSTRIAL*		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RETAIL & PERSONAL SERVICES	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
												Banquet Facility					SP	P	A	P	
												Business School			SC		P	P	P	P	P
												Catering Service	C	C		C	P	P	P	SP	P
												Open Air Vending/ Transient Sales Lot					SC	SC		SC	SC
												Secondhand Dealer					S	S		SC	C
												Thriftshop					S	S		SC	C
												Wedding Chapel					SC	P		P	P

RESIDENTIAL												*PERMITTED USES*	*COMMERCIAL*						*INDUSTRIAL*		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	AUTO & MARINE-RELATED	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
												Automobile Rental					S	SC		SC	C

RESIDENTIAL												*PERMITTED USES*	*COMMERCIAL*						*INDUSTRIAL*		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	UTILITIES, COMMUNICATIONS & TRANSPORTATION	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	Private Streets*									

ANALYSIS

Pertaining to 19.18.060 Special Use Permit

NRS 278.315 allows granting of variances, and special use permits by planning commissions. Currently Title 19 limits Planning Commission to making recommendations on Special Use Permits with City Council action required on all applications. The proposed changes will continue to allow City Council action when Special Use Permits are companion items to

DC

Rezoning and General Plan Amendment applications. Variances on parking and existing structures are required by code to go to City Council. Any individual City Council member who wishes to have any or all matters within their Ward automatically appealed may of course do so.

Pertaining to 19.04.010 Table 2- Land Use Table

Special Use Permit is defined in Title 19.20 as "A specific approval for a use which has been determined to be more intense or to have a potentially greater impact than a permitted or conditional use within the same zoning district."

Clearly, over time, it has become apparent that some uses which currently require a special use permit have not had the intense or negative impacts originally thought to be associated with them. For instance, it is appropriate to allow some rural uses, such as livestock farming and animal hospitals as a conditional use in the low-density residential zoning districts. The same is true of multi-family in commercial districts and open air vending in large commercial centers. In the case of changing from Special Use Permit to Conditional Uses, the base conditions of approval will be moved to the appropriate chapter of Title 19.04.

NOTICES MAILED Newspaper only

APPROVALS 0

PROTESTS 0

DC

City of Las Vegas

Agenda Item No.: 58

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 8, 2004

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

SUBJECT:

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

P.C. FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions and replacing Condition 16 with the following:

16. If not already constructed at the time of development, construct all required offsite sewer to connect with the existing sewer within El Capitan Way. If the sewer line is constructed within the I-215 Beltway right-of-way, obtain a 20-foot wide offsite sanitary sewer easement between its northern right-of-way line and the north edge of the existing drainage facility. This easement may narrow in areas that would produce overlap with the existing flood control facility. Provide a plan to the Department of Public Works for approval prior to submittal of a Final Map for this

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 58 – TMP-3791

MOTION - Continued:

site. ***Coordinate with Clark County to obtain an Encroachment Permit for all improvements within the Beltway right-of-way. Surface improvements and maintenance shall be as required by the Clark County Public Works Department and shall also meet City of Las Vegas requirements for public sewer access.*** **Provide documentation acceptable to the City Engineer that Clark County agrees to placement of the sewer line within the Beltway right-of-way prior to the approval of construction drawings or the issuance of any permits for this site, whichever may occur first. If the sewer line cannot be placed within the I-215 Beltway right-of-way, obtain a 20-foot wide offsite sanitary sewer easement across the two adjacent parcels to the east to connect with the existing sewer within El Capitan Way,** ***unless an alternative sanitary sewer alignment is accepted by the Collection Systems Planning Section.*** **The sewer line shall be at a location and depth acceptable to the City Engineer. Provide a public sewer stub to the west in the southwest corner of this development.**

– UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that staff has been meeting with the applicant for some time regarding this application. There was an issue pertaining to the non-equestrian trail. After meeting with the applicant this evening, they have agreed to all the conditions.

BRIAN PSIODA, 2727 South Rainbow, appeared on behalf of applicant and concurred with staff's amended conditions.

GINA VENGLASS, Public Works Department, acknowledged that a revision was made to Condition 16 as it pertains to the sewer alignment.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:02 – 12-04)

PLANNING COMMISSION MEETING OF APRIL 8, 2004
Planning and Development Department
Item 58 – TMP-3791

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-2971 and Rezoning ZON-2970.

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

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

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

6. A Multi-Use Non-Equestrian Trail shall be constructed along and within the southern boundary of the property in accordance with the Las Vegas 2020 Master Plan Transportation Trails Element. This trail must be depicted on the Final Map.

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

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

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

CONDITIONS – Continued:

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

Public Works

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

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

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

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

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

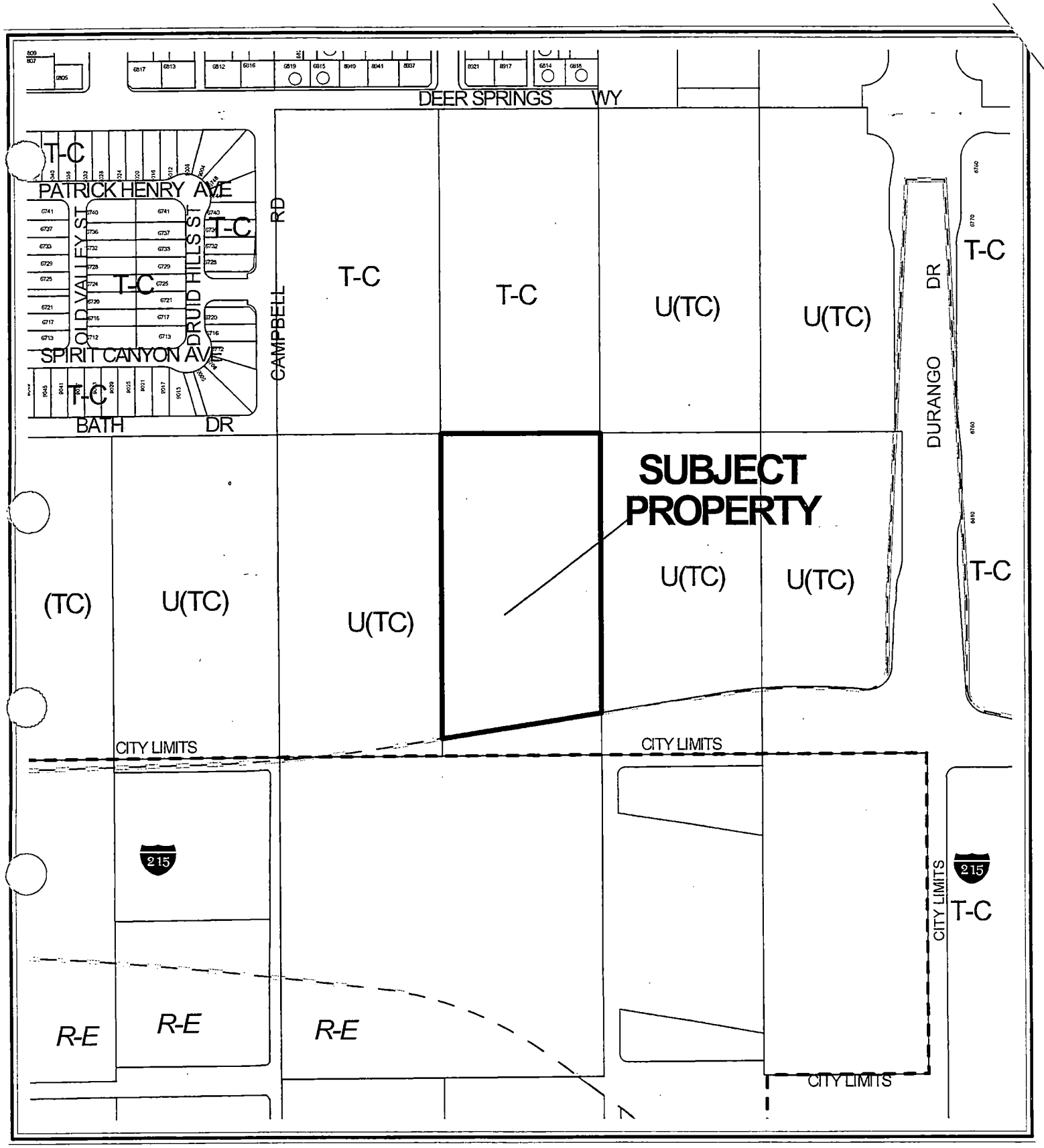
16. If not already constructed at the time of development, construct all required offsite sewer to connect with the existing sewer within El Capitan Way. If the sewer line is constructed within the I-215 Beltway right-of-way, obtain a 20-foot wide offsite sanitary sewer easement between its northern right-of-way line and the north edge of the existing drainage facility. This easement may narrow in areas that would produce overlap with the existing flood control facility. Provide a plan to the Department of Public Works for approval prior to submittal of a Final Map for this site. The City of Las Vegas will provide maintenance for the sewer line. All construction and maintenance associated

CONDITIONS – Continued:

with required surface improvements for this sewer line shall be the responsibility of the developer and this responsibility shall be transferred to the Homeowner's Association upon project completion. Provide documentation acceptable to the City Engineer that Clark County agrees to placement of the sewer line within the Beltway right-of-way (Encroachment Agreement with unrestricted maintenance access) prior to the approval of construction drawings or the issuance of any permits for this site, whichever may occur first. If the sewer line cannot be placed within the I-215 Beltway right-of-way, obtain a 20-foot wide offsite sanitary sewer easement across the two adjacent parcels to the east to connect with the existing sewer within El Capitan Way. The sewer line shall be at a location and depth acceptable to the City Engineer. Provide a public sewer stub to the west in the southwest corner of this development.

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

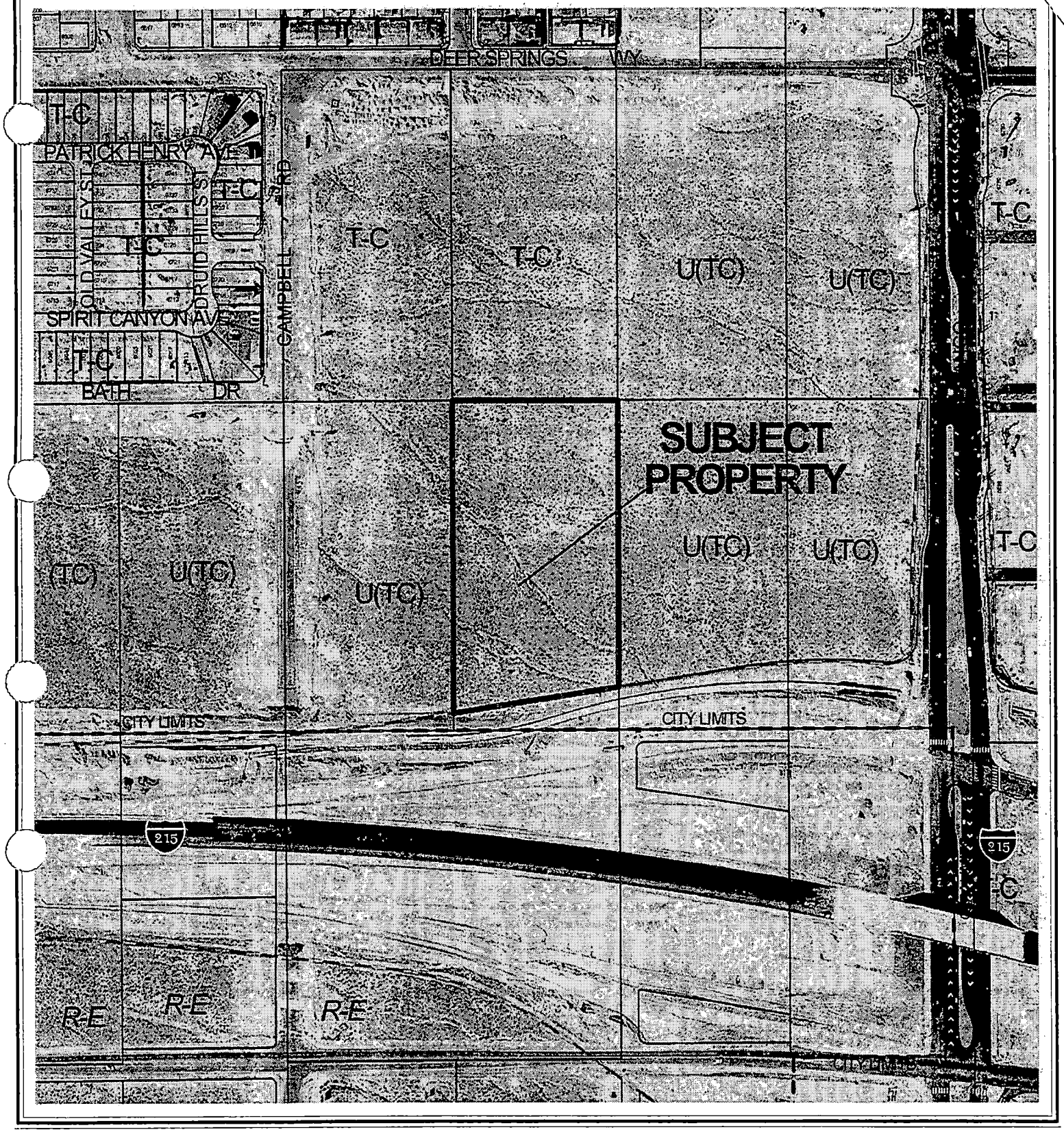
18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-3791

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

N



0 200 400 Feet

CASE: TMP-3791

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - TENTATIVE MAP - TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-2971 and Rezoning ZON-2970.

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

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

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

6. A Multi-Use Non-Equestrian Trail shall be constructed along and within the southern boundary of the property in accordance with the Las Vegas 2020 Master Plan Transportation Trails Element. This trail must be depicted on the Final Map.

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

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

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

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

Public Works

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

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

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

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

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

16. If not already constructed at the time of development, construct all required offsite sewer to connect with the existing sewer within El Capitan Way. If the sewer line is constructed within the I-215 Beltway right-of-way, obtain a 20-foot wide offsite sanitary sewer easement between its northern right-of-way line and the north edge of the existing drainage facility. This easement may narrow in areas that would produce overlap with the existing flood control facility. Provide a plan to the Department of Public Works for approval prior to submittal of a Final Map for this site. The City of Las Vegas will provide maintenance for the sewer line. All construction and maintenance associated with required surface improvements for this sewer line shall be the responsibility of the developer and this responsibility shall be transferred to the Homeowner's Association upon project completion. Provide documentation acceptable to the City Engineer that Clark County agrees to placement of the sewer line within the Beltway right-of-way (Encroachment

Agreement with unrestricted maintenance access) prior to the approval of construction drawings or the issuance of any permits for this site, whichever may occur first. If the sewer line cannot be placed within the I-215 Beltway right-of-way, obtain a 20-foot wide offsite sanitary sewer easement across the two adjacent parcels to the east to connect with the existing sewer within El Capitan Way. The sewer line shall be at a location and depth acceptable to the City Engineer. Provide a public sewer stub to the west in the southwest corner of this development.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved a Petition (A-0038-02) to annex undeveloped property located in various parts of the city, including the subject parcel, under the provisions of NRS 268.597 No. 1(b) containing approximately 687.3 acres. The effective date of this annexation was February 14, 2003.

11/05/03 The City Council approved Rezoning (ZON-2970) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on the subject site. The Planning Commission and staff recommended approval on October 9, 2003.

11/05/03 The City Council approved a Site Development Plan Review (SDR-2971) for a 39-lot single-family cluster development. The Planning Commission and staff recommended approval on October 9, 2003.

03/25/04 The Planning Commission held this item in abeyance to the 04/08/04 Planning Commission Meeting to continue working on the Trails and Public Works issues.

B) Pre-Application Meeting

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.64

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

Special Plan Area

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

B) General Analysis Discussion

- General information

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

- Cross Section

  The submitted cross-sections depict a maximum natural grade between 0% and 2% across this site. Per Table A within Subdivision Code 18.08.110, a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted east/west cross sections do not show any retaining walls greater than 4-feet in height. However, it is noted that the proposed wall along the eastern boundary will present a 10-foot vertical wall face to the adjacent parcel. The submitted north/south cross-sections depict a 4.5-foot proposed retaining wall along the northern boundary of this site adjacent to Unit 2 of this proposed subdivision.

- Trails

  A Multi-Use Non-Equestrian Trail shall be constructed along and within the southern boundary of the property in accordance with the Las Vegas 2020 Master Plan Transportation Trails Element. This trail must be depicted on the Final Map.

- Special Conditions of Approval from Rezoning ZON-2970:

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

  2. A Multi-Use Non-Equestrian Trail shall be constructed along and within the southern boundary of the property in accordance with the Las Vegas 2020 Master Plan Transportation Trails Element. This trail must be depicted on the Final Map.

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Concordia Homes Nevada INC

Name of Applicant: Concordia Homes

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Roberta Hogan

Print Name: Roberta Hogan, Secretary

Subscribed and sworn before me

This 5th day of January, 2004

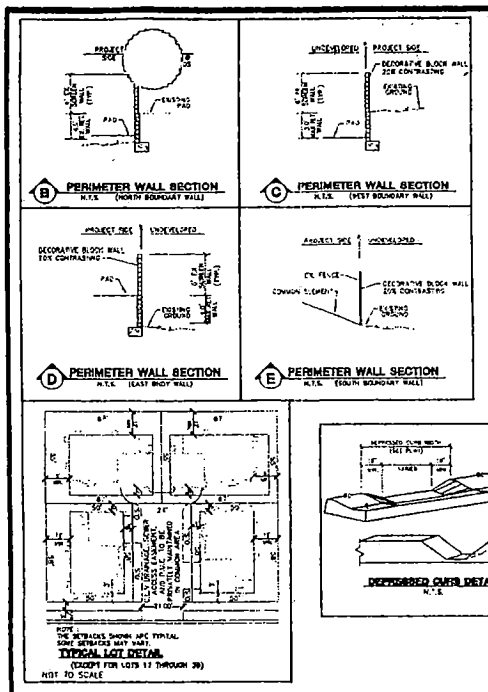
Michelle Valsvik

Notary Public in and for said County and State

Revised 2/12/02

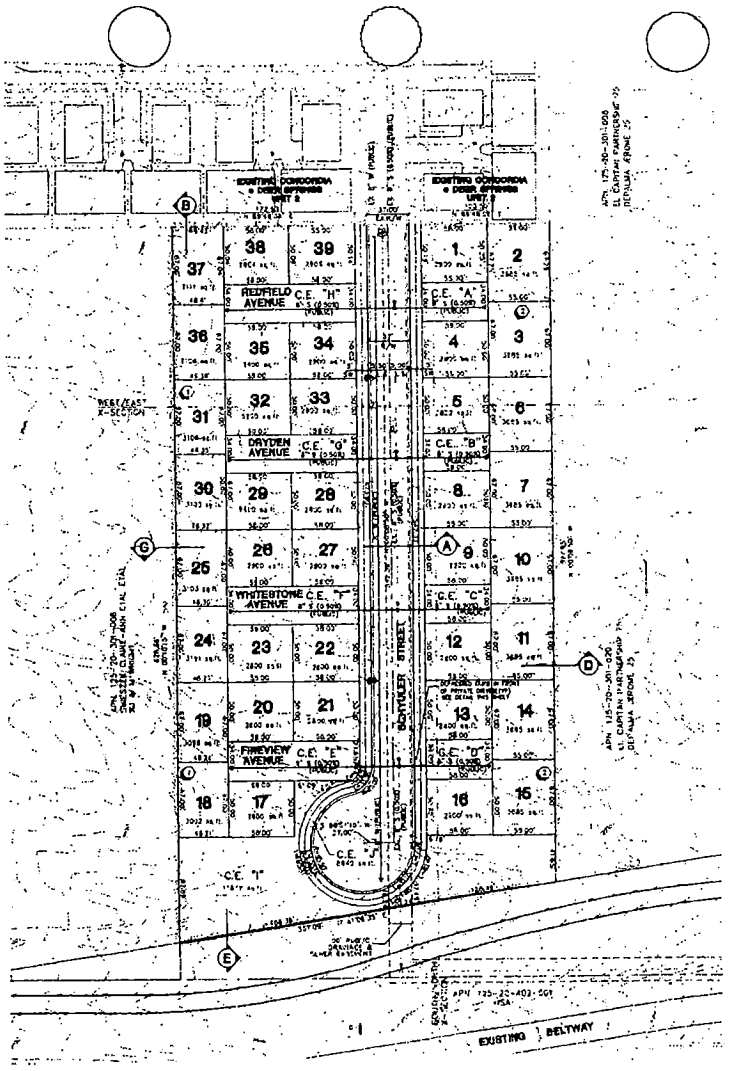
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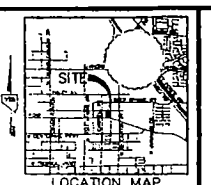
MICHELLE VALSVIK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-09-2005
Certificate No: 97-4761-1



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CITY OF LAS VEGAS, NEVADA
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER ..... LAS VEGAS VALLEY WATER DIST CT
   - ELECTRIC ..... NEVADA POWER COMPANY
   - GAS ..... SOUTHWEST GAS CORPORATION
   - SEWER ..... CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   - TELEPHONE ..... SPRINT CENTRAL - NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. 30X60 SUBDIVISION:
   AVERAGE SLOPE = 0.00%
   AREA FLOW = 0.03 CFS
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA PUB. NO. 32-0001765 F
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL PROPERTY LINE RADIUS = 10' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
10. THIS SUBDIVISION WILL HAVE COMMON AREAS TO MAINTAIN LANDSCAPING WHICH WILL BE PERPETUALLY BY THE HOME OWNER'S ASSOCIATION.
11. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
12. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS (WHERE NOT NOTED ON THE SURFACE PROPERTY).
13. THERE ARE NO EXISTING STRUCTURES AND OTHER PHYSICAL FEATURES.
14. THERE ARE NO EXISTING AND PROPOSED IRRIGATION OR DRAINAGE CHANNEL RIGHTS-OF-WAY.
15. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.





GRAPHIC SCALE

SETBACKS

SITE DATA

- CURRENT ZONING: R-E & R-PD7
- PROPOSED ZONING: R-PD7
- GROSS AREA: 44.7 AC±
- NUMBER OF C.E.: 6
- PROPOSED DENSITY: 4.77 DU/AC
- NUMBER OF COMMON ELEMENTS: 6
  - C.E. "A" = 13,977 SF
  - C.E. "F" = 6,940 SF
- TOTAL OPEN SPACE PROVIDED = 20,917 SF
- OPEN SPACE REQUIRED = 20,000 SF
- APN# 125-20-201-015

LEGEND

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED ARROYA SWALE
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- (RX) — POINT OF CONNECTION TO EXIST. UTILITIES
- 3.14% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 2619' — EXISTING CONTOUR LINE
- CE — COMMON EASEMENT AREA
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED WALL SERIES PER DETAIL
- OPEN SPACE

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 BENCHMARK: CITY OF LAS VEGAS BENCH MARK 5384 SAID BENCH MARK IS ON TOP OF CURB AT THE INTERSECTION OF DURANGO DRIVE AND WASHBURN ROAD

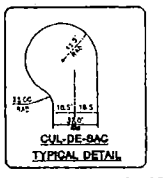
ELEVATION: 2,412.810' METERS (2,912.99')

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 89°51'17" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY RECORDED IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 118 AT PAGE 69.

NOTE:

PER MR. MIKE PACE FROM CLARK COUNTY PLANNING, NO TRAIL WILL BE WITHIN PROPERTY THE PROPOSED TRAIL WAS 88 METERS SOUTH OF THE POINT OF ANY FOR WHICH LOCATION HAS YET TO BE DETERMINED



Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-563-8111

OWNER/DEVELOPER

CONCORDIA HOMES
850 AMERICAN PACIFIC SUITE 100
HENDERSON, NEVADA 89014
(702) 434-8300
CONTACT: ROBYN HOGAN

CONCORDIA HOMES
850 AMERICAN PACIFIC, SUITE 100
HENDERSON, NEVADA 89014
(702) 434-8300 FAX (702) 434-8399

CITY OF LAS VEGAS

TENTATIVE MAP

CONCORDIA • DEER SPRINGS UNIT 2A

vtn nevada
7727 SOUTH PECOS BOULEVARD • LAS VEGAS, NEVADA 89074 (702) 932-7500 FAX (702) 932-7070
ENGINEERING & PLANNING FOR LAND SURVEYORS

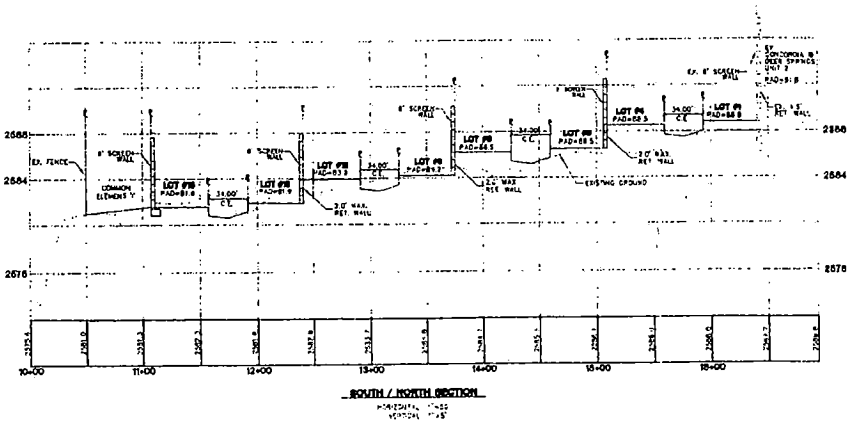
REVISION	BY	DATE

DRAWN BY: DEC. 2003
DESIGNED BY: DEC. 1983
CHECKED BY:
C.T.:
SCALE: 1"=50' HORIZ. 1"=5' VERT.
PROJECT NO: 5303.02

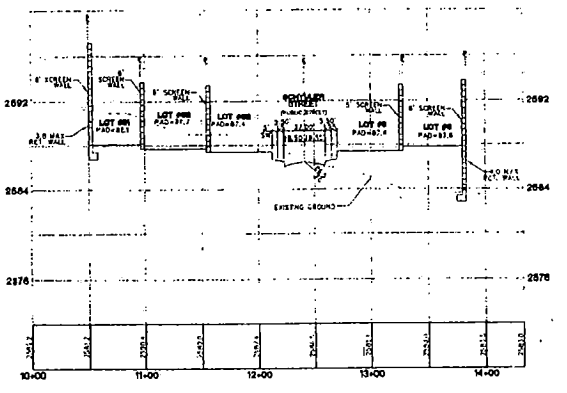
AARON M. STAMACHER
Nevada No. 10076
CIVIL
12/31/04

SHEET TM1
1 OF 2 SHEETS
DRAWING NO.

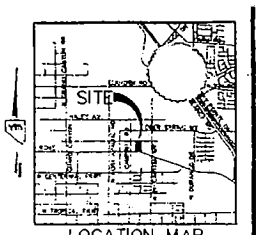
TMP-3791
3-25-04 PC



SOUTH / NORTH SECTION



WEST / EAST SECTION



Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-560-8111

CONCORDIA HOMES
110 AUSTRALIA PACIFIC, SUITE 100
HENDERSON, NEVADA 89014
(702) 431-3220 CONT. RONNIE HOGAN

CITY OF LAS VEGAS

2727 NORTH HUGHES ROAD, SUITE 100 LAS VEGAS, NEVADA 89128 (702) 243-1933 FAX (702) 243-1934

REVISION | BY | DATE

TENTATIVE MAP

CONCORDIA @ DEER SPRINGS UNIT 2A

DRAWN BY: AR | DESIGNED BY: AB | CHECKED BY: CC | PROJECT NO: 0303-23 | SCALE: 1"=50' VERT. 1"=5' HORIZ.

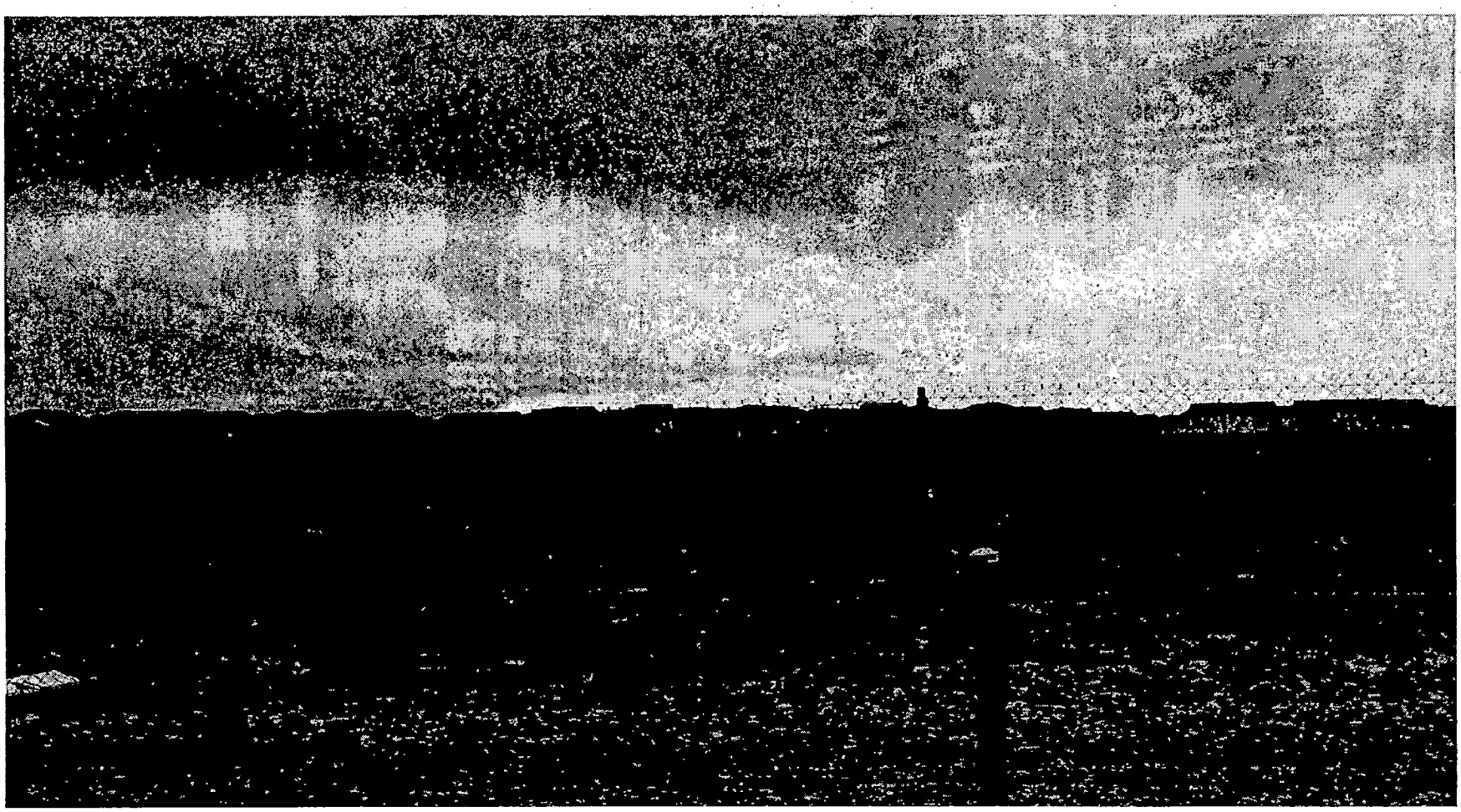
AARON M. KAMACHOKA, CIVIL, No. 10079, STATE OF NEVADA, PROFESSIONAL ENGINEER

SHEET TM2
2 OF 2 SHEETS

DRAWING NO.

N:\0303\UNIT 2A\0303-TM2A.DWG

TMP-3791
3-25-04 PC



TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.
NORTH SIDE OF THE 215 BELTWAY, APPROXIMATELY 600 FEET WEST OF DURANGO DRIVE
APRIL 8, 2004 PLANNING COMMISSION

01/23/04.

City of Las Vegas

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

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION 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.

MINUTES:

TOM McGOWAN, Las Vegas resident, indicated that he is a candidate for election as US Senator for the State of Nevada in 2004. He welcomed the newest members of the Planning Commission, COMMSSIONER DAVENPORT and STEINMAN. He also submitted comments regarding the Centennial Celebration for the record.

(12:07 – 12:12)

4-3415

TODD FARLOW, 240 North 19th Street, reminded the Commissioners to attend the last of the lectures series on Sustainable Architecture on April 14, 2004 at 7:00 p.m. in the architectural study library at UNLV. There will be a reception at 6:00 p.m.

(12:12 – 12:13)

4-3651

MEETING ADJOURNED AT 12:13 A.M.

Respectfully submitted:

Angela Crolli

ANGELA CROLLI, DEPUTY CITY CLERK

Deeny Araujo

DEENY ARAUJO, DEPUTY CITY CLERK

TM / PLANNING COMMISSION MTGS — CITY OF LAS VEGAS / CLARK COUNTY GOV. — [6P] [7P] — THURS. 8 APRIL, 2004 ~

CITIZENS' PARTICIPATION ~

..< (1 MIN) >..

• TOM MCGOWAN. 50 YEARS RESIDENT OF LAS VEGAS, NEVADA, AND CANDIDATE FOR ELECTION AS U.S. SENATOR FOR THE STATE OF NEVADA IN 2004.

~ (EXHIBIT CENTENNIAL PROPOSALS) ~

• YOUR ATTENTION IS INVITED TO THE OVERHEAD DISPLAY, WHERE YOU SEE THE GRAPHIC DESIGN AND DETAILED TEXT OF MY LAS VEGAS CENTENNIAL CELEBRATION ORIGINAL PROPOSALS ENTITLED: ~

• "THE WORLD'S LARGEST CENTENNIAL CELEBRATION BIRTHDAY CAKE",

• "THE ENTERTAINMENT WALK OF FAME", AND: ~ THE YEAR-LONG LAS VEGAS ENTERTAINMENT CONTEST ENTITLED: ~

• "CENTENNIAL IDOL"

THE CAKE IS DESIGNED AS 1,000 FEET LONG, 20 FEET WIDE AND UPTO 6 FEET HIGH, AND WILL BE TOPPED BY ARTISTIC CULINARY REPLICAS OF WORLD-FAMED LAS VEGAS STRUCTURAL ICONS, PAST, CURRENT AND PROJECTED. IT WILL SET A NEW WORLD'S RECORD WEIGHT OF 60 TONS.

ALL OF THE INDUCTEES INTO THE 'ENTERTAINMENT WALK OF FAME' WILL BE SELECTED BY THE RESIDENTS OF LAS VEGAS, NEVADA, AND NOT BY ANY SO-CALLED 'MAINSTREAM POWER-ELITE BUREAUCRACY'.

'CENTENNIAL IDOL' WILL BE OPEN TO CONTESTANTS OF ALL AGES AND RACIAL, ETHNIC AND CULTURAL HERITAGES, AND WILL FEATURE THE FULL RANGE OF CULTURAL AND PERFORMING ARTISTRY AND THE HUMANITIES. THE WINNERS WILL BE CHOSEN BY THE PEOPLE OF LAS VEGAS.

ALL OF MY ORIGINAL PROPOSALS ARE DULY NOTICED AS: © 2004 TOM MCGOWAN.

MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MINUTES OF TODAY'S MEETING, IN COMPLIANCE WITH NRS 241, THE NEVADA OPEN MEETING LAW.

THANK YOU. (SUBMITTED)

Submitted at Planning Commission

Date 4/8/04 Item 6P