Agenda City of Las Vegas
PLANNING COMMISSION MEETING
April 22, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the March 25, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

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

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

3. **TMP-3904 - DEER SPRINGS/DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JAMES R. TUCKER FAMILY TRUST** - Request for a Tentative Map FOR A 96 LOT SINGLE FAMILY SUBDIVISION on 9.01 acres adjacent to the southeast corner of Grand Montecito Drive and Deer Springs Way (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).

4. **TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 2.67 acres adjacent to the northeast corner of Cheyenne Avenue and Campbell Road (APN: 138-08-401-010), U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Mack).

5. **TMP-4058 - DURANGO/ELKHORN COMMERCIAL CENTER - APPLICANT: DIVERSIFIED INTERESTS - OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the southwest corner of Elkhorn Road and Durango Drive (APN: 125-20-101-008 and 009), T-C (Town Center) Zone, Ward 6 (Mack).

6. **TMP-4076 - RIDGE TOP ESTATES - APPLICANT: R L HOMES - OWNER: DARK, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres adjacent to the south side of Alexander Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

ONE MOTION – ONE VOTE:

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

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

8. **GPA-3833 - CITY OF LAS VEGAS** - Request to amend the Master Plan Recreation Trails Element of the General Plan to revise the design standards for equestrian and multi-use equestrian trails, Ward 4 (Brown) and Ward 6 (Mack).

9. **GPA-3933 - CITY OF LAS VEGAS** - Request to amend the Master Plan Transportation Trails Element of the General Plan to add provisions for "connector trails" and to revise trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: All.

10. **ZON-4013 - APPLICANT/OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located adjacent to the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003), Ward 6 (Mack).

11. **SDR-4073 - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: JAMES E. AND BEVERLY ROGERS** - Request for a Site Development Plan Review FOR A 30,625 SQUARE FOOT AUTOMOBILE STORAGE GARAGE on 3.31 acres at 1608 Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly).

12. **SDR-4075 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.** - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.83 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

13. **RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST** - Required One Year Review of an approved Special Use Permit (U-0107-90) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

14. **SUP-4046 - APPLICANT: GARY AND GINA SHANKS - OWNERS: MACK SMITH, JR. AND BOOKER T. BURNEY** - Request for a Special Use Permit FOR OPEN AIR VENDING at 1000 North Martin L King Boulevard (APN: 139-28-604-006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

15. **MSP-4062 – APPLICANT/OWNER: SANTA FE STATION, INC.** - Request for amendments to Master Sign Plans MSP-0008-01 and MSP-2881 FOR SIGNS ON THE MOVIE THEATRE ADDITION TO AN EXISTING HOTEL AND CASINO at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

16. **SDR-4117 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 120 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

17. **VAC-4011 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate a U. S. Government Patent Reservations generally located north of Elkhorn Road, west of Campbell Road, Ward 6 (Mack).

18. **VAC-4012 - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate a public sewer and drainage easement generally located west of Decatur Boulevard, north of Tropical Parkway, Ward 6 (Mack).

19. **VAC-4041 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Request for a Petition to vacate a Bureau of Land Management Right-of-Way Grant generally located east of Cliff Shadows Parkway, south of Gowan Road, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

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

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

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

24. **GPA-4042 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 3.88 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown).

25. **ZON-4043 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown).

26. **SUP-4045 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH TO BE LOCATED ON PROPERTY ADJACENT TO A RESIDENTIAL USE on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 4 (Brown).

27. **SDR-4060 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH AND FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue an Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED O: (Office)], Ward 4 (Brown).

28. **GPA-4044 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request to amend a portion of Map 10 of the Centennial Hills Sector Plan TO REALIGN POWERLINE CORRIDORS WITHIN THE CLIFF'S EDGE MASTER PLAN AREA, Ward 6 (Mack).

29. **GPA-4063 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), Ward 6 (Mack).

30. **SUP-4065 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack).

31. **SDR-4064 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Site Development Plan Review FOR A 316 UNIT CONDOMINIUM DEVELOPMENT on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack).

32. **GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI** - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: O (OFFICE) AND GC (GENERAL COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

33. **GPA-4078 – APPLICANT/OWNER: QUALITY HOMES** - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack).

34. **ZON-4080 – APPLICANT/OWNER: QUALITY HOMES** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack).

35. **GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH** - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), Ward 6 (Mack).

36. **ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack).

37. **SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH** - Request for a Site Development Plan Review FOR A 209 LOT SINGLE RESIDENTIAL FAMILY DEVELOPMENT on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

38. **GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

39. **ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

40. **VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 6 (Mack).

41. **SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

42. **GPA-4100 – APPLICANT/OWNER: PETER CASTELLANO** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5 (Weekly).

43. **ZON-4101 – APPLICANT/OWNER: PETER CASTELLANO** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5 (Weekly).

44. **SDR-4102 – APPLICANT/OWNER: PETER CASTELLANO** - Request for a Site Development Plan Review FOR A CONVERSION OF AN EXISTING RESIDENCE TO A LANDSCAPING BUSINESS AND FOR A WAIVER THE LANDSCAPING REQUIREMENTS on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

45. **GPA-4110 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown).

46. **ZON-4111 – APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-CL (SINGLE FAMILY COMPACT-LOT) under Resolution of Intent to O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown).

47. **SUP-4113 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

48. **SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

49. **ZON-4014 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.7 acres at 1915 West Bonanza Road (APN: 139-28-401-024), Ward 5 (Weekly).

50. **SDR-4015 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION** - Request for a Site Development Plan Review FOR A PROPOSED AUTO PAINT & BODY REPAIR SHOP AND A WAIVER OF LANDSCAPE STANDARDS on 1.7 acres at 1915 West Bonanza Road (APN: 139-28-401-024), C-2 (General Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Weekly).

51. **ZON-4059 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) and R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), Ward 5 (Weekly).

52. **SDR-4107 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS** - Request for a Site Development Plan Review FOR A CHURCH on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Weekly).

53. **ZON-4066 – APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack).

54. **SUP-4128 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR PRIVATE STREETS on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).

55. **VAC-4068 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack).

56. **ZON-4082 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), Ward 1 (Moncrief).

57. **VAR-4251 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW BUILDING HEIGHTS TO EXCEED THE RESIDENTIAL ADJACENCY STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

58. **SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR TWO OFFICE BUILDINGS WITH ATTACHED PARKING GARAGES AND TWO RESTAURANT BUILDINGS WITHIN AN EXISTING OFFICE COMPLEX AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)],Ward 1 (Moncrief).

59. **SUP-4089 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

60. **SUP-4090 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

61. **ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), Ward 1 (Moncrief).

62. **SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER** - Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

63. **ZON-4083 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief).

64. **SDR-4085 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND FOR WAIVER OF LANDSCAPING REQUIREMENTS on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

65. **VAR-4190 - APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY -** Request for a Variance TO ALLOW 4 PARKING SPACES WHERE 5 PARKING SPACES ARE REQUIRED FOR A PROPOSED OFFICE on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief).

66. **SDR-4069 - APPLICANT: NOVAD CONSTRUCTION - OWNER: RCN PROPERTIES, LIMITED LIABILITY COMPANY & ZORITY QUAN, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR TWO MEDICAL OFFICE BUILDINGS AND WAIVER OF LANDSCAPING REQUIREMENTS on 1.49 acres adjacent to the northeast corner of Smoke Ranch Road and Professional Court (APN: 138-15-410-049 and 050), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

67. **SDR-4074 - APPLICANT/OWNER: MICHAEL & BEATRICE KATZ FAMILY TRUST** - Request for a Site Development Plan Review FOR A COFFEE SHOP/ COPY CENTER on 0.36 acres at 231 South 3rd Street (APN: 139-34-210-069), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

68. **VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.** - Request for a Petition to vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

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

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **April 9, 2004**, a copy of the **April 22, 2004 Planning Commission Agenda**, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman Livingston Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

9TH day of APRIL, 2004

Linda Hartman-Maynard

NOTARY PUBLIC in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
No. 00-61134-1 My Appointment Expires Feb. 3, 2008

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Agenda City of Las Vegas
PLANNING COMMISSION MEETING
April 22, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the March 25, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

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

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

3. **TMP-3904 - DEER SPRINGS/DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JAMES R. TUCKER FAMILY TRUST** - Request for a Tentative Map FOR A 96 LOT SINGLE FAMILY SUBDIVISION on 9.01 acres adjacent to the southeast corner of Grand Montecito Drive and Deer Springs Way (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).

4. **TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 2.67 acres adjacent to the northeast corner of Cheyenne Avenue and Campbell Road (APN: 138-08-401-010), U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Mack).

5. **TMP-4058 - DURANGO/ELKHORN COMMERCIAL CENTER - APPLICANT: DIVERSIFIED INTERESTS - OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the southwest corner of Elkhorn Road and Durango Drive (APN: 125-20-101-008 and 009), T-C (Town Center) Zone, Ward 6 (Mack).

6. **TMP-4076 - RIDGE TOP ESTATES - APPLICANT: R L HOMES - OWNER: DARK, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres adjacent to the south side of Alexander Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

ONE MOTION – ONE VOTE:

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

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

8. **GPA-3833 - CITY OF LAS VEGAS** - Request to amend the Master Plan Recreation Trails Element of the General Plan to revise the design standards for equestrian and multi-use equestrian trails, Ward 4 (Brown) and Ward 6 (Mack).

9. **GPA-3933 - CITY OF LAS VEGAS** - Request to amend the Master Plan Transportation Trails Element of the General Plan to add provisions for "connector trails" and to revise trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: All.

10. **ZON-4013 - APPLICANT/OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located adjacent to the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003), Ward 6 (Mack).

11. **SDR-4073 - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: JAMES E. AND BEVERLY ROGERS** - Request for a Site Development Plan Review FOR A 30,625 SQUARE FOOT AUTOMOBILE STORAGE GARAGE on 3.31 acres at 1608 Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly).

12. **SDR-4075 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.** - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.83 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

13. **RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST** - Required One Year Review of an approved Special Use Permit (U-0107-90) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

14. **SUP-4046 - APPLICANT: GARY AND GINA SHANKS - OWNERS: MACK SMITH, JR. AND BOOKER T. BURNEY** - Request for a Special Use Permit FOR OPEN AIR VENDING at 1000 North Martin L King Boulevard (APN: 139-28-604-006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

15. **MSP-4062 – APPLICANT/OWNER: SANTA FE STATION, INC.** - Request for amendments to Master Sign Plans MSP-0008-01 and MSP-2881 FOR SIGNS ON THE MOVIE THEATRE ADDITION TO AN EXISTING HOTEL AND CASINO at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

16. **SDR-4117 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 120 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

17. **VAC-4011 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate a U. S. Government Patent Reservations generally located north of Elkhorn Road, west of Campbell Road, Ward 6 (Mack).

18. **VAC-4012 - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate a public sewer and drainage easement generally located west of Decatur Boulevard, north of Tropical Parkway, Ward 6 (Mack).

19. **VAC-4041 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Request for a Petition to vacate a Bureau of Land Management Right-of-Way Grant generally located east of Cliff Shadows Parkway, south of Gowan Road, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

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

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

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

24. **GPA-4042 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 3.88 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown).

25. **ZON-4043 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown).

26. **SUP-4045 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH TO BE LOCATED ON PROPERTY ADJACENT TO A RESIDENTIAL USE on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 4 (Brown).

27. **SDR-4060 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH AND FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue an Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED O: (Office)], Ward 4 (Brown).

28. **GPA-4044 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request to amend a portion of Map 10 of the Centennial Hills Sector Plan TO REALIGN POWERLINE CORRIDORS WITHIN THE CLIFF'S EDGE MASTER PLAN AREA, Ward 6 (Mack).

29. **GPA-4063 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), Ward 6 (Mack).

30. **SUP-4065 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack).

31. **SDR-4064 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Site Development Plan Review FOR A 316 UNIT CONDOMINIUM DEVELOPMENT on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack).

32. **GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI** - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: O (OFFICE) AND GC (GENERAL COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

33. **GPA-4078 – APPLICANT/OWNER: QUALITY HOMES** - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack).

34. **ZON-4080 – APPLICANT/OWNER: QUALITY HOMES** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack).

35. **GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH** - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), Ward 6 (Mack).

36. **ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack).

37. **SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH** - Request for a Site Development Plan Review FOR A 209 LOT SINGLE RESIDENTIAL FAMILY DEVELOPMENT on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

38. **GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

39. **ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

40. **VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 6 (Mack).

41. **SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

42. **GPA-4100 – APPLICANT/OWNER: PETER CASTELLANO** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5 (Weekly).

43. **ZON-4101 – APPLICANT/OWNER: PETER CASTELLANO** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5 (Weekly).

44. **SDR-4102 – APPLICANT/OWNER: PETER CASTELLANO** - Request for a Site Development Plan Review FOR A CONVERSION OF AN EXISTING RESIDENCE TO A LANDSCAPING BUSINESS AND FOR A WAIVER THE LANDSCAPING REQUIREMENTS on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

45. **GPA-4110 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown).

46. **ZON-4111 – APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-CL (SINGLE FAMILY COMPACT-LOT) under Resolution of Intent to O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown).

47. **SUP-4113 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

48. **SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

49. **ZON-4014 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.7 acres at 1915 West Bonanza Road (APN: 139-28-401-024), Ward 5 (Weekly).

50. **SDR-4015 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION** - Request for a Site Development Plan Review FOR A PROPOSED AUTO PAINT & BODY REPAIR SHOP AND A WAIVER OF LANDSCAPE STANDARDS on 1.7 acres at 1915 West Bonanza Road (APN: 139-28-401-024), C-2 (General Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Weekly).

51. **ZON-4059 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) and R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), Ward 5 (Weekly).

52. **SDR-4107 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS** - Request for a Site Development Plan Review FOR A CHURCH on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Weekly).

53. **ZON-4066 – APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack).

54. **SUP-4128 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR PRIVATE STREETS on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).

55. **VAC-4068 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack).

56. **ZON-4082 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), Ward 1 (Moncrief).

57. **VAR-4251 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW BUILDING HEIGHTS TO EXCEED THE RESIDENTIAL ADJACENCY STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

58. **SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR TWO OFFICE BUILDINGS WITH ATTACHED PARKING GARAGES AND TWO RESTAURANT BUILDINGS WITHIN AN EXISTING OFFICE COMPLEX AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)],Ward 1 (Moncrief).

59. **SUP-4089 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

60. **SUP-4090 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

61. **ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), Ward 1 (Moncrief).

62. **SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER** - Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

63. **ZON-4083 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief).

64. **SDR-4085 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND FOR WAIVER OF LANDSCAPING REQUIREMENTS on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

65. **VAR-4190 - APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY -** Request for a Variance TO ALLOW 4 PARKING SPACES WHERE 5 PARKING SPACES ARE REQUIRED FOR A PROPOSED OFFICE on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief).

66. **SDR-4069 - APPLICANT: NOVAD CONSTRUCTION - OWNER: RCN PROPERTIES, LIMITED LIABILITY COMPANY & ZORITY QUAN, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR TWO MEDICAL OFFICE BUILDINGS AND WAIVER OF LANDSCAPING REQUIREMENTS on 1.49 acres adjacent to the northeast corner of Smoke Ranch Road and Professional Court (APN: 138-15-410-049 and 050), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

67. **SDR-4074 - APPLICANT/OWNER: MICHAEL & BEATRICE KATZ FAMILY TRUST** - Request for a Site Development Plan Review FOR A COFFEE SHOP/ COPY CENTER on 0.36 acres at 231 South 3rd Street (APN: 139-34-210-069), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

68. **VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.** - Request for a Petition to vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

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

CITIZENS PARTICIPATION:

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:37 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL (excused at 7:55 p.m.), VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES (Arrived at 6:11 p.m.), STEVEN EVANS, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER McSWAIN

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, indicated that there would be a substantial amount of abeyance items, which he would address during the Planning meeting. In the meantime, he explained that the following items would need to be pulled from the One Motion/One Vote:

Item 10 [ZON-4013] – A protest letter was received
Item 11 [SDR-4073} – Applicant would like to discuss Public Works' Conditions 14 and 15.
Item 12 [SDR-4075] – Applicant signed the letter agreeing to the conditions, however, they asked that Conditions 5, 9 be amended and delete Condition 10. Planning staff would agree to the amendments and deletion. Since the applicant agreed to all the conditions, MR. CLAPSADDLE suggested that Item 12 [SDR-4075] be kept in the One Motion/One Vote items. CHAIRMAN TRUESDELL agreed, unless there would be concerns from the public.
Item 13 [RQR-4021] –The applicant has questions regarding staff changing the recommendation to denial.

MR. CLAPSADDLE stated that letters with signatures accepting all conditions were received for the remainder of the One Motion/One Vote items. He further stated that there are two amendments to Item 69 [DIR-3964] regarding the Summerlin Design Standards. He pointed out

MINUTES – Continued:

that the amendments relate to two items; one is the 75-foot height standard for the casino section. Summerlin is suggesting, to which staff agrees, to delete the term "without City approval". That would mean that it denies the ability to go higher than 75 feet. Currently, the text states "with City approval" they could come before the Planning Commission and go higher. Second, banner signs on light poles to be permitted for special events. Staff does not have a problem with that request, as long as they are temporary. Currently, in Summerlin, to announce different events, temporary banners are placed on light poles that are not permitted, but it would be permitted with the amendment.

MR. CLAPSADDLE explained that the Development Standards are separate from the Development Agreement. It does not have anything to do with land use, but are standards to live by that are not usually seen. The only time anything is seen from Summerlin is in the form of a Tentative Map. This is the book that staff uses to reviews applications. These Revised Development Standards will tighten up the language and make it clearer. He asked that this item be moved up after the One Motion/One Vote for discussion.

As discussed earlier, MR. CLAPSADDLE reiterated that Conditions 5 and 9 will be amended and Condition 10 will be deleted for Item 12 [SDR-4075]. Item 53 [ZON-4066], staff will be asking that Condition 5 be amended to read "The keeping of horses shall be permitted as allowed by City Codes currently in effect and any subsequent amendments." That would be at Washburn and Maverick for the R-D. There are additional conditions limiting it to six lots and all have to be at least 18.5 single story. The applicant has agreed to those. The condition that is part of the backup tied it to the CC&R;s, but staff would rather have the allowing of horses on this site subject to current City code and a subsequent text amendment that will come before the Planning Commission in about month. Item 66 [SDR-4069], the last sentence will be deleted in Condition 12.

DAVID GUERRA, Public Works Department, stated that MR. CLAPSADDLE already addressed changed for Item 11 [SDR-4073] and Item 66 [SDR-4069].

(5:37 – 5:43)

MEETING ADJOURNED AT 5:43 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL (excused at 7:55 p.m.), VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES (Arrived at 6:11 p.m.), STEVEN EVANS, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER McSWAIN

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

SUBJECT:
Approval of the minutes of the March 25, 2004, Planning Commission Meeting

MOTION:
NIGRO – APPROVED – UNANIMOUS with Goynes and McSwain excused

MINUTES:
There was no discussion.

(6:01)
1-40

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of April 15, 2004, at the hour of 10:00 Am; there were posted copies of the April 22, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

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

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

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

J P Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 15th day of April, 2004.

Notary Public in and for said County and State

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

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

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

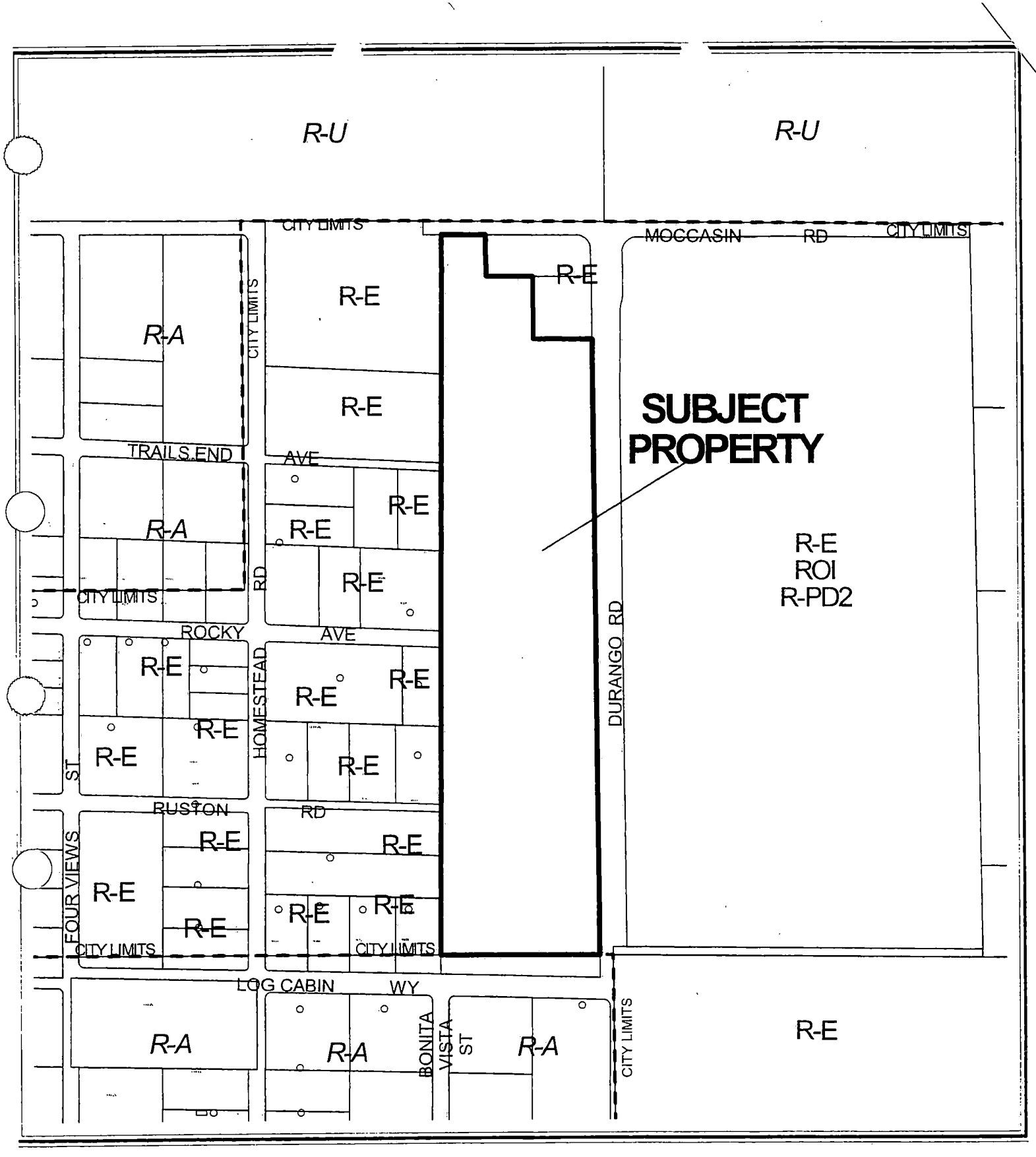
MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)



CASE: TMP-3530

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-3530 - LOG CABIN RANCH UNIT 7 -
APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC.

** CONDITIONS **

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

Planning and Development

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

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

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

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

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

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

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

Public Works

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

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

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

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

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

03/25/04 The Planning Commission held this in abeyance to this meeting to allow the applicant time to work with Public Works.

B) Pre-Application Meeting

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

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

C) Existing Zoning

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

D) General Plan Compliance

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

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

TRAILS

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

RURAL PRESERVATION NEIGHBORHOOD

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

ANALYSIS

A) Zoning Code Compliance

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

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

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

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

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

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

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

B) General Analysis Discussion

- General information (Residential)

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

- Cross Section

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

- Trails

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: D.R. HORTON

Name of Applicant: D.R. HORTON

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: SCOTT R. PARTLOW

Subscribed and sworn before me

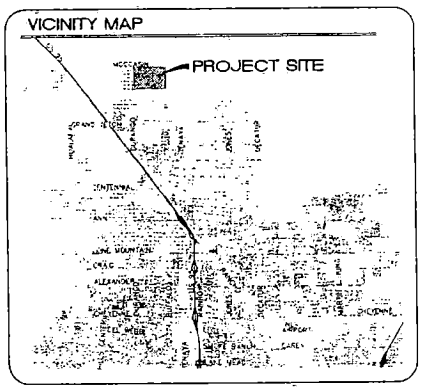
This 4 day of December, 2003

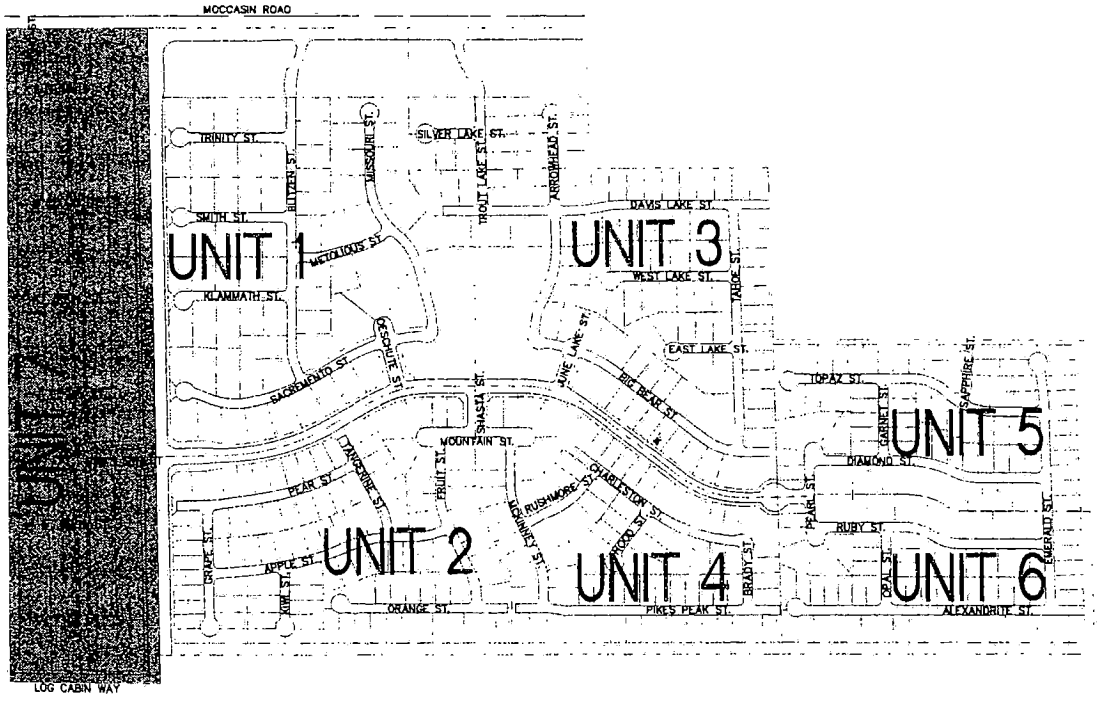
Notary Public in and for said County and State

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

by

D.R. HORTON





ENGINEER
G.C. WALLACE INC
2580 ANTHEM VILLAGE DR
HENDERSON, NEVADA 89052
PHONE: (702) 804-2000

UTILITY SERVICES BY

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

RECORD OWNER
BECKER TRUST COMPANY
50 S JONES BLVD #100
LAS VEGAS NV 89107-2972

LAS VEGAS DUNES INC
50 S JONES BLVD #100
LAS VEGAS NV 89107-2972

D.R. HORTON
6565 ESCONDIDO STREET
BLDG #A SUITE 105
LAS VEGAS, NEVADA 89119

DEVELOPER
D.R. HORTON
6565 ESCONDIDO STREET
BLDG #A SUITE 105
LAS VEGAS, NEVADA 89119
TEL (702)435-4888

LAND USE

ZONING:	R-PD7
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	= 36.3
NET ACREAGE	= 34.7
NUMBERED LOTS	= 43 (153.8 ACRES)
LETTERED LOTS	= 18 (6.1 ACRES)

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

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

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

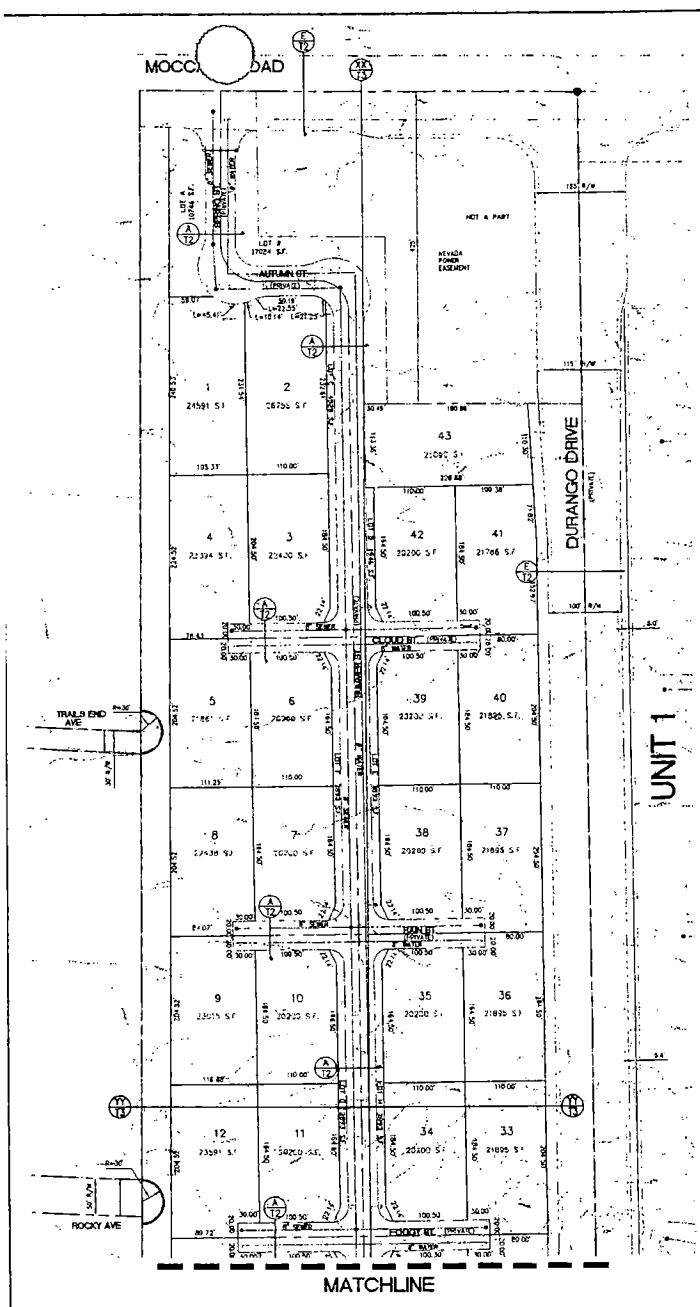
G.C. WALLACE, INC
Engineers/Planners/Surveyors

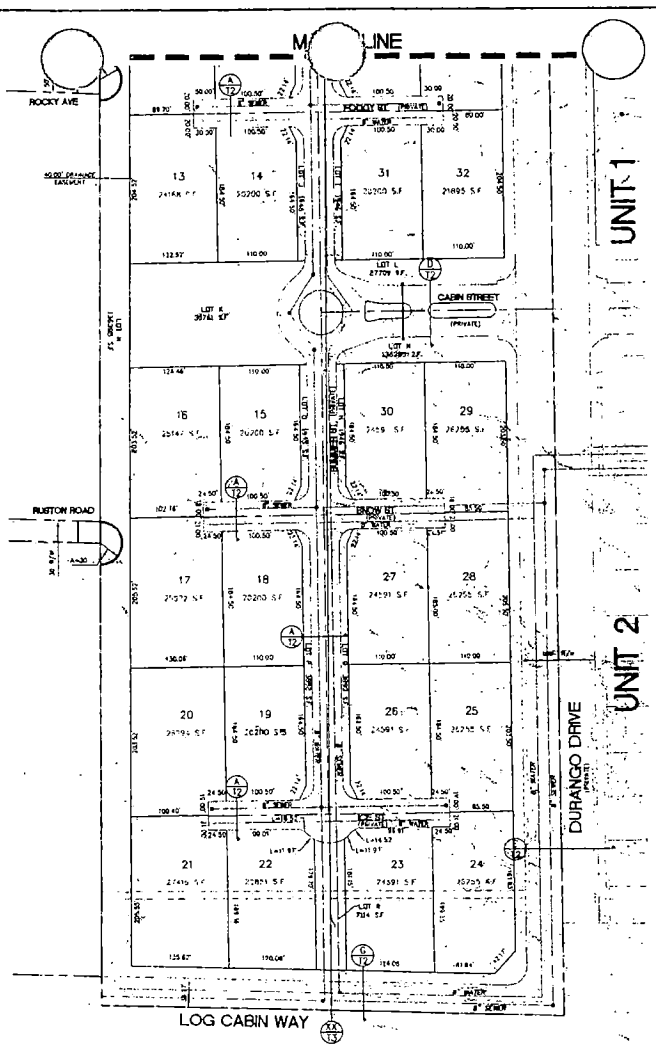
LOG CABIN RANCH
D.R. HORTON, INC.
UNIT 7 - TENTATIVE MAP

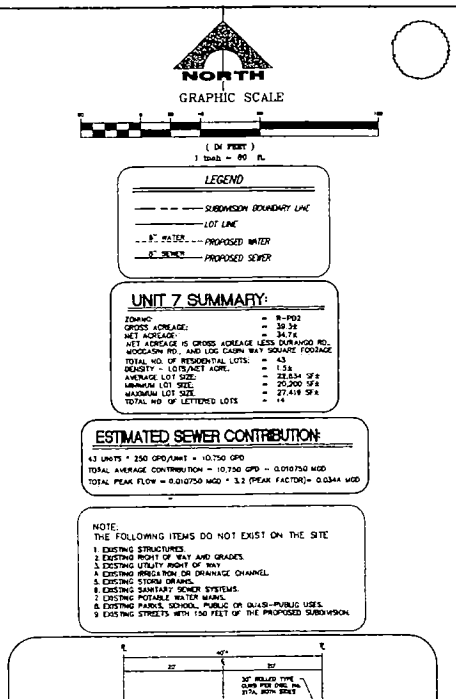
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T1

REVISED
4.8.04

TMP-3530
4-22-04 PC







UNIT 7 SUMMARY:

ZONING:	=	R-PD2
GROSS ACREAGE:	=	39.3±
NET ACREAGE:	=	34.7±
NET ACREAGE IS GROSS ACREAGE LESS DURANGO RD., MOCCASIN RD., AND LOG CABIN WAY SQUARE FOOTAGE		
TOTAL NO. OF RESIDENTIAL LOTS:	=	43
DENSITY - LOTS/NET ACRE:	=	1.3±
AVERAGE LOT SIZE:	=	22,834 SF±
MINIMUM LOT SIZE:	=	20,200 SF±
MAXIMUM LOT SIZE:	=	27,418 SF±
TOTAL NO OF LETTERED LOTS	=	14

ESTIMATED SEWER CONTRIBUTION:

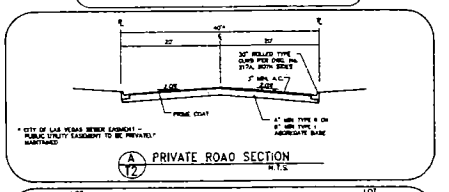
43 UNITS * 250 GPD/UNIT = 10,750 GPD

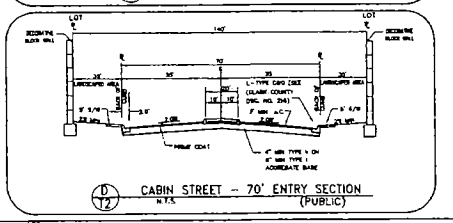
TOTAL AVERAGE CONTRIBUTION = 10,750 GPD = 0.010750 MGD

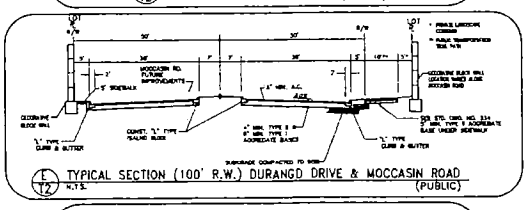
TOTAL PEAK FLOW = 0.010750 MGD * 3.2 (PEAK FACTOR)= 0.034± MGD

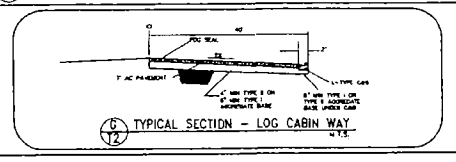
NOTE:
THE FOLLOWING ITEMS DO NOT EXIST ON THE SITE

1. EXISTING STRUCTURES.
2. EXISTING RIGHT OF WAY AND GRADES.
3. EXISTING UTILITY RIGHT OF WAY.
4. EXISTING IRRIGATION OR DRAINAGE CHANNEL.
5. EXISTING STORM DRAINS.
6. EXISTING SANITARY SEWER SYSTEMS.
7. EXISTING POTABLE WATER MAINS.
8. EXISTING PARKS, SCHOOL, PUBLIC OR QUASI-PUBLIC USES.
9. EXISTING STREETS WITH 150 FEET OF THE PROPOSED SUBDIVISION.









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

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

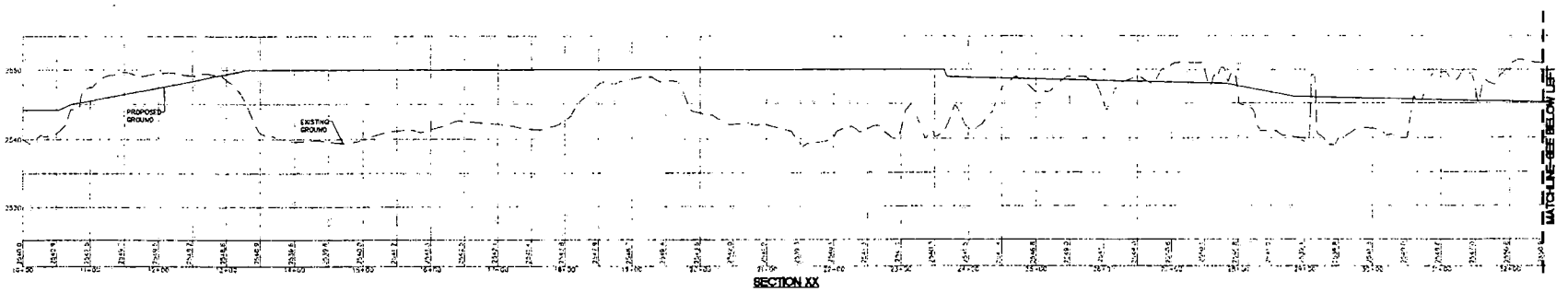
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T2
2 OF 3 SHTS

REVISED
4.8.04

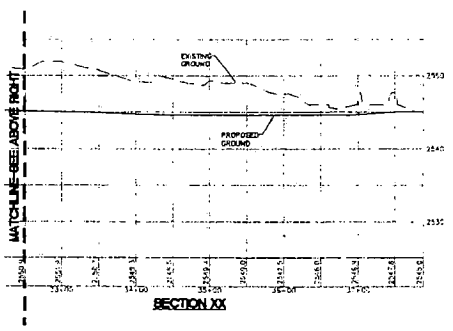
TMP-3530
4-22-04 PC

GRAPHIC SCALE

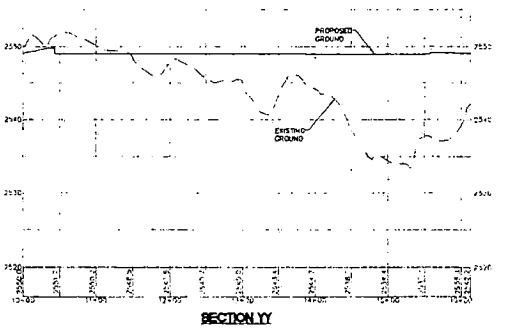
(IN FEET)
1 inch = 80 ft.



SECTION XX



SECTION XX



SECTION YY

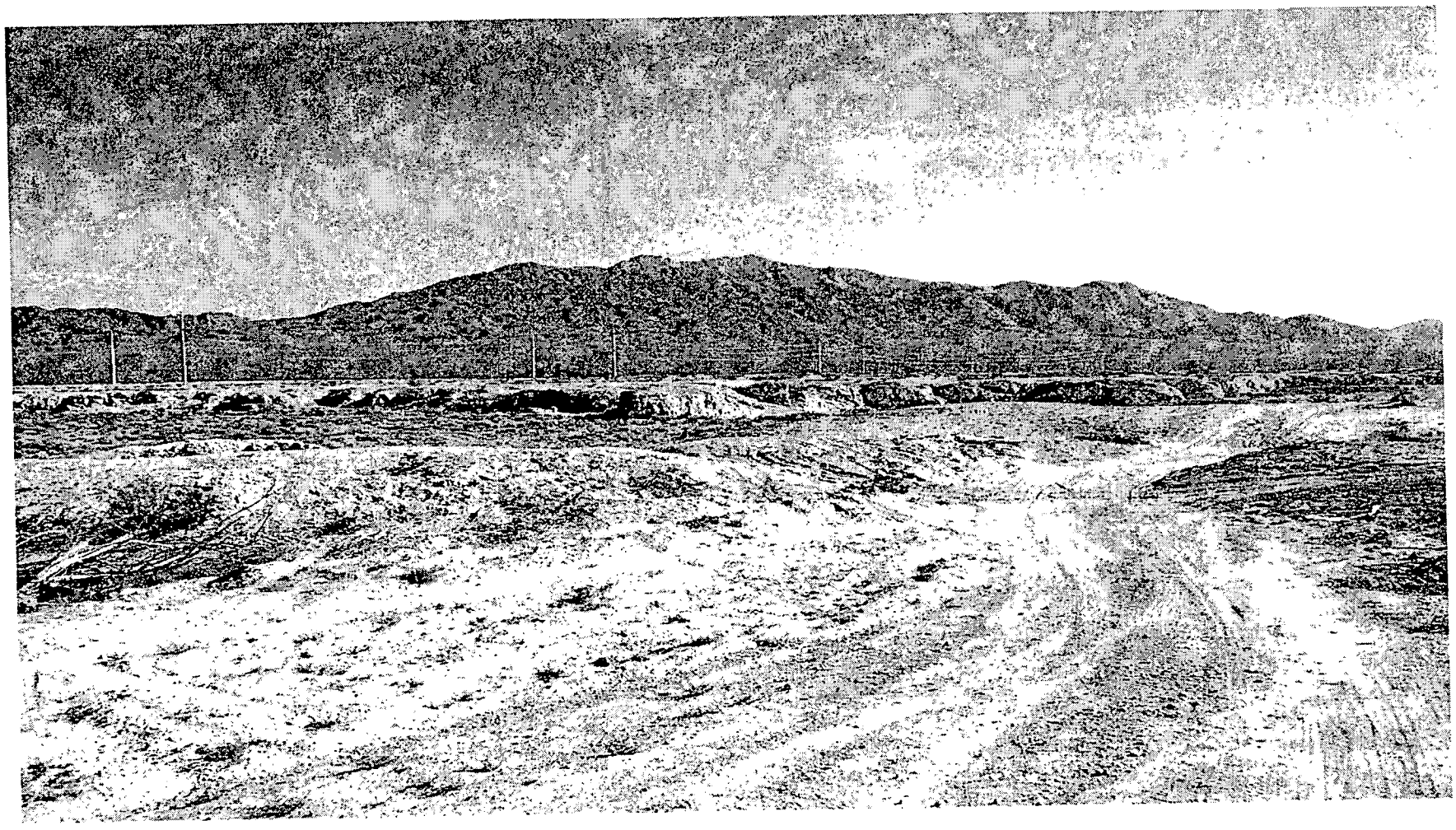
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

LOG CABIN RANCH
D.R. HORTON, INC.
UNIT 7 - TENTATIVE MAP CROSS SECTIONS

DRAWING
T3
3 OF 3 SHTS

REVISED
4.8.04

TMP-3530
4-22-04 PC



TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
WEST SIDE OF DURANGO DRIVE BETWEEN LOG CABIN WAY AND MOCCASIN ROAD
APRIL 22, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

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

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

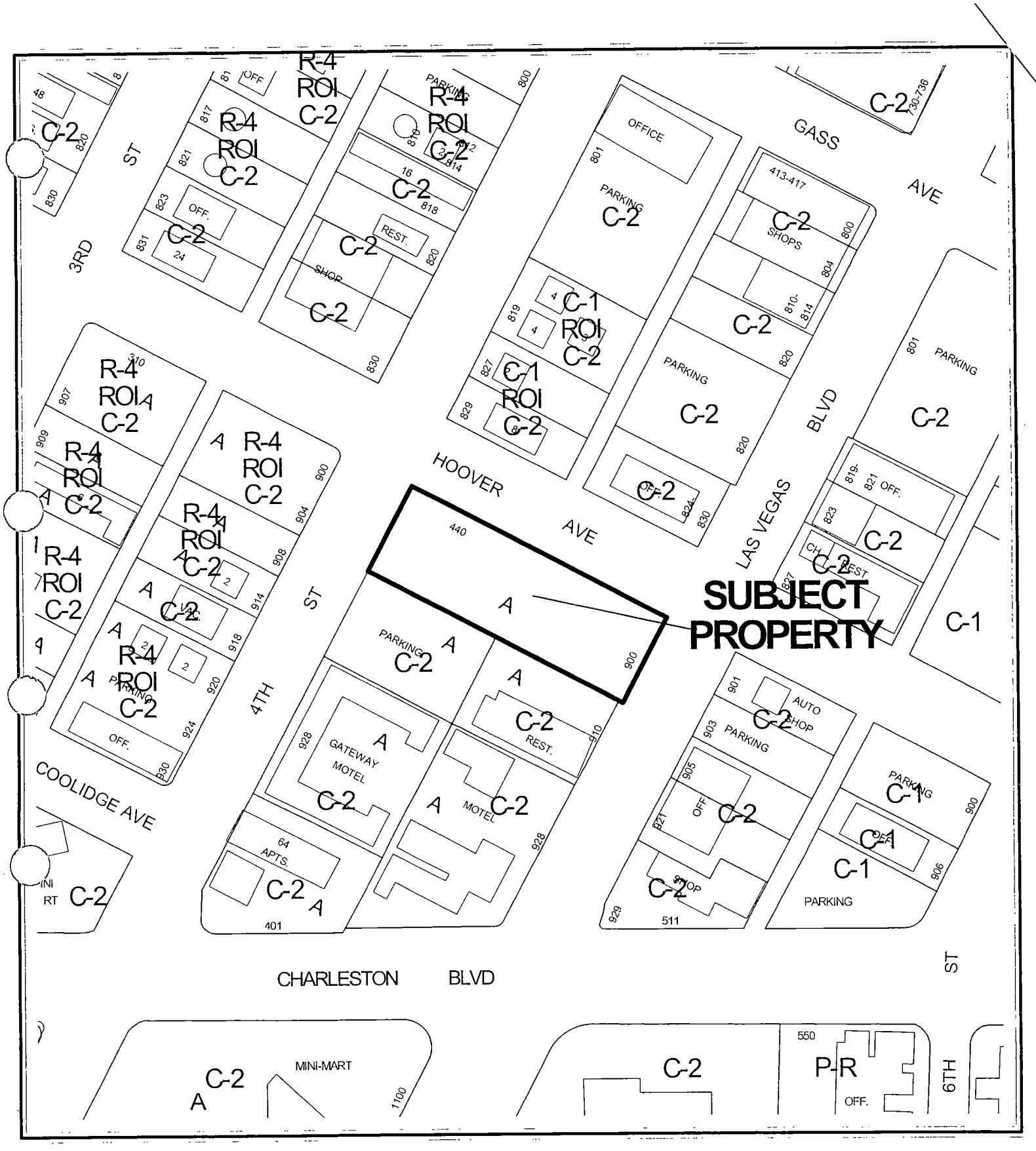
MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

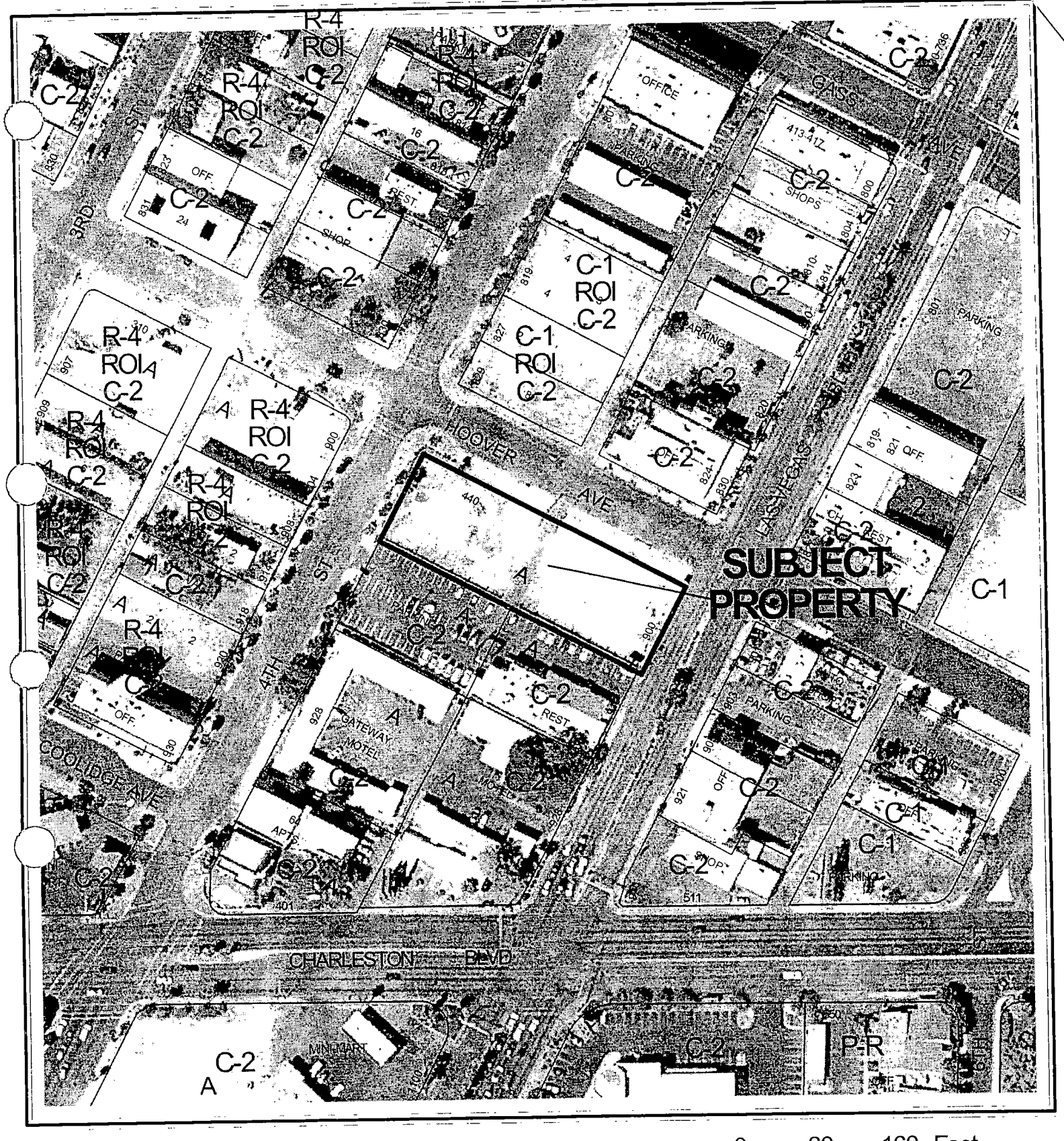
DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)



CASE: TMP-4010

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



CASE: TMP-4010

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-4010 - SOHO LOFTS CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded within two (2) years, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-4117, Special Use Permit SUP-3352, and Vacation Petition VAC-3409.

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

4. A fully operational fire protection system, including fire hydrants and water supply, shall be installed and shall be functioning prior to the construction of any combustible structure.

Public Works

5. All easements and rights-of-way in conflict with this site, such as those shown on VAC-3409, must be vacated prior to the recordation of a Final Map abutting or overlying such right-of-way and easements.

6. Site development to comply with all applicable conditions of approval for SDR-4117 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 125-lot condominium development, including five commercial units, on .69 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

02/21/01 The City Council approved a Site Development Plan [Z-0100-64 (176)], a Special Use Permit (U-0195-00) and a Vacation of a public sewer easement (VAC-0037-00) for a 282-unit multifamily development on the property. The Planning Commission and staff recommended approval.

01/21/04 The City Council approved a Site Development Plan (SDR-3253), a Special Use Permit (SUP-3352), and a Vacation (VAC-3409) in order to permit the development of a mixed-use building with 112 units and approximately 4,000 square feet of commercial space. The Planning Commission and staff recommended approval.

03/25/04 The Planning Commission recommended to hold this application in abeyance to the April 22, 2004 meeting in order to allow the applicant to submit a revised Site Development Plan Review reflecting an increased number of residential units.

B) Pre-Application Meeting

03/12/04 The applicant was notified that an increase in the number of units would require approval of an amended site plan; in addition, it was noted that the proposed tentative map for the project could be reviewed concurrently with the amended site plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: .69 (approval of VAC-3409 has increased the area to .72 acres)

B) Existing Land Use

Subject Property:	Undeveloped
North:	Office, Multifamily Residential
South:	Restaurant
East:	Auto Repair, Parking Lot
West:	Multifamily Residential

C) Planned Land Use

Subject Property:	Mixed-Use
North:	Mixed-Use
South:	Mixed-Use
East:	Mixed-Use
West:	Mixed-Use

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial), C-1 (Limited Commercial) under Resolution of Intent to C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	R-4 (High-Density Residential)

E) General Plan Compliance

The subject property is designated Mixed-Use by the Las Vegas Redevelopment Plan. The Mixed-Use designation allows uses comparable to the following designations: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

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

The subject parcel is located within the Redevelopment Plan Area, and is subject to the design standards of the Downtown Centennial Plan. The property is not subject to any special overlay district or study area, nor does it abut a trail route.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed as applicable in the table below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	.69 acres (.72 upon approval of VAC-3409)	N/A
Min. Lot Width	N/A	106 Feet	N/A
Min. Setbacks			
• Front	0 Feet	0 Feet	Y
• Side	N/A	10 Feet	N/A
• Corner	0 Feet	0 Feet	Y
• Rear	N/A	N/A	N/A
Max. Lot Coverage	Up to 100%	85%	Y
Max. Building Height	N/A	240 Feet	N/A
Max. Density	N/A	167 Units/Acre	N/A

The development will comply with the requirements of the Downtown Centennial Plan, with the exception of the exception of building step-backs at the fourth and eleventh floors. A waiver from the step-back requirements was approved by City Council as part of the approval of SDR-3253.

B) General Analysis Discussion

- General information

The proposed map depicts a mixed-use building with 120 residential condominium units and five commercial units. Access to the commercial units is directly from the public right-of-way along Hoover Avenue and Las Vegas Boulevard; a separate elevator lobby on Hoover Avenue provides access to the residential units. Access to the parking spaces for the commercial units is from Las Vegas Boulevard; access to the parking spaces for the residential units is from 4th Street.

- Cross Section

The submitted map indicates that the natural grade is between 0% and 2% across the site. No retaining walls are depicted on the map.

- Trails

Trails are not required.

- Special Conditions of Approval (from VAC-3409,

1. An application to vacate the existing public sewer easement on this site must be approved and the Order of Vacation recorded prior to the issuance of any building or grading permits. A sanitary sewer relocation plan must be submitted to and approved by the City Engineer prior to the recordation of an Order of Vacation; comply with all recommendations of the approved plan. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the recordation of an Order of Vacation. Also, continuous sewer service to upstream parcels shall be maintained at all times.

2. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard South adjacent to this site. Also dedicate a 10-foot radius on the southwest corner of Hoover Avenue and Las Vegas Boulevard and a 10-foot radius on the southeast corner of Hoover Avenue and Fourth Street.

The proposed map depicts a relocation of the utility lines that currently bisect the site. The applicant will dedicate five feet of right-of-way to the City along Las Vegas Boulevard as requested, and the map shows that 10-foot corner radii have been provided at the northeast and northwest corners of the property.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Soho Lofts LLC.

Name of Applicant: JHR Associates

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

_____Yes ____X____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Sam Cherry

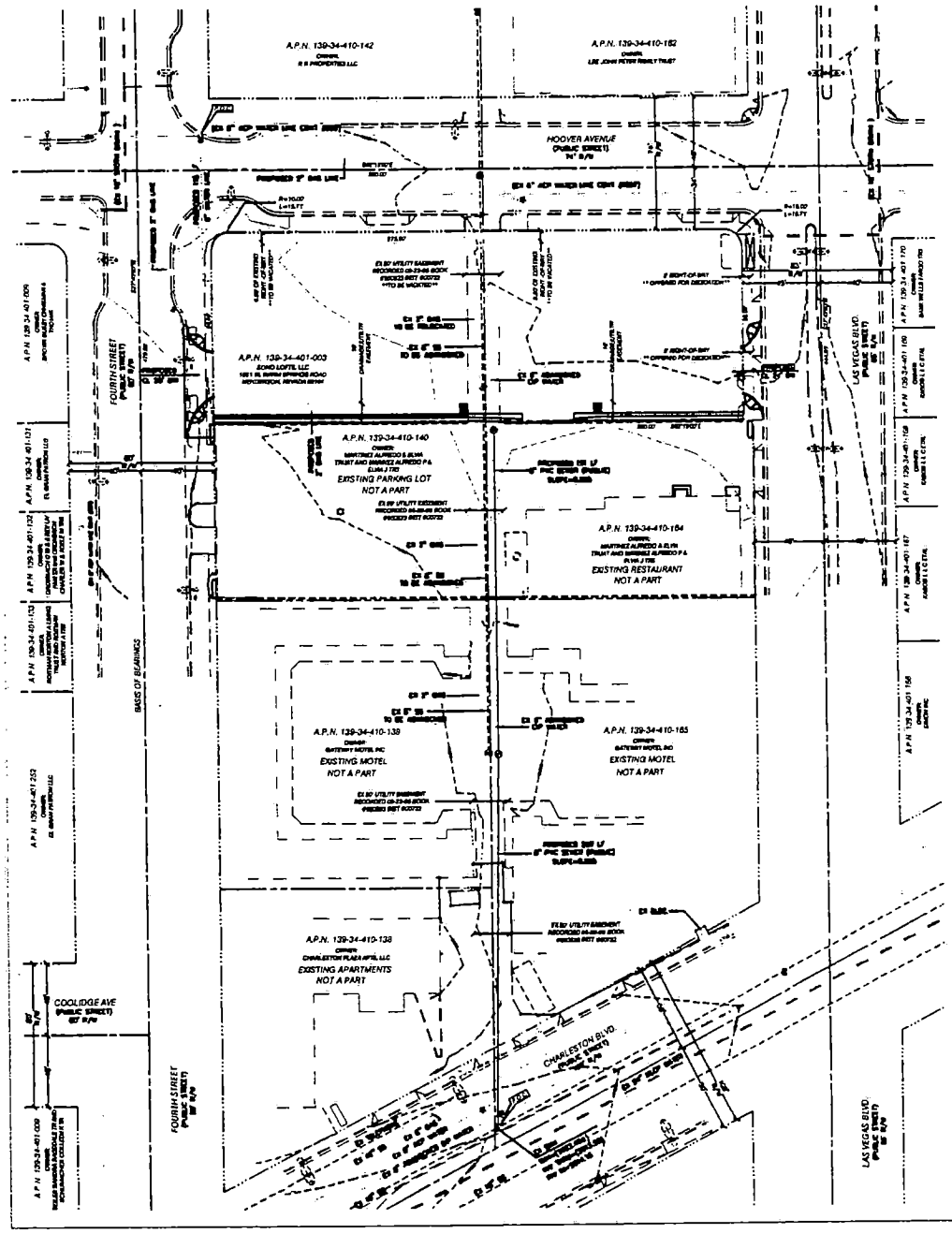
Subscribed and sworn before me

This 24th day of February, 2004

_____

Notary Public in and for said County and State

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



TENTATIVE MAP

FOR

SOHO LOFTS CONDOMINIUMS

ENGINEER
JHR ASSOCIATES Ltd
4560 W. UNIVERSITY STE. B2
LAS VEGAS, NEVADA 89103
(702) 870-8341

OWNER/DEVELOPER
SOHO LOFTS, LLC
1261 WEST MAIN SPRINGS ROAD
HENDERSON, NEVADA 89104
(702) 360-3972

PROJECT DATA

PRESENT ZONING . . . . . (C-2)
GROSS AREA . . . . . 1.69 ACRES
NET AREA = ... 1.72 ACRES
MAXIMUM BUILDING HEIGHT = ... ±104'
NUMBER OF UNITS= . . . . . ±230
DENSITY . . . . . N/A
F.E.M.A. ZONE . . . . . ZONE "X"

LANDSCAPE NOTE:

ALL LANDSCAPE AND PLANTING MATERIALS SHALL BE INSTALLED PER, AND IN FULL CONFORMANCE WITH, THE LAS VEGAS URBAN DESIGN STANDARDS MANUAL, SECTION ON LANDSCAPE, WALL & BUFFER STANDARDS AND TITTLE 19A AS AMENDED, EXCEPT WHERE CITY STAFF AND CITY COUNCIL DETERMINE THAT LANDSCAPED SETBACKS ARE LESS DESIRABLE THAN ENHANCEMENT OF THE PEDESTRIAN ENVIRONMENT.

GENERAL NOTES

1. COMPS WILL BE RECORDED WITH THE FINAL MAP.
2. NO KNOWN FAULTS OR FISSURES OF THESE PARCELS
3. NO GROUND WATER WAS ENCOUNTERED TO THE DEPTHS EXPLORED.
4. NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL RIGHTS-OF-WAY AND EASEMENTS.
5. THE ENTIRE PROJECT IS TO BE SERVICED BY EXISTING LAS VEGAS VALLEY WATER DISTRICT WATER LINE LOCATED WITHIN HOOVER AVENUE.
6. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

UTILITIES

POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT
GAS	SOUTHWEST GAS CORP.
SEWER	CITY OF LAS VEGAS
WATER	LAS VEGAS VALLEY WATER DISTRICT

FLOOD STATEMENT

FLOOD ZONE "X"

A FLOOD ZONE "X" IS DEFINED AS A NON-SPECIAL FLOOD HAZARD AREA THAT IS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE (500 YEARS FLOODPLAIN).

LEGAL DESCRIPTION

ALL THAT REVERTED AREA AS SHOWN IN BOOK 101, PAGE 80 OF PLATS BEING A PORTION OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., ON FILE AT CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BASIS OF BEARING

S27°49'03"W BEING THE CENTERLINE OF FOURTH STREET AS SHOWN IN BOOK 1, PAGE 51 OF PLATS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA

BENCHMARK

CLV BM "CHALS 3-4" BEING A RIVET & PLATE, IN THE TOP OF CURB AT THE NORTHEAST CORNER OF CHARLESTON BLVD AND 3RD STREET ELEV.=2085.08 FEET (617.8447 METERS) (NAVD88) AS OF DECEMBER 02,2002

SEWER CONTRIBUTION

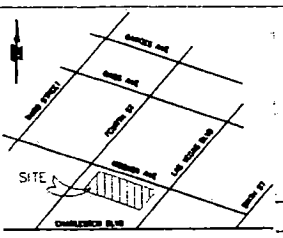
PRIVATE	SUMMARY
USE CODE 720	AVERAGE DAILY FLOW
TOTAL UNIT COUNT 720	GPD . . . . . 57920 GPD
EQUIVALENT EFU 84	MGD . . . . . 0.057 MGD
PUBLIC	CFS . . . . . 0.089 CFS
USE CODE 220	PEAK DAILY FLOW
FIXTURE COUNT 60	GPD . . . . . 130400 GPD
EQUIVALENT EFU 95.6	MGD . . . . . 0.180 MGD
TOTAL EFU 180.6	CFS . . . . . 0.186 CFS

GRAPHIC SCALE

30 15 0 30 60

(IN FEET)

1 inch = 30ft.



LEGEND



Call before you Dig 1-800-227-2600

Call before you OVERHEAD 1-702-227-2929

Call before you UNDERGROUND 1-702-385-7411 1-702-220-6411

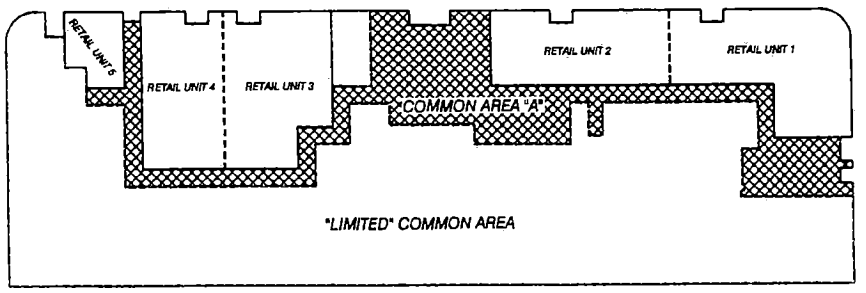
SOHO LOFTS, LLC.
1261 W. MAIN SPRINGS ROAD HENDERSON, NV
Phone: (702) 360-3972 FAX: (702) 870-8341
4560 W. UNIVERSITY, SUITE B-2
LAS VEGAS, NEVADA 89103 PH (702) 870-7341 FAX (702) 870-8305

TENTATIVE MAP

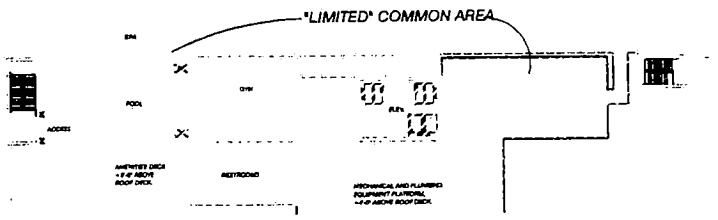
SOHO LOFTS
HOOVER AVE / LAS VEGAS BLVD.
CITY OF LAS VEGAS

SCALE 1"=30'
PROJECT NO. 139-03-003
DATE 11-26-03
SHEET NO. TM1
SHEET 1 OF 3 SHEETS

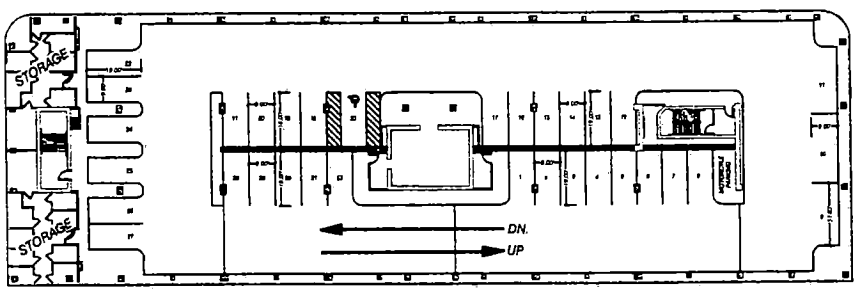
TMP-4010
4-22-04 PC



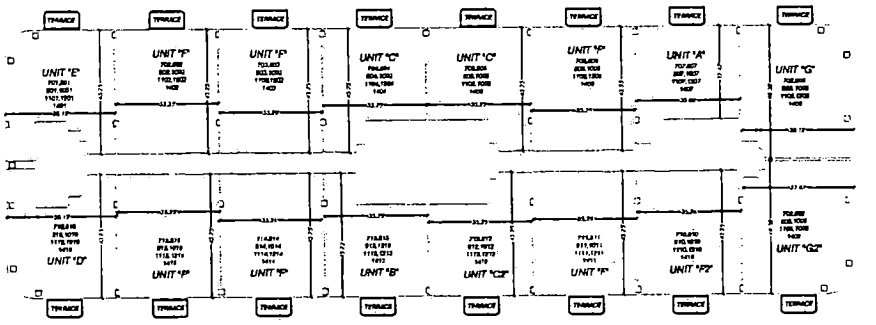
TENANT AMENITIES/RETAIL AREA (1ST FLOOR)
SCALE 1" = 20'



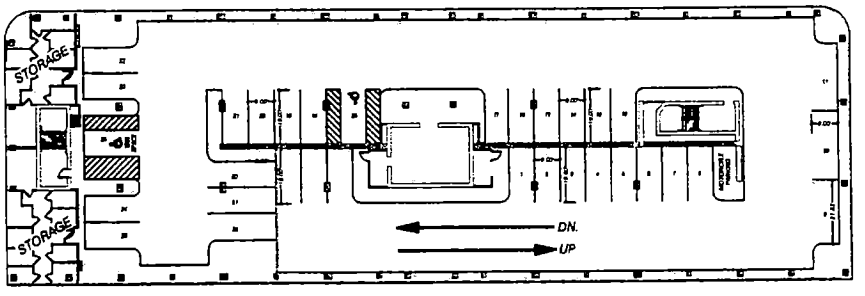
AMENITY AREA (ROOF)
SCALE 1" = 20'



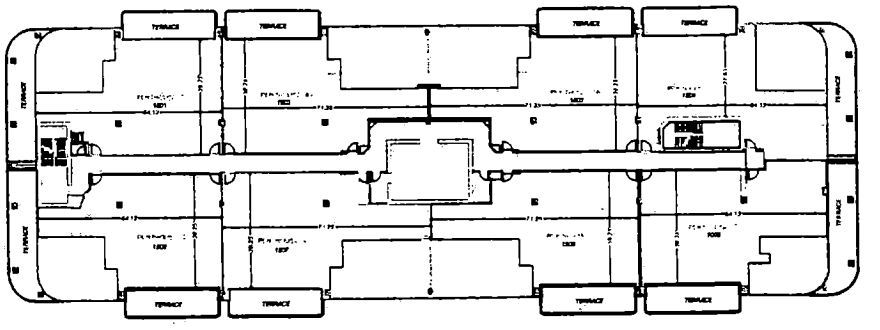
TYPICAL PARKING (FLOORS 2 THRU 5)
SCALE 1" = 20'



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



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



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

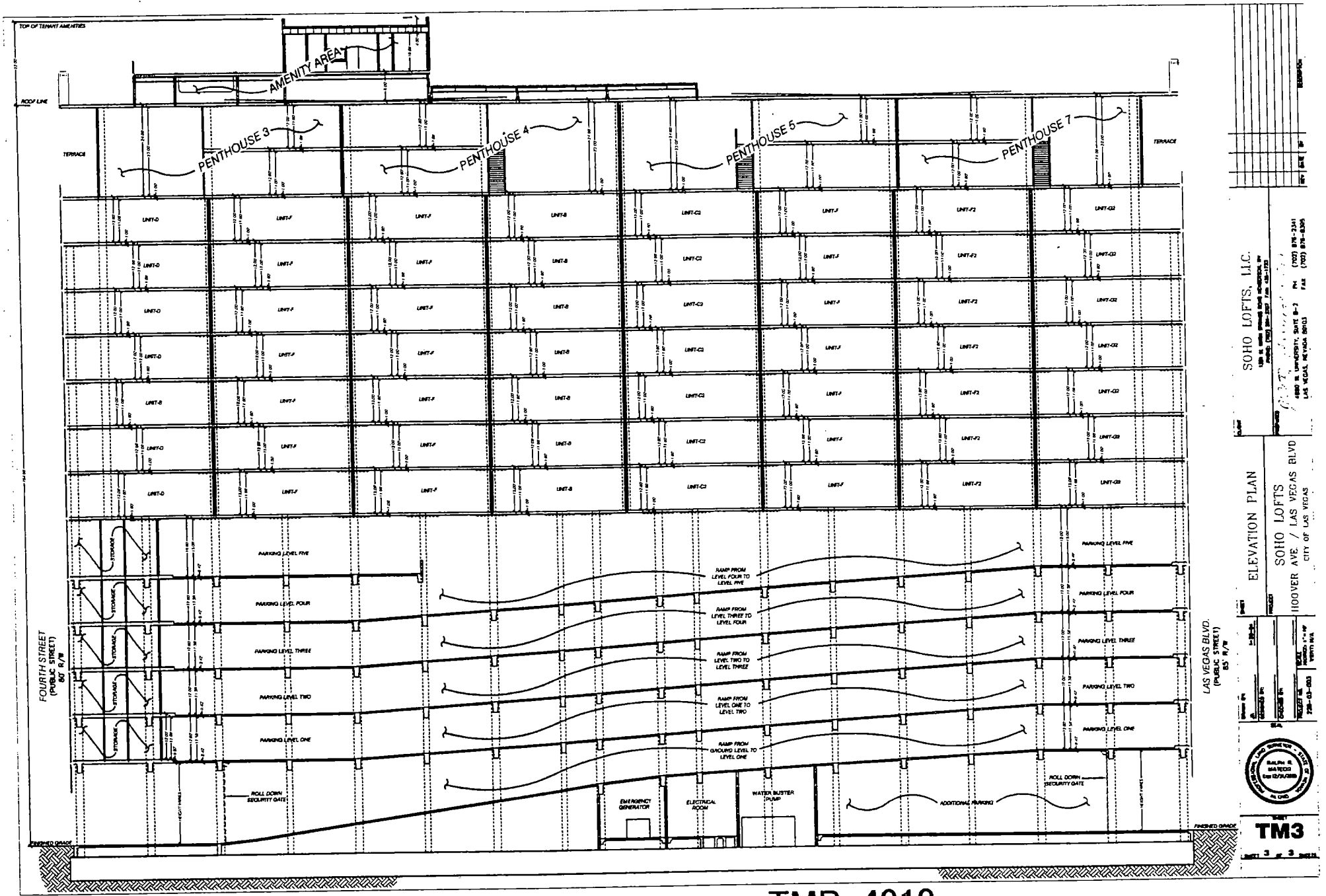
SOHO LOFTS, LLC.

FLOOR LAYOUTS

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

TM2

TMP-4010
4-22-04 PC



SOHO LOFTS, LLC.

ELEVATION PLAN

SOHO LOFTS

1100 VER AVE. / LAS VEGAS BLVD

CITY OF LAS VEGAS

TM3

TMP-4010
4-22-04 PC



TMP-4010 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND HOOVER STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



TMP-4010 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND HOOVER STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
TMP-3904 - DEER SPRINGS/DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JAMES R. TUCKER FAMILY TRUST - Request for a Tentative Map FOR A 96 LOT SINGLE FAMILY SUBDIVISION on 9.01 acres adjacent to the southeast corner of Grand Montecito Drive and Deer Springs Way (APN: 125-20-702-001), 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

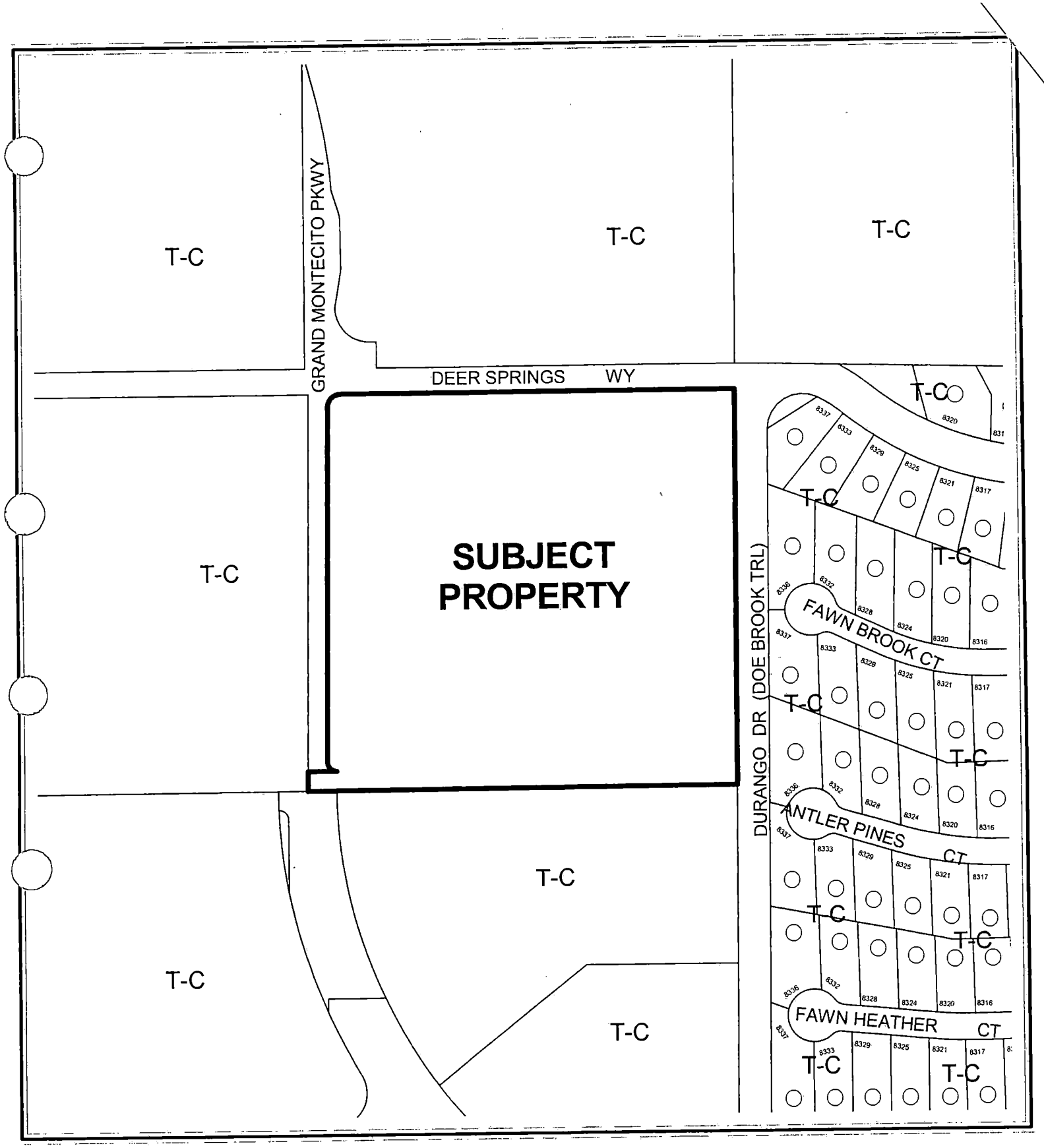
MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

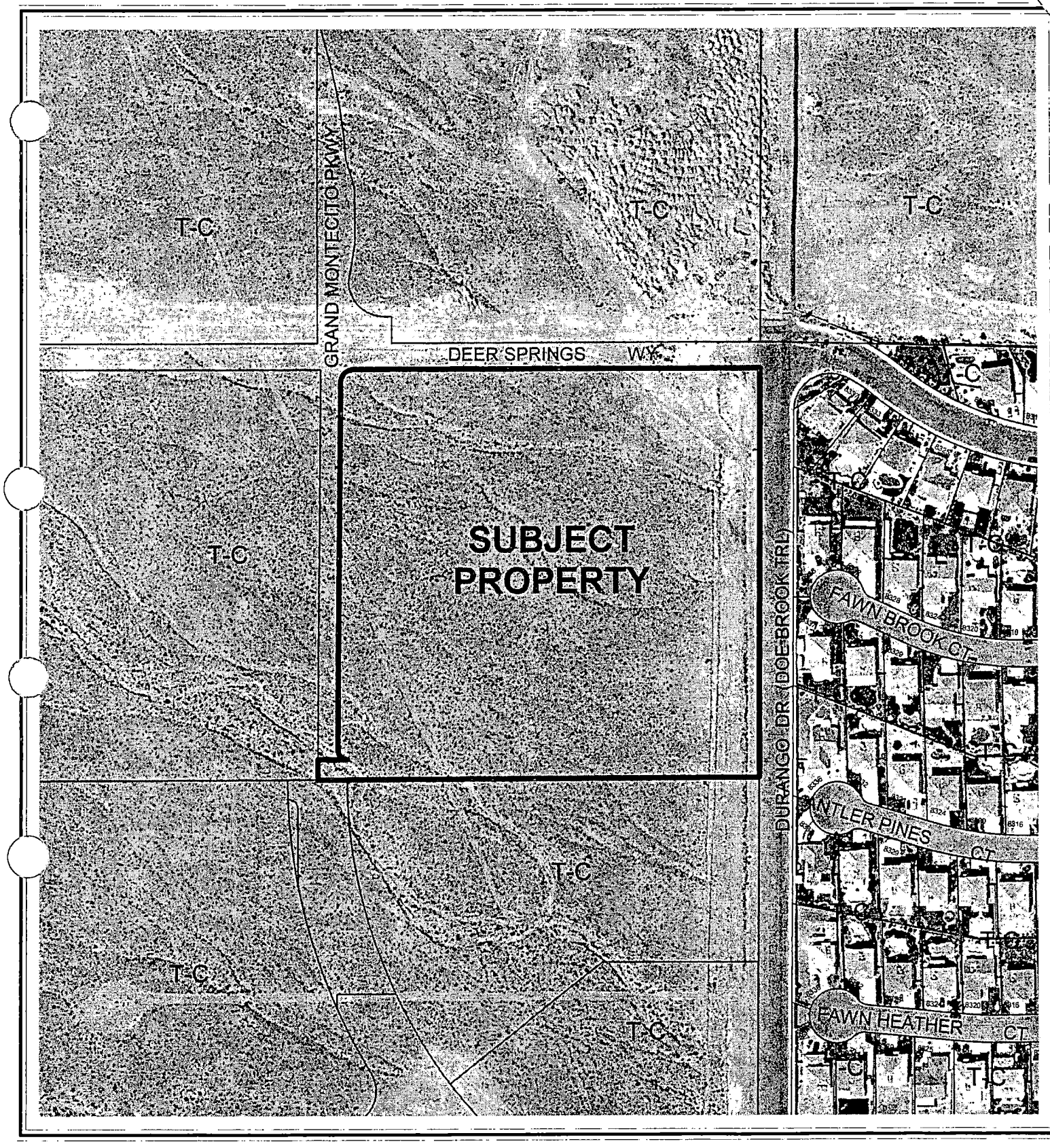
This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)


T-C
GRAND MONTECITO PKWY
T-C
T-C
DEER SPRINGS WY
T-C
SUBJECT PROPERTY
T-C
T-C
T-C



0 100 200 Feet

CASE: TMP-3904

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3904 - DEER SPRINGS/DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JAMES R. TUCKER FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. All walls and fences shall be constructed with decorative materials in conformance with Montecito Town Center Design Standards. If built in conjunction with retaining walls, the overall height is limited to eight feet of vertical wall face as measured from the perimeter of the site. Walls in excess of this limitation must be terraced with a minimum of four feet clear horizontal separation between walls.

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

3. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3505), Special Use Permit (SUP-3503), and the Montecito Town Center Design Standards.

4. Street names must be provided in accordance with the City's street naming regulations.

5. All development is subject to the conditions of City departments and State subdivision statutes.

Public Works

6. Coordinate the design and location of Doe Brook Trail with the City Engineer's Office prior to the submittal of any construction drawings or a Final Map for this site, whichever may occur first.

7. Prior to the submittal of a Final Map for this site, coordinate with the Right-of-Way section of the Department of Public Works to ensure that the recorded documents for Grand Montecito Parkway match the submitted design. Dedicate rights-of-way as necessary adjacent to this site to match the proposed design.

8. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3505 and all other subsequent site-related actions.

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

PB

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a Tentative Map for 96 single-family residential lots, titled Deer Springs/Durango. The subject property is 9.01 acres in size, adjacent to the southeast corner of Grand Montecito Drive and Deer Springs Way.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) of numerous parcels in the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and staff recommended approval.

11/07/01 The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and staff recommended approval.

01/02/02 The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139. The Planning Commission and staff recommended approval.

04/07/04 The City Council approved a Major Modification of the Montecito Town Center Development Agreement (MOD-3735) to incorporate this site in the plan area; a Special Use Permit (SUP-3503) for private streets; and a Site Development Plan Review (SDR-3505) for a 96 lot single-family residential subdivision on the subject site. The Planning Commission recommended approval, staff recommended denial.

B) Pre-Application Meeting

01/29/04 The discussion at the pre-application meeting focused on the timing of the application and the corresponding Site Development Plan Review (SDR-3505); the provision of common lots for perimeter landscape planters; the provision of easements for the trails; and the requirement of cross-sections for the entire site and the trail areas.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.01

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	T-C (Town Center)

D) General Plan Compliance

The existing T-C (Town Center) zoning is in conformance with the General Plan, which designates the area that is proposed for addition to the Montecito Town Center Development Agreement area as MS-TC (Main Street Mixed Use - Town Center), as part of the Town Center Master Plan. The intent of the MS-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business district.

The designation also calls for an intensive pedestrian orientation, a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The object of this district is to provide amenities that are conducive to attracting pedestrian activity rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

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

Special Area Plan – *Town Center*

The Centennial Hills Town Center category of the Centennial Hills General Plan is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; low to high density residential uses; planned business; office and industrial parks; and recreational uses.

Trails

There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual. Grand Montecito Parkway, on the west boundary of the site, will be developed as a 90-foot wide Town Center Loop Road, which includes a four-foot amenity zone and a five-foot sidewalk on either side of the street. Deer Springs Way is a Town Center 80 foot Arterial/ Secondary Collector with a three-foot amenity and a five-foot sidewalk. These street section improvements are correctly reflected on the proposed site plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Number of Lots	1	96	Y
Max. Density	12.00 DUA	9.55 DUA	Y
Private/Public Street	Not Applicable	Private	Y
Min. Street Width	37 feet	37 feet	Y

The submitted tentative map conforms to all conditions of approval of the Site Development Plan Review (SDR-3505); the requirements of the Town Center Development Standards Manual; and those of the Montecito Town Center Land Use and Design Standards.

B) General Analysis Discussion

- General information (Residential)

The proposed 96-lot single-family residential subdivision has a single access point from Deer Springs Way, an 80-foot wide Town Center Arterial. Circulation within the site and access to each lot is provided via 37-foot wide private streets.

Perimeter landscaping for Grand Montecito Parkway is provided within a four-foot wide amenity zone at the back of curb. For Deer Springs Way, landscaping is provided within a three-foot wide amenity zone at the back of curb. On the east perimeter of the site landscaping is provided within the Timberlake buffer, a 100-foot wide linear park space with meandering sidewalk, designed to buffer the existing Timberlake development.

- Cross Section

The east/west cross-section depicts maximum natural grade between 2% and 4% across this site. Per Table A, Subdivision Code 18.08.110, a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The cross sections do not show any retaining walls in excess of this requirement.

The north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The cross sections do not show any retaining walls in excess of this requirement.

An additional condition in regards to the perimeter wall heights and treatments is included above.

- Trails

There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual. Grand Montecito Parkway, on the west boundary of the site, will be developed as a 90-foot wide Town Center Loop Road, which includes a four-foot amenity zone and a five-foot sidewalk on either side of the street. Deer Springs Way is a Town Center 80 foot Arterial/ Secondary Collector with a three-foot amenity and a five-foot sidewalk. The Timberlake buffer on the east property line provides a 100-foot wide linear park with meandering sidewalk. These street section improvements are correctly reflected on the proposed site plan.

- Special Conditions of Approval from SDPR (SDR-3505)

5. The Timberlake Buffer shall be constructed in accordance with the Department of Public Work's approved cross-section for Doe Brook Trail (Old Durango Drive).

6. The applicant shall submit a lot fit analysis to the Planning and Development Department to ensure the proposed product fits onto the proposed lots.

14. All perimeter walls shall conform to the standards of the Town Center Development Standards Manual.

The proposed tentative map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PB

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3904** APN: 125-20-702-001

Name of Property Owner: James R. Tucker Family Trust and James Tucker TRS.

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: James R Tucker

Print Name: JAMES R. TUCKER

Subscribed and sworn before me

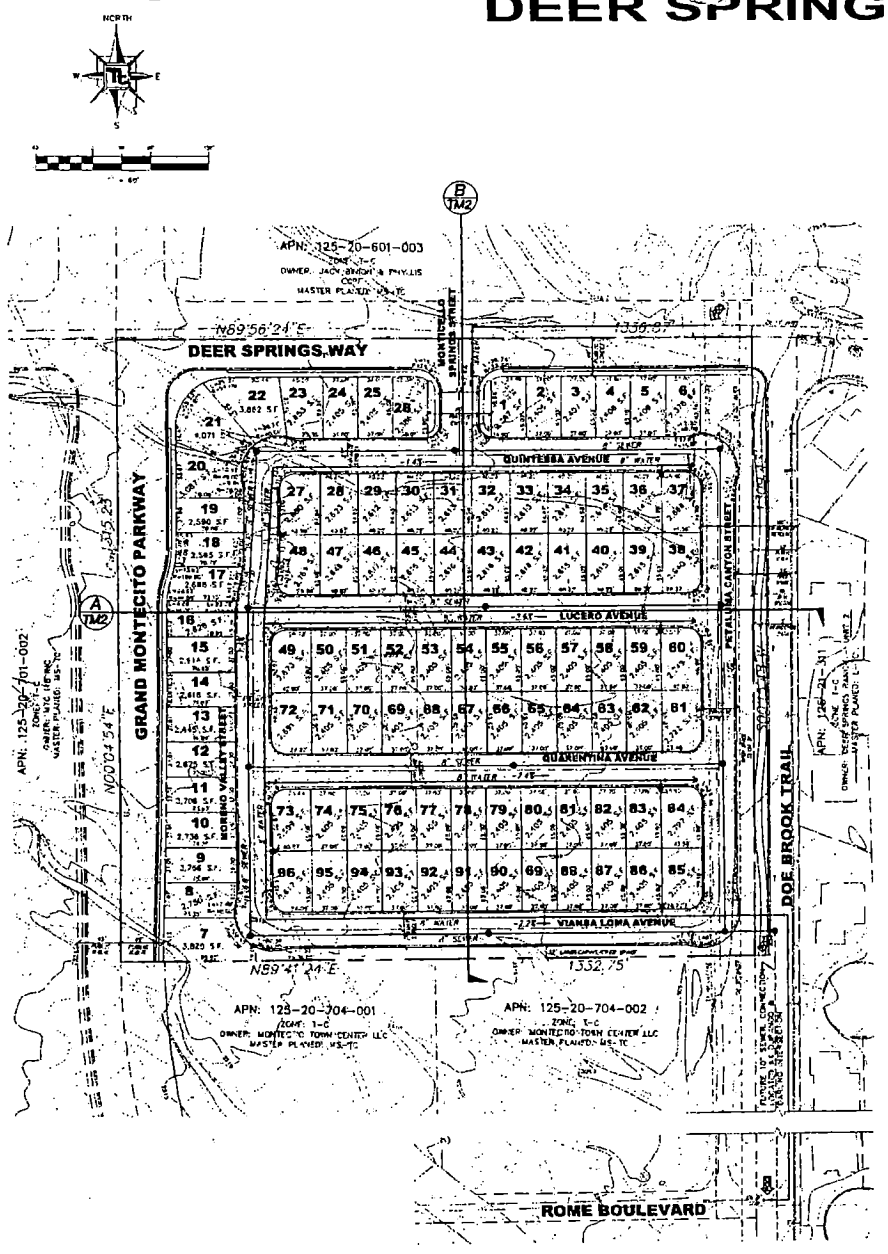
This 10th day of November, 2003

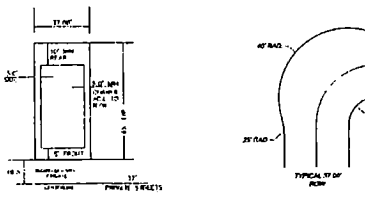
_____

Notary Public in and for said County and State

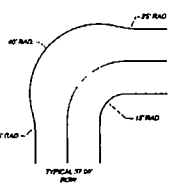
JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

DEER SPRINGS / DURANGO

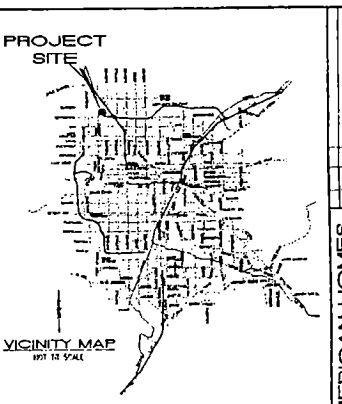




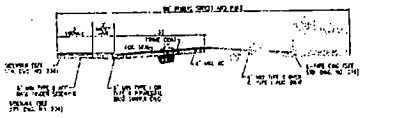
LOT DETAIL (TYPICAL)
NOT TO SCALE
MINIMUM LOT SIZE 2,405 SQ. FT. +/-



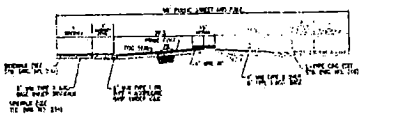
NON-TYPICAL KNUCKLE DETAIL
NOT TO SCALE



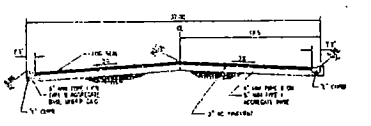
VICINITY MAP
NOT TO SCALE



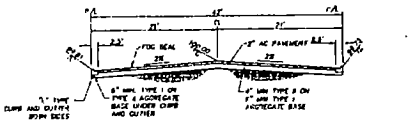
80' PUBLIC STREET SECTION (DEER SPRINGS WAY)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



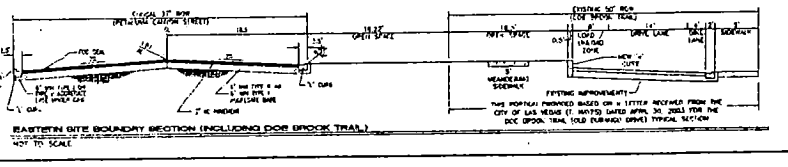
80' PUBLIC STREET SECTION (GRAND MONTECITO PKWY.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER LOCAL ROAD)



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



48' PRIVATE ENTRANCE SECTION (NOT GATED)
NOT TO SCALE



EASTERN SITE BOUNDARY SECTION (INCLUDING DOE BROOK TRAIL)
NOT TO SCALE

TABULATIONS

APN(s)	125-20-702-001
EXISTING ZONING	T-C
EXISTING LAND USE	MS-TC (MAIN STREET MIXED USE)
PROPOSED LAND USE	MLA-TC (MEDIUM LOW ATTACHED)
NUMBER OF LOTS	98
ACREAGE	10.05 AC
D.U.A.	9.55

DEVELOPER

RICHMOND AMERICAN
7250 WEST PEAK DRIVE
SUITE 212
LAS VEGAS, NV
PHONE: (702) 240-5600

OWNERS

JAMES P. TUCKER FAMILY TRUST
4335 POLARIS AVE
LAS VEGAS, NEVADA 89103

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTH LAS VEGAS, NEVADA
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER ..... LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC ..... NEVADA POWER COMPANY
GAS ..... SOUTHWEST GAS CORPORATION
SEWER ..... CITY OF LAS VEGAS SOLID WASTE
DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
TELEPHONE ..... SPRINT CENTRAL - NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION: 0.0004 MGD x 98 LOTS = 0.04 MGD
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. ALL STREETS ARE 37' & 42' PRIVATE STREETS.
10. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
11. AT THIS TIME C.C.&R.'S ARE PLANNED FOR THIS DEVELOPMENT.

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- FIRE HYDRANT
- 2 LOT NUMBER
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- 2875' EXISTING GROUND CONTOUR LINE

THIS PORTION PROVIDED BASED ON A LETTER RECEIVED FROM THE CITY OF LAS VEGAS (T. MATTS) DATED APRIL 30, 2003 FOR THE DOE BROOK TRAIL (OLD DURANGO DRIVE) TYPICAL SECTION

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5600

TETRA TECH, INC.
10 A Buffalo Dr., Suite 300, Las Vegas, Nevada 89128 (702) 838-8955

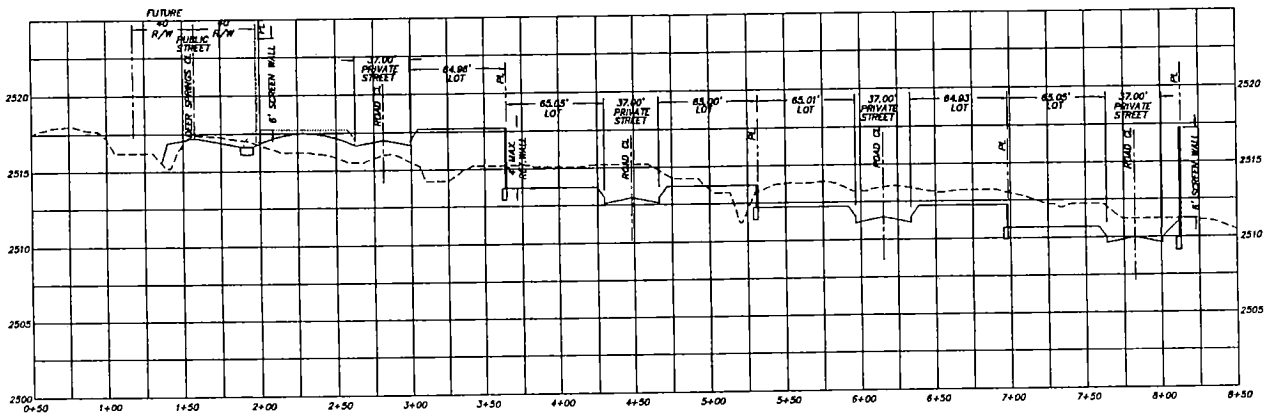
TENTATIVE MAP

DEER SPRINGS / DURANGO
CITY OF LAS VEGAS, NEVADA

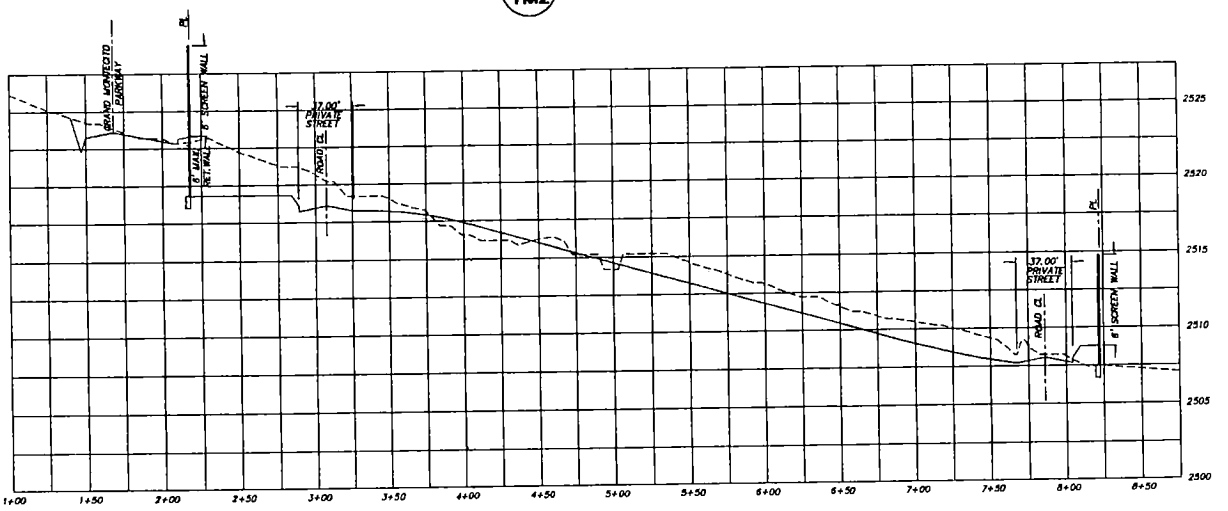
DATE: 1/16/2004
SCALE: 1" = 60'
DRAWN BY: A. SAUER
DESIGNED BY: A. SAUER
CHECKED BY: D. BOYD
PROJECT NO: P02243-0024

SHEET 1 OF 2

TMP-3904
4-22-04 PC



B TM2 **SECTION**



A TM2 **SECTION**

RICHMOND AMERICAN HOMES
2325 WEST HORIZON RIDGE PARKWAY, SUITE 212
HENDERSON, NEVADA
(702) 240-4500

TETRA TECH, INC.
INTERNATIONAL ENGINEERING SERVICES LEADER
6671 W. INDIANA DR., SUITE 100, LAS VEGAS, NEVADA 89146 (702) 243-4000

NO.	DATE	BY	REVISION

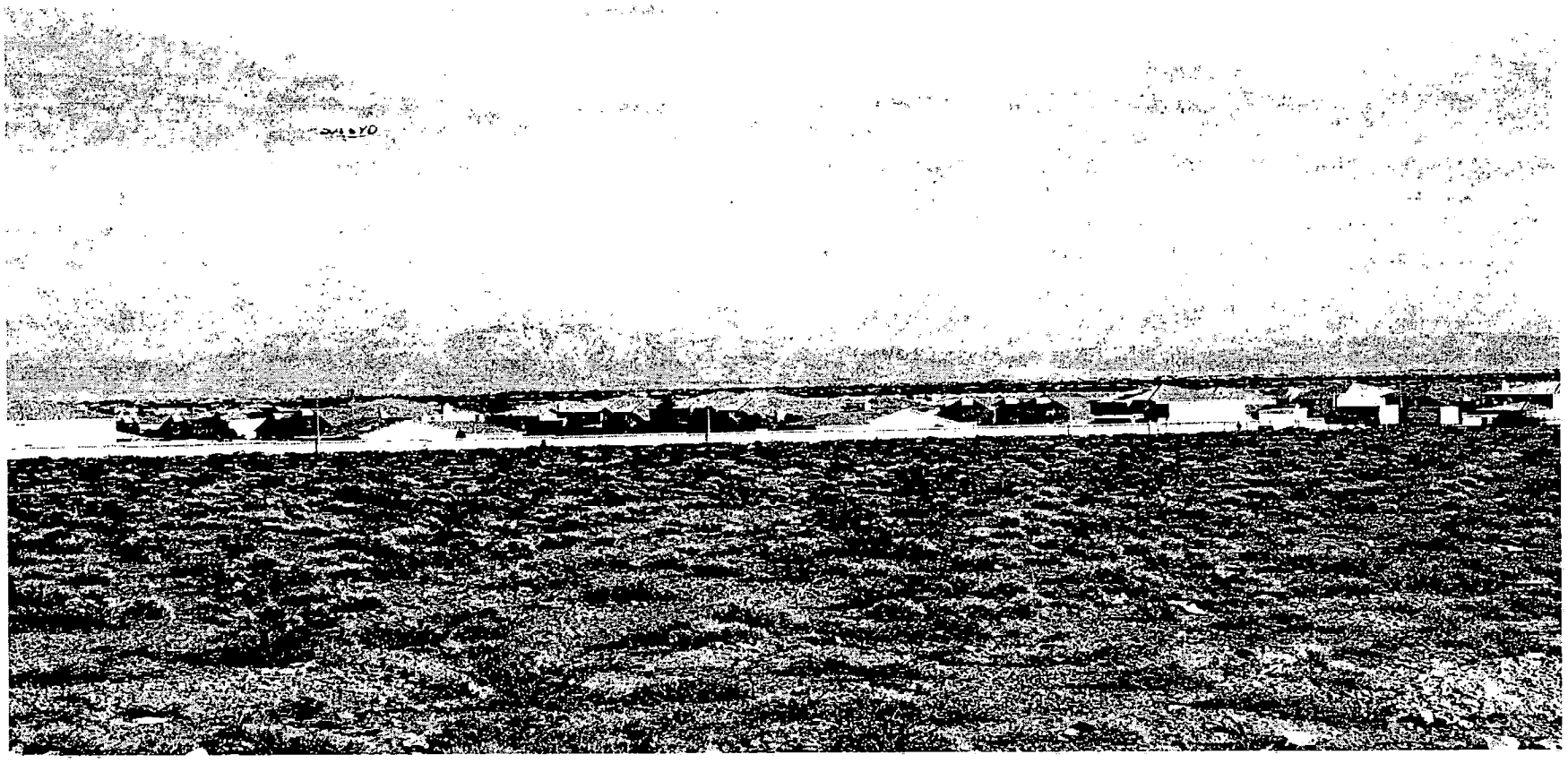
SHEET: SITE SECTIONS

TITLE: DEER SPRINGS / DURANGO
CITY OF LAS VEGAS, NEVADA

DRAWN BY: S. SAYLOR
DESIGNED BY: S. SAYLOR
CHECKED BY: S. SNYDER
DATE: 1/26/2004
QUALITY CONTROL BY:
SCALE: 1"=4'
PROJECT NO. P02243-0024

SHEET 2 OF 2
DRAWING NO.

TMP-3904
4-22-04 PC



TMP-3904 - DEER SPRINGS/DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JAMES R. TUCKER FAMILY TRUST
SOUTHEAST CORNER OF GRAND MONTECITO DRIVE AND DEER SPRINGS WAY
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



TMP-3904 - DEER SPRINGS/DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JAMES R. TUCKER FAMILY TRUST
SOUTHEAST CORNER OF GRAND MONTECITO DRIVE AND DEER SPRINGS WAY
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 2.67 acres adjacent to the northeast corner of Cheyenne Avenue and Campbell Road (APN: 138-08-401-010), U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

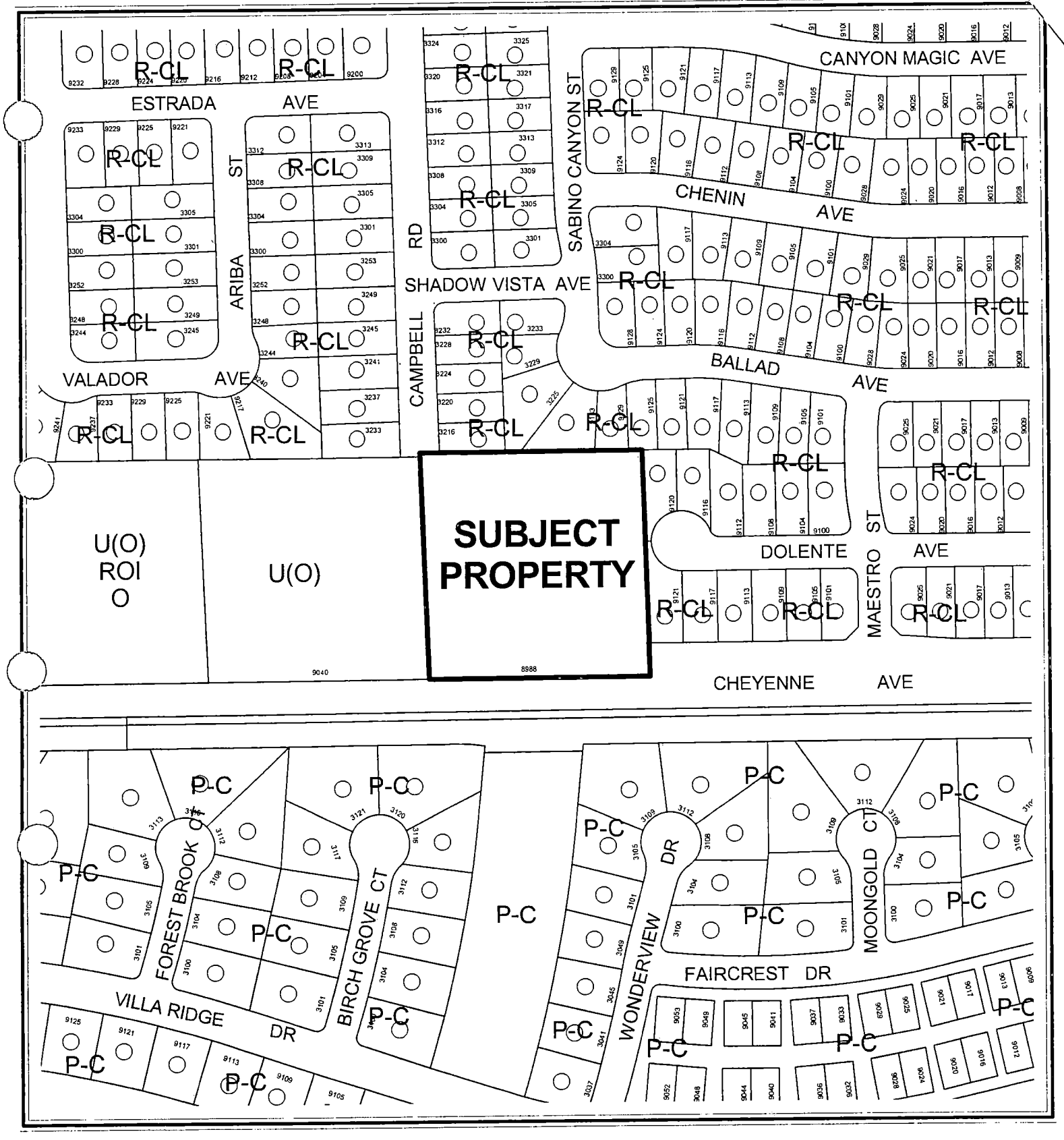
MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

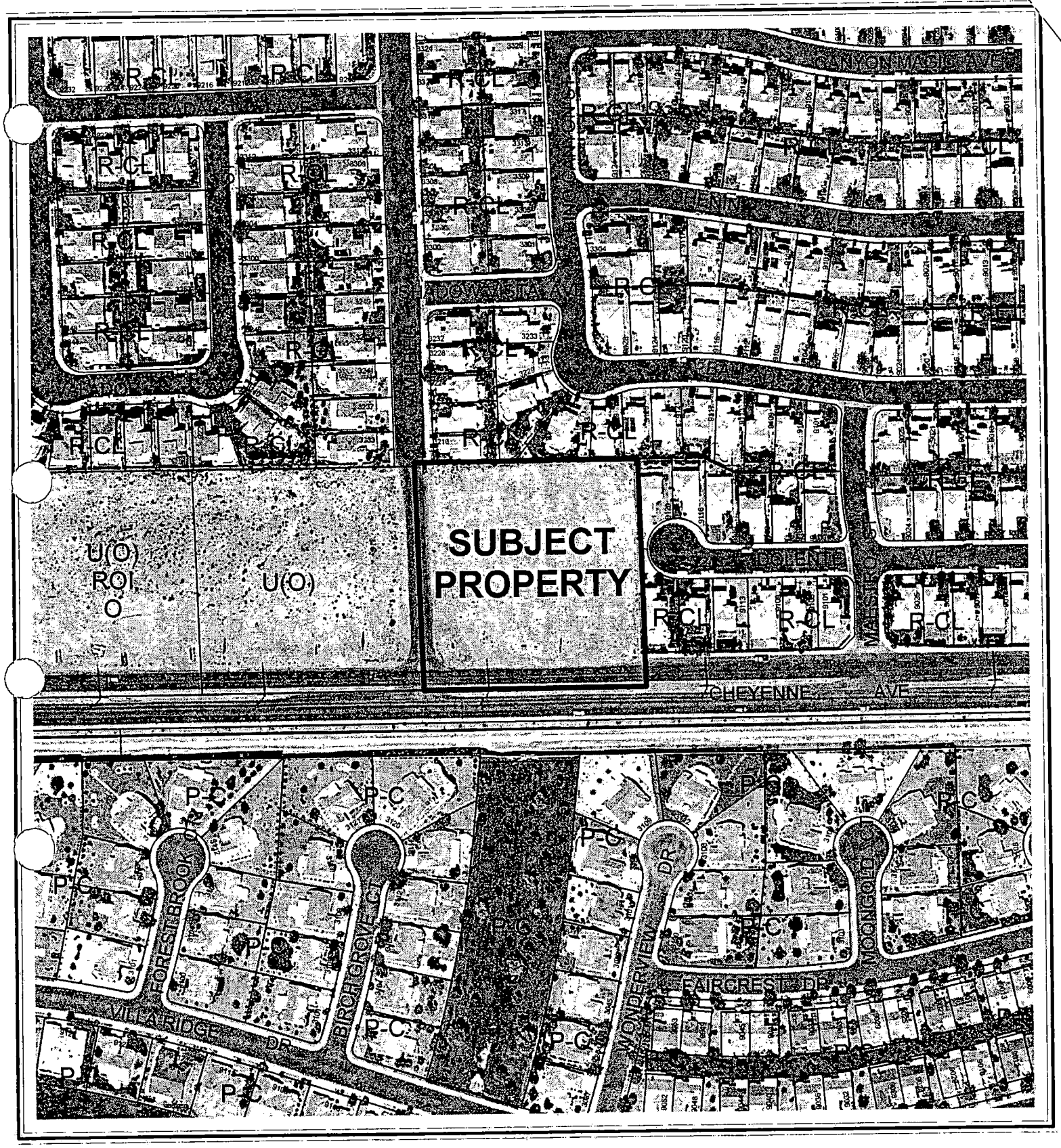
(6:11 – 6:15)



CASE: TMP-4051

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)



0 100 200 Feet

CASE: TMP-4051

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION

** 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-2590).

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

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

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

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   i. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

   ii. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

   iii. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

7. All appropriate Notes per Title 18 Subdivisions section 18.10.230 shall appear on the recorded Final Map.

8. Site development to comply with all applicable conditions of approval for SDR-2590 and all other subsequent site-related actions.

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

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for the approval of a Tentative Map for a single lot commercial subdivision on 2.67 acres adjacent to the northeast corner of Cheyenne Avenue and Campbell Road.

B) Applicant's Justification

No justification letter was submitted with the application.

BACKGROUND INFORMATION

A) Previous Actions

08/21/02 The City Council approved a General Plan Amendment (GPA-0011-02) to O (Office) on the subject site as part of a larger request. The Planning Commission and staff both recommended approval.

02/05/03 The City Council approved an annexation (A-0038-02) for the subject property as part of a larger request. The effective date was February 14, 2003. Upon annexation the City is required to adopt a zoning district that is comparable to the district that was in place in the previous jurisdiction. The subject site came into the City of Las Vegas as P-R (Professional Office and Parking). The Planning Commission and staff both recommended approval.

07/24/03 The Planning Commission approved a Site Development Plan Review (SDR-2590) for a proposed four building, 20,118 square foot office park development. This was final action. Staff recommended approval.

B) Pre-Application Meeting

02/23/04 The application process was reviewed with the applicant. Comment was made concerning the need for the depiction of cross sections for the entire site, from north to south and east to west along the most extreme elevation changes, was addressed.

PL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.5

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to P-R (Professional Office and Parking)
North:	R-CL (Residential – Compact Lot)
South:	P-C (Planned Community)
East:	R-CL (Residential – Compact Lot)
West:	U (Undeveloped)

D) General Plan Compliance

The O (Office) category provides for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

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

The proposed development is not subject to any Special Area Plans, Overlay Districts, Study Area, or trail requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2.67 acres	N/A
Min. Lot Width	100 Feet	340 Feet	YES
Min. Setbacks			
• Front	20 Feet	20+ Feet	YES
• Side	5 Feet	60+ Feet	YES
• Corner	15 Feet	20+ Feet	YES
• Rear	15 Feet	60+ Feet	YES
Max. Lot Coverage	50 %	18 %	YES
Max. Building Height	2 Stories / 35 Feet	1 Story / 25 Feet	YES
Number of Lots	1	1	YES
Max. Density	N/A	N/A	N/A
Private/Public Street	N/A	N/A	N/A
Min. Street Width	N/A	N/A	N/A

The proposed office development conforms to Title 19 standards for an O (Office) zoning district. Given that the proposed development will be required to go through plans check with the Department of Building and Safety, the outstanding issues, such as the screening of mechanical equipment can be addressed at that time.

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed Tentative Map depicts a single lot commercial subdivision, which covers 18% of the 2.5 net acres of the proposed area. Building sizes range from 4,968 square feet to 5,091 square feet, and access to the development is from Campbell Road and Cheyenne Avenue, a 100-foot right of way.

- Cross Section

The submitted cross sections do not show proposed or existing grades. However, the site is bounded on the north and east by existing walls and no future walls are anticipated.

- Trails

No trails are required as part of this application.

- Special Conditions of Approval (From SDPR)

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

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

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

4. 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 and the inclusion of four additional 24-inch box trees within parking lot landscape planters depicted on the landscape plan.

5. 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.]

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

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

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

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

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

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

The Tentative Map conforms to these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4051 APN: 138-08-401-010

Name of Property Owner: Rainbow Prof Office Dev., LLC

Name of Applicant: Rainbow Prof Office Dev., LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: L. Scott Brooksby

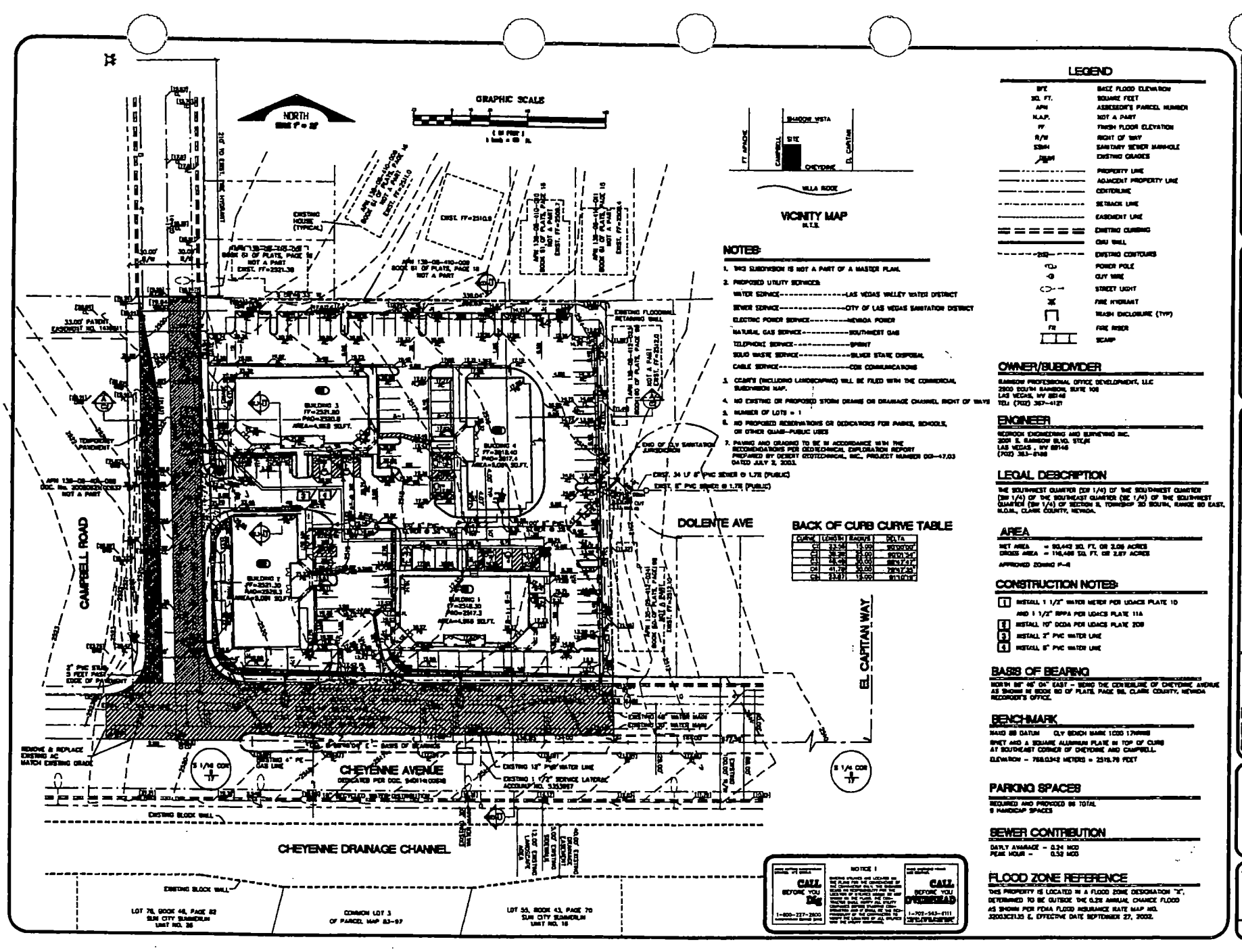
Subscribed and sworn before me

This 2nd day of March, 2004

[signature]

Notary Public in and for said County and State

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



BACK OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	90°00'00"
C2	23.56'	15.00'	90°00'00"
C3	54.34'	35.00'	88°57'41"
C4	41.79'	26.50'	90°17'30"
C5	23.57'	15.00'	90°00'00"

LEGEND

BFE	BASE FLOOD ELEVATION
SQ. FT.	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBER
N.A.P.	NOT A PART
FF	FINISH FLOOR ELEVATION
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
	EXISTING GRADES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING CURBING
	CMU WALL
2520	EXISTING CONTOURS
	POWER POLE
	GUY WIRE
	STREET LIGHT
	FIRE HYDRANT
	TRASH ENCLOSURE (TYP)
FR	FIRE RISER
	SCUPP

NOTES:

1. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN.
2. PROPOSED UTILITY SERVICES:
   - WATER SERVICE----------LAS VEGAS VALLEY WATER DISTRICT
   - SEWER SERVICE----------CITY OF LAS VEGAS SANITATION DISTRICT
   - ELECTRIC POWER SERVICE----------NEVADA POWER
   - NATURAL GAS SERVICE----------SOUTHWEST GAS
   - TELEPHONE SERVICE----------SPRINT
   - SOLID WASTE SERVICE----------SILVER STATE DISPOSAL
   - CABLE SERVICE----------COX COMMUNICATIONS
3. CC&R'S (INCLUDING LANDSCAPING) WILL BE FILED WITH THE COMMERCIAL SUBDIVISION MAP.
4. NO EXISTING OR PROPOSED STORM DRAINS OR DRAINAGE CHANNEL RIGHT OF WAYS
5. NUMBER OF LOTS = 1
6. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER QUASI-PUBLIC USES
7. PAVING AND GRADING TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS PER GEOTECHNICAL EXPLORATION REPORT PREPARED BY DESERT GEOTECHNICAL, INC., PROJECT NUMBER 03-147.03 DATED JULY 2, 2003.

OWNER/SUBDIVIDER

SUNSHOW PROFESSIONAL OFFICE DEVELOPMENT, LLC
2300 SOUTH RAINBOW, SUITE 108
LAS VEGAS, NV 89146
TEL: (702) 367-4127

ENGINEER

REDROCK ENGINEERING AND SURVEYING INC.
2301 S. RAINBOW BLVD. STE.J6
LAS VEGAS, NV 89146
(702) 363-8188

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

AREA

NET AREA = 93,442 SQ. FT. OR 2.08 ACRES
GROSS AREA = 116,488 SQ. FT. OR 2.67 ACRES
APPROVED ZONING P-C

CONSTRUCTION NOTES:

1. INSTALL 1 1/2" WATER METER PER UDACS PLATE 10 AND 1 1/2" RPPA PER UDACS PLATE 11A
2. INSTALL 10" DCDA PER UDACS PLATE 209
3. INSTALL 2" PVC WATER LINE
4. INSTALL 8" PVC WATER LINE

BASIS OF BEARING

NORTH 89° 46' 04" EAST - BEING THE CENTERLINE OF CHEYENNE AVENUE AS SHOWN IN BOOK 60 OF PLATS, PAGE 88, CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

NAVD 88 DATUM CLV BENCH MARK 1000 1.7MMM
BRET AND A SQUARE ALUMINUM PLATE IN TOP OF CURB AT SOUTHEAST CORNER OF CHEYENNE AND CAMPBELL.
ELEVATION = 768.0342 METERS = 2518.78 FEET

PARKING SPACES

REQUIRED AND PROVIDED 86 TOTAL
9 HANDICAP SPACES

SEWER CONTRIBUTION

DAILY AVARAGE = 0.24 MGD
PEAK HOUR = 0.32 MGD

FLOOD ZONE REFERENCE

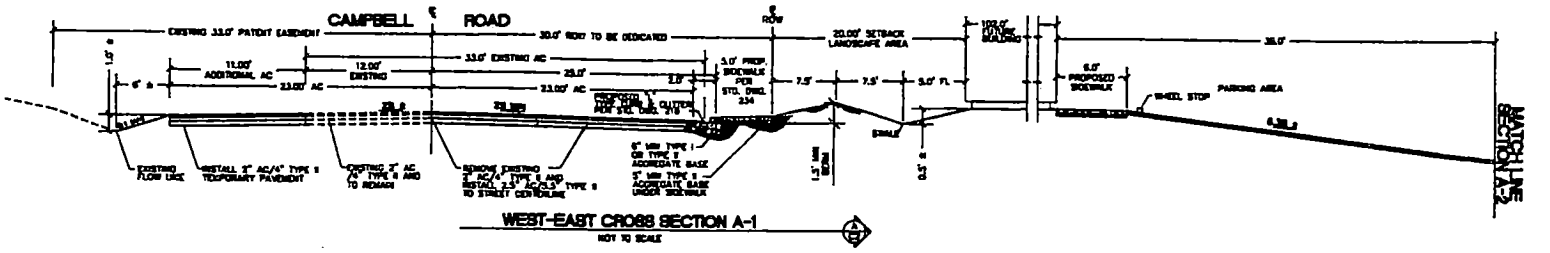
THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATION "X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2135 E, EFFECTIVE DATE SEPTEMBER 27, 2002.

RedRock
ENGINEERING & SURVEYING, INC.
8998 SPANISH RIDGE AVE., SUITE C
LAS VEGAS, NEVADA 89148
PH: (702) 362-2600 FAX: (702) 362-2626

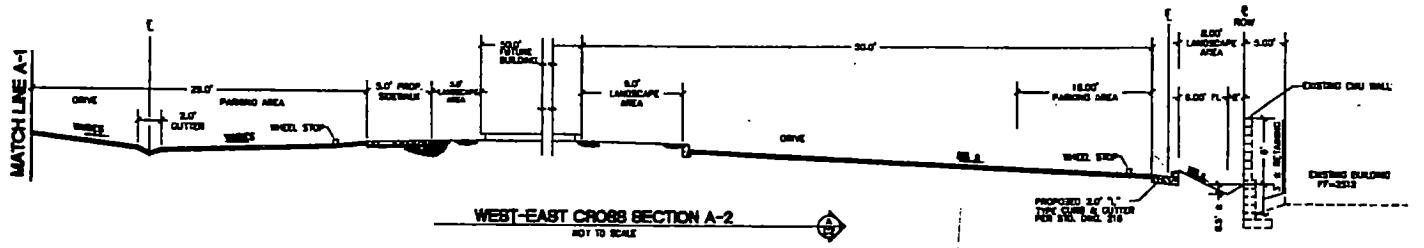
BROOKSIDE OFFICE PLAZA
COMMERCIAL SUBDIVISION
TENTATIVE MAP
CHEYENNE AND CAMPBELL
CITY OF LAS VEGAS, NEVADA

SHEET #
C1
1 OF 2

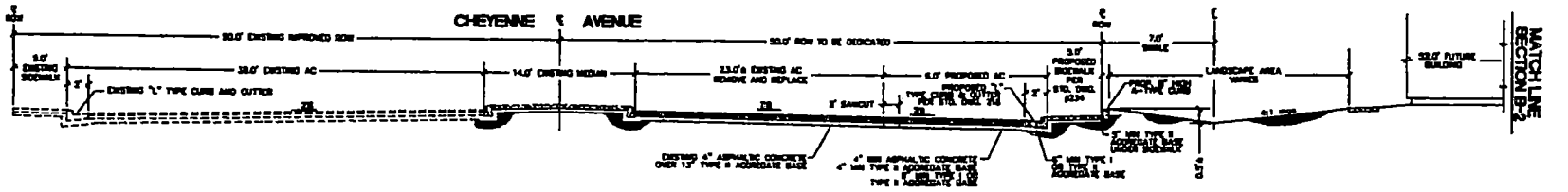
TMP-4051
4-22-04 PC



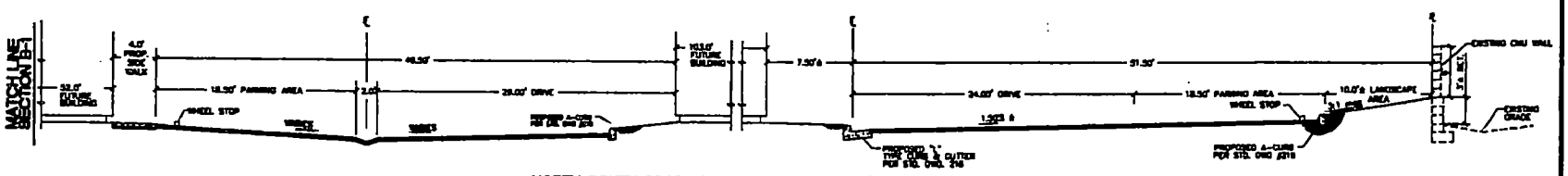
WEST-EAST CROSS SECTION A-1
NOT TO SCALE



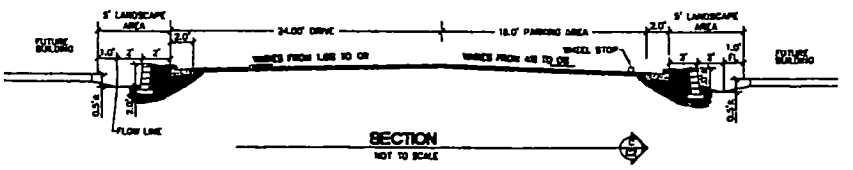
WEST-EAST CROSS SECTION A-2
NOT TO SCALE



NORTH-SOUTH CROSS SECTION B-1
NOT TO SCALE



NORTH-SOUTH CROSS SECTION B-2
NOT TO SCALE

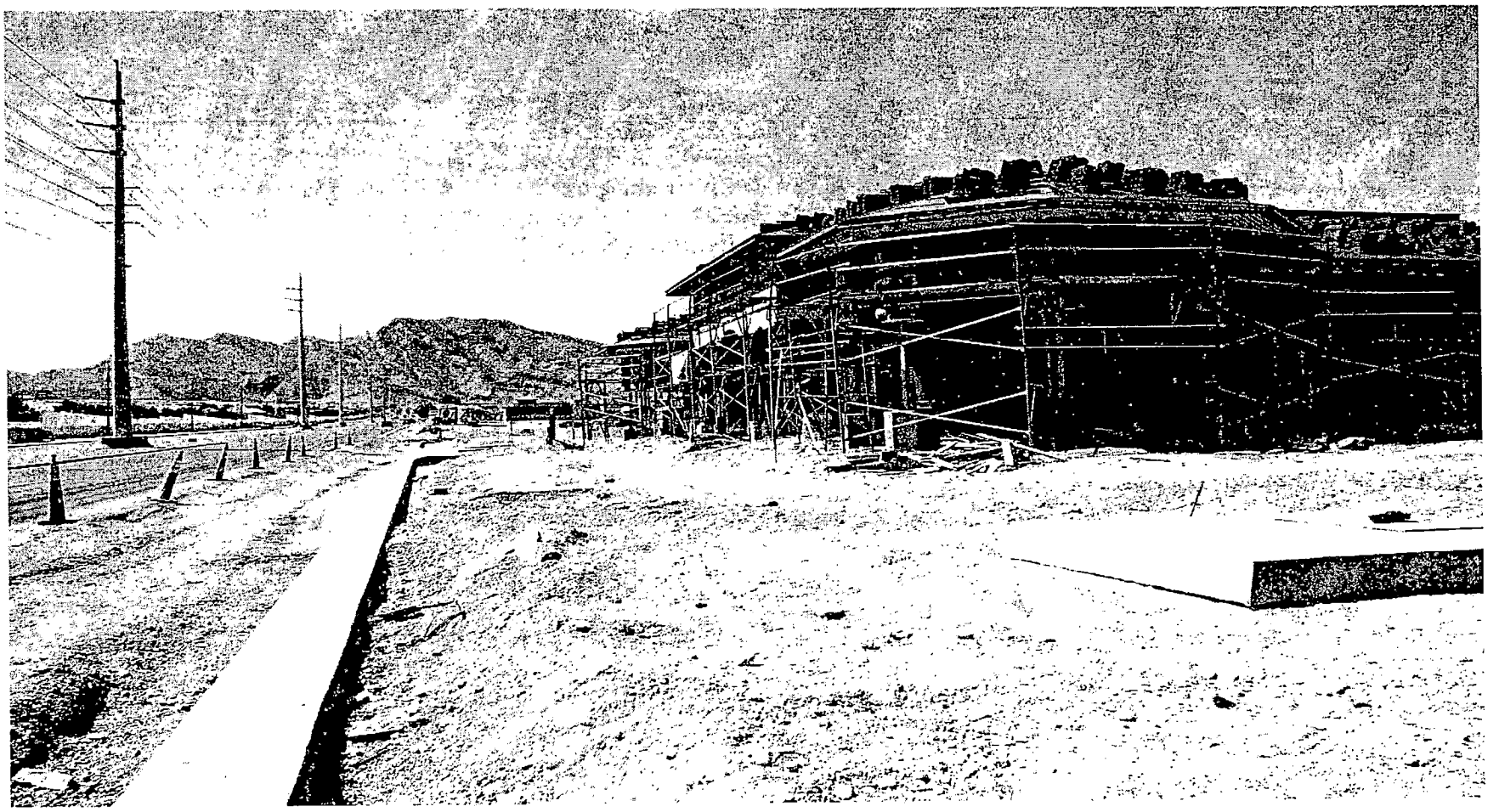


SECTION
NOT TO SCALE

BROOKSBY OFFICE PLAZA
COMMERCIAL SUBDIVISION
CROSS SECTIONS AND DETAILS
CHEYENNE AND CAMPBELL
CITY OF LAS VEGAS, NEVADA

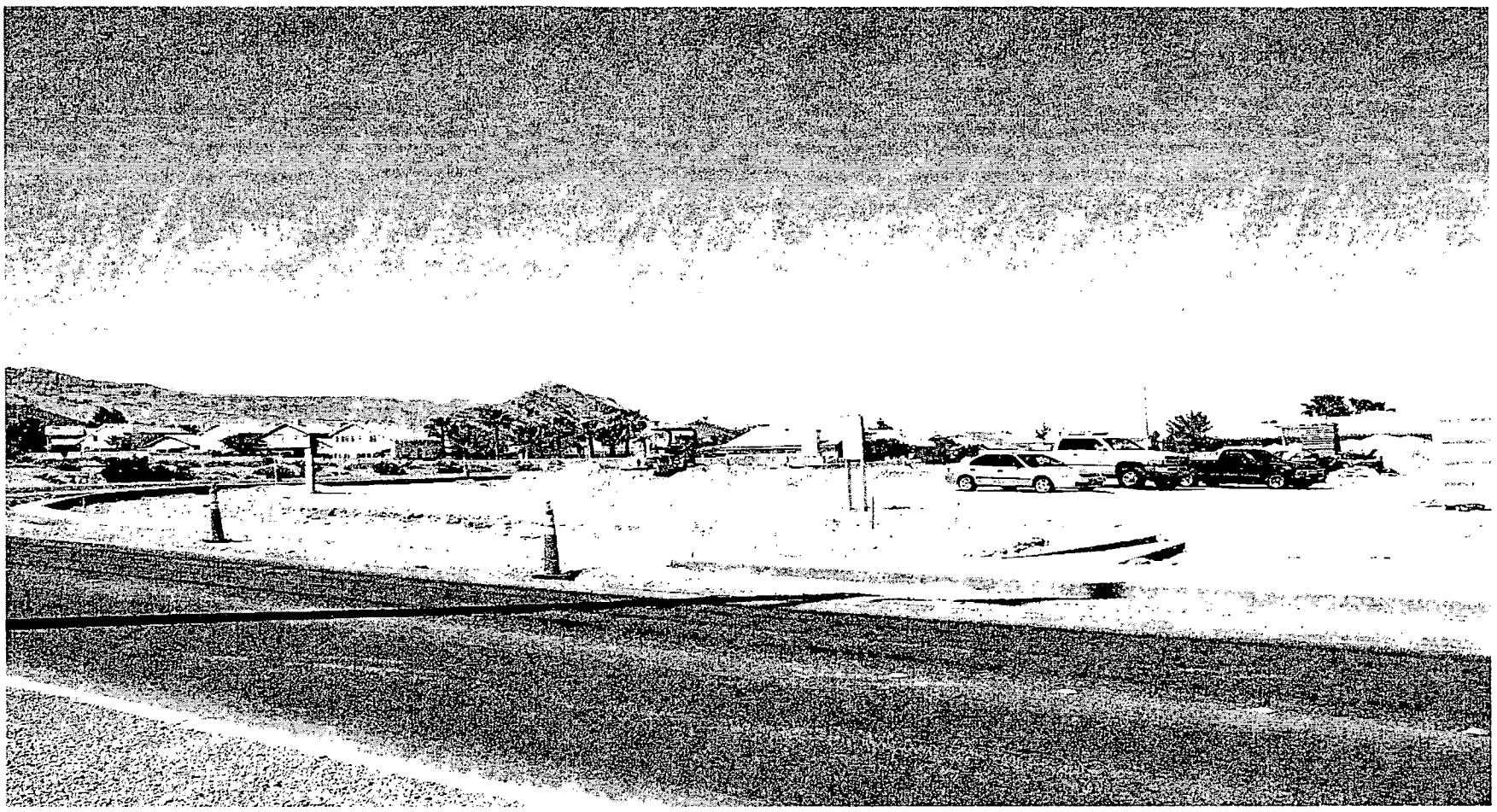
SHEET #
C2
2 OF 2

TMP-4051
4-22-04 PC



TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION
NORTHEAST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION
NORTHEAST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION
NORTHEAST CORNER OF CHEYENNE AVENUE AND CAMPBELL ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
TMP-4058 - DURANGO/ELKHORN COMMERCIAL CENTER - APPLICANT: DIVERSIFIED INTERESTS - OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the southwest corner of Elkhorn Road and Durango Drive (APN: 125-20-101-008 and 009), 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

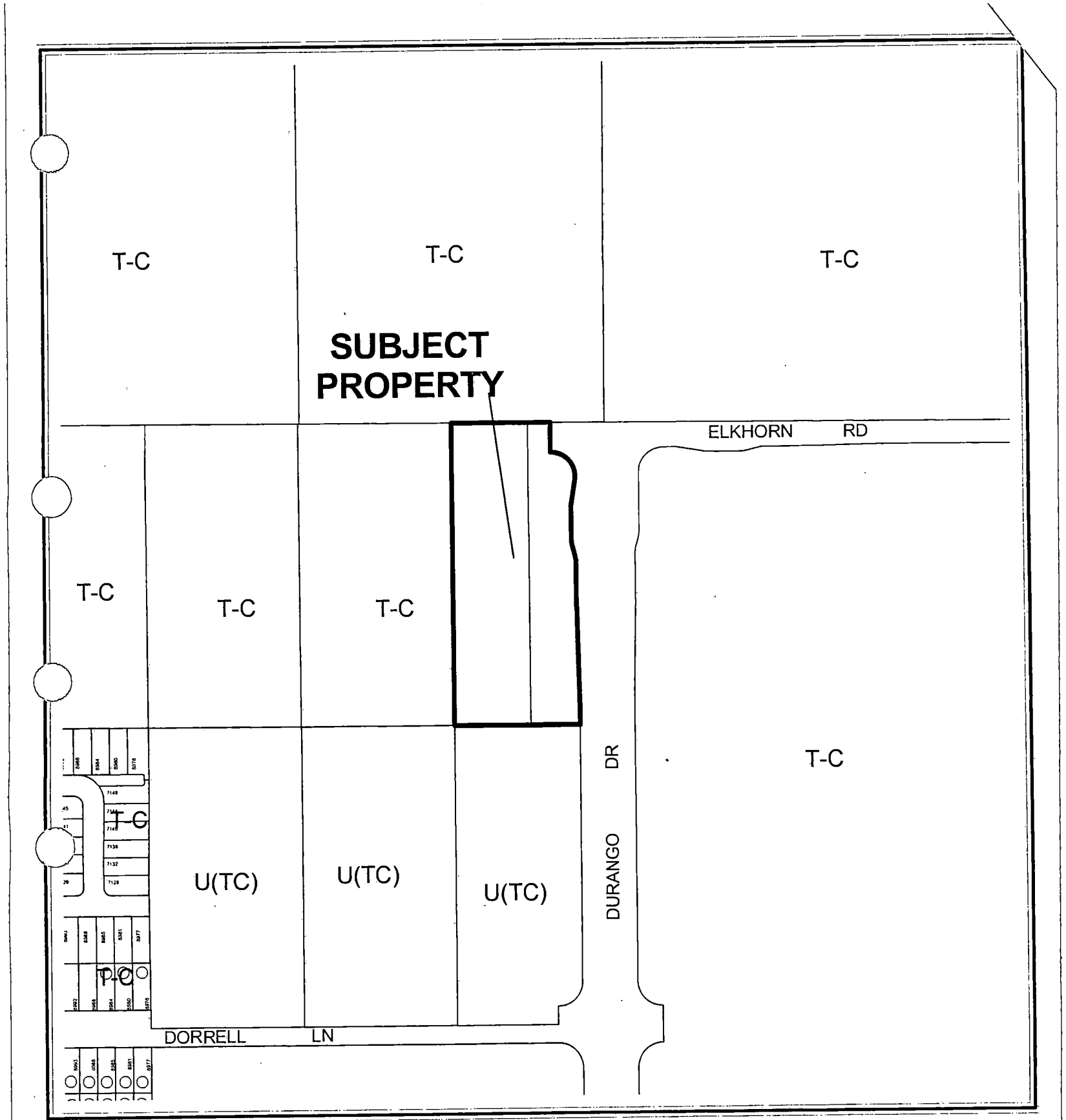
MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

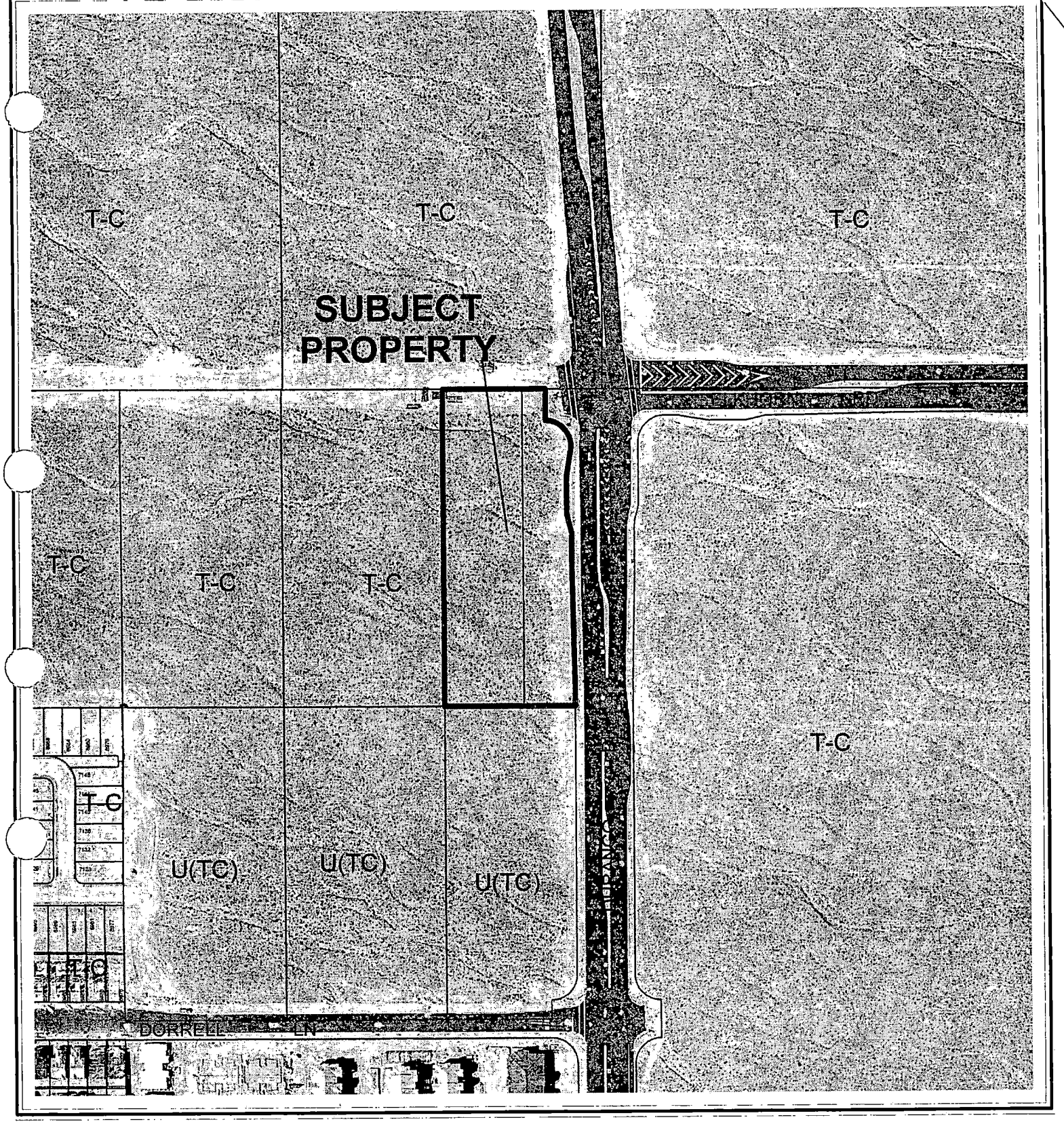
DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)



CASE: TMP-4058

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



0 200 400 Feet

CASE: TMP-4058

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4058 - DURANGO/ELKHORN COMMERCIAL CENTER - APPLICANT: DIVERSIFIED INTERESTS - OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. A Reversionary Parcel Map must be submitted and approved prior to the issuance of any building permits.

3. All development shall conform to the Conditions of Approval for Rezoning case (Z-0085-02) and all other site related activity (SDR-3657, VAR-3736, and U-0129-02).

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

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

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

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

Public Works

8. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   i. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

ii. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

iii. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

9. All appropriate Notes per Title 18 Subdivisions section 18.10.230 shall appear on the recorded Final Map.

10. Site development to comply with all applicable conditions of approval for Rezoning Application Z-85-02, Site Development Plan Review SDR-3657, and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map Plan for a one lot commercial subdivision on 4.0 acres on the southwest corner of Elkhorn Road and Durango Drive.

B) Applicant's Justification

No justification letter was supplied with this application.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a petition to annex approximately 615 acres generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue (A-0003-99). The Planning Commission and staff recommended approval on March 25, 1999. The annexation became effective on January 26, 2001.

11/20/02 The City Council accepted the applicant's request to Withdraw Without Prejudice the amendment of a portion of the Centennial Hills Sector Plan of the General Plan (GPA-0038-02) from ML-TC (Medium Low Residential – Town Center) and UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) on 15 acres adjacent to the southwest corner of Elkhorn Road and El Capitan Way [now Durango Drive]. The Planning Commission recommended approval of the west five acres of the subject request to UC-TC (Urban Center Mixed Use –Town Center) on October 24, 2002. Staff recommended denial.

11/20/02 The City Council approved a Rezoning (Z-0085-02) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) on 5.00 acres adjacent to the southwest corner of Elkhorn Road and El Capitan Way [now Durango Drive]. The property was brought into the Town Center Master Plan Area with a land use designation of UC-TC (Urban Center Mixed Use – Town Center). The City Council also approved a related Special Use Permit (U-0129-02) for a Tavern on the subject site. The Planning Commission and staff recommended approval of both requests on October 24, 2002.

03/17/04 The City Council approved a Variance (VAR-3736) to allow 109 parking spaces where 138 parking spaces are the minimum required in conjunction with a proposed office/retail development on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road. The Planning Commission and staff both recommended approval.

03/17/04 The City Council approved a Site Development Plan Review (SDR-3657) and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed Use District and the 70 percent clear glazing requirement at the ground floor level along primary pedestrian routes for a 17,000 square foot commercial development on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road. The Planning Commission and staff both recommended approval.

B) Pre-Application Meeting

02/27/04 The application process was reviewed with the applicant. Comment was made concerning the need for the depiction of cross sections for the entire site, from north to south and east to west along the most extreme elevation changes, was addressed. The need for a reversionary map to combine the two parcels was also discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.0

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) General Plan Designation]
North:	T-C (Town Center) Zone [PF-TC (Public Facilities – Town Center) General Plan Designation]
South:	U (T-C) [Undeveloped (Town Center)] Zone [UC-TC (Urban Center Mixed Use – Town Center) General Plan Designation]

East: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) General Plan Designation]

West: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) General Plan Designation]

D) General Plan Compliance

This site is designated TC (Town Center) on the Centennial Hills Sector Plan Map of the General Plan. The Town Center Land Use Map further identifies this site as having a UC-TC (Urban Center Mixed Use – Town Center) land use designation. The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design to maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City.

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

The proposed retail and office complex employs a mix of uses with a unique design that is compatible with the Town Center concept. These uses are permitted within the UC-TC (Urban Center Mixed Use – Town Center) District. A Town Center Primary Arterial Trail runs the length of the northern property line of the subject site. A Primary Arterial Trail calls for a 5 foot sidewalk separated by a 2.5 foot amenity zone from the abutting the right of way, as well as a 15 foot landscape median/ turn lane. The applicant is meeting these requirements. In addition a Town Center Parkway Trail runs the length of the eastern property line of the subject site. A Parkway Arterial Trail calls for 9.5 foot sidewalk separated by a 5 foot amenity zone from the abutting right of way, as well as a 15 foot landscape median/ turn lane. The applicant is meeting these requirements.

PL

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Provided	Compliance
Min. Lot Size	4.0 Acres	YES
Min. Lot Width	272 Feet	YES
Min. Setbacks		
• Front	340 Feet	YES
• Side	167 Feet	YES
• Corner	10 Feet	YES
• Rear	34 Feet	YES
Max. Lot Coverage	16 %	YES
Max. Building Height	2 Stories	NO*
Number of Lots	1	YES
Max. Density	N/A	N/A
Private/Public Street	N/A	N/A
Min. Street Width	N/A	N/A

*SDR-3657 approved a waiver of the Town Center Development Standards to allow the applicant to construct single-story buildings where two-story buildings are required.

The application meets all other requirements set forth by Title 19 and the Town Center Development Standards.

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed Tentative Map depicts a single lot commercial subdivision, which will on the southwest corner of Elkhorn Road and Durango Drive. Access will be from Elkhorn Road in addition to two more points of access will be from Durango Drive. The site is proposed as a 17,000 square foot commercial development, including office, retail and restaurant uses, on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road. The northern portion of the site has not determined as to how it will be developed.

- Cross Section

The submitted cross-sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross-sections appear to depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections do not indicate any retaining walls and none are anticipated.

- Trails

A Town Center Primary Arterial Trail runs the length of the northern property line of the subject site. A Primary Arterial Trail calls for a 5-foot sidewalk separated by a 2.5-foot amenity zone from the abutting the right of way, as well as a 15-foot landscape median/ turn lane. The applicant is meeting these requirements. A Town Center Parkway Trail runs the length of the eastern property line of the subject site. A Parkway Arterial Trail calls for 9.5 foot sidewalk separated by a 5 foot amenity zone from the abutting right of way, as well as a 15 foot landscape median / turn lane. The applicant is meeting these requirements.

- Special Conditions of Approval (from SDR-3657)

1. Approval of and conformance to the Conditions of Approval for a Variance (VAR-3736) to allow 109 parking spaces where 138 parking spaces are the minimum required on this site.

2. A Master Sign Plan shall be submitted for approval by the Centennial Hills Town Center Architectural Review Committee (CHARC) prior to the issuance of a Certificate of Occupancy for any building on the site. Prior to the submittal of a Master Sign Plan, the sign standards established for the SC-TC (Service Commercial – Town Center) District shall be applicable and must be approved as a Special Use Permit.

3. This Site Development Plan Review 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 development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.

5. Trash enclosures shall be gated, walled, and roofed to match the architectural theme of buildings on the site.

PL

6. 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.

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

The proposed Tentative Map conforms to these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4058 APN: 125-20-101-008 and 009

Name of Property Owner: Durango and Elkhorn LLC

Name of Applicant: Durango and Elkhorn LLC

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: ROBERT D BLACK SR

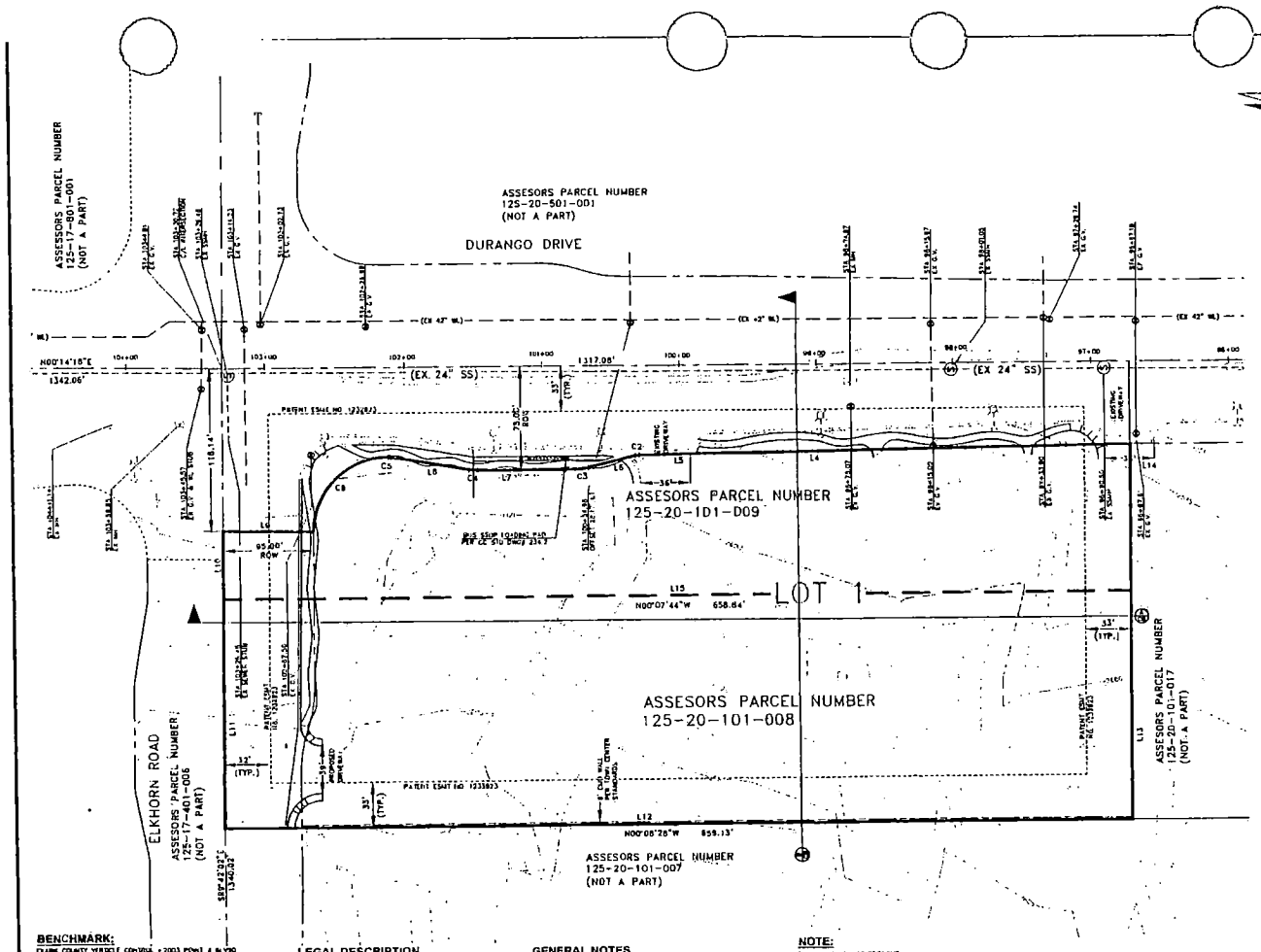
Subscribed and sworn before me

This 23rd day of FEB, 2004

Linda Byorick

Notary Public in and for said County and State

LINDA BYORICK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 2-26-2007
Certificate No: 03-80368-1



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

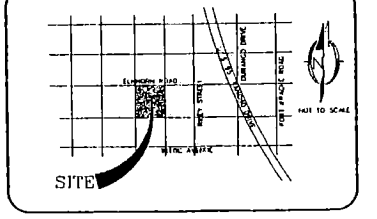
EXISTING	PROPOSED	
		PROPERTY LINE
		ADJ. PROPERTY LINE
		RIGHT-OF-WAY
		CENTERLINE
		EASEMENT LINE
(12"W)	12"W	WATER LINE
(8"FV)	8"FV	FIRE LINE
(8"SS)	8"SS	SANITARY SEWER LINE
(G)	G	GAS LINE
(12"SD)	12"SD	STORM DRAIN
(P)	P	POWER LINE
(T)	T	TELEPHONE LINE
		ELECTRICAL CONDUIT
		UTILITY STUB-OUT
	W	FIRE HYDRANT
		WATER VALVE
		MANHOLE
		STRIPLEY LOGO
		SIDEWALK

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	54.00'	90°12'50"	85.05'	54.28'
C2	10.50'	14°02'16"	2.57'	1.29'
C3	59.50'	14°03'11"	6.48'	4.88'
C4	39.50'	09°27'44"	6.52'	3.27'
C5	10.50'	08°00'13"	1.63'	8.93'
C9	54.00'	90°07'27"	84.88'	54.04'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N00°05'48"E	40.00'
L2	S89°54'48"E	85.65'
L3	N00°07'05"W	810.73'
L4	N01°23'25"W	225.08'
L5	N88°07'05"W	66.34'
L6	N14°08'13"W	35.08'
L7	N90°07'05"W	71.82'
L8	N05°20'42"E	86.62'
L9	N00°17'58"E	83.00'
L10	S89°42'02"E	49.38'
L11	S89°42'02"E	167.50'
L12	N00°08'28"W	859.13'
L13	S89°48'08"E	167.36'
L14	S89°48'08"E	167.36'
L15	N00°07'44"W	658.84'
L16	N00°08'28W	859.14'



VICINITY MAP

BENCHMARK:

CLARK COUNTY VERTICAL CONTROL - 2003 POINT # 6L190
1955E0, BEING A NEW 4 ROUND PLATE IN CONCRETE
CYLINDER AT THE +/-36E NORTH OF CLARKSON ROAD
CENTERLINE AS THE INTERSECTION OF EL CAPITAN WAY.
ELEVATION: 2544.83' (FEET)
Feet.313 (METERS)
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BASIS OF BEARINGS:

NORTH 00°07'05" WEST, BEING THE CENTERLINE OF EL CAPITAN WAY AS PER RECORD FEE 118 PAGE 0069 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

UTILITIES

UTILITIES WILL BE SERVED BY THE FOLLOWING AGENCIES:

POWER	NEVADA POWER COMPANY	TEL: (702)367-5555
TELEPHONE	SPRINT TELEPHONE	TEL: (702)344-7400
CABLE	COX COMMUNICATIONS	TEL: (702)365-4000
SEWER	CLARK COUNTY SANITATION DISTRICT	TEL: (702)974-8881
WATER	LAS VEGAS VALLEY WATER DISTRICT	TEL: (702)870-3011
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA	TEL: (702)735-5151

DEVELOPER

DIVERSIFIED INTERESTS
811 N. BUFFALO SUITE 201
LAS VEGAS, NEVADA 89128
TEL: (702) 233-2222
FAX: (202) 341-5287

OWNER

DURANGO ELK HOLDING COMPANY, LLC
A NEVADA LIMITED LIABILITY COMPANY
811 N. BUFFALO, SUITE 201
LAS VEGAS, NEVADA 89128
TEL: (702) 233-2222
FAX: (702) 341-5287

ENGINEER

INTEGRITY ENGINEERING
7480 EAST EDMONTON AVE. # 220
LAS VEGAS, NEVADA 89123
TEL: (702) 456-4864
FAX: (702) 456-4910

LANDSCAPE NOTE

ALL LANDSCAPING AND DESIGNER RECOMMENDS WILL CONFORM TO THE STANDARDS SET FORTH IN THE UNIFIED DEVELOPMENT CODE, TITLE 19 FOR THE CITY OF LAS VEGAS

LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JANUARY 21, 2005 IN BOOK 20030121 AS DOCUMENT NO 04824 AND BY DEED RECORDED JUNE 12, 2003 IN BOOK 20030611 AS DOCUMENT NO. 01037 OF OFFICIAL RECORDS

PARCEL 2:

THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

FLOOD ZONE NOTE

THIS SITE IS IN A FEMA FLOOD ZONE X AREA, WHICH IS OUTSIDE OF THE 100 YEAR FLOOD ZONE LIMITS

ZONING

ASSESSOR'S PARCEL NUMBER 125-20-101-008, 009

EXISTING ZONING T-C

GENERAL NOTES

1. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN COMMUNITY.
2. THERE IS NO GROUND WATER ANTICIPATED WITHIN 70 FEET OF THE EXISTING GROUND SURFACE FOR THE DEVELOPMENT OF THE PROJECT. SITE SOILS REPORT WILL IDENTIFY ALL PROBLEM AREAS TO BE MITIGATED BY GEOTECHNICAL RECOMMENDATIONS.
3. THERE ARE NO KNOWN FAULTS AND FISSURES WITHIN THE DEVELOPMENT BOUNDARIES.
4. ONSITE LANDSCAPING WILL BE MAINTAINED BY THE OWNER / DEVELOPER
5. THERE ARE NO PUBLIC PARKS, PLAYGROUNDS, SCHOOLS, OR OTHER PUBLIC AREAS THAT ARE BEING DEDICATED WITH THIS PROJECT.
6. CC&R'S WILL BE FILED WITH THE FINAL MAP.
7. SEWER WILL BE CONNECTED TO THE EXISTING 24" SEWER IN EL CAPITAN WAY.
8. WATER WILL BE CONNECTED TO THE EXISTING 8" WATER IN ELKHORN ROAD

ELKHORN ROAD TC STDS NOTE:

ELKHORN ROAD AS IT EXISTS IS (RURAL) TO THE TOWN CENTER STANDARDS FOR A 100 WIDE RIGHT OF WAY PARKWAY SECTION.

DURANGO ROAD TC STDS NOTE:

DURANGO DRIVE AS IS EXISTS IS (RURAL) TO THE TOWN CENTER STANDARDS FOR A 120 WIDE RIGHT OF WAY PARKWAY

JOINT ACCESS AGREEMENT

JOINT ACCESS AGREEMENT WILL BE PLACED IN EFFECT UPON THE RECORDATION OF THE FINAL MAP.

NOTE:

FOR STREET CROSS SECTIONS
CROSS SECTION SHEET

REVISION APPROVAL BLOCK			
NO.	DESCRIPTION	DATE	BY
#1			

SCALE: 1"=40'
DRAWN BY: MJP
DESIGNED BY: MJP
CHECKED BY: TM
SUBMITTAL DATE: 2/18/04
JOB NO: 41-104

INTEGRITY ENGINEERING
2480 E. Tropicana Ave.
Suite 9 Las Vegas, NV 89121
phone: 702.456.4864
fax: 702.456.4819

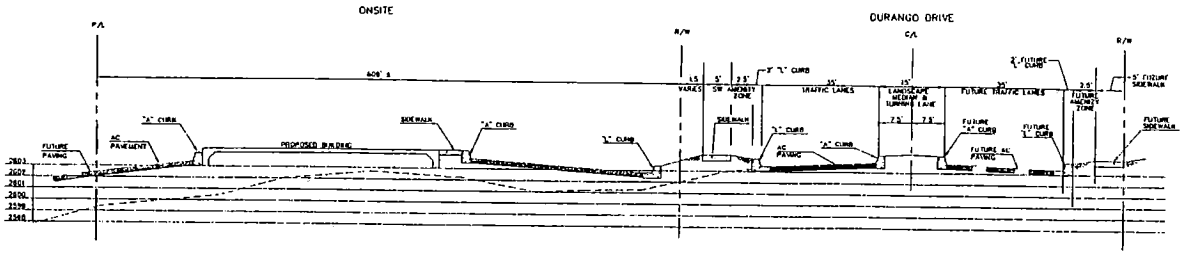
DURANGO/ELKHORN
COMMERCIAL CENTER

TENTATIVE MAP

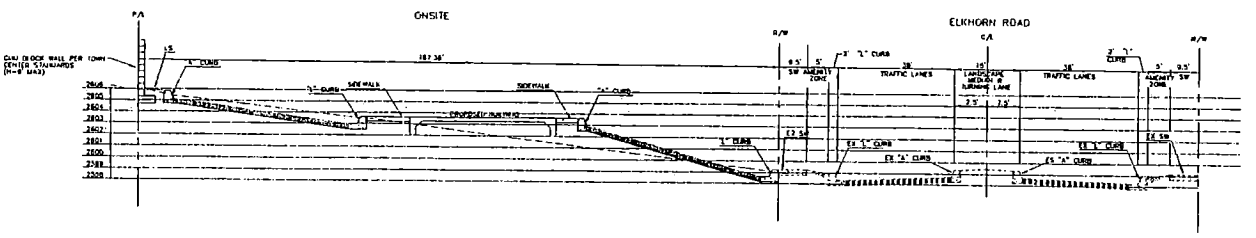
PROMOTED P. MORENO
Exp 12-31-05
CIVIL
No. 10357
STATE OF NEVADA
2/18/04

SHEET
TM
1 OF SHEETS
DRAWING NO.

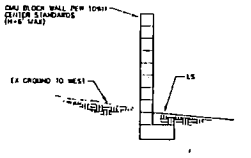
TMP-4058
4-22-04 PC



A CS CROSS SECTION FROM SOUTH TO NORTH



B CS CROSS SECTION FROM EAST TO WEST



WALL DETAIL

ENGINEER
INTEGRITY ENGINEERING
2480 EAST TROPICANA AVE # 233
LAS VEGAS, NEVADA 89151
TEL: (702) 456-4644
FAX: (702) 456-4818

OWNER
DURANGO ELK RIDGE COMPANY, LLC
A NEVADA LIMITED LIABILITY COMPANY
811 W. BUFFALO, SUITE 201
LAS VEGAS, NEVADA 89128
TEL: (702) 222-2272
FAX: (702) 341-5382

DEVELOPER
DIVERSIFIED INTERESTS
811 W. BUFFALO SUITE 201
LAS VEGAS, NEVADA 89128
TEL: (702) 221-2222
FAX: (702) 341-5382

BASIS OF BEARINGS:
NORTH 00°03'01" WEST, BEING THE CENTERLINE OF EL CAPITAN WAY AS PER RECORD PER BOOK 108 PAGE 0098 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA

BENCHMARK:
CLARK COUNTY VERTICAL CONTROL = 2003 POINT # NVGS 17551B, BEING A RIVET & WASHER PLATE IN CONCRETE CYLINDRICAL AT THE +/- 18' NORTH OF ELKHORN ROAD CENTERLINE AT THE INTERSECTION OF EL CAPITAN WAY
ELEVATION: 2564.67 (FEET)
781.212 (METERS)
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

SCALE: N/S
DRAWN BY: MJP
DESIGNED BY: MJP
CHECKED BY: TM
SUBMITTAL DATE: 03/05/04
JOB NO: 41-104

REV #	BY	DATE	DESCRIPTION
			REVISION APPROVAL BLOCK

2480 E. Tropicana Ave.
Suite # 233
Las Vegas, NV 89121
phone: 702.456.4644
fax: 702.456.4818

INTEGRITY ENGINEERING

DURANGO/ELKHORN
COMMERCIAL CENTER

CROSS SECTIONS

NOTED S. MORENO
Exp. 12-31-05
CIVIL
No. 10941
STATE OF NEVADA
3/8/04

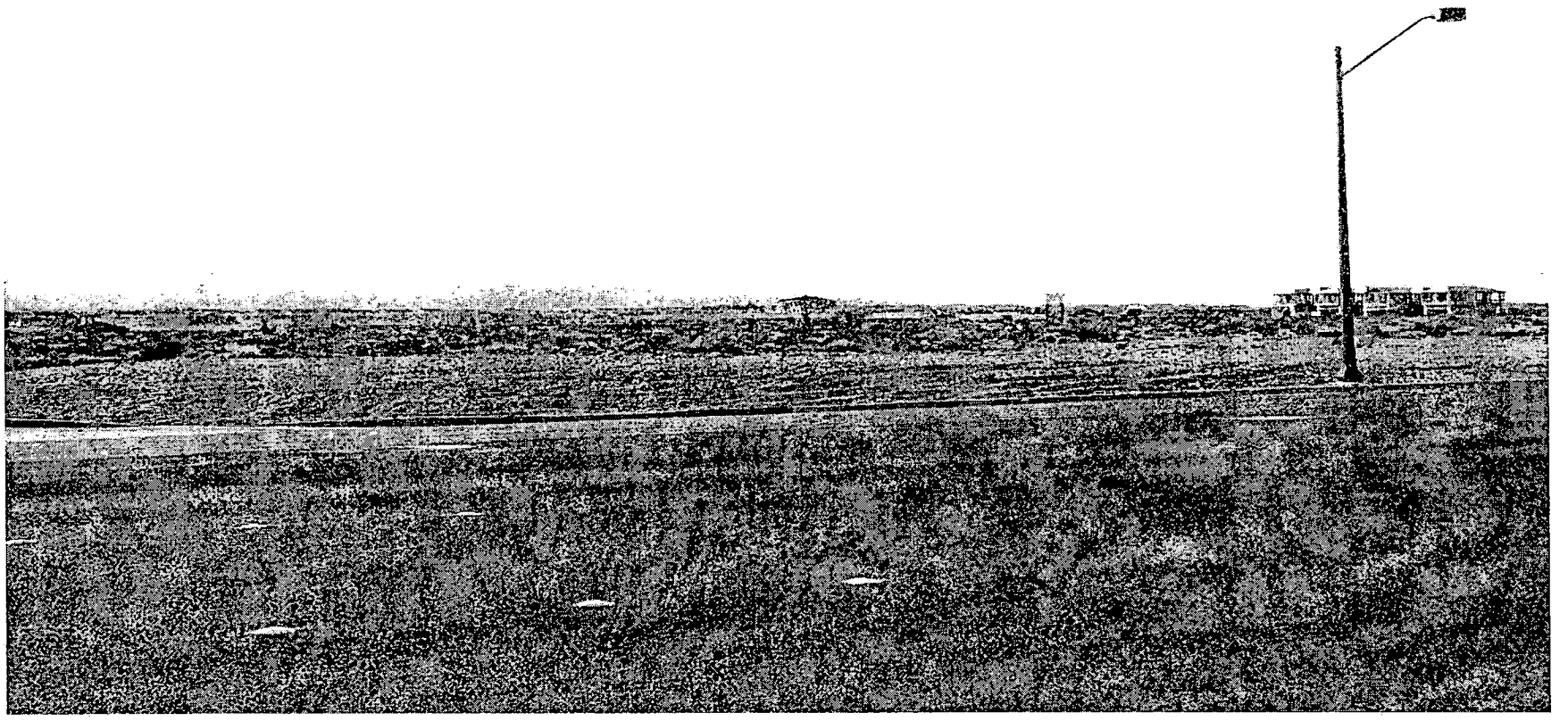
SHEET
CS
OF SHEETS
DRAWING NO

TMP-4058
4-22-04 PC



TMP-4058 - DURANGO/ELKHORN COMMERCIAL CENTER - APPLICANT: DIVERSIFIED INTERESTS - OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



TMP-4058 - DURANGO/ELKHORN COMMERCIAL CENTER - APPLICANT: DIVERSIFIED INTERESTS - OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
TMP-4076 - RIDGE TOP ESTATES - APPLICANT: R L HOMES - OWNER: DARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres adjacent to the south side of Alexander Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
STEINMAN – APPROVED subject to conditions and amending Condition 3 as follows:

3. All perimeter walls, including a combination of retaining and screen walls, shall not exceed *ten feet* in height, measured from the base of the retaining wall. *All walls exceeding 10 feet shall provide a two foot offset per the Lone Mountain West Plan.*

– UNANIMOUS with TRUESDELL disclosed that he abstained on the zoning and site plan review because an agent in his office resides adjacent to this site; therefore he would be abstaining from voting on this item – McSWAIN excused

This is Final Action

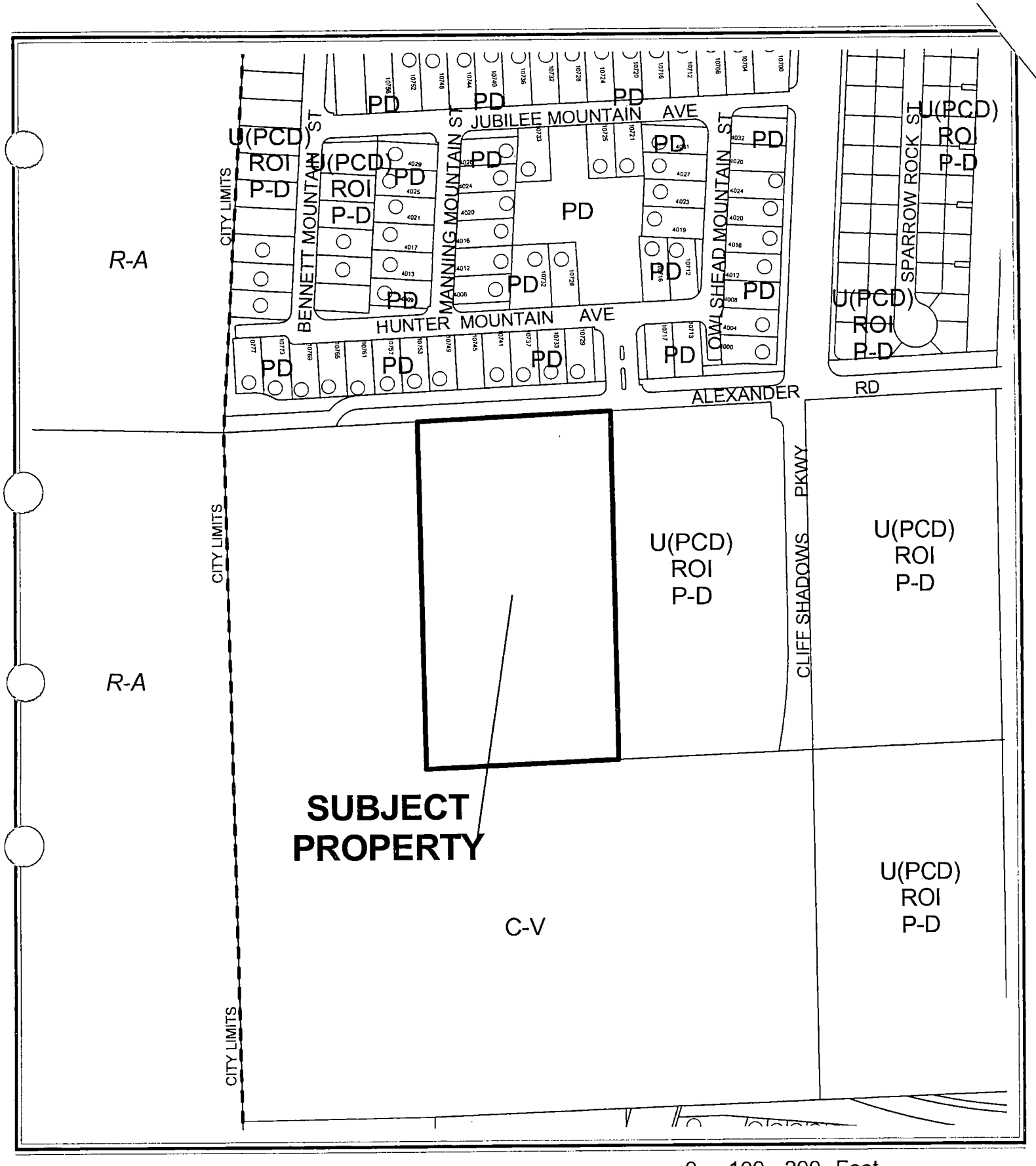
MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, explained that the proposed condition pertaining to wall height stated that the perimeter wall shall not exceed eight feet in

MINUTES – Continued:

height. For the past few days, staff has been working with the applicant and reviewed the Lone Mountain West Standards. Staff does not object to a change in a condition stating that no retaining wall shall exceed a height of 10 feet per the Lone Mountain West Plan. Anything over 10 feet requires an offset to break up the mass of the wall up to two feet where in other parts of the City it is four.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, agreed with the amended language.

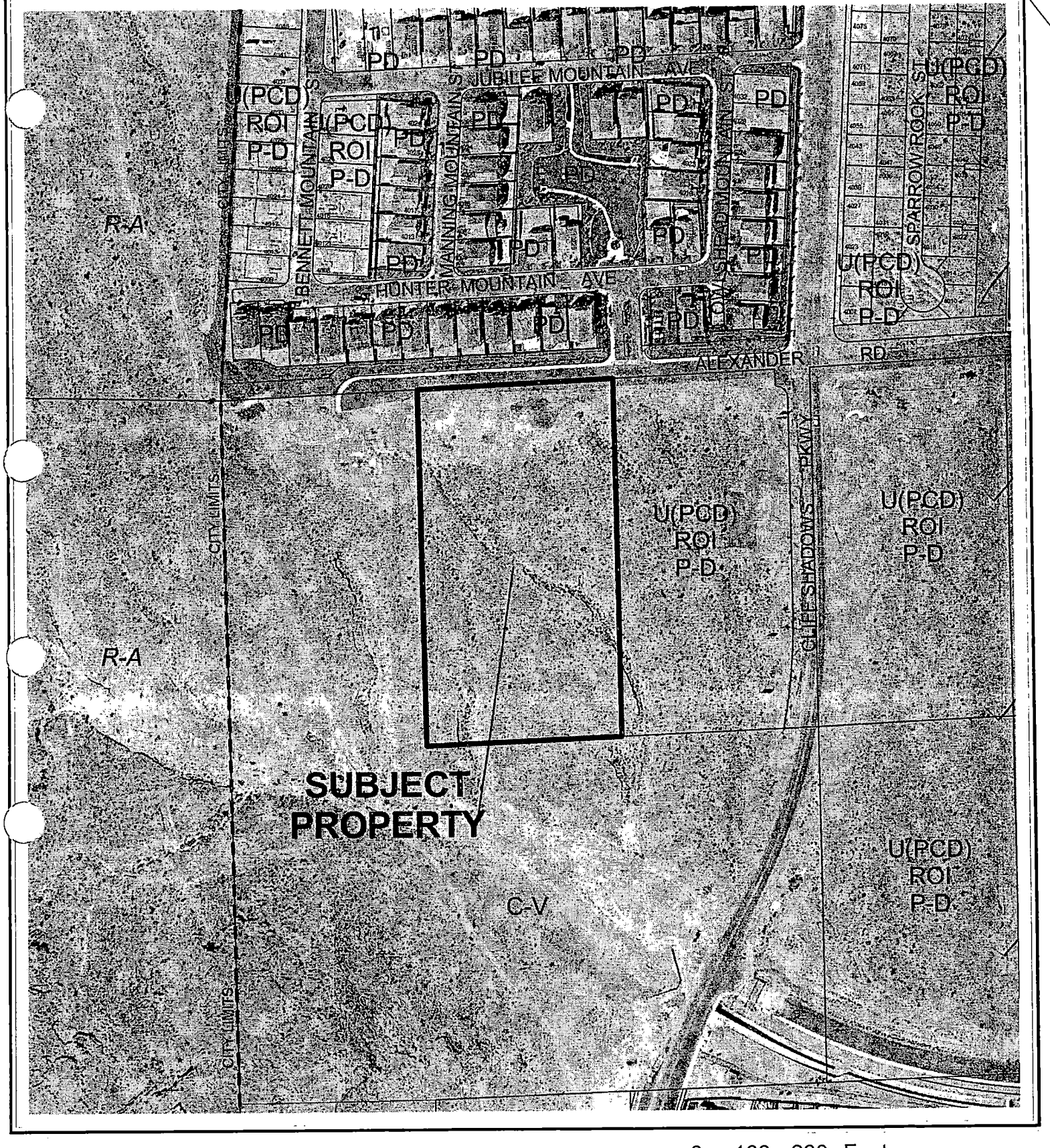
(6:15 – 6:19)



0 100 200 Feet

CASE: **TMP-4076**

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



0 100 200 Feet

CASE: **TMP-4076**

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4076 - RIDGE TOP ESTATES - APPLICANT: R L HOMES - OWNER: DARK, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning ZON-3499, Major Modification MOD-3508, Variance VAR-3510 and Site Development Plan Review SDR-3501.

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

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

Public Works

5. Site development to comply with all applicable conditions of approval for Rezoning Application ZON-3499, SDR-3501 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map for a 32 lot single-family subdivision on 5.49 acres adjacent to the south side of Alexander Road, approximately 330 feet west of Cliff Shadows Parkway.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/18/04 The City Council approved a Rezoning (ZON-3499) to PD (Planned Development), a Major Modification (MOD-3508) to the Lone Mountain West Master Plan, a Variance (VAR-3510) and a Site Development Plan Review (SDR-3501) for the 32 Lot Single Family Development on this site. The Planning Commission recommended approval on February 22, 2004. The Planning and Development Department recommended approval of the Rezoning and Major Modification and denial of the Variance and Site Development Plan Review.

B) Pre-Application Meeting

02/19/04 The applicant was advised of the requirements for a Tentative Map application and that the map must be in conformance with the approved Site Development Plan Review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.49
Net Acres:	5.17

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	U (Undeveloped) [PCD Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	C-V (Civic)
East:	U (Undeveloped) [PCD Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West:	C-V (Civic)

***D) General Plan Compliance*: Centennial Sector Plan**

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

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

This site is designated ML (Medium Low), which permits a single-family project of this density.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed	Acceptable
Min. Lot Size	4,170 SF	Y
Average Lot Size	5,214 SF	Y
Min. Lot Width	40 Feet	Y
Min. Setbacks		
• Front (to garage)	20 Feet	Y
• Front (to dwelling)	14 Feet	Y
• Side	5 Feet	Y
• Corner	10 Feet	Y
• Rear	15 Feet	Y
Max. Lot Coverage	35 %	Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposed development standards are acceptable and appropriate for a development of this density and design. The proposed Tentative Map in conformance with the approved Site Development Plan Review.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
5.49 acres	5.8	330 square feet per lot	4 %	10,560 SF	2.9 %	6,988 SF

The Lone Mountain West Master Plan requires 330 square feet of internal open space to be provided for each lot within a subdivision. The proposed 32-lot residential development requires a total of 10,560 square feet of open space. The proposed Tentative Map depicts 6,988 square feet of centrally located open space, which is greater than shown on the approved site plan. A Variance (VAR-3510) for a reduction in open space has been approved by the City Council.

B) General Analysis Discussion

- General information

The proposed Tentative Map shows a total of 32 single family lots that front onto 37-foot wide public streets. Access to the subdivision is provided via connection of one of the private streets to Alexander Road, a 60-foot wide collector street.

- Cross Section

The Department of Public Works provided the following information regarding the cross sections:

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

Cross-sections have been provided and appear to depict a maximum natural grade greater than 4% across this site from north to south. Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 4%, such as this development, is allowed a maximum 6-foot retaining wall per step. The retaining walls shown for this development exceed 6 feet in height along the south edge of this site and show view walls on top of the retaining walls for total heights in excess of 8-feet in height as viewed from the adjacent property.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4076 APN: 137-12-101-001

Name of Property Owner: Robert Lively / Dark LLC

Name of Applicant: RL 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: Robert Lively

Print Name: ROBERT LIVELY

Subscribed ~~and sworn~~ before me

This 19 day of FEB, 2004

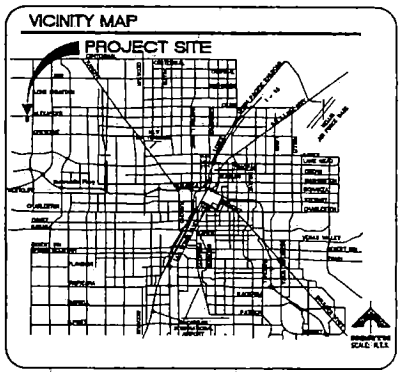
Nancy Day

Notary Public in and for said County and State

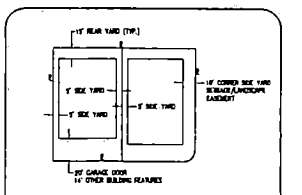
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY DAY
No: 01-69758-1
My Appointment Expires July 5, 2005

TENTATIVE MAP
FOR
RIDGE TOP ESTATES
A 32 LOT RESIDENTIAL SUBDIVISION

VICINITY MAP

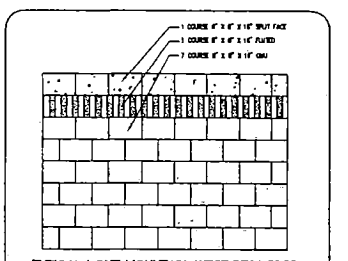


SCALE: N.T.S.



TYPICAL SETBACKS

SCALE: N.T.S.



TYPICAL LONE MOUNTAIN WEST PERIMETER SCREEN WALL

SCALE: N.T.S.

ENGINEER

G.C. WALLACE INC.
3360 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89043
PHONE: (702) 804-3078
FAX: (702) 804-3399
CONTACT: BRENT PARRISH

UTILITY SERVICES BY

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

APPLICANT/RECORD OWNER

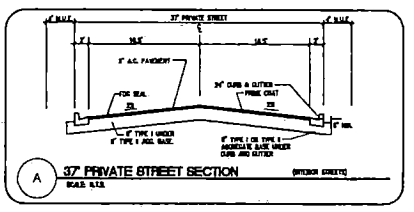
APPLICANT

R.L. HOMES, L.L.C.
7234 W. LAKE MEAD BLVD., SUITE 300
LAS VEGAS, NV 89128
PHONE: (702) 562-4303
FAX: (702) 562-4304

RECORDED OWNERS

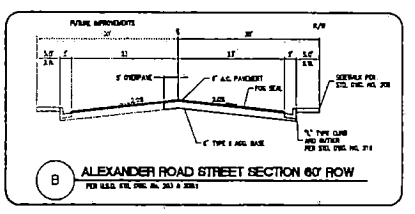
DARK L.L.C.
7231 W. LAKE MEAD BLVD., SUITE 300
LAS VEGAS, NV 89128
PHONE: (702) 562-4303
FAX: (702) 562-4304

A.P.N.# 137-12-101-001



A 37' PRIVATE STREET SECTION (WITHOUT SIDEWALK)

SCALE: N.T.S.



B ALEXANDER ROAD STREET SECTION 60' ROW

PER U.S.D. STD. DWG. No. 203 & 209.1

LEGAL DESCRIPTION

A PORTION OF SAID LAND DESCRIBED AS THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 20 SOUTH RANGE 59 EAST, M.D.B.&M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

Call before you Dig 1-800-227-2600

1-702-593-6111

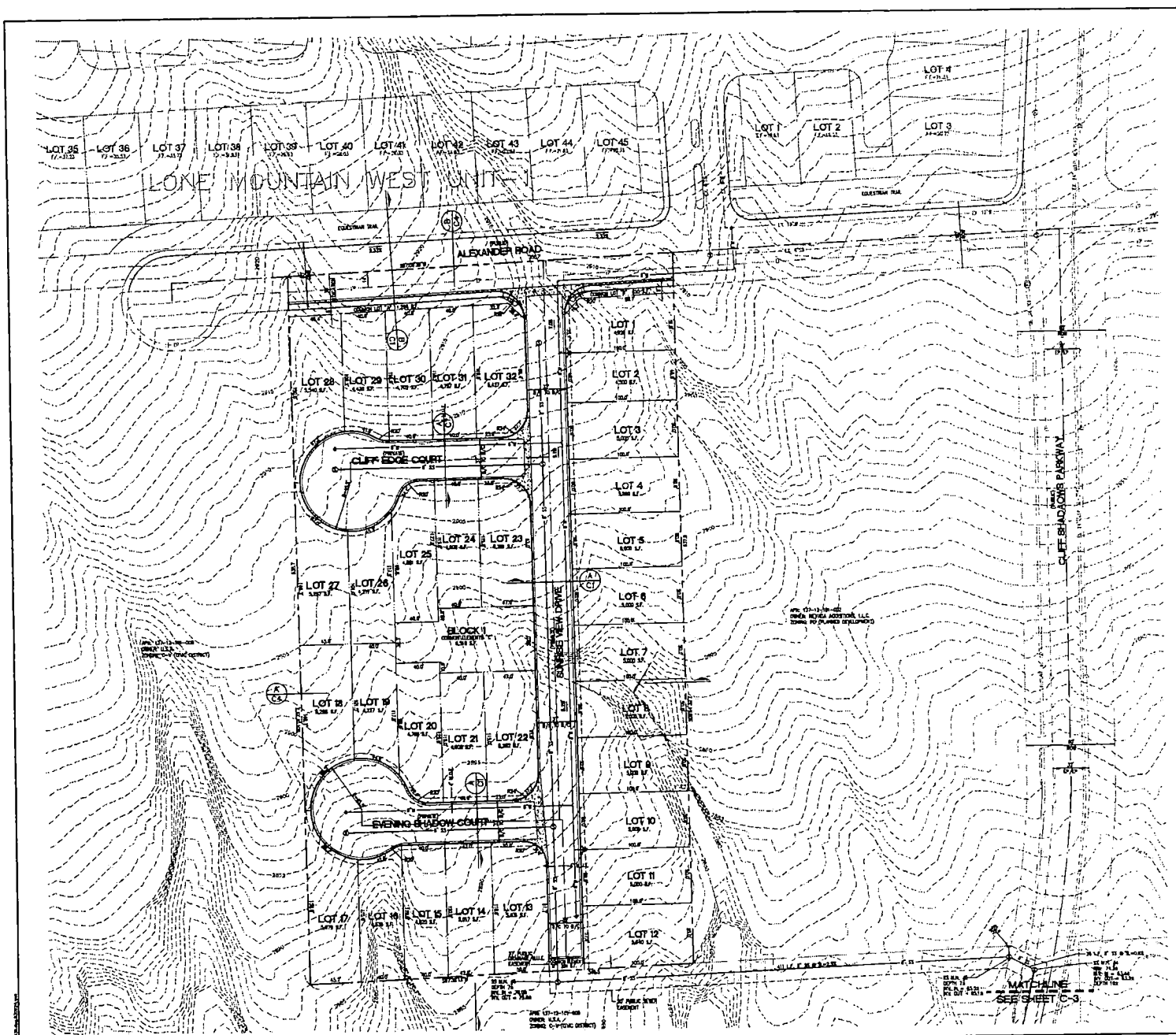
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAMPART BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-3000 / FAX: (702) 804-3399

RIDGE TOP ESTATES
R. HOMES, L.L.C.
COVER SHEET

DRAWING
C1
1 OF 4 SHTS

REVISED
3-29-04

TMP-4076
4-22-04 PC



DEVELOPMENT DATA

PARCEL NO.	137-12-101-001
PRESENT LAND USE	VILLAGE COMMERCIAL (VC)
PROPOSED LAND USE	MEDIUM LOW (ML)
PRESENT ZONING	UNDEVELOPED (U)
REQUIRED ZONING	PD-R
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SPECIAL PLANNING AREA	LONE MOUNTAIN WEST
GROSS ACREAGE	= 5.44 AC.
NET ACREAGE	= 3.17 AC.
NUMBER OF LOTS	= 32
COMMON ELEMENTS	= 4 R.O.W.
LOTS PER ACRE (GROSS)	= 5.8
OPEN SPACE REQUIRED	= 13,340 S.F.
OPEN SPACE PROVIDED	= 8,722 S.F.
AVERAGE LOT SIZE	= 5,000 S.F.
SETBACKS	
FRONT	20' TO GARAGE 11' TO DWELLING
REAR	15'
SIDE	5'
CORNER SIDE	10'

ESTIMATED SEWER CONTRIBUTION

32 UNITS * 350 GPD/UNIT = 11,200 GPD
TOTAL AVERAGE CONTRIBUTION = 11,200 GPD = 0.0112 MGD
TOTAL PEAK FLOW = 0.0112 MGD * 3.33 (PEAK FACTOR) = 0.0336 MGD

NOTES

1. ALL STREETS ARE PRIVATE & NON-EXCLUSIVE UTILITY & PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.
2. NO EXISTING STRUCTURES ARE PRESENT
3. NO STORM DRAINS ARE PRESENT
4. NO RESERVATION FOR PUBLIC SCHOOL SITE ARE PRESENT

LEGEND

LOT 1 (LOT) S.F.
PROPOSED LOT NUMBER
PROPOSED LOT SQ. FOOTAGE
PROPOSED FIRE HYDRANT
EX. PROPERTY LINE/R.O.W.
EXISTING LOT LINE
EX. CENTERLINE
EXISTING 5' CONTOUR
EXISTING 10' CONTOUR
EXISTING WATER MAIN
EXISTING SEWER MAIN
EXISTING SEWER MAIN
FUTURE STORM MAIN
BACK OF CURB ELEVATION
PROJECT PROPERTY LINE/R.O.W.
PROPOSED SEWER
PROPOSED WATER
PROPOSED LOT LINE
PROPOSED EASEMENT
PROPOSED "L" TYPE CURB/GUTTER

Call before you Dig 1-800-227-2600 UNDERGROUND SERVICE (USA)

NORTH
SCALE 1"=40'

CALL BEFORE YOU DIG ONE-CALL 1-702-593-6111

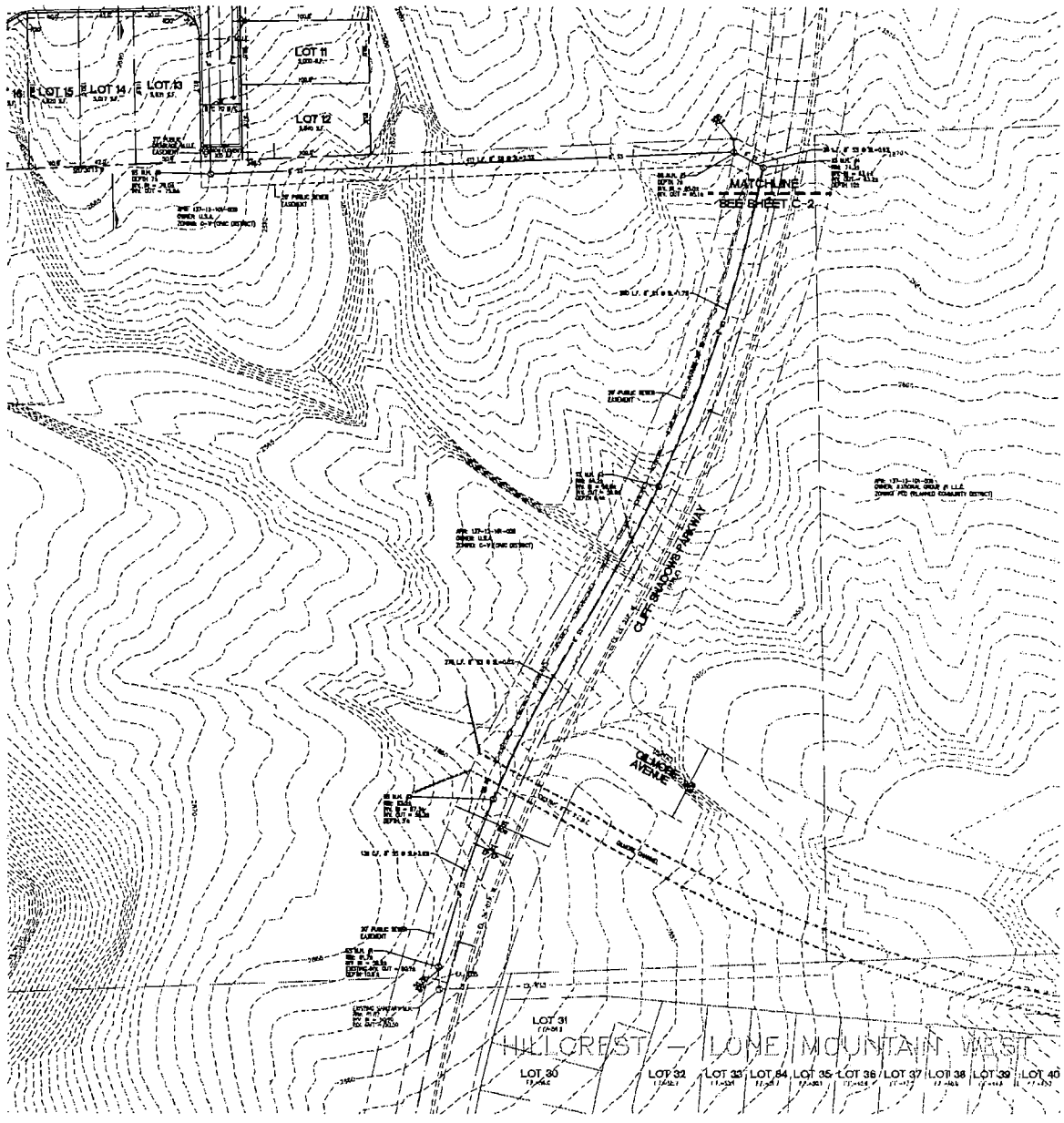
C.C. WALLACE, INC.
Engineers/Planners/Surveyors
1533 SOUTH HAMPTON ROAD/LAS VEGAS, NEVADA 89104
TELEPHONE: (702) 804-2500 - FAX: (702) 804-2599

RIDGE TOP ESTATES
RL HOMES L.L.C.
TENTATIVE MAP

DRAWING
C2
2 OF 4 SHTS

REVISED 2-23-04

TMP-4076
4-22-04 PC



Call before you Dig 1-800-227-2600

NORTH

1-702-593-6111

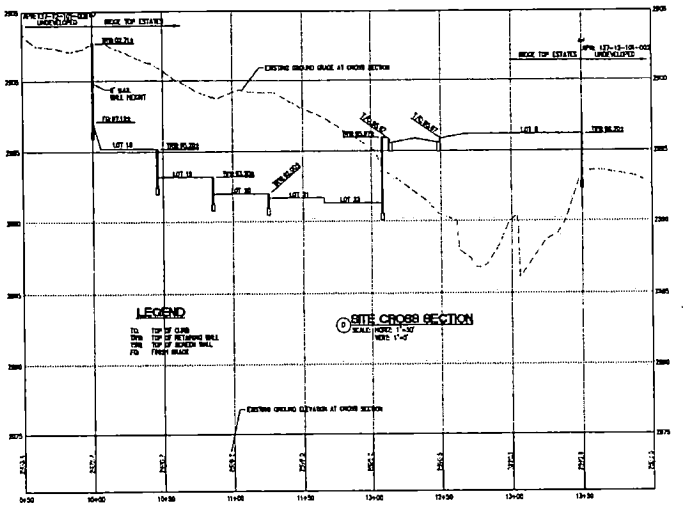
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

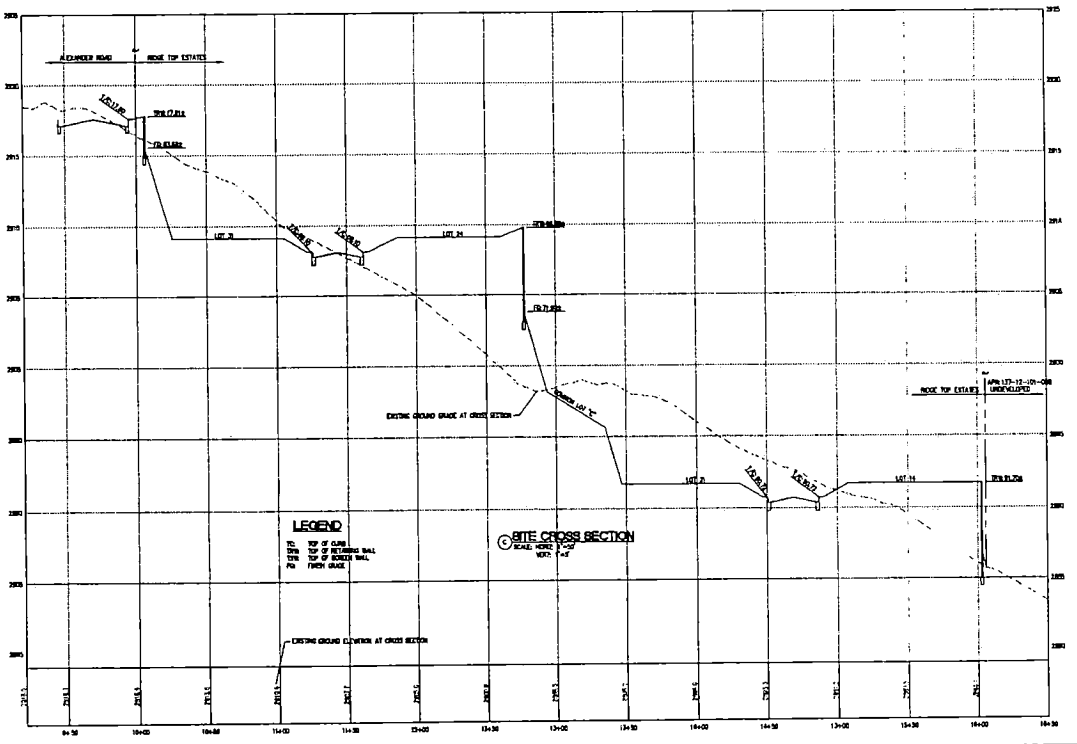
RIDGE TOP ESTATES
RL HOMES, LLC.
TENTATIVE MAP

DRAWING C3
3 OF 4 SHTS

REVISED 3.29.04

TMP-4076
4-22-04 PC





Call before you Dig 1-800-227-2600

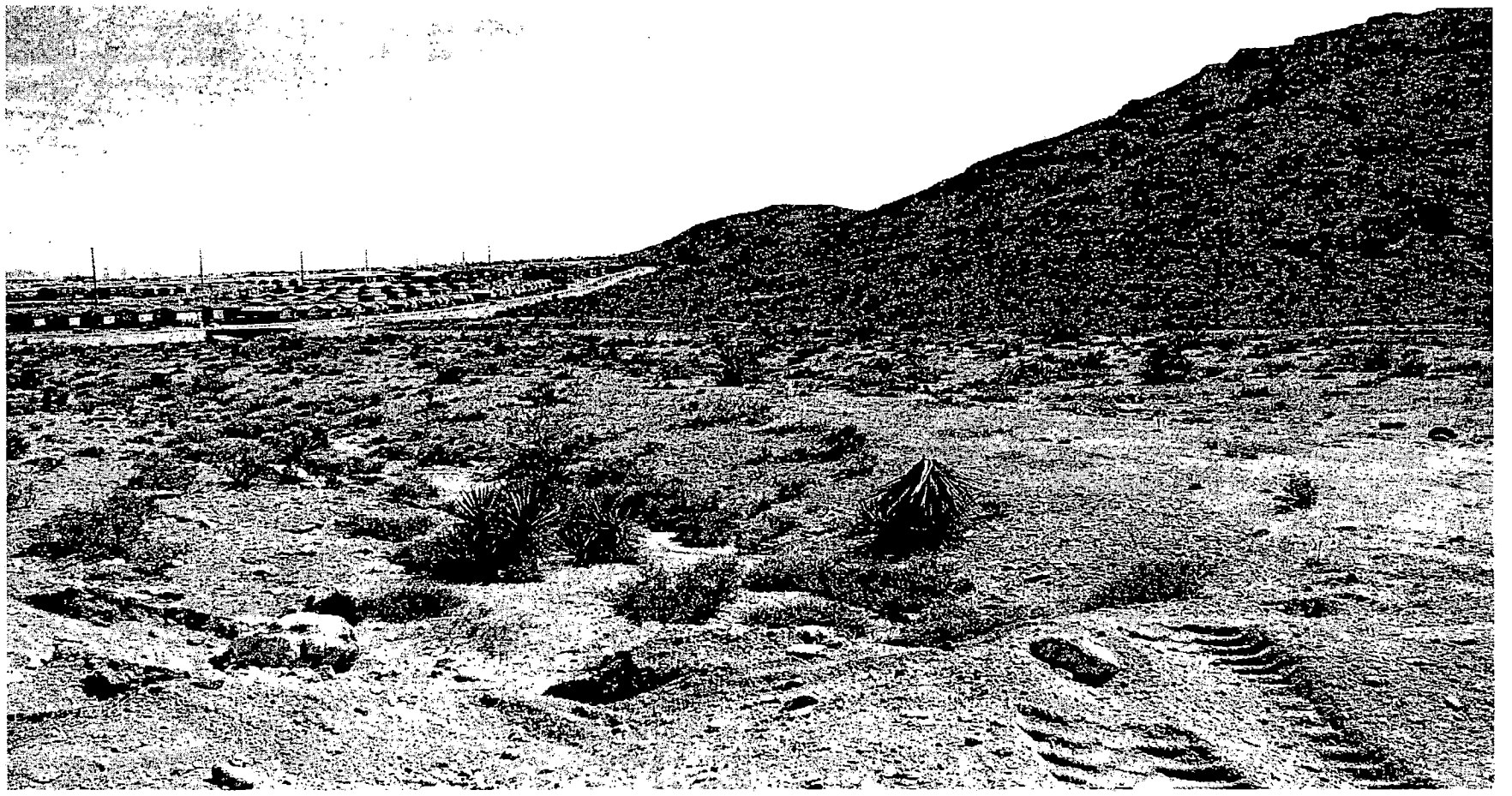
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RIDGE TOP ESTATES
R. HOMER, L.L.C.
SITE CROSS SECTION

DRAWING C4
4 OF 4 SHTS

REVISED 3.29.04

TMP-4076
4-22-04 PC



TMP-4076 - RIDGE TOP ESTATES - APPLICANT: R L HOMES - OWNER: DARK, LIMITED LIABILITY COMPANY
SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 330 FEET WEST OF CLIFF SHADOWS PARKWAY
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

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

SET DATE: 05/05/04
C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

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

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, indicated that a letter was sent on behalf of the applicant requesting abeyance of Item 32 [GPA-4072] to May 13, 2004. MR. CLAPSADDLE did not object to the request.

CHAIRMAN TRUESDELL explained for REBECCA VanBLANKENSTEIN, 4008 Vegas Drive, that the only testimony taken would be on whether the items discussed should be held in abeyance.

LYNDA WASKOM, 4147 Pleasant Road, spoke regarding Items 42, 43 and 44 and asked that the items be heard tonight. She stated that the applicant has been in operation for 18 months and has had enough time to prepare for tonight's meeting. Several people arranged for childcare to be present at this meeting.

JANET FELLHAUER, 4056 Melody Lane, JOHN WAGNER, 4148 Pleasant Road, and PAUL TAYLOR, 4108 Vegas Drive, were present for Items 42, 43 and 44. MR. TAYLOR opposed the landscaping related to those items.

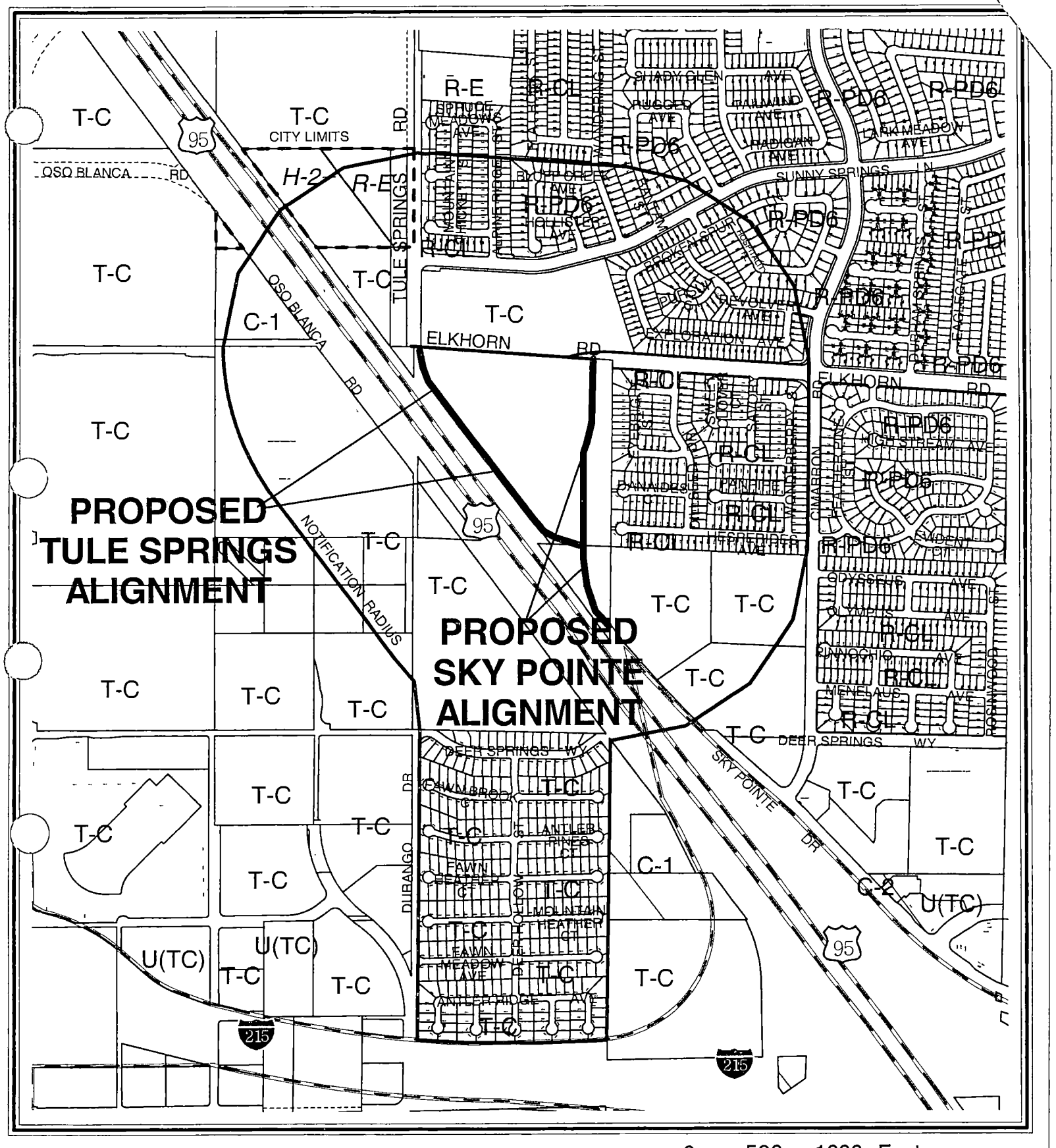
MR. CLAPSADDLE explained that the applicant's representative was not able to be present. Therefore, he would collect the names, addresses and telephone numbers of those people who came for Items 42, 43 and 44. He would make a copy and forward it to the applicant so that he can contact them. MR. CLPSADDLE confirmed for CHAIRMAN TRUESDELL that this is the first request for abeyance for these items.

COMMISSIONER EVANS asked that representation be made that staff would attempt to have these items heard on May 27, 2004. MR. CLAPSADDLE indicated that he would notify the applicant to he be prepared to make a presentation on May 27th Planning Commission meeting.

MS. FELLHAUER stated that at a meeting held by the applicant on March 30th, the applicant said that the owner would be present at tonight's meeting. CHAIRMAN TRUESDELL stated that staff will ensure that all the residents are informed and that the item will be heard on May 27th.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

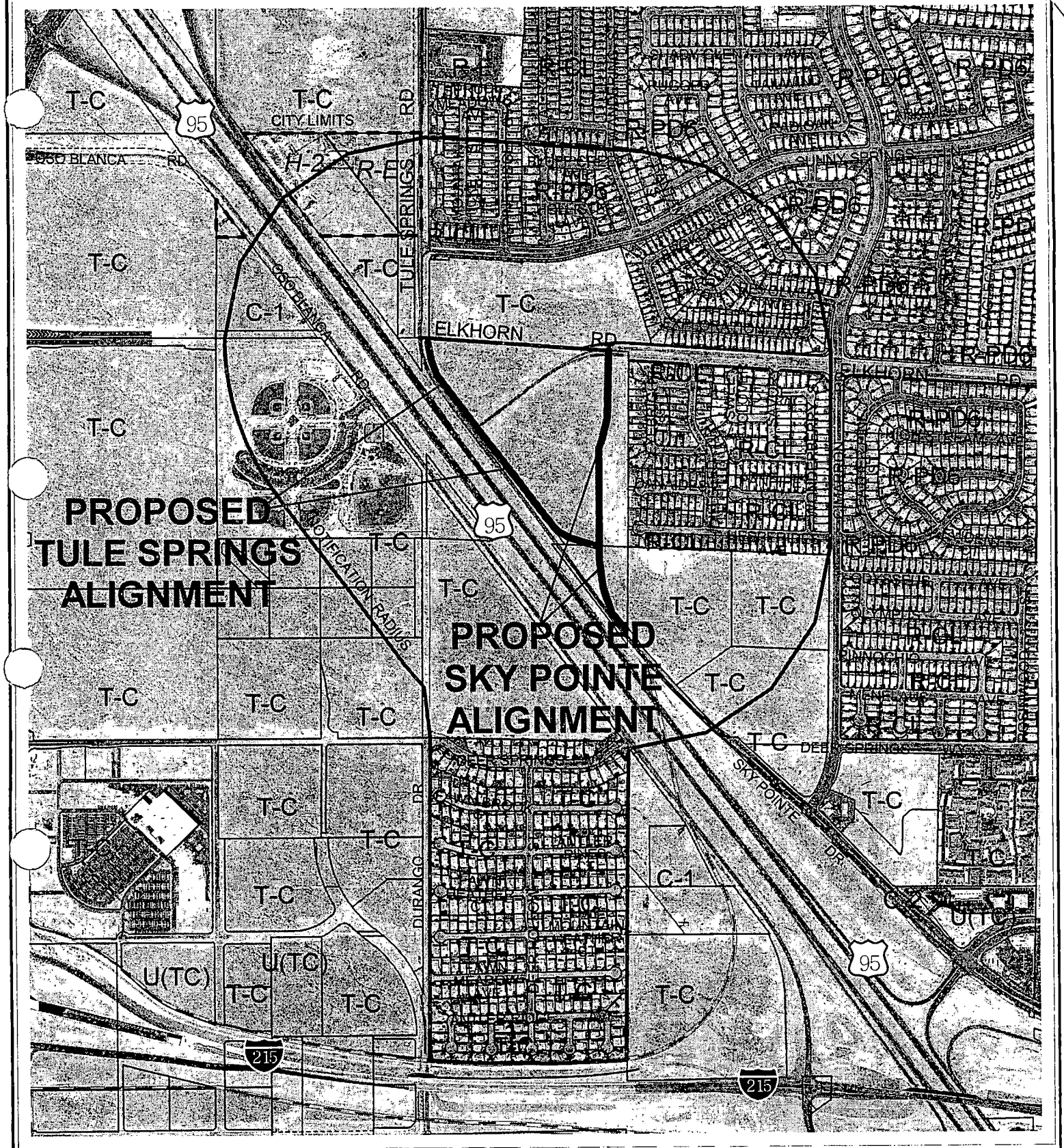


0 500 1000 Feet

CASE: **MSH-3850**

RADIUS: 1320 FT & SPECIAL

N



0 500 1000 Feet

CASE: **MSH-3850**

RADIUS: 1320 FT & SPECIAL

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - MSH-3850 - CITY OF LAS VEGAS

** CONDITIONS **

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

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

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

BACKGROUND INFORMATION

Previous Actions

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

ANALYSIS

General Analysis and Discussion

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

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

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSH-3850 APN: Various

Name of Property Owner: City of Las Vegas

Name of Applicant: Bart Anderson

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Barton T. Anderson

Print Name: BARTON T. ANDERSON

Subscribed and sworn before me

This 4th day of February, 2004

Carolyn M. Caviness

Notary Public in and for said County and State

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

ELKHORN ROAD

80

Link Proposed to be Added to Master Plan

Tule Springs Road

Sky Pointe Drive

80

80

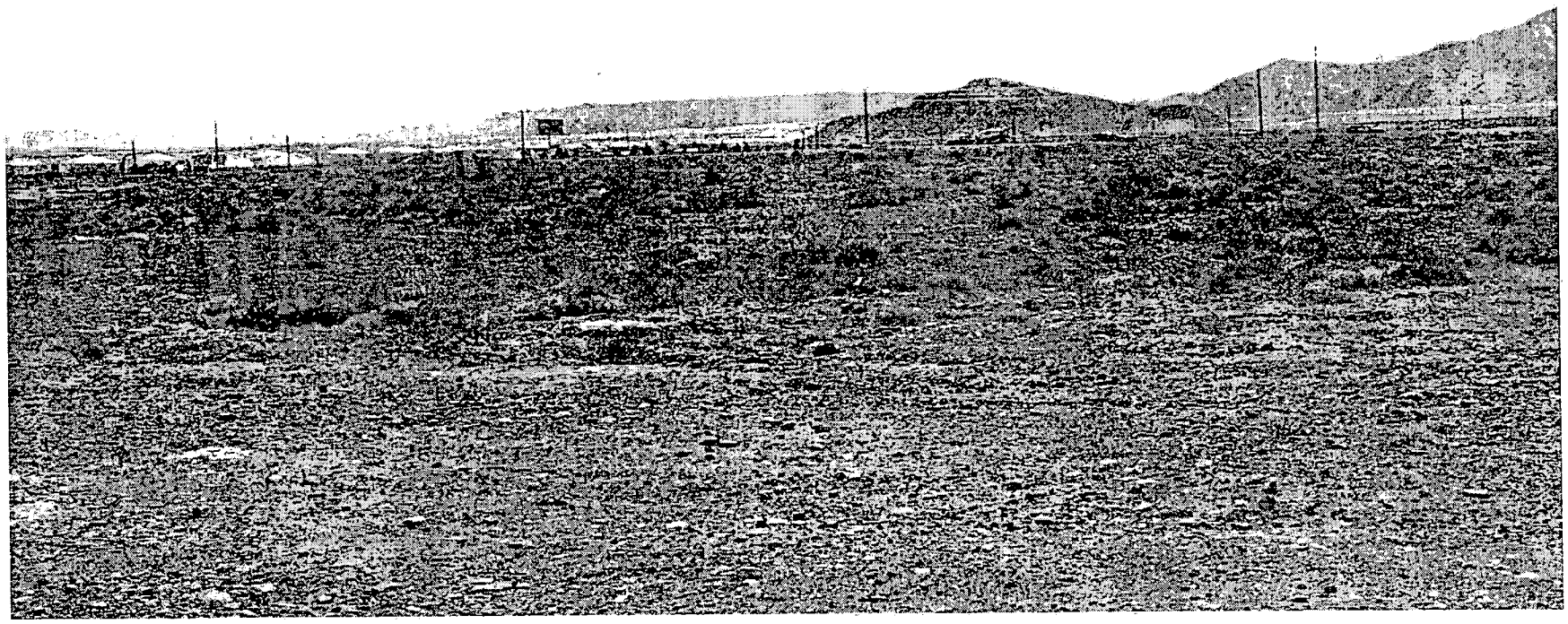
US 95

PROJECT SITE



VICINITY MAP
NOT TO SCALE

MSH-3850
4-22-04 PC



MSH-3850 - APPLICANT/OWNER: CITY OF LAS VEGAS
APRIL 22, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
GPA-3833 - CITY OF LAS VEGAS - Request to amend the Master Plan Recreation Trails Element of the General Plan to revise the design standards for equestrian and multi-use equestrian trails, Ward 4 (Brown) and Ward 6 (Mack).

C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

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

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3833 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

DDS

** STAFF REPORT **

APPLICATION REQUEST

This application is to amend the *Master Plan Recreation Trails Element* of the General Plan to revise the design standards for equestrian and multi-use equestrian trails.

BACKGROUND DATA:

01/16/2002 The City Council adopted the *Master Plan Recreation Trails Element* of the General Plan

11/20/02 The City Council adopted the *Centennial Hills Interlocal Agreement Joint Parks and Trails Plan.*

DETAILS OF APPLICATION REQUEST

This request is to amend the *Master Plan Recreation Trails Element*, and more specifically Exhibit 2 and Exhibit 3 of the *Trails Element* (see attached exhibits). The trail standards considered for amendment are describe as follows: This amendment would (1) remove all vegetation from an equestrian trail and place it within a common lot adjacent to the trail that would be owned and maintained by a homeowners association / private property owner and (2) narrow the width of an equestrian trail to 10 feet.

DEFINITIONS

Trail: A designated route for persons driving or riding non-motorized vehicles, for pedestrians, and for other trail users. There are two major types of trails: transportation trails and recreation trails.

Trail, Transportation: A trail to be used for transportation purposes. A transportation trail may be characterized as a trail that provides access from one part of the community to another.

Trail, Recreation: A trail to be used for recreation purposes. A recreation trail may be characterized as a path that begins and ends in approximately the same locality, such as in a park or subdivision; it may constitute a path that is incorporated in a cultural or societal experience; or it may provide access to a destination that is generally oriented for recreation purposes. Trails intended for riding horses are considered to be recreation trails.

DDS

ROW (Right-of-Way): A ROW is a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

INTERAGENCY ISSUES

All the equestrian trails in Las Vegas are located within the Centennial Hills Sector area where an *Interlocal Agreement Joint Parks and Trails Plan* has been established between the city of Las Vegas and the county of Clark County. The changes in the trail standards do not affect this agreement, as the *Plan* stipulates that where trails cross jurisdictional boundaries, the trails are to be constructed according to each agency's standards.

ANALYSIS

The *Master Plan Recreation Trails Element* was developed to present a plan for recreation trails. It is a companion report to the *Master Plan Transportation Trails Element*. A separate plan for recreation trails was made necessary by a bill passed in a previous session of the state legislature. Unlike transportation trails, recreation trails, which for the most part are equestrian trails, must be owned and maintained by the City if the City requires them to be constructed.

Assembly Bill No. 63 was enacted by the 71st Legislature. The Bill stated: "If the governing body requires an owner of land to dedicate a tract of land as a trail identified in the recreation plan of the governing body adopted pursuant to Paragraph (j) of subsection 1 of NRS 278.160, the government body shall: (a) Accept ownership of the tract; and (b) Assume the maintenance of the tract and any other improvement located on the land that is authorized in subsection 1."

The legislation does not provide a definition for a recreation trail. However, the City's General Plan refers to two types of trails: those used for transportation purposes and those used for recreation purposes. Transportation trails, which also are referred to as shared use paths or bicycle paths, provide routes for alternative modes of non-vehicular travel to places of employment and other destinations beyond the immediate neighborhood. All other trails are defined as recreation trails. Equestrian trails are considered to be recreation trails, as they do not provide routes for persons traveling to places of employment.

Prior to the enactment of A.B. 63, the City required a developer to either construct an equestrian trail or to reserve the space for an equestrian trail that would be constructed at a later date. The responsibility for ownership and maintenance of the equestrian trail was placed on homeowners associations or any individual property owners whose property the trail crossed. Since the adoption of A.B. 63, however, the City must own and maintain those recreation trails it requires.

DDS

The City does not yet have equestrian trails that it maintains. Consequently, it has no experience in maintaining them. The staff consulted with other communities known to have equestrian trails, including Norco (north Corona), California; Yuma, Tucson, and Scottsdale, Arizona; and Albuquerque, New Mexico. The cost for the maintenance of equestrian trails varies considerably depending on how the trial is improved, but for trails that consist of crushed granite or similar material with no or a minimum amount of drought tolerant landscaping, the expense is "minimal." Norco estimated it cost about $100 per mile per year to maintain its equestrian trails which for the most part consist of nothing more than paths with decomposed granite. The highest cost estimate reported by any community is by Scottsdale at approximately $4752 per mile per year.

According to the *Master Plan Recreation Trails Element*, there are three major equestrian trail segments that account for a total of 11.5 miles of equestrian trails. Of the total, 7.8 miles are to be owned and maintained by the City. If the 7.8 miles of equestrian trails were constructed according to the highest cost estimate, the City would expend an estimated $37,066 per year for maintenance of these trails.

The Staff looked for ways to reduce the City's cost for maintenance of equestrian trails while protecting the integrity and quality of the trail system. Clearly, if landscaping and the necessary irrigation system to support the landscaping were removed from the trail corridor, the expense would be considerably reduced. Landscaping, however, is important for shade to pedestrians using the adjacent sidewalks and for visual acuity. Consequently, the best and least cost alternative is illustrated in the revised exhibits attached to this staff report – Exhibit 2 and Exhibit 3 of the *Master Plan Recreation Trails Element.* These exhibits completely eliminate landscaping from the equestrian trail while leaving an unimpeded equestrian trail path for equestrian use. Landscaping is placed outside the equestrian trail in an amenity zone that is adjacent to the sidewalk and will provide maximum shade protection to pedestrians on the sidewalk / transportation trail path while also providing some shade to equestrians. When necessary, the City will only need to blade out the decomposed granite along the trail path within a corridor wide enough to gain entrance by a small tractor or other vehicle.

The 10-foot wide equestrian trail is both subdivided and conveyed to the City as publicly owned land. The amenity zone with landscaping is to be subdivided and conveyed to a homeowners association or, in the case of a nonresidential development, retained in private ownership for maintenance purposes.

FINDINGS

Title 19.18.030.I requires that the following conditions be met to justify a General Plan Amendment:

DDS

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1," the subject application does not involve changes in density and intensity of existing land use designations.

In regard to "2," the subject application does not involve changes in land use or conjunctive zoning designations.

In regard to "3," trail amendments will improve the use of the trail system. If the equestrian trails are not encumbered with landscaping, they are more accessible for equestrian use.

In regard to "4," the subject application proposes to improve a regional trails system that is a goal of the city of Las Vegas General Plan. One of the areas of interest specifically referenced is a "multi-use trail system" stating:

> *"A multi-use trails system (bicycle, pedestrian and equestrian trails) is another important element of a successful multi-modal circulation system. Such a multi-use trail system will utilize dedicated rights-of-way or easement to connect other exiting trail systems..."*

The changes proposed by the subject application will improve a trails system that is an essential component to the recreation trail system included in the General Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Since the proposed amendments to the Master Plan Recreation Trails Element are not site specific, a neighborhood meeting was not held. The amendments were, however, referred to the Southern Nevada Regional Trails Partnership, which is the leading trail organization in the Valley that represents the interest of all trail users. No comments have been received.

DDS

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

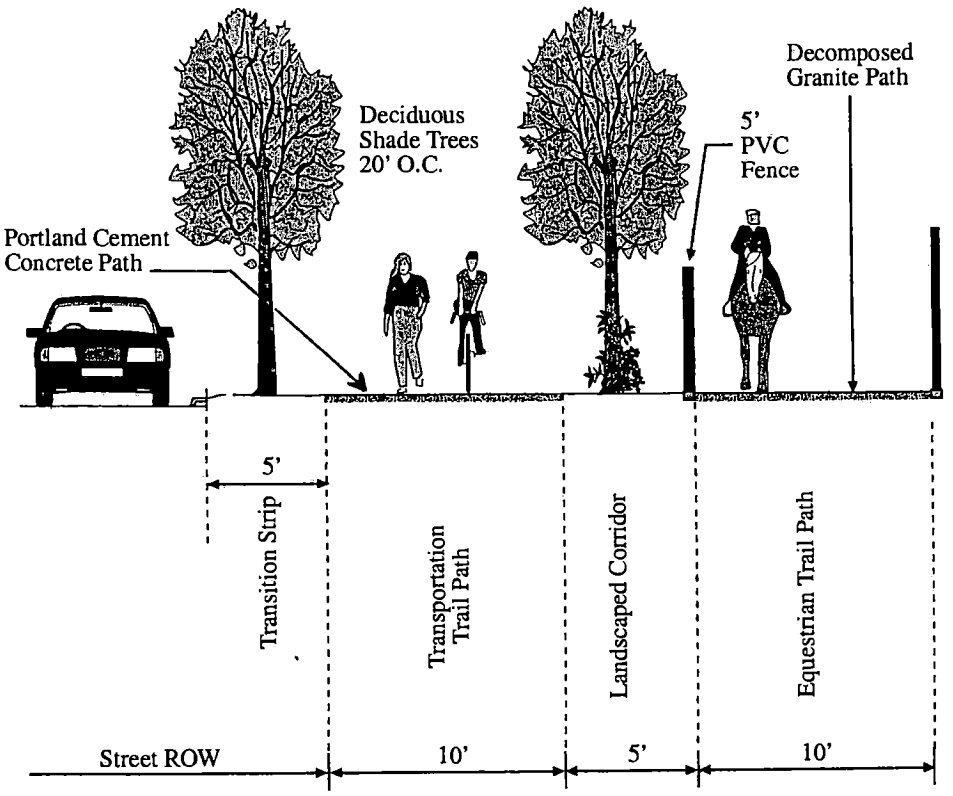
DDS

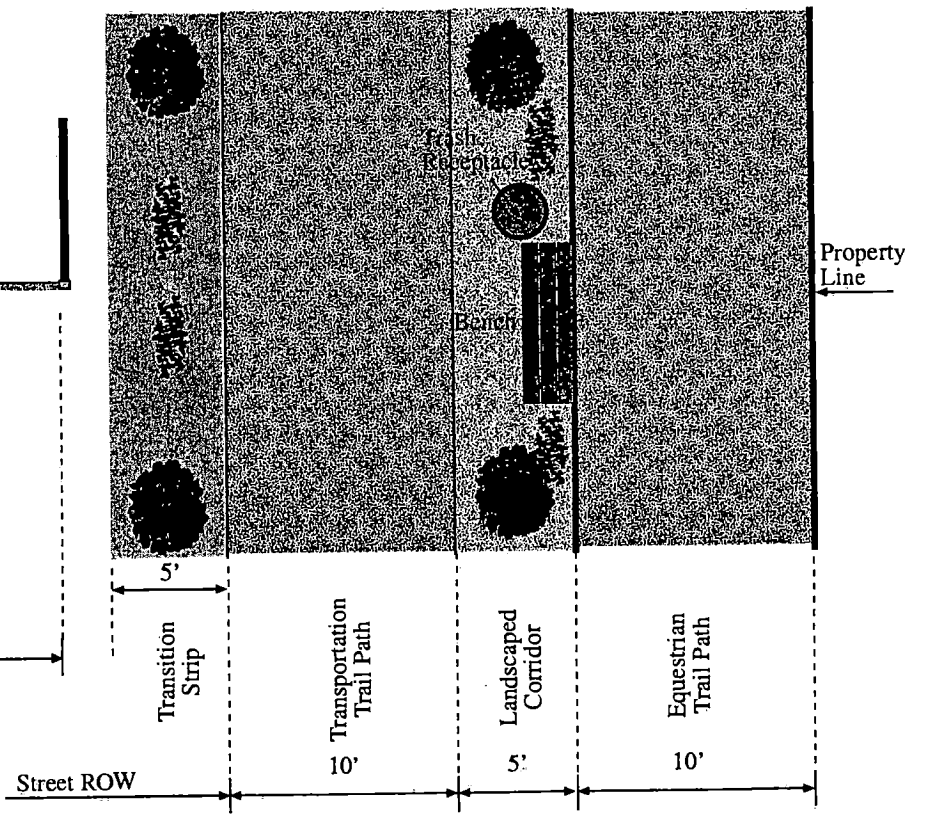
CITY OF LAS VEGAS
Recreation
Trails Element

Proposed

Exhibit 3

Multi-Use Equestrian Trail





Notes:
The transition strip, transportation trail path, landscaped corridor, and equestrian trail path are **constructed** by the developer. The transportation trail path and equestrian trail path are **deeded** to the City. All areas are maintained by a homeowners association/private property owner, except the equestrian trail path which is **maintained** by the City.

exhibit#3\trails-rec\masterplan\frhnd\rs\01-21-04

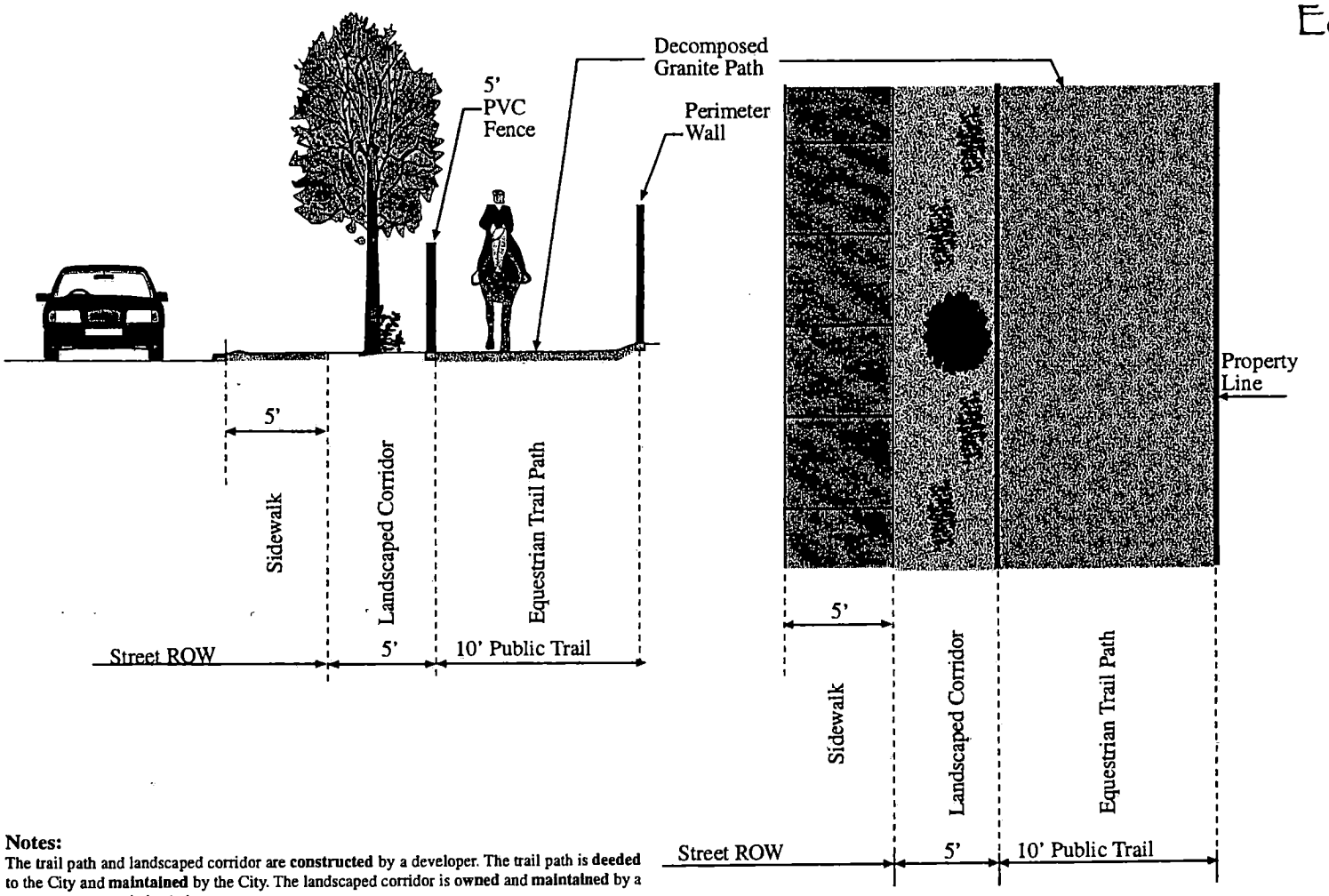
GPA-3833
4-22-04 PC

CITY OF LAS VEGAS
Recreation
Trails Element

Exhibit I

Equestrian Trail

Proposed



Notes:
The trail path and landscaped corridor are **constructed** by a developer. The trail path is **deeded** to the City and **maintained** by the City. The landscaped corridor is **owned** and **maintained** by a homeowners association/private property owner.

exhibit01\trails-rec\masterplan\frhnd\ra\01-21-04

GPA-3833
4-22-04 PC

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:
GPA-3933 - CITY OF LAS VEGAS - Request to amend the Master Plan Transportation Trails Element of the General Plan to add provisions for "connector trails" and to revise trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: All.

C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

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

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3933 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

DDS

** STAFF REPORT **

APPLICATION REQUEST

This application is to amend the City's *Master Plan Transportation Trails Element* of the General Plan to bring it into conformance with the Regional Transportation Commission's (RTC's) *Non-Motorized Alternative Transportation Mode Master Plan.*

BACKGROUND DATA:

01/16/2002 The City Council adopted the *Master Plan Transportation Trails Element* of the General Plan

11/20/02 The City Council adopted the *Centennial Hills Interlocal Agreement Joint Parks and Trails Plan*

DETAILS OF APPLICATION REQUEST

This application represents two significant changes to the City's *Master Plan Transportation Trails Element* to bring the *Trails Element* into conformance with the RTC's *Non-Motorized Alternative Transportation Mode Master Plan.* The first is the establishment of provisions for "connector trails" and the second is the addition or deletion of trails to Map No. 2 of the *Trails Element* entitled "Off-Street Multi-Use Transportation Tail Alignments."

DEFINITIONS

Trail: A designated route for persons driving or riding non-motorized vehicles, for pedestrians, and for other trail users. There are two major types of trails: transportation trails and recreation trails.

Trail, Transportation: A trail to be used for transportation purposes. A transportation trail may be characterized as a trail that provides access from one part of the community to another.

Trail, Recreation: A trail to be used for recreation purposes. A recreation trail may be characterized as a path that begins and ends in approximately the same locality, such as in a park or subdivision; it may constitute a path that is incorporated in a cultural or societal experience; or it may provide access to a destination that is generally oriented for recreation purposes. Trails intended for riding horses are considered to be recreation trails.

DDS

ROW (Right-of-Way): A ROW is a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

INTERAGENCY ISSUES

Many of the trails are located within the Centennial Hills Sector area where an *Interlocal Agreement Joint Parks and Trails Plan* has been established between the city of Las Vegas and the county of Clark County. The changes in the trail standards do not affect this agreement, as the *Plan* stipulates that where trails cross jurisdictional boundaries, the trails are to be constructed according to each agency's standards.

ANALYSIS

The RTC contracted for the services of a consulting firm to prepare a Valley wide regional trails system. After more than two years of preparation, the *Non-Motorized Alternative Transportation Mode Master Plan* is done. The *Plan* is comprehensive in its approach to trail alignments and standards for a transportation trails system. Although the *Plan* does not depart significantly from the City's adopted trail plans, two changes are proposed to bring the City's plans into conformance with the RTC's plan. Following is a discussion of the changes, addressing connector trails first.

In many locations of developed sections of the community, there is insufficient right-of-way to establish a full width 20-foot wide transportation trail. Consequently, a revised section for enhanced sidewalks is proposed that will provide connecting links in the regional trails system. Accordingly, where adequate rights-of-way exist, a connector trail will have a uniform width of five feet that is offset from the street curb by five feet (see attached proposed trail cross-section). This separation will permit light standards, signage, and other infrastructure to be placed in the space between the street curb and sidewalk without encumbering full use of the sidewalk.

Following is proposed text to be inserted in the *Master Plan Transportation Trails Element* as a General Plan Amendment:

TERMS

Connector trail: A trail that provides connectivity to the multi-use trails system and is located within a developed or partially developed area where the construction of a full width trail is prohibitively expensive. Also referred to as an enhanced sidewalk, a connector trail is constructed as a five-foot wide sidewalk and generally placed five feet from the street curb.

DDS

Transition strip: The unimproved (unpaved) portion of the public right-of-way, including any vegetation growing thereon, lying between the back of the curb, or in the event there is not a curb, then that portion between the edge of the paved street and the property line of the property abutting the public right-of-way (13.56.020 LVMC).

CONNECTOR TRAILS

The standard width for a multi-use trail (see Exhibit 1) requires a minimum width of 20 feet, including five feet for the transition strip, 10 feet for the trail path, and five feet for the outside amenity zone. It is prohibitively expensive to provide a full width trail in developed or partially developed areas of the community or where there exist utility or infrastructure improvements.

Exhibit 2 shows the design standards for a connector trail. As illustrated, a five-foot wide transition strip / utility corridor is placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip. Where existing structures prevent the trail path from being located five feet from the street curb, the path shall be located as close to five from the curb as is possible. Where achievable, the trail path shall curve around structures to provide a corridor for utilities to avoid their placement within the trail path. The transition strip serves as a utility corridor for the location of light standards, signage, and other utilities and infrastructure and is located within the street right-of-way. The sidewalk is subdivided as a common lot and conveyed to the City as publicly owned land for trail purposes. The trail is to be maintained by a homeowners association or by a private property owner in a non-residential development.

The locations of connector trails are identified on Map No. 2. Connector trails not identified on the map may also be constructed in lieu of multi-use trails in the following instances:

- Where a multi-use trail extends through an existing subdivision with lots that are separated from the street by a perimeter wall
- Where existing utility structures and roadways prevent construction of the trail in conformance with trail standards

The second major amendment to the *Master Plan Transportation Trails Element* is in the addition and deletion of trails to Map No. 2 of the *Trails Element*. These changes include the following:

- The deletion of proposed trails in the vicinity of the Kyle Canyon Gateway area. The trails for this area will be addressed when the City is presented with a plan for the overall development of the area.
- Amendment of the Trails Element for those trails in the Lone Mountain and Lone Mountain West areas previously revised by resolution

DDS

- Illustration of the connector trails being considered by this amendment
- The addition of a trail corridor along a power line easement that extends northwest from Alexander Avenue and Durango Drive
- Realignment of the U.S. 95 transportation trail
- Realignment of the Lone Mountain Trail in the vicinity of Tenaya Way and Cheyenne Avenue
- The addition of a trail along Alta Drive from Durango Drive to Summerlin
- The addition of a trail extending east from the intersection of Iron Mountain Road and Bradley Road to the city limits

FINDINGS

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1," the subject application does not involve changes in density and intensity of existing land use designations.

In regard to "2," the subject application does not involve changes in land use or conjunctive zoning designations.

In regard to "3," the trail amendments will enhance the alternative mode transportation system.

In regard to "4," the subject application proposes to improve a regional trails system that is a goal of the city of Las Vegas General Plan. One of the areas of interest specifically referenced, states:

> *"A multi-use trails system (bicycle, pedestrian and equestrian trails) is another important element of a successful multi-modal circulation system. Such a multi-use trail system will utilize dedicated rights-of-way or easement to connect other exiting trail systems..."*

Enhanced connectivity proposed by these changes supports this goal.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Since the proposed amendments to the Master Plan Recreation Trails Element are not site specific, a neighborhood meeting was not held. The amendments were, however, referred to the Southern Nevada Regional Trails Partnership, which is the leading trail organization in the Valley that represents the interest of all trail users. No comments have been received.

NOTICES MAILED: **NEWSPAPER ONLY**

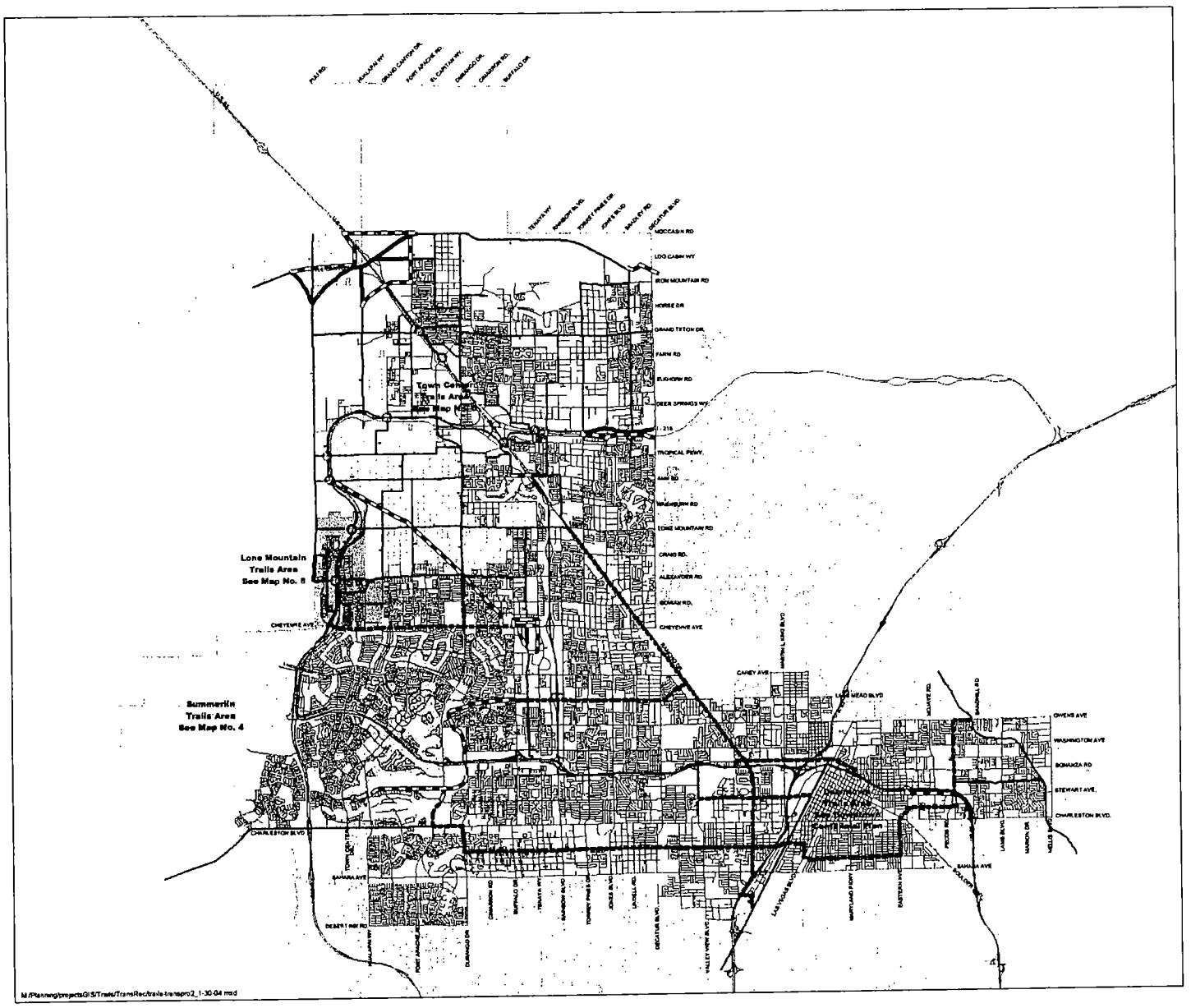
APPROVALS: 0

PROTESTS: 0

DDS

Existing and Proposed Areas

TRAILS



City of Las Vegas

OFF-STREET MULTI-USE TRANSPORTATION TRAIL ALIGNMENTS

Map No. 2
Proposed

- Portion Proposed for Removal
- Portion Proposed for Addition
- Portion Proposed as Connector
- Trail Crossings
- Multi-use Trails
- Freeway
- Street Centerline
- Railroad
- Corporate Limits
- Lone Mountain
- Summerlin
- Town Center

N

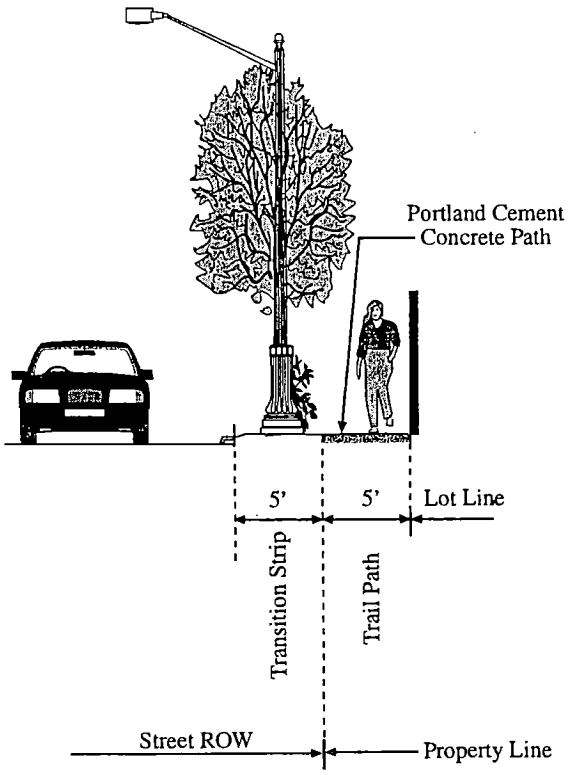
Amended: May 21, 2003 GPA-1983
Adopted: January 16, 2002 Ordinance No. 5417

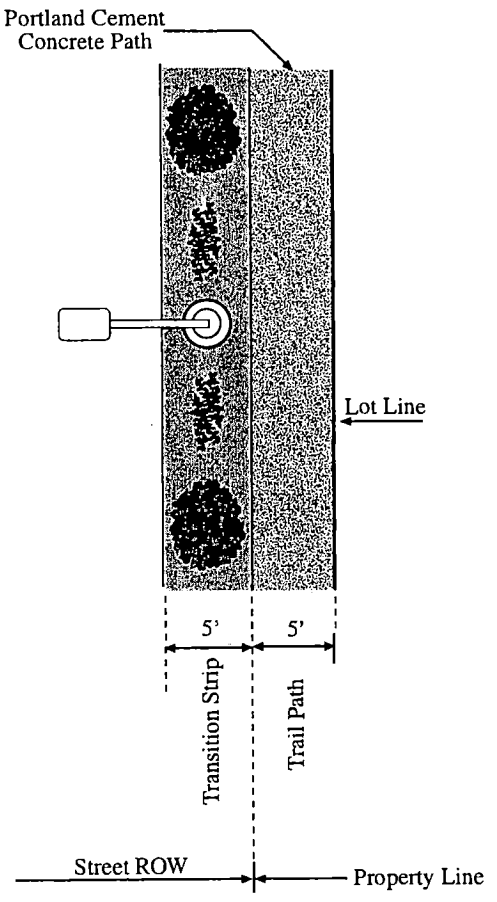
0 0.5 1 2 3 Miles

Map Created: March 9th, 2004

GPA-3933
4-22-04 PC

Proposed





Notes:
The transition strip, transportation trail path, and landscaped corridor are **constructed** by a developer. The trail path is **deeded** to the City. The transition strip and trail path are **maintained** by a homeowners association/private property owner.

CITY OF LAS VEGAS
Transportation
Trails Element

Exhibit 2
Connector Trail

transportation#1\trails-trans\masterplan\frhnd\ra\02-05-04

GPA-3933
4-22-04 PC

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
ZON-4013 - APPLICANT/OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located adjacent to the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO –APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that there have been several rezoning for Cliff's Edge. This 2.5-acre remnant is being rezoned. A protest was received from a resident who does not like the street sign and objects to the zoning category being undeveloped. Staff believes the objection is due to confusion from the public hearing notice and not understanding the actual request.

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaemper Bonner & Renshaw, 3800 Howard Hughes Parkway, stated that the request is to zone the property PD so that it can be developed in accordance with the approved plan.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:19 – 6:21

1-618

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. Conformance to the Cliff's Edge Master Development Plan and Design Guidelines.

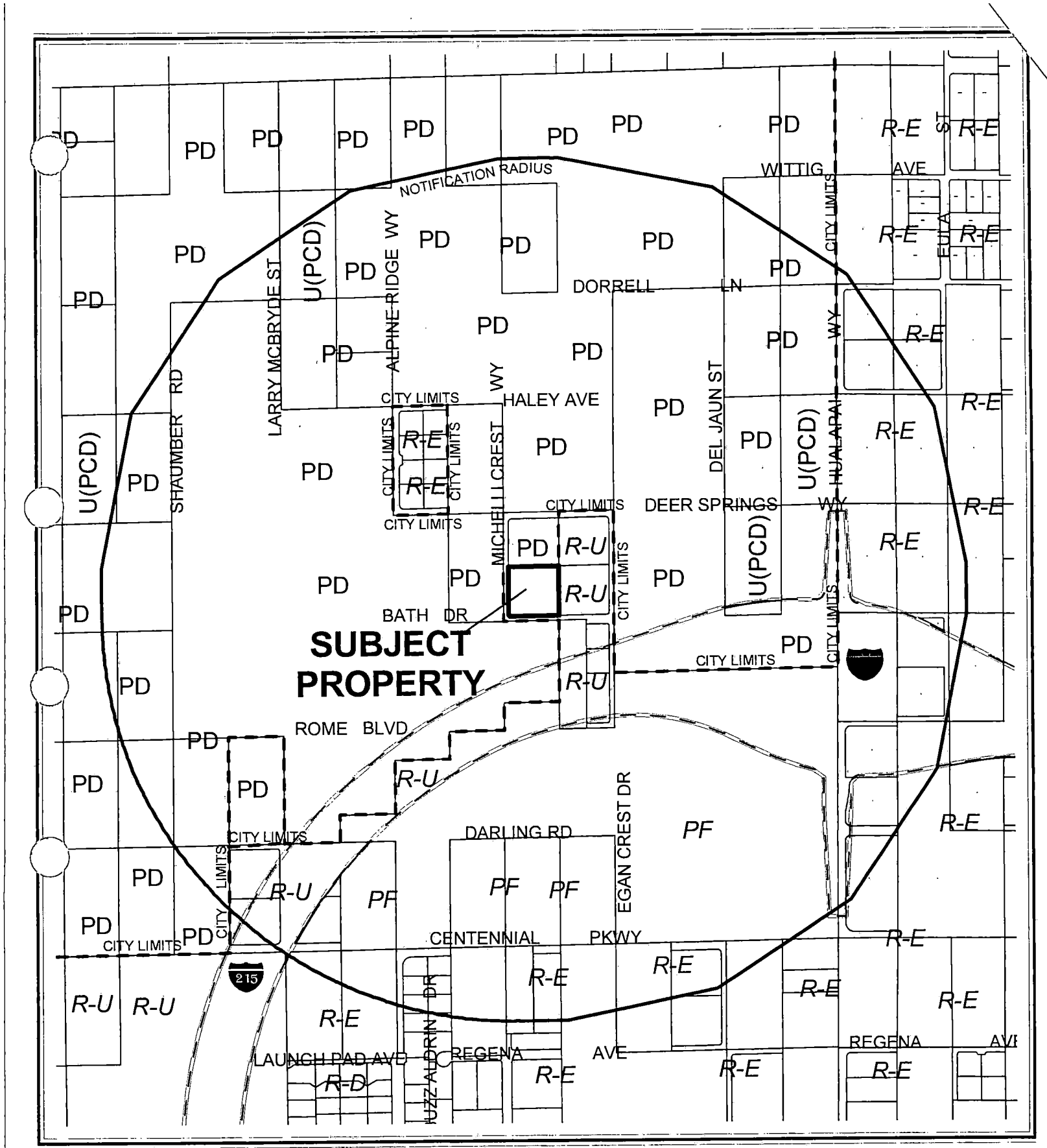
Public Works

3. Upon development of this parcel as a part of Cliff's Edge Master Development Plan, additional dedication and/or vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

4. Requirements for construction of street improvements on Bath Drive and Michelli Crest Way adjacent to this site shall be determined at the time of development of this site.

5. This site shall be included within the master sewer, drainage, and traffic studies for Cliff's Edge Master Development Plan and also within any additional design plans/studies submitted to the City of Las Vegas for review that include this parcel. The final design and conditions for this site within the Cliff's Edge Master Development Plan shall be determined at the time of approval of site-specific actions associated with this parcel.

6. Site development to comply with Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.



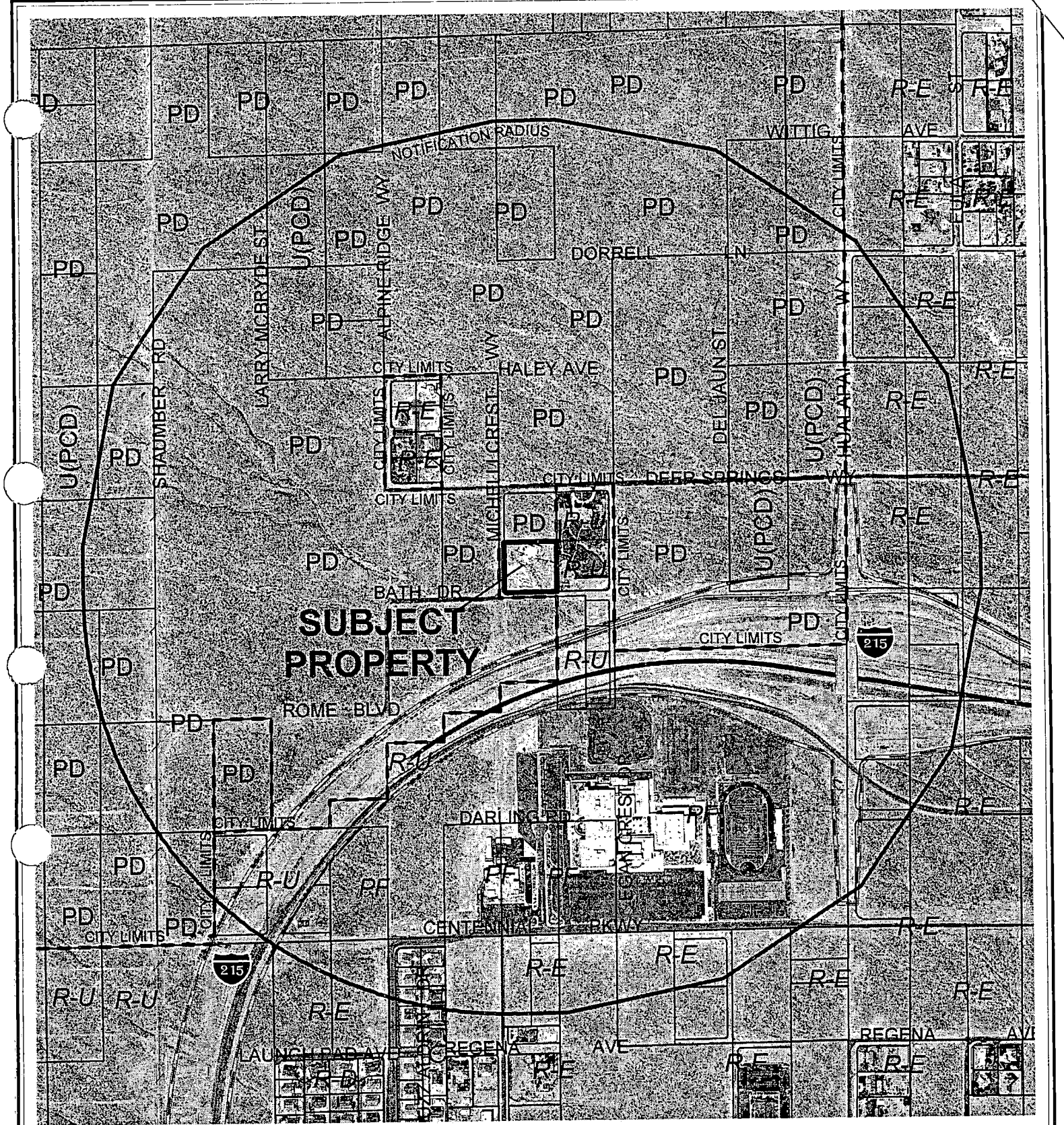
CASE: **ZON-4013**

RADIUS: 2500 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE (PCD(PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 400 800 Feet

CASE: ZON-4013

RADIUS: 2500 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE (PCD(PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4013 - APPLICANT/OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. Conformance to the Cliff's Edge Master Development Plan and Design Guidelines.

Public Works

3. Upon development of this parcel as a part of Cliff's Edge Master Development Plan, additional dedication and/or vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

4. Requirements for construction of street improvements on Bath Drive and Michelli Crest Way adjacent to this site shall be determined at the time of development of this site.

5. This site shall be included within the master sewer, drainage, and traffic studies for Cliff's Edge Master Development Plan and also within any additional design plans/studies submitted to the City of Las Vegas for review that include this parcel. The final design and conditions for this site within the Cliff's Edge Master Development Plan shall be determined at the time of approval of site-specific actions associated with this parcel.

6. Site development to comply with Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 2.5 acres located adjacent to the northeast corner of Bath Drive and Michelli Crest Way, within the area regulated through the Cliff's Edge Master Development Plan.

B) Applicant's Justification

The applicant's intent in submitting this request for rezoning for the subject site is to provide a framework for the orderly, mixed-use development of the Cliff's Edge Plan. The Plan's design guidelines will ensure quality, visual continuity, and consistency of design.

BACKGROUND INFORMATION

A) Previous Actions

03/19/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval.

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

02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval.

KCW

02/27/04 The last Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

B) Pre-Application Meeting

02/26/04 The elements of a rezoning application were addressed.

C) Neighborhood Meetings

A neighborhood meeting is not required, however, the master developer has had ongoing dialogue with residents and property owners within the Master Development Plan area.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.14

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	U (Undeveloped) PCD (Planned Community Development)
North:	PUD (Planned Unit Development)
South:	PUD (Planned Unit Development)
East:	Clark County
West:	PUD (Planned Unit Development)

*E) **General Plan Compliance:*** Centennial Hills Sector Plan

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density range for lands so designated is between two and eight units per acre. The proposed zoning change to the PD (Planned Development) zoning district is intended to average 7.95 units per acre, which is in conformance with the overall density provisions of the PCD (Planned Community Development) land use designation.

The Centennial Hills Sector Plan states that within areas designated as PCD (Planned Community Development)"...commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD (Planned Community Development)." The proposed rezoning to PD (Planned Development) is in conformance with the PCD (Planned Community Development) land use designation for the subject parcels.

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

Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD areas that exceed 80 acres in size. The applicant has 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 and further amended on July 16, 2003. This document will provide policy direction and standards for the subject site and future development within the overall Master Development Plan area.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) District are established by the Master Development Plan. The development standards for the Cliff's Edge area are now established through the approved "Cliff's Edge Master Development Plan and Design Guidelines". These standards will provide a blueprint for future development of the area and all development with Cliff's Edge will be subject to them.

KCW

B) General Analysis and Discussion

The proposed Rezoning is in conformance with Cliff's Edge Master Development Plan and Design Guidelines.

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 size of the Cliff's edge master development is consistent with the plan and the proposed development density conforms to the density range of the PCD land use classification.

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 single-family development permitted under the PD (Planned Development) zoning is compatible with the existing and planned residential development around the site.

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

   The land planning done through the development of the Centennial Hills Sector Plan anticipated the proposed density and type of development. The proposal is therefore 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."**

   The planned expansion of the 215 Beltway and the planned circulation system around the development will be of sufficient capacity handle the amount of traffic that will be generated by the future residents in the development.

NOTICES MAILED 50

APPROVALS 0

PROTESTS 1

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4013 APN: 126-24-701-003

Name of Property Owner: Cliffs Edge, LLC

Name of Applicant: Cliffs Edge, LLC

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

_____Yes ✓ _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

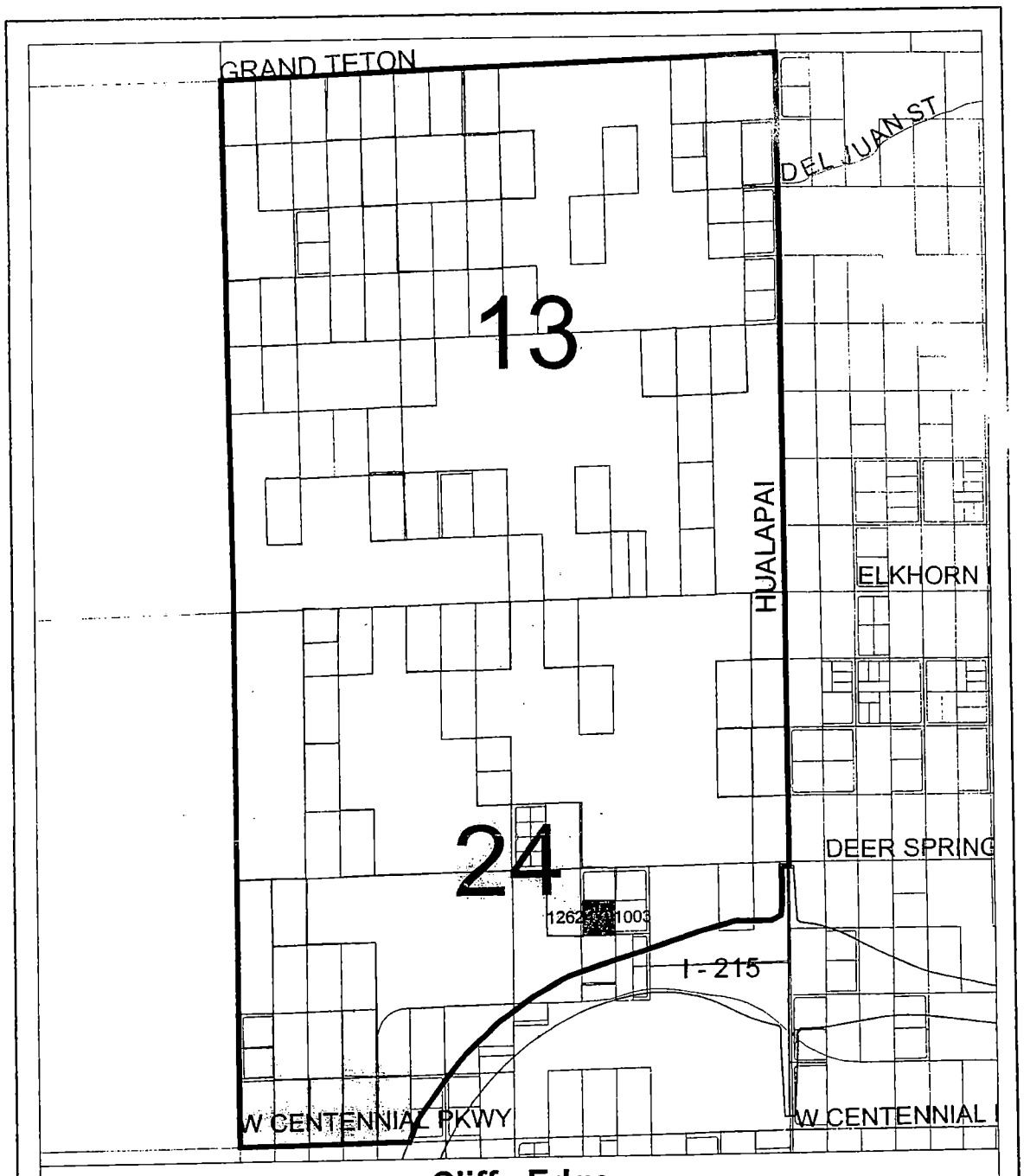
Subscribed and sworn before me

This 25th day of February, 2004

Saleemah B. Mannsur-Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Saleemah B. Mannsur-Johnston
Appt. No. 03-79909-1
My Appt. Expires Feb. 6, 2007



ZON-4013
4-22-04 PC



ZON-4013 - APPLICANT/OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF BATH DRIVE AND MICHELLI CREST WAY
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

TRM ENT. INC.

7065 W. ANN RD., #130-530
LAS VEGAS, NV 89130
PH. (702) 658-7656
FAX (702) 658-7617
E-MAIL: NICKOONE@MSN.COM

4/11/04

FAX TO: KYLE WALTON
CITY OF LAS VEGAS PLANNING

CC: MICHAEL MACK, LENI S., CHIP MAXFIELD, KIM B.
MARK F., DOUG M.

RE: REZONING NOTICE ZON-4013 (PER FOLLOWING FAX PAGE)

DEAR KYLE,

THERE ARE MAJOR ERRORS IN THE ABOVE NOTIFICATION WHICH I JUST RECEIVED THIS WEEKEND.

1. THE PROPERTY IS NOT UNDEVELOPED, IT HAS A 4,000 SQ FT HOME ON IT. THUS THE ZONING IS CURRENTLY RU, OR PERHAPS RE. AN AERIAL PHOTO OF THE PROPERTY ALSO FOLLOWS SHOWING THE HOME.

2. THERE IS NO CORNER OF BATH, AS THE ROAD HAS NOT BEEN PUT IN, IN ADDITION THE PART OF THE STREET THAT IS IN HAS BEEN INCORRECTLY LABELED TATE. LANCE MALONE AND MARTY MANNING HAD ASSURED ME ON MANY OCCASIONS IT WOULD BE CORRECTED BUT THEY NEVER FOLLOWED THROUGH.

PLEASE RE MAIL A CORRECTED NOTIFICATION AFTER CHECKING THE EXACT ZONING ON THE HOME.

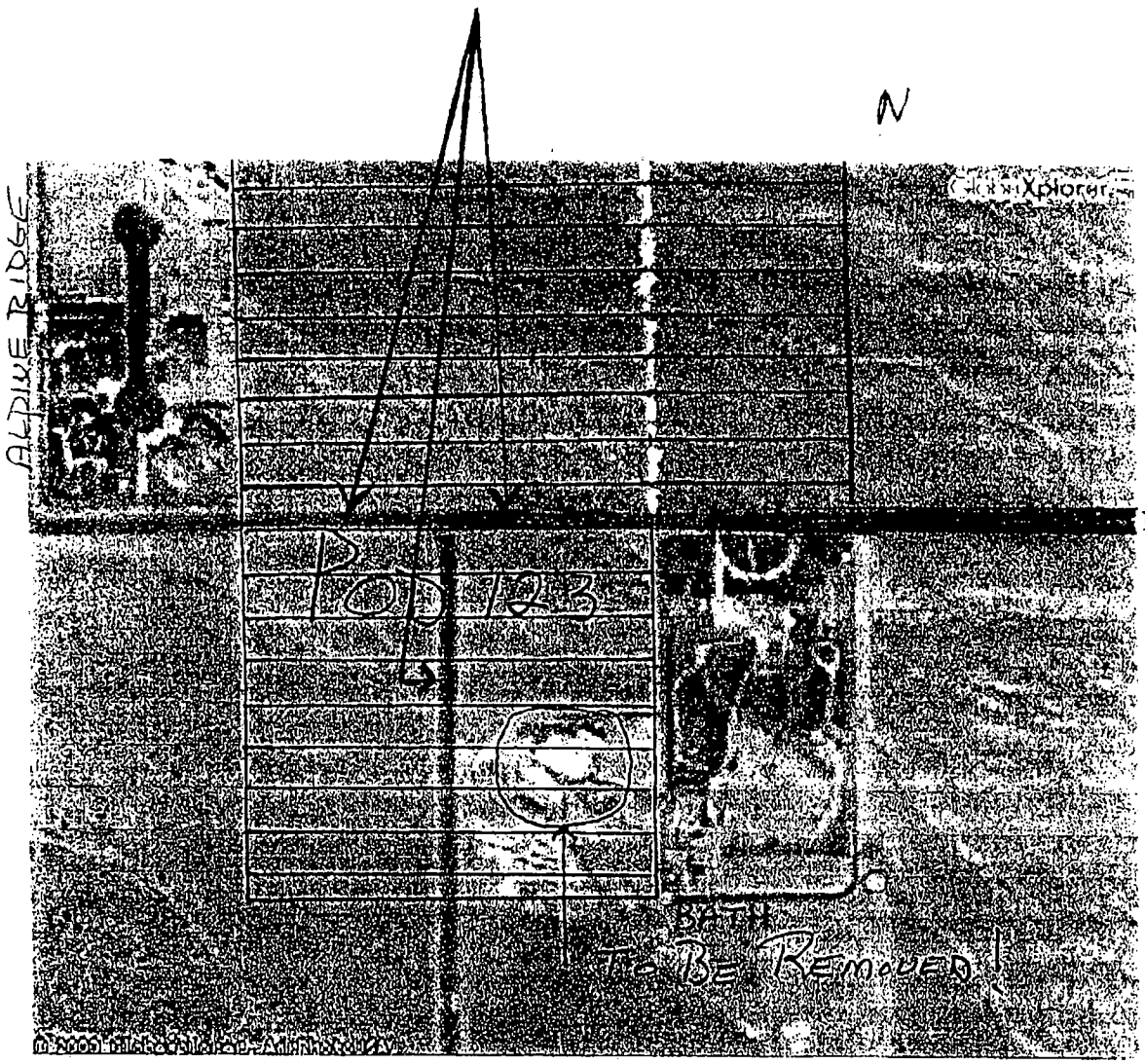
MANY THANKS,

Randy McCarthy

RANDY MCCARTHY

THE FOCUS GROUP PROPOSAL TO VACATE DEER SPRINGS AND CHANGE ZONING TO PCD IS NOT IN KEEPING WITH THE CITY OF LAS VEGAS DIRECTIVE TO BLEND IN THE NEW DEVELOPMENT WITH THE EXISTING RESIDENTS AS IS EASILY DEMONSTRATED BY THIS AERIAL VIEW !

FOCUS HAS PURCHASED ONE OF THE EXISTING HOMES AND IS PLANNING TO MOVE IT OUT OF THE NEIGHBORHOOD (SEE CIRCLED HOME).



MAP 2

NOTICE OF PUBLIC HEARING

REZONING

Case: ZON-4013

12624701004
MCCARTHY THORNTON RANDALL
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

MEETING: PLANNING COMMISSION
DATE: APRIL 22, 2004
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

pls correct + resend

ERROR

RV has a house on it

NO

ZON-4013

APPLICANT/OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - REQUEST FOR A REZONING FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) ON 2.5 ACRES LOCATED ADJACENT TO THE NORTHEAST CORNER OF BATH DRIVE AND MICHELLI CREST WAY (APN: 126-24-701-003), WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) http:\\www.lasvegasnevada.gov.

CITY OF LAS VEGAS NEVADA

KYLE C. WALTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
SDR-4073 - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: JAMES E. AND BEVERLY ROGERS - Request for a Site Development Plan Review FOR A 30,625 SQUARE FOOT AUTOMOBILE STORAGE GARAGE on 3.31 acres at 1608 Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions and amending Condition 14 as follows:
14. Construct all incomplete half-street improvements, including appropriate overpaving, on Gragson Avenue and Fantasy Lane adjacent to this site concurrent with development of this site. ***Also extend 2 lanes of access paving, consisting of 2 inches of asphalt concrete over existing earth, from the south edge of this site on Fantasy Lane southward to Washington Avenue concurrent with development of this site.*** **All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).**
– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this request is in conjunction with the automobile museum. Staff does not object to the request and the applicant has been working with DAVID GUERRA, Public Works Department, pertaining to Public Works Condition 14.

MR. GUERRA recommended that the second sentence of Condition 14 be amended to state: "Also extend 2 lanes of access paving, consisting of 2 inches of asphalt concrete over existing earth, from the south edge of this site on Fantasy Lane southward to Washington Avenue concurrent with development of this site.

AARON HAGGERTY, Summit Engineering Corporation, 1421 East Sunset Road, Suite #17, concurred with all conditions, as well as the amended condition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:21 – 6:23)
1-680

CONDITIONS:
Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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

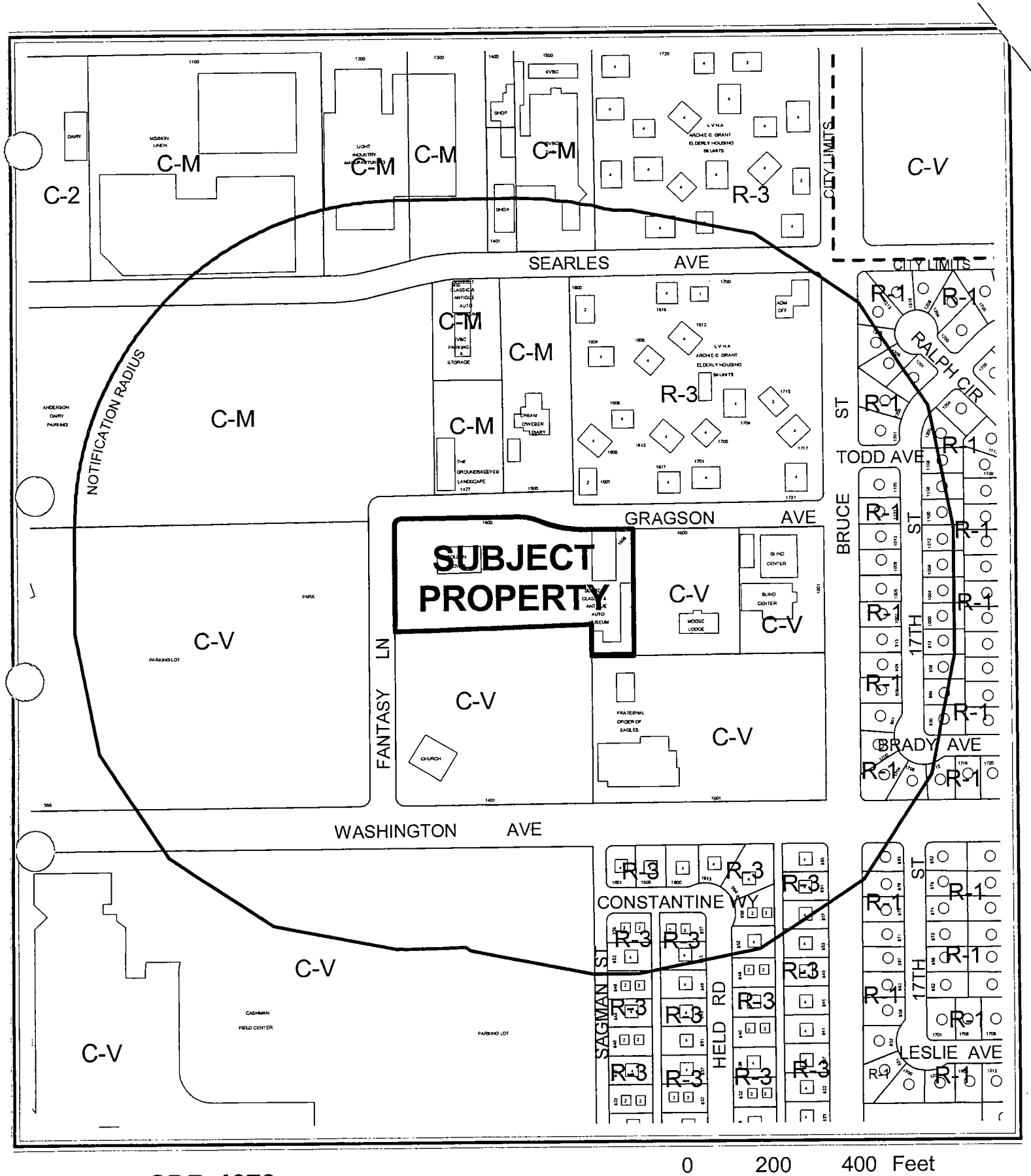
3. Only one advertising sign is permitted per sign face.

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure

CONDITIONS – Continued:

by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

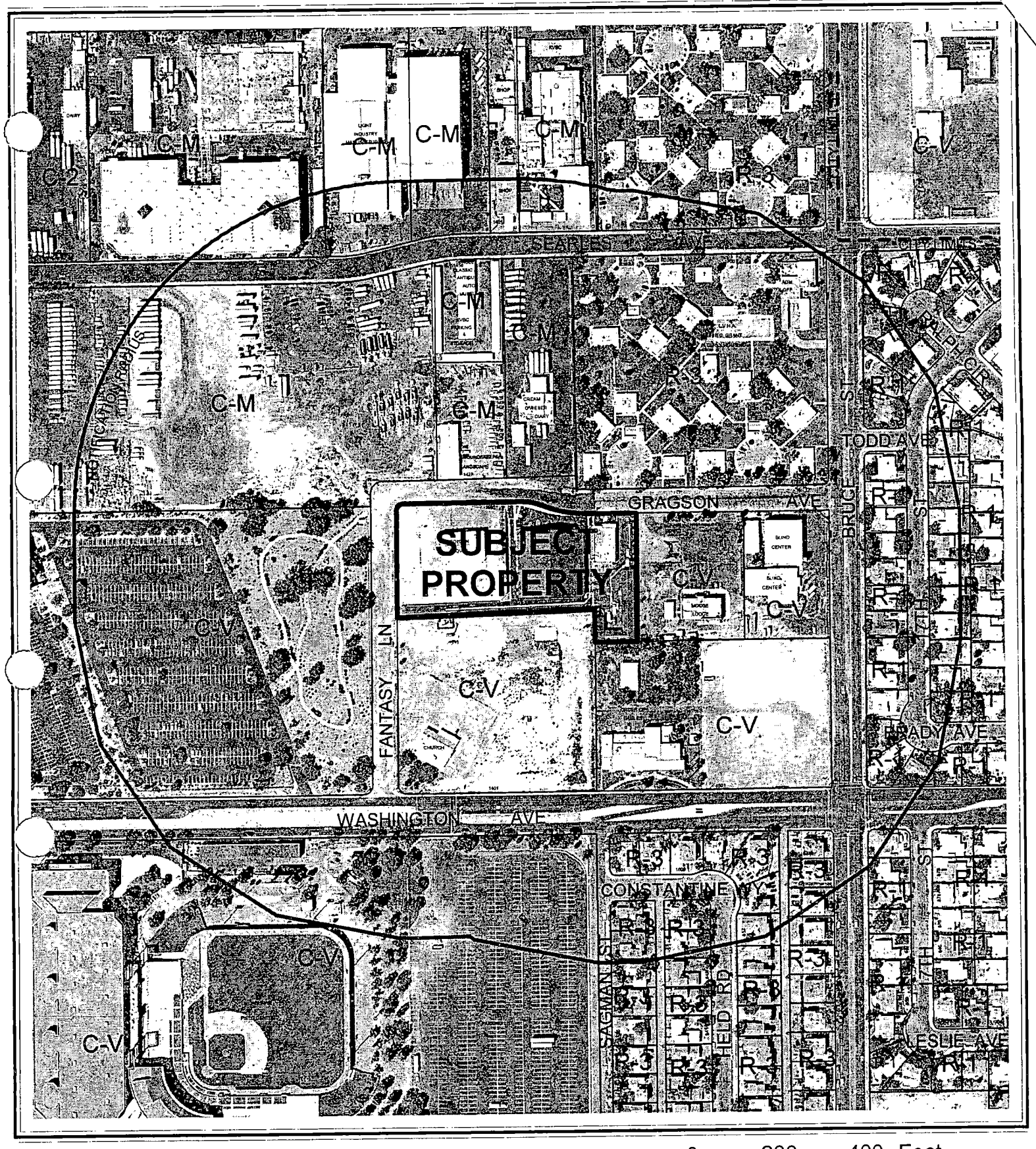
5. All City Code requirements and design standards of all City Departments shall be satisfied.



CASE: **SDR-4073**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **SDR-4073**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4073 - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: JAMES E. AND BEVERLY ROGERS

** CONDITIONS **

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

Planning and Development

1. The applicant shall meet with of Planning and Development to develop an address plan prior to permits. A copy of the approved address plan shall be submitted with any future building permit application related to the site.

2. The five-year review required by condition number 4 of the Review of Condition [SD-0045-01(1)] shall be eliminated upon issuance of a certificate of occupancy for the proposed automobile storage building.

3. Per Title 19.06, development standards are established for the C-V (Civic) zoning district at the time of Site Development Plan Review. Should any deviation from these proposed standards be proposed by the developer, staff will determine the level of review necessary to allow any deviations from the standards as listed in this staff report.

4. The installation of new turf areas in conjunction with the proposed automobile storage building is prohibited.

5. 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.

6. All development shall be in conformance with the site plan and building elevations, date stamped May 19, 2004, except as amended by conditions herein.

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 should 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 30 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 new property line walls shall be 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. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Construct all incomplete half-street improvements, including appropriate overpaving, on Gragson Avenue and Fantasy Lane adjacent to this site concurrent with development of this site. Also extend 2 lanes of access paving from the south edge of this site on Fantasy Lane southward to Washington Avenue concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

16. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review for a 30,625 square foot automobile storage building on a portion of a 3.31-acre parcel of land currently developed with an automobile museum facility and a similar 22,500 square foot automobile storage building. The applicant is also proposed two minor concrete pads behind the existing automobile museum facility for preparation of the exhibits for display all on the single parcel located adjacent to the southeast corner of Fantasy Lane and Gragson Avenue.

B) Applicant's Justification

The applicant's justification letter indicates that the proposed automobile storage building will allow for the housing of vintage automobiles for eventual public viewing in the automobile museum. The building will allow security from vandalism.

BACKGROUND INFORMATION

A) Previous Actions

08/23/01	The Planning Commission approved a Site Development Plan Review (SD-0045-01) for a 22,500 square foot automobile storage building.
11/15/01	The Planning Commission approved a Review of Condition [SD-0045-01(1)] revising Condition Number 11 of the original Site Development Plan Review (SD-0045-01), essentially allowing the applicant to delay half-street improvements on the portion of the property with the golden gloves boxing facility which will be demolished for the construction of the storage building proposed by the applicant with this Site Development Plan Review (SDR-4073).
03/25/04	At the Planning Commission meeting, the subject parcel was removed from a city initiated Downtown North Rezoning (ZON-3888) request at the request of the property owner.

B) Pre-Application Meeting

02/25/04 During the pre-application meeting, staff discussed the screening of all mechanical equipment on site, and the submittal of photographs of the existing storage building on site in lieu of elevation drawings for the proposed building.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.31

B) Existing Land Use

Subject Property:	Auto Museum, Storage and Maintenance Facilities
North:	Contractor's Plant/Shop/Storage Yard, Food Processing, and Apartments
South:	Church/House of Worship, and Fraternal Organization
East:	Fraternal Organization
West:	Office Building

C) Planned Land Use

Subject Property:	PF (Public Facility)
North:	GC (General Commercial), LI/R (Light Industrial/Research), and ML (Medium Low Density Residential)
South:	PF (Public Facility)
East:	PF (Public Facility)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	C-V (Civic)
North:	C-M (Commercial/Industrial) and R-3 (Medium Density Residential)
South:	C-V (Civic)
East:	C-V (Civic)
West:	C-V (Civic)

E) General Plan Compliance

The PF (Public Facility) category of the Southeast Sector Map of the General Plan allows for large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs, and public utility facilities.

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

The subject site is located within the Downtown North Area on the Southeast General Plan, which was designed to protect and improve downtown adjacent residential neighborhoods, improve public infrastructure, and maintain and expand cultural opportunities.

PROJECT DESCRIPTION

The applicants are proposing a 30,625 square foot storage building, which will serve as storage of automobile exhibits for rotation into display at the automobile museum located on the same parcel. Also proposed are two minor concrete pads to the south of the museum facility for preparation of exhibits for display.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards are being proposed for the subject project:

Standards	Proposed	Recommended	Compliance
Min. Setbacks			
• Front	30 Feet	30 Feet	Y
• Side	N.A. – 41.23 Feet between buildings	N.A.	N.A.
• Corner	75.22 Feet	30 Feet	Y
• Rear	49.4 Feet	30 Feet	Y
Max. Lot Coverage	50 %	50%	Y
Trash Enclosure	Existing	No Recommendation	NA
Loading Zone	None	None	Y
Mech. Equipment	Fully Screened	Fully Screened	Y

A3) Parking and Traffic Standards

Pursuant to Title 19.06, the following Parking Standard is being proposed for the subject project:

Uses	GFA	Proposed by Applicant			Staff Recommended	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Automobile Storage	30,625 SF.	1 / 815 GFA	36	2	36	2

The Parking calculation above is only considers the proposed automobile storage facility. The existing buildings and uses on site are not being reviewed as a part of this application, and as such the ratio proposed by the applicant shall not be imposed as a steadfast development standard. Should a minor adjustment be required by an unforeseen construction issue, staff would determine the level of review necessary in order to allow any adjustment.

A4) Landscape and Open Space Standards

Pursuant to Title 19.06, the following Landscape Standards is being proposed for the subject project:

Standards	Proposed by Applicant		Staff Recommended
	Ratio	Trees	
Parking Area	0 Trees/Space	0 Trees	0 Trees
Buffer:			
• Min. Trees	1 Trees/ 20 Linear Feet	22 Trees	22 Trees
• Min. Zone Width	8 Feet		8 Feet
• Wall height	Existing		N.A.

PB

The landscaping standards above are only considers the proposed automobile storage facility. The existing buildings and uses on site are not being reviewed as a part of this application, and as such the landscape requirements proposed by the applicant shall not be imposed as a steadfast development standard. Should a minor adjustment be required by an unforeseen construction issue, staff would determine the level of review necessary in order to allow any adjustment.

A5) Sign Standards

All signage for the auto museum use on the subject parcel has been previously approved and exists on the actual auto museum building. Any further signage for this building or any other on the site is subject to the signage standards for the C-V (Civic) zoning district as outlined in Title 19.14 (Sign Standards).

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned C-V (Civic), which is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

The existing automobile museum, though operated and controlled by a private party provides an area for the acquisition, preservation, study, and exhibition of works of artistic, historical and scientific value.

- Site Plan

The submitted site plan depicts a proposed 30,625 square foot storage building that will serve as storage space for exhibits for rotation into display at the automobile museum located on the same parcel. The site plan also indicates 38 parking spaces located on the west side of the property with access from both Fantasy Lane and Gragson Avenue. Also off of Gragson Avenue are two driveways for direct access to the six roll up doors on the north side of the proposed building.

- Waivers

No waiver requests are associated with the proposed building. As it is within an existing C-V (Civic) zoning district and as required by Title 19.06, all development standards will be established at time of Site Development Plan Review.

- Landscape Plan

The submitted landscape plan indicates a ten-foot wide landscape planter along the west property line; with 24-inch box Fan-Tex ash trees placed twenty feet on center and three five-gallon shrubs per tree. The north property line is proposed to have a landscape planter varying from 8 feet to 30 feet in depth, with 24 inch box Fan-Tex ash trees placed twenty feet on center and four five gallon shrubs per tree. These two property lines are the only ones proposed with any landscaping.

- Elevation

The applicant has submitted photographs of the existing storage building to the east, which was approved as a part of Site Development Plan Review (SD-0045-01), and which was constructed in 2002. The existing building is constructed of corrugated aluminum siding and roofing materials, typical of a metallic storage building. A recommended condition included will require that all mechanical equipment be completely screened from view from the adjacent streets.

- Floor Plan

No floor plan was submitted with this application, as the proposed building will be an open-floor storage building.

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 automobile storage building will be compatible with the adjacent development and the development of the surrounding 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;"**

   Per Title 19.06, development standards are established for the C-V (Civic) zoning district at the time of Site Development Plan Review. The submitted site plans indicate development standards appropriate for the type of use and the surrounding area. Should any deviation from these proposed standards be proposed by the developer, staff will determine the level of review necessary to allow any deviations from the standards as listed in this staff report.

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

   The proposed automobile storage building will be constructed on a partially developed site, with several access points to Gragson Avenue, a fire department access road to the south, and a singular access to the western parking area from Fantasy Lane. Access to the site will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed automobile storage building will use the same materials and finishes as approved for the existing automobile storage building on site.

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

   The proposed building elevations including full screening of mechanical equipment and increased landscaping will create a more aesthetically pleasing environment that will be harmonious and compatible with development in the area.

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

The proposed development will be subject to inspections for Certificate of Occupancy, and therefore the proposed automobile storage building will not compromise the public health, safety or welfare.

NOTICES MAILED 67

APPROVALS 0

PROTESTS 0

PB

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4073 APN: 139-26-201-018

Name of Property Owner: SUNBELT COMMUNICATIONS

Name of Applicant: JAMES E. ROGERS

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

_____Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: James E Rogers

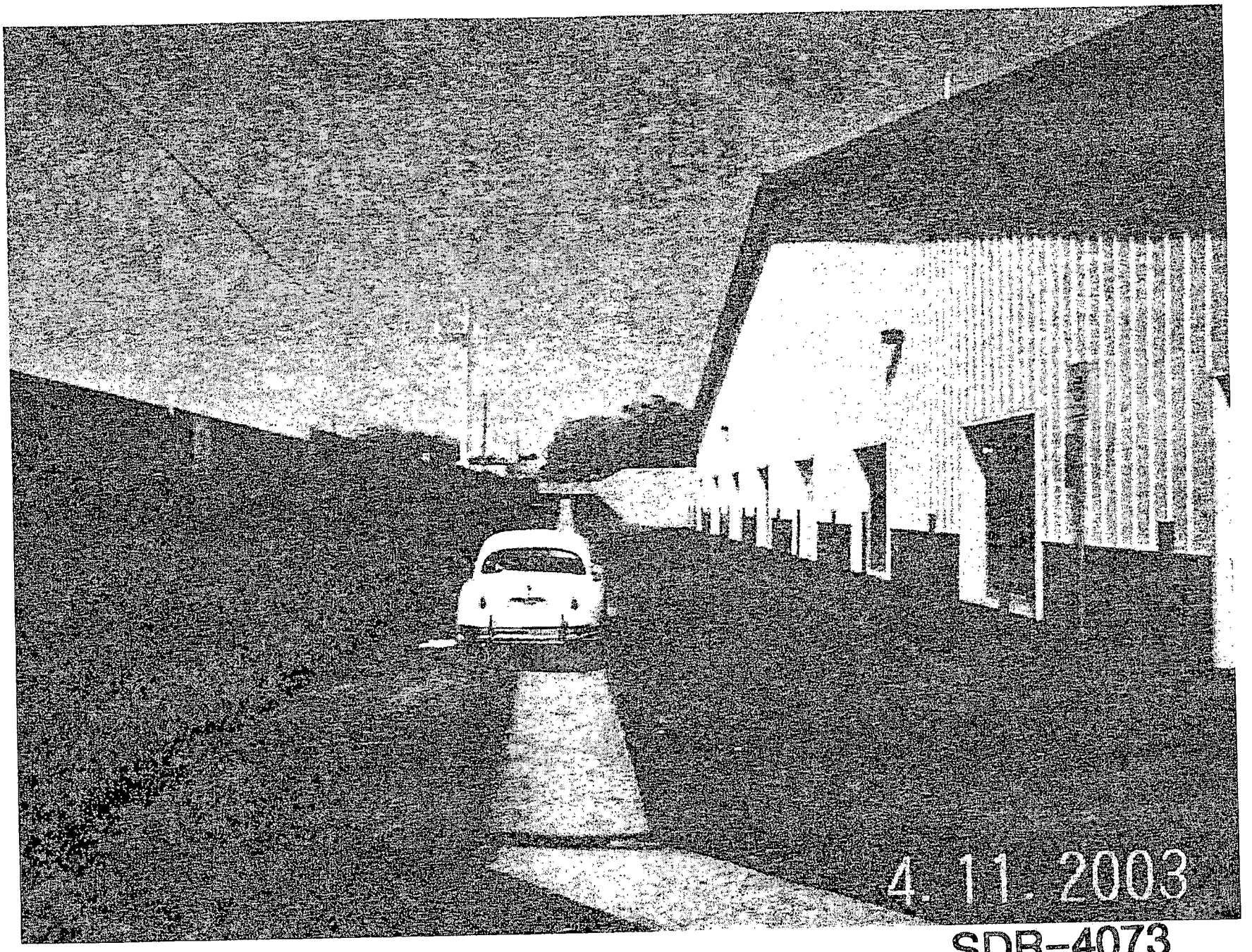
Print Name: JAMES E. ROGERS

Subscribed and sworn before me

This 17 day of September 2003

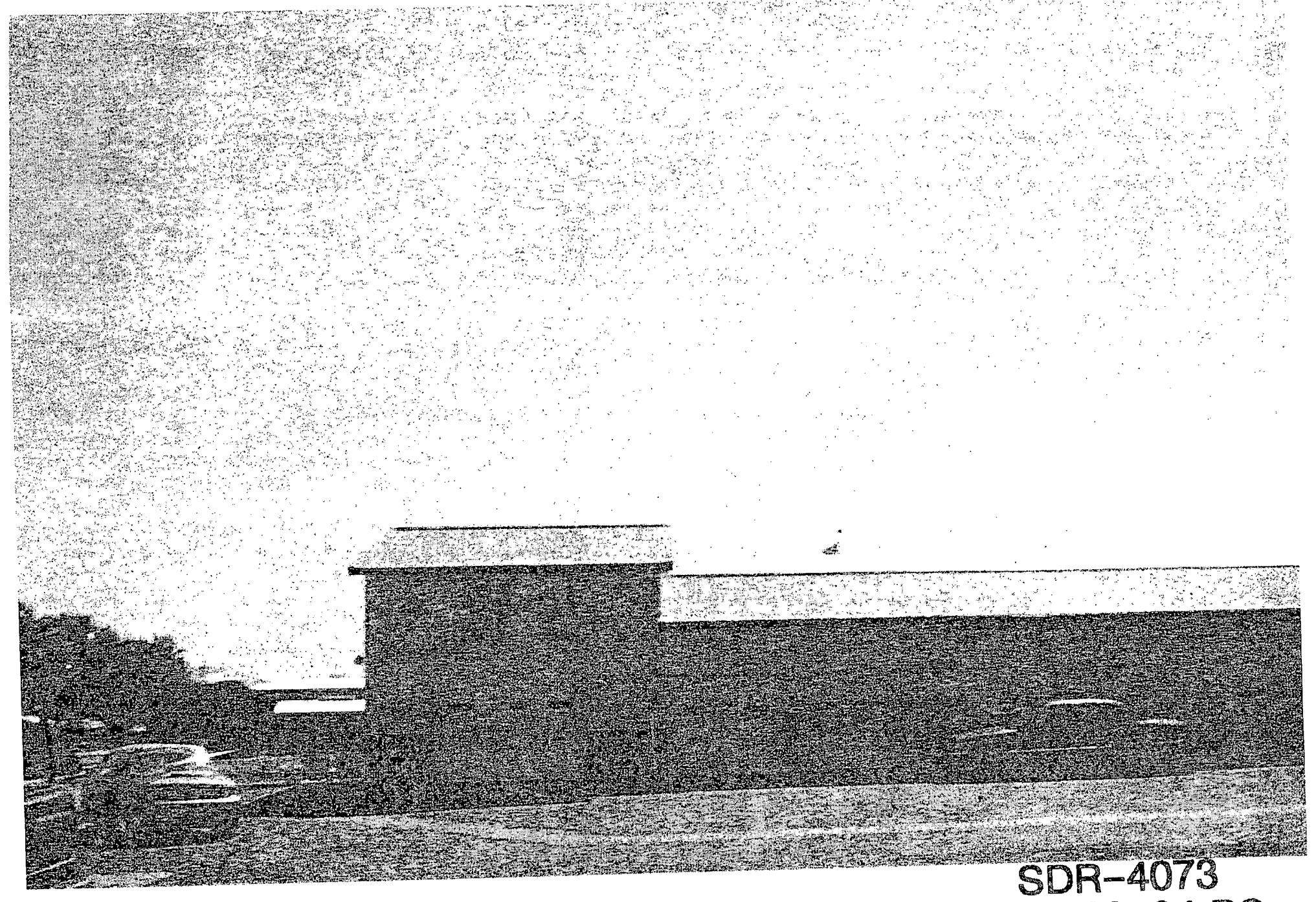
JO ANN HANEMAN
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 10-17-2004
Certificate No: 96-5244-1

Notary Public in and for said County and State

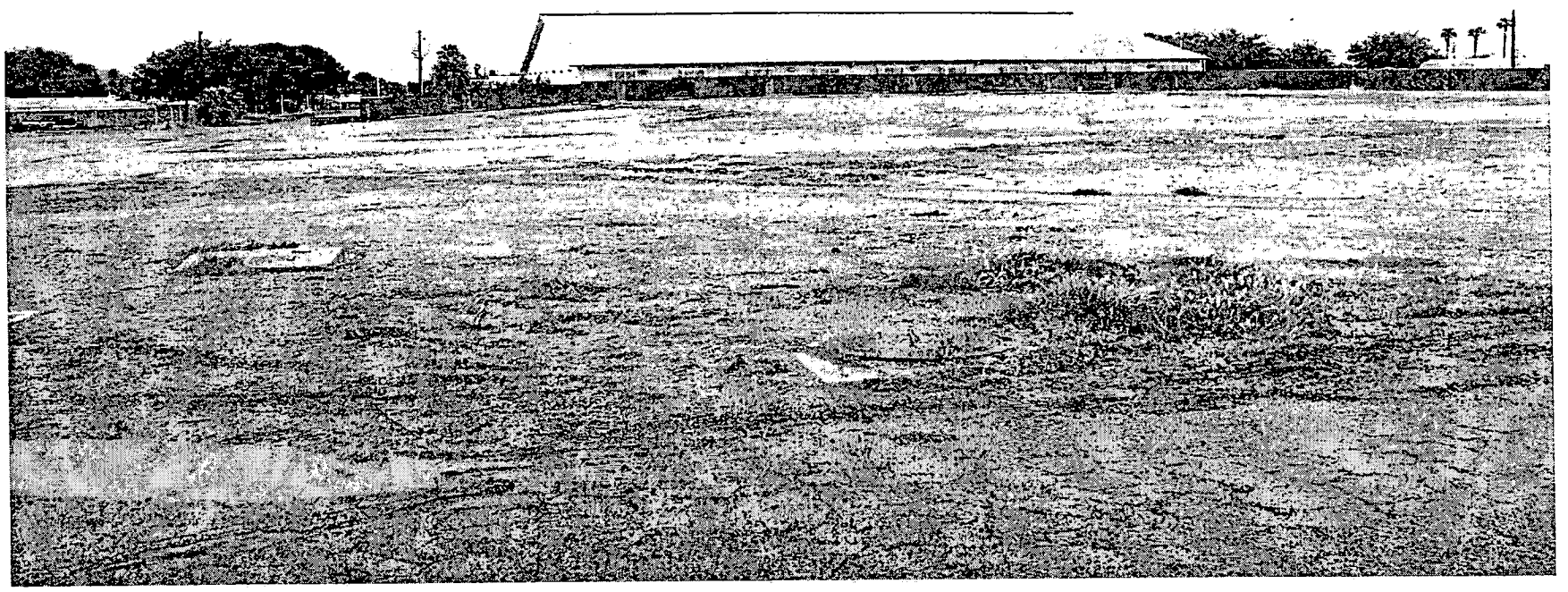


4. 11. 2003

SDR-4073
4-22-04 PC



SDR-4073
4-22-04 PC



SDR-4073 - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: JAMES E. AND BEVERLY ROGERS
1608 GRAGSON AVENUE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:

SDR-4075 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC. - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.83 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read "The maximum building height shall be 2 stories or 35 feet, whichever is less"; Condition 9 to read "Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear"; and deleting Condition 10.
– UNANIMOUS with McSWAIN excused

This is Final Action

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 12 – SDR-4075

MINUTES:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

CONDITIONS:

Planning and Development

1. A 20-foot wide Equestrian Trail shall be provided along the Bradley Road frontage in conformance with the Recreational Trails Element of the 2020 Master Plan.

2. All lots must be a minimum of 20,000 square feet per Section 2.3.3 and Section 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan.

CONDITIONS – Continued:

3. The four northern lots of the proposed development are limited to single-story development per Section 2.3.2 and Section 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan.

4. Guest Houses/Casitas shall be allowed in accordance with the conditions listed in Title 19.04.060, for the R-E (Residence Estates) zoning district.

5. The applicant shall meet all the architectural development standards of the Iron Mountain Ranch Design Guidelines Section 7.1, specifically by including 20% of the dwellings as a home model that combines single-story and two-story building forms.

6. 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.

7. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped May 19, 2004, except as amended by conditions herein.

8. The standards for this development shall include a minimum distance between dwellings of 20 feet and building height that shall not exceed two stories or 35 feet, whichever is less.

9. The setbacks for this development, excepting the two lots fronting on Unicorn Street, shall be a minimum of:

Front:

Garage Face:	25 Feet
Side Loading Garage:	20 Feet
Dwelling:	20 Feet
Side:	10 Feet
Corner Side:	15 Feet
Rear:	20 Feet

CONDITIONS – Continued:

10. The setbacks for the two lots fronting on Unicorn Street shall be a minimum of:

Front:

Garage Face:	35 Feet
Side Loading Garage:	30 Feet
Dwelling:	30 Feet
Side:	10 Feet
Corner Side:	15 Feet
Rear:	20 Feet

11. 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 landscaping per the standards of Section 7.6.1 of the Iron Mountain Ranch Design Guidelines for the equestrian trail on Bradley Road.

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

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

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

15. All walls and fences must be constructed with decorative materials in conformance with the Iron Mountain Ranch Design Guidelines. If built in conjunction with retaining walls, overall heights are limited to eight feet of vertical wall face as measured from the perimeter of the site. Walls in excess of this limitation must be terraced with a minimum of four feet clear horizontal separation between walls.

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

Public Works

17. Dedicate 30 feet of right-of-way adjacent to this site for Bradley Road, 25.5 feet for Racel Avenue, 25.5 feet for Unicorn Street, a 15-foot radius on the northwest corner of Racel Avenue and Unicorn Street and a 15-foot radius on the northeast corner of Racel Avenue and Bradley Road.

CONDITIONS – Continued:

18. Construct half-street improvements including appropriate overpaving if legally able on Bradley Road, Racel Street, and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

19. If not constructed extend public sewer in the Unicorn Street alignment to the northern edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

20. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

21. 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 Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.

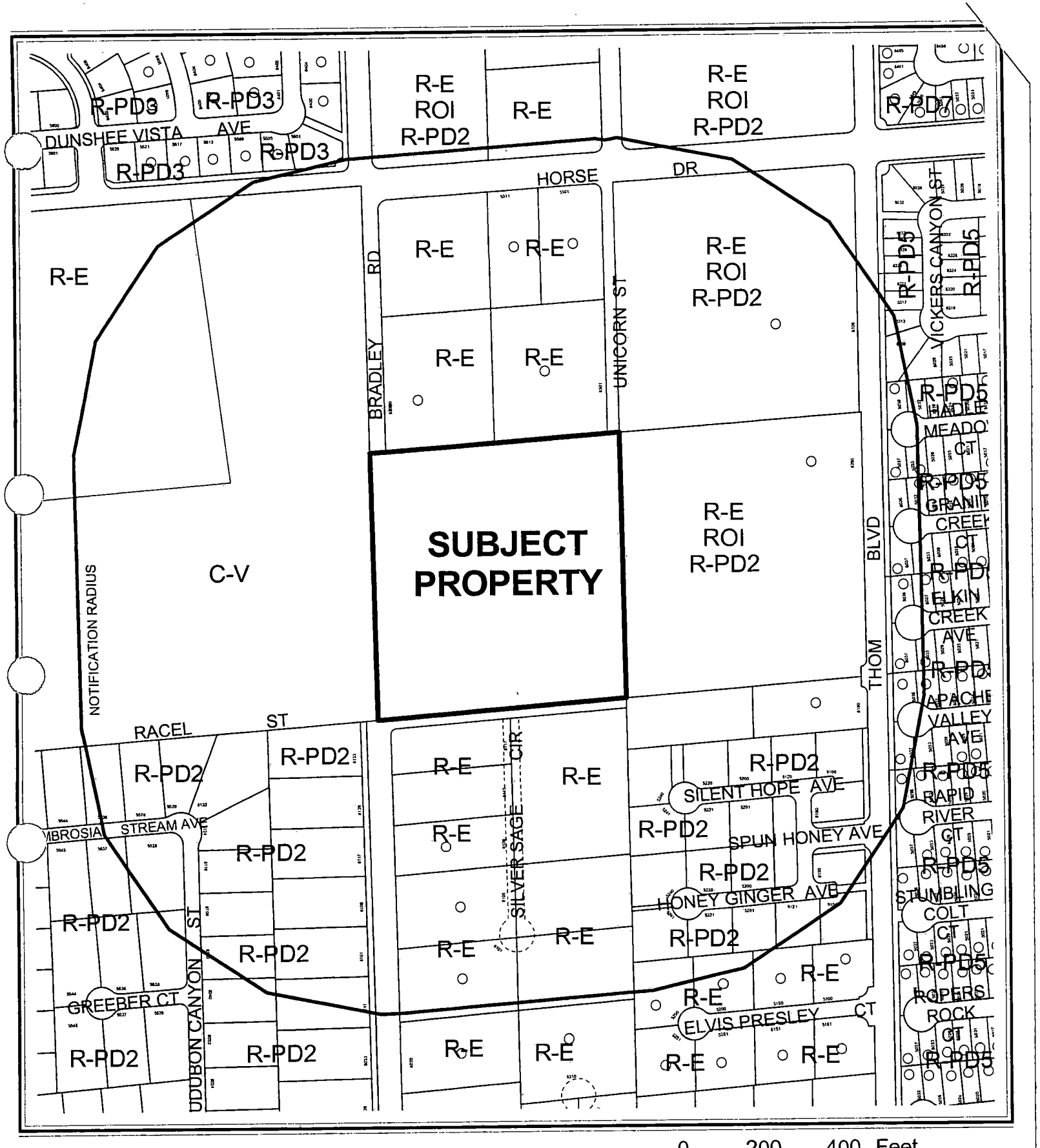
22. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

CONDITIONS – Continued:

23. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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

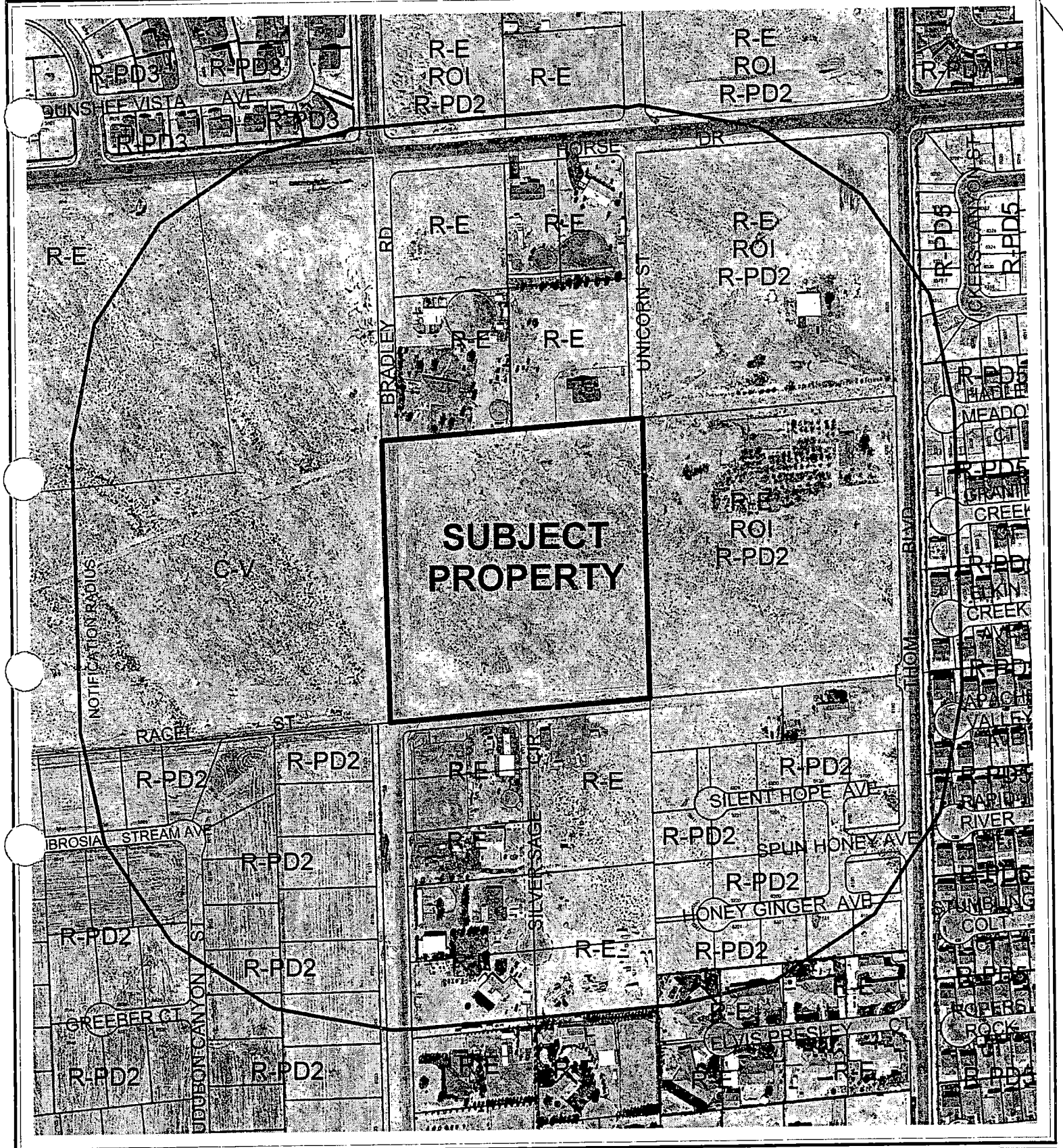
25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall 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.



CASE: **SDR-4075**

RADIUS: 750 FT

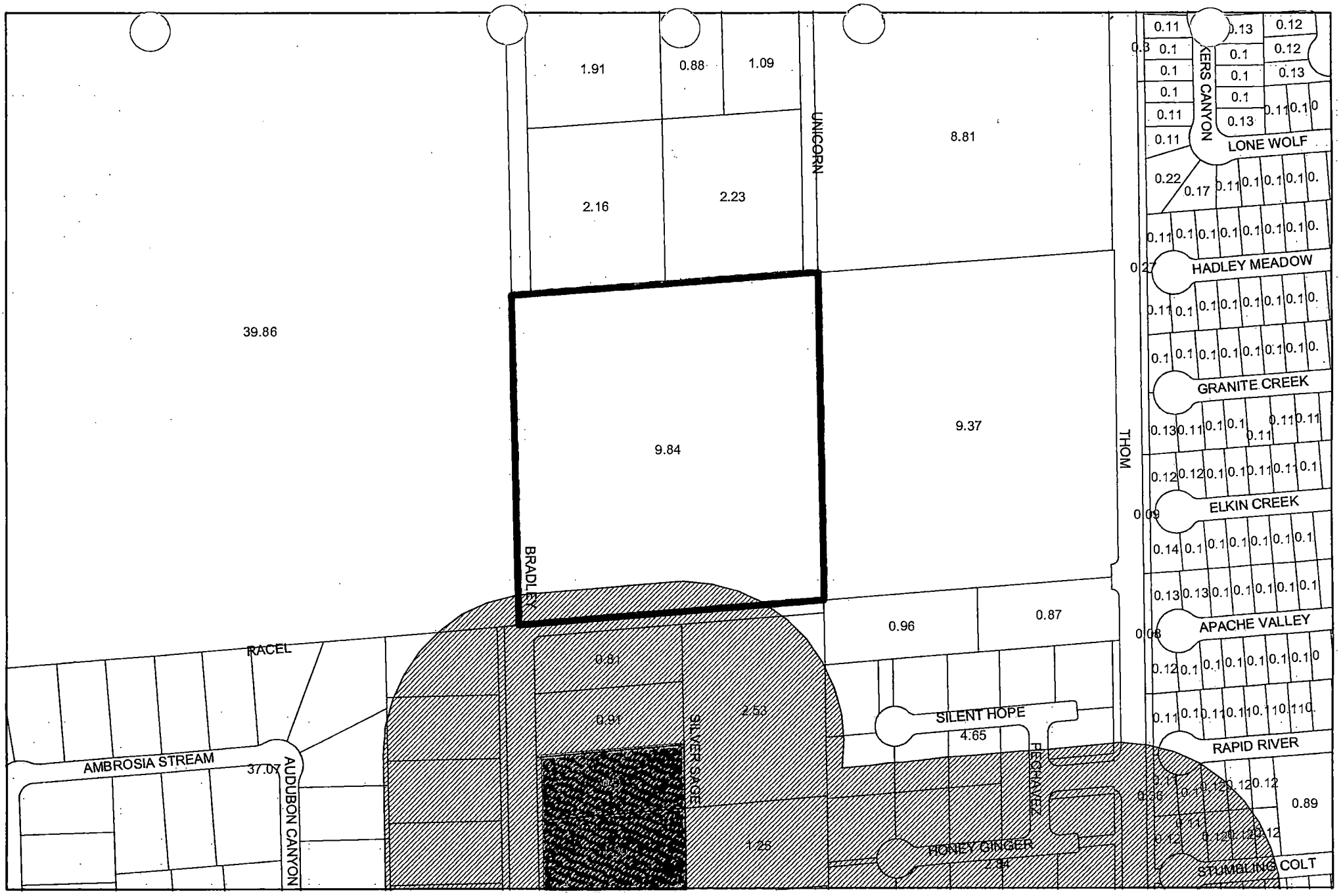
ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



CASE: **SDR-4075**

RADIUS: 750 FT

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



Case: SDR-4075

Rural Preservation Site Map

City of L.V. RPN Buffer
City of L.V. RPN Parcel
Clark County RPN Buffer
Clark County RPN Parcel
330 Buffer from Major Street
Subject Area

0.48 Parcel Size in Net Acres
9.84 Total Subject Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4075 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.

** CONDITIONS **

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

Planning and Development

1. A 20-foot wide Equestrian Trail shall be provided along the Bradley Road frontage in conformance with the Recreational Trails Element of the 2020 Master Plan.

2. All lots must be a minimum of 20,000 square feet per Section 2.3.3 and Section 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan.

3. The four northern lots of the proposed development are limited to single-story development per Section 2.3.2 and Section 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan.

4. Guest Houses/Casitas shall be allowed in accordance with the conditions listed in Title 19.04.060, for the R-E (Residence Estates) zoning district.

5. The applicant shall meet all the architectural development standards of the Iron Mountain Ranch Design Guidelines Section 7.1, specifically by including 20% of the dwellings as a home model that combines single-story and two-story building forms.

6. 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.

7. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped May 19, 2004, except as amended by conditions herein.

8. The standards for this development shall include a minimum distance between dwellings of 20 feet and building height that shall not exceed two stories or 35 feet, whichever is less.

9. The setbacks for this development, excepting the two lots fronting on Unicorn Street, shall be a minimum of:

Front:
- Garage Face: 25 Feet
- Side Loading Garage: 20 Feet
- Dwelling: 20 Feet

Side: 10 Feet
Corner Side: 15 Feet
Rear: 20 Feet

10. The setbacks for the two lots fronting on Unicorn Street shall be a minimum of:

Front:
- Garage Face: 35 Feet
- Side Loading Garage: 30 Feet
- Dwelling: 30 Feet

Side: 10 Feet
Corner Side: 15 Feet
Rear: 20 Feet

11. 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 landscaping per the standards of Section 7.6.1 of the Iron Mountain Ranch Design Guidelines for the equestrian trail on Bradley Road.

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

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

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

15. All walls and fences must be constructed with decorative materials in conformance with the Iron Mountain Ranch Design Guidelines. If built in conjunction with retaining walls, overall heights are limited to eight feet of vertical wall face as measured from the perimeter of the site. Walls in excess of this limitation must be terraced with a minimum of four feet clear horizontal separation between walls.

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

PB

Public Works

17. Dedicate 30 feet of right-of-way adjacent to this site for Bradley Road, 25.5 feet for Racel Avenue, 25.5 feet for Unicorn Street, a 15-foot radius on the northwest corner of Racel Avenue and Unicorn Street and a 15-foot radius on the northeast corner of Racel Avenue and Bradley Road.

18. Construct half-street improvements including appropriate overpaving if legally able on Bradley Road, Racel Street, and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

19. If not constructed extend public sewer in the Unicorn Street alignment to the northern edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

20. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

21. 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 Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.

22. 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.

23. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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

25. 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 public 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.

PB

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review for a proposed 16-lot single-family residential development on 9.83 acres located adjacent to the northeast corner of Bradley Road and Racel Street.

B) Applicant's Justification

The applicants justification letter states that the 1.6 dwelling units per acre and the required equestrian trail on the east side of Bradley Road will preserve the rural neighborhood character.

BACKGROUND INFORMATION

A) Previous Actions

10/12/98 The City Council approved a Rezoning (Z-0016-98) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.

11/01/00 The City Council approved an Extension of Time [Z-0016-98(1)] of the previously approved Rezoning (Z-0016-98) on the subject site.

10/24/02 The Planning Commission accepted the withdrawal without prejudice of a General Plan Amendment (GPA-0029-02) to R (Rural Density Residential); a Rezoning (Z-0052-02) to R-PD3 (Residential Planned Development – 3 Units Per Acre); and a Site Development Plan Review [Z-0052-02(1)] for a 30 lot single family residential development.

B) Pre-Application Meeting

02/25/04 The pre-application meeting focused primarily on the provision of the equestrian trail on the east side of Bradley Road, and the complexity of said trail with lots fronting onto Bradley Road.

C) Neighborhood Meetings

A neighborhood meeting is not required as a part of this Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 9.83

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	R (Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	PF (Public Facility)

D) Existing Zoning

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

E) General Plan Compliance

Centennial Hills General Plan

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

Iron Mountain Ranch Master Plan Area

The subject site is located within the Iron Mountain Ranch Master Plan area, and is in substantial conformance with the proposed development as depicted on the conceptual site plan for plan area 10 of village 4. Chapter 2.3.2 specifically addresses this property as 'The 20,000 square foot buffer lots are located in Planning Areas 1, 7, 8, 10, 12, 16, and 17. These lots are provided to blend into the rural lifestyle of adjacent properties. All 20,000 square foot lots will allow equestrian uses on-site. The four lots along the north boundary of Planning Area 10 are limited to single story homes.'

Trails

Map Number Two of the Interlocal/Joint Parks and Trails Plan indicates an equestrian trail along the east frontage of Bradley Road adjacent to the subject site. The submitted site plan indicates the required trail with minor deviations from the standard shown in exhibit 1 of the Recreation Trails Element of the City of Las Vegas 2020 Master Plan. These deviations are necessitated by the fronting of residential lots onto Bradley Road, which was depicted on the conceptual site plan for the Iron Mountain Ranch Master Plan.

PROJECT DESCRIPTION

The proposed single family residential development consists of sixteen 20,000 square foot lots, four of which front onto Bradley Road, two of which front onto Unicorn Street, and the remainder front onto the two proposed 37-foot wide private streets off of Unicorn Street and Racel Avenue. The layout of the lots is insubstantial conformace to the layout of Plan Area 10, Village 4 of the conceptual site plan included in the Iron Mountain Ranch Master Plan.

PB

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following development standards are being proposed by the applicant, and recommended by staff for the subject proposal:

Standards	Proposed	Recommended		Compliance	
Min. Lot Size	20,000 Square Feet[1]	20,000 Square Feet[1]		Y	
Min. Lot Width	121 Feet[2]	121 Feet[2]		Y	
Min. Setbacks	(All Lots)	Interior and Bradley lots[3]	Unicorn Lots[4]	Interior and Bradley lots[3]	Unicorn Lots[4]
• Front[5]					
Garage Face	20 Feet	25 Feet	35 Feet	N	N
Side Loading Garage	15 Feet	20 Feet	30 Feet	N	N
Dwelling	15 Feet	20 Feet	30 Feet	N	N
• Side	10 Feet	10 Feet	10 Feet	Y	Y
• Corner	15 Feet	15 Feet	15 Feet	Y	Y
• Rear	20 Feet	20 Feet	20 Feet	Y	Y
Max. Lot Coverage	Not Provided	50%		N.A.	
Max. Building Height	One Story / 30 Feet	Two Stories / 35 Feet[6]		Y	
Accessory Structures (Attached – Patio Covers or Detached – Guest House/Casitas, Horse Corral or Stable, etc…)	Not Provided in Proposal	In accordance with the standards of Section 5.1.1, and Chapter 7.17 of the Iron Mountain Ranch Design Guidelines[7]		N.A.	

[1]Per Section 2.3.3 and Chapter 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan, all lots within Plan Area 10, Village 4 shall be a minimum of 20,000 square feet.

[2]The lot width of lots 6, 7, 13, and 14 are less than 121 feet due to their placement on the cul-de-sac bulbs of the two proposed private streets.

[3] The staff recommended setbacks for the interior lots are the same as required by Section 7.16 of the Iron Mountain Ranch Design Guidelines.

[4] The Planning and Development Department is proposing to have separate setback standards for the lots fronting onto Unicorn Street. The lots on Bradley will not need an increase in setbacks due to the 20-foot wide equestrian trail.

[5]For the purposes of measuring front setbacks, the Planning and Development Department is designating the front of lot 4 as the Bradley Road frontage; the front of lots 5 and 8 as the private street frontage; and the front of lot 9 as the Unicorn Street frontage.

[6]Per Section 2.3.3 and Chapter 7.16 of the Iron Mountain Ranch Design Guidelines, the four northern lots within Plan Area 10, Village 4 shall be limited to single story homes no greater than 25 feet in height.

[7]Section 5.1.1 of the Iron Mountain Ranch Design Guidelines allows these structures, but refers to Title 19 for the actual development standards of certain uses. For the purposes of determining the development standards for these uses in Title 19, the R-E (Residence Estates) zone is the closest zoning district to that being proposed for this development. As such, when referred to Title 19 by the Iron Mountain Ranch Design Guidelines, the R-E (Residence Estates) standards for shall be applied to this development.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12 and the Iron Mountain Ranch Design Guidelines, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	Trees	**Provided**
Buffer:			
• Min. Trees	1 Tree/ 30 Linear Feet	27 Trees	77 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		Not Indicated

The depicted landscaping far exceeds the minimum requirements for perimeter landscaping, however this does not include the landscaping for the equestrian trail on the Bradley Road frontage. The landscaping for the equestrian trail is deficient in the number of trees and shrubs. Section 7.6.1 of the Iron Mountain Ranch Design Guidelines requires the following per 250 linear feet:

- Eight (8) twenty-four (24) or thirty (30) inch box trees
- Twelve (12) fifteen (15) gallon vertical evergreen trees
- Ten (10) five (5) gallon shrubs
- Thirty (30) one (1) gallon shrubs

A condition is recommended to ensure conformance to the minimum landscape requirements.

- Open Space

Per Chapter 4 of the Iron Mountain Ranch Design Guidelines, the open space for each planning area has been provided cumulatively within the entire master plan area in parks, trails, and parkway/greenbelts. According to Chapter 4, this development (planning area 10, village 4) would require 0.8 acres of open space, 0.2 acres of which are provided within the equestrian trail on Bradley Road. The rest of the open space requirement is therefore provided within other planning areas and villages.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) and as such the maximum density is 2.0 units per gross acre. The proposed 16-lot single-family residential development, at a density of 1.6 dwelling units per acre is an allowable development within the current zoning designation.

- Site Plan

The proposed single family residential development consists of sixteen 20,000 square foot lots, four of which front onto Bradley Road, two of which front onto Unicorn Street, and the remainder front onto the two proposed 37-foot wide private streets off of Unicorn Street and Racel Avenue. The layout of lots is significantly conforming to the layout of Plan Area 10, Village 4 of the conceptual site plan included in the Iron Mountain Ranch Master Plan. The development standards listed above are intended to provide a buffer to the rural development adjacent to the subject site. The setbacks recommended by staff are in line with the Iron Mountain Ranch design guidelines, with the exception of those recommended for the lots fronting onto Unicorn Street. These lots need to provide a greater setback so that the rural character of the neighborhood is maintained. The same setbacks will not be needed on Bradley due to the fact that the 20-foot wide equestrian trail provides an additional setback from the right of way.

- Waivers

The applicant has not requested any waivers, nor is any waivers required as a part of this development proposal.

- Landscape Plan

The submitted landscape plan exceeds the requirements for landscaping within the perimeter landscape planter areas, but does not meet the requirements of landscaping for the equestrian trail as defined by Section 7.6.1 of the Iron Mountain Ranch Design Guidelines. A recommended condition above addresses this deficiency.

- Elevation

Section 7.1 of the Iron Mountain Ranch Design Guidelines specifically addresses the architectural development standards for all of the Iron Mountain Ranch Master Plan Area. All architectural elevations are reviewed based on these standards. The applicant submitted three home models, each with three elevation treatments. All elevations submitted are single story with a maximum height of approximately 30 feet. As indicated in the Development Standards section above, the maximum height for the four northern most lots is single-story and 25 feet. Only one of the home plans submitted meets this restriction, but since it does have three elevation treatments it will still allow the developer to have no two identical elevations (including reverse images) plotted adjacent to each other.

However, building massing and scale standards are not met with the submitted elevations. A minimum of 20% of the homes must have a building mass combining single-story and two-story building forms. A recommended condition listed above requires the developer to include a home model that will meet this requirement.

The 8 color schemes submitted by the developer exceed the minimum of 4 required by the standards, and are made up of acceptable base, accent and trim colors similar to those shown in exhibits 7.08 and 7.09 of the design guidelines.

- Floor Plan

The floor plans submitted by the applicant do not reflect the dimensions of the three proposed home models. As such, the setback standards recommended by staff are intended to meet Iron Mountain Ranch development standards and also provide a more rural look to the lots fronting on public streets.

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 subject site is located within the Iron Mountain Ranch Master Plan area, and is significantly in conformance with the proposed development as depicted on the conceptual site plan for plan area 10 of village 4. The lot sizes, height limitations of the four northern lots, increased setbacks on Unicorn Street, and the equestrian trail on the east side of Bradley Road will provide a buffer to the rural lifestyle of adjacent properties.

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 recommended conditions above, the development will be in conformance with the density limitations of the general plan and zoning category, and the Iron Mountain Ranch Design Guidelines.

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

   The proposed development is significantly conforming to the layout shown on the conceptual site plan for the Iron Mountain Ranch Master Plan, as such the site access and circulation has been planned for within those design guidelines.

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

   The materials proposed for the development meet or exceed those outlined in the Iron Mountain Ranch design guidelines, with conditions requiring that additional plant materials be provided within the equestrian trail area.

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

The proposed development will meet all of the architectural development standards of the Iron Mountain Ranch design guidelines with the implementation of a condition requiring a home model blending single and two-story building forms.

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 46

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4075 APN: 125-12-701-006

Name of Property Owner: Plaster Development Company Inc.

Name of Applicant: Signature Homes

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Gary L Cavender

Print Name: Gary L. Cavender, COO

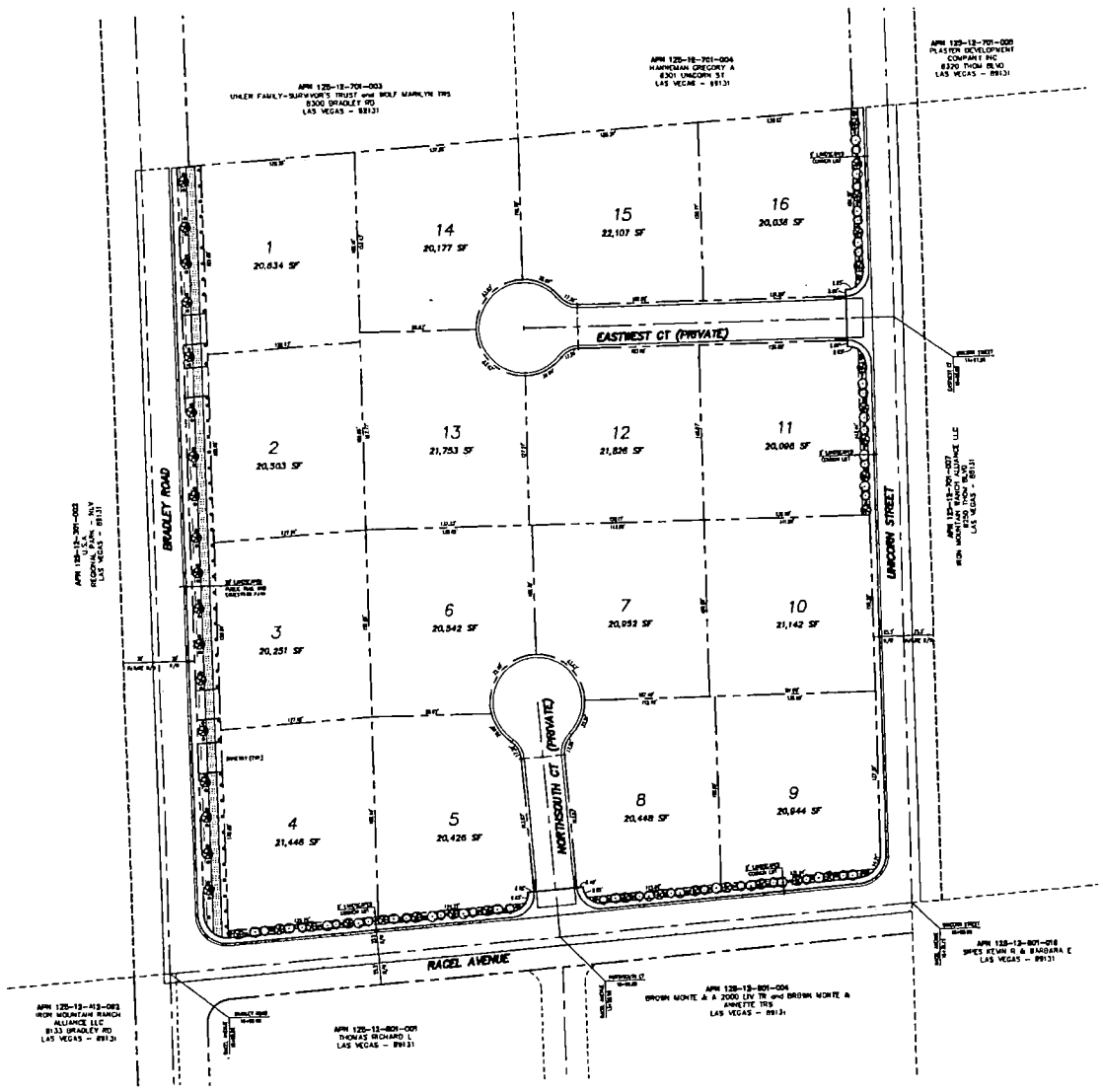
Subscribed and sworn before me

This 5th day of March, 2004

Deanna C Benites

Notary Public in and for said County and State

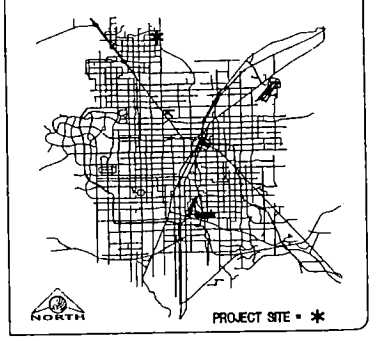
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEANNA C. BENITES
01-68743-1 My Appointment Expires Oct 31, 2004



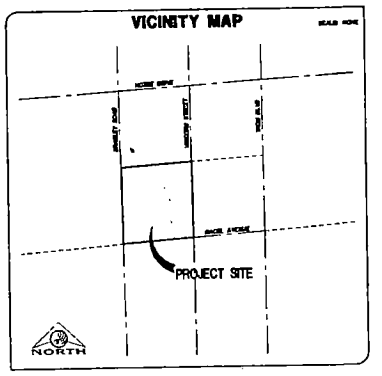
NORTH
SCALE: 1"=50'

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

LAS VEGAS VALLEY AREA MAP



VICINITY MAP



LEGEND

— — —	PROPERTY BOUNDARY
— — —	PUBLIC STREET CENTERLINE
— — —	LOT LINE
16	LOT NUMBER
20,036 SF	LOT SQUARE FOOTAGE

LANDSCAPE SCHEDULE

SYMBOL	QTY.	SPECIES	COMMON NAME	SIZE	SPACING
	23	FRAXINUS V. RAYWOOD	ARIZONA ASH	24" BOX	VARIES
	45	PINUS ELDARICA	MONDEL PINE	24" BOX	VARIES
	23	QUERCUS V. HERITAGE	LIVE OAK	24" BOX	VARIES
	90	BERBERIS THUNBERGII	BARBERRY	5-GAL	RANDOM 5' TO 8'
	60	CASSIA ARTEMISIOIDES	SILVERY CASSIA	5-GAL	RANDOM 5' TO 8'

DATE:	3/30/04
By:	K. WITMER
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	
ADA CHECKED:	
JOB NO.:	004.003
SCALE:	1"=50'

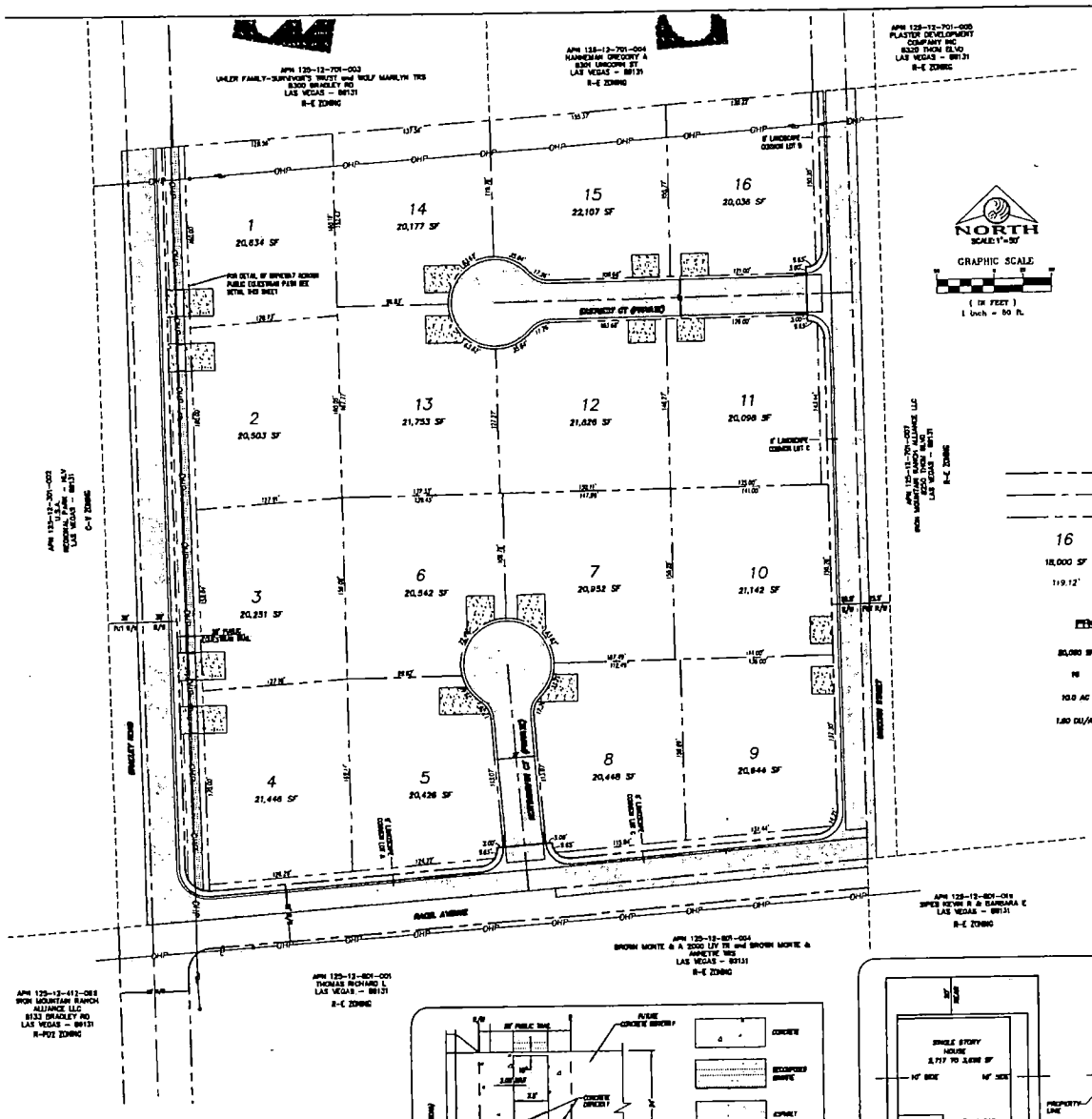
NO.	DESCRIPTION	DATE

Triton Engineering
9421 Covington Cross Drive Office (702) 254-1446
Las Vegas, Nevada 89144 Fax (702) 254-1450
www.tritoneng.com

SIGNATURE HOMES
BRADLEY / RACEL
LANDSCAPE PLAN

SHEET 1 OF 1

SDR-4075 4-22-04 PC

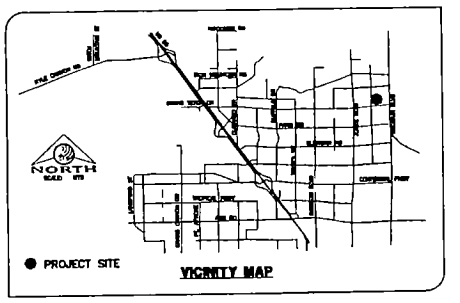


LEGEND

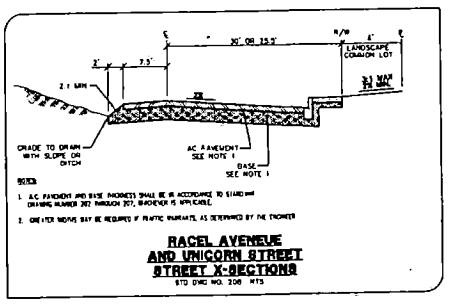
	PROPERTY BOUNDARY
	PUBLIC STREET CENTERLINE
	LOT LINE
16	LOT NUMBER
18,000 SF	LOT SQUARE FOOTAGE
119.12'	LOT DIMENSION

PROPERTY DATA

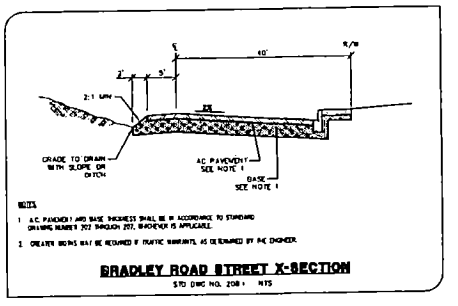
20,000 SF	MINIMUM LOT SIZE
16	NUMBER OF LOTS
10.0 AC	PROJECT GROSS ACREAGE
1.60 DU/AC	DENSITY



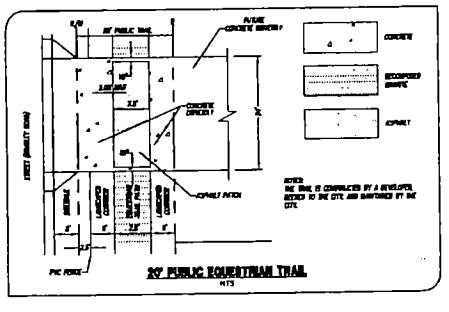
VICINITY MAP



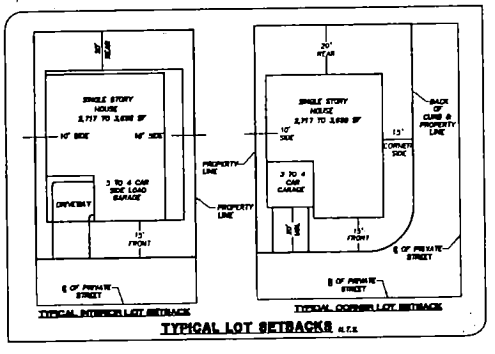
RACEL AVENEUE AND UNICORN STREET STREET X-SECTIONS
STD DWG NO. 208 NTS



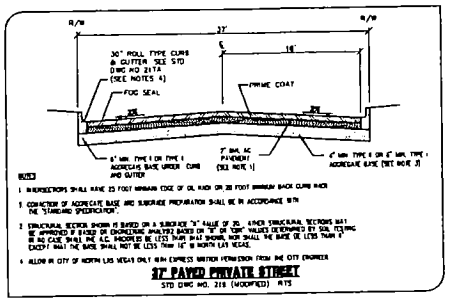
BRADLEY ROAD STREET X-SECTION
STD DWG NO. 208 NTS



20' PUBLIC EQUESTRIAN TRAIL
NTS



TYPICAL LOT SETBACKS N.T.S.



37' PAVED PRIVATE STREET
STD DWG NO. 218 (MODIFIED) NTS

Triton Engineering
1451 Center Crossing Road
Las Vegas, Nevada 89144
Office (702) 256-1400
Fax (702) 256-0962
www.tritonengr.com

DATE:	2/17/04
PM:	K. WITTWER
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	
KJW CHECKED:	
JOB NO.:	004-003
SCALE:	1"=50'

NO.	DESCRIPTION	DATE	APP'D

SIGNATURE HOMES
BRADLEY / RACEL
SITE PLAN

PROFESSIONAL ENGINEER-STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-04
CIVIL
No. 10875

SHEET 1 OF 1

SDR-4075 4-22-04 PC



SDR-4075 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.
NORTHEAST CORNER OF BRADLEY ROAD AND RACEL STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST - Required One Year Review of an approved Special Use Permit (U-0107-90) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 05/19/04
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 DENIAL.

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

MOTION:
NIGRO – DENIED – Motion carried with STEINMAN voting No and McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that this is a required one-year review of the use permit. Staff's recommendation is for denial because staff and the Planning Commission have consistently recommended denial of this particular billboard. The main objection is that it does not meet the distance separation from residential uses. It is approximately 70 feet from residential where 300 feet is the standard. Therefore, staff recommended denial.

MINUTES – Continued:

RON MOYER, Clear Channel Outdoor, 2880 Meade Avenue, Suite 300, disagreed with staff's recommendation of denial. The billboard was constructed in 1991 and the permit was issued in 1990. Since that time there have been no changes to the surrounding area and he would hope that the Commission not recommend this expensive valuable asset be removed.

ANDREW LEVY, 7800 Silver Plateau Avenue, appeared on behalf of the property owner. The billboard has been there for many years and the neighborhood has not changed. The owner tries to maintain a clean property and paints over the graffiti two to three times a month.

TODD FARLOW, 240 North 19th Street, agreed with staff's recommendation for denial. He opined that revenue generated from the billboard should be used to upgrade the property. There is only asphalt with no landscaping.

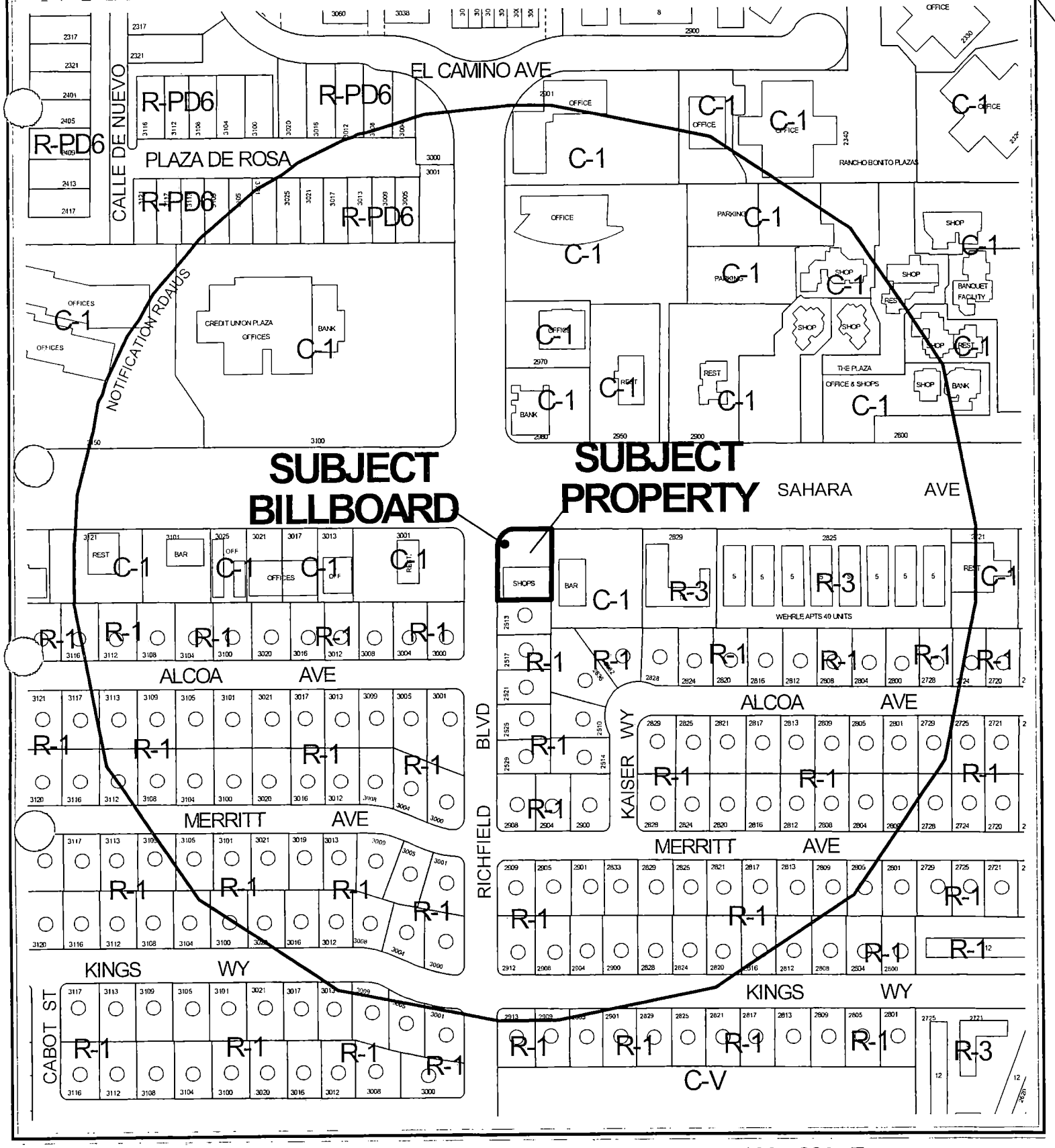
MR. MOYER responded that Clear Channel Outdoor makes every effort to remove the graffiti as soon as possible. In addition, there are three palm trees surrounding the billboard.

COMMISSIONER DAVENPORT asked to see pictures without the graffiti, to which RON CARTER, Clear Channel Outdoor, 2880 Meade Avenue, Suite 300, obliged.

COMMISSIONER NIGRO concurred with staff's recommendation and felt that the location is not appropriate for a billboard today.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:23 – 6:29)



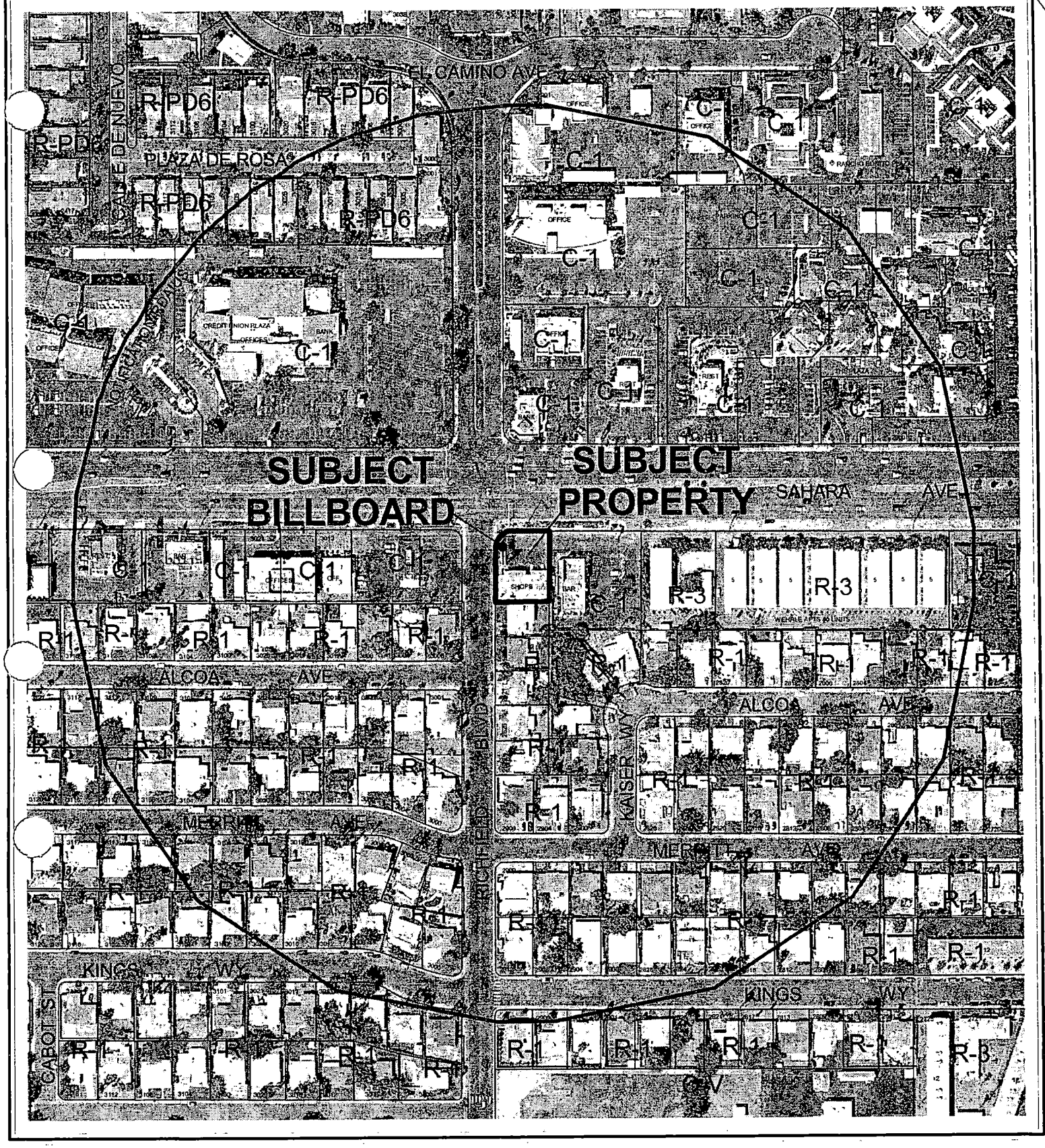
0 100 200 Feet

CASE: **RQR-4021**

RADIUS: 750 FT

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

N



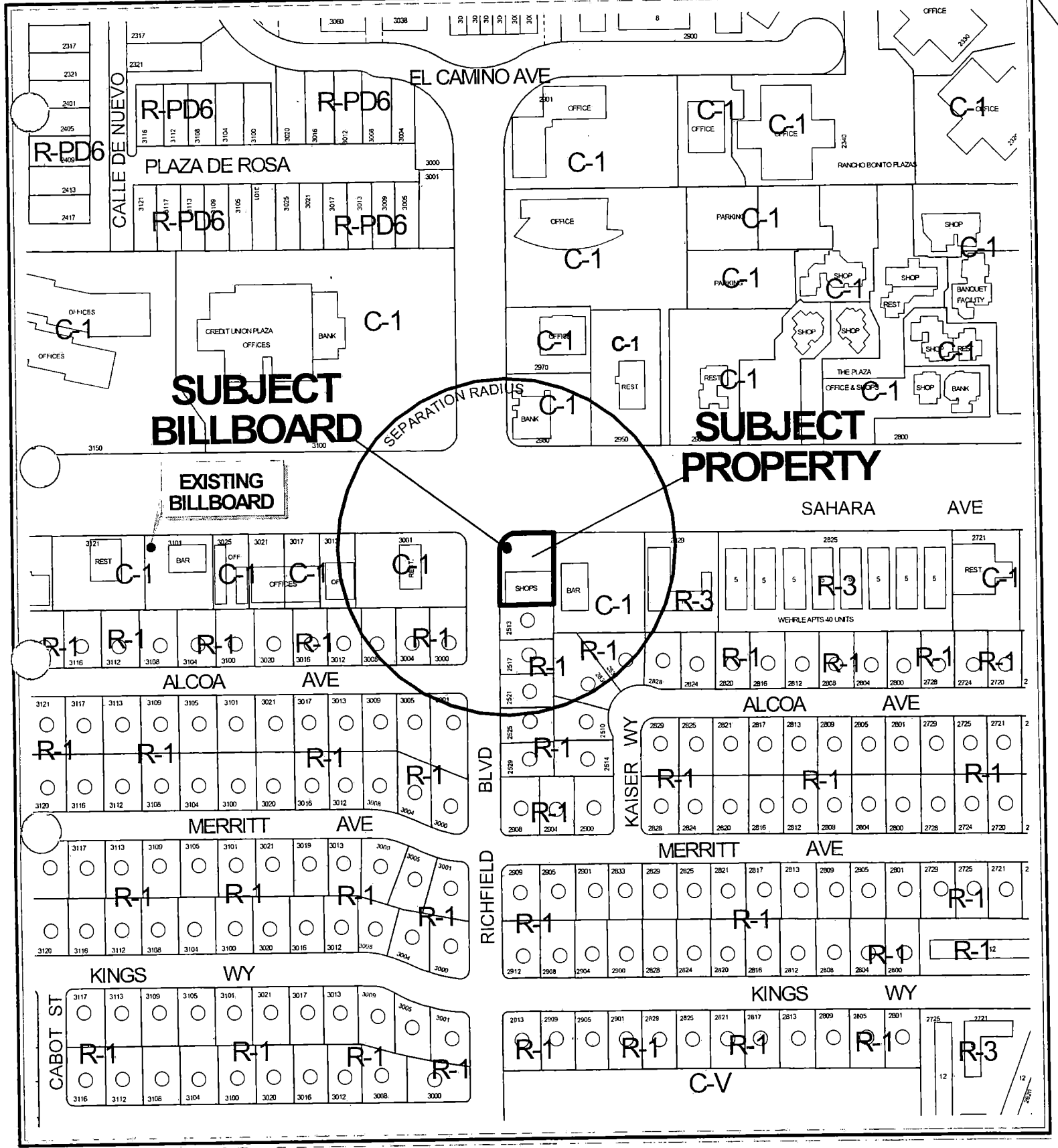
0 100 200 Feet

CASE: **RQR-4021**

RADIUS: 750 FT

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

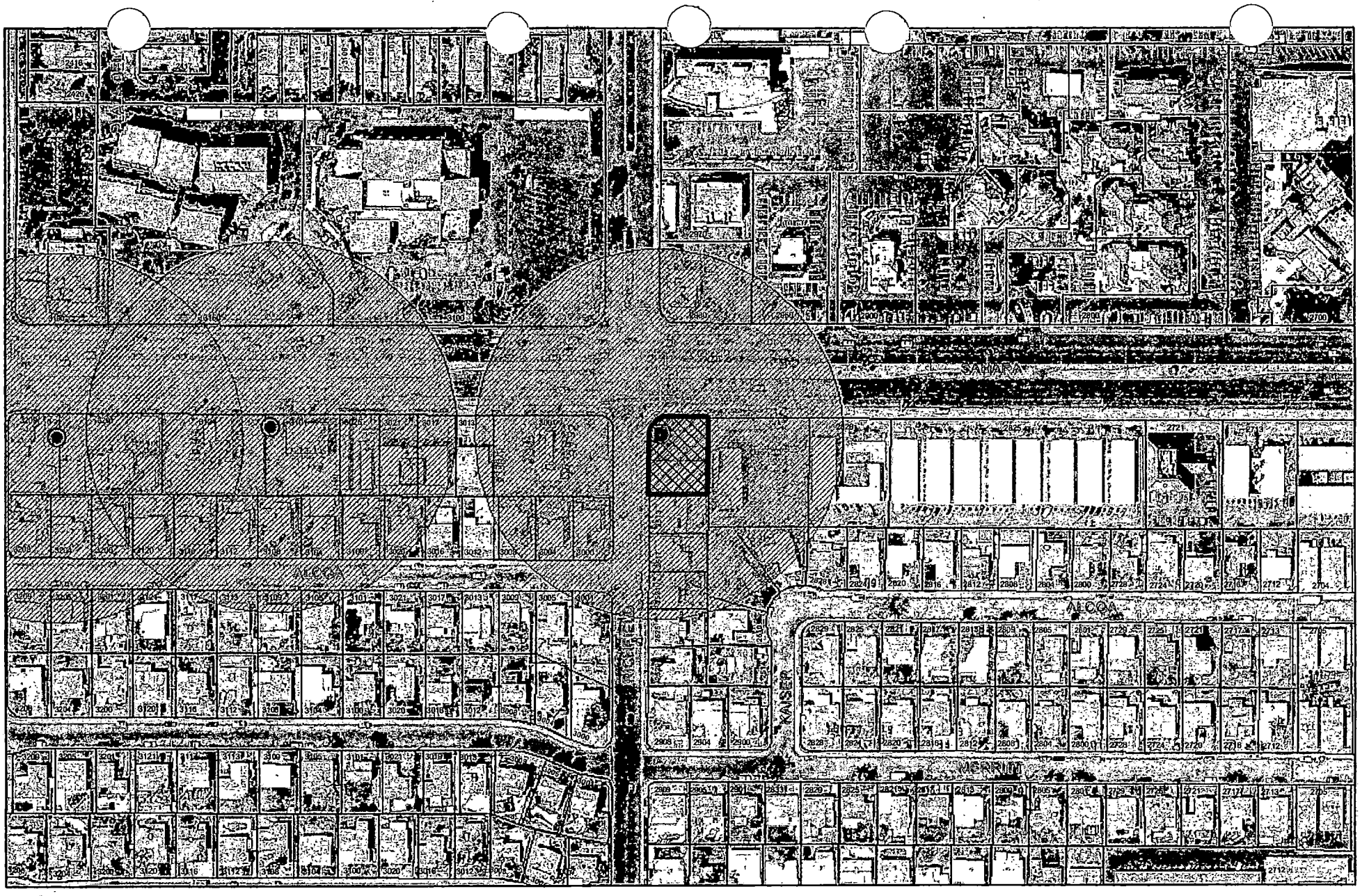
N



CASE: **RQR-4021**

SEPARATION RADIUS: 300 FT

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



RQR-4021

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a required one (1) year review of an approved Special Use Permit [U-0107-90], which allowed a 55 foot high, 672 square foot (14 foot X 48 foot) off-premise advertising (Billboard) sign oriented towards eastward and westward traffic on West Sahara Avenue, at 2921 West Sahara Avenue.

B) Applicant's Justification

A justification lettered is not required for this application.

BACKGROUND INFORMATION

A) Previous Actions

08/15/90	The City Council approved the Special Use Permit (U-0107-90) for the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review. The Board of Zoning Adjustment denied this application. Staff recommended denial.
10/03/95	The City Council approved a Required Five-Year Review for the Special Use Permit [U-0107-90(1)], which allowed the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review. The Board of Zoning Adjustment denied this application. Staff recommended denial.
12/06/00	The City Council approved a Required Five-Year Review for the Special Use Permit [U-0107-90(2)], which allowed the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review. The Planning Commission recommended approval of the request. Staff recommended denial.
02/06/02	The City Council approved a Required One Year Review for the Special Use Permit [U-0107-90(3)], which allowed the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review. The Planning Commission and staff both recommended denial of the request.

04/17/03 The City Council approved a Required One Year Review for the Special Use Permit [RQR-1701], which allowed the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review. The Planning Commission and staff both recommended denial of the request.

B) Pre-Application Meeting

No pre-application meeting was required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.27

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	L (Low Density Residential)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

E) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-1 (Single Family Residential)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

F) General Plan Compliance

Southeast General Plan

This site is designated as SC (Service Commercial) on the Southeast Sector of the General Plan.

PL

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no special area plans or overlay districts affecting this site.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.14, off-premise advertising (billboards) signs shall not be allowed within 300 feet from the nearest property line of a lot in any "U" zoning district or any "R" (Residential) zoning district. The subject off-premise advertising (billboard) sign is located approximately 70 feet from single-family residential uses to the south.

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

Standards	**Code Requirement**	**Provided**
Off-Premise Advertisement (Billboard)	No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district	NO

B) General Analysis and Discussion

- Zoning

The existing off-premise advertising (billboard) sign is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.14.100 allows the removal of an off-premise advertising (billboard) sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards established in Section 19.18.060(L). The continued use of the off-premise advertising (billboard) sign on the subject site is not appropriate, in that the off-premise advertising (billboard) sign is located approximately 70 feet from existing residential property where 300 feet is the minimum separation distance required. For this reason, it is recommended this review be denied at this time. If this review is approved, it is recommended this off-premise advertising (billboard) sign be reviewed again in five years.

- Conditions

Upon site inspection, some graffiti was found on the supporting structure of the off-premise advertising (billboard) sign. A condition has been added requiring all of the supporting structure to be 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. Additionally, the site inspection revealed there are two separate advertisements on one sign face. A condition has been added limiting one advertising sign per sign face.

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 continued off-premise advertising (billboard) sign use is inappropriate adjacent to the existing single-family residential uses to the south. For this reason, denial of this review is recommended. If the request is approved, it is recommended the Special Use Permit be subject to a five year review.

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

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

PL

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

   The continuation of the off-premise advertising (billboard) sign use will not affect Sahara Avenue, a fully developed street adjacent to this request.

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

   The off-premise advertising (billboard) sign will be subject to regular inspections and will not compromise the public health, safety and welfare.

NOTICES MAILED 154

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-4021 APN: 162-08-501-001

Name of Property Owner: Jeanne Levy Family Trust

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?

__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: OSCAR GOODMAN

Partner(s): ANDREW Levy JEANNE Levy FAMILY TRUST

APN: APEX INDUSTRIAL PARK

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

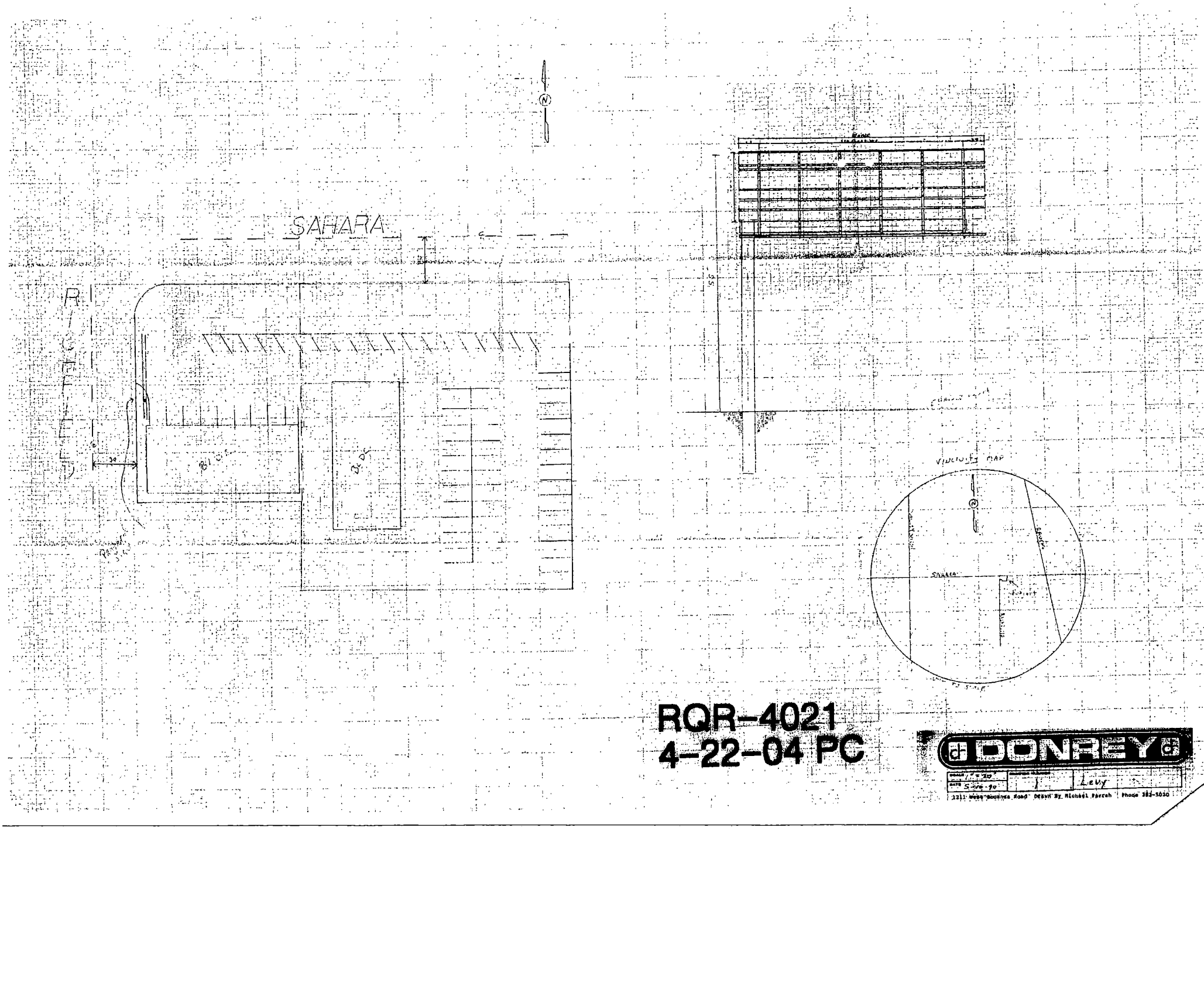
Print Name: ANDREW S. Levy, TRUSTEE

Subscribed and sworn before me

This 26th day of February, 2004

Sheila Harris
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SHEILA HARRIS
My Appointment Expires
November 20, 2005

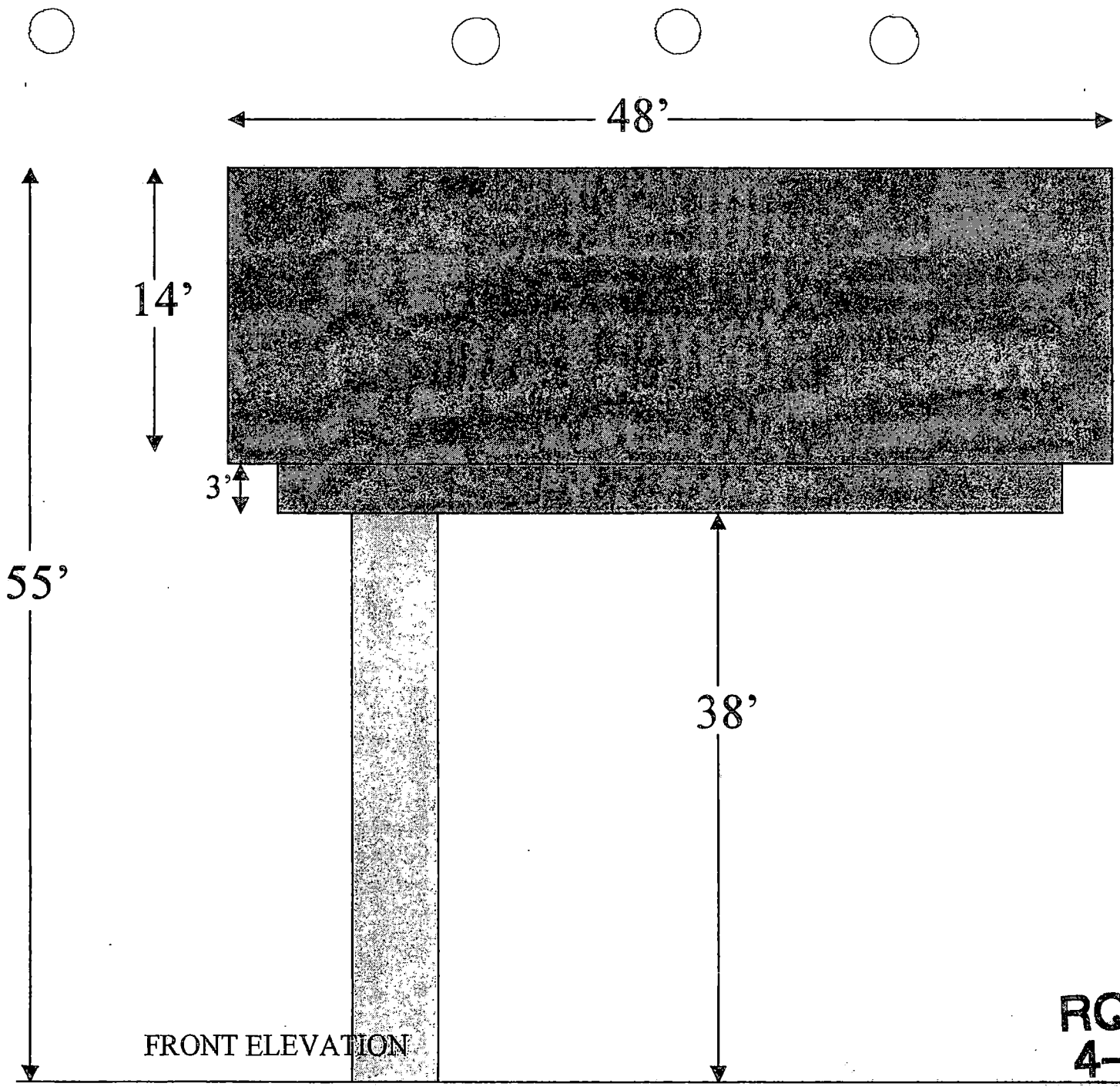


RQR-4021
4-22-04 PC

DONREY

Levy

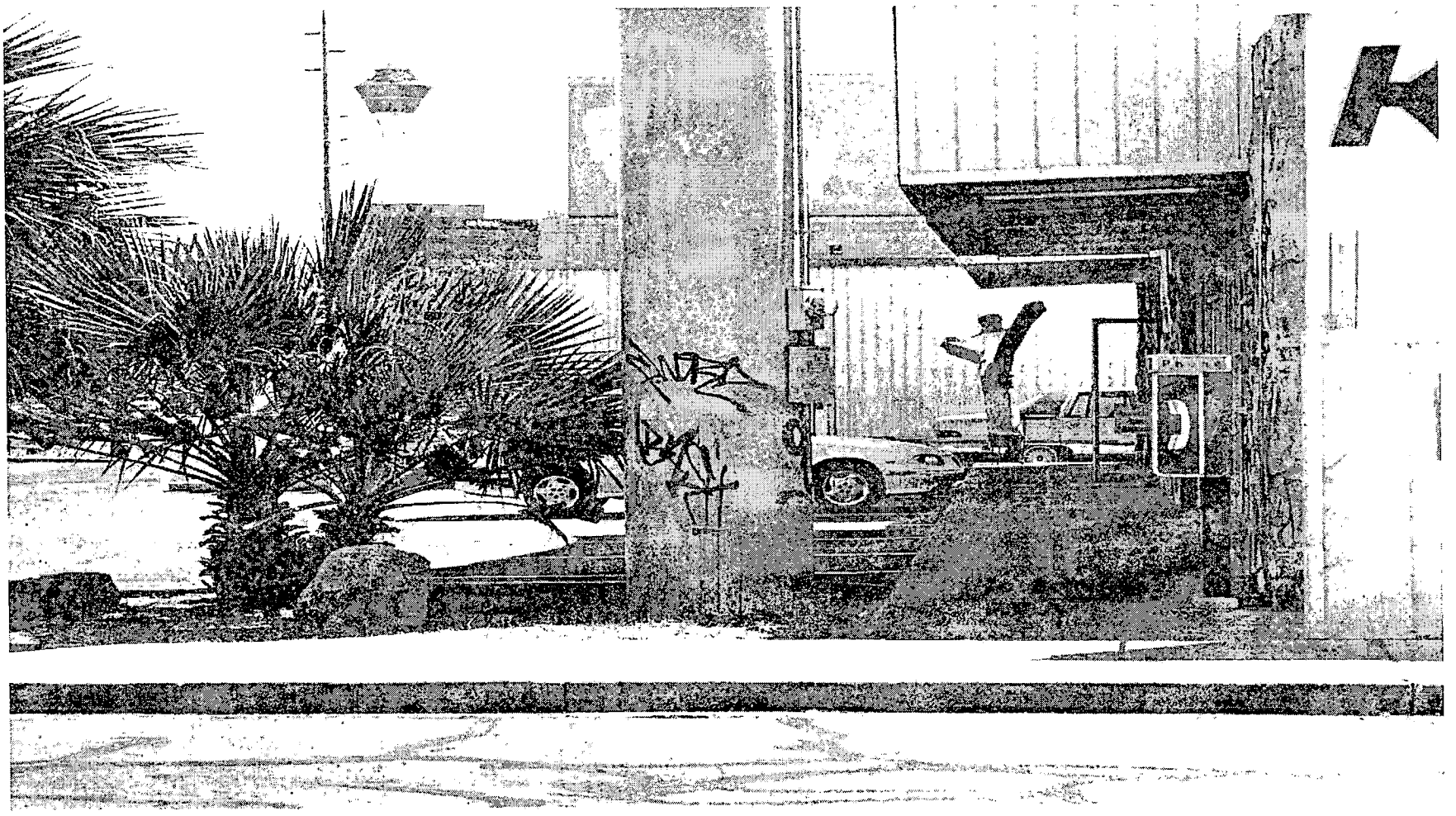
1211 West Business Road · Desvr By Richard Farrah · Phone 382-5030



FRONT ELEVATION

RQR-4021
4-22-04 PC

NOT TO SCALE



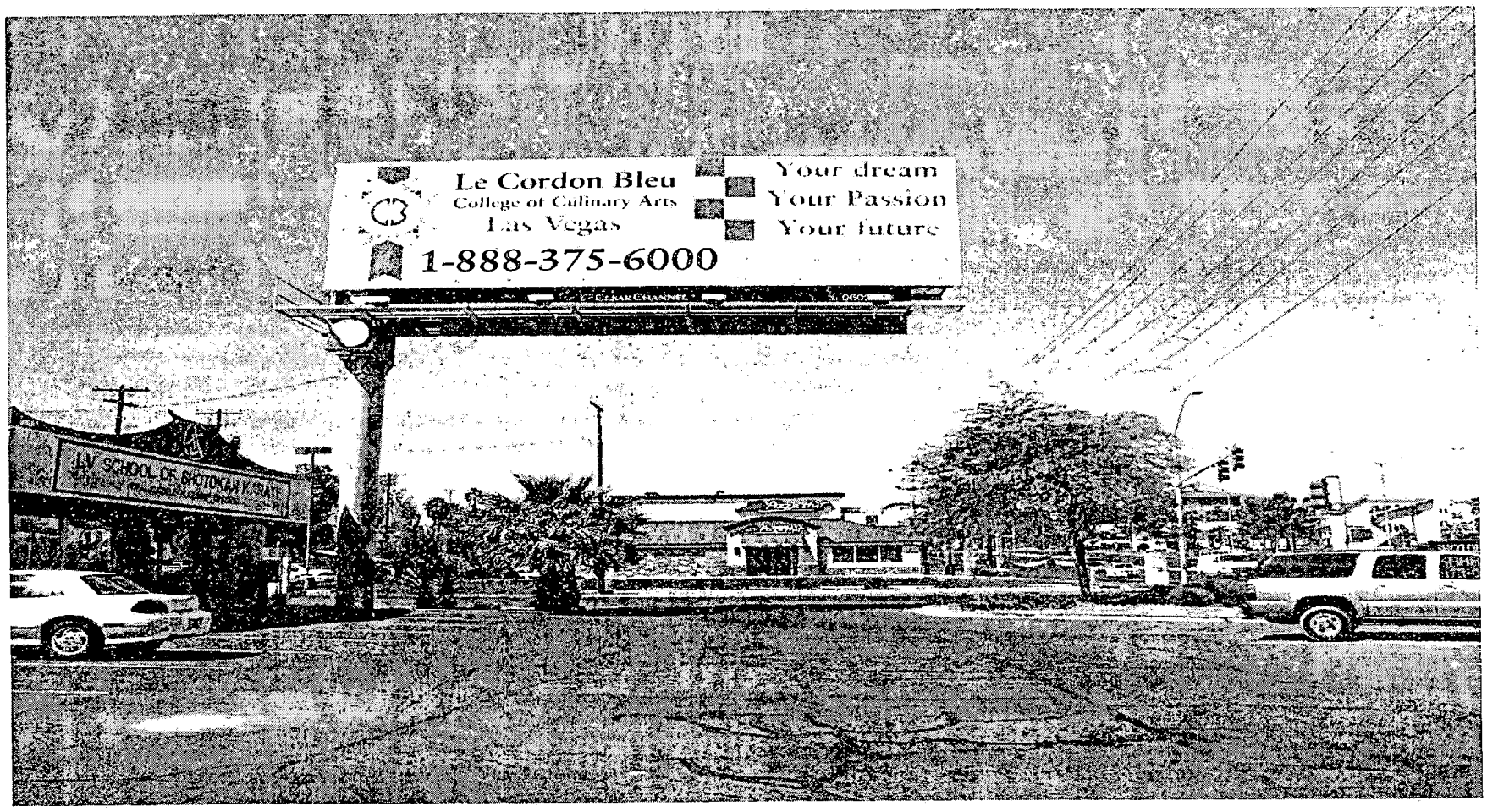
RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST
2921 WEST SAHARA AVENUE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST
2921 WEST SAHARA AVENUE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST
2921 WEST SAHARA AVENUE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
SUP-4046 - APPLICANT: GARY AND GINA SHANKS - OWNERS: MACK SMITH, JR. AND BOOKER T. BURNEY - Request for a Special Use Permit FOR OPEN AIR VENDING at 1000 North Martin L King Boulevard (APN: 139-28-604-006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 05/19/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read "The maximum building height shall be 2 stories or 35 feet, whichever is less"; Condition 9 to read "Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear"; and deleting Condition 10.
– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES – Continued:

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

CONDITIONS:

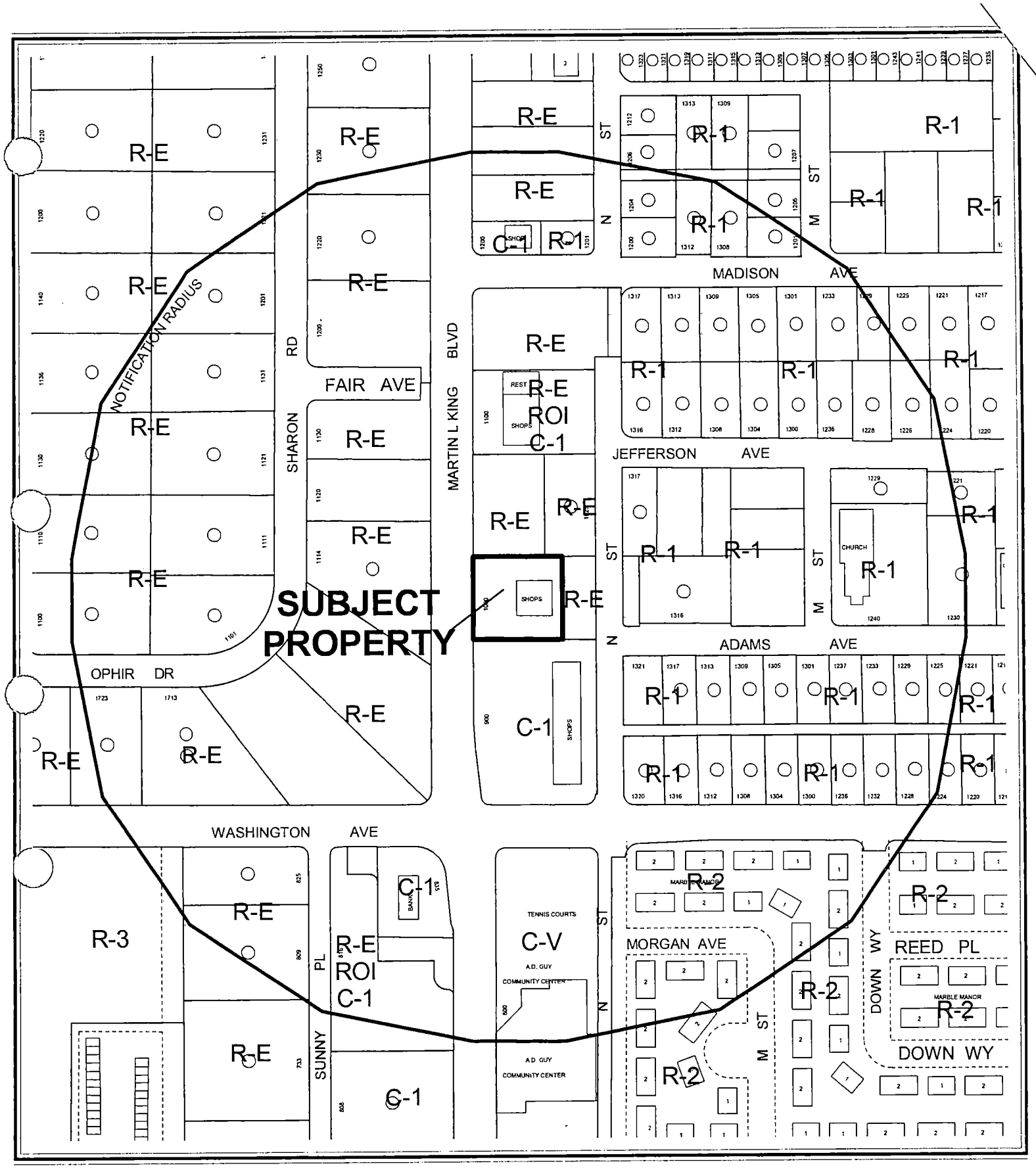
Planning and Development

1. 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.

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

CONDITIONS – Continued:

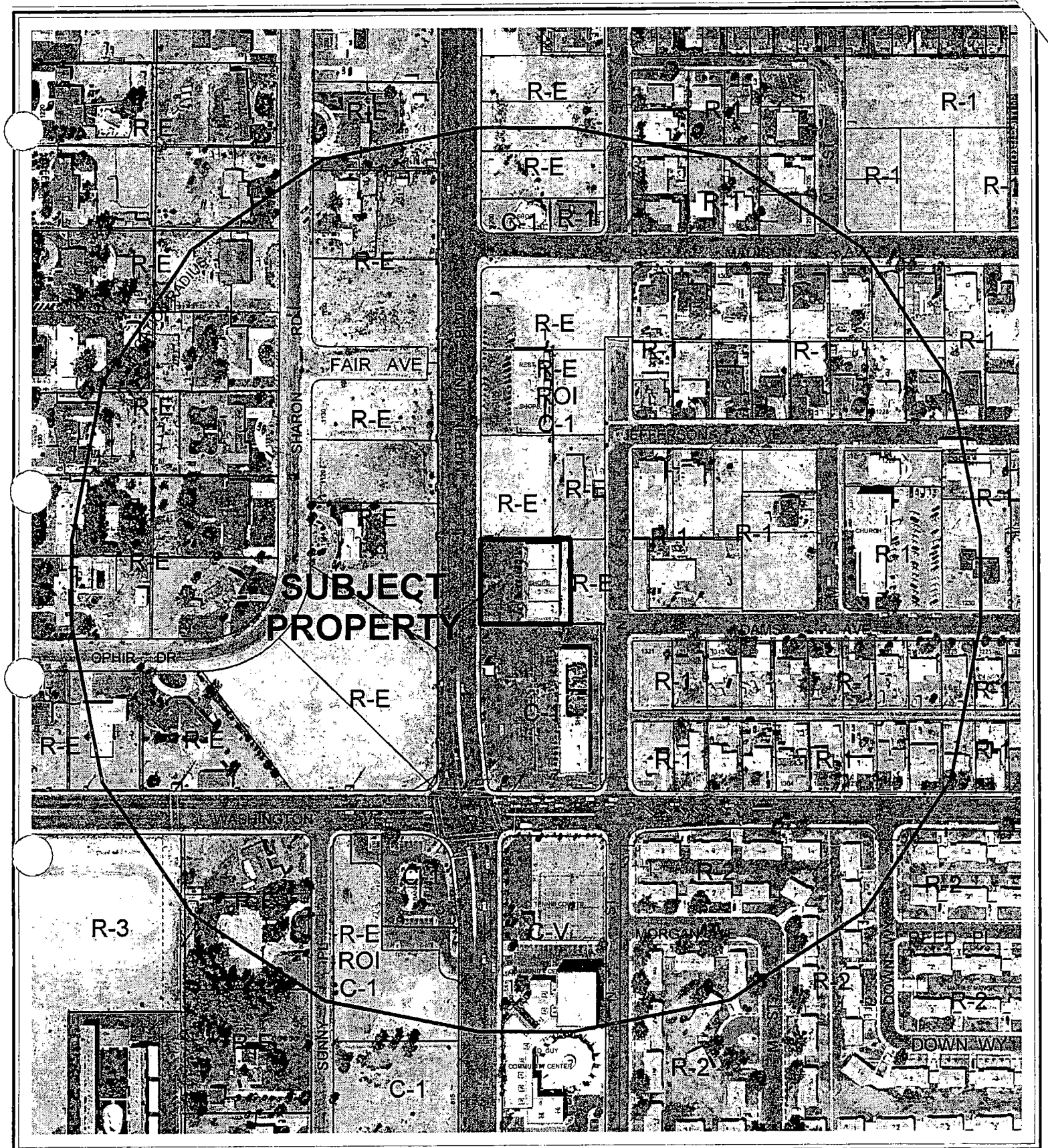
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: **SUP-4046**

RADIUS: 750 FT

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



0 100 200 Feet

CASE: **SUP-4046**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4046 - APPLICANT: GARY AND GINA SHANKS - OWNERS: MACK SMITH, JR. AND BOOKER T. BURNEY

** CONDITIONS **

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

Planning and Development

1. 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.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for the approval of a Special Use Permit for Open Air Vending on property located at 1000 North Martin L. King Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates they will be selling shaved ice from a mobile food vending trailer that will be placed on the site.

BACKGROUND INFORMATION

A) Previous Actions

There is no zoning case history available for this site.

B) Pre-Application Meeting

02/23/04 The applicant was advised of the requirements for a Special Use Permit application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.59

MP

B) Existing Land Use

Subject Property:	Commercial Retail Center
North:	Undeveloped and Single Family Residence
South:	Commercial Retail Center
East:	Undeveloped
West:	Undeveloped and Single Family Residence

C) Planned Land Use

Subject Property:	DTR (Downtown Redevelopment)	C (Commercial)
North:	DTR (Downtown Redevelopment)	C (Commercial)
South:	DTR (Downtown Redevelopment)	C (Commercial)
East:	DTR (Downtown Redevelopment)	L (Low Density Residential)
West:	DTR (Downtown Redevelopment)	R (Rural Density Residential)

D) Existing Zoning

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

E) General Plan Compliance

This site is designated C (Commercial) on the City of Las Vegas Redevelopment Plan. The C-1 (Limited Commercial) zoning on this site is compatible with the C (Commercial) designation. The proposed use complies with both the land use designation and the existing zoning for the site

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

This site is located within Las Vegas Redevelopment Plan Area and is designated as C (Commercial). At this time, no special requirements will affect this application.

MP

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The proposed Open Air Vending, which consists of a mobile concession trailer, will be located on the west portion of the site near Martin L. King Boulevard. The trailer will be placed between existing rows of parking spaces on the property. The placement of the trailer should not impair required parking for the existing commercial development.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed open air vending use, however, there are no similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The proposed open air vending is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

The proposed Open Air Vending, which consists of a mobile concession trailer, will be located on the west portion of the site near Martin L. King Boulevard. The trailer will be placed between existing rows of parking space on the property allowing the use to be conducted in a manner that is harmonious and compatible with the surrounding commercial uses

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 Open Air Vending will be an accessory use to the existing commercial retail center. The proposed use will not adversely affect the current or future surrounding uses.

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

   The proposal will be located in the existing parking lot of the commercial shopping center. Therefore, the subject site is physically suitable for the type and intensity of land use proposed.

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

   The abutting street network will be adequate for the traffic generated by the use since it is an accessory use to the commercial shopping center. Access to the site is via access driveways from Martin L. King Boulevard, an 80 foot wide Secondary Collector on the Master Plan of Streets and Highways

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

   It is an accessory use to the existing commercial shopping center on this site that will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan

NOTICES MAILED 93

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4046** APN: 139 28 604 006

Name of Property Owner: MACK Smith JR & Booker T. Burney

Name of Applicant: Gina & GARY Shanks

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: Mack Smith Jr

Print Name: MACK SMITH JR

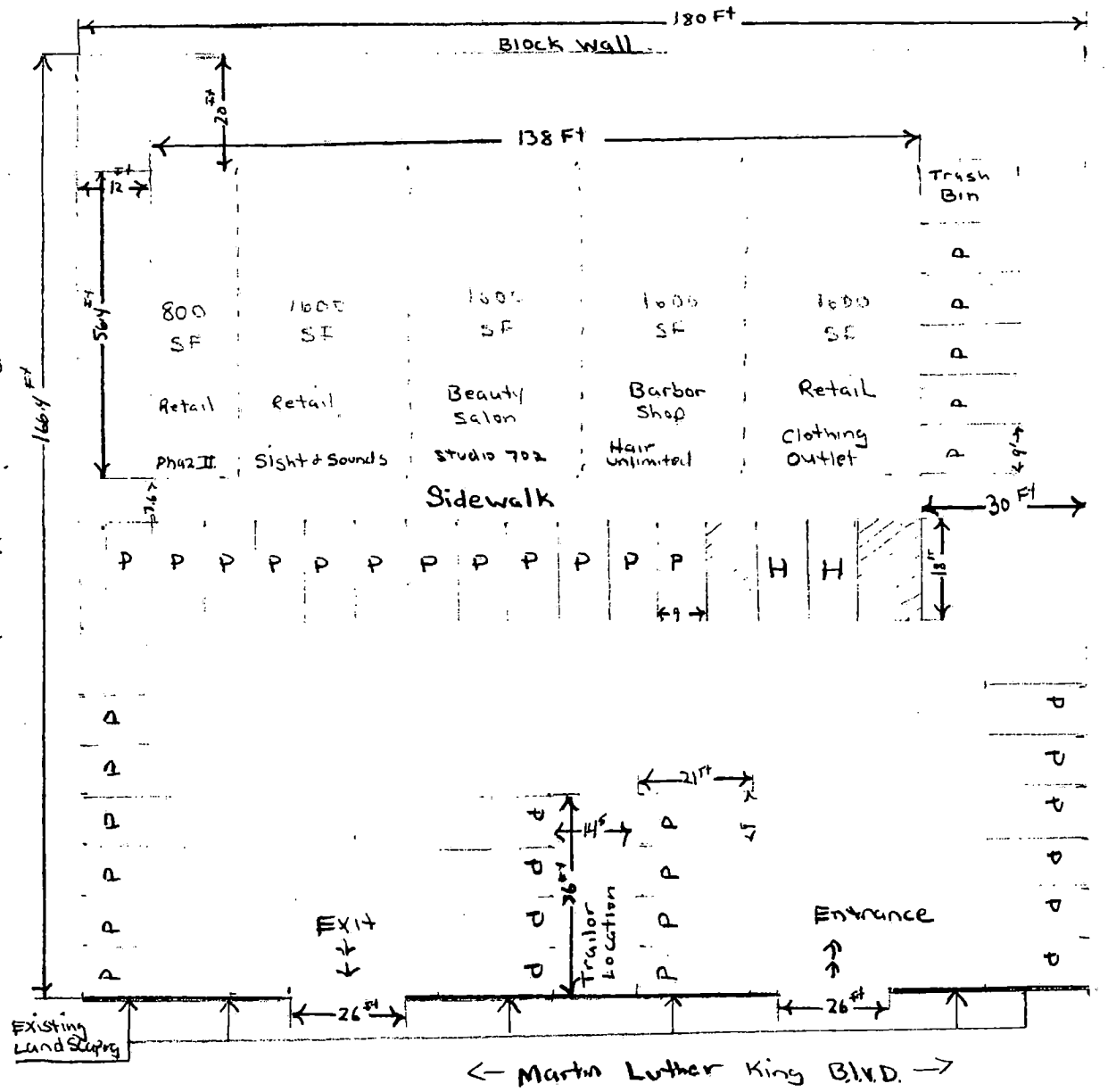
Subscribed and sworn before me

This 4th day of March, 2004

Deidra Houston
Notary Public in and for said County and State

OFFICIAL SEAL
DEIDRA R HOUSTON
NOTARY PUBLIC - STATE OF NEVADA
My Appt Expires August 20, 2006
98-49068-1 CLARK COUNTY

Re zoning Vacant



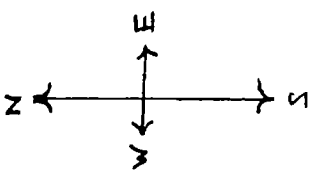
Authorised Extra Parking

Retail 4000 SF 1 Per 250 = 16
Beauty Salon 4 chairs x 3sp = 12
Barber Shop 8 chairs x 2 = 16
Proposed Trailer 60 SF x 1 per 250 = 1
Total Req 45
Total provided 51
Surplus 6

C-1 Zoning Shopping Center

Lot Size .59 Acres

Scale - 1/16 = 1 1/2 Ft.



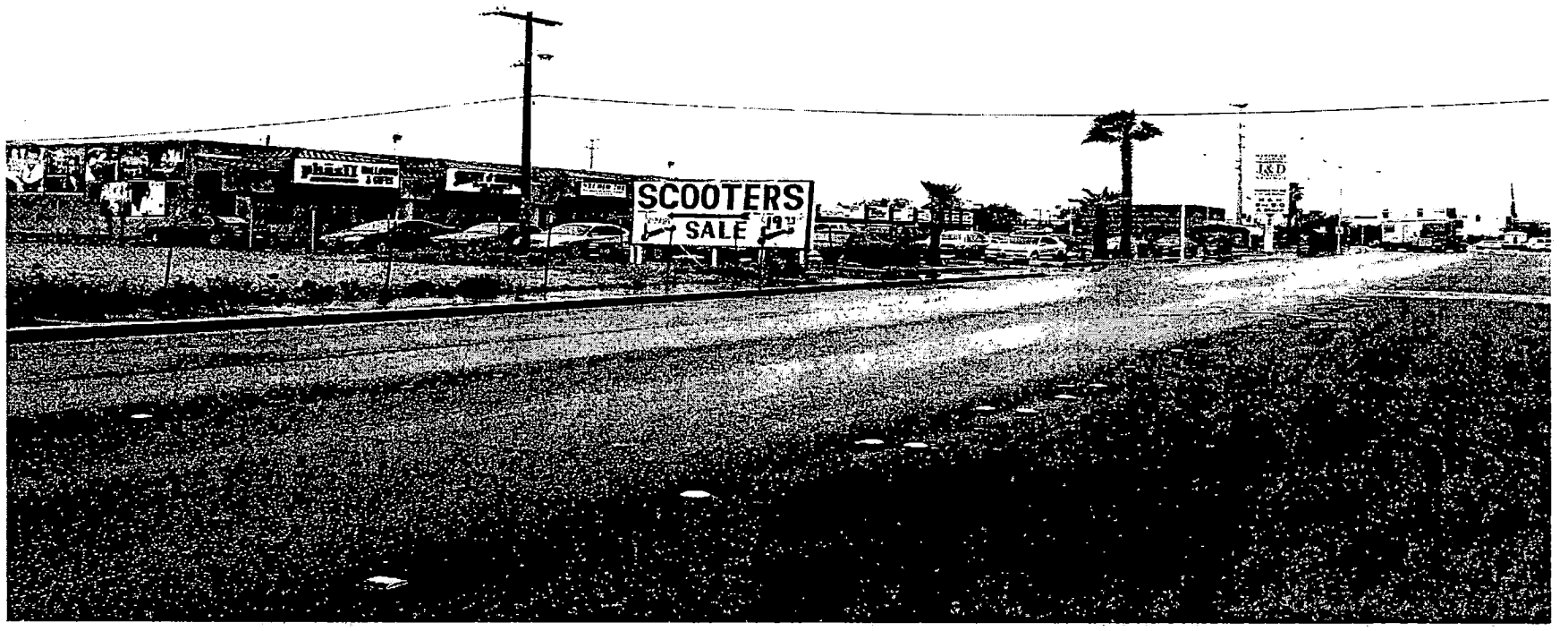
← Washington Ave. →

SUP-4046
4-22-04 PC



SUP-4046 - APPLICANT: GARY AND GINA SHANKS - OWNERS: MACK SMITH, JR. AND BOOKER T. BURNEY
1000 NORTH MARTIN L KING BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SUP-4046 - APPLICANT: GARY AND GINA SHANKS - OWNERS: MACK SMITH, JR. AND BOOKER T. BURNEY
1000 NORTH MARTIN L KING BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
MSP-4062 – APPLICANT/OWNER: SANTA FE STATION, INC. - Request for amendments to Master Sign Plans MSP-0008-01 and MSP-2881 FOR SIGNS ON THE MOVIE THEATRE ADDITION TO AN EXISTING HOTEL AND CASINO at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read "The maximum building height shall be 2 stories or 35 feet, whichever is less"; Condition 9 to read "Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear"; and deleting Condition 10.
– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

CONDITIONS:

Planning and Development

1. Conformance with the sign elevations and documentation as submitted in conjunction with this request.

2. All signage shall have proper permits obtained through the Building and Safety Department.

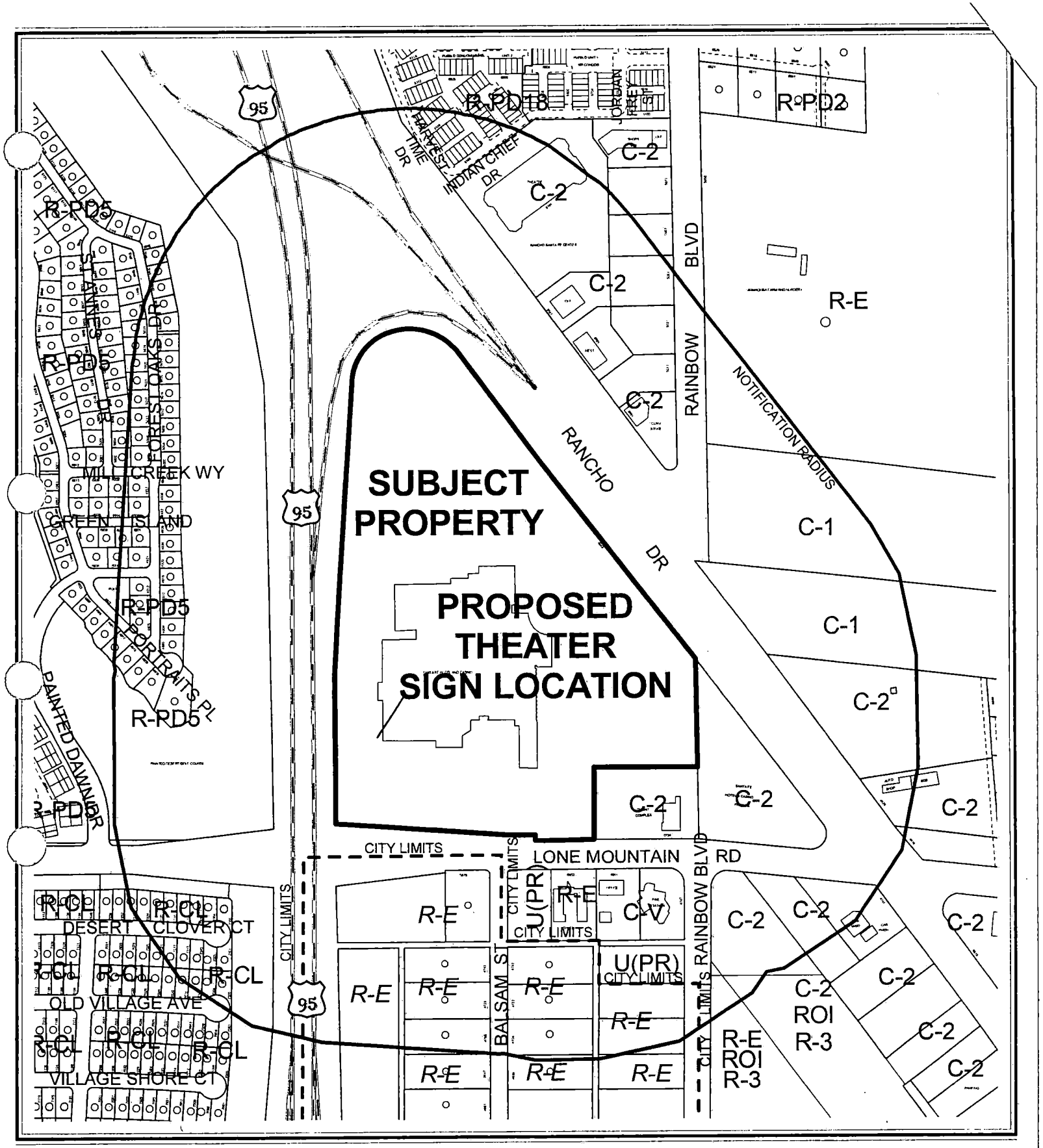
CONDITIONS – Continued:

3. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

4. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-32-85 and all other subsequent site-related actions.

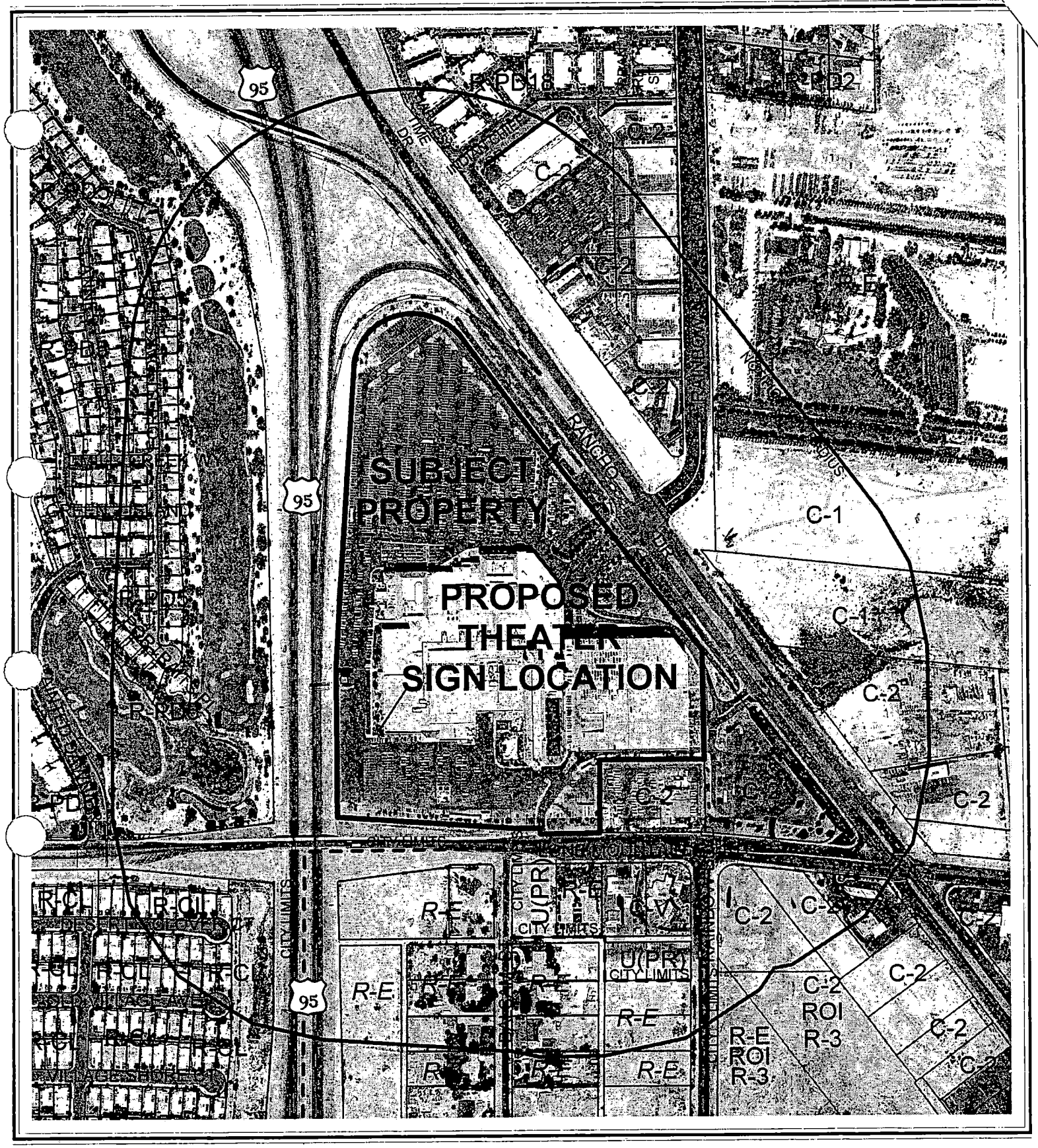
5. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



CASE: **MSP-4062**

RADIUS: 750 FT

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



0 300 600 Feet

CASE: **MSP-4062**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-4062 – APPLICANT/OWNER: SANTA FE STATION, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance with the sign elevations and documentation as submitted in conjunction with this request.

2. All signage shall have proper permits obtained through the Building and Safety Department.

3. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

4. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-32-85 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for an amendment to Master Sign Plans MSP-0008-01 and MSP-2881 for signs on the movie theater addition to an existing hotel and casino at 4949 North Rancho Drive.

B) Applicant's Justification

The applicant has stated that the proposed signage will assist patrons in locating the new theater portion of the casino complex, and that the signage has been designed so as to not conflict with other signage on the property.

BACKGROUND INFORMATION

A) Previous Actions

06/19/85 The City Council approved a Rezoning (Z-0032-85) request from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) for the subject property. The Planning Commission recommended approval of the action at their meeting of June 13, 1985.

03/15/89 The City Council approved a Special Use Permit (U-0182-88) for the development of a hotel and casino.

08/10/98 The City Council approved a Site Development Plan [Z-0032-85(9)] for a three-story parking garage on the subject property. The Planning Commission and staff recommended approval.

10/12/00 The Planning Commission approved a Site Development Plan [Z-0032-85(10)] for a four-story parking garage on the subject property. Staff recommended approval.

12/07/00 The Planning Commission approved a Site Development Plan [Z-0032-85(12)] for a temporary reduction in the amount of on-site landscaping and in the amount of on-site parking. Staff recommended approval.

FF

09/19/01 The City Council approved a Master Sign Plan (MSP-0008-01) for the property, and approved a Review of Condition [Z-0032-85(14)] relative to allowing signage on the northeast face of the parking garage. The Planning Commission recommended approval of the requests at their meeting of August 9, 2001. Staff recommended denial.

12/22/01 The Planning and Development Department administratively approved a Site Development Plan [Z-0032-85(13)] for a 27,300 square foot addition to the existing hotel and casino.

12/17/03 The City Council approved a request to permit new freestanding signage on the site (MSP-2881). The Planning Commission had recommended denial of the request at their meeting of 25 September 2003. Staff recommended denial.

03/25/04 The Planning Commission recommended approval of a Site Development Plan Review (SDR-3923) application for a proposed expansion of the casino and the addition of a movie theater. The item is scheduled to be heard by City Council on April 21, 2004.

B) Pre-Application Meeting

02/24/04 At the pre-application conference, staff discussed the code requirements and application process. It was noted that a master sign plan and amended sign plan had been approved for the property, and that the theater signage should be included as part of the master sign plan for the complex.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 34.17 acres

B) Existing Land Use

Subject Property:	Hotel/Casino
North:	Commercial Center, U.S. 95 Interchange
South:	Service Station Use, Fire Station, Office Use, Child Care Facility, Single-Family Use

East:	Sexually Oriented Business Use, Auto Repair Use, Undeveloped
West:	U.S. 95, Golf Course Use

C) Planned Land Use

Subject Property:	GC (General Commercial), R.O.W (Right-of-Way)
North:	GC (General Commercial)
South:	O (Office), P (Parks/Recreation/Open Space), PF (Public Facilities)
East:	SC (Service Commercial), GC (General Commercial)
West:	R.O.W (Right-of-Way), P (Parks/Recreation/Open Space)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-V (Civic), R-E (Residence Estates), U (PR) [Undeveloped (Professional Office/ Parking) General Plan Designation], and Unincorporated Clark County
East:	C-2 (General Commercial)
West:	U.S. 95, R-PD5 (Residential Planned Development- 5 Units Per Acre)

E) General Plan Compliance

The property is designated GC (General Commercial) by the Centennial Hills Sector Plan. The GC (General Commercial) designation permits retail, service, wholesale, office and other general business uses of an intense commercial character.

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

The property is not subject to any special districts or zones.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
Non-Residential project with a site larger than 15 acres	X	
Non-Restricted Gaming Establishment	X	

A Master Sign Plan is required due to the fact that the property is over 15 acres in size and a non-restricted casino.

ANALYSIS

A) Zoning Code Compliance

The proposed sign plan includes a marquee sign, which will be incorporated as part of an architectural element at the southwest corner of the theater building, and wall signs on the south and west elevations. No changes will be made to the other existing signage on the property.

A1) Residential Protection Standards

The proposed signs will be located over 600 feet from the nearest residential property, and therefore will not be subject to Residential Protection Standards.

A2) Sign Standards

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

Marquee Sign: Sign A

Standards	**Allowed**	**Provided**
Maximum Number	1/Elevation 4 total	1 total
Maximum Area	20%/elevation	10%/elevation
Maximum Height	Shall not extend above building height	Below height of architectural element
Minimum Setback	3 feet from back of curb	125 feet
Illumination	Internal, external, animated, electronic	Internal, external

Wall Signs: Sign B, Sign C

Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20% /elevation	1%, 7%
Maximum Projection	4 Feet	8”
Illumination	Internal, external, animated, electronic	Internal

The proposed marquee sign, which will be incorporated as an architectural element of the building, will conform to the square footage limitation imposed by the code. The wall signage is also in conformance with the square footage limitation.

B) General Analysis and Discussion

The applicant has filed an application to add a 16-screen movie theater to the existing casino complex. The City Council is scheduled to review the request at their meeting of April 21, 2004; the Planning Commission recommended approval of the request at the meeting March 25, 2004. The proposed amendment to the sign plan will specify the signage that will identify the movie theater.

The theater building will include a tapered 110-foot high marquee element that is designed as an integral feature of the building. The marquee element will include individually illuminated letters applied to the north and south faces, with horizontal neon banding to separate the letters. The marquee signage will not include any electronic reader board or changeable text to display movie titles. While Title 19 does not permit marquee signage to extend above the roof of a building, the proposed marquee structure is a permanent element of the building, and integrated with the architectural character and materials of the building.

Two wall signs are proposed for the new theater structure; a wall sign over the exterior entrance on the west side of the building, and a wall sign located at the southeast corner of the building. The wall signage will be internally illuminated, and conforms to the square footage limitation listed in Title 19.

NOTICES MAILED 201

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-4062 APN: 125-34-801-001

Name of Property Owner: Santa Fe Station, Inc

Name of Applicant: Santa Fe Station, Inc.

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

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: Lynette B. McDonald is on the Board of Directors of Station Casinos, Inc., the parent corporation of the Owner/Applicant

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

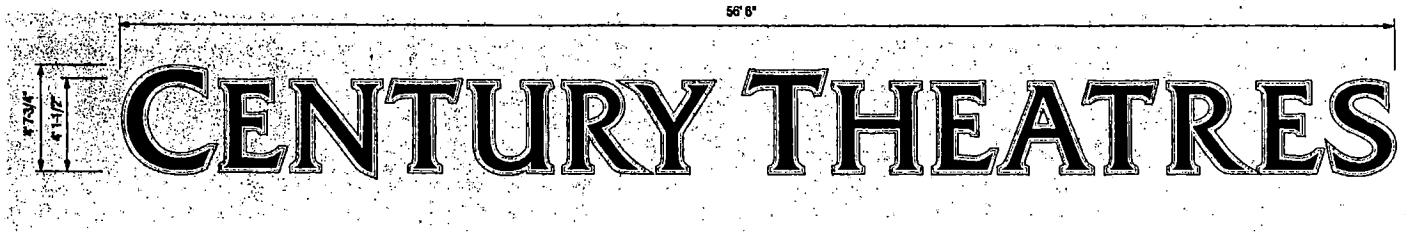
Print Name: Richard J. Haskins
Assistant Secretary

Subscribed and sworn before me

This 8TH day of March, 2004

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

ROSEMARIE E. CARLO
Notary Public State of Nevada
No. 97-2746-1
My appt. exp. July 18, 2005



A **Sign Elevation** Typical Letters Greater Than 4' scale: 3/16" = 1' 0"



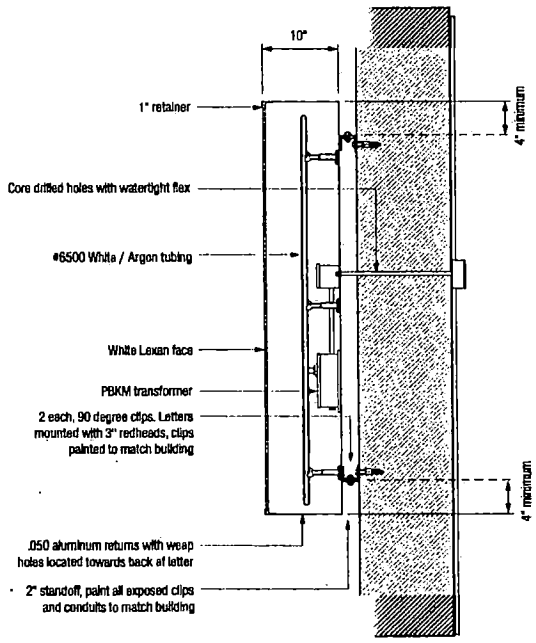
C **Sign Elevation** Typical Letters Less Than 4' scale: 3/16" = 1' 0"

A **Specifications** Typical Letters Greater Than 4'

Item	Description	Vendor	Specification
Letter Faces	Polycarbonate	GE	White Lexan
Letter Decoration	Vinyl	3M	Light Tomato Red #3630-43 with white 1-1/4" show-thru outline
"Century" Retainers	.050 aluminum	Matthews Acrylic Polyurethane	Faces painted white #282-202, satin sides painted Blue PMS #287, satin
Returns	.050 aluminum	Matthews Acrylic Polyurethane	Painted Blue PMS #287, satin
"Century" Illum.	Four tube	Voltarc	#6500 White/Argon

C **Specifications** Typical Letters Less Than 4'

Item	Description	Vendor	Specification
Faces	3/16" acrylic	Acrylite	White #015-2
Face Decoration	Vinyl	3M	Light Tomato Red #3630-43 with white show-thru outline
Trimcap	1"	Silvatrim	Painted Blue PMS #287, satin
Returns	.050 aluminum	Matthews Acrylic Polyurethane	Painted Blue PMS #287, satin, insides painted white
Illumination	Double tube	Voltarc	#6500 White/Argon



– **Sign Section** scale: 3/4" = 1' 0"



Sign Type IndiVidual Letters - Horizontal Layout
Date: January 27th, 2001
Sheet: 3

Revision

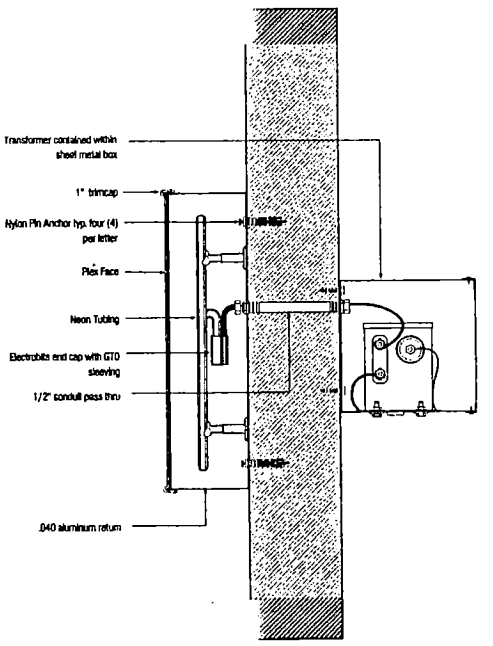
MSP–4062
4–22–04 PC



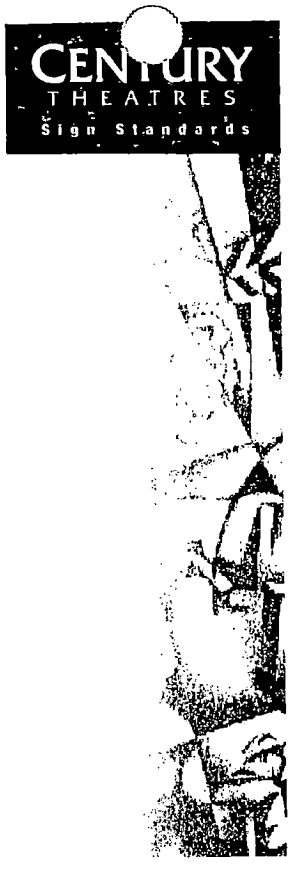
B **Sign Elevation** Typical Letters Less Than 4' scale: 3/8" = 1' 0"

Channel Letters with Remote Transformers

Item	Description	Vendor	Specification
Faces	3/16" acrylic	Acrylite	White #015-2
Face Decoration	Vinyl	3M	Light Tomato Red #3630-43 with white show-thru outline
Trimcap	1"	Silvatrim	Painted Blue PMS #287, satin
Returns	.050 aluminum	Matthews Acrylic Polyurethane	Painted Blue PMS #287, satin, insides painted white
"Century" Illumination	Double tube	Voltarc	#6500 White/Argon
"Theatres" Illumination	Single tube	Voltarc	#6500 White/Argon



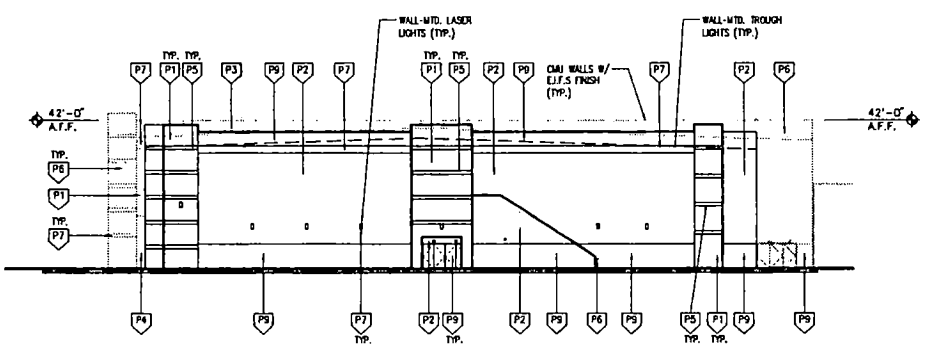
B **Sign Section** not to scale



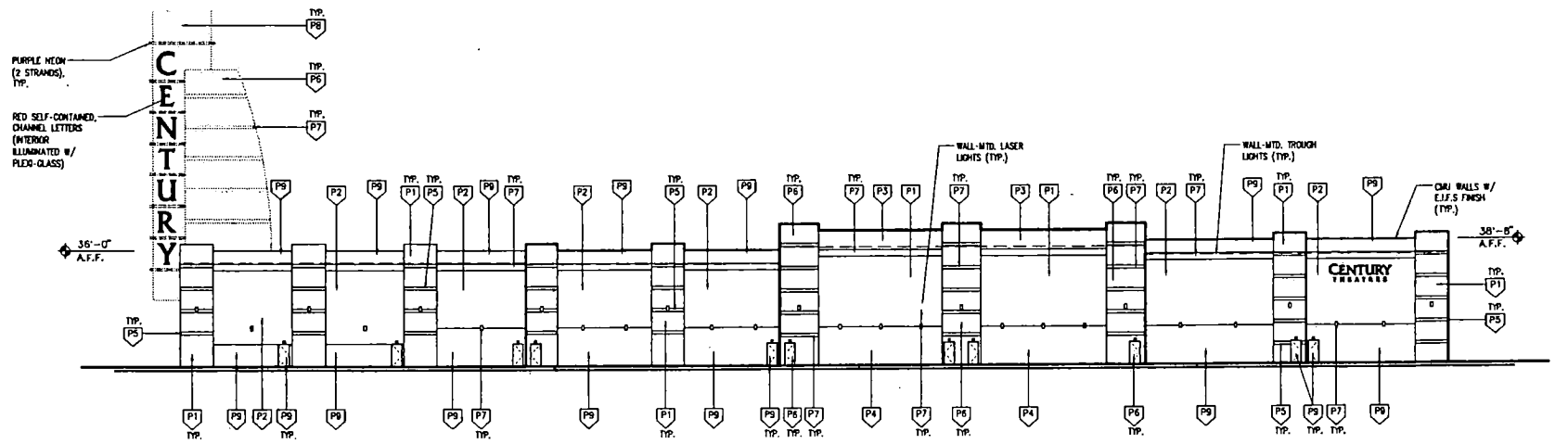
Sign Type Individual Letters - Stacked Layout
Date: January 27th, 2001
Sheet 2

Revision

MSP-4062
4-22-04 PC



3 EAST EXTERIOR ELEVATION



4 SOUTH EXTERIOR ELEVATION

COLOR LEGEND

- P1 ONION SKIN TAN – ICI #421
- P2 SUGAR MAPLE – ICI #536
- P3 GOLDEN CHAMPAGNE – ICI #549
- P4 DEEP RUSSET – ICI #284
- P5 CLEMATIS VINE – ICI # 1585
- P6 COPPER PENNY – ICI #363
- P7 PURPLE FIRE – ICI #1615
- P8 BLUE BLOOD – ICI #1523
- P9 ROSALIE – ICI #129
- P10 RIDING HOOD – ICI #168
- P11 PRELUDE BLUE – ICI #1519
- P12 GREENSWARD – ICI #1106
- P13 CAROTENE – ICI #402

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS

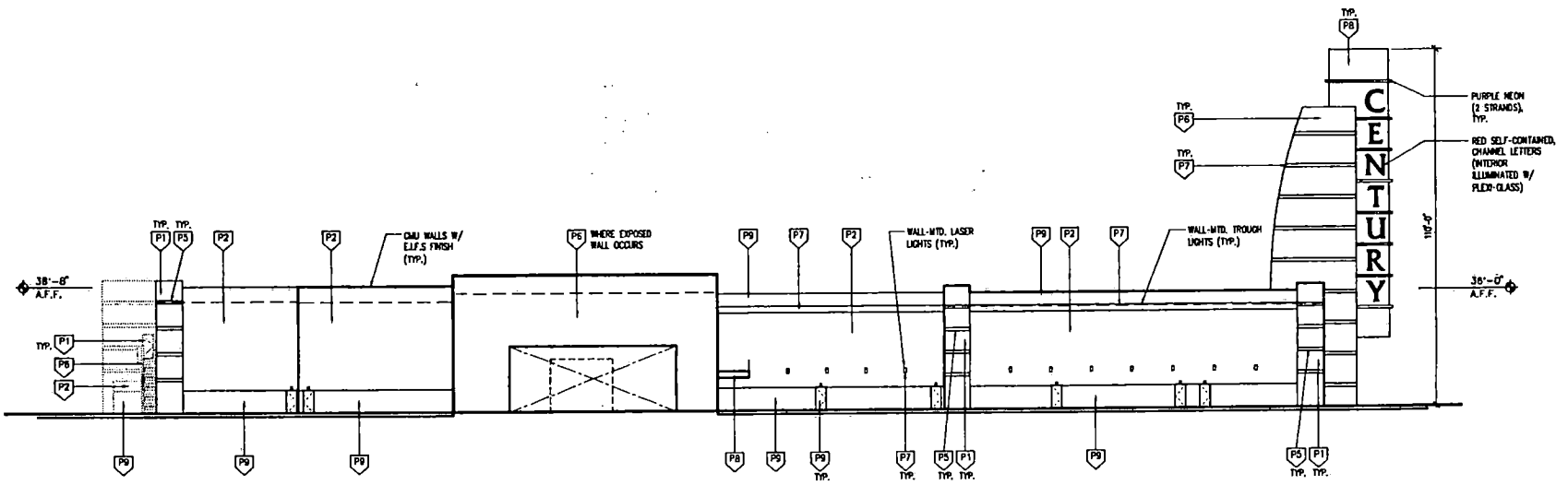
MARCH 8, 2004

ELLMAN GRABER
ARCHITECTURE PLANNING
402 Ogden Avenue Suite A San Diego, CA 92101 Tel (619) 234-6488 Fax (619) 234-6538

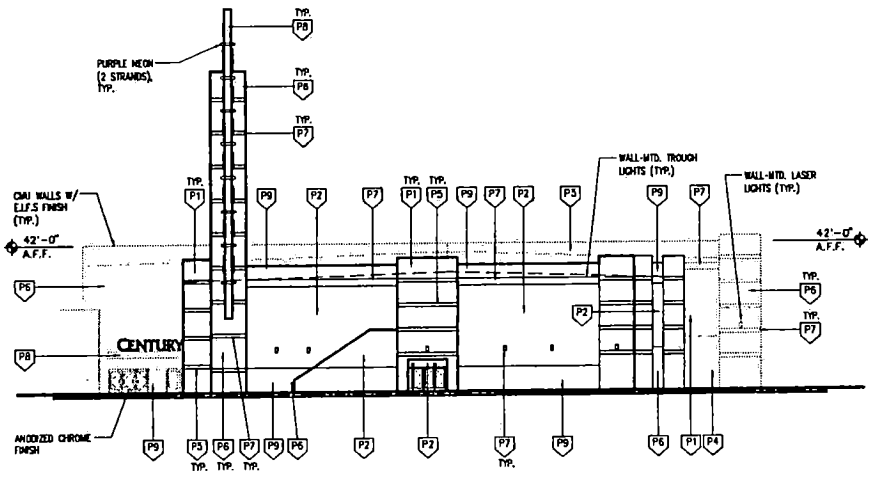
STATION CASINOS - SANTA FE STADIUM 16
LAS VEGAS, NEVADA

CENTURY THEATRES

MSP-4062
4-22-04 PC



1 NORTH EXTERIOR ELEVATION



2 WEST EXTERIOR ELEVATION

COLOR LEGEND

- E1 ONION SKIN TAN – ICI #421
- E2 SUGAR MAPLE – ICI #536
- E3 GOLDEN CHAMPAGNE – ICI #549
- E4 DEEP RUSSET – ICI #264
- E5 CLEMATIS VINE – ICI # 1585
- E6 COPPER PENNY – ICI #383
- E7 PURPLE FIRE – ICI #1615
- E8 BLUE BLOOD – ICI #1523
- E9 ROSALIE – ICI #129
- E11 RIDING HOOD – ICI #166
- E1 PRELUDE BLUE – ICI #1519
- E1 GREENSWARD – ICI #1106
- E1 CAROTENE – ICI #402

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS

MARCH 8, 2004

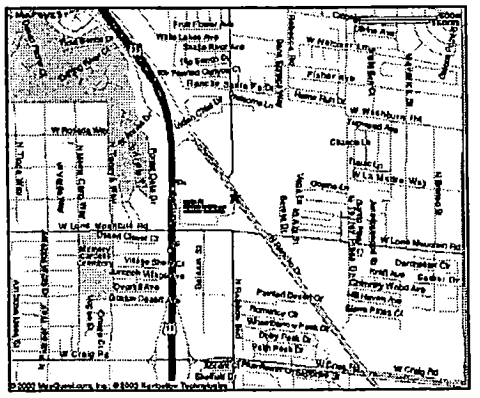
FENEMAN GREENE ARCHITECTURE PLANNING
420 Ogden Avenue Suite A San Diego, CA 92101 Tel (619) 239-8080 Fax (619) 239-8181

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LAS VEGAS, NEVADA

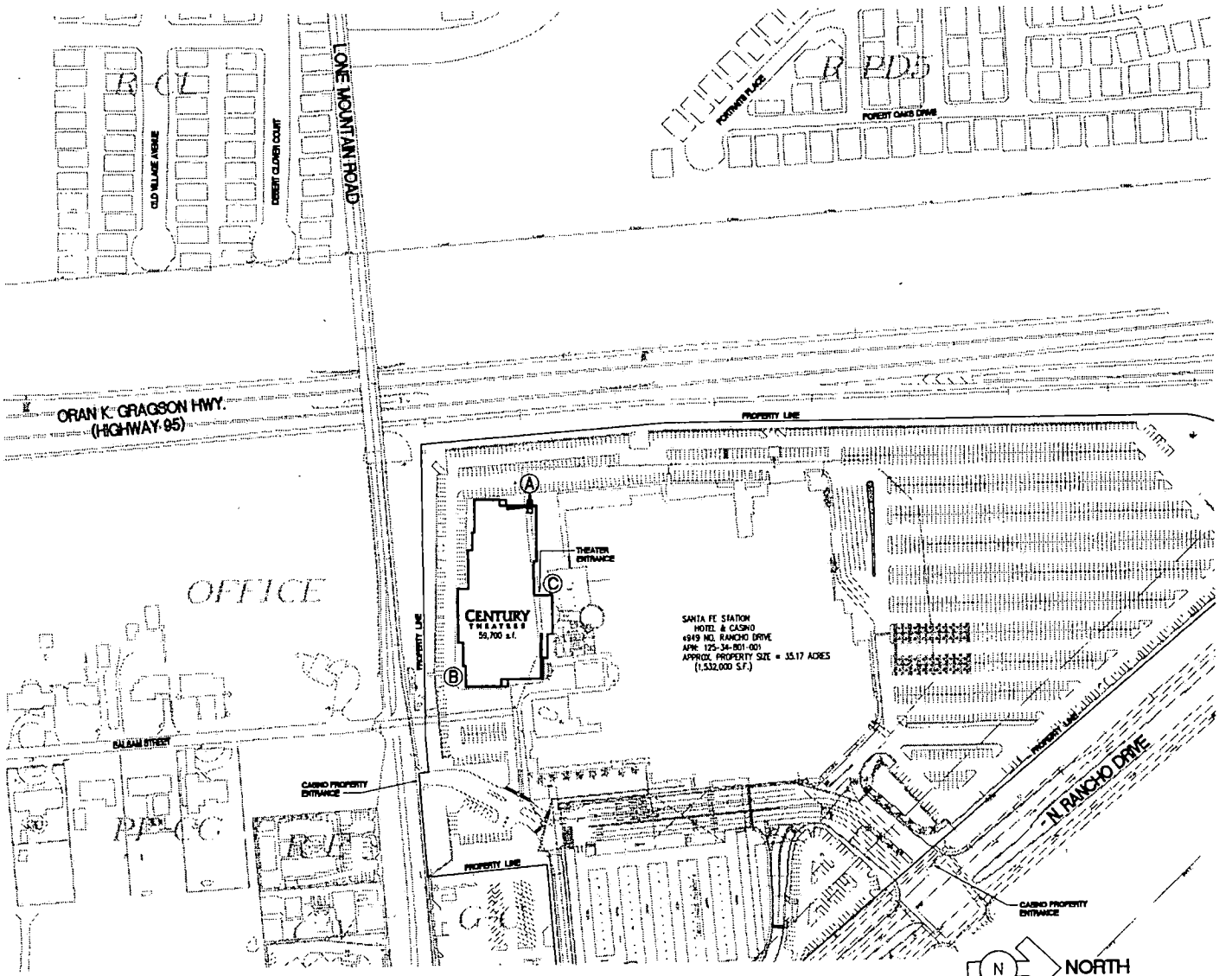
CENTURY THEATRES

MSP-4062
4-22-04 PC



NORTH

VICINITY MAP



SITE PLAN

LEHMAN GROUP
ARCHITECTURE PLANNING

STATION CASINOS - SANTA FE STADIUM 16
LAS VEGAS, NEVADA

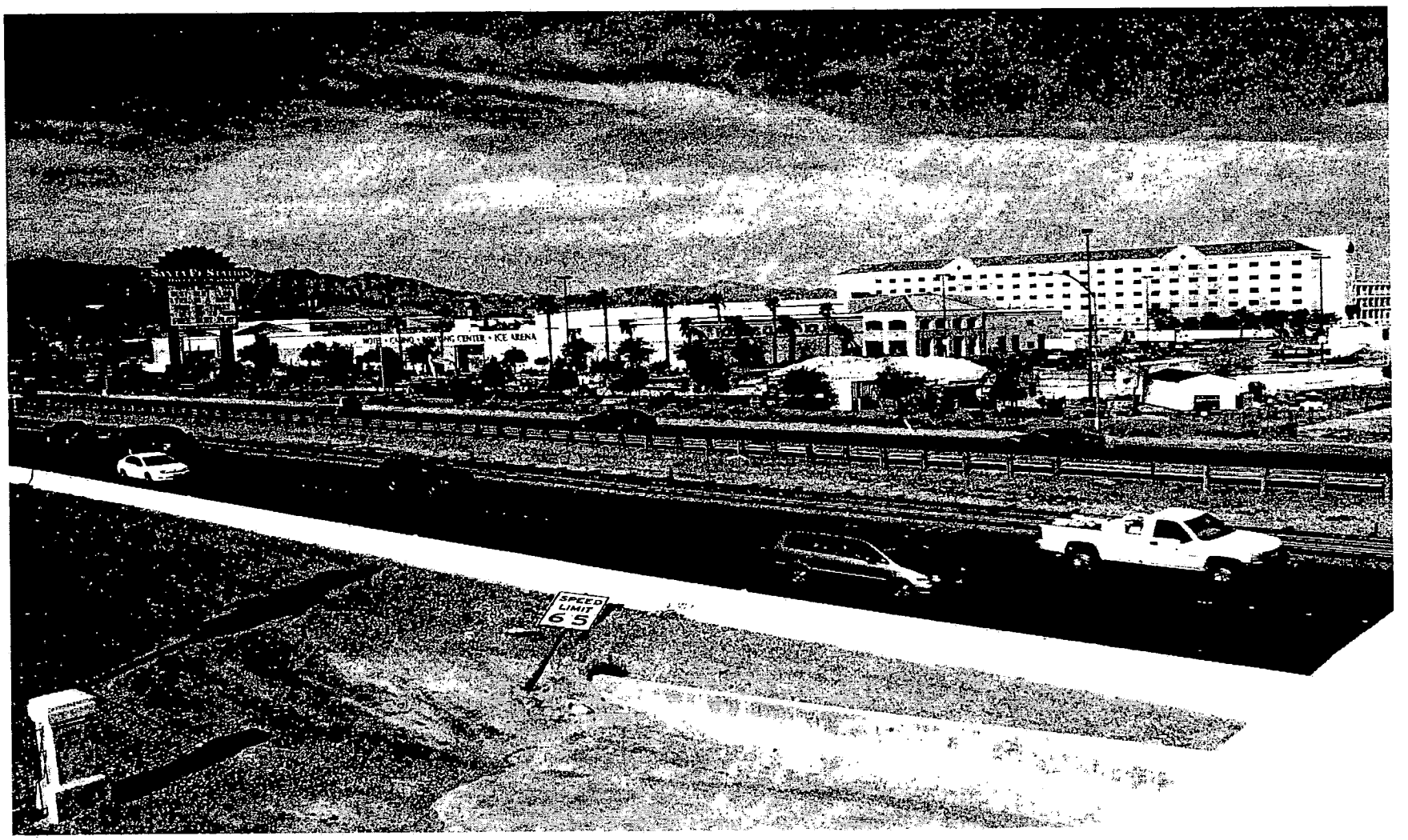
CENTURY THEATRES

MSP-4062
4-22-04 PC



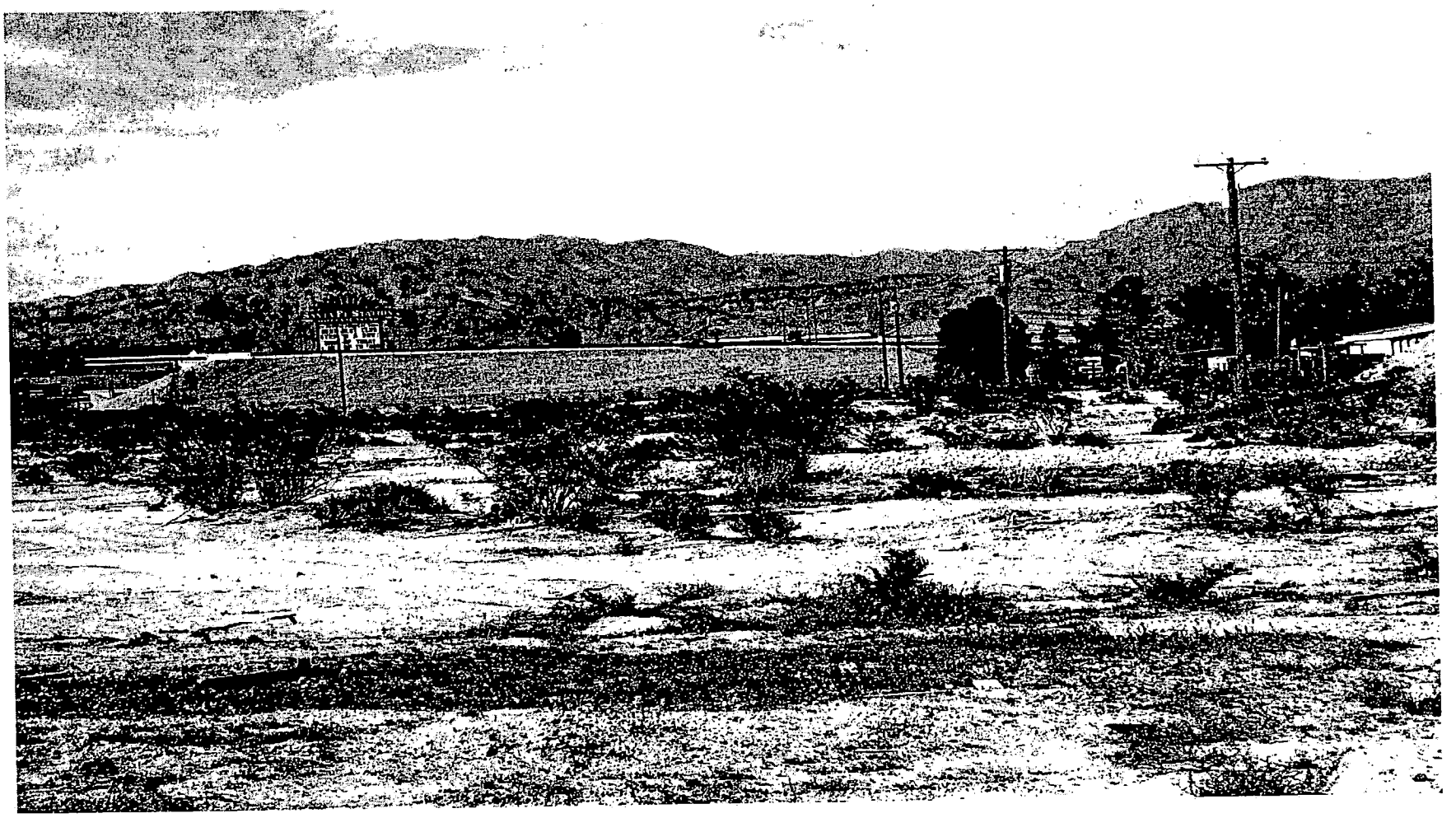
MSP-4062 - APPLICANT/OWNER: SANTA FE STATION, INC.
4949 NORTH RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



MSP-4062 - APPLICANT/OWNER: SANTA FE STATION, INC.
4949 NORTH RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



MSP-4062 - APPLICANT/OWNER: SANTA FE STATION, INC.
4949 NORTH RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
SDR-4117 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 120 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read "The maximum building height shall be 2 stories or 35 feet, whichever is less"; Condition 9 to read "Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear"; and deleting Condition 10.
– UNANIMOUS with McSWAIN excused

This is Final Action

MINUTES - Continued:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

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 submitted site plan and building elevations, except as amended by conditions herein.

CONDITIONS – Continued:

3. 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. Landscape materials in the public rights-of-way along Hoover Avenue and Fourth Street shall conform to the Downtown Centennial Plan standards. A revised landscape plan showing conformance with these requirements shall be submitted to the Planning and Development Department prior to the issuance of a building permit.

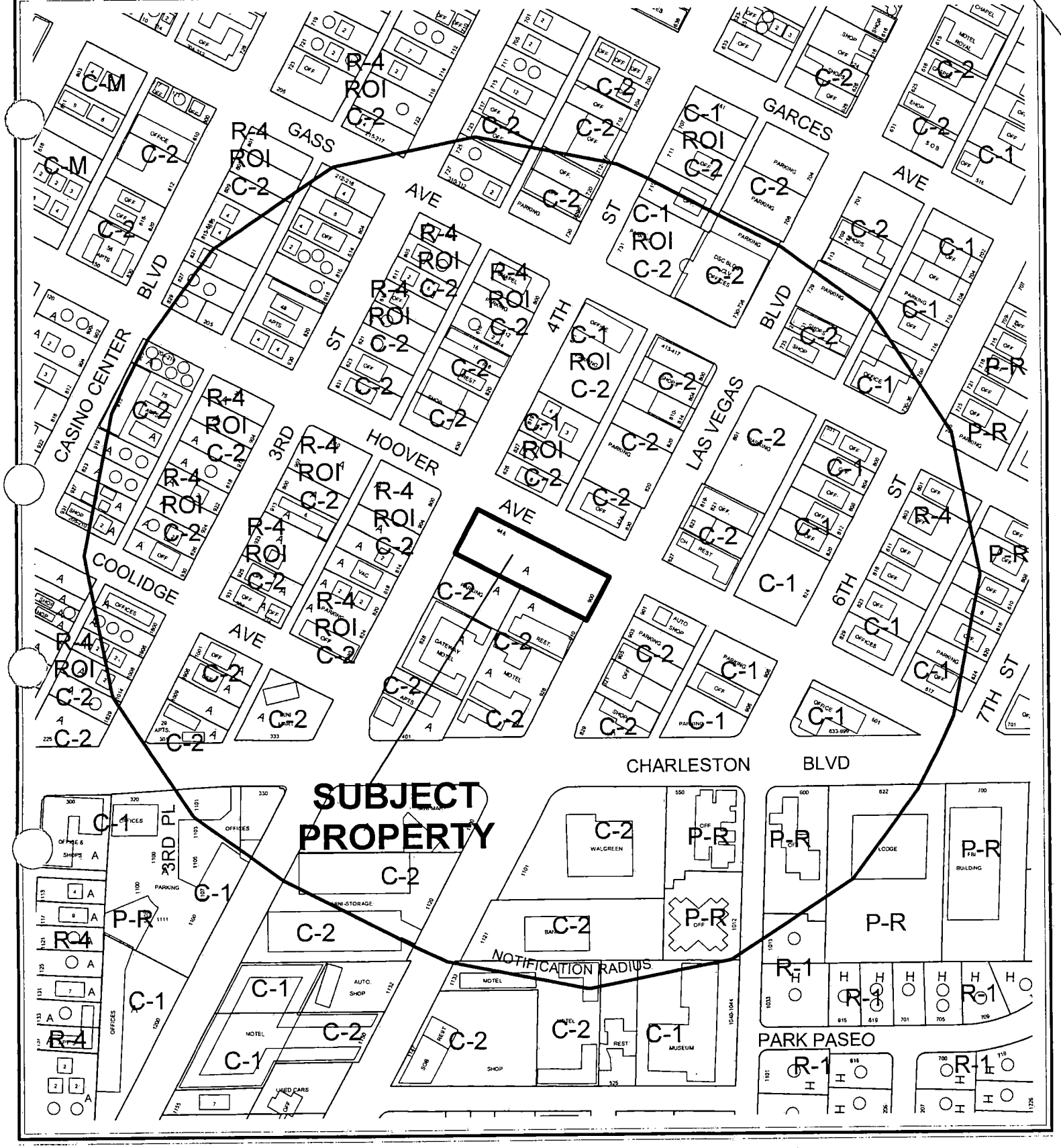
4. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.

5. 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.

6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.

Public Works

7. Site development to comply with all applicable conditions of approval for SUP-3352 and VAC-3409, and all other subsequent site-related actions.

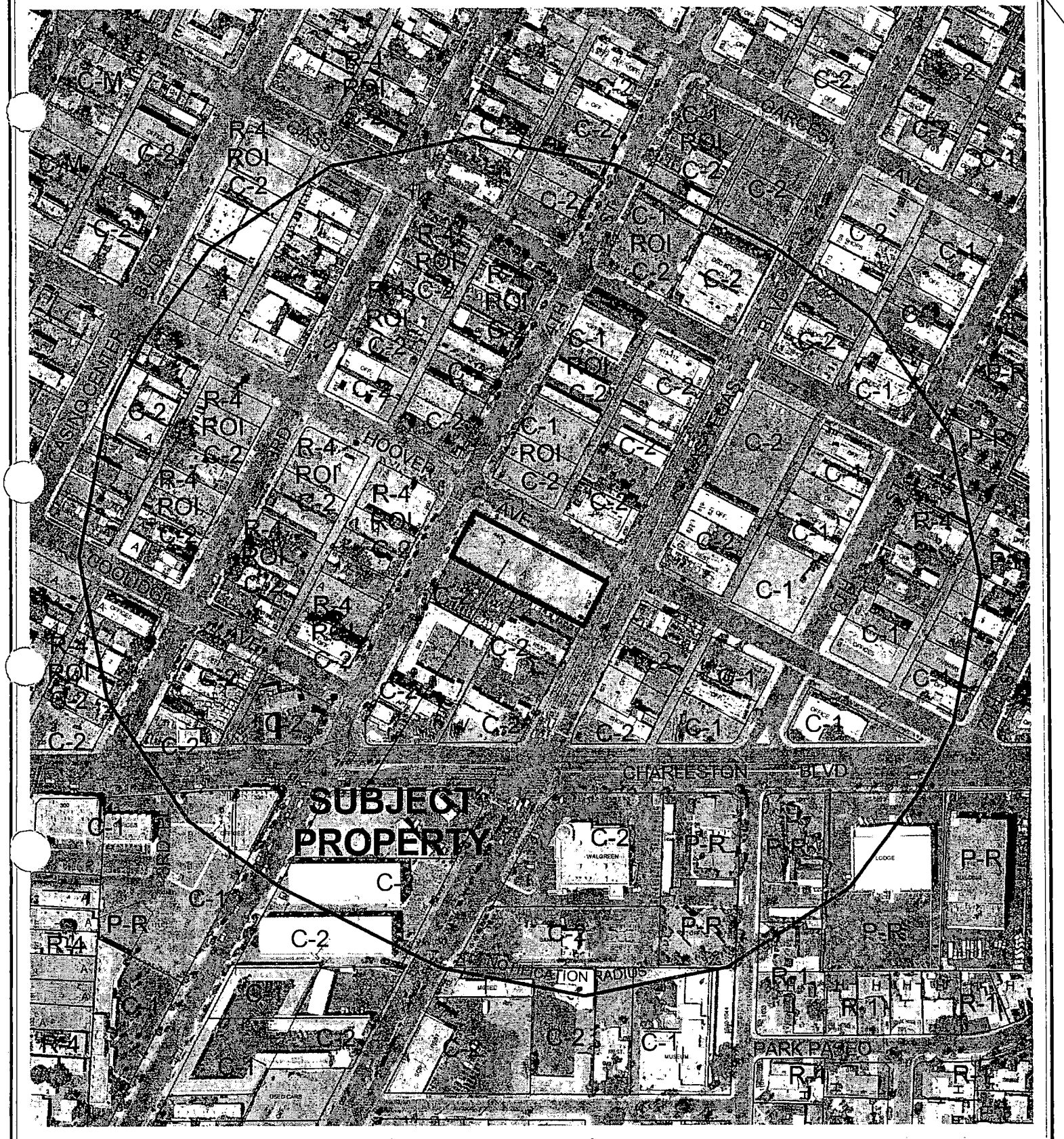


CASE: **SDR-4117**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SDR-4117**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4117 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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

3. 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. Landscape materials in the public rights-of-way along Hoover Avenue and Fourth Street shall conform to the Downtown Centennial Plan standards. A revised landscape plan showing conformance with these requirements shall be submitted to the Planning and Development Department prior to the issuance of a building permit.

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Public Works

7. Site development to comply with all applicable conditions of approval for SUP-3352 and VAC-3409, and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review for a 120-unit residential development with approximately 4,000 square feet of retail on .69 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue. A Site Development Plan (SDR-3253) was previously approved for the development; however, the applicant has added eight additional residential units, which requires that the original approval be amended. A Special Use Permit (SUP-3352) to allow mixed uses and a Vacation (VAC-3409) petition were approved in conjunction with the original Site Development Plan Review application, and require no modification. A Tentative Map application (TMP-4010) will be heard concurrently with the revised site plan application.

B) Applicant's Justification

The applicant has stated that a reconfiguration of the unit types has resulted in eight additional residential units without increasing the height or footprint of the building.

BACKGROUND INFORMATION

A) Previous Actions

02/21/01 The City Council approved a Site Development Plan [Z-0100-64 (176)], a Special Use Permit (U-0195-00) and a Vacation of a public sewer easement (VAC-0037-00) for a 282-unit multifamily development on the property. The Planning Commission and staff recommended approval.

01/21/04 The City Council approved a Site Development Plan (SDR-3253), a Special Use Permit (SUP-3352), and a Vacation (VAC-3409) in order to permit the development of a mixed-use building with 112 units and approximately 4,000 square feet of commercial space. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

03/12/04 The applicant was notified that an increase in the number of units would require approval of an amended site plan; in addition, it was noted that the proposed tentative map for the project could be reviewed concurrently with the amended site plan.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.69

B) Existing Land Use

Subject Property:	Undeveloped
North:	Office, Multifamily Residential
South:	Restaurant
East:	Auto Repair, Parking Lot
West:	Multifamily Residential

C) Planned Land Use

Subject Property:	Mixed-Use
North:	Mixed-Use
South:	Mixed-Use
East:	Mixed-Use
West:	Mixed-Use

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial), C-1 (Limited Commercial) under Resolution of Intent to C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	R-4 (High-Density Residential)

E) General Plan Compliance

The subject property is designated Mixed-Use by the Las Vegas Redevelopment Plan. The Mixed-Use designation allows uses comparable to the following designations: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

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

The subject parcel is located within the Redevelopment Plan Area, and is subject to the design standards of the Downtown Centennial Plan. The property is not subject to any special overlay district or study area, nor does it abut a trail route.

PROJECT DESCRIPTION

The proposed structure will now include a total of 120 residential units, which is an increase of eight units over the previously approved plan (SDR-3253). Approximately 4,000 square feet of ground-floor commercial space will still be available for lease as in the previous plan, with 149 parking spaces located within the building. There will be no modifications to the height or the elevations of the building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed as applicable in the table below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	.69 acres	N/A
Min. Lot Width	N/A	106 Feet	N/A
Min. Setbacks			
• Front	0 Feet	0 Feet	Y
• Side	N/A	N/A	N/A
• Corner	0 Feet	0 Feet	Y
• Rear	N/A	10 Feet	N/A
Max. Lot Coverage	Up to 100%	85%	Y
Max. Building Height	N/A	216 Feet	N/A
Trash Enclosure	Screened from view	Interior	Yes
Building Stepbacks	4th & 11th stories	14th story	No

The proposed structure complies with most of the development standards contained in the Downtown Centennial Plan, with the exception of the building stepbacks at the 4th and 11th stories of the building. The applicant had requested a waiver from the stepback requirement, which was approved as part of the original Site Development Plan (SDR-3253) application.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan from the automatic application of Residential Adjacency Standards. No residential properties abut the subject parcel.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA/Units	Provided	
		Regular	Handicap
Commercial	+/- 4,000 SF		
Residential	120 units		
Total		149	(not shown)

A total of 149 parking spaces will be provided for the development. There will be two separate parking areas; a six-space garage at grade level with an entrance from Las Vegas Boulevard will provide parking for the commercial space, and the remaining 143 parking spaces will serve the residential units and will have separate access from Fourth Street. On-street parking spaces are available on Hoover Avenue to provide additional parking for patrons and guests. No handicap parking spaces have been shown on the submitted plans; they will need to be added in conformance with Title 19 requirements.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan, as listed below:

Standards	**Required** Ratio	Trees	**Provided**
East/West Street Hoover Avenue	1 Shade Tree @ 30' O.C. Maximum (min. 24" box)	11 Shade Trees	30 Palm Trees (24" box; no height listed)
North/South Street Las Vegas Boulevard	1 Palm Tree @ 35' O.C. Maximum (min. 25' height)	3 Palm Trees	2 Palm Trees (24" box; no height listed)
North/South Street Fourth Street	1 Palm Tree @ 35' O.C. Maximum (min. 25' height)	3 Palm Trees	5 Palm Trees (24" box; no height listed)

The landscape plan for the development shows palm trees instead of shade trees along Hoover Avenue, which does not conform to the Downtown Centennial Plan streetscape standards. The streetscape materials shown on Fourth Avenue are in conformance with the Centennial Plan standards. No landscape materials are shown in the Las Vegas Boulevard right-of-way due to the constrained width of the sidewalk area. Accent sidewalk paving treatments are required at each corner; specialized paving is shown at the Fourth Street corner, but not at the Las Vegas Boulevard corner.

A5) Sign Standards

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

Wall Signs: Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20% of building elevation	1% - Hoover 2% - LV Blvd. .5% - Fourth St.
Maximum Projection	2 Feet	Not shown
Illumination	Internal, external, animated, electronic	Internal/external

Marquee Signs:

Standards	**Allowed**	**Provided**
Maximum Number	1/building elevation	1 – Hoover 1- LV Blvd.
Maximum Area	20% of building elevation	60 sq. ft. (<1%)
Maximum Height	Shall not extend beyond top or sides of building	Conforms with requirement
Minimum Setback	3 feet from back of curb	10' from curb – Hoover 6' from curb – LV Blvd.
Illumination	Internal, external, animated, electronic	Internal/external

The wall and marquee signage as proposed conforms to code requirements.

B) General Analysis and Discussion

- Zoning

The proposed commercial use is permitted in the C-2 (General Commercial) district by right; the residential use is allowed upon approval of a Special Use Permit (SUP-3352). The proposed structure conforms to the development standards listed in the Downtown Centennial plan, with the exception of the stepback requirement at the fourth and eleventh floors of the structure.

- Site Plan

The increase in the number of residential units will not result in any changes to the site plan as originally proposed. The building fronts on Hoover Avenue, with ground-floor commercial space wrapping the corner of Las Vegas Boulevard and Hoover Avenue. A ten-foot setback has been provided at the south side of the structure in order to conform to Building Code requirements, and to provide a buffer area between the abutting parking lot to the south. All parking spaces for the development are located within the building, with the entrance for the commercial parking spaces located directly off Las Vegas Boulevard, and the entrance for the residential parking spaces located off Fourth Street.

- Waivers

The project required a waiver from the Downtown Centennial Plan requirement for a minimum five-foot stepback at the fourth and eleventh stories of the building; the waiver request was approved as part of the previous Site Development Plan (SDR-3253) application.

- Landscape Plan

The landscape plan shows that the applicant will be installing street trees and a specialized sidewalk paving treatments at the perimeter of the property as required by the Downtown Centennial Plan. The landscaping proposed for Hoover Avenue does not directly conform to the Centennial Plan standards; shade trees are required in place of the proposed palm trees. No other perimeter landscaping is required.

- Elevations

There will be no significant modifications to the elevations of the building. The proposed elevations for the building show that the structure is divided into a base, mid-section and top as required by the development standards, and the treatment of the facade at the parking floors of the building is similar to the upper residential floors, resulting in a seamless and cohesive appearance. The stepback of the top two floors of the building and the decorative parapet elements contribute to an active and visually interesting appearance.

- Floor Plan

No significant changes to the floor plans are proposed. One of the penthouse floors has been converted to regular units, resulting in an increase of eight units. Approximately 4,000 square feet of commercial space will still be available on the ground floor of the building as previously proposed.

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 commercial element of the project is compatible with the other uses on Las Vegas Boulevard, and the residential units will assist in meeting the growing demand for housing in the Downtown area. The structure will be taller than other existing buildings in the area, but its height is appropriate for an urban area, and sufficient care has been exercised in the design of the façade elements and the massing of the building.

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 structure is in conformance with the General Plan, Title 19, and is generally consistent with the requirements of the Downtown Centennial Plan. A waiver is recommended from the Centennial Plan requirement for a building stepback at the fourth and eleventh floors of the building; adequate measures have been taken to provide an alternative variation in massing at the upper floors of the building.

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

The residential and commercial parking areas within the structure have been separated, so that the commercial portion is accessible from Las Vegas Boulevard, and the residential portion is accessed from Fourth Street. In dividing the parking structure as proposed, the impact of traffic on the roadways is dispersed, and can be accommodated within the existing capacity of the roadways.

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

The proposed exterior materials are appropriate for the urban area, and the addition of streetscape treatments will enhance the pedestrian environment.

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

The design of the structure will be a welcome addition to the Las Vegas Boulevard streetscape, and will be harmonious and compatible with proposed development in the area.

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

   Adequate measures have been taken to secure and protect the public health, safety and general welfare.

NOTICES MAILED 111

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4117 APN: 139-34-410-170

Name of Property Owner: SOHO LOFTS

Name of Applicant: SOHO LOFTS

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: SAM CHERRY

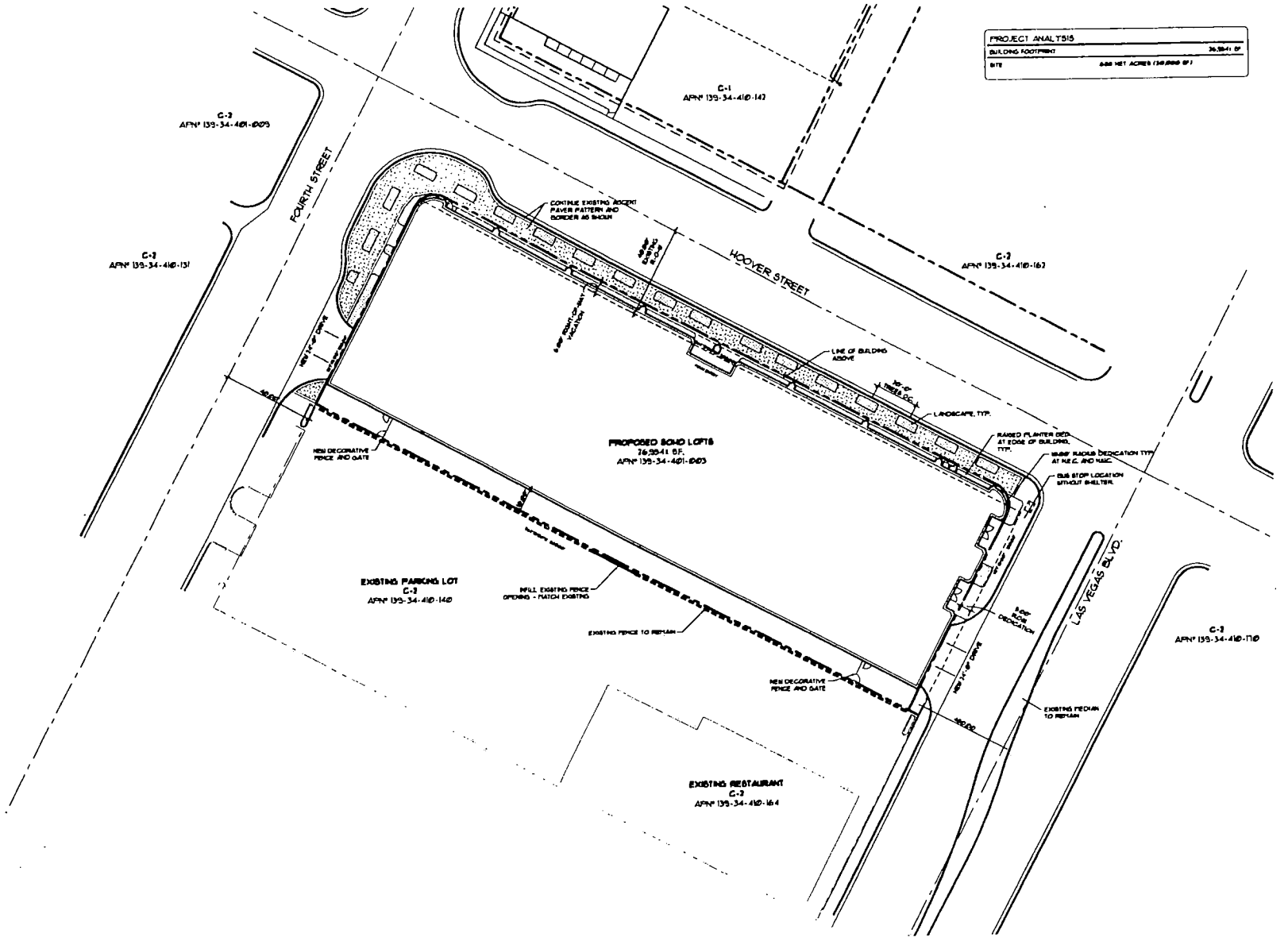
Subscribed and sworn before me

This 15 day of MARCH, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ALEX POMAR
No: 04-86166-1
My Appointment Expires Jan. 12, 2008



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0019498

5625 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3977
FAX (702)798-3908

www.breslinbuilders.com

Project Owner
soho lofts

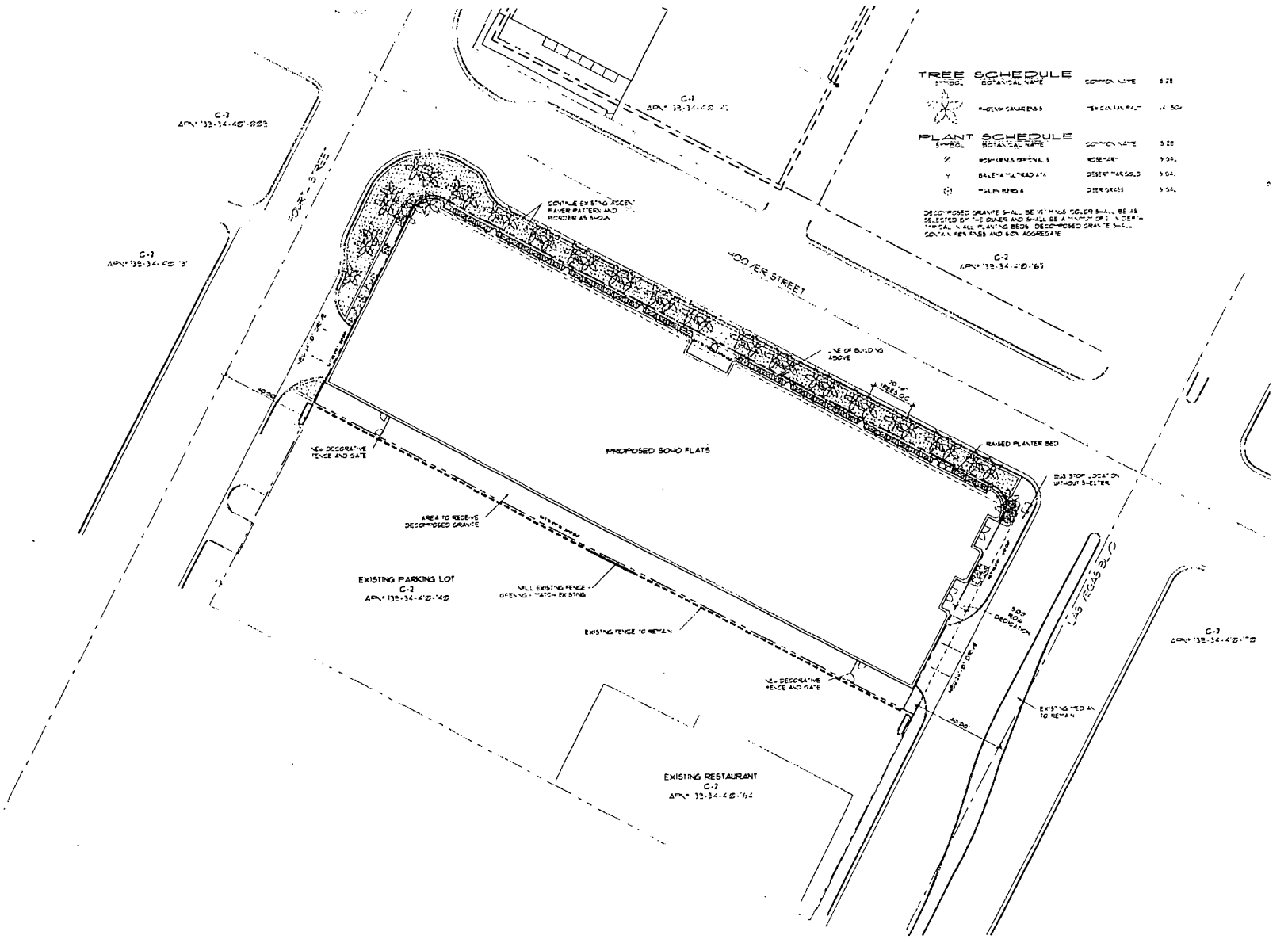
Las Vegas Boulevard at Hoover, Las Vegas, Nevada
APN: 139-34-401-003

Sheet Title
Architectural Site Plan

Date: March 15, 2004	Designed By: Todd McBrayer
Project No: 3803A.01	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JD

AS1.1

SDR-4117
4-22-04 PC



ARCHITECTURAL SITE PLAN

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

SDR-4117
4-22-04 PC

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0079180

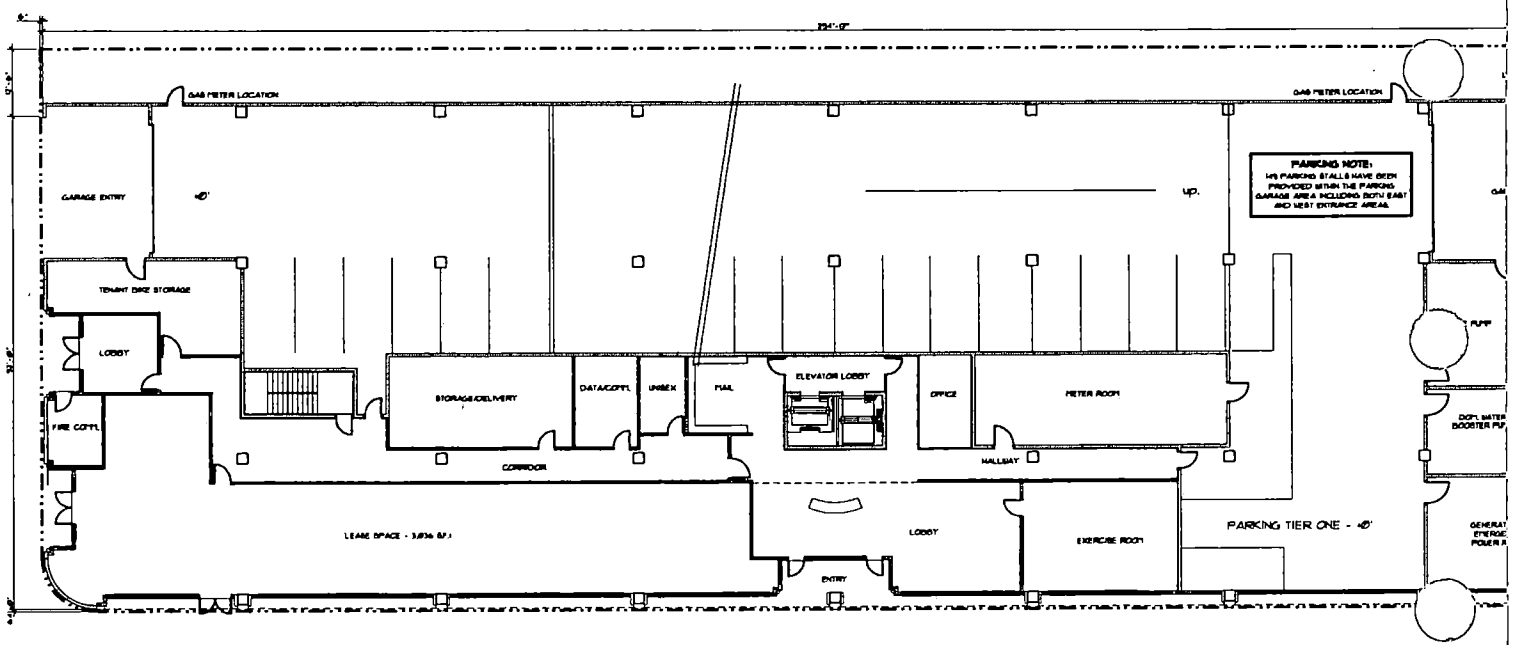
5625 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)736-3577
FAX (702)736-3605
www.breslinbuilders.com

Project Owner
soho lofts
Las Vegas Boulevard at Hoover, Las Vegas, Nevada
APN: 139-34-401-003

Sheet Title
Landscape Plan

Date: March 15, 2004	Designed By: Todd McBryar
Project No.: 9603A.01	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

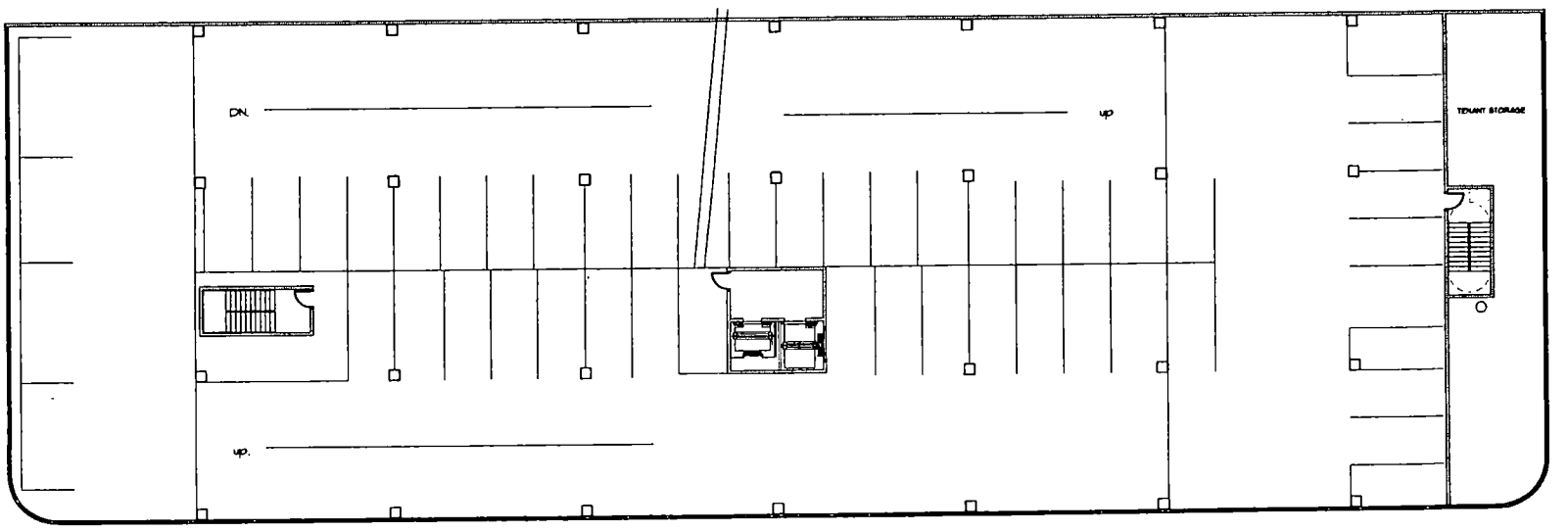
L1.1



MAIN LEVEL F

SDR-4

4-22-(



TYPICAL PARKING LEVEL TIER 2-4

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

SDR-4117
4-22-04 PC

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

No's	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0019168

5625 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3977
FAX (702)798-3908

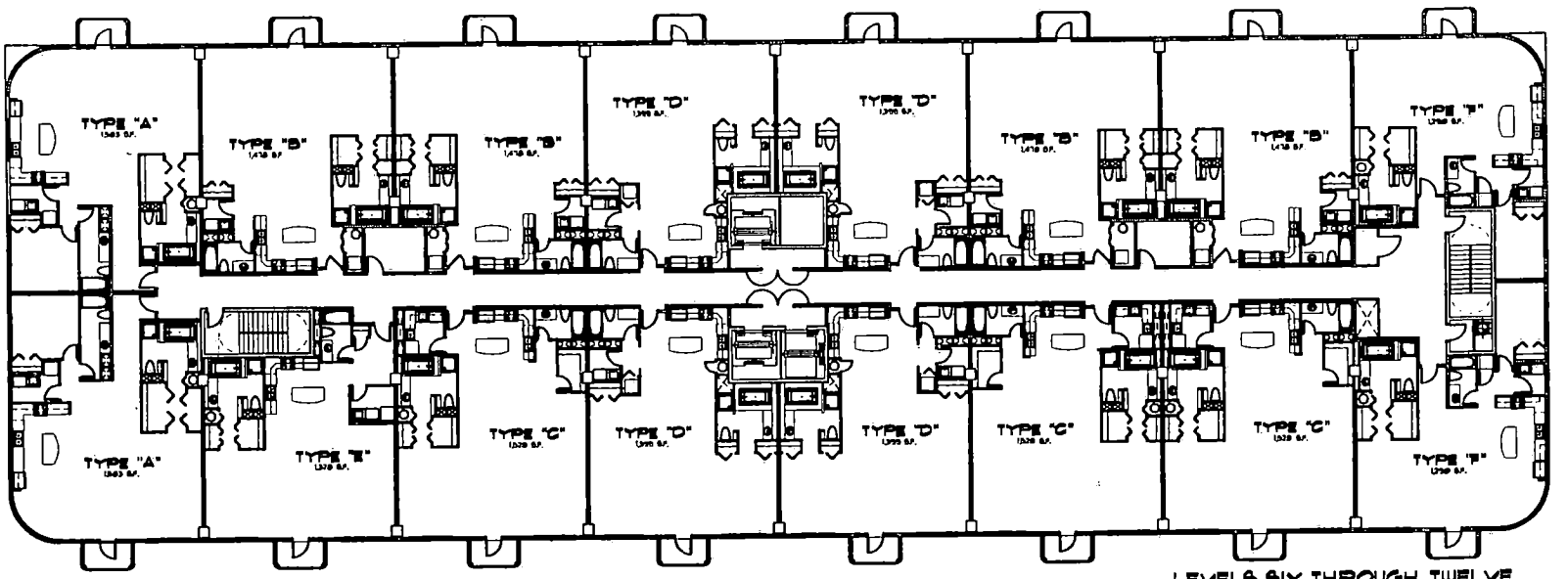
www.breslinbuilders.com

Project Owner
soho lofts
Las Vegas Boulevard at Hoover, Las Vegas, Nevada
APN: 139-34-401-003

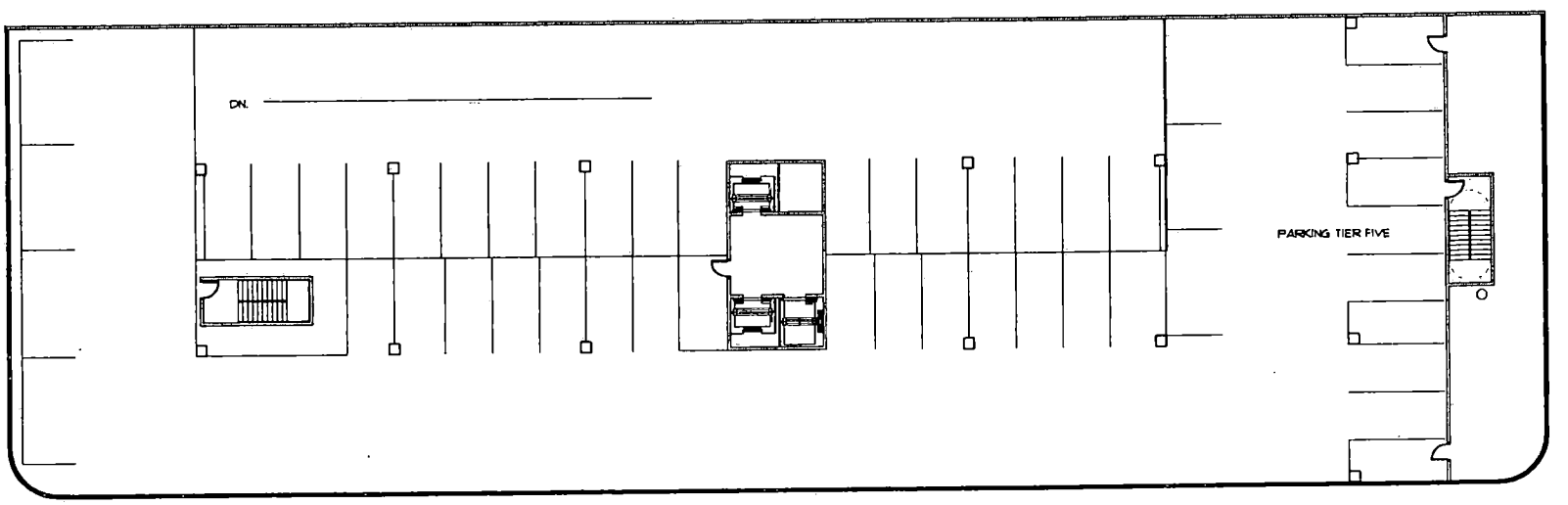
Sheet Title
Parking Tiers Two through Four

Date: March 15, 2004	Designed By: Todd McGregor
Project No: 0403A.01	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A1.2



LEVELS SIX THROUGH TWELVE



PARKING TIER FIVE

SDR-4117
4-22-04 PC

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0016189

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3877
FAX (702)798-3808

www.breslinbuilders.com

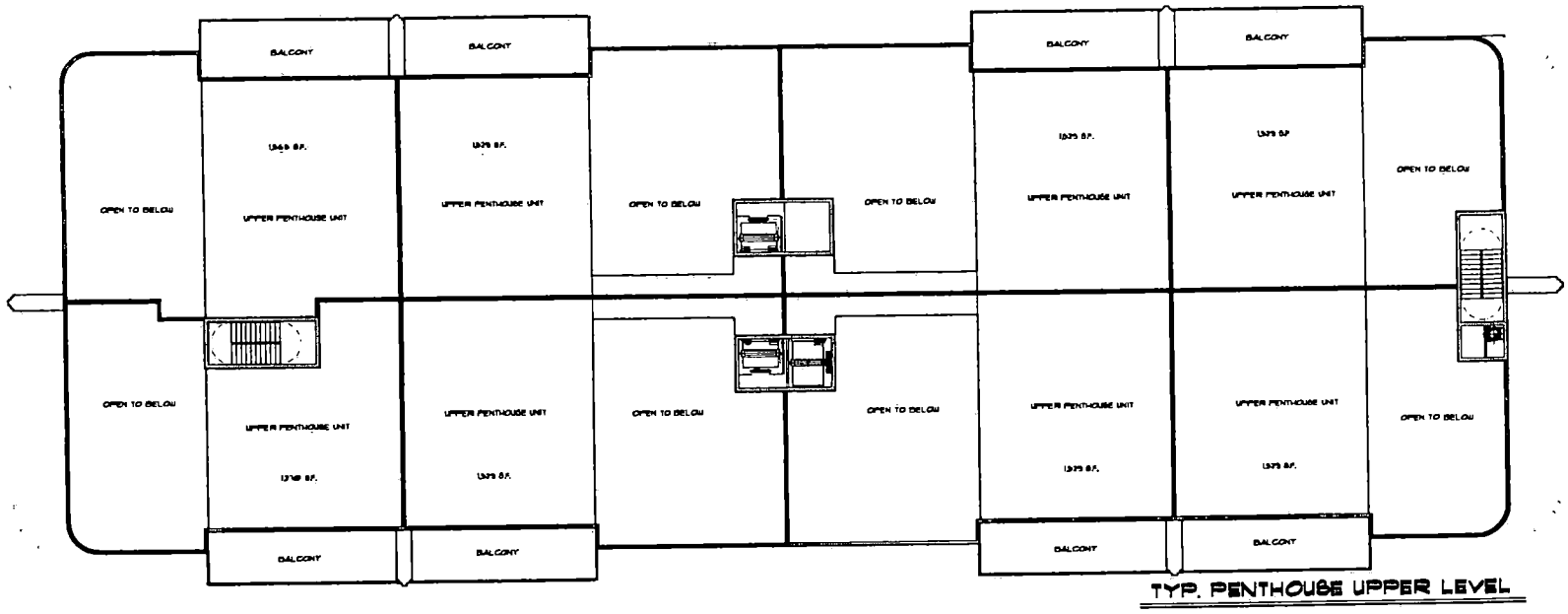
Project Owner
soho lofts

Las Vegas Boulevard at Hoover, Las Vegas, Nevada
APN: 139-34-401-003

Sheet Title
Parking Tier Five and Typical Unit Floor Plan (Levels 6 through 12)

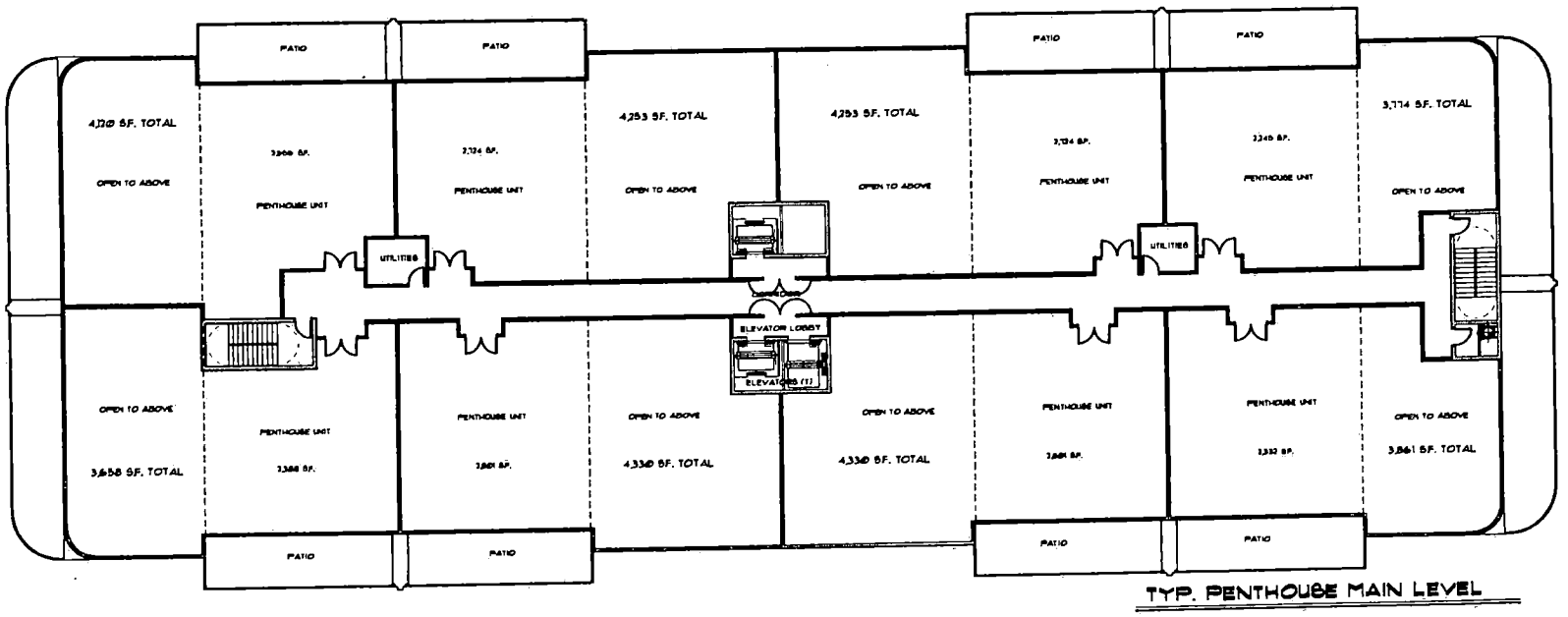
Date	Designed By
March 15, 2004	Todd McBeyer
Project No.	Drawn By
0403A.01	TMM
Jurisdiction	Checked By
City of Las Vegas	TMM/JB

A1.3



TYP. PENTHOUSE UPPER LEVEL

SCALE: 3/32" = 1'-0"



TYP. PENTHOUSE MAIN LEVEL

SCALE: 3/32" = 1'-0"

37,379 SF. TOTAL

SDR-4117
4-22-04 PC

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0018169

8525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89113

(702)796-3977
FAX (702)796-3988

www.breslinbuilders.com

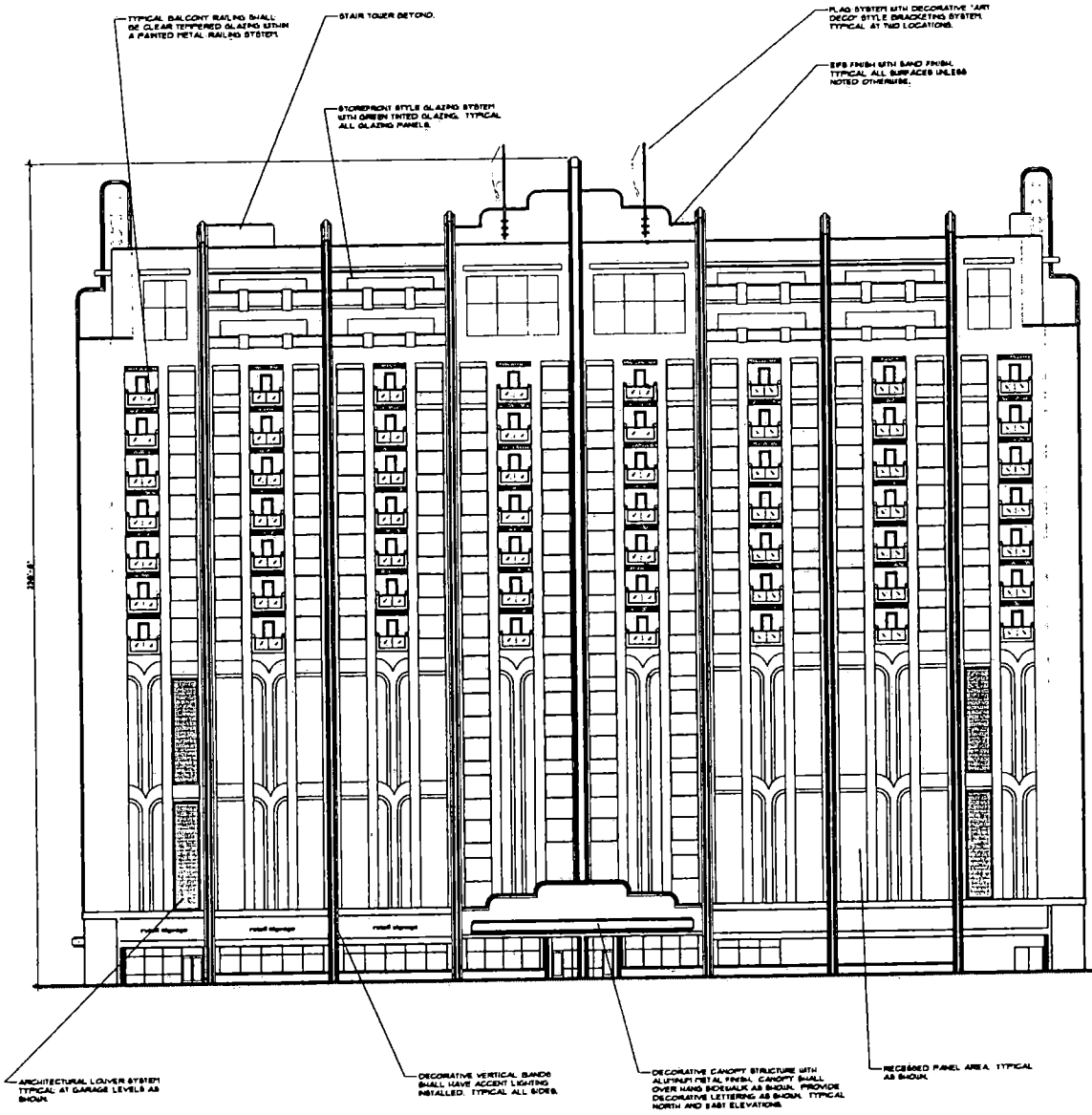
Project Owner
soho lofts

Las Vegas Boulevard at Hoover, Las Vegas, Nevada
APN: 139-34-401-003

Sheet Title
Penthouse Levels - Main and Upper (Levels 13 and 14)

Date	Designed By
March 15, 2004	Todd McBroyer
Project No.	Drawn By
0403A.01	TMM
Jurisdiction	Checked By
City of Las Vegas	TMM/JB

A1.6



NORTH ELEVATION

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

SDR-4117
4-22-04 PC

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0047858

5625 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118

(702)798-3677
FAX (702)798-3838

www.breslinbuilders.com

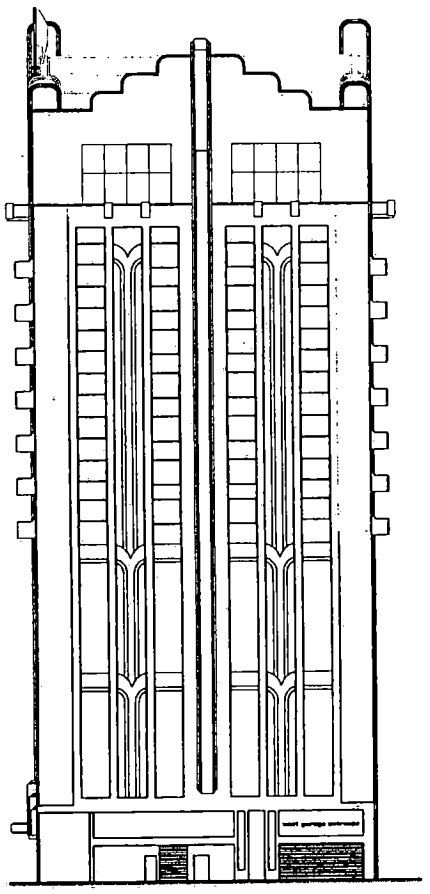
Project Owner
soho lofts

Las Vegas Boulevard at Hoover, Las Vegas, Nevada
APN: 139-34-401-003

Sheet Title
Building Elevation North Face (Hoover)

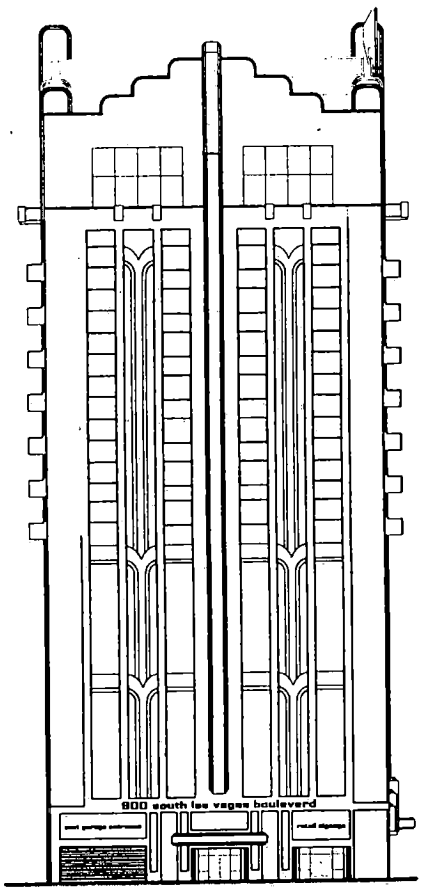
Date: March 15, 2004	Designed By: Todd McBrayer
Project No: 3883A.01	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TMM/JB

A2.1



WEST ELEVATION

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



EAST ELEVATION

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

SDR-4117
4-22-04 PC

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0016468

8625 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89113

(702)798-3077
FAX (702)798-3008

www.breslinbuilders.com

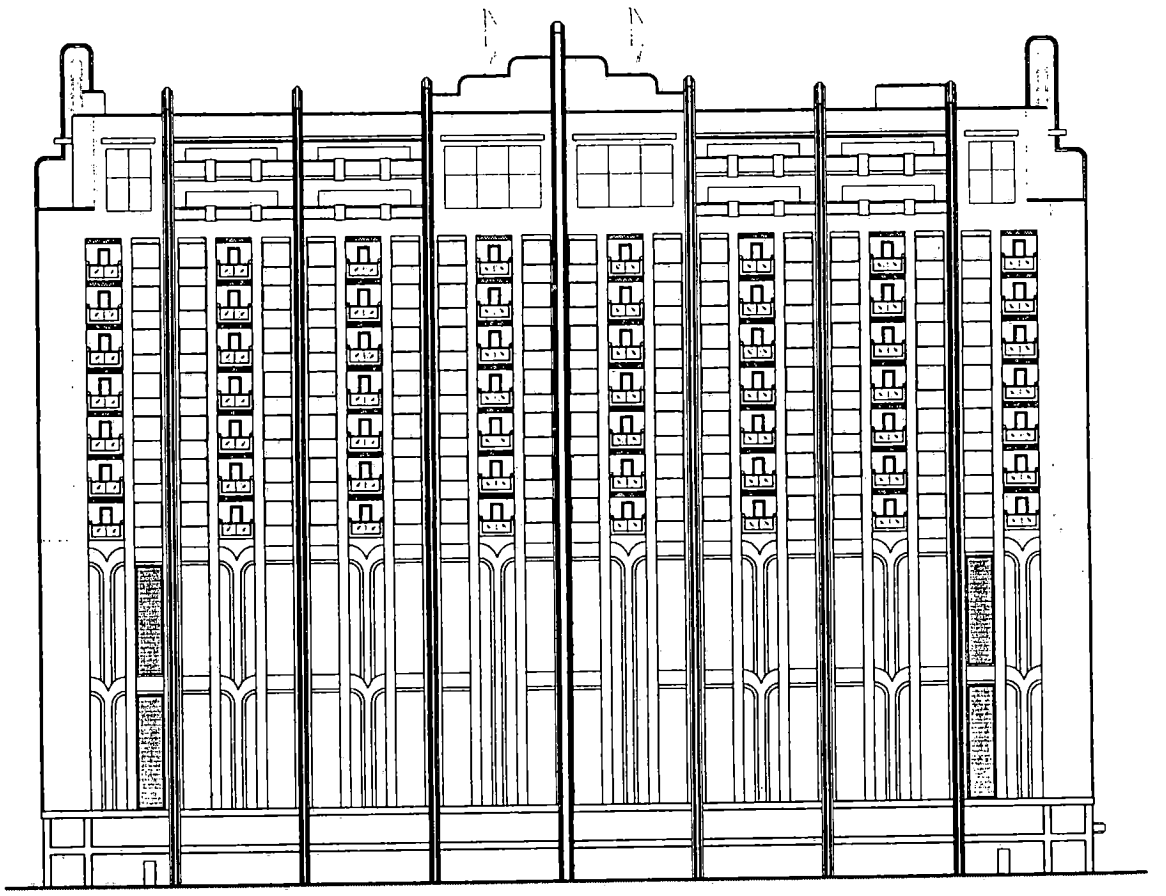
Project Owner
soho lofts

Las Vegas Boulevard at Hoover, Las Vegas, Nevada
APN: 139-34-401-003

Sheet Title
Building Elevation East and West Faces (Las Vegas Blvd. and 4th St.)

Date	Designed By
March 15, 2004	Todd McBryar
Project No.	Drawn By
3803A.01	TMM
Jurisdiction	Checked By
City of Las Vegas	TMM/JB

A2.2



SOUTH ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

CONTRACTOR

BRESLIN BUILDERS

DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0074149

9225 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89119

(702)798-3977
FAX (702)798-3928

www.breslinbuilders.com

Project Owner
soho lofts

Las Vegas Boulevard at Hoover, Las Vegas, Nevada
APN: 139-34-401-003

Sheet Title:
Building Elevation South Face (Rear)

Date: March 15, 2004	Designed By: Trent McBroyer
Project No: 3203A.01	Drawn By: TMM
Jurisdiction: City of Las Vegas	Checked By: TM/MJB

A2.3

SDR-4117
4-22-04 PC



SDR-4117 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND HOOVER STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
VAC-4011 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Request for a Petition to vacate a U. S. Government Patent Reservations generally located north of Elkhorn Road, west of Campbell Road, Ward 6 (Mack).

SET DATE: 05/05/04
C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read "The maximum building height shall be 2 stories or 35 feet, whichever is less"; Condition 9 to read "Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear"; and deleting Condition 10.
– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

CONDITIONS:

1. Development of these sites shall comply with all applicable conditions of approval for Site Development Plan Review SDR-2663 and all other applicable site-related actions.

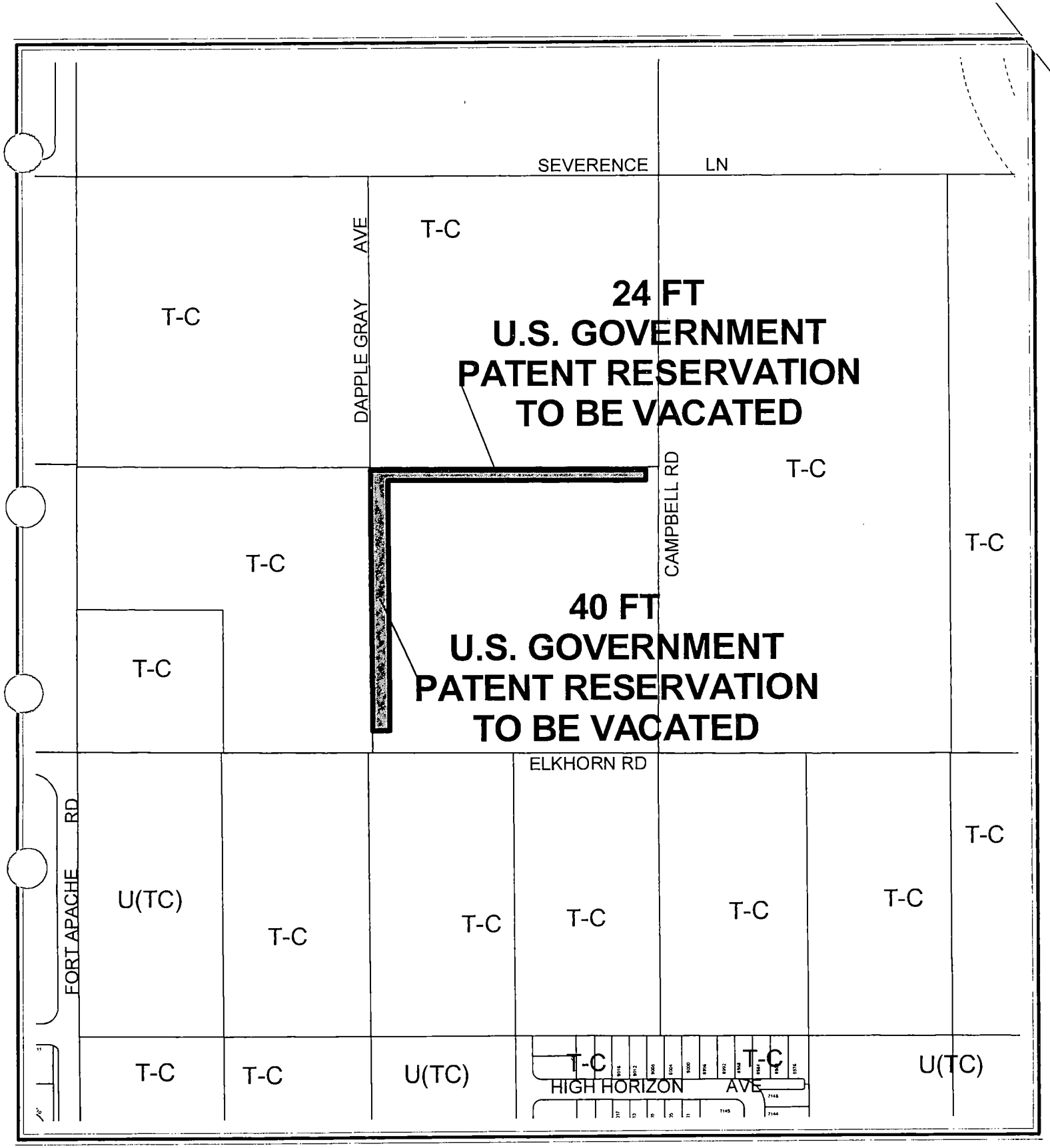
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

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

CONDITIONS – Continued:

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

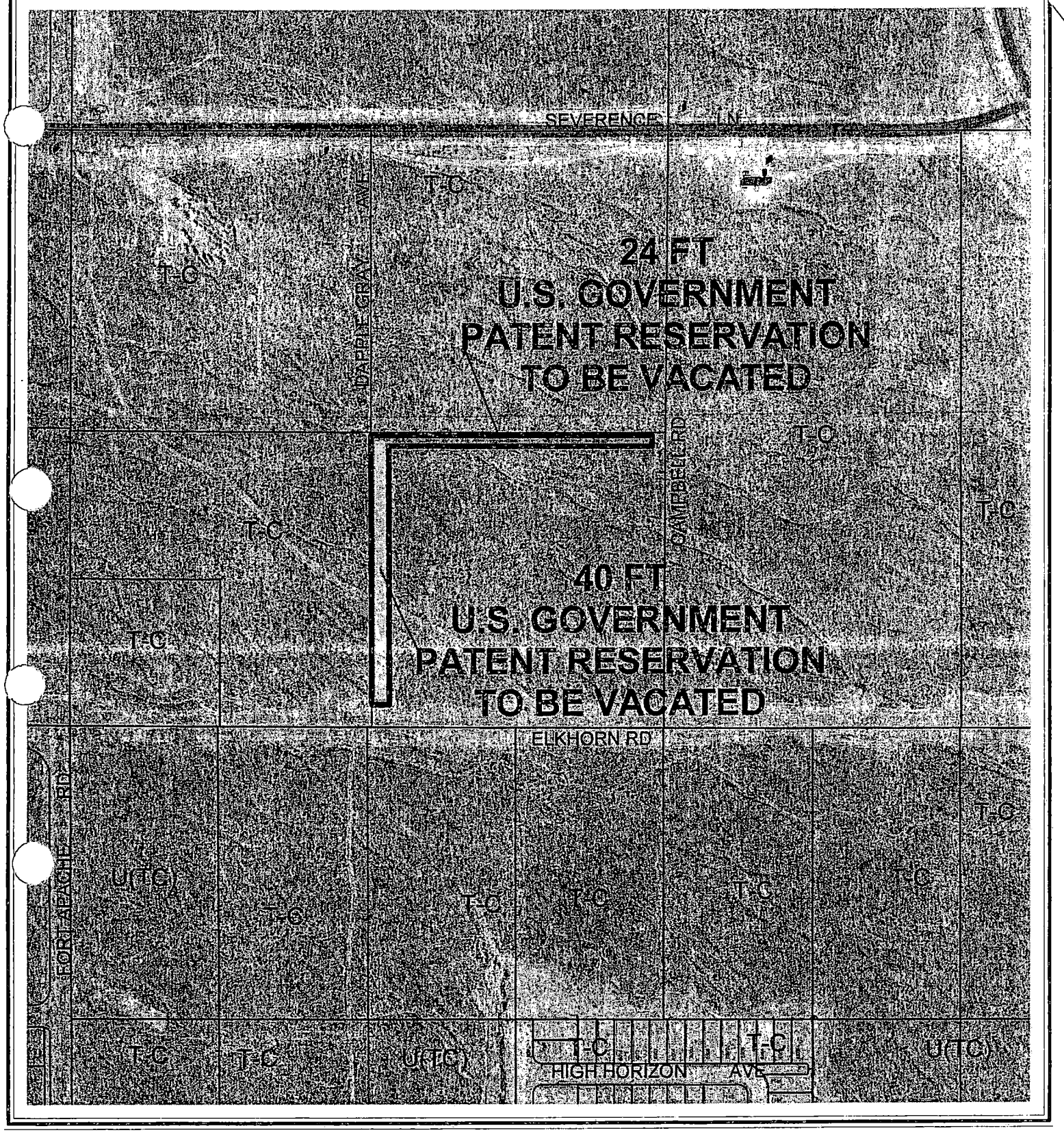
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



0 200 400 Feet

CASE: VAC-4011

N



0 200 400 Feet

CASE: VAC-4011

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4011 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

1. Development of these sites shall comply with all applicable conditions of approval for Site Development Plan Review SDR-2663 and all other applicable site-related actions.

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

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

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

5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate U. S. Government Patent Reservations generally located north of Elkhorn Road, west of Campbell Road.

B) Applicant's Justification

The applicant's justification letter indicates the U. S. Government Patent Reservations are not necessary and this Vacation will allow for development of the single-family subdivision on this site.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on this site as part of a larger request. The Planning Commission and staff recommended approval on November 5, 1998.

09/17/03 The City Council approved a Site Development Plan Review (SDR-2663) for a 100 lot single-family development, a Variance (VAR-2665) to allow 0.76 acres of open space where 1.65 acres are required and a Special Use Permit (SUP-2666) for private streets on this site. The Planning Commission recommended approval on August 14, 2003. The Planning Development Department recommendation was for denial.

12/17/03 The City Council approved a Waiver (WVR-3222) to allow a 40-foot street right-of-way width for Solar Avenue along the north side of this site. The Planning Commission and staff recommended approval on November 20, 2003.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 17, Township 19 South, Range 60 East, M.D.M.

MP

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S Government Patent Reservations because they are no longer needed in their current configuration and it will allow for development of the single-family subdivision on this site. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works Discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located north of Elkhorn Road, west of Campbell Road. An approved Drainage Study is on file with the Flood Control Section of the Department of Public Works that addresses subject vacation application.

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4011 APN: 125-17-401-004

Name of Property Owner: SOUTHWEST HOMES L L C

Name of Applicant: Southwest Engineering / Sally Pelham

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: Todd Slusher

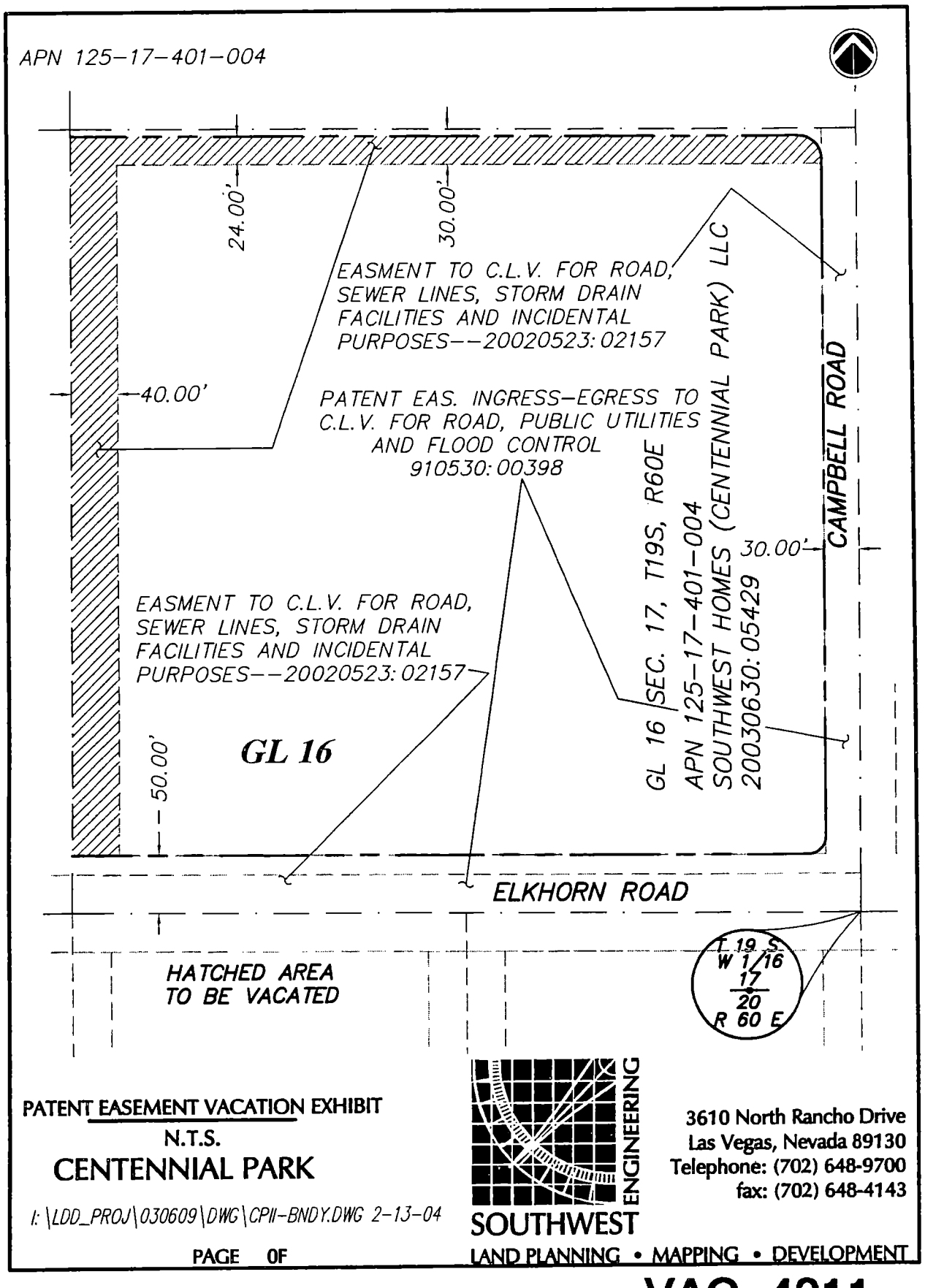
Subscribed and sworn before me

This 20 day of Feb, 2004

Melonie M. Cook

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MELONIE M. COOK
My Appointment Expires
March 21, 2005
No: 01-67700-1



PATENT EASEMENT VACATION EXHIBIT

N.T.S.

CENTENNIAL PARK

I:\LDD_PROJ\030609\DWG\CPII-BNDY.DWG 2-13-04

PAGE OF

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT

3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
fax: (702) 648-4143

STAFF

VAC-4011
4-22-04 PC



VAC-4011 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY
NORTH OF ELKHORN ROAD, WEST OF CAMPBELL ROAD
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
VAC-4012 - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY - Request for a Petition to vacate a public sewer and drainage easement generally located west of Decatur Boulevard, north of Tropical Parkway, Ward 6 (Mack).

SET DATE: 05/05/04
C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read "The maximum building height shall be 2 stories or 35 feet, whichever is less"; Condition 9 to read "Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear"; and deleting Condition 10.
– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

1-487

CONDITIONS:

1. Prior to the recordation of an Order of Vacation, an alternate Public Drainage Easement and City of Las Vegas Sewer Easement shall be recorded at a location and design acceptable to the Department of Public Works.

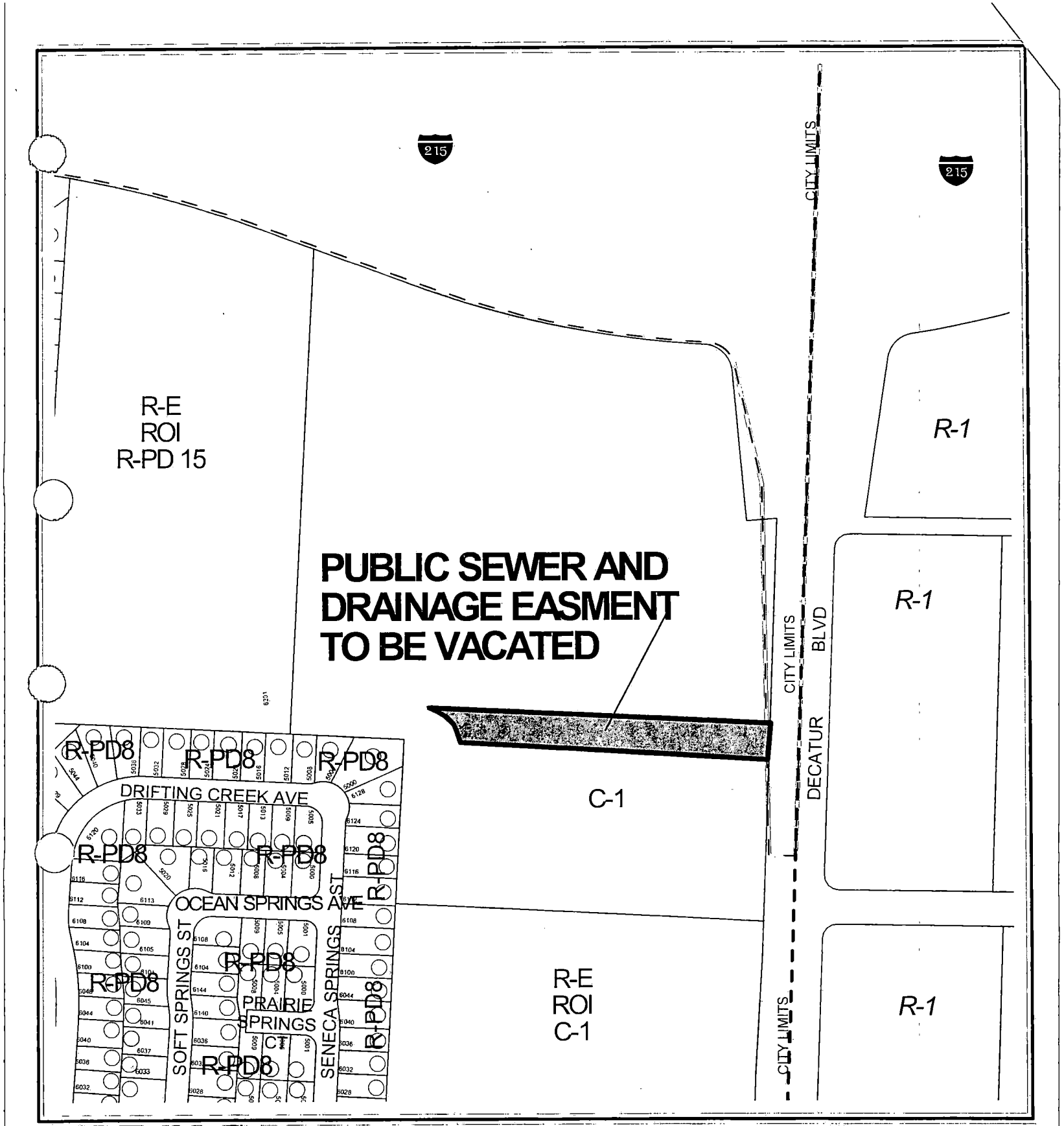
2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

CONDITIONS – Continued:

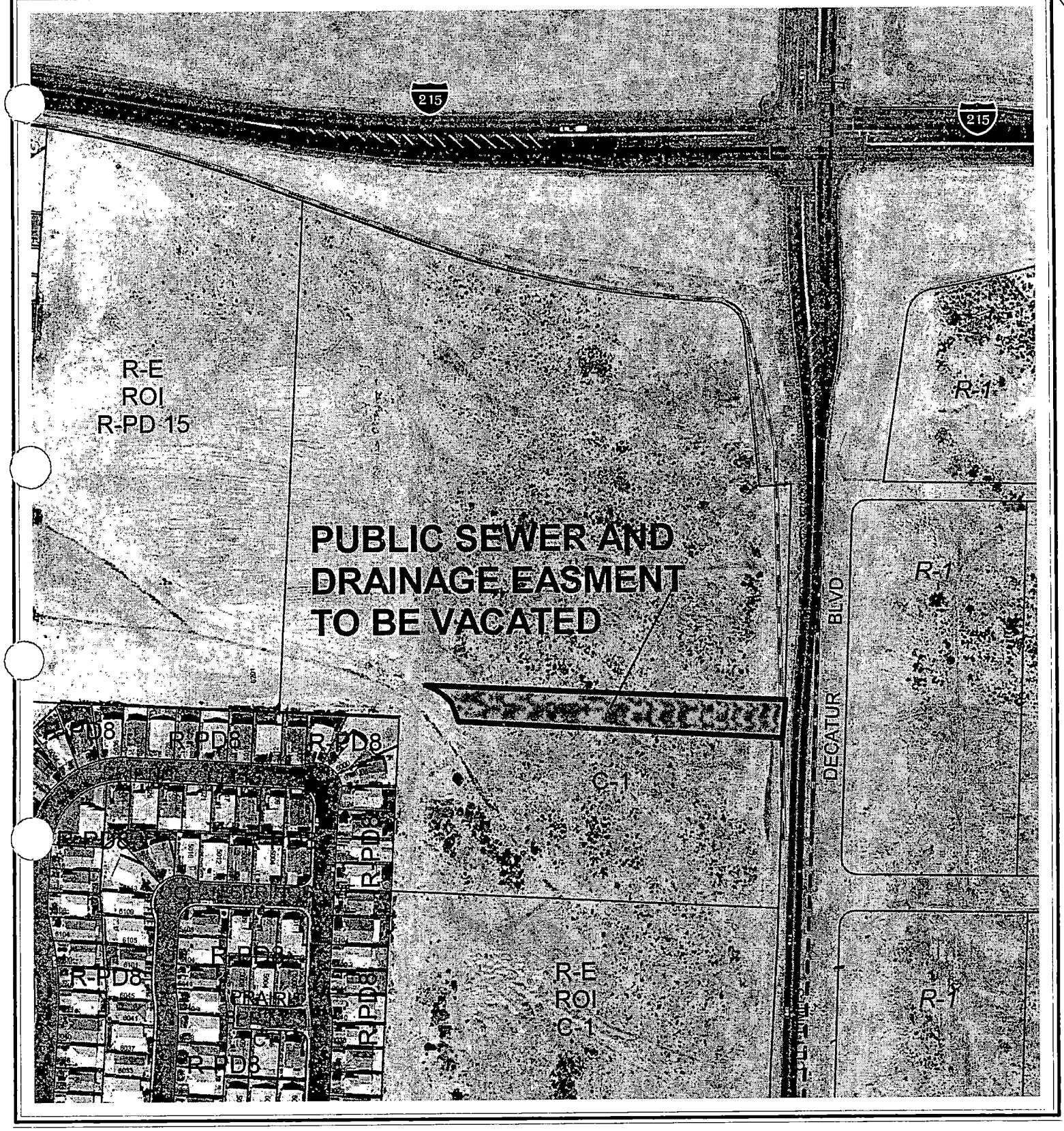
3. All development shall be in conformance with code requirements and design standards of all City departments.

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

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



CASE: VAC-4012



CASE: **VAC-4012**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4012 - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

1. Prior to the recordation of an Order of Vacation, an alternate Public Drainage Easement and City of Las Vegas Sewer Easement shall be recorded at a location and design acceptable to the Department of Public Works.

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate a public sewer and drainage easement generally located west of Decatur Boulevard, north of Tropical Parkway.

B) Applicant's Justification

The applicant's justification letter indicates the public sewer and drainage easement is not necessary in its current configuration and this Vacation will allow for development of the retail commercial center on this site.

BACKGROUND INFORMATION

A) Previous Actions

12/08/97	The City Council approved a Rezoning (Z-0109-97) to C-1 (Limited Commercial), on this site. The Planning Commission recommended approval on November 20, 1997. The Planning and Development recommendation was for denial.
07/05/01	The City Council approved a Site Development Plan Review [Z-0109-97(1), Z-0110-97(2) and Z-0018-01(1)] for a proposed retail commercial development on this site. The Planning Commission and staff recommended approval on May 24 2001.
08/20/23	The City Council approved an Extension of Time (EOT-2502) for the approved Site Development Review [Z-0018-01(1), Z-0109-97(1) & Z-0110-97(2)] for the overall retail commercial development on this site. The Planning Commission and staff recommended approval on July 24, 2003.
04/08/04	The Planning Commission approved a Tentative Map for Decatur III (TMP-3624) for a 2 lot commercial subdivision on this site. Staff recommended approval.

MP

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a public sewer and drainage easement located in the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 25, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public sewer and drainage easement because it is no longer needed in their current configuration and it will allow for development of the retail commercial center on this site. This request is appropriate, as the subject easement is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

This Vacation application proposes to only vacate a City of Las Vegas sewer and drainage easement, as it is no longer required at this location. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will not be affected.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4012 APN: 125-25-601-022

Name of Property Owner: DECATUR III

Name of Applicant: R & S Investment Group

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: R. PHILLIP NOURAFCHAN

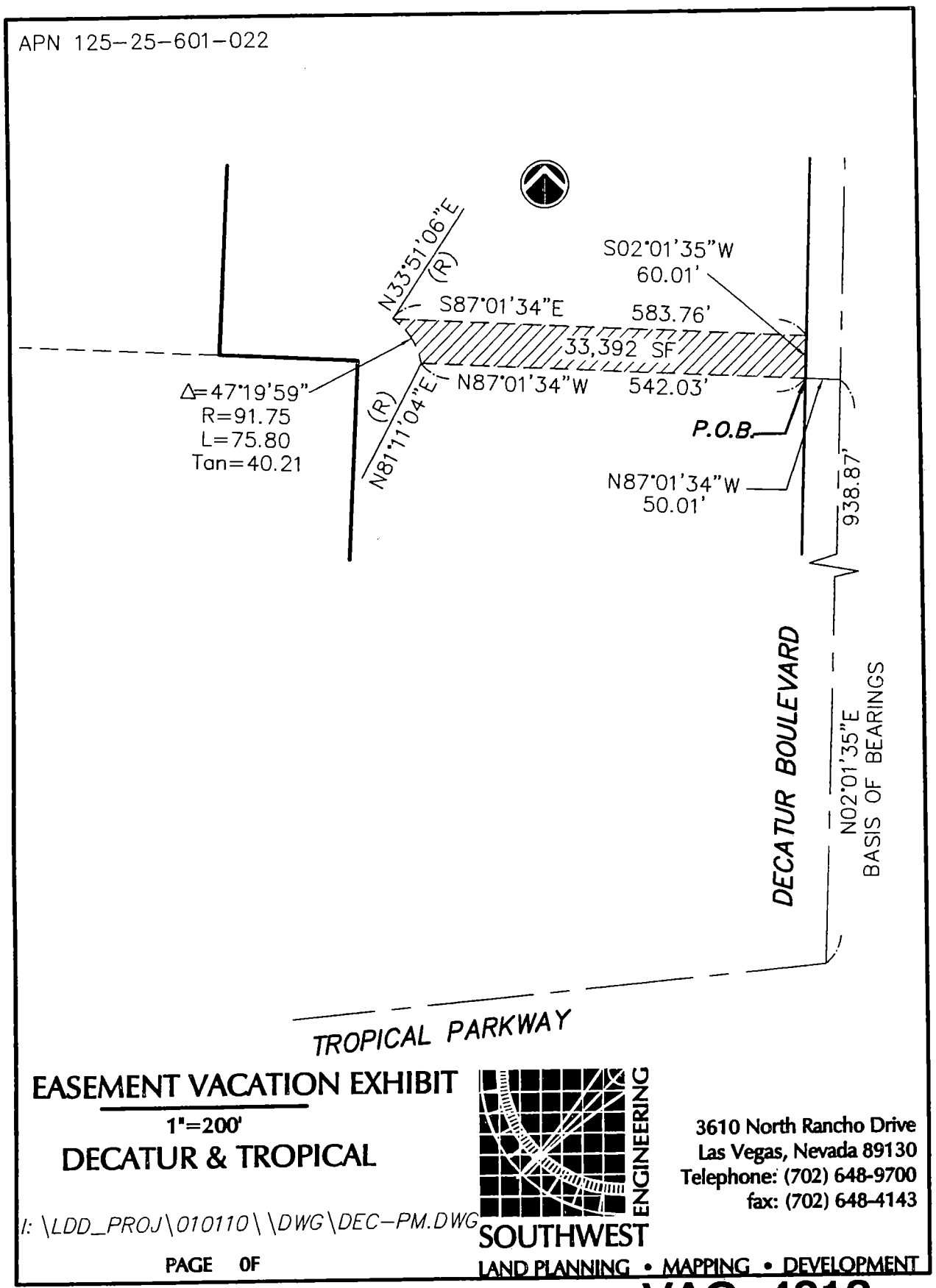
Subscribed and sworn before me

This 19th day of February, 2004

[signature]

Notary Public in and for said County and State

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



EASEMENT VACATION EXHIBIT

1"=200'

DECATUR & TROPICAL

I: \LDD_PROJ\010110\ \DWG\DEC-PM.DWG

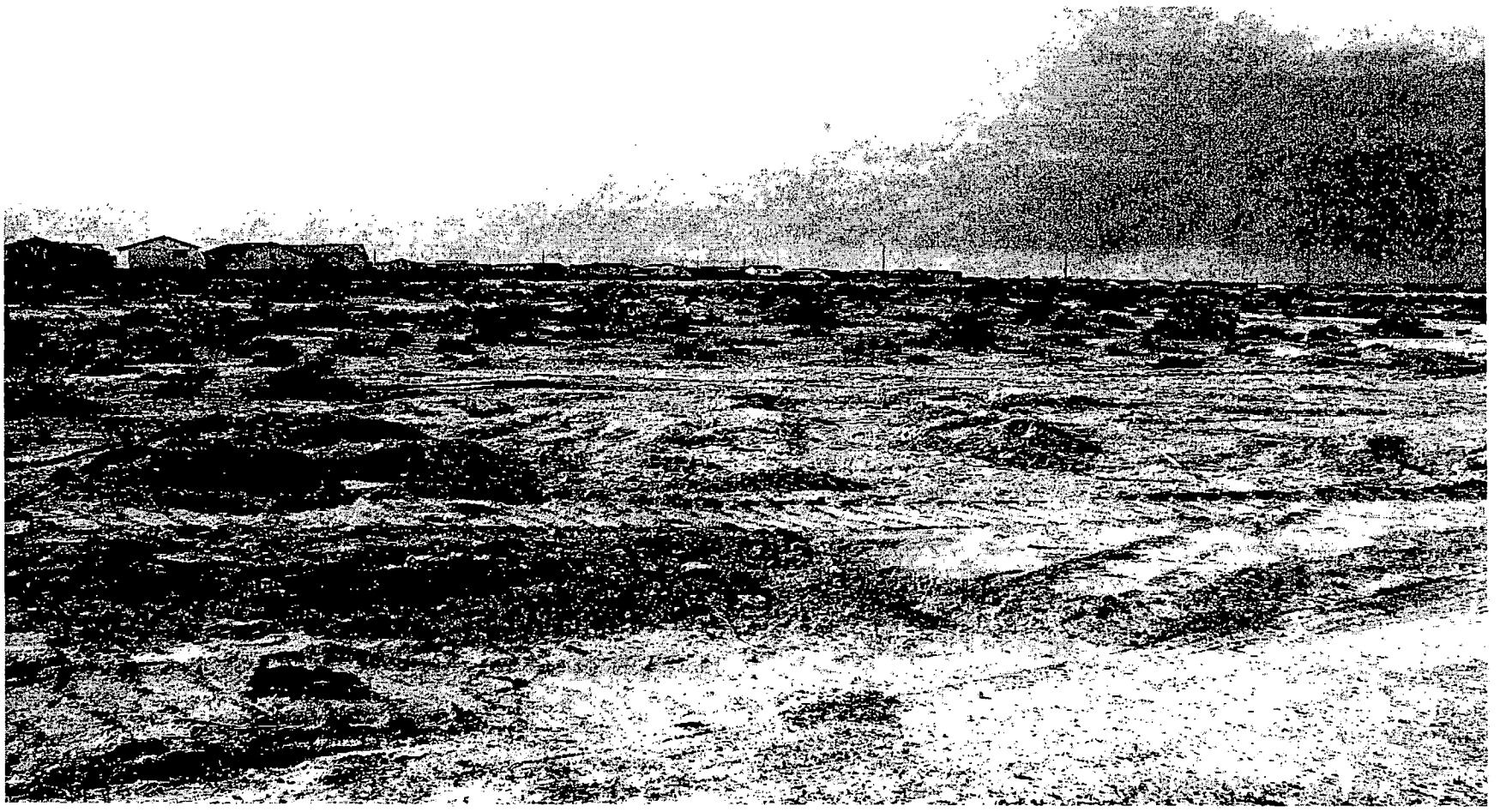
PAGE 0F

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
fax: (702) 648-4143

VAC-4012
4-22-04 PC



VAC-4012 - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY
WEST OF DECATUR BOULEVARD, NORTH OF TROPICAL PARKWAY
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:
VAC-4041 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Petition to vacate a Bureau of Land Management Right-of-Way Grant generally located east of Cliff Shadows Parkway, south of Gowan Road, Ward 4 (Brown).

SET DATE: 05/05/04
C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read "The maximum building height shall be 2 stories or 35 feet, whichever is less"; Condition 9 to read "Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear"; and deleting Condition 10.
– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

CONDITIONS:

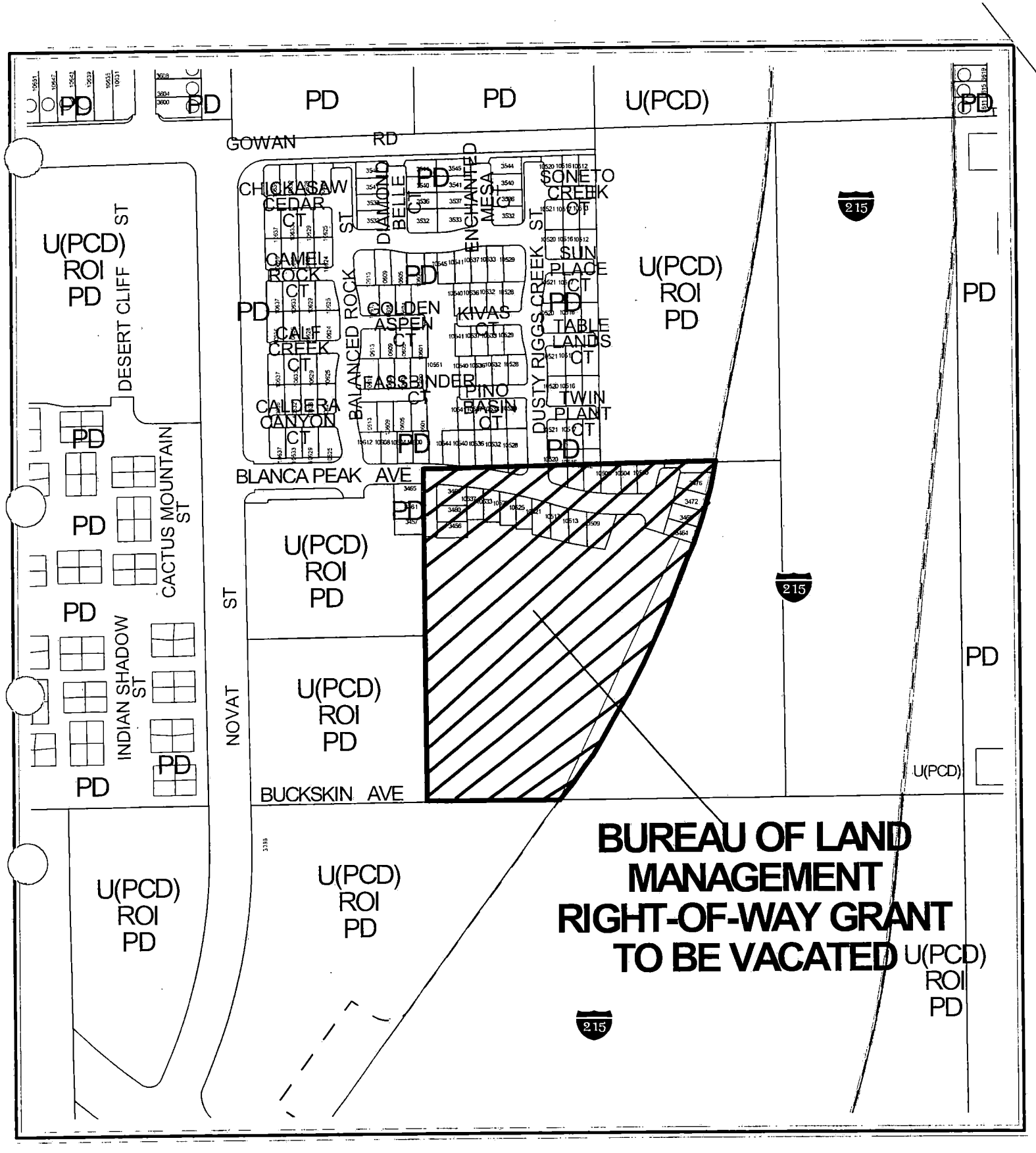
1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

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

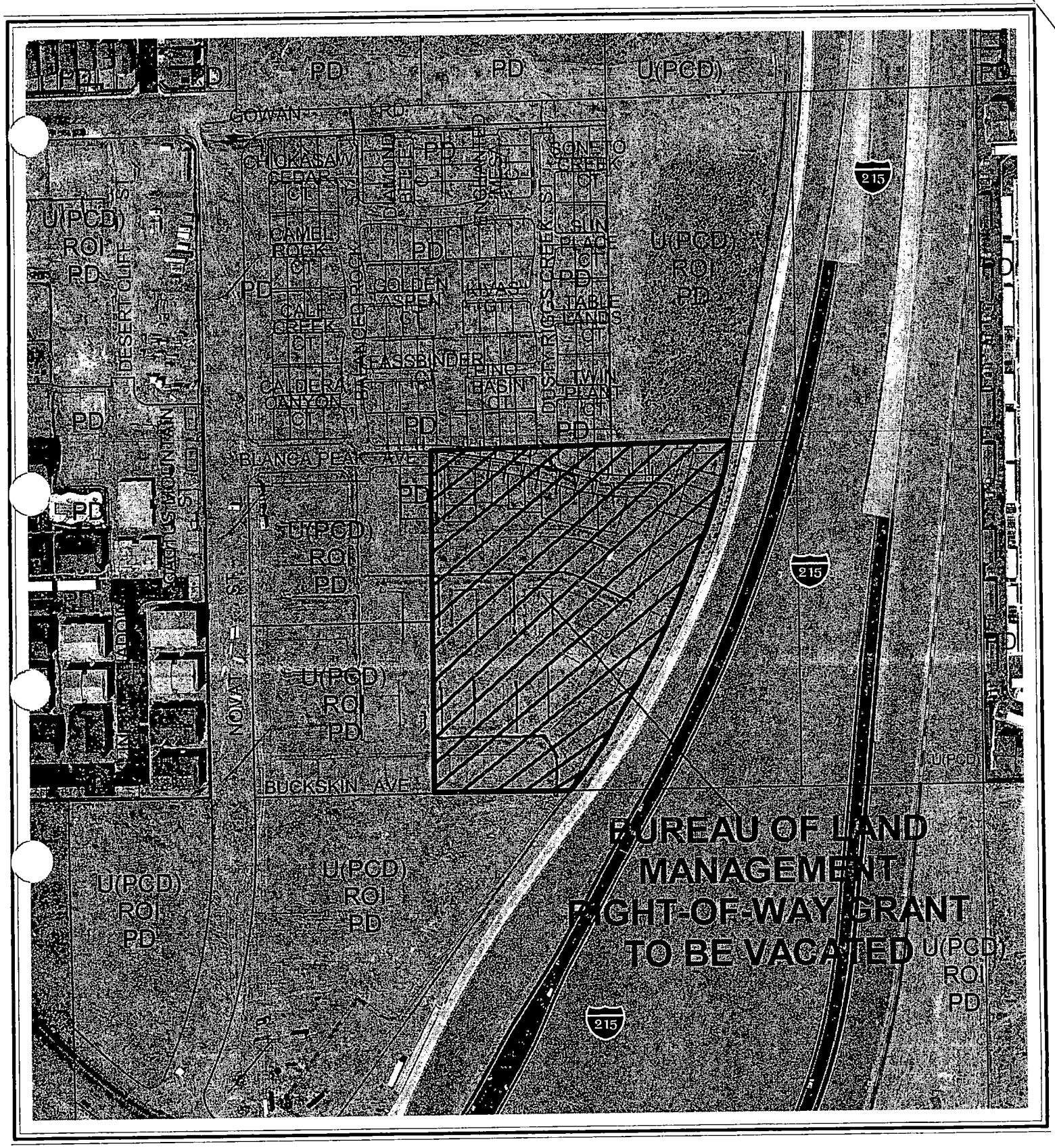
CONDITIONS – Continued:

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

4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: **VAC-4041**



0 100 200 Feet

CASE: VAC-4041

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4041 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES

** CONDITIONS **

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

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

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

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

4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate a Bureau of Land Management Right-of-Way Grant generally located east of Cliff Shadows Parkway, south of Gowan Road.

B) Applicant's Justification

The applicant's justification letter indicates the Bureau of Land Management Right-of-Way Grant is not necessary and this Vacation will allow for development of the single-family subdivision on this site.

BACKGROUND INFORMATION

A) Previous Actions

05/01/02 The City Council approved a Major Modification to the Lone Mountain West Master Plan [Z-0024-99(37)] to ML (Medium-Low Density Residential) and to add approximately 20 acres to the overall plan area. The Planning Commission and staff recommended approval on March 28, 2002.

11/20/02 The City Council approved a Rezoning (Z-0073-02) to PD (Planned Development) on this site. The Planning Commission and staff recommended approval on October 24, 2002.

12/18/02 The City Council approved a Site Development Plan Review [Z-0073-02(1)] for a 261 lot single family development on this site on this site. The Planning Commission recommended approval on November 7, 2002.

12/19/02 The Planning Commission approved the Tentative Map for Sierra II (TMP-1263) for a 261 lot single family subdivision on this site on this site. Staff recommended approval.

05/22/03 The Planning and Development Department administratively approved the Final Maps for Sierra II Unit 1 (FMP-2271) and Sierra II Unit 2 (FMP-2272) for the single family subdivision on this site on this site, which both have subsequently recorded.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a Bureau of Land Management Right-of-Way Grant located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 12, Township 20 South, Range 59 East, M. D. M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing Bureau of Land Management Right-of-Way Grant because it is no longer needed in its current configuration. This will allow the development of the single-family subdivision on this site. This request is appropriate, as the subject grant is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The Department of Public Works has no objection to the Vacation application. An approved Drainage Study is on file with the Flood Control Section of the Department of Public Works for the area requested with this vacation application.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4041 APN: 137-12-301-021

Name of Property Owner: RICHMOND AMERICAN HOMES

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____Yes _____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: _____

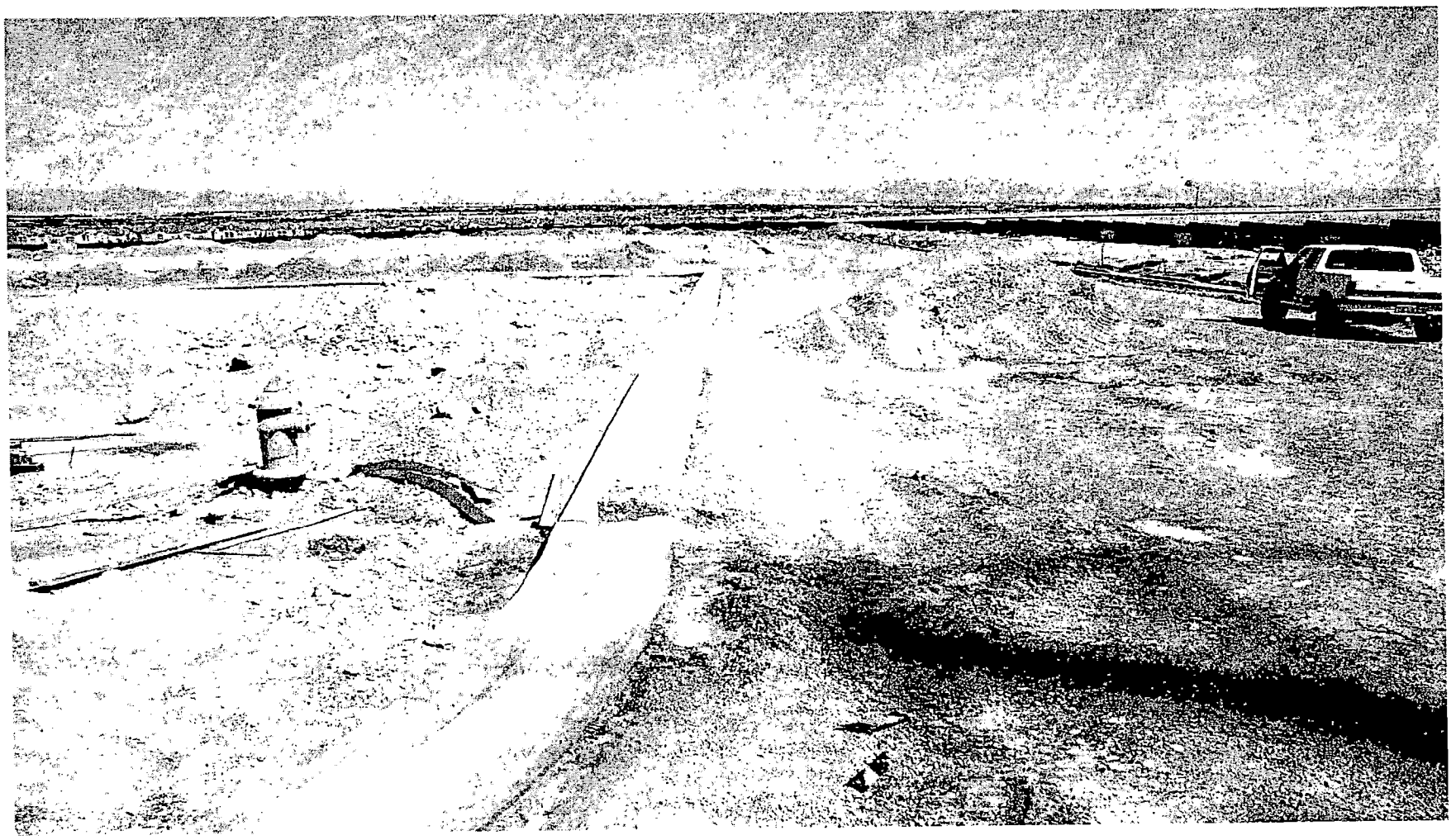
Print Name: Dustin Mannina

Subscribed and sworn before me

This 4th day of MARCH, 2004

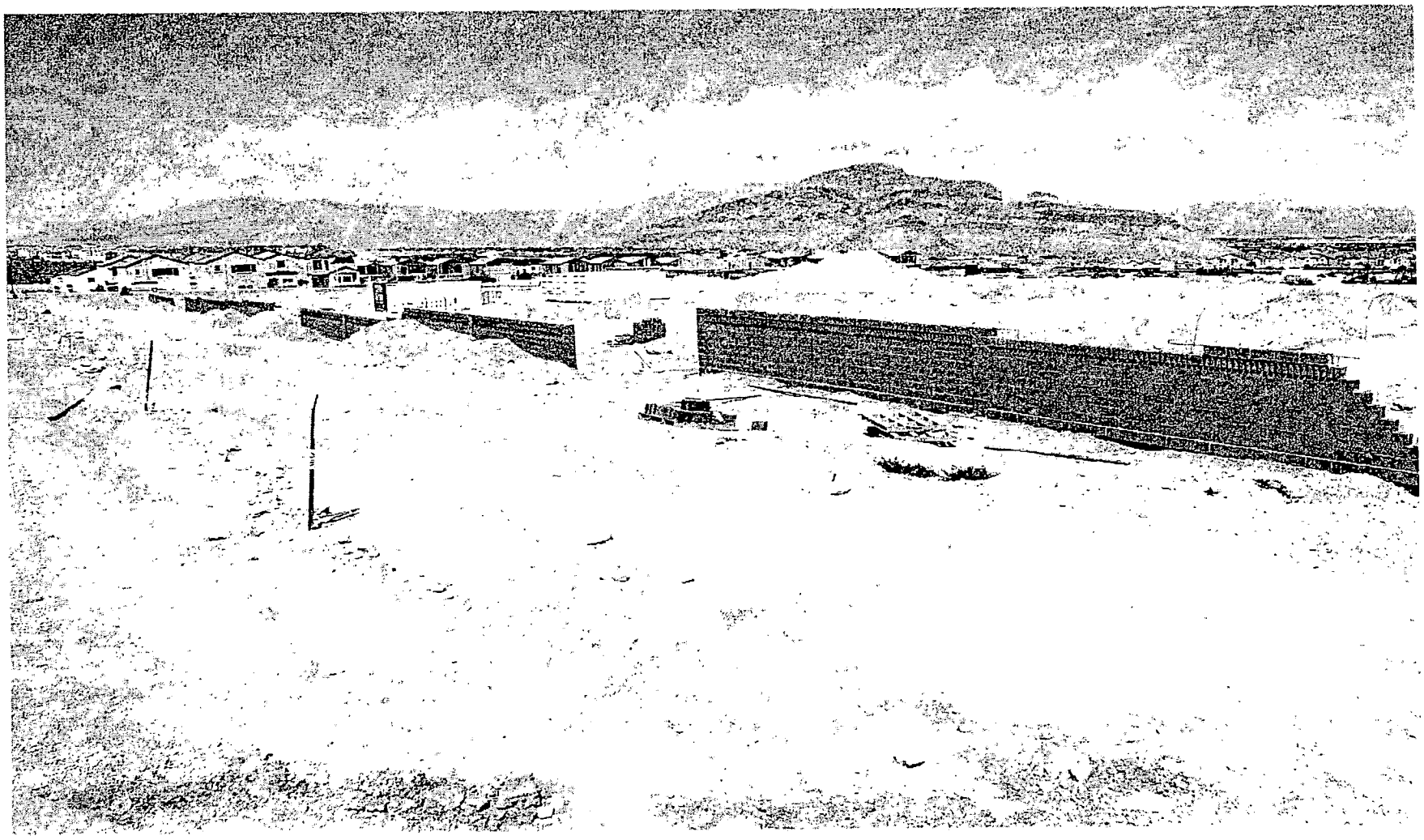
_____
Notary Public in and for said County and State

TERESA JOY PASTORELL
Notary Public State of Nevada
No. 95-0016-1
My appt. exp. Aug. 30, 2004



VAC-4041 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
EAST OF CLIFF SHADOWS PARKWAY, SOUTH OF GOWAN ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



VAC-4041 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
EAST OF CLIFF SHADOWS PARKWAY, SOUTH OF GOWAN ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

SUBJECT:

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

C.C.: 05/19/04

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

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the May 13, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:

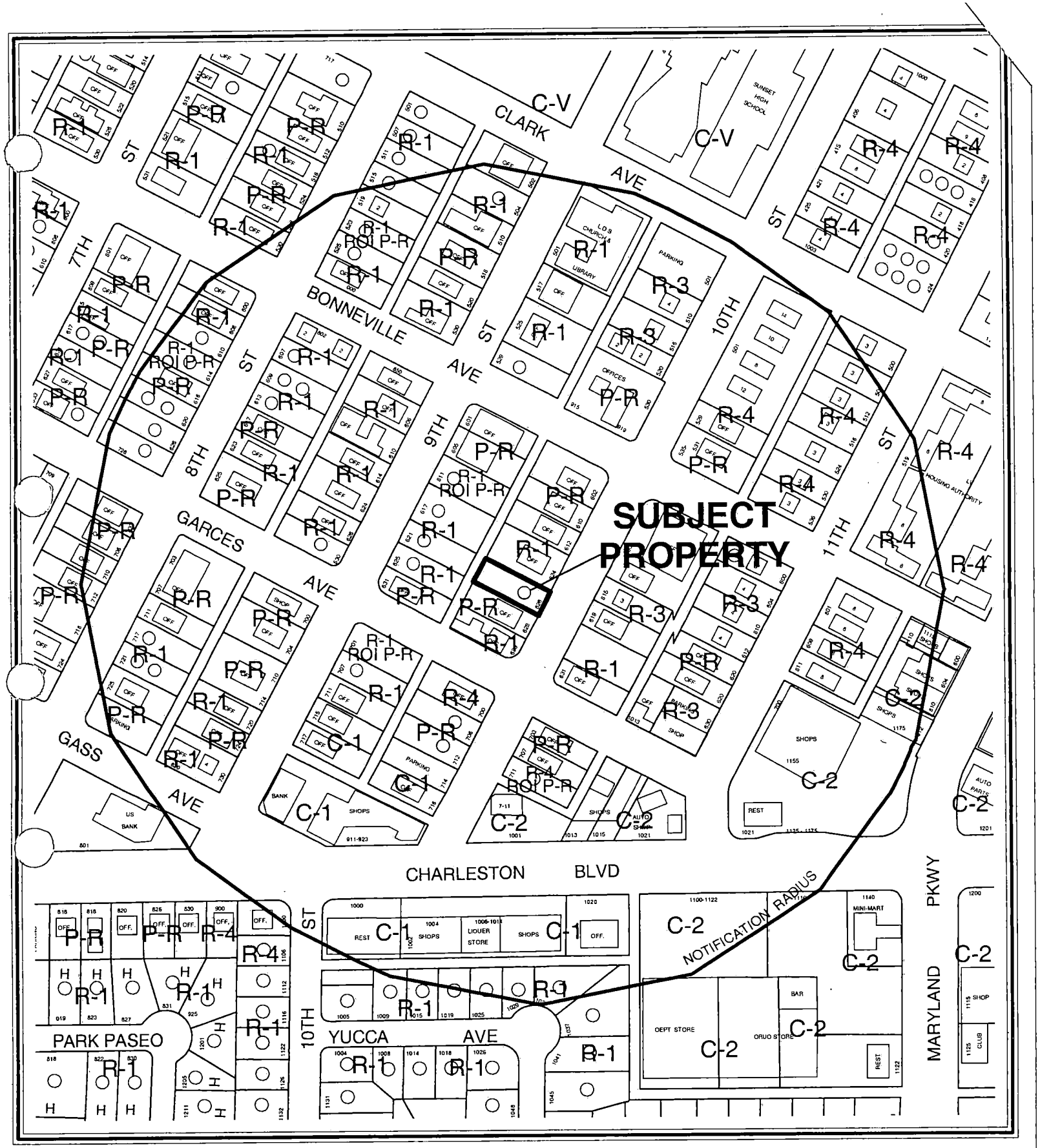
CHAIRMAN TRUESDELL declared the Public Hearing open.

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

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)



0 100 200 Feet

CASE: **ZON-3884**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO SDR-3885 - PUBLIC HEARING - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST

ON APRIL 14, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 13, 2004 PLANNING COMMISSION MEETING

a workshop; a studio

at·el·ier (ăt'l-yā')n. [Fr.]

March 12, 2004

Paul Bengtson
City of Las Vegas
Planning & Development Department
Las Vegas, Nevada 89101

O'Bannon Office Addition, 626 South 10th Street
Zone Change, Design Review (ZON-3884) (SDR-3885)
APN 139-34-810-098

Dear Paul,

Based on our previous conversation of being unable to be added to the April 22nd Planning Commission, we would like to request to be added to the May 13th Planning Commission meeting.

Thank you for your assistance.

Sincerely,

Alain Rivard
JVC Architects

4290 cameron suite 2
las vegas nv 89103
ph 702 871 3416
fax 702 871 2630
web jvcassociates.com

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3884 APN: 139-34-810-098

Name of Property Owner: KERRY O'BANNON TRUSTEE, M M & K TRUST

Name of Applicant: KERRY O'BANNON TRUSTEE, M M + K TRUST

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

_____ Yes No X

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: KERRY O'BANNON, TRUSTEE

Subscribed and sworn before me

This 26 day of JANUARY, 2004

Joanna Niezgoda

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOANNA NIEZGODA
No: 03-79559-1
My Appointment Expires Jan. 14, 2007

SHEET NOTES

1. BRICK BREAKS EXTEND BELOW TO BOARD T/C BASE.
2. PAINT STUCCO "MOORE PAINTS -RICHMOND BISQUE"
3. MIXED USE/OFFICE OCCUPANCY B
4. STUCCO SOLDIER/ROWLOCK TO MATCH EXISTING

EXTERIOR PAINT -MOORE PAINTS "RICHMOND BISQUE"

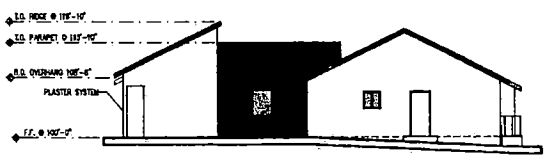


BRICK VENEER -CASTAIC BRICK "CAPPUCCINO"



=05= EAST ELEVATION

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



=04=SOUTH ELEVATION

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



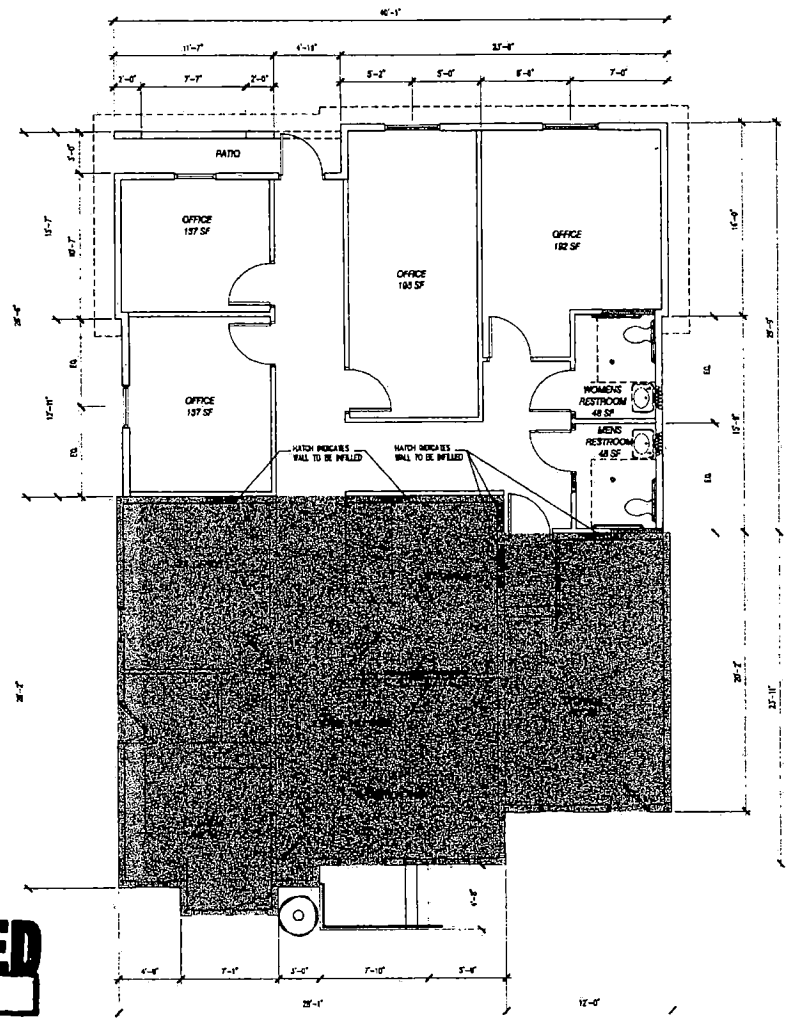
=03= WEST ELEVATION

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



=02=NORTH ELEVATION

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



=01=FLOOR PLAN

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

REVISED
4.16.04

ZON-3884

SDR-3885

4-22-04 PC

JVC ARCHITECTS atelier

4280 cameron ave. 2
las vegas, nv 89103
ph 702 871 3416
fax 702 871 2630
web jvcassociates.com
a1 of lar (82' 1-y6") n. (Ft.)
a workshop; a studio

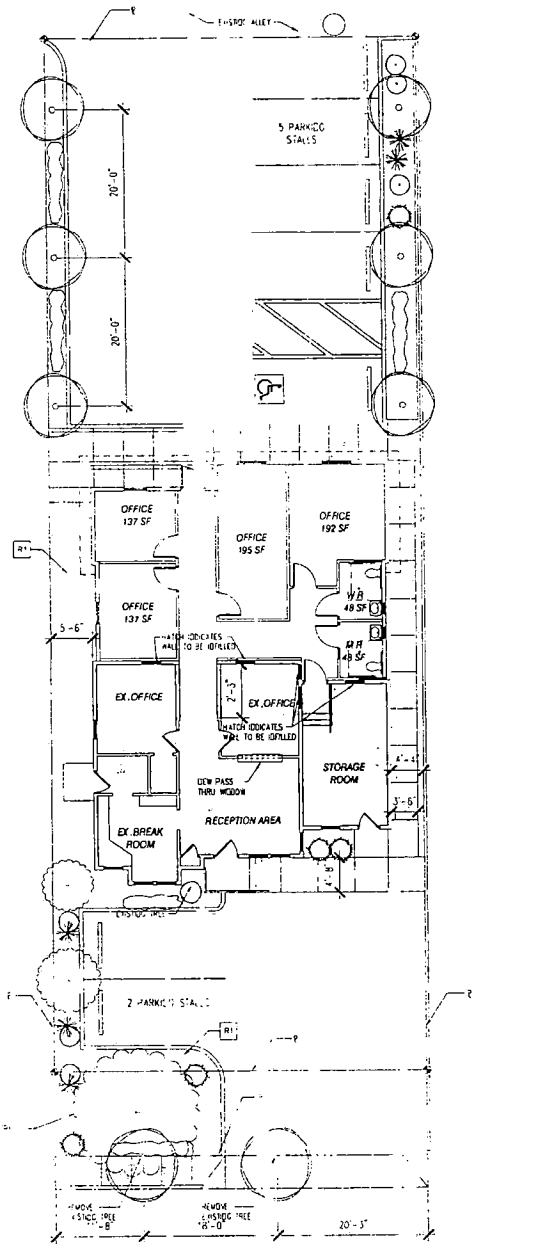
KERRY O'BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
LAS VEGAS, NV 89013

0402-OBAN
04.13.04

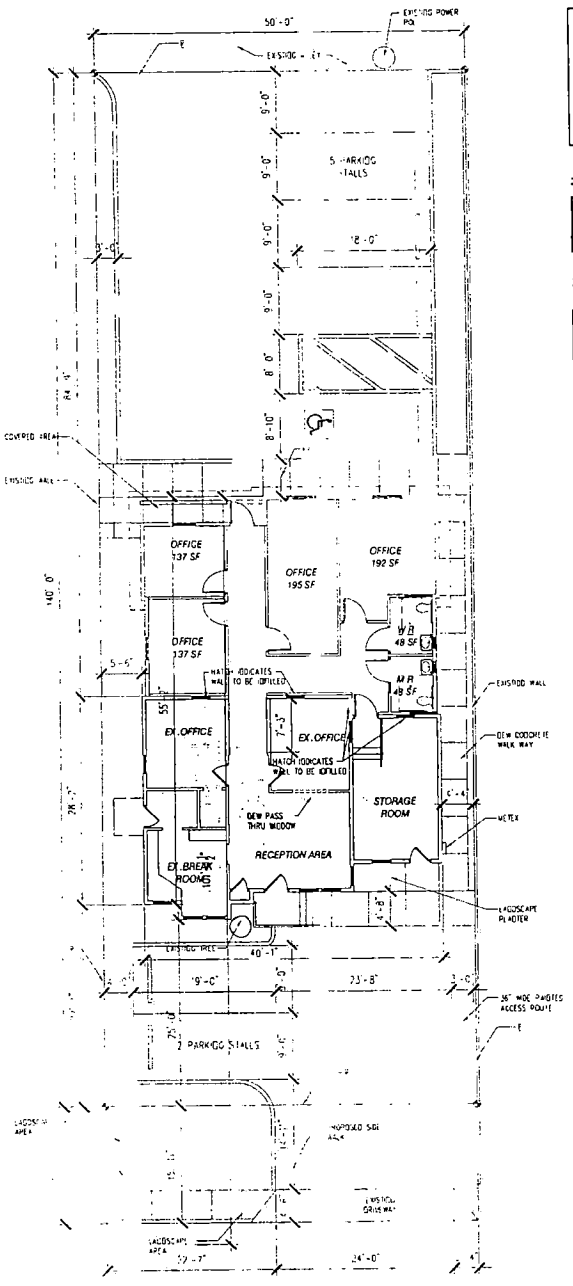
FLOOR PLAN ELEVATIONS
AS.2
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



=02= LANDSCAPE PLAN



=01= SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

ACTUAL AREA
EXISTING OFFICE AREA
OFFICE — 196 SF
TOTAL — 196 SF
NEW OFFICE — 1254 SF
NEW OFFICE — 54 SF
TOTAL GROSS N. NEW — 1254 SF
FLOOR AREA RATIO — 1254 SF / 7065 SF = .18

PARKING CAPACITY

PARKING REQUIRED
1 SPACE PER 300 S.F. GROSS OFFICE SPACE
PARKING PROVIDED
1543 SF / 300 SF — 5 SPACES
TOTAL PARKING PROVIDED — 5 SPACES
HANDICAP PARKING REQD — 1 (1-25 OF PARK. STA.
HANDICAP PARKING PROVIDED — 1 PARKING STA.

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
R1	DECOMPOSED GRANITE - 3/8" MIXED MOJAVE GOLD

PLANTING LEGEND

TREE

ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	2	CERCIDIUM HYBRID "DESERT MUSEUM"	DESERT MUSEUM PALO VERDE	15 GAL
B	1	LAURUS AZORICA	TEXAS MOUNTAIN LAUREL	15 GAL

SHRUBS

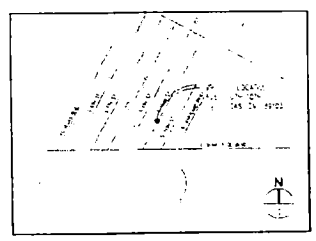
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
	27	[illegible] GREEN	GREEN TEXAS RANGER	5 GALLON
	42	MYRTUS COMMUNIS COMPACTA	COMPACT MYRTLE	5 GALLON
	35	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON

GROUND COVER

ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	2' OC	JUNIPER X MEDIA	SEA JUNIPER	10 GALLON

PROFESSIONAL OFFICE

VICINITY MAP



JVC ARCHITECTS
4290 cameron sts. 2
las vegas, nv 89103
ph 702 871 3416
fax 702 871 2530
web jvcassociates.com

an atelier (at-ly-ā') n. [Fr.] a workshop, a studio

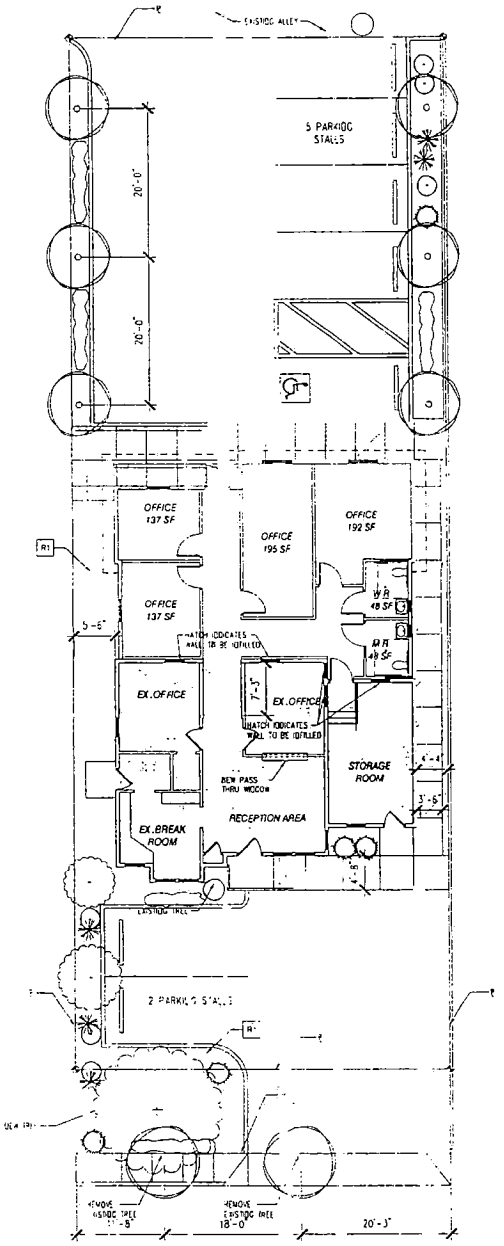
KERRY O'BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-0BAN
03.13.04

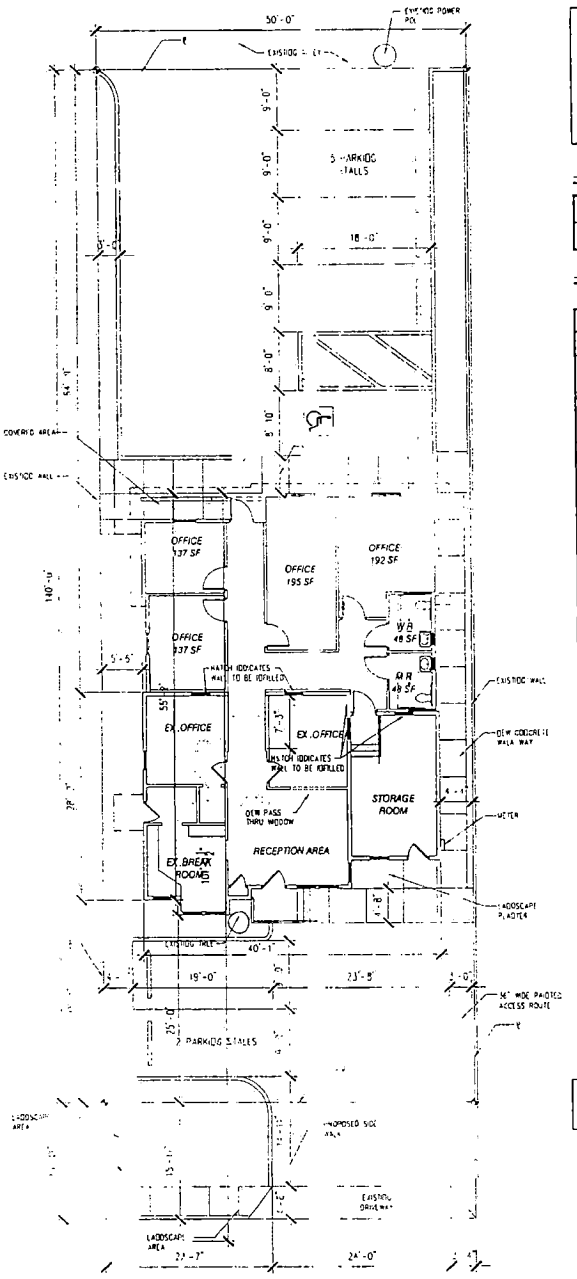
SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



=02= LANDSCAPE PLAN



=01= SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

TOTAL AREA	EXISTING OFFICE AREA OFFICE TOTAL NEW OFFICE NEW OFFICE TOTAL GROSS BUILDING FLOOR AREA RATIO

PARKING CAPACITY

PARKING REQUIRED
1 SPACE PER 300 S.F. GROSS OFFICE SPACE

PARKING PROVIDED

7041 S.F. / 300 S.F.	= 24 SPACES
TOTAL PARKING PROVIDED	= 24 SPACES
HANDICAP PARKING REQD.	= 1 (3% OF PARKING STALLS)
HANDICAP PARKING PROVIDED	= 1 HANDICAP STALL

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
	DECOMPOSED GRANITE - 1/4" MEXICAN MOJAVE GOLD

PLANTING LEGEND

TREE

ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	2	CERCIDIUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL
B	1	LEUCOPHYLLUM LANGMANIAE	TEXAS MOUNTAIN LAUREL	15 GAL

SHRUBS

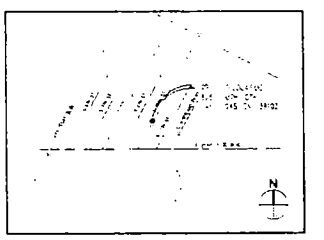
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
	67	DASYLIRION WHEELERI	GREEN TEXAS RAIDER	5 GALLON
	49	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GALLON
	35	MUHLENBERGIA RIGIDA	DEER GRASS	5 GALLON

GROUND COVER

ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	12" OC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	1 GALLON

PROFESSIONAL OFFICE

VICINITY MAP



JVC ARCHITECTS
atelier
4290 cameron ste. 2
las vegas, nv 89103
ph 702 871 3418
fax 702 871 2630
web jvcassociates.com
atelier (at-lē-yā') n. [Fr.] a workshop; a studio

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0402-OBAN
03.13.04

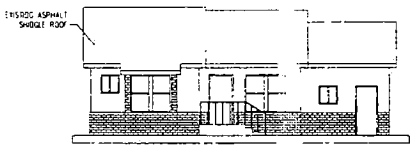
SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

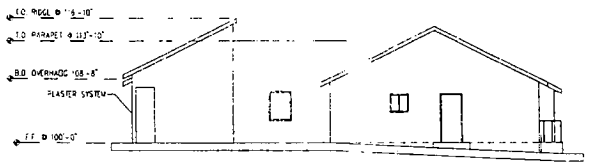
REVISED
4.16.04

SHEET NOTES

1. SHAKE ROOF
2. PAINT STUCCO
3. WINDOW
4. STUCCO COLOR



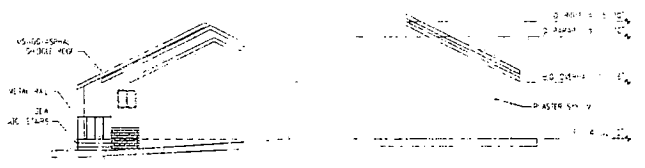
=05= EAST ELEVATION
SCALE 1/8" = 1'-0"



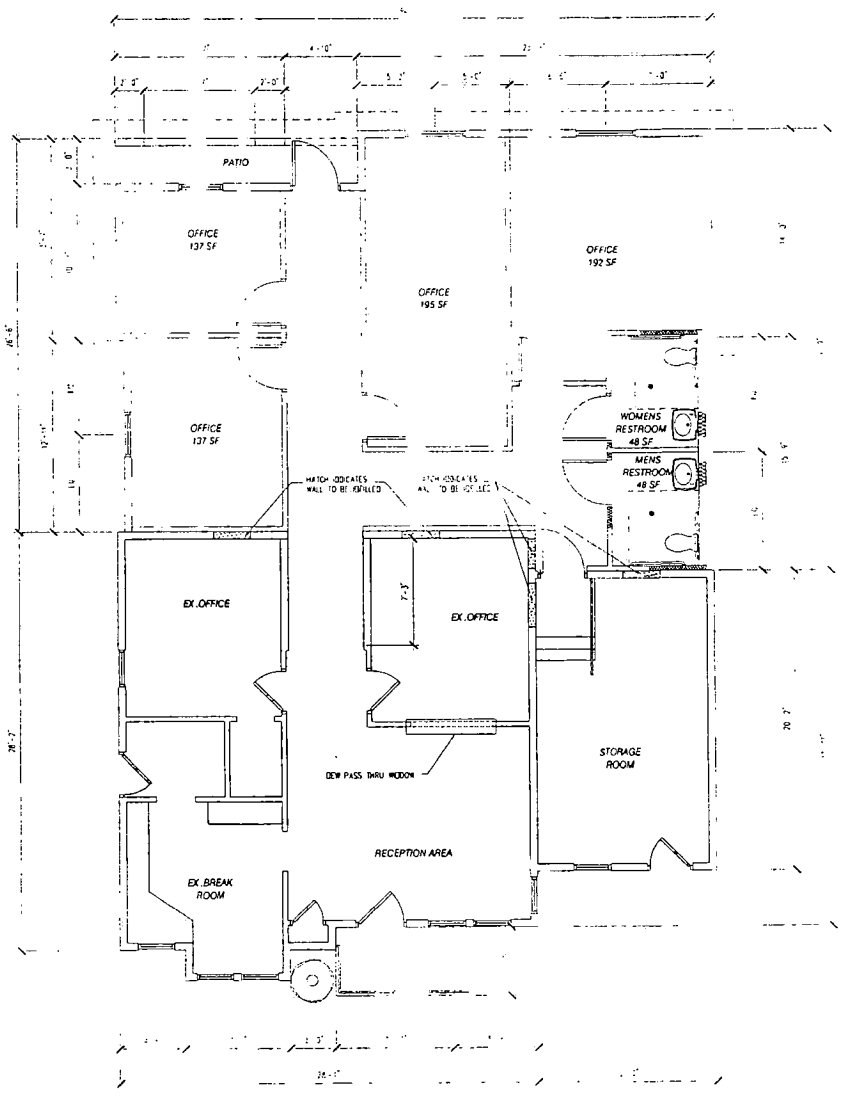
=04=SOUTH ELEVATION
SCALE 1/8" = 1'-0"



=03=WEST ELEVATION
SCALE 1/8" = 1'-0"



=02=NORTH ELEVATION
SCALE 1/8" = 1'-0"



=01=FLOOR PLAN

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4290 cameron ste 2
las vegas, nv 89103
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web jvcassociates.com
architecture (är'ki-tek'ch(ə)r) n. [Fr.] a workshop; a studio

KERRY O'BANNON
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626 SOUTH 10TH
LAS VEGAS, NV 89013

0402-OBAN
04.13.04

FLOOR PLAN ELEVATIONS
AS.2
DESIGN DEVELOPMENT



ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST
626 SOUTH 10TH STREET
APRIL 22, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

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

C.C.: 05/19/04

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the May 13, 2004 Planning Commission meeting.

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

MOTION:
NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

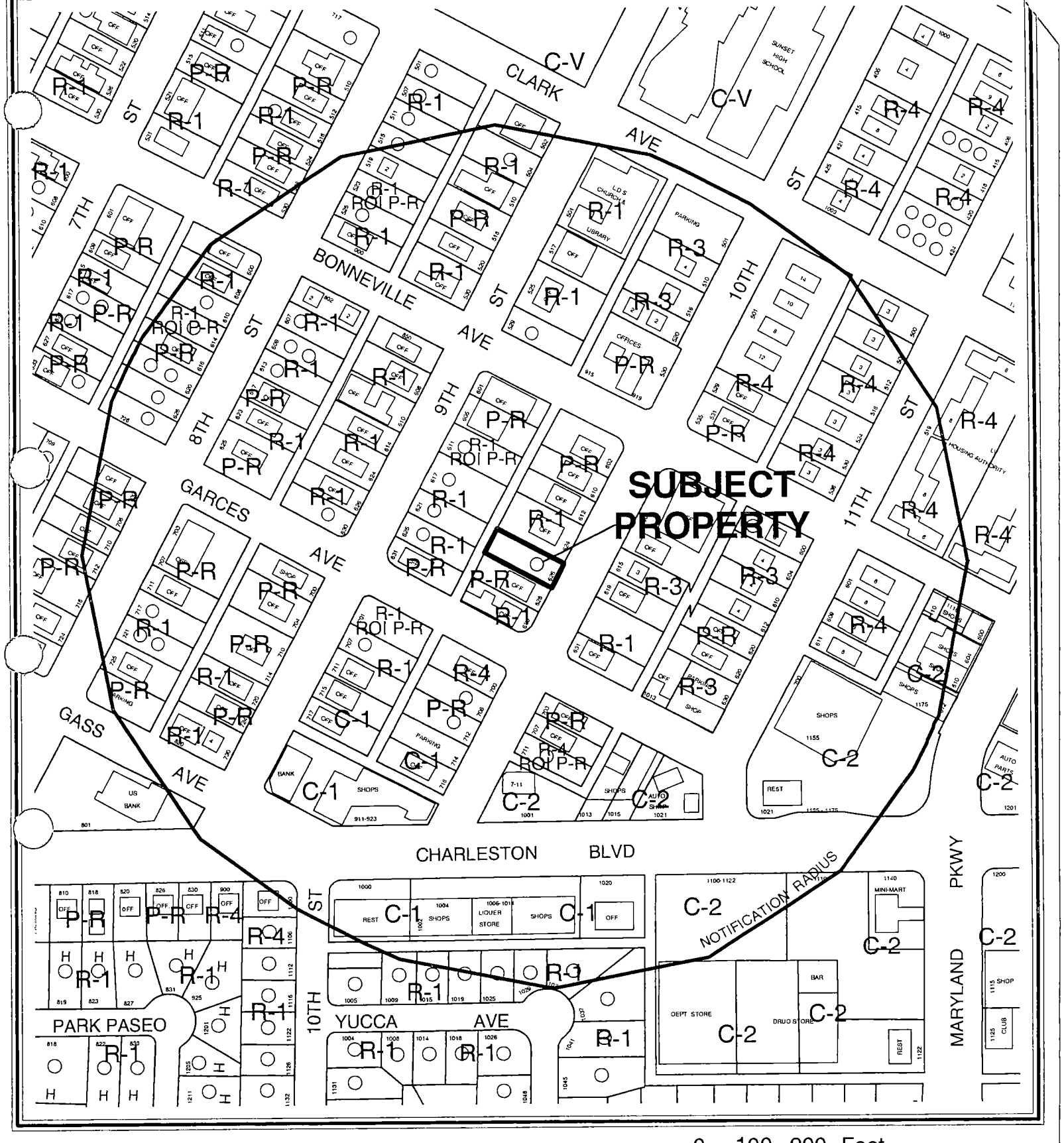
MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

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

No one appeared in opposition.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 21 – SDR-3885

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:02 – 6:11)



CASE: **SDR-3885**

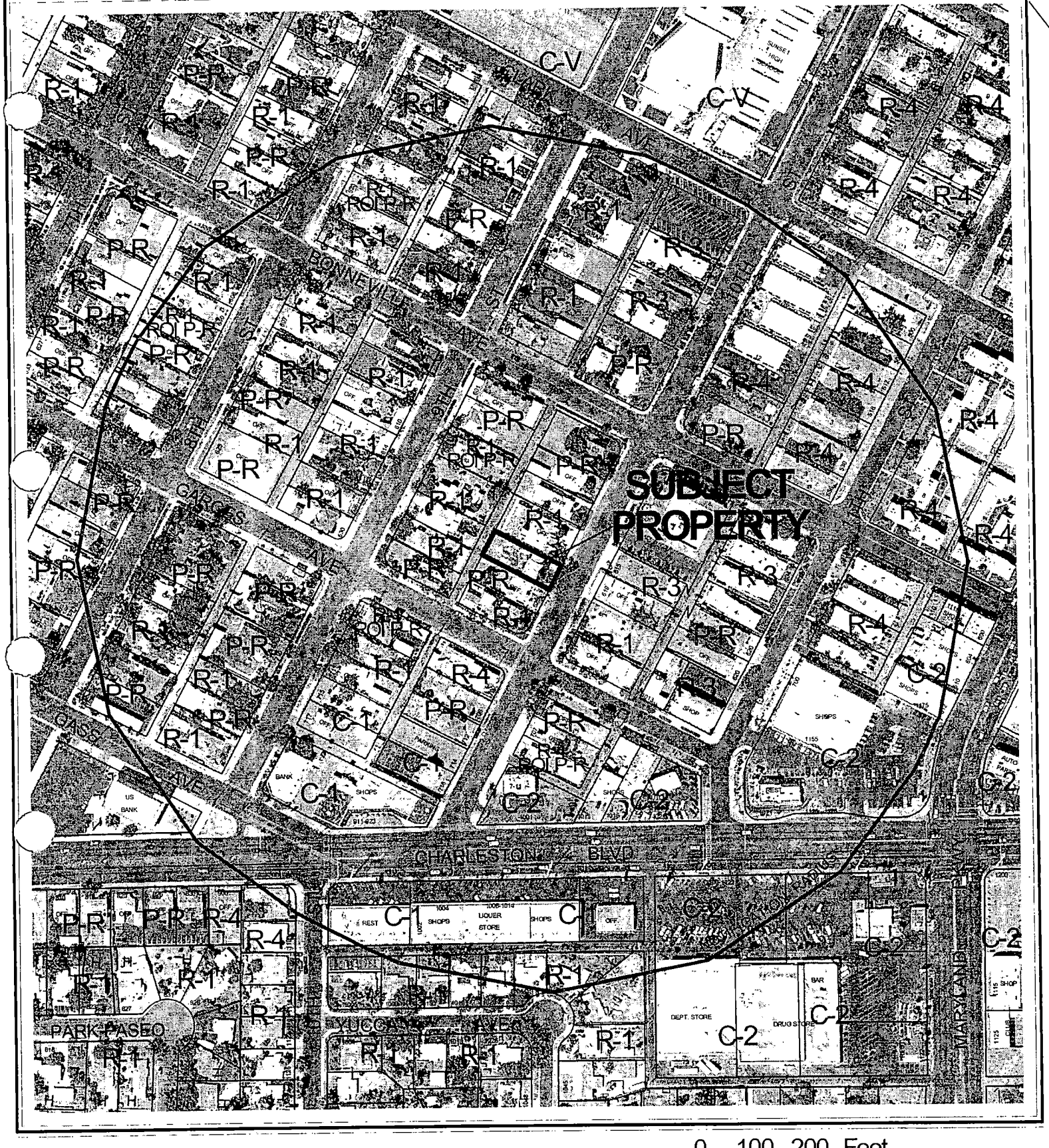
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **SDR-3885**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3884 - PUBLIC HEARING – SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST

ON APRIL 14, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 13, 2004 PLANNING COMMISSION MEETING

at·el·ier (at'l-yā') n. [Fr.]

March 12, 2004

Paul Bengtson
City of Las Vegas
Planning & Development Department
Las Vegas, Nevada 89101

O'Bannon Office Addition, 626 South 10th Street
Zone Change, Design Review (ZON-3884) (SDR-3885)
APN 139-34-810-098

Dear Paul,

Based on our previous conversation of being unable to be added to the April 22nd Planning Commission, we would like to request to be added to the May 13th Planning Commission meeting.

Thank you for your assistance.

Sincerely,

Alain Rivard
JVC Architects

4290 cameron suite 2
las vegas nv 89103
ph 702 871 3416
fax 702 871 2830
web jvcassociates.com

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3885 APN: 139-34-810-098

Name of Property Owner: M M & K TRUST

Name of Applicant: M M & K TRUST

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

KERRY S. O'BANNON, TRUSTEE

Subscribed and sworn before me

This 9th day of FEBRUARY, 2004

Joanna Niezgoda

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOANNA NIEZGODA
No: 03-79559-1
My Appointment Expires Jan. 14, 2007

SHEET NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

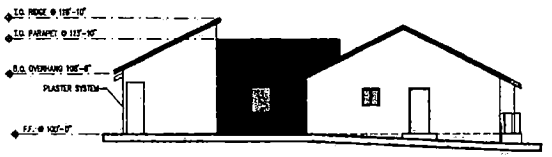
EXTERIOR PAINT -MOORE PAINTS "RICHMOND BISQUE"

BRICK VENEER -CASTAIC BRICK "CAPPUCCINO"



=05= EAST ELEVATION

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



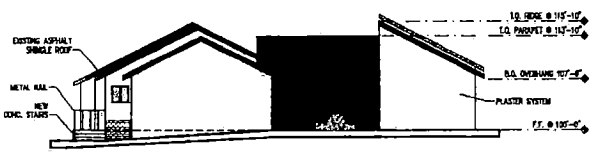
=04=SOUTH ELEVATION

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



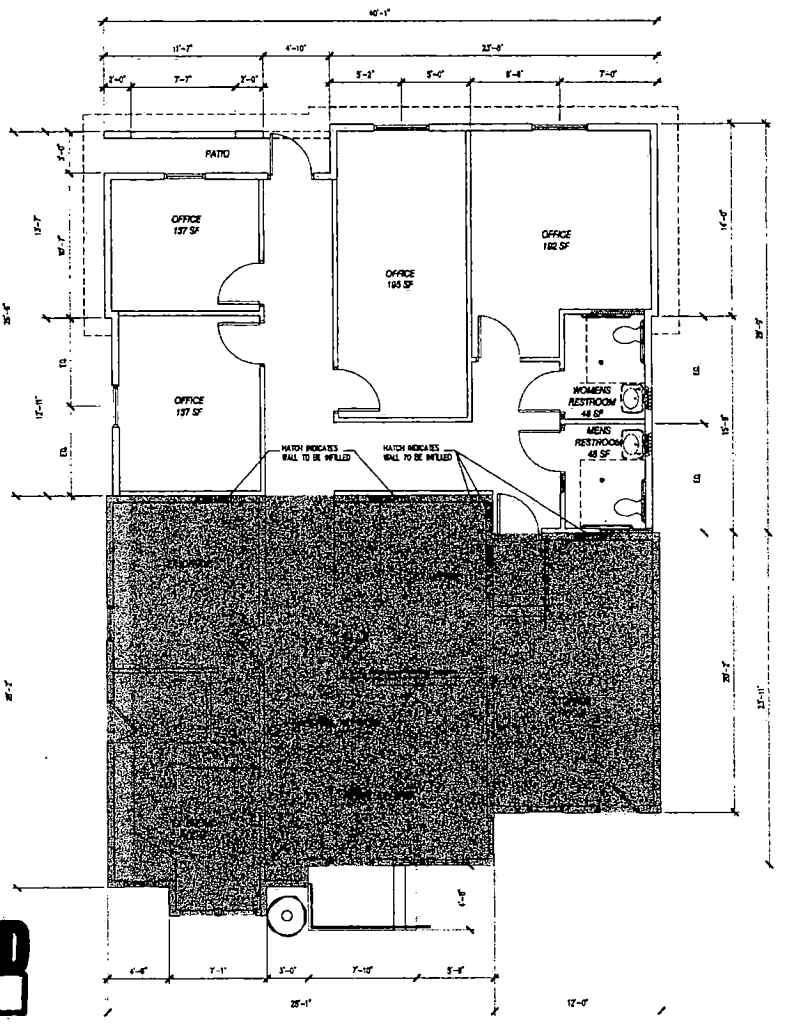
=03=WEST ELEVATION

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



=02=NORTH ELEVATION

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



=01=FLOOR PLAN

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

N

REVISED
4.16.04

ZON-3884

SDR-3885

4-22-04 PC

JVC ARCHITECTS atelier

4520 paradise rd. 3
las vegas, nv 89169
ph 702 671 5416
fax 702 671 2630
web.jvcarchitects.com

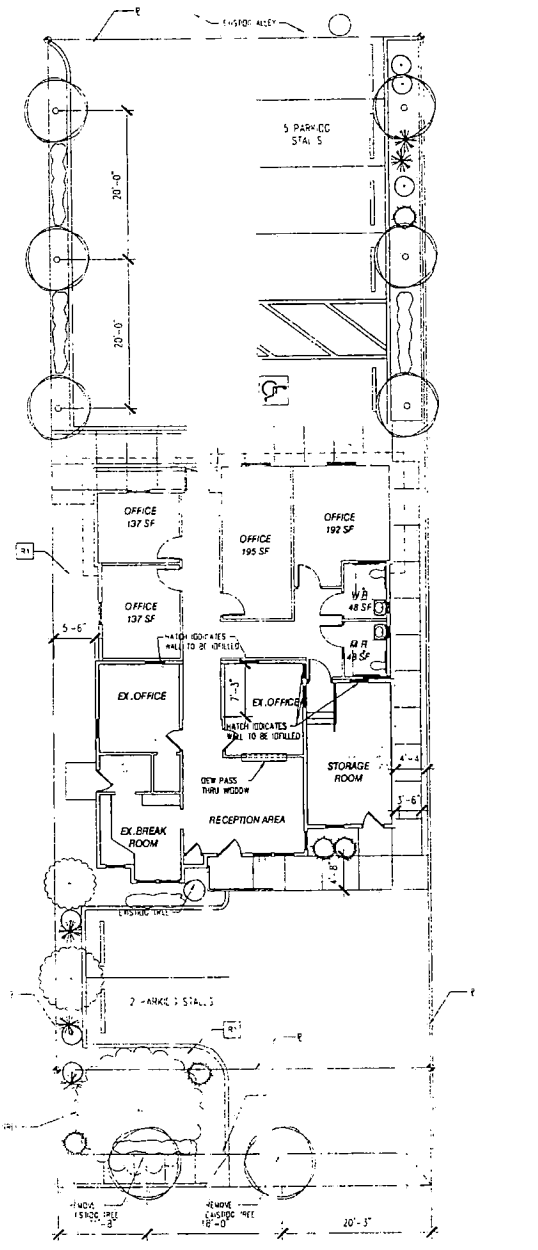
KERRY O'BANNON
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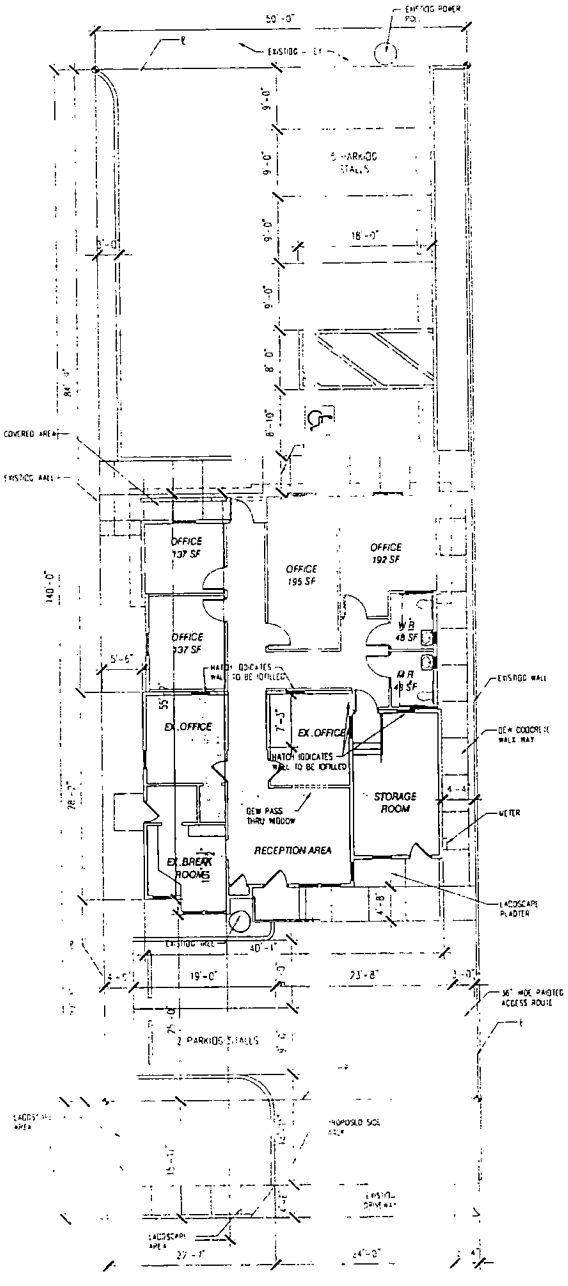
FLOOR PLAN ELEVATIONS
AS.2
REVISION DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



02 LANDSCAPE PLAN



01 SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

ACTUAL AREA
EXISTING OFFICE AREA
OFFICE 936 SF
RETAIL 936 SF
OR = OFFICE
RETAIL
TOTAL GROSS AREA 1,872 SF

FLOOR AREA RATIO 1,872 SF / 5,000 SF = .37

PARKING CAPACITY

PARKING REQUIRED
1 SPACE PER 300 S.F. GROSS OFFICE SPACE

PARKING PROVIDED
2,043 SF / 300 SF = 7 SPACES
TOTAL PARKING PROVIDED = 7 SPACES

HANDICAP PARKING REQD = 1 (1 TO 25 OF PARK. / 5%)

HANDICAP PARKING PROVIDED = 1 PARKING STALL

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
	DECOMPOSED GRANITE - 3/4" MEDIUM MOJAVE GOLD

PLANTING LEGEND

TREE

ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	37	CERCIDIUM FLORIDUM "DESERT MUSEUM"	DESERT MUSEUM PALO VERDE	15 GAL
B	-	LORPHANTHES TUCSONENSIS	TEXAS MOUSTAIO LAUREL	15 GAL

SHRUBS

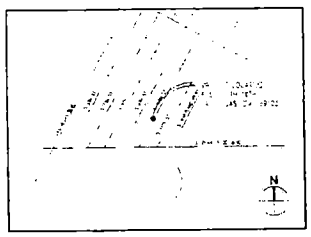
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
	37	[illegible] SPECIES	GREGG TEXAS RANGER	5 GALLON
	42	MYRTUS COMMUNIS COMPACTA	COMPACT MYRTLE	5 GALLON
	25	MUHLENBERGIA RIGIDUS	DEER GRASS	5 GALLON

GROUND COVER

ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	12" OC	JUNIPERUS SABINA	BAY JUNIPER	1 GALLON

PROFESSIONAL OFFICE

VICINITY MAP



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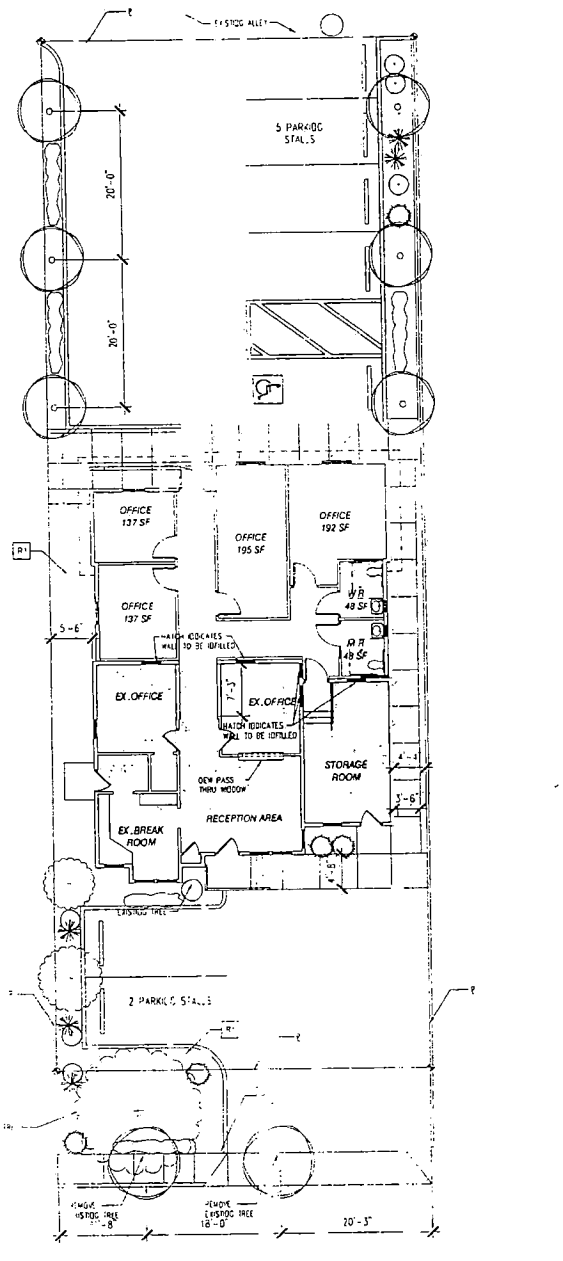
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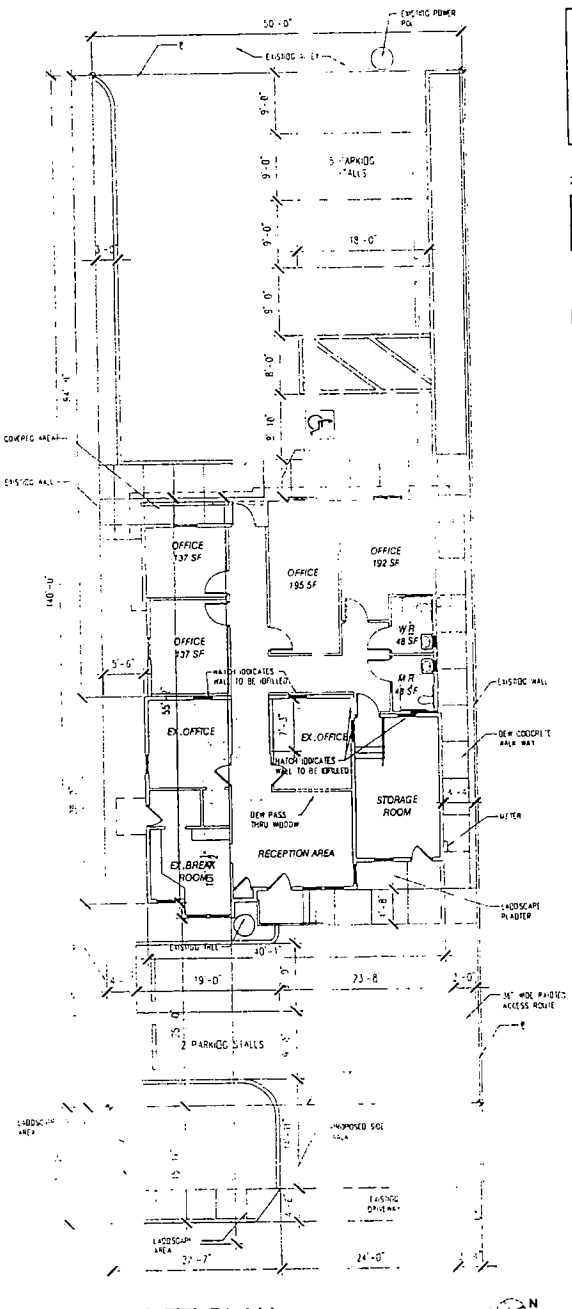
SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



=02= LANDSCAPE PLAN



-01- SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

ACTUAL AREA
EXISTING OFFICE AREA
OFFICE 931 SF
TOTAL 931 SF
NEW OFFICE 1,241 SF
NEW GROSS S.F. 2,172 SF

FLOOR AREA RATIO

PARKING CAPACITY

PARKING REQUIRED
1 SPACE PER 300 S.F. GROSS OFFICE SPACE

PARKING PROVIDED
2,172 S.F. / 300 S.F. = 7 SPACES
TOTAL PARKING PROVIDED = 7 SPACES
HANDICAP PARKING REQ'D = 1 SPACE (1 OF EVERY 25 OF TOTAL)
HANDICAP PARKING PROVIDED = 1 HANDICAP STALL

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
	DECOMPOSED GRANITE - 1/4" VALLEY MOJAVE GOLD

PLANTING LEGEND

TREE

ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	4	CERCIDIUM HYBRID DESERT MUSEUM	DESERT MUSEUM PALO VERDE	24" BOX
B	3	CHILOPSIS LINEARIS 'HYBRID'	TEXAS MOUNTAIN LAUREL	24" BOX

SHRUBS

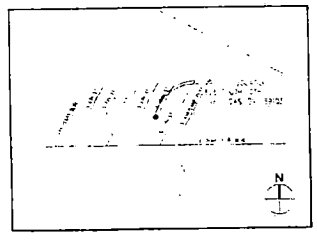
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
	27	LEUCOPHYLLUM LANGMANIAE	CREPE TEXAS RANGER	5 GALLON
	27	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GALLON
	25	MUHLENBERGIA RIGIDA	DEER GRASS	5 GALLON

GROUND COVER

ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	12" OC	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	BLUE JUNIPER	5 GALLON

PROFESSIONAL OFFICE

VICINITY MAP



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an office (8' by 8') n. [Fr.]
a workshop; a studio

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0402-OBAN
03.13.04

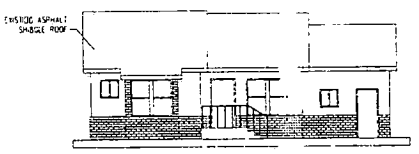
SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

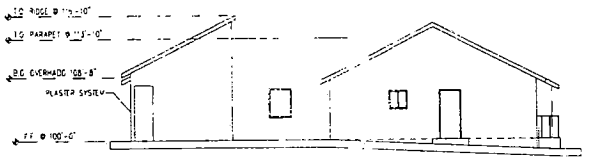
REVISED
4.16.04

SHEET NOTES

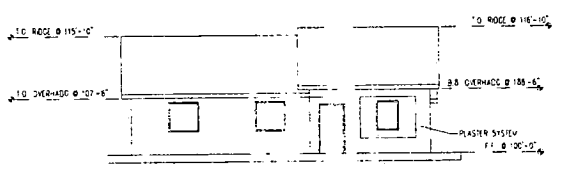
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2. [illegible]
3. [illegible]
4. [illegible]



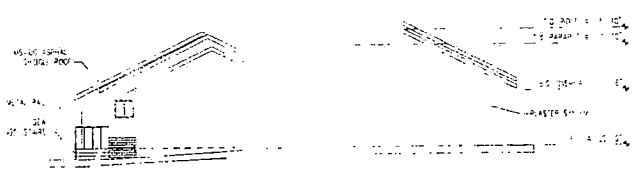
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SCALE: 1/8" = 1'-0"



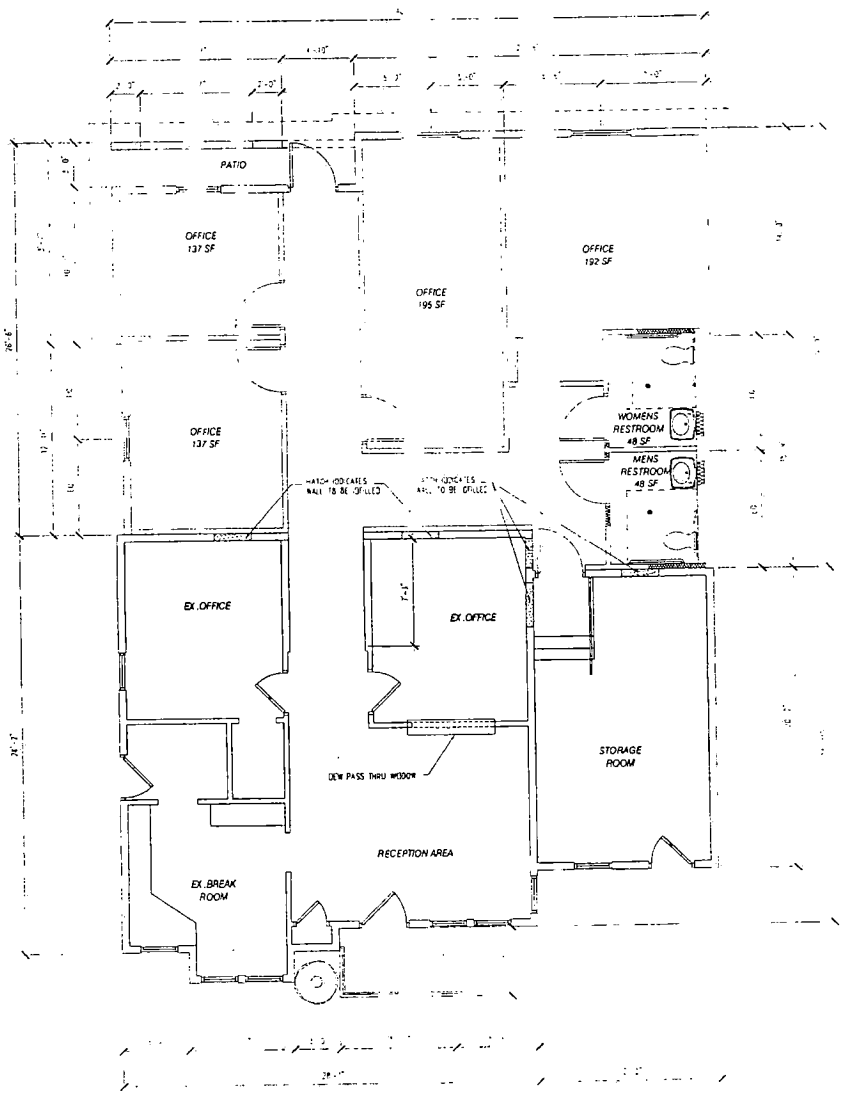
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SCALE: 1/8" = 1'-0"



=03= WEST ELEVATION
SCALE: 1/8" = 1'-0"



=02=NORTH ELEVATION
SCALE: 1/8" = 1'-0"



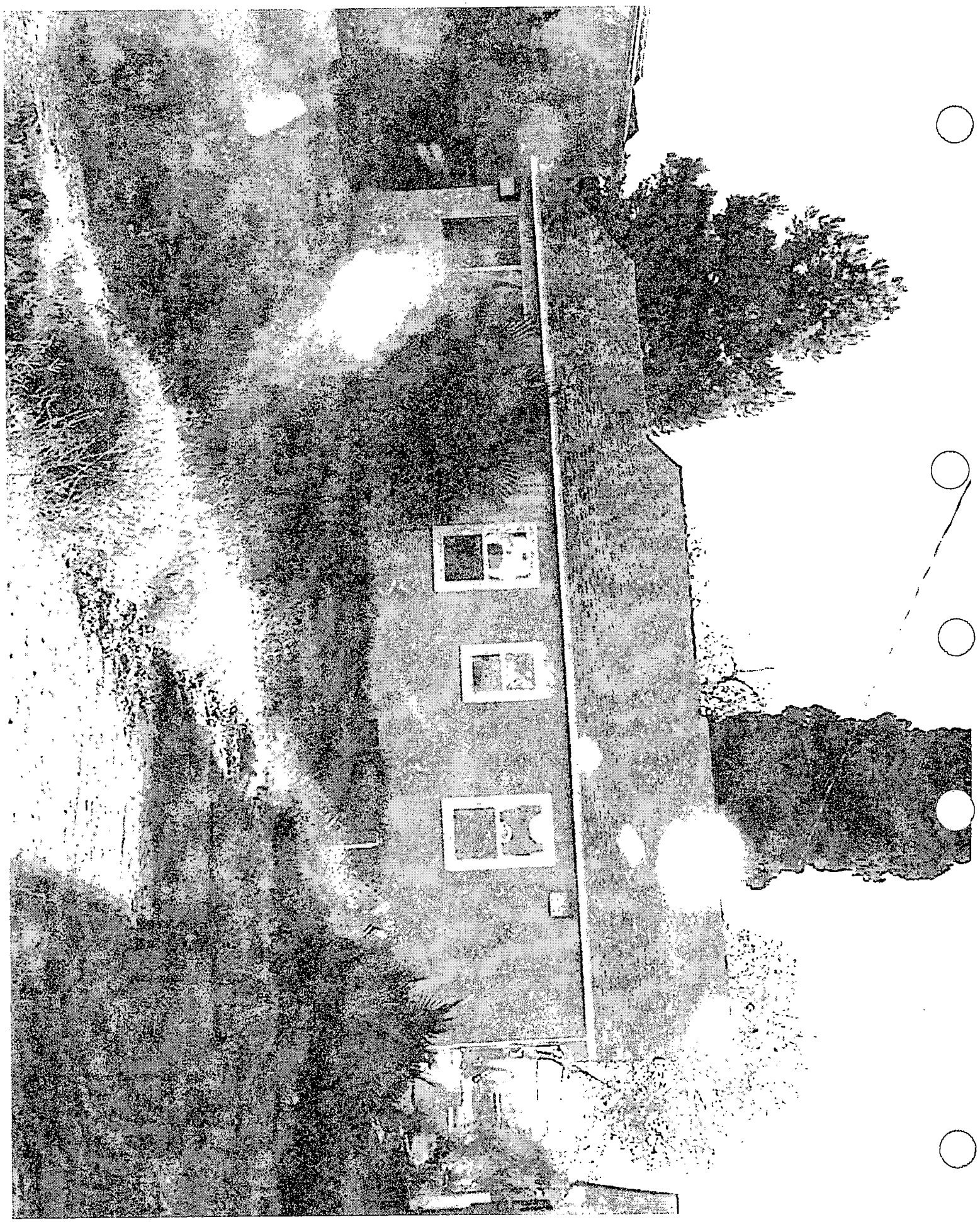
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SCALE: 1/8" = 1'-0"

JVC ARCHITECTS
4290 cameron ste 2
las vegas, nv 89103
ph 702.871.3416
fax 702.871.2830
web.jvcassociates.com
atelier (at-lē-ā') n. [Fr.] a workshop; a studio

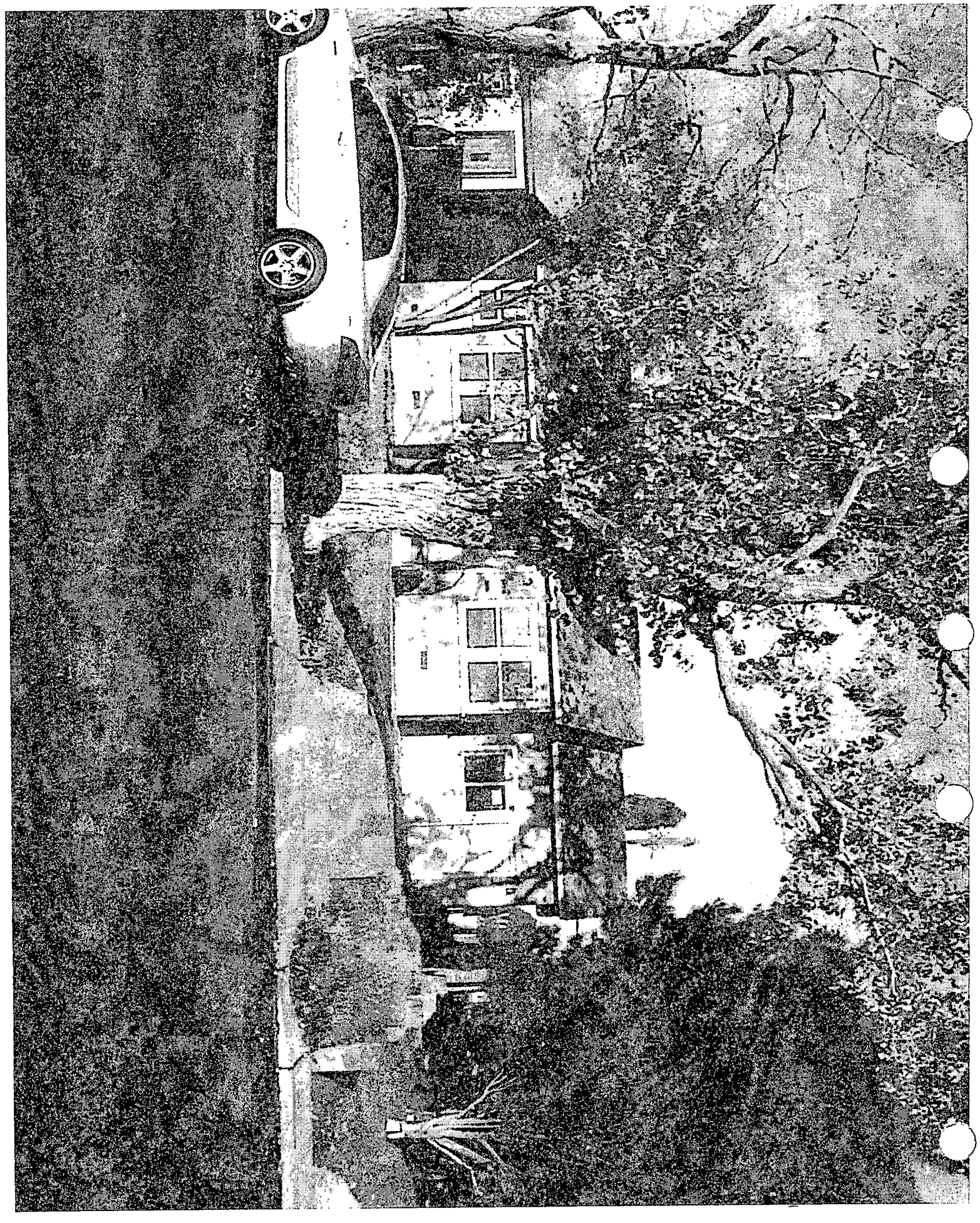
KERRY O'BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
LAS VEGAS, NV 89013

0402-OBAN
04.13.04

FLOOR PLAN ELEVATIONS
AS.2
DESIGN DEVELOPMENT



SDR-3885 4-22-04 PC

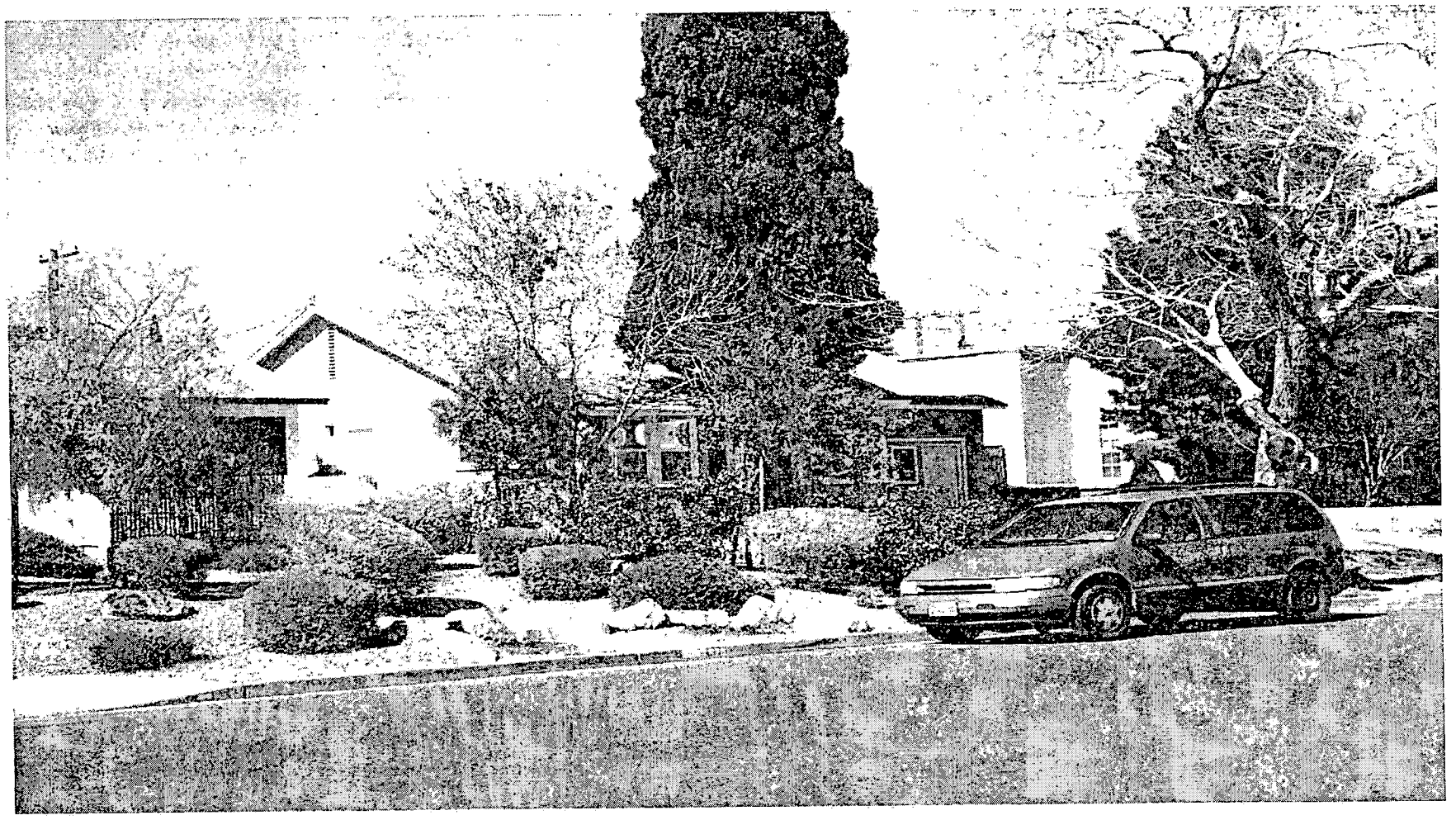


SDR-3885 4-22-04 PC



SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST
626 SOUTH 10TH STREET
APRIL 22, 2004 PLANNING COMMISSION

3/4/04



SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST
626 SOUTH 10TH STREET
APRIL 22, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	**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
4. Submitted at Planning Commission – Support with 10 signatures submitted by Andras Babero

MOTION:
GOYNES – DENIED – UNANIMOUS with TRUESDELL abstaining because of his relationship with MR. BABERO and McSWAIN excused

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that the applicant is requesting home designs that are too large for the lots; therefore, staff recommended denial. The applicant could fit a home within the confines of their development.

MINUTES – Continued:

ATTORNEY ANDRAS BABERO, 6741 West Alexander Road, submitted a support petition for the record signed by people who are interested in acquiring the homes. He explained that the property is adjacent to Floyd Lamb Park to the west and north, and a 20-foot drainage easement to the west and north. People will never be able to look into other homes because of the park's location. He emphasized that in May grass will no longer be planted. This development would be appropriate to cover the entire area with this type of development. Therefore, this will be a benefit and he suggested modifying the setback requirement.

MERLE COKE, 8325 Coke Street, stated that the person circulating the petition was offering a $50 gift certificate at a restaurant for anyone who would sign the petition. He does not believe the signatures are valid if they were bought.

BEVERLY COKE, 8325 Coke Street, pointed out that she sent a letter objecting to the proposed project.

RICH HUGHES, 10503 Serrato Lane, indicated that he is a potential homebuyer who signed the petition, but was not offered a $50 gift certificate. He asked the Commission to approve the request.

RON THOMAS, 7745 Maggie Avenue, stated that people who reside in the immediate area did not sign the petition. He objected to the Variance request because of the density. The development should be consistent with what exists in the adjoining areas. This is a Rural Preservation District and the proposed large homes with a five-foot backyard are not appropriate.

DAVID CURBER, 8445 South Las Vegas Boulevard, remarked that he reserved a lot in this development and supports the project. The project will provide a larger backyard and he does not see the need for a 30-foot front yard.

ATTORNEY BABERO noted that he is not aware of any gift certificate being offered and the petition is legitimate and it should be considered. He clarified that the applicant is not proposing a five-foot backyard. The setback reduction is not for five feet, but simply to accommodate the proposed homes. On the overhead he showed a design depicting the proposed home. The largest home is 4999 square feet and the smallest is 2800 square feet. The homes will have a side-load garage for better aesthetics. He reiterated that the park surrounds the property and the Variance request is not unreasonable and in this instance it is necessary.

MINUTES – Continued:

COMMISSIONER DAVENPORT commented that the back fence would be five feet from the back of the house. ATTORNEY BABERO responded that there will be a 25-foot setback from the property to the back of the house on certain lots. COMMISSIONER DAVENPORT noted that the map provided by staff depicts that the smallest home, including the garage, is 5,000 square feet, with one being 5,142 as the maximum. ATTORNEY BABERO reiterated that the largest model is 4,999 square feet and the smallest is approximately 2800 square feet. He added that at this time they are not selling any homes, but simply taking reservations.

COMMISSIONER NIGRO pointed out that the plans were not provided within the backup depicting homes on the lot. COMMISSIONER DAVENPORT emphasized his reservations about this application. He did not understand why the applicant could not figure out how to put 2800 square feet on 20,000 square feet and not need Variances. ATTORNEY BABERO rebutted that the engineering company did not take that into consideration when it was plotted. He opined that the point of a Variance is to prohibit others from looking into other people homes. There is a situation, in this instance, where self imposed or not, could be allowed because there are no homes that will be affected.

COMMISSIONER DAVENPORT stated that he could not support the Variance because a home could fit in a 20,000 square foot lot without the need for a Variance. The hardship is self-imposed.

COMMISSIONER GOYNES pointed out that Title 19.18.070 clearly states that extraordinary and exceptional conditions have to be shown. The important point to note is the precedent that the Commission might set and being consistent about allowing these Variances. However, the hardship is self-created. ATTORNEY BABERO remarked that this property is unique because is surrounded by the park to the north and to the west. There is no other property bordering on two sides by a park and on the other by a wash. Secondly, permits have already been issued and it would make it extremely difficult.

COMMISSIONER STEINMAN stated that the issue is self-created. ATTORNEY BABERO responded that one home would be 4,205 square feet; a perimeter home and one to the northwest will be 4,999 square feet. The rest will be 2800 square feet. The plan is to accommodate as much as possible and to reduce the setback 25 feet to the rear and 25 feet to the front.

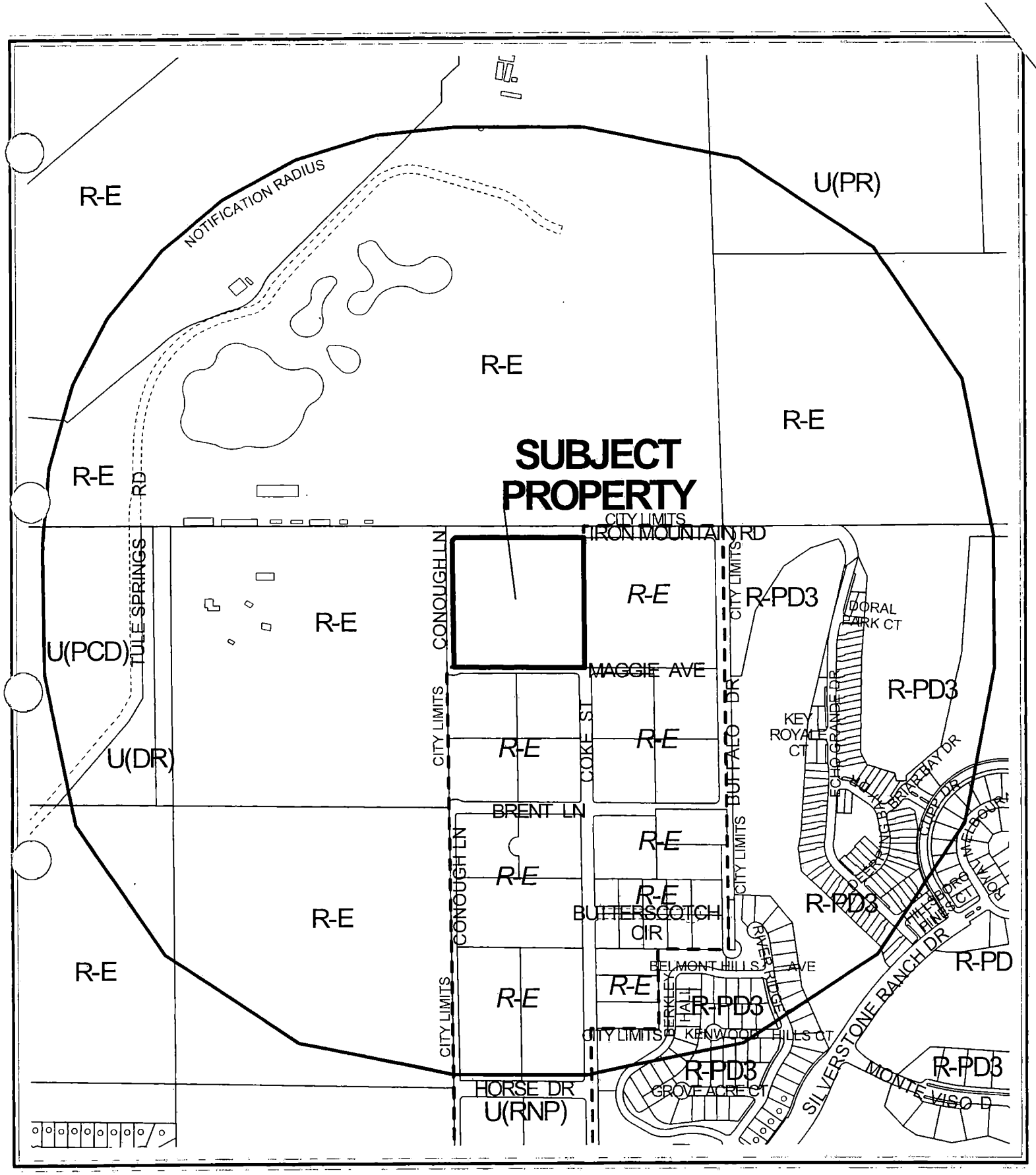
MINUTES – Continued:

COMMISSIONER EVANS pointed out the site plan does not show the 2800 square feet home. It only shows the blocks for the various lots with the maximum square footage. He concurred with the other Commissioners that there could be other ways to comply with the code without requesting the Variance. The site is overbuilt.

VICE CHAIRMAN NIGRO was uncomfortable with conceptual designs. He would like to see exactly where the setbacks will be and was uncomfortable granting a blanket Variance that could apply to every lot. It is premature to be discussing the homes. ATTORNEY BABERO rebutted that no homes have been sold nor can they be sold. There will be approximately six different models. It would be illogical for any developer to put 4,999 square foot houses on every single lot. In this instance, it is not known what will go on a particular lot until someone reserved the lot.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:34 – 6:57)

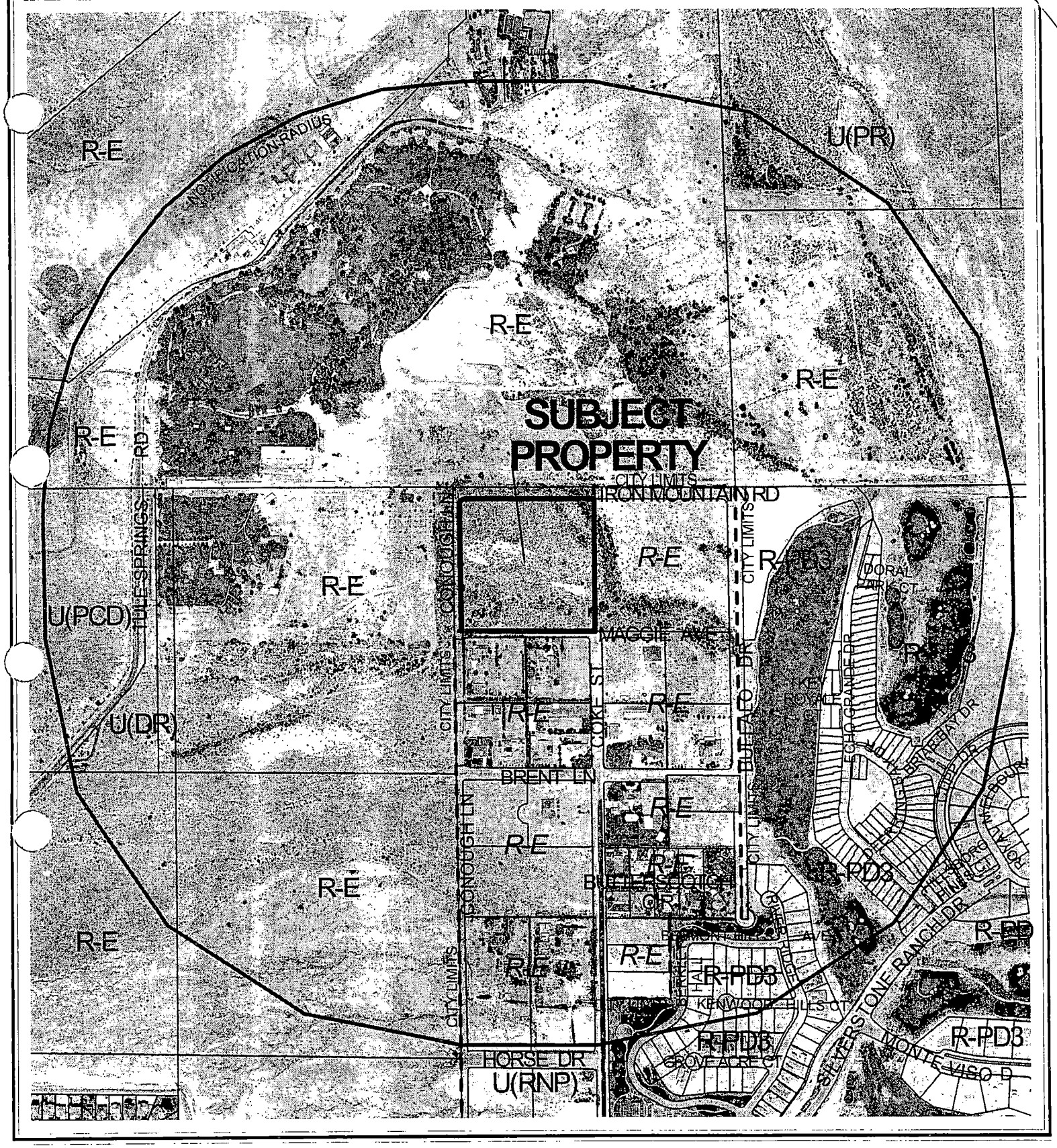


CASE: **VAR-3902**

RADIUS: 2000 FT

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

N



0 400 800 Feet

CASE: **VAR-3902**

RADIUS: 2000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-3902 -
APPLICANT/OWNER: RICHARD AND JILL BURNS

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Tentative Map (TMP-1179).

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 a Variance to allow 25-foot front setbacks and 25-foot rear setbacks where 30 feet and 35 feet are required respectively for a residential subdivision titled Coke and Conough consisting of 19 single-family lots on 10.72 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane.

B) Applicant's Justification

The applicant's justification letter states that due to the design of the lots wider than they are deep, the proposed home models will not fit on the lots.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved a Vacation (VAC-1177) and a Special Use Permit (SUP-1178) for private streets on the subject site.

02/27/03 The Planning Commission approved a Tentative Map (TMP-1179) for Coke and Conough, a 19-lot single-family residential subdivision on the subject site. Staff recommended approval.

12/26/03 Planning and Development Staff administratively approved a Final Map Technical Review (FMP-3349) for Coke and Conough, a 19-lot single-family residential subdivision on the subject site.

B) Pre-Application Meeting

01/22/04 The applicant was advised to request a setback standard for all lots that would provide enough relief for the worst possible condition. The applicant explained that 25-foot fronts and 25-foot rears would accommodate all floor plans on all lots.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.72
Net Acres:	9.04

B) Existing Land Use

Subject Property:	Undeveloped
North:	Floyd Lamb State Park
South:	Single Family Dwellings
East:	Undeveloped
West:	Floyd Lamb State Park

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	Clark County
East:	Clark County
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	Clark County
East:	Clark County
West:	R-E (Residence Estates)

E) General Plan Compliance

This site is designated DR (Desert Rural Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-E (Residence Estates) Zoning designation is one of the two zoning districts consistent with the DR residential category of the General Plan and therefore is in conformance with the General Plan.

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

PB

A portion of the subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels are located within Clark County, south of the subject site. Senate Bill 391 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. Because the current land use designation of DR (Desert Rural Density Residential) limits density to no more than 2 dwelling units per acre, the proposed development will comply with Senate Bill 391.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 SF	20,009 SF	Y
Min. Lot Width	100 Feet[1]	100 Feet[1]	Y
Min. Setbacks			
• Front	30 Feet[2]	25 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	25 Feet	N
Number of Lots	1	19	
Max. Density	2.0	1.8	Y
Private/Public Street	N/A	Private	Y
Min. Street Width	37 feet	37 feet	Y

[1] 30-foot lot width allowed on cul-de-sac bulbs and knuckles per Title 19.08.040.
[2] 25-foot setback allowed on cul-de-sac bulbs and knuckles per Title 19.08.040.

The approved Tentative Map (TMP-1179) met all of the development standards of Title 19.08, however the applicant is now requesting to deviate from the setback standards with this Variance application.

B) General Analysis and Discussion

The applicant is proposing to reduce the front setback from 30 feet to 25 feet, a reduction of 17%; and to reduce the rear setback from 35 feet to 25 feet, a reduction of 29%. Relief for lots on the circular portion of cul-de-sacs or knuckles are already allowed in the form of a front setback reduction to 25 feet. Overall, the increase of buildable area for typical lots would be a minimum of 1,500 square feet, although lot coverage is still limited to 50% for each lot.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing R-E (Residence Estates) lots that are wider than the 100-foot minimum lot width, and are very close to the 20,000 square foot lot size minimum. Because the width is increased and the lot size is not, the depths of the lots are limited and do not accommodate the floor plans the applicant would like to offer in this development. Alternative home models would easily allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 35

APPROVALS 0

PROTESTS 1

PB

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-3902** APN: 125-09-501-002

Name of Property Owner: COKE MAGGIE LLC

Name of Applicant: COKE MAGGIE LLC

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

_____ Yes ___X__ No

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

City Official: N/A

Partner(s): N/A _____

APN: N/A

Signature of Property Owner/Authorized Agent: Paul Hummer

Print Name: PAUL HUMMER

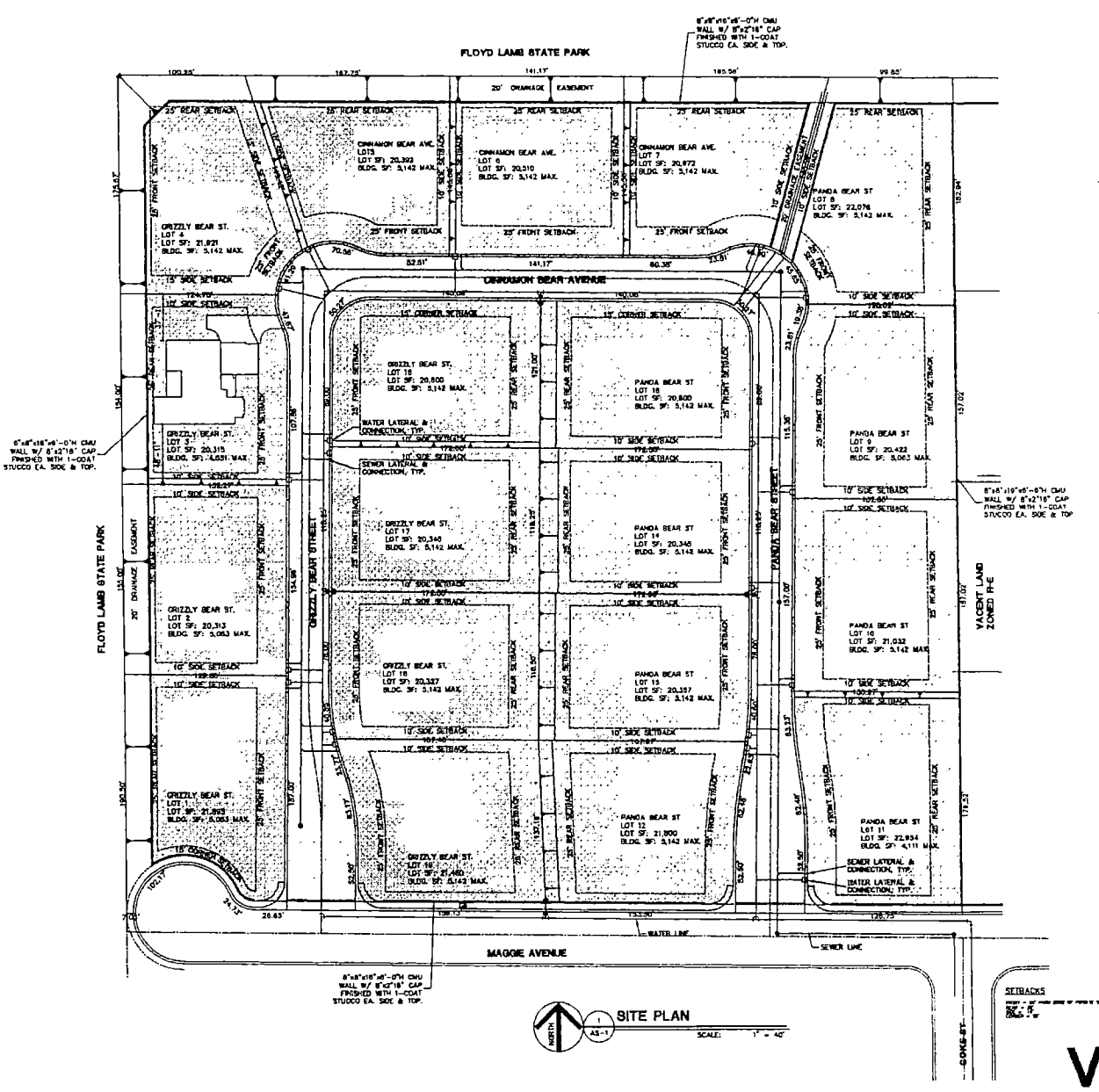
Subscribed and sworn before me

This 9th day of February, 2004

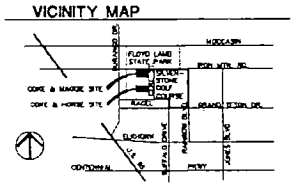
Linda Moore

Notary Public in and for said County and State

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



VICINITY MAP



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- DWELLING
- BLOCK WALL
- SEWER LINE
- WATER LINE

LEGEND

PROPERY SIZE 466,753.75 SF (10.72 ACRE)
F.A.R. .205
DENSITY 1 DWELLING PER 21,066 SF (.484 ACRE)

REV.	DATE	BY:	REVISION:

THE CONSTRUCTION DETAILS, DATA AND NOTES SHOWN HEREON ARE PROPRIETARY TO AND THE EXCLUSIVE PROPERTY OF BUILDING THE AMERICAN DREAM CORPORATION AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BUILDING THE AMERICAN DREAM CORPORATION. THE USE OF THESE DETAILS, DATA AND NOTES ON ANY OTHER PROJECT, EXCEPT BY THE OWNER(S) FOR WHOM THEY WERE PREPARED, SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO BUILDING THE AMERICAN DREAM CORPORATION. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS BUILDING THE AMERICAN DREAM CORPORATION AGAINST ALL DAMAGES, LIABILITIES AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS, ARISING OUT OF OR IN CONNECTION WITH SUCH USE. THE OWNER SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE USE OF THESE DETAILS, DATA AND NOTES ON ANY OTHER PROJECT, EXCEPT BY THE OWNER(S) FOR WHOM THEY WERE PREPARED, AND THE OWNER RELEASES BUILDING THE AMERICAN DREAM CORPORATION FROM ALL LIABILITY ARISING FROM SUCH USE. THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS BUILDING THE AMERICAN DREAM CORPORATION AGAINST ALL CLAIMS, DAMAGES, LIABILITIES AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS, ARISING OUT OF OR IN CONNECTION WITH SUCH REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS.

Building the American Dream
Steve Dusterwald, P.E.
7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 271-3490 - (702) 876-1818 (FAX)

SITE PLAN

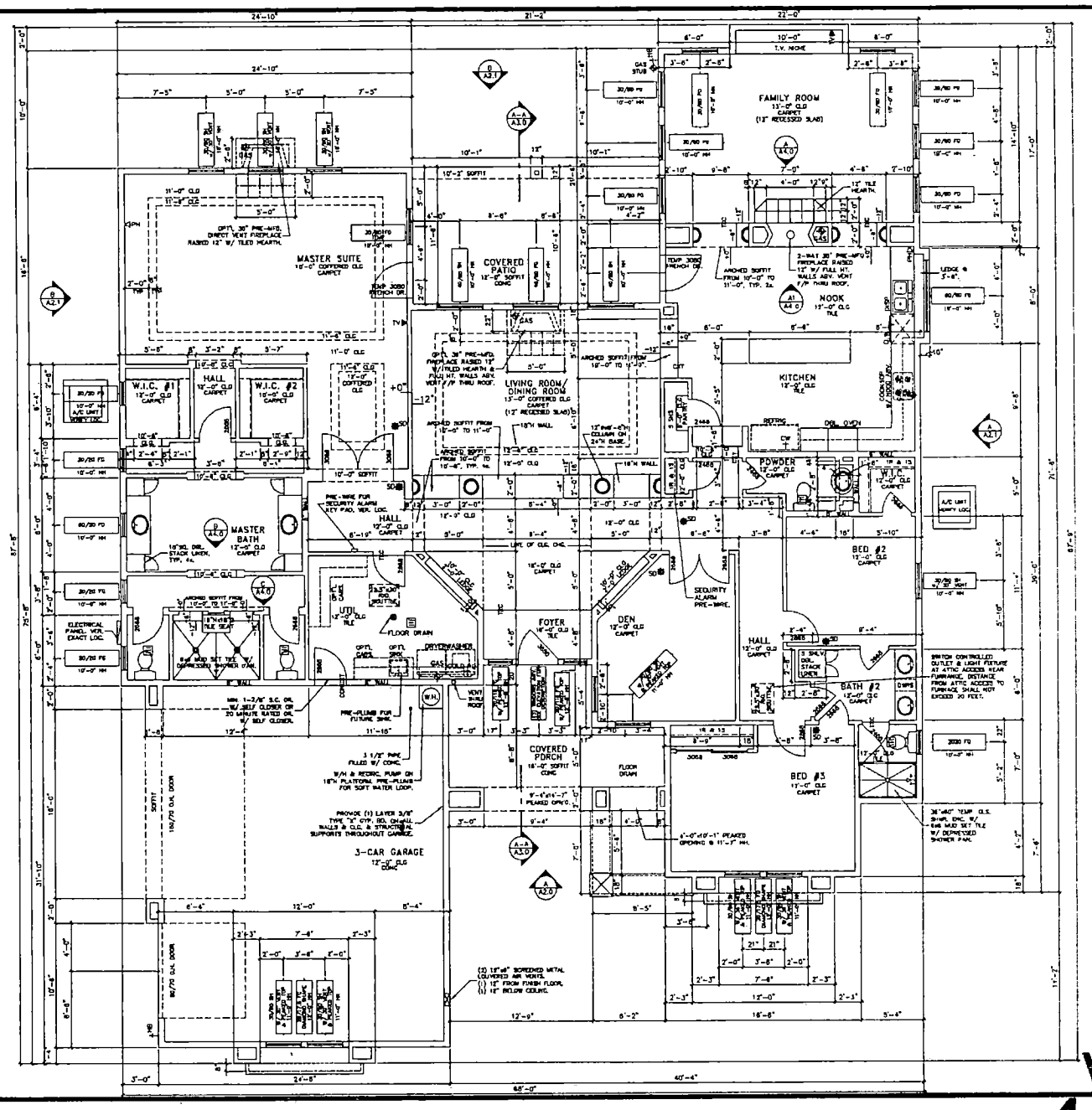
COKE STREET HOMES
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

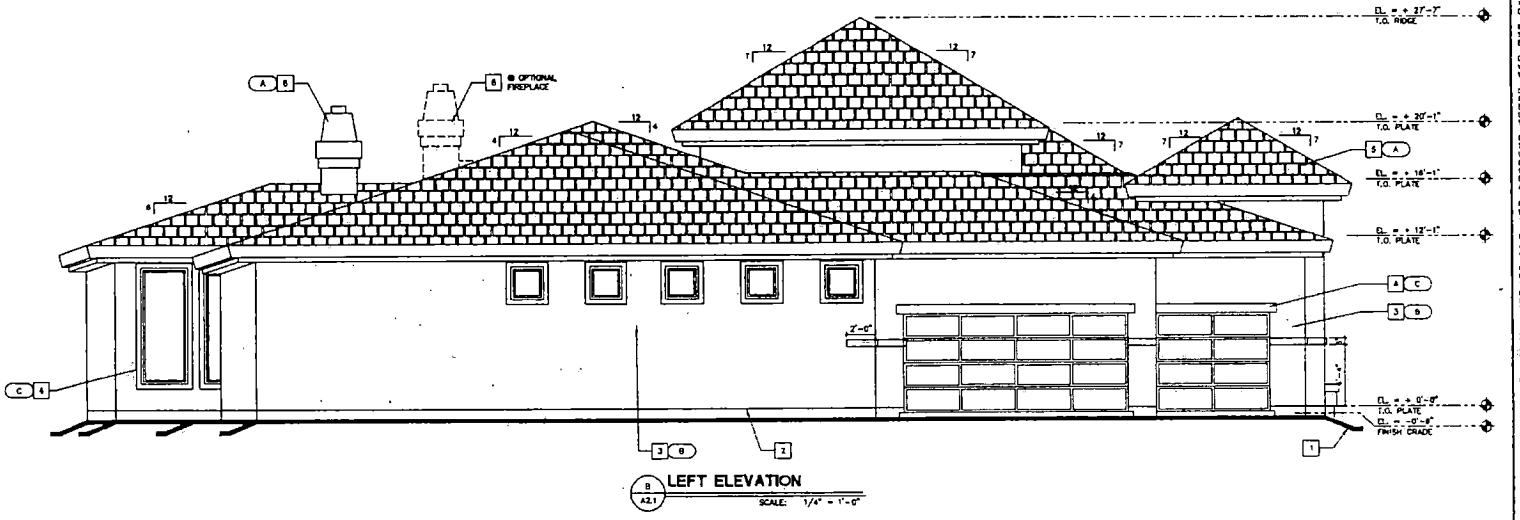
DESIGNED BY:	E. B. LOVETT
DRAWN BY:	E. B. LOVETT
CHECKED BY:	E. B. LOVETT
DATE ISSUED:	02/05/04
JOB NUMBER:	2003-1001
SCALE:	1" = 40'

SHEET # AS-1

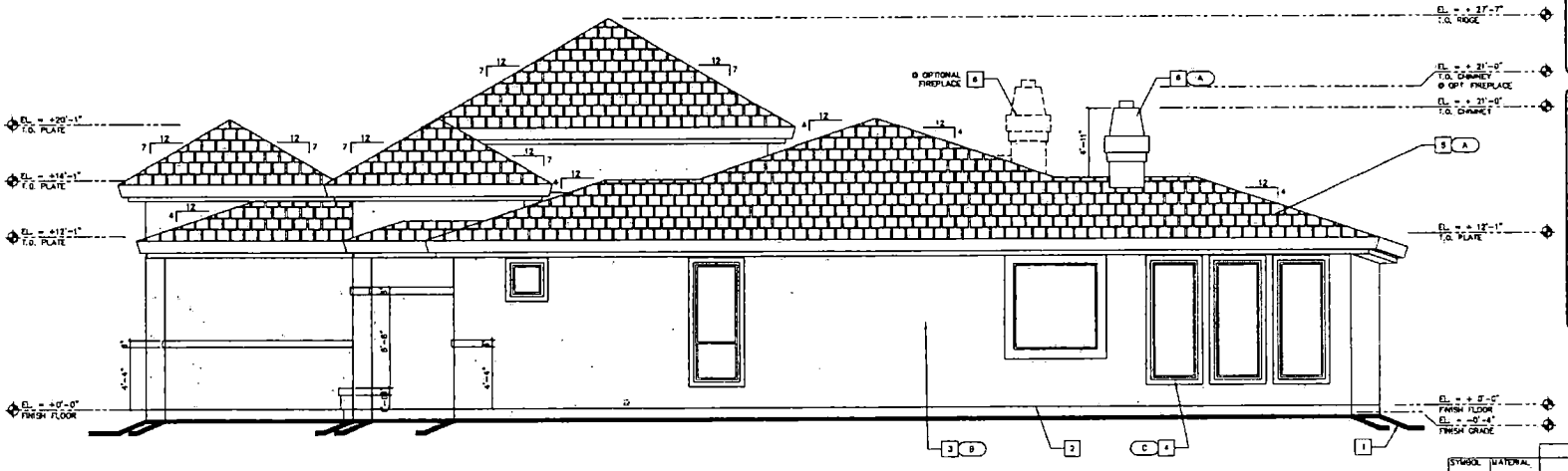
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VAR-3902
4-22-04 PC


MASTER SUITE
12'-0" COFFERED CLG
CARPET
COVERED PATIO
12'-0" SOFFIT
CONC
FAMILY ROOM
13'-0" CLG
CARPET
(12" RECESSED SLAB)
NOOK
13'-0" CLG
TILE
KITCHEN
12'-0" CLG
TILE
LIVING ROOM/
DINING ROOM
13'-0" COFFERED CLG
CARPET
(12" RECESSED SLAB)
POWDER
12'-0" CLG
CARPET
W.I.C. #1
12'-0" CLG
CARPET
HALL
10'-0" CLG
CARPET
W.I.C. #2
12'-0" CLG
CARPET
MASTER
BATH
12'-0" CLG
CARPET
UTIL.
12'-0" CLG
TILE
FOYER
10'-0" CLG
TILE
DEN
12'-0" CLG
CARPET
HALL
12'-0" CLG
CARPET
BATH #2
12'-0" CLG
CARPET
BED #2
12'-0" CLG
CARPET
BED #3
12'-0" CLG
CARPET
COVERED
PORCH
18'-0" SOFFIT
CONC
3-CAR GARAGE
12'-0" CLG
CONC
T.V. NICHE
GAS STUB
FLOOR DRAIN
DRYER
WASHER
SECURITY ALARM PRE-WIRE
FLOOR DRAIN
3'-0" GAS
DBL. OVEN
REFRIG.
W.H.
3 1/2" PIPE FILLED W/ CONC.
PROVIDE (1) LAYER 3/8" TYPE "X" GYP. BD. ON ALL WALLS & CLG. & STRUCTURAL SUPPORTS THROUGHOUT GARAGE.
(2) 18"x8" SCREENED METAL LOUVERED AIR VENTS.
(1) 12" FROM FINISH FLOOR.
(1) 18" BELOW CEILING.
SWITCH CONTROLLED OUTLET & LIGHT FIXTURE AT ATTIC ACCESS NEAR FURNACE. DISTANCE FROM ATTIC ACCESS TO FURNACE SHALL NOT EXCEED 20 FEET.
3'-0" x 60" TEMP. GLS. SHWR. ENC. W/ 6x6 MUD SET TILE W/ DEPRESSED SHOWER PAN.
6'-0" x 10'-1" PEAKED OPENING @ 11'-7" MH.
ELECTRICAL PANEL, VER. EXACT LOC.
PRE-WIRE FOR SECURITY ALARM KEY PAD, VER. LOC.
PRE-PLUMB FOR FUTURE SINK
MIN. 1-3/8" S.C. OR W/ SELF CLOSER OR 20 MINUTE RATED OR W/ SELF CLOSER.
16"SQ. DBL. STACK LINEN, TYP. 4 s.
6x6 MUD SET TILE W/ DEPRESSED SHOWER PAN.
ARCHED SOFFIT FROM 10'-0" TO 11'-0"
ARCHED SOFFIT FROM 10'-0" TO 12'-0"
12" TILE HEARTH
2-WAY 30" PRE-MFD FIREPLACE RAISED 12" W/ FULL HT. WALLS ABV. VENT F/P THRU ROOF.
OPT'L 30" PRE-MFD DIRECT VENT FIREPLACE RAISED 12" W/ TILED HEARTH.
OPT'L 36" PRE-MFD FIREPLACE RAISED 12" W/ TILED HEARTH & FULL HT. WALLS ABV. VENT F/P THRU ROOF.
LEDGE @ 5'-8".
OPT'L SPKR.
OPT'L CHIMES
TEMP. 30x60 MIRROR OR 18"x48"
TEMP. 30x60 PATIO DR.
TEMP. 30x60 MIRROR OR 18"x48"
TEMP. 30x60 PATIO DR.
10'-0" SOFFIT
2'-0" SOFFIT
3'-0" SOFFIT
2'-0" SOFFIT
10'-3" SOFFIT
18"H WALL
8" WALL
12" PRE-MFD COLUMN ON 24"H BASE
A/C UNIT HORIZ. LOC.
A/C UNIT VERT. LOC.
10'-0" A/C UNIT
A/C UNIT
10'-0" A/C UNIT
A/C UNIT
10'-0" A/C UNIT
A/C UNIT



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. A DOOR STOOP IS REQUIRED AT ALL EXTERIOR DOORS. STOOP MUST BE EQUAL TO THE WIDTH OF THE DOOR OPENING AND 36 INCHES IN THE DIRECTION OF TRAVEL.

B. EXTERIOR DOORS SHALL BE PROVIDED WITH A SWITCHED LIGHT TO ILLUMINATE THE EXTERIOR EXIT LANDING.

C. ALL GUARDRAILS TO BE A MIN. OF 36" HIGH W/ INTERMEDIATE RAILS SUCH THAT A 4" SPHERE WILL NOT PASS THROUGH.

D. TWO LAYERS OF GRADE 'D' PAPER ARE REQUIRED OVER OSB OR PLYWOOD AT ALL EXTERIOR WALLS PRIOR TO APPLICATION OF METAL LATH OR EPS BOARD. THIS APPLIES TO ANY WOOD BASED PRODUCT.

E. THE INTERIOR OF THE SHEARING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY USING A MINIMUM OF 1 1/2" FIBER BATT INSULATION, 1/4" PLYWOOD, 1/2" GYPSUM BOARD OR OTHER APPROVED MATERIAL. THIS INCLUDES, BUT IS NOT LIMITED TO, UNABLE SPACE, GARAGE/STORAGE AND ATTIC SPACE.

F. AT EXPOSED ATTIC SPACE (GABLED ENDS) PROVIDE 3/4" COMPOSITION BOARD SHEATHING FOR 1-COAT STUCCO SYSTEM.

G. STUCCO SCREED TO BE A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED SURFACES AND SHALL COMPLY WITH IRC SECTION 2512.1.2.

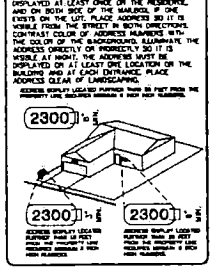
H. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLR. OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLR. OPENABLE DIM. SHALL BE 24" IN HT. AND 20" IN WIDTH. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HT. NOT MORE THAN 44" ABV. THE FLOOR.

J. NO. 26 GA. GALVANIZED SHEET METAL WEEP SCREED WITH A MINIMUM 3.5" VERTICAL ATTACHMENT FLANGE SHALL BE PLACED AT LEAST 2" ABOVE PAVED SURFACES OR AT LEAST 4" ABOVE THE EARTH. WEEP SCREED SHALL BE OF A TYPE THAT WILL ALLOW WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

K. ALL EXTERIOR LIGHTS SHALL HAVE GFCI PROTECTION AND ALL EXTERIOR OUTLETS SHALL HAVE GFCI PROTECTION AND SHALL BE PROTECTED FROM WEATHER.

L. ADDRESS DISPLAY REQUIREMENTS: SINGLE FAMILY RESIDENTIAL ADDRESS MUST BE DISPLAYED AT LEAST ONCE ON THE RESIDENCE, AND ON BOTH SIDE OF THE MAILBOX IF ONE EXISTS ON THE LOT. PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS. CONTRAST COLOR OF ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND. ILLUMINATE THE ADDRESS DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT. THE ADDRESS MUST BE DISPLAYED ON AT LEAST ONE LOCATION ON THE BUILDING AND AT EACH ENTRANCE. PLACE ADDRESS CLEAR OF LANDSCAPING.

ADDRESS DISPLAY LOCATED FURTHER THAN 50 FEET FROM THE PROPERTY LINE SHALL HAVE MINIMUM 6 INCH HIGH NUMBERS.



Elevation Key Notes

1. FINISHED GRADE.
2. STUCCO SCREED TO BE A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED SURFACES AND SHALL COMPLY WITH IRC SECTION 2512.1.2.
3. EXTERIOR WALL COVERING: WESTERN 1-COAT STUCCO SYSTEM L.C.B.O. #3888 (OR APPROVED EQUAL) O/ METAL LATH O/ FOAM BOARD O/ 2 LAYERS GRADE 'D' BUILDING PAPER. FINISH TO BE ELASTOMERIC PAINT
4. STUCCO O/ FOAM TRIM
5. ROOF TILE: CONC. ROOF TILE, PER CONTRACT, O/ 1 LAYER 30# FELT O/ 1/2" OSB BOARD ROOF SHEATHING - OR APPROVED EQUAL.
6. CHIMNEY & CAP @ FIREPLACE WHERE OCCURS, SEE DETAIL 8/A3.0. TOP OF CAP TO BE 2'-0" ABOVE ANY PORTION OF THE BUILDING WITHIN A 10'-0" RADIUS PER IRC #1001.8.
7. ADDRESS LIGHT - SEE GENERAL NOTES FOR REQUIREMENTS.

SYMBOL	MATERIAL	COLOR SCHEME 1	COLOR SCHEME 2
A	ROOF TILE	MFG. EAGLE ROOFING PROD. SPEC: MALIBU #412	MFG. EAGLE ROOFING PROD. SPEC: MALIBU #448
B	PAINT BODY	MFG. GLIDDEN SPEC. SPA BLUE #7080 40/080	MFG. GLIDDEN SPEC. MOSY SAMPLER 30YY 36/173
C	PAINT ACCENT	MFG. GLIDDEN SPEC. LIGHT NAVAJO 40YY 76/113	MFG. GLIDDEN SPEC. LIGHT NAVAJO 40YY 76/113

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REV.	DATE	BY:	REVISION:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DRAWINGS, PLANS, AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PERFORMED BY HIMSELF AND ALL SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PERFORMED BY HIMSELF AND ALL SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PERFORMED BY HIMSELF AND ALL SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PERFORMED BY HIMSELF AND ALL SUBCONTRACTORS.

Building the American Dream
Steve Dusterwald, P.E.
7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 277-3290 - (702) 870-4818 (FAX)

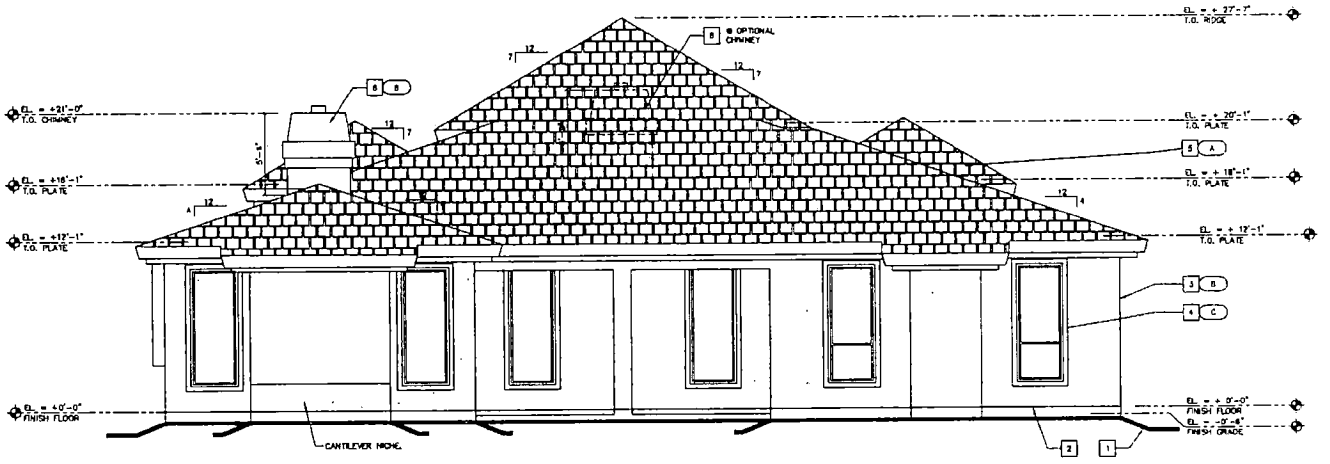
EXTERIOR ELEVATIONS

COKE STREET HOMES - PLAN 3284
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

DESIGNED BY: E. B. LOVETT
DRAWN BY: E. B. LOVETT
CHECKED BY: E. B. LOVETT
DATE ISSUED: 02/05/04
JOB NUMBER: 2003-1001
SCALE: 1/4" = 1'-0"

SHEET # A2.1
PLAN 3294

VAR-3902
4-22-04 PC.



REAR ELEVATION (R / A2.0) SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. A DOOR STOOP IS REQUIRED AT ALL EXTERIOR DOORS. STOOP MUST BE EQUAL TO THE WIDTH OF THE DOOR OPENING AND 36 INCHES IN THE DIRECTION OF TRAVEL.

B. EXTERIOR DOORS SHALL BE PROVIDED WITH A SWITCHED LIGHT TO ILLUMINATE THE EXTERIOR EXIT LANDING.

C. ALL GUARDRAILS TO BE A MIN. OF 36" HIGH W/ INTERMEDIATE RAILS SUCH THAT A 4" SPHERE WILL NOT PASS THROUGH.

D. TWO LAYERS OF GRADE "D" PAPER ARE REQUIRED OVER OSB OR PLYWOOD AT ALL EXTERIOR WALLS PRIOR TO APPLICATION OF METAL LATH OR EPS BOARD. THIS APPLIES TO ANY WOOD BASED PRODUCT.

E. THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY USING A MINIMUM OF 1 1/2" FIBER BATT INSULATION, 1/4" PLYWOOD, 1/2" GYPSUM BOARD OR OTHER APPROVED MATERIAL. THIS INCLUDES, BUT IS NOT LIMITED TO, LIVABLE SPACE, GARAGE, STORAGE AND ATTIC SPACE.

F. AT EXPOSED ATTIC SPACE (GABLED END) PROVIDE 3/4" COMPOSITION BOARD SHEATHING FOR 1-COAT STUCCO SYSTEM.

G. STUCCO SCREED TO BE A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED SURFACES AND SHALL COMPLY WITH IBC SECTION 2512.1.2.

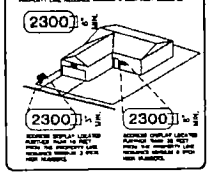
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J. NO. 26 GA. GALVANIZED SHEET METAL WEEP SCREED WITH A MINIMUM 2 1/2" VERTICAL ATTACHMENT FLANGE SHALL BE PLACED AT LEAST 2" ABOVE PAVED SURFACES OR AT LEAST 4" ABOVE THE EARTH. WEEP SCREED SHALL BE OF A TYPE THAT WILL ALLOW WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

K. ALL EXTERIOR LIGHTS SHALL HAVE GFCI PROTECTION AND ALL EXTERIOR OUTLETS SHALL HAVE GFCI PROTECTION AND SHALL BE PROTECTED FROM WEATHER.

L. ADDRESS DISPLAY REQUIREMENTS: SINGLE FAMILY RESIDENTIAL ADDRESS MUST BE DISPLAYED AT LEAST ONCE ON THE RESIDENCE, AND ON BOTH SIDE OF THE MAILBOX, IF ONE EXISTS ON THE LOT. PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS. CONTRAST COLOR OF ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND. ILLUMINATE THE ADDRESS DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT. THE ADDRESS MUST BE DISPLAYED ON AT LEAST ONE LOCATION ON THE BUILDING AND AT EACH ENTRANCE. PLACE ADDRESS CLEAR OF LANDSCAPING.

ADDRESS DISPLAY LOCATED FURTHER THAN 30 FEET FROM THE PROPERTY LINE, REQUIRES MINIMUM 6 INCH HIGH NUMBERS.



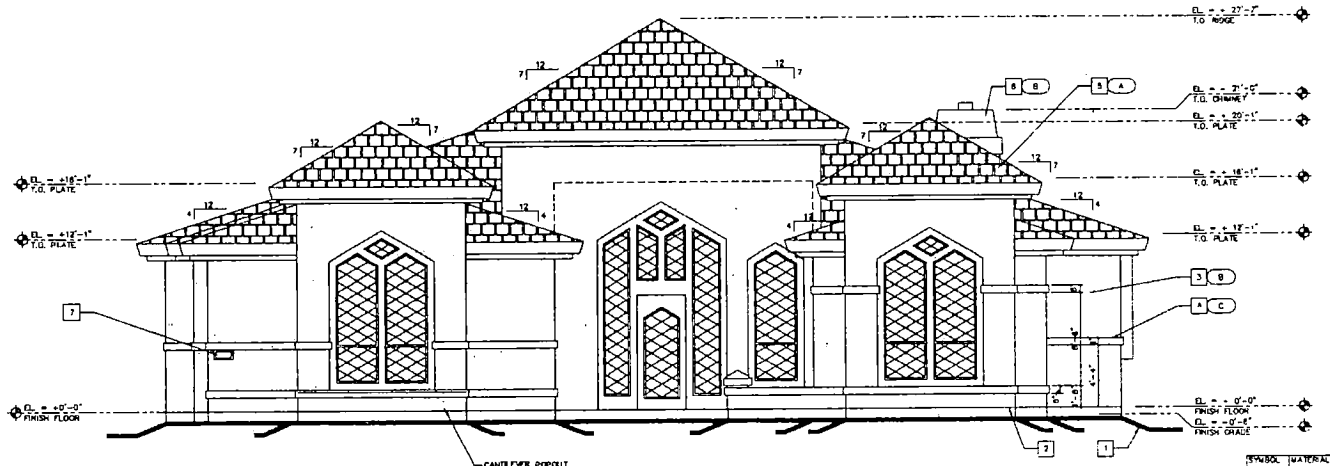
ADDRESS DISPLAY LOCATED FURTHER THAN 100 FEET FROM THE PROPERTY LINE, REQUIRES MINIMUM 8 INCH HIGH NUMBERS.

ADDRESS SIGN AT LOCATION FACING THE PROPERTY LINE, REQUIRES MINIMUM 4 INCH HIGH NUMBERS.

Elevation Key Notes

1. FINISHED GRADE.
2. STUCCO SCREED TO BE A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED SURFACES AND SHALL COMPLY WITH IBC SECTION 2512.1.2.
3. EXTERIOR WALL COVERING WESTERN 1-COAT STUCCO SYSTEM U.C.B.C. #3906 (OR APPROVED EQUAL) O/ METAL LATH O/ FOAM BOARD O/ 2 LAYERS GRADE 'D' BUILDING PAPER. FINISH TO BE ELASTOMERIC PAINT.
4. STUCCO O/ FOAM TRIM.
5. ROOF TILE: CONC. ROOF TILE, PER CONTRACT. O/ 1 LAYER 30# FELT O/ 1/2" OSB BOARD ROOF SHEATHING - OR APPROVED EQUAL.
6. CHIMNEY & CAP @ FIREPLACE WHERE OCCURS. SEE DETAIL 3/A2.0. TOP OF CAP TO BE 2'-0" ABOVE ANY PORTION OF THE BUILDING WITHIN A 10'-0" RADIUS PER IRC R1003.9.
7. ADDRESS LIGHT - SEE GENERAL NOTES FOR REQUIREMENTS.

BLOCK FENCES VISIBLE FROM STREET TO BE PAINTED THE SAME COLOR AS HOUSE.



FRONT ELEVATION (A / A2.0) SCALE: 1/4" = 1'-0"

SYMBOL	MATERIAL	COLOR SCHEME 1	COLOR SCHEME 2
A	ROOF TILE	MFG. EAGLE ROOFING PROD. SPEC. MALIBU #413	MFG. EAGLE ROOFING PROD. SPEC. MALIBU #446
B	PAINT BODY	MFG. GLIDDEN SPEC. SP-4 BLK. 27080 40/060	MFG. GLIDDEN SPEC. IVORY SAMPLER 30YY 58/178
C	PAINT ACCENT	MFG. GLIDDEN SPEC. LIGHT NAVAJO 40YY 78/112	MFG. GLIDDEN SPEC. LIGHT NAVAJO 40YY 78/112

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REV.	DATE	BY:	REVISION:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. ALL DIMENSIONS, PLOT CONDITIONS AND EASEMENTS SHOWN ON THESE PLANS ARE APPROXIMATE AND SHALL BE PROVEN BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ADJACENT PROPERTY AND SHALL PROTECT THE OWNER AND THE OWNER'S PROPERTY FROM LOSS OR DAMAGE RESULTING FROM THE WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SUPPORTS, SHORING, BRACING, GUYS, TIES, BARRICADES, LIGHTS, SIGNS AND ATTENDANTS AS REQUIRED FOR THE PROTECTION OF WORKMEN AND THE PUBLIC AND SHALL BE RESPONSIBLE FOR ALL STRUCTURES AND CONSTRUCTION METHODS. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT AND SHALL STAMP AND SIGN ALL SHOP DRAWINGS TO INDICATE THAT THEY HAVE BEEN REVIEWED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL SHOP DRAWINGS AND SHALL CHECK AND COORDINATE ALL SHOP DRAWINGS WITH THE WORK AND THE CONTRACT DOCUMENTS BEFORE SUBMITTING THEM TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE ONE COMPLETE SET OF THE CONTRACT DOCUMENTS, INCLUDING ALL SHOP DRAWINGS AND ADDENDA, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF FINAL STAMPED APPROVED SHOP DRAWINGS AT THE JOB SITE DURING THE COURSE OF THE WORK AND SHALL DELIVER THESE DRAWINGS TO THE OWNER UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SEQUENCES, TECHNIQUES AND PROCEDURES.

Building the American Dream
Steve Dusterwald, P.E.
7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 277-3290 – (702) 870-4818 (FAX)

EXTERIOR ELEVATIONS

COKE STREET HOMES - PLAN 3284
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

DESIGNED BY:	E. B. LOVETT
DRAWN BY:	E. B. LOVETT
CHECKED BY	E. B. LOVETT
DATE ISSUED:	02/05/04
JOB NUMBER:	2003-1001
SCALE:	1/4" = 1'-0"

SHEET # A2.0
PLAN 3294

VAR-3902
4-22-04 PC



VAR-3902 - APPLICANT/OWNER: RICHARD AND JILL BURNS
NORTHWEST CORNER OF MAGGIE AVENUE AND COKE STREET
APRIL 22, 2004 PLANNING COMMISSION

3/4/04

Kyle C. Walton, Senior Planner
Re: Var-3902
Applicant Owner: Richard and Jill Burns

This Notice of Public Hearing leads you to believe an individual is asking for the variance. Coke Maggie LLC is owner on record. They are building a tract of houses, and knew the set backs the city requires when they bought the land.
Why should the standard be changed for them? WE VOTE NO!

Mr. & Mrs. M. R. Coke
8325 N. Coke St.
Las Vegas, NV. 89131
655-6449

Petition

I live in the neighborhood that includes the Floyd Lamb State Park and building the American Dream's subdivision. I have seen the design of the models they wish to build, and I am very familiar with their property.

I want to strongly voice my support for their application to reduce the setback requirements. Their homes range from 2800 square feet to 4999 square feet; and their lot sizes range from 20,313 square feet to almost 23,000 square feet. My neighborhood has always been an area for homes built on larger lots, with medium to larger size homes. Building the American Dream.

Richard Morey
Debra Morey
Kurt Jaeger
Pamela Baier
Jose Jenkins
Al Janeaneh
Andy Brodkin
Lyndon Roby
Faushteh Rai
Barbara Lamoreaux

Submitted at Planning Commission

Date 4/22/04 Item # 22

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

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

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

C.C.: 05/19/04

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:
NIGRO – APPROVED subject to conditions and deleting Condition 1 and 2 – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that the applicant is submitting a design that will conform to Title 19 and the landscape standards. Therefore, staff recommended approval. He recommended that Condition 1 and 2 be removed, as they have fulfilled the design requirements.

MINUTES – Continued:
LUZ MARIA MEDRANO concurred with staff conditions. DAVID CLAPSADDLE, Planning and Development Department, added that staff has been working with the applicant and staff was able to see the project and implement the conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:57 – 6:55)

1-2025

CONDITIONS:
Planning and Development

1. A revised site plan that will show the location of one handicap parking space and a roofed and gated trash enclosure shall be submitted to the Planning and Development Department prior to issue of building permits.

2. A revised landscaping plan that will show 24-inch box trees in a six-foot wide buffer around the perimeter of the site along the north, rear and south sides, beginning and ending at the edge of the front parking lot. The area between and behind the buildings shall also be landscaped using similar materials as the perimeter. For each 24-inch box tree 4- 5 gallon and 4- 1 gallon shrubs are required.

3. 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.

4. All development shall be in conformance with the site plan and building elevations, date stamped April 22, 2004, except as amended by conditions herein.

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

CONDITIONS – Continued:

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

9. Any interior property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Exterior walls can also use wrought iron panels with decorative pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

Public Works

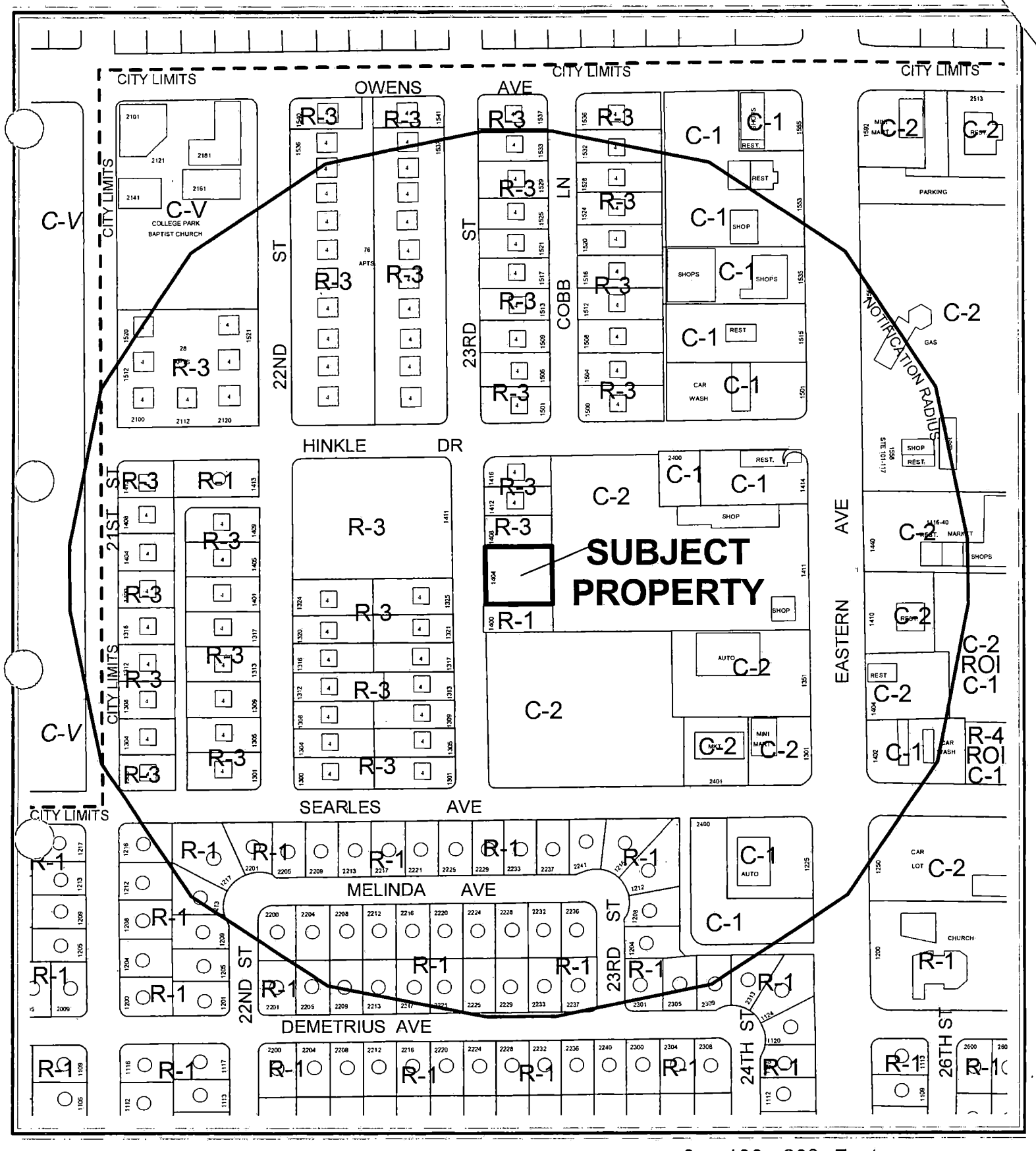
12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

13. Construct all incomplete half-street improvements on 23rd Street adjacent to this site concurrent with development of this site.

14. Landscape and maintain all unimproved rights-of-way on 23rd Street adjacent to this site.

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the 23rd Street public right-of-way adjacent to this site prior to occupancy of this site.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



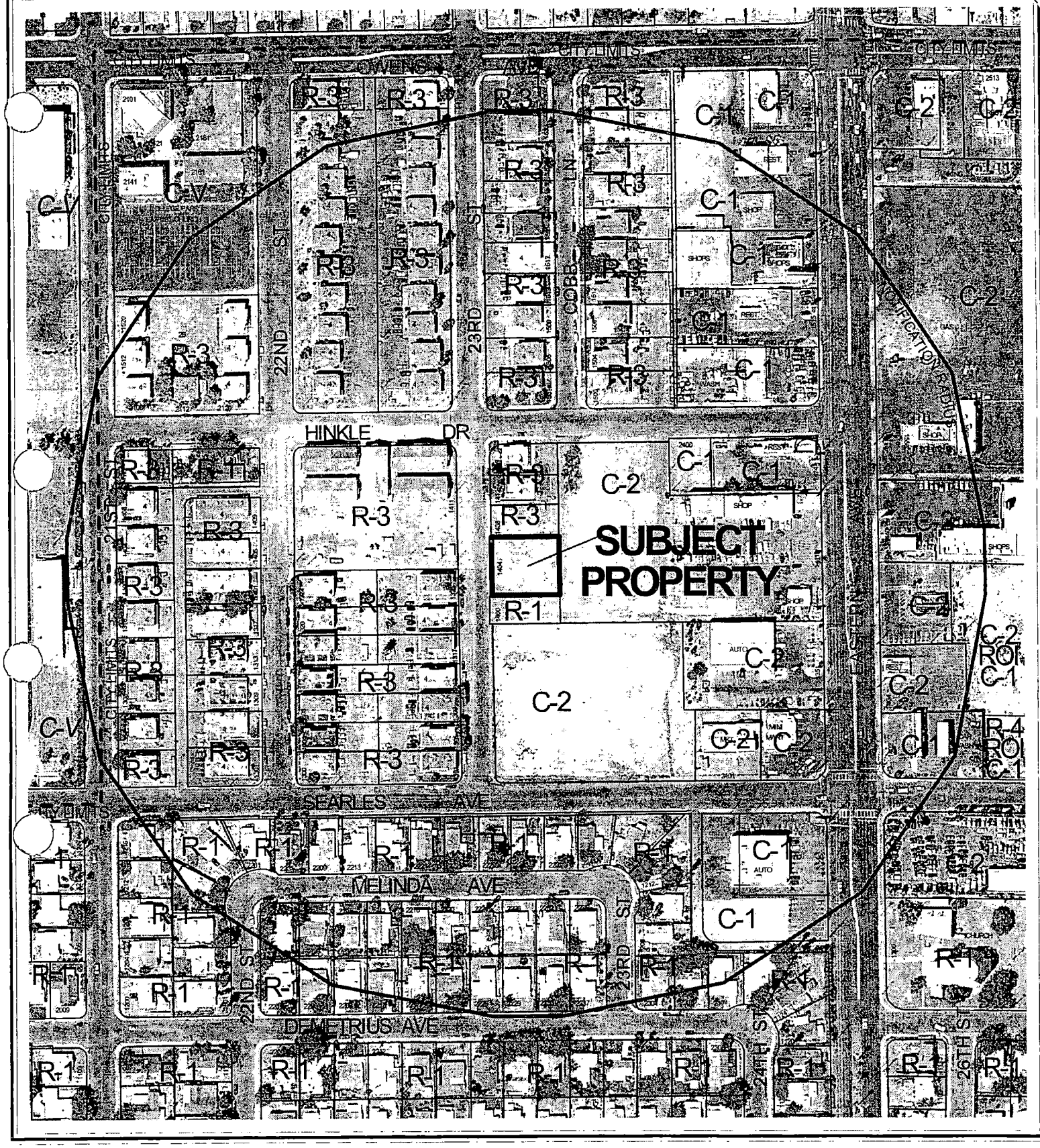
0 100 200 Feet

CASE: **SDR-3898**

RADIUS: 750 FT

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

N


CITY LIMITS
CITY LIMITS
CITY LIMITS

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-3898 - APPLICANT/OWNER: LUZ MARIA MEDRANO

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. A revised site plan that will show the location of one handicap parking space and a roofed and gated trash enclosure shall be submitted to the Planning and Development Department prior to issue of building permits.

2. A revised landscaping plan that will show 24-inch box trees in a six-foot wide buffer around the perimeter of the site along the north, rear and south sides, beginning and ending at the edge of the front parking lot. The area between and behind the buildings shall also be landscaped using similar materials as the perimeter. For each 24-inch box tree 4- 5 gallon and 4- 1 gallon shrubs are required.

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9. Any interior property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Exterior walls can also use wrought iron panels with decorative pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

Public Works

12. 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.

13. Construct all incomplete half-street improvements on 23rd Street adjacent to this site concurrent with development of this site.

14. Landscape and maintain all unimproved rights-of-way on 23rd Street adjacent to this site.

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the 23rd Street public right-of-way adjacent to this site prior to occupancy of this site.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a two building, 7-unit multi-family development on 0.29 acres located at 1404 North 23rd Street. One building will have three units and the other will have four. The application includes a waiver of the 10-foot front landscaping buffer.

B) Applicant's Justification

The applicant believes the project will be a good enhancement for the area.

BACKGROUND INFORMATION

A) Previous Actions

3/30/04 The applicant met with Planning and Development staff to review design options that might permit the applicant the ability to comply with standards of the title 19.

B) Neighborhood Meetings

11/14/03 The following was discussed:

- Keeping the seven units as the minimum will make the provision of parking and landscaping difficult.
- The sides along the building will be landscaped.
- Waivers will be asked for parking and perimeter landscaping.
- The correct setbacks need to be shown.
- A landscaping table listing types and quantity of plants and trees is required.
- A parking analysis is needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.29

B) Existing Land Use

Subject Property:	Vacant land
North:	Vacant and multi-family
South:	Vacant land
East:	Vacant land and commercial
West:	Multi-family

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-3 (Medium Density Residential)
North:	R-3 (Medium Density Residential)
South:	R-1 (Single Family Residential)
East:	C-2 (General Commercial)
West:	R-3 (Medium Density Residential)

E) General Plan Compliance: Southeast General Plan

The M (Medium Density Residential) zoning category falls under the M (Medium Density Residential) land use designation of the Southeast Sector Land Use Plan of the General Plan. The zoning and land use permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. The zoning of the site is non-conforming in terms of land use as the land use is SC (Service Commercial).

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

PROJECT DESCRIPTION

The proposed development will result in a density of 24 dwelling units per acre. The project consists of seven residential apartment units contained in two buildings on 0.29 acres of land, with three units in one building and four units in the other. Open, landscaped area surrounds the buildings and may include programmable open space. All of the units will contain two bedrooms, with 11 surface parking spaces. Handicap spaces are not shown. Vehicular access to the site is from 23rd Street. The proposed buildings have flat roofs and exterior stairwells. The proposed development is compatible with the existing multi-family development around the site but does not conform to the general plan designation. The land to the north and west is developed with multi-family projects. The land to the east is zoned C-2 (General Commercial).

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 sq ft	12,600 sq ft	Y
Dwelling Units per Gross Acre	13-25	25	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	20 Feet	47.25 ft	Y
• Side	5 Feet	5 ft	Y
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	20 ft	Y
Min. Distance Between Buildings	10 Feet	10 ft	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories or 35 Feet	23 ft	Y
Trash Enclosure	Screened and roofed	Not shown	N
Mech. Equipment	Screened	Not shown	

The proposal meets the requirements for setbacks and building height. The site plan doesn't show a trash enclosure. A condition has been added to require a modified site plan that shows the location of a trash enclosure.

A2) Residential Adjacency Standards

The Residential Adjacency Standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	Units	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Two Bedroom Multi-family	7	1-3/4 per unit plus one guest space per 6 units	14	1	15	0

The proposal meets the standards of Title 19 for parking except for the provision of handicap spaces. A condition has been added that will require a revised site plan that will show the location of one handicap parking space.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Trees/6 Space	1 Trees	0
Buffer: • Min. Trees	1 Trees/ 30Linear Feet	8 Trees	0
• Min. Zone Width- Side	6 Feet		5
• Min. Zone Width- Rear	6 Feet		0
• Min. Zone Width- Front	6 Feet		Waived
• Wall height	6 feet		Not Shown

The proposal is deficient in the provision of landscaping where landscaping can be done. A condition has been added to required revised landscaping plan that will show 24-inch box trees in a buffer around the perimeter of the site along the north rear and south sides, beginning and ending at the edge of the front parking lot. The area between and behind the buildings should also be landscaped using similar manner as the perimeter. For each 24-inch box tree 4- 5 gallon and 4- 1 gallon shrubs are required.

A5) Sign Standards

Insufficient information has been provided to be able to review potential signage for the site. All signage will be reviewed under a separate review.

B) General Analysis and Discussion

- **Zoning**

The proposed development is consistent with the current R-3 zoning and is compatible with surrounding development.

- **Site Plan**

By repositioning of one stair the site plan can be modified to allow more landscaped areas in the front parking area, a location for the trash enclosure, and space for the required handicap parking space.

The four-plex should be replaced with a second triplex. This would allow for more landscaping, perhaps even eliminate the need for the waiver of the front landscaping.

- **Waivers**

The applicant requested that the front landscaping requirement of Title 19 be waived. The waiver cannot be supported as the site plan can be easily redesigned to accommodate the required landscaping.

- **Landscape Plan**

The landscape plan shows that the proposal is totally inadequate in terms providing the tenants of the buildings outdoor amenities that would make the complex a pleasant place to live.

- **Elevation**

The elevations are plain and unimaginative. The proposed elevations with exterior stairwells and little articulation do not meet the intent of Title 19's design standards. A few boxouts, shutters, contrasting material areas, stone or brick veneers, gables, hip roofs, etc. can be added to the buildings and would result in attractive places to live.

- **Floor Plan**

The floor plans show a typical design found in multi-family developments.

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 multi-family development is compatible with existing multi-family units in the surrounding 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 development is consistent with R-3 (Medium Density Residential) zoning district. With relocation of a portion of the provided landscaping by redesigning of the plan and replacing the four-plex with the anther tri-plex, the project will conform to landscaping standards. However, the project is also lacking the visual quality intended by the Title 19's design standards.

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

   Site access will be via 23rd Street, a local street. The roadway network is deemed adequate to meet the traffic generated by the proposed development.

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

   The proposed building materials are typical of multi-family developments in other parts of the city and are appropriate.

   The plan submitted that shows landscaping is incomplete. There are areas on the plan that could/ should have landscaping but show nothing. A table of materials is not on the plan that would describe the little landscaping that is shown. A condition has been added that will require a completed landscaping plan be submitted to the Planning and Development Department.

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

   The proposed elevations are plain and un-imaginative; they do not meet the intent of Title 19's design standards.

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

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

NOTICES MAILED 124

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3898 APN: 139-26-508-007

Name of Property Owner: LUZ MARIA MEDRANO

Name of Applicant: LUZ MARIA MEDRANO

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: LUZ MARIA MEDRANO

Subscribed and sworn before me

This 9 day of February, 2004

Sheryl D Gamba

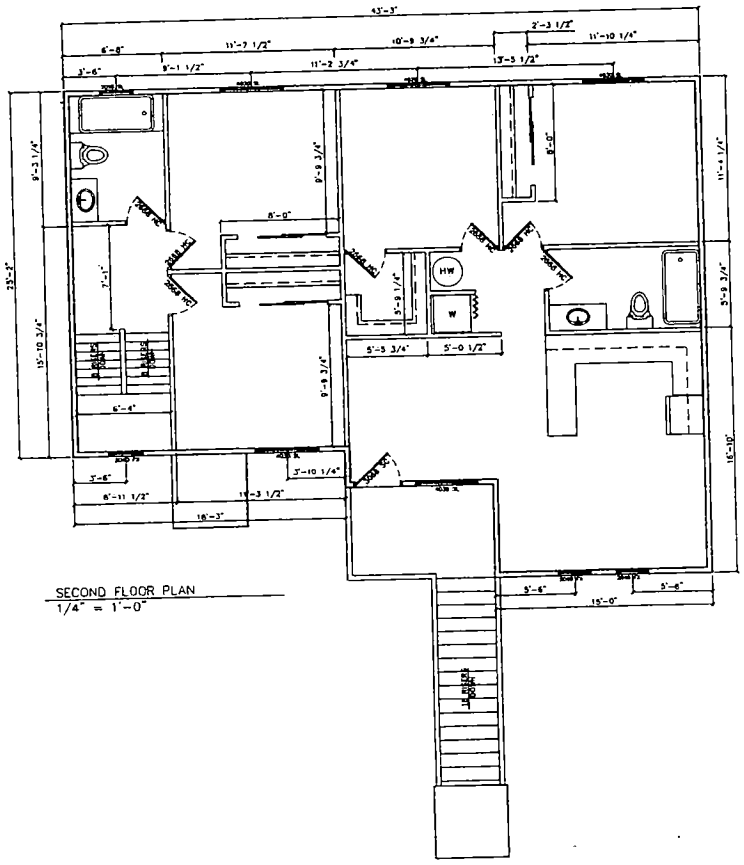
Notary Public in and for said County and State

STATE OF NV CLARK CO.
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9 DAY OF February 2004
BY Luz Maria Medrano
Sheryl D. Gamba
NOTARY PUBLIC

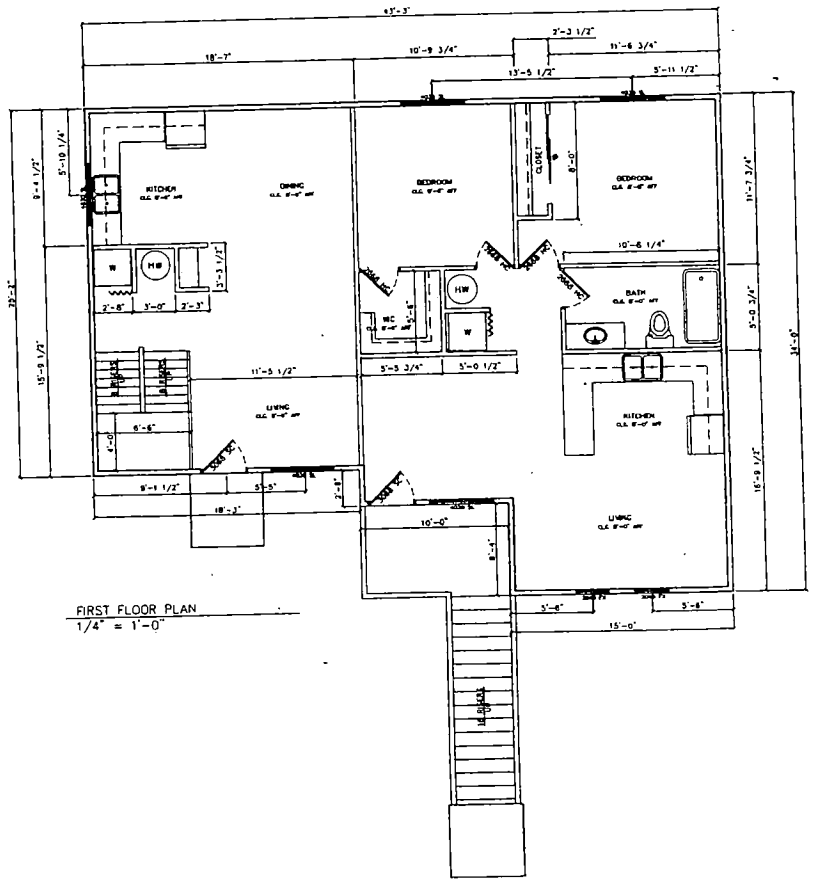
NOTARY PUBLIC STATE OF NEVADA County of Clark SHERYL D. GAMBA My Appt. Exp. April 6, 2005

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TAKEN TO FACE OF STUD TO FACE OF STUD (NOMINAL).
2. DIMENSIONS FOR SIDING AND ROOFING ARE TO OVERLAND PANELS.
3. FLOOR SHALL BE 4" MIN. LIGHT WEIGHT CONC. SLOPE TO DRAIN 1/4" PER 1'-0". 1" OF CONC. REINFORCED W/ WELDED WIRE MESH OVER 2500 S.F. EXPANSION JOINTS AT CENTERS OF AREAS NOT EXCEEDING 2500 S.F. EXPANSION JOINTS AT CENTERS SHALL AND EXTERIOR SLABS ARE MECHANICAL NO SPECIAL STRUCTURAL DESIGN OR SUPERVISION IS REQUIRED.
4. SAFETY GLAZING IS REQUIRED ADJACENT TO THE DOOR SWING AND SHALL COMPLY WITH U.B.C. 2406.
5. ALL DOOR SWINGS SHALL BE REVERSIBLE FROM ONE HANDED SWING TO A KEY AS SPECIAL HARDWARE.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
7. PITCH AND SIZE OF ROOF TO BE AS SHOWN ON ELEVATIONS.
8. ALL PARTITIONS ARE TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 U.B.C. AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
10. ALL GLASS SHALL BE TEMPERED.
11. ALL SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP.
12. ALL WALLS AND CEILINGS SHALL BE 1/2" GYP. BD. U.N.O.
13. ALL SHELVES AND CLOSET RODS SHALL BE 1/2" GYP. BD. SLAB.
14. ALL SHELVES AND CLOSET RODS SHALL BE 1/2" GYP. BD. SLAB.
15. ALL SHELVES AND CLOSET RODS SHALL BE 1/2" GYP. BD. SLAB.
16. ALL SHELVES AND CLOSET RODS SHALL BE 1/2" GYP. BD. SLAB.



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX

3-PLEX FLOOR PLAN

DATE: AUGUST 21, 2003 REVISED:

1404 23RD STREET
LAS VEGAS, NEVADA

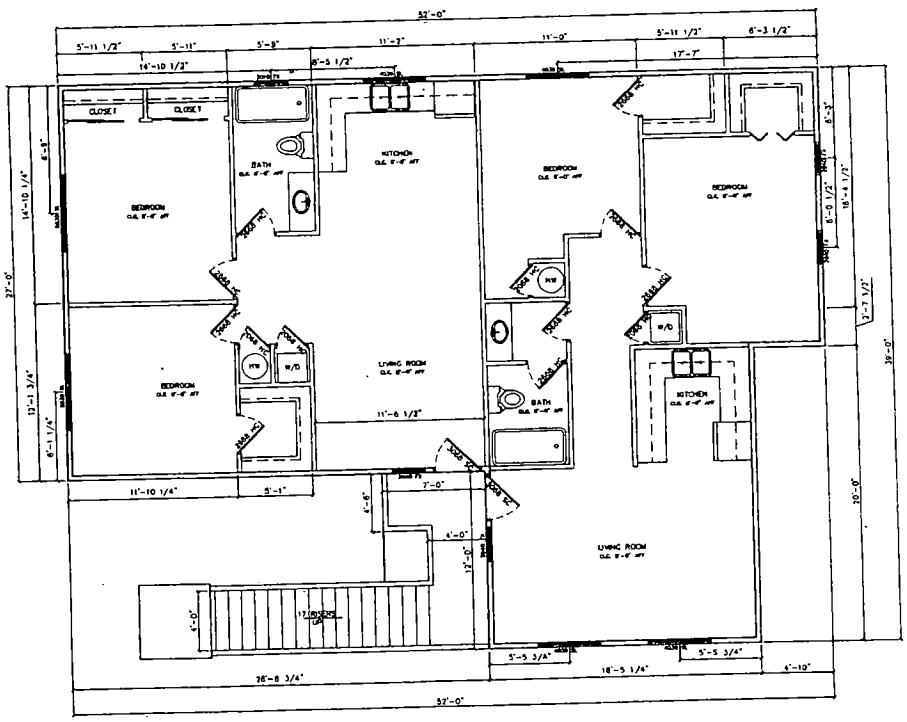
SHEET #
4 OF 6

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

SDR-3898
4-22-04 PC

FLOOR PLAN NOTES

1 – ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD (U.N.O.)
2 – DIMENSIONS FOR WINDOWS AND DOORS ARE TO CENTERLINE (U.N.O.)
3 – FLOOR SHALL BE 4" MIN. 3,500 PSI CONC. SLAB ON GRADE w/ #3 @ 18 E.W.F. w/ 10 MIL VISQUEEN w/ SELECTED FILL. PROVIDE CONTROL JOINTS AS DIVIDERS OF AREAS NO GREATER THAN 300 S.F. EXPANSION JOINTS AT EXISTING WALLS AND EXTERIOR SLABS AND SIDEWALKS. NO SPECIAL STRUCTURAL DESIGN OR INSPECTION IS REQUIRED
4 – SAFETY GLAZING IS REQUIRED ADJACENT TO THE EDT ENTRY DOORS AND SHALL COMPLY WITH U.B.C. 2406.
5 – ALL EDT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
6 – CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
7 – PATCH AND/OR REPAIR ALL MATERIAL AFFECTED BY CONSTRUCTION.
8 – ALL FINISHES ARE BY GENERAL CONTRACTOR AND SHALL BE APPROVED BY THE ARCHITECT AND/OR THE OWNER.
9 – PROVIDE ROOF VENTILATION EXHAUST FOR GAS WATER HEATER.
10 – SEE MECHANICAL/PLUMBING/ELECTRICAL DRAWINGS FOR ALL SPECIAL HOOK-UPS, CONNECTIONS, FLOOR DRAINS, ETC.
11 – THE FIREPLACE (GAS ROOM HEATER MUST BE INSTALLED BY A QUALIFIED INSTALLER) IN ACCORDANCE WITH LOCAL BUILDING CODES AND WITH CURRENT NATIONAL FUEL GAS CODE ANSI Z 223.1
12 – ALL WET AREAS 5/8" TYPE MOISTURE RESISTANT GYP. BD.
13 – 5/8" TYPE X GYP. BD. WHERE NOTED BY FIRE RATING.
14 – ALL WALLS AND CEILING LIDS SHALL BE 1/2" MIN. GYP. BD. (U.N.O.)
15 – GARAGE WALLS AND CEILINGS ATTACHED TO STRUCTURE SHALL BE ONE HOUR FIRE RATED.
16 – PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE LOCATED IN EACH BEDROOM AND CENTRALLY LOCATED IN HALLWAYS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS OF THE UNIT



FIRST & SECOND FLOOR PLAN
1/4" = 1'-0"

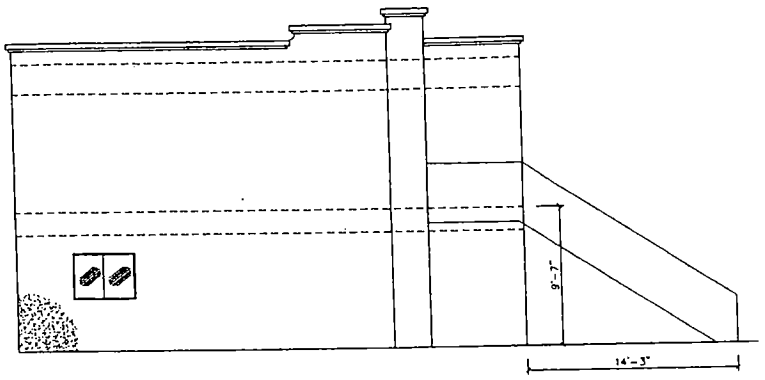
DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX
4-PLEX FLOOR PLAN
DATE: AUGUST 21, 2003 REVISED:

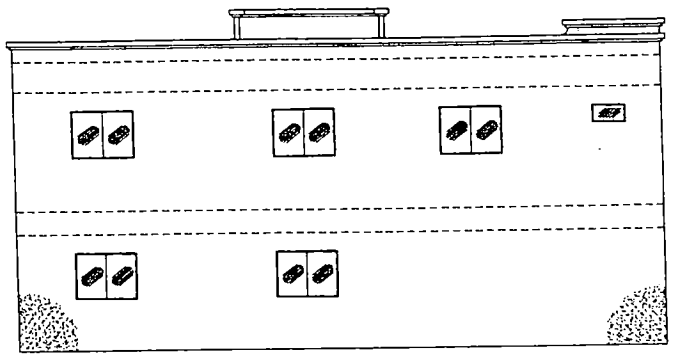
1404 23RD STREET
LAS VEGAS, NEVADA

SHEET #
3 OF 6
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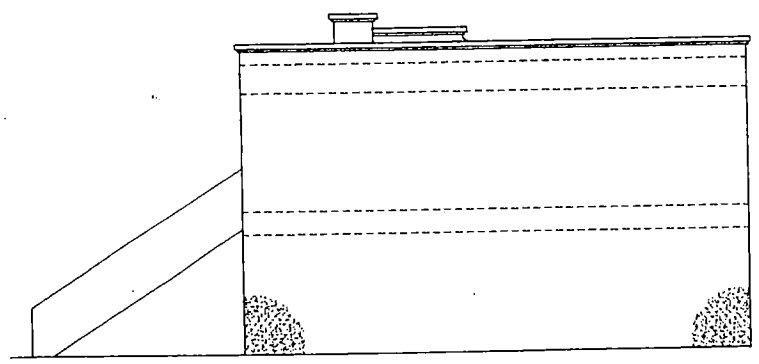
SDR-3898
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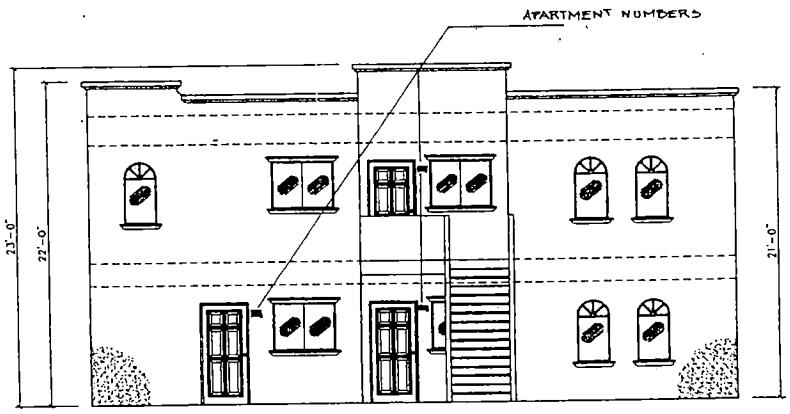
SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX

3-PLEX FLOOR PLAN

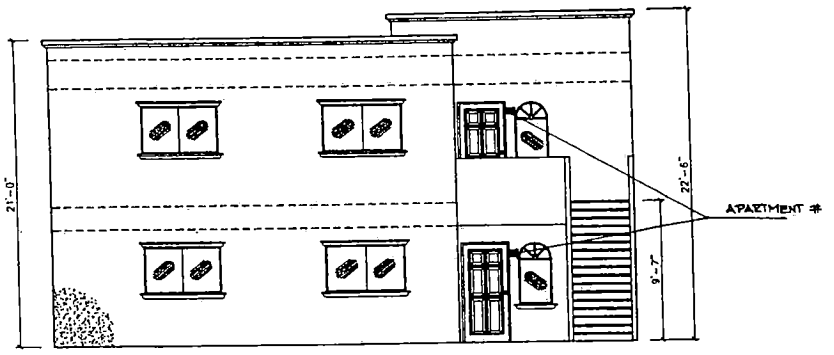
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1404 23RD STREET
LAS VEGAS, NEVADA

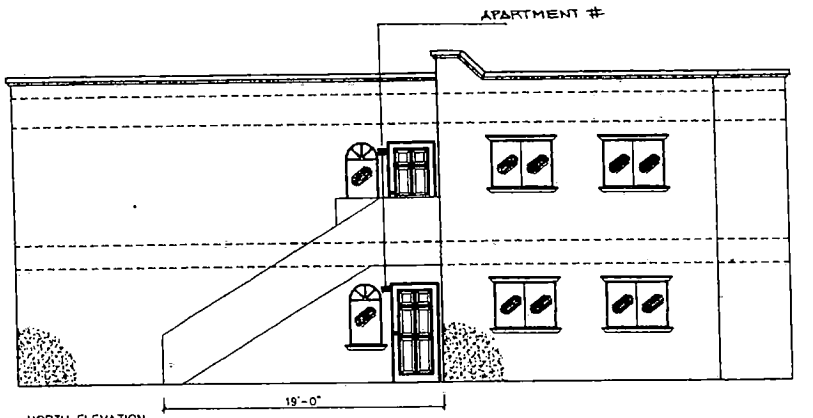
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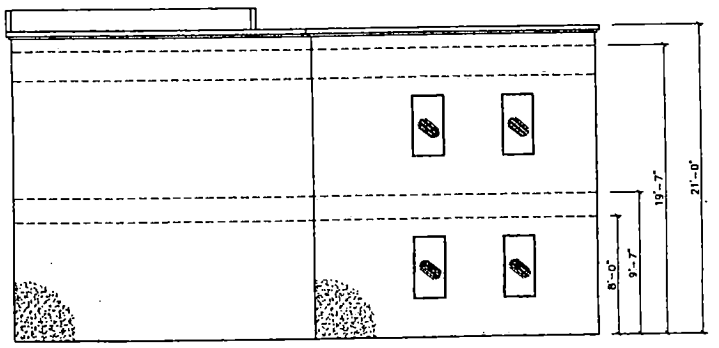
SDR-3898
4-22-04 PC



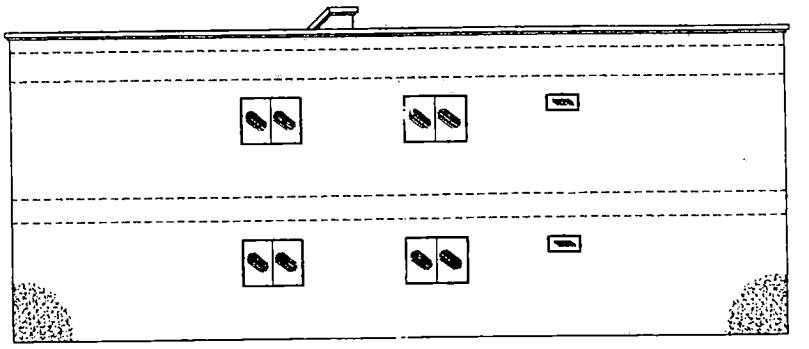
EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX

3-PLEX FLOOR PLAN

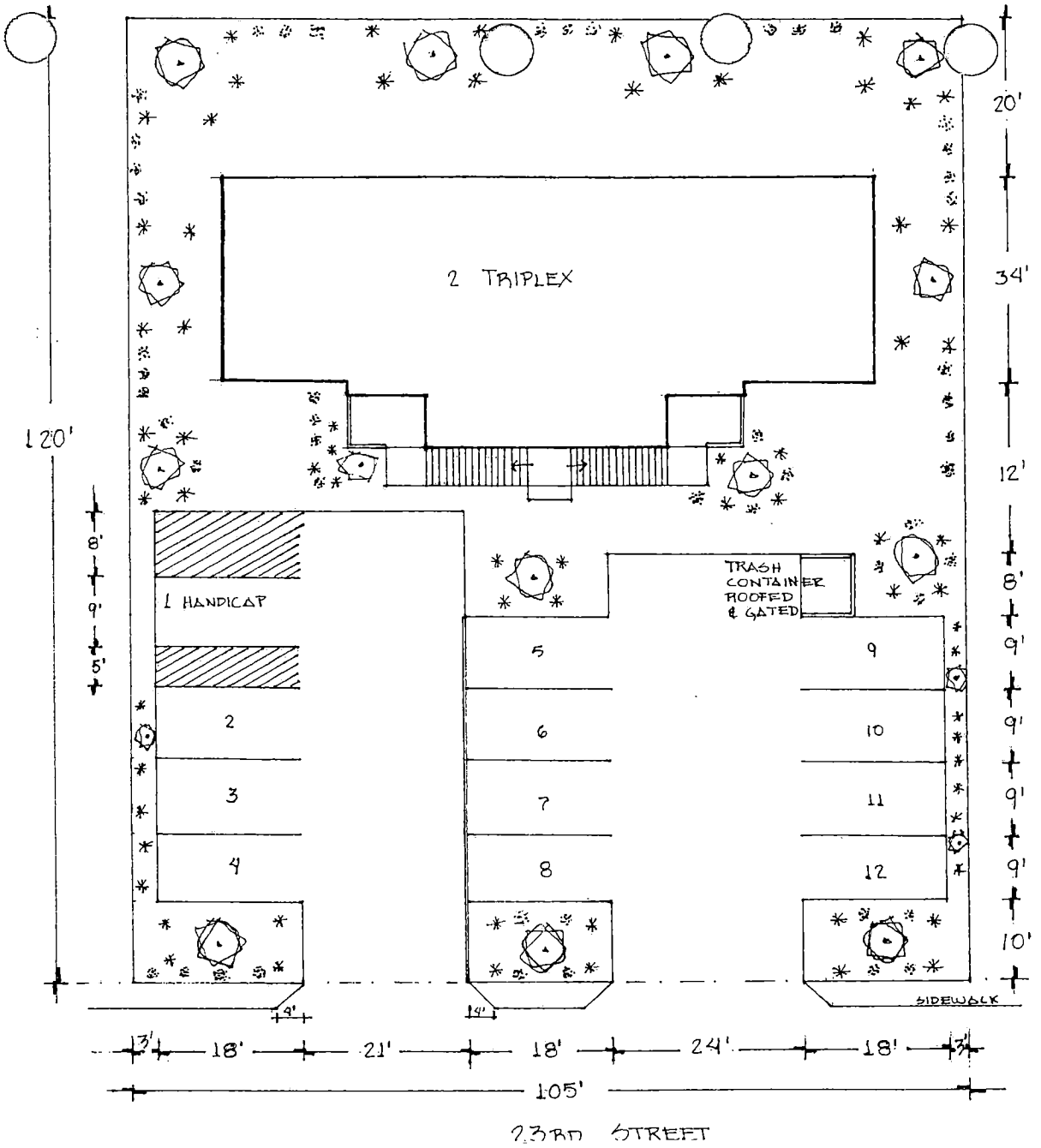
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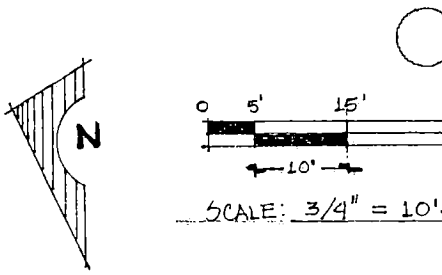
1404 23RD STREET
LAS VEGAS, NEVADA

SHEET #
5 OF 6

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

SDR-3898
4-22-04 PC





N

0 5' 15' 25'

10'

SCALE: 3/4" = 10'-0"

CALIFORNIA PEPPER TREE

PAMPAS GRASS 4/TREE 1 gal.

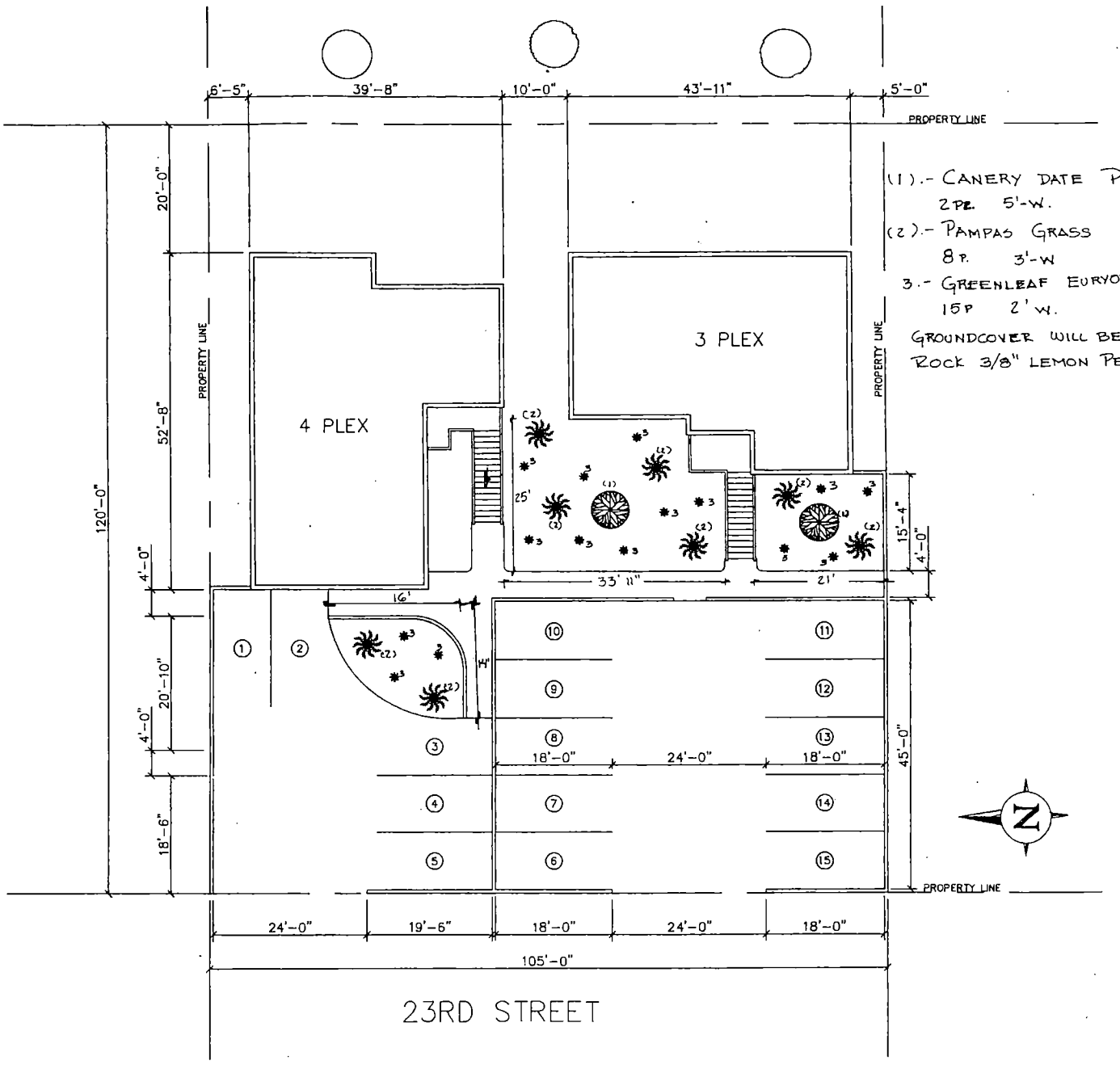
DESERT CASSIA 4/TREE 4 gal.

PROPOSED 2 TRIPLEX
SITE PLAN
APRIL, 2004 DRAWN: LUZ MEDRANO

1404 23RD ST.
LAS VEGAS NV
APN# 139-26-508-007

REVISED
4.16.04

SDR-3898
4-22-04 PC



DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX

SITE PLAN

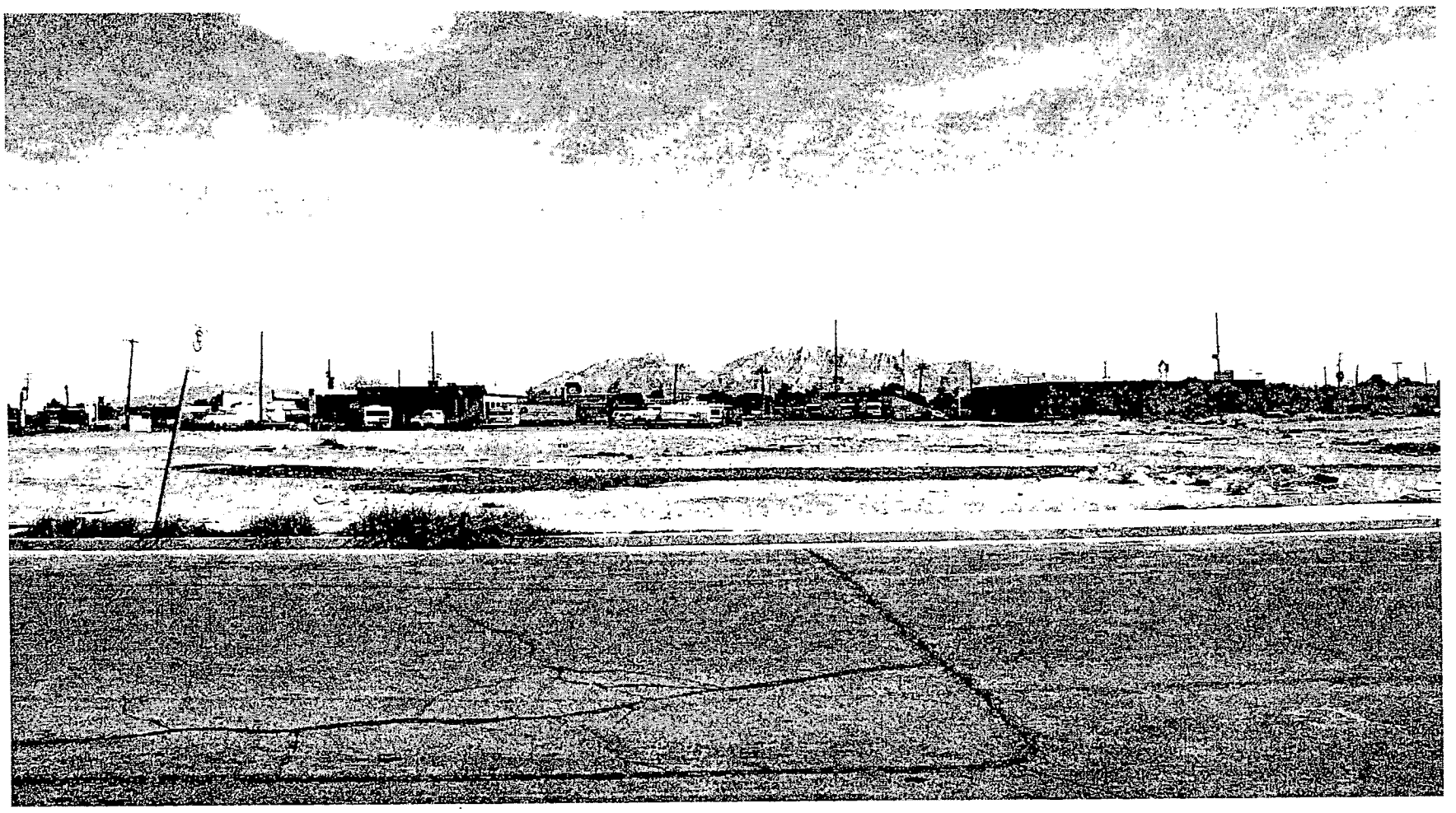
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1404 23RD STREET
LAS VEGAS, NEVADA

SHEET # 2 OF 6

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

SDR-3898
4-22-04 PC



SDR-3898 - APPLICANT/OWNER: LUZ MARIA MEDRANO
1404 NORTH 23RD STREET
APRIL 22, 2004 PLANNING COMMISSION

3/4/04