

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated there was an application approved for a special use permit for a mini warehouse on the parcel to the west of this project. The application was amended to Office. Previously, there was a General Plan Amendment to General Commercial that allowed C-2 but was withdrawn. This current request is for Service Commercial and C-1. MR. CLAPSADDLE indicated the parcel to the west is C-1

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 45 – GPA-4110

MINUTES – Continued:

and Service Commercial and it can be developed in a manner which is harmonious and compatible with the surrounding area. The parcel to the east is MLA at eleven units per acre; the parcel to the south is single family; the parcel to the north is the Water Management District site; and further to the west is the police substation. The other applications pertain to a use permit for RV and boat storage, which is a continuation of the parcel to the west, which allows the same uses. The RV and boat storage will take place in two islands along the northern boundary of the site. There will be 15-foot wide planters at the intersection. There will be an eight-foot wall along the perimeter with landscaped areas as indicated on the site plan. The major concern is compatibility with the surrounding areas in terms of landscaping, decorative walls and the parking structure. If the landscaping is enhanced around the perimeter, with additional interior landscaping and interior landscaping in the parking lot, to meet the Code, then the project will be more harmonious and compatible with the surrounding area. In addition, the block wall along the north property line needs to be decorative, split face and enhanced to ensure compatibility with the residential area as well. The applicant needs to meet with Public Works regarding the electronically controlled gates.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant together with GREG BORGEL, 300 South 4th Street. ATTORNEY LAZOVICH stated this application was once approved for a two-story office building. At that time, meetings were held with the neighbors who lived to the east and south of the project. Some of their concerns were about increased traffic and decreased mountain views to the west. Currently, this project would help to reduce some of the traffic and retain the mountain views. Two neighborhood meetings were held to discuss the residents' concern with the RV parking section of the project, specifically the lighting, increased traffic, and height of the walls. The project will not have any freestanding light poles. For security reasons, the only lighting will be underneath the covered parking area. There is only one exit point onto Grand Canyon. The project does not allow for traffic to enter off of Grand Canyon. ATTORNEY LAZOVICH agreed to a condition requiring the installation of a pork chop within the driveway that forces right hand turns out of the facility so the residents can go southbound on Grand Canyon and not north into the rest of the residential community. Initially, the proposal indicated an eight-foot decorative block wall; the proposal will now have seven feet of landscaping, a two-foot landscaped wall, and a 10-foot block wall along Grand Canyon. The overall effect is a 12-foot wall to minimize the residents' view of the parking structure and the RV parking.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 45 – GPA-4110

MINUTES – Continued:

TODD FARLOW, 240 N. 19th Street, complimented the applicant on the landscaping design. He also stated that the set backs are decreasing, which is not allowing sufficient room for residents to park their cars in the driveways. As a result, it will be difficult for pedestrians to walk along the sidewalks if vehicles are in the way. If the set backs continue to decrease and the density changes, then these storage units will become a necessity in some areas.

COMMISSIONER GOYNES complimented the applicant on their landscape renderings and their creativity.

MR. CLAPSADDLE clarified that Condition 9 on Item 48 [SDR-4112] would address the elevations for the block wall being revised with landscaping.

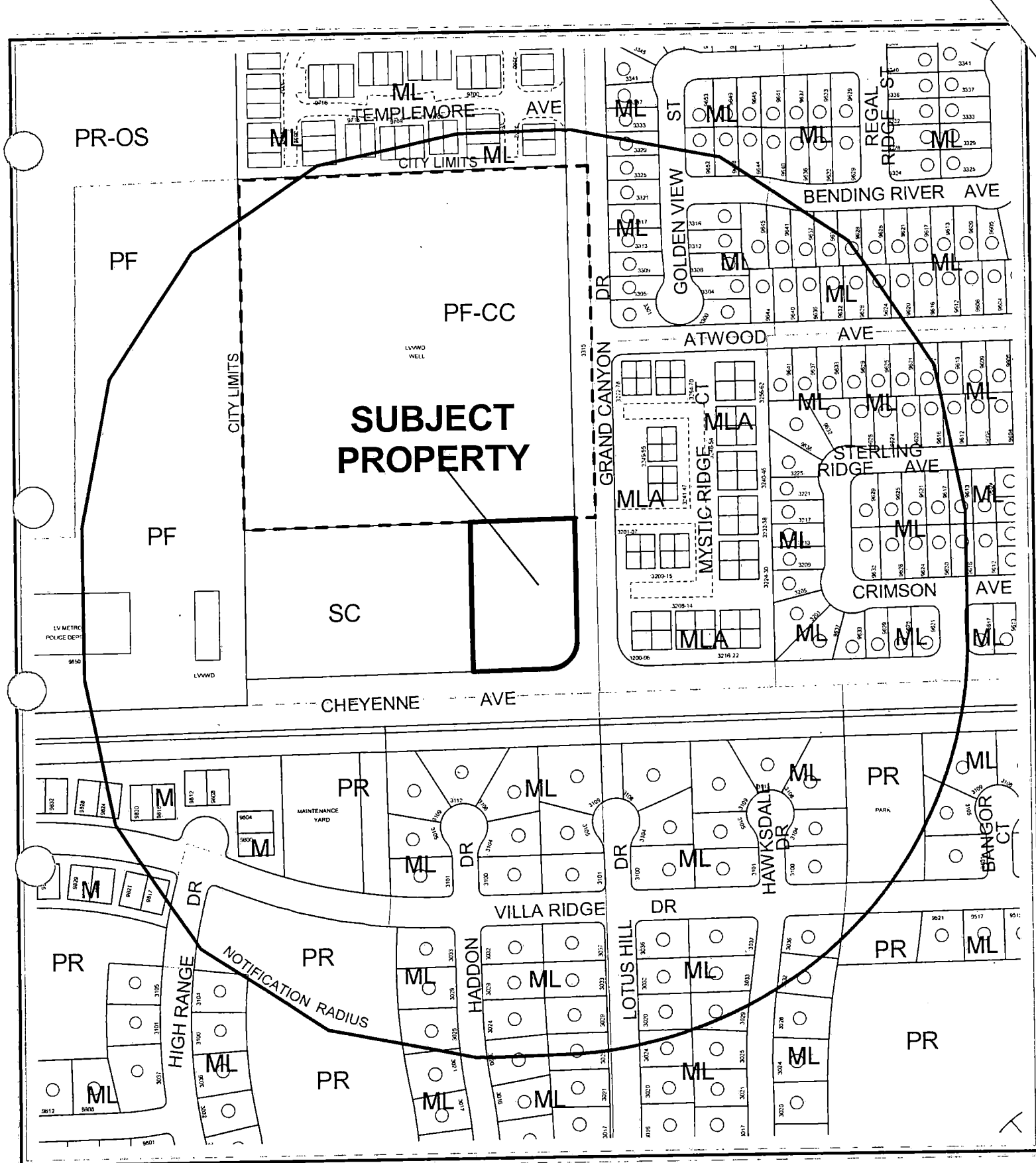
No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 45 [GPA-4110], Item 46 [ZON-4111], Item 47 [SUP-4113] and Item 48 [SDR-4112].

NOTE: All discussion for Item 45 [GPA-4110], Item 46 [ZON-4111], Item 47 [SUP-4113] and Item 48 [SDR-4112] was held under Item 45 [GPA-4110].

(9:10 – 9:22)

3-106



CASE: GPA-4110

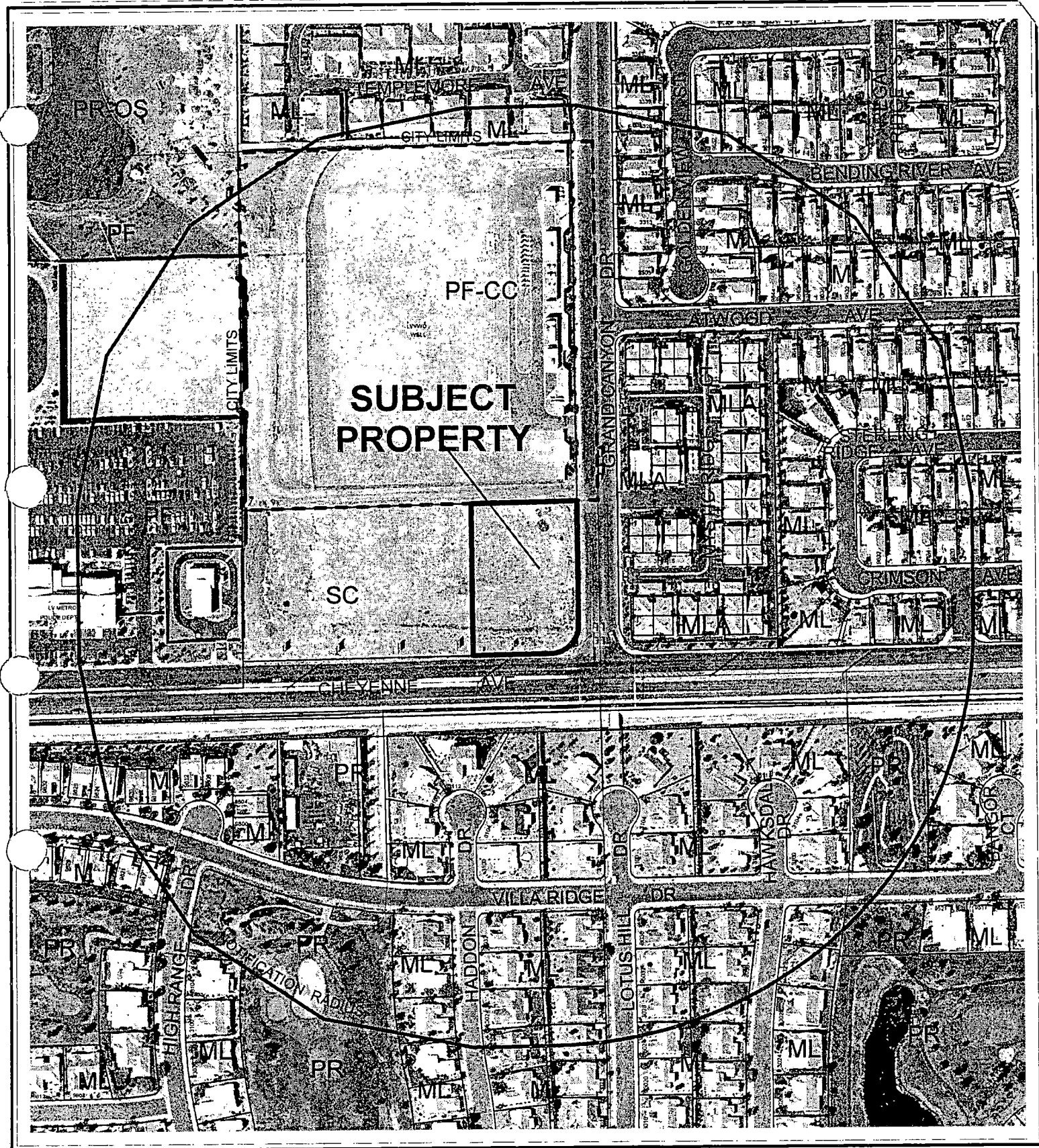
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



CASE: GPA-4110

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-4110 - APPLICANT/OWNER: CHEYENNE

MINI-STORAGE, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive from O (Office) to SC (Service Commercial). Related requests for Rezoning (ZON-4111), Special Use Permit (SUP-4113), and Site Development Plan Review (SDR-4112) have also been submitted.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated the area for a mix of Low and Rural density land uses.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the site was designated as ML (Medium-Low Density Residential).
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
- 10/26/00 The Planning Commission voted to Withdraw With Prejudice a request to amend the General Plan (GPA-0029-00) on this site from ML (Medium-Low Density Residential) to GC (General Commercial).
- 01/08/03 The City Council approved a request to amend the General Plan (GPA-0033-02) on this site from ML (Medium-Low Density Residential) to O (Office), and the parcel to the west from ML (Medium-Low Density Residential) to SC (Service Commercial). The Planning Commission recommended approval but Staff recommended denial.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for O (Office) land uses.

GPA-4110 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

DETAILS OF APPLICATION REQUEST

Site Area: 1.33 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Las Vegas Valley Water District Well Site
South Single-family Residential
East Single-family Attached Residential
West Undeveloped (approved for mini-storage)

PLANNED LAND USE

Subject Property O (Office)
North PF (Public Facility)
South ML (Medium-Low Density Residential)
East MLA (Medium-Low Attached Density Residential)
West SC (Service Commercial)

EXISTING ZONING

Subject Property R-CL (Residential-Compact Lot) under resolution of intent to O (Office)
North Clark County
South P-C (Planned Community)
East R-PD11 (Residential Planned Development – 11 Units Per Acre)
West R-CL (Residential-Compact Lot) under resolution of intent to C-1 (Limited Commercial)

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>		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	

DEFINITIONS

O (Office) The 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.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is not within a Special Plan Area

RURAL PRESERVATION NEIGHBORHOOD

The subject site is not within a Rural Preservation Neighborhood.

RURAL PRESERVATION NEIGHBORHOOD BUFFER

The subject site is not within a Rural Preservation Neighborhood Buffer.

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The proposed development meets the criteria for a project of regional significance. This will be addressed in the related application for a Special Use Permit (SUP-4113).

ANALYSIS

The subject parcel is currently undeveloped. On 01/08/03, as part of a larger request, the City Council designated this site as O (Office). At this time, the applicant proposes an expansion of the mini-storage and recreational vehicle storage project approved on the parcel to the west. The site is accessed by Cheyenne Avenue to the south, a 100-foot right-of-way, and Grand Canyon Drive to the east, an 80-foot right-of-way.

GPA-4110 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

The previous recommendation of denial of GPA-0033-02 was based on concerns that the GC (General Commercial) land use designation would permit a range of uses that are incompatible with adjacent residential properties. These uses are associated with increased traffic, signage, building height and lighting, as well as longer hours of operation. Although office uses are often used as buffers between residences and more intense commercial uses, the proposed SC (Service Commercial) designation of this application can be developed in this type of context if sensitive design and appropriate conditions of approval are applied. This request to expand the SC (Service Commercial) designation will not result in the introduction of new or unanticipated uses. Nor will there be any greater impact on the properties to the north, south, or west. Careful design will be necessary, however, to ensure that the residents to the east are not negatively impacted.

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.**

Because the proposed SC (Service Commercial) General Plan Designation is the same designation that is on the parcel to the west, there are no additional impacts on the properties to the north and south. With appropriate design considerations, as well as with the separation provided by Grand Canyon Drive, this designation can be compatible with the residential uses to the east.

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

The C-1 (Limited Commercial) zoning district that this request would support can be developed compatibly with the surrounding parcels if appropriate considerations are given to signage, lighting, and building height.

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

The subject site is located in an area of the city where all utilities are currently in place and available to this site. The Northwest Area Command of the Las Vegas Metropolitan Police Department, services the site with a substation immediately west of the site, near Jensen Street and Cheyenne Avenue. Fire Station No. 42, located at 7331 Cheyenne Avenue, approximately three miles east of the site.

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

There are no other plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/29/04 There were approximately 25 to 30 people in attendance and they had the following comments:

- They were upset that the property was proposed for R-V storage rather than the office building that was previously proposed.
- The facility will provide very little neighborhood benefit.
- They were concerned with the possible late hours of operation.
- The site has apparently been raised to a higher elevation than they were expecting.
- They did not want re-fueling, service, or repairs to take place there.
- There was concern about the potential size of the boats and R-Vs.
- The condominiums on the east side of Grand Canyon Drive would have a view into site from the second floor.
- They did not want excessive lighting.

The neighbors requested a second meeting and the applicants said they would oblige them.

NOTICES MAILED: 234 [Mailed with ZON-4111, SDR-4112 & SUP-4113]

APPROVALS: 0

PROTESTS: 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-4110** APN: 138-07-401-013

Name of Property Owner: RANDY BLACK

Name of Applicant: RANDY BLACK

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: _____

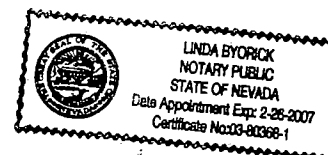
Signature of Property Owner/Authorized Agent: _____

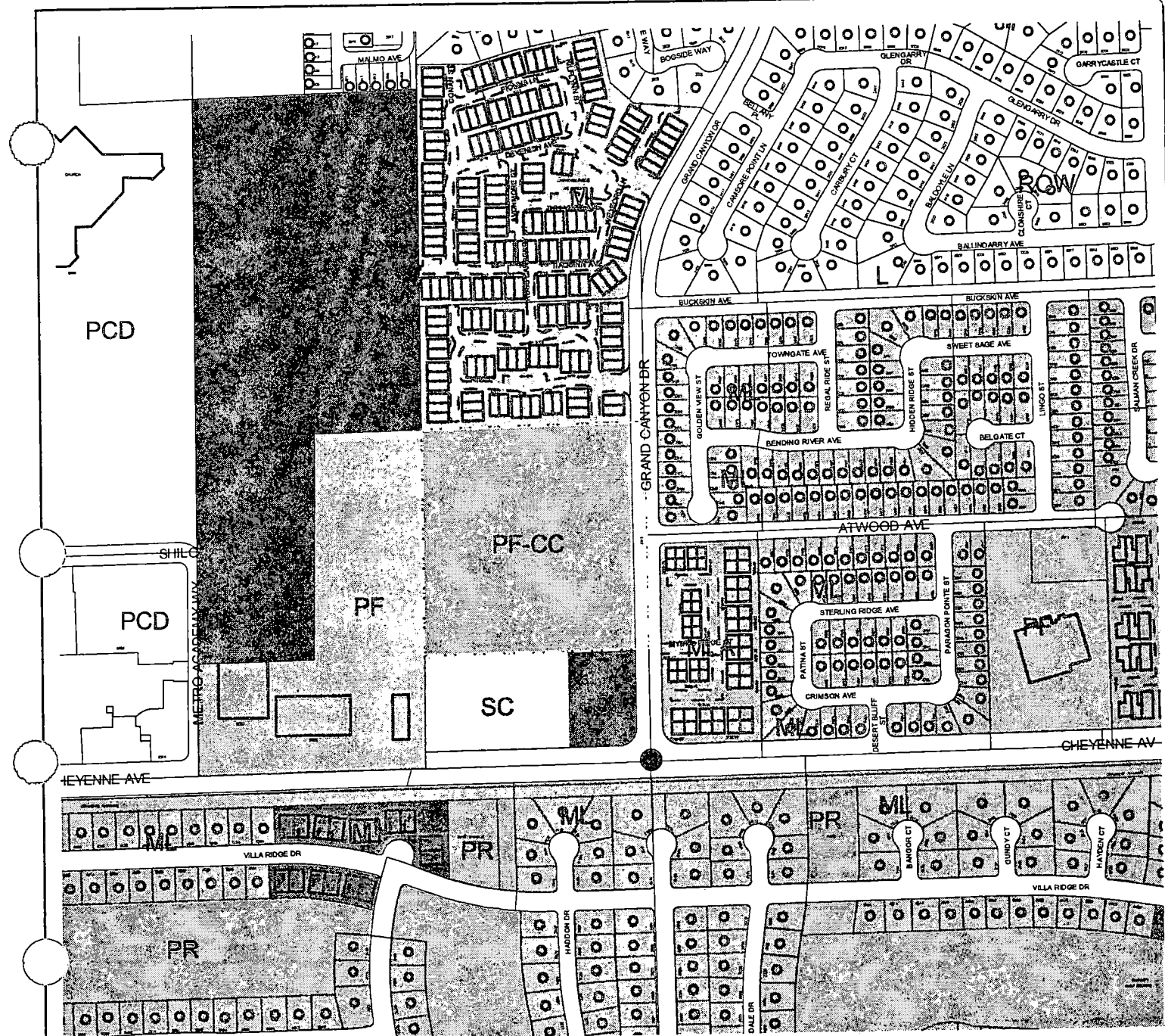
Print Name: Robert K. Black, Sr.

Subscribed and sworn before me

This 11th day of March, 2004

Ande Byrck
Notary Public in and for said County and State





Zoning			
	U [Undeveloped (GPA Designation)]		O (Office)
	R-A (Ranch Acres)		C-D (Designed Commercial)
	R-E (Residence Estates)		C-1 (Limited Commercial)
	R-D (Single Family Residential-Restricted)		C-2 (General Commercial)
	R-PD (Residential Planned Development)		C-M (Commercial/Industrial)
	R-1 (Single Family Residential)		M (Industrial)
	R-MH (Mobile/Manufactured Home)		C-V (Civic)
	R-CL (Single Family Compact-Lot)		C-PB (Planned Business Park)
	R-2 (Medium-Low Density Residential)		P-C (Planned Community)
	R-3 (Medium Density Residential)		PD (Planned Development)
	R-4 (High Density Residential)		TC (Town Center)
	R-5 (Apartments)		ROI Zoning
	R-MHP (Residential Mobile/Manufactured Home Park)		City Limits
	P-R (Professional Office & Parking)		Freeways
	N-S (Neighborhood Service)		Beltway

CHEYENNE / GRAND CANYON



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

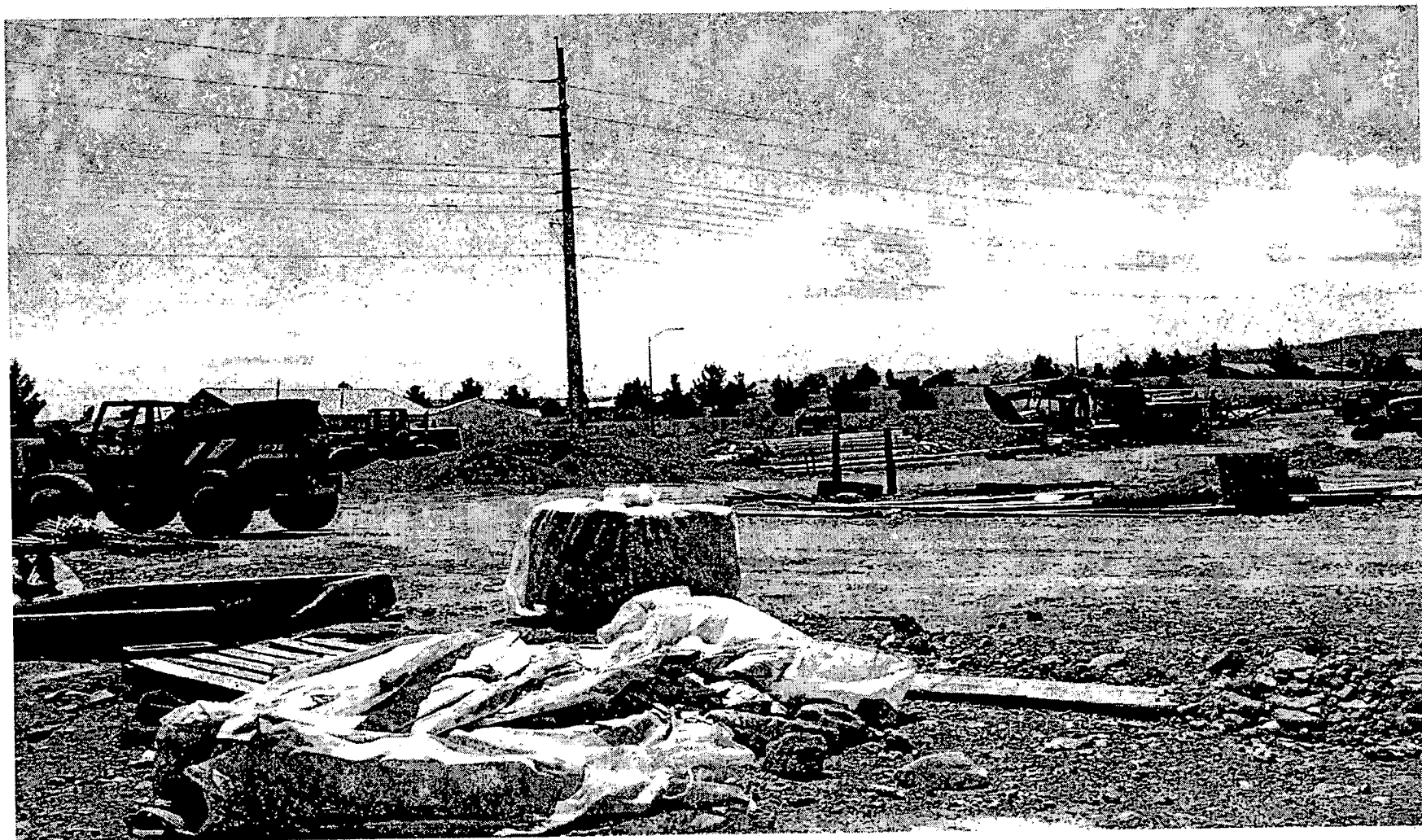
City of Las Vegas, Nevada
Current Planning
702.228.6301

0 200 400 Feet



GPA-4110

4-22-04 PC



GPA-4110 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



GPA-4110 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 45 [GPA-4110] for all related discussion.

(9:10 – 9:22)

3-106

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 46 – ZON-4111

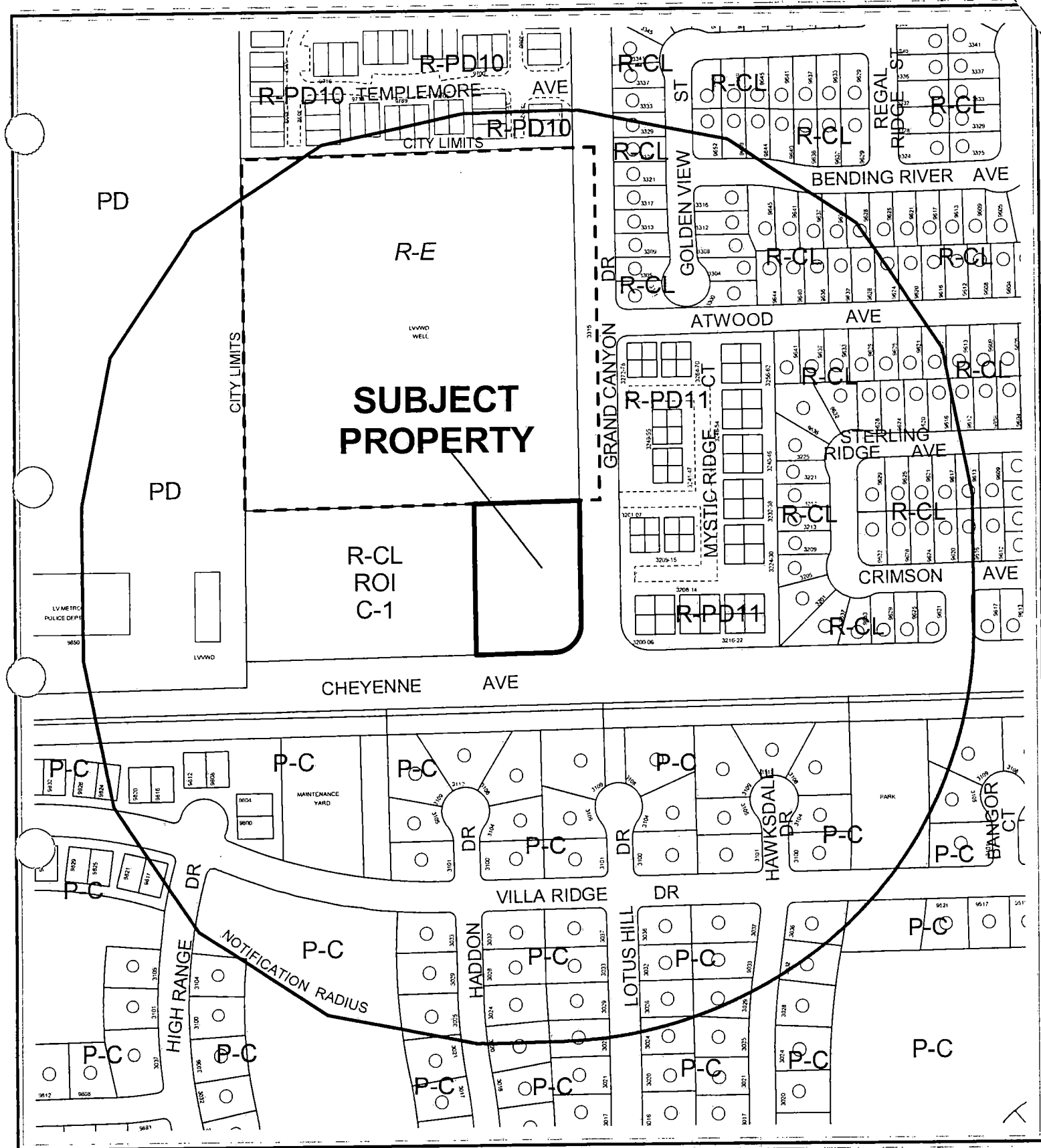
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. All previous resolutions of intent will be expunged.
3. A Site Development Plan Review application (SDR-4112) approved by the Planning Commission prior to the issuance of any permits, any site grading, and all development activity for the site.

C Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site. If mapping is not required, provide a copy of a recorded joint access agreement between both parcels that comprise this site prior to the issuance of any permits for this site.
5. Construct all incomplete half-street improvements on Cheyenne Avenue and Grand Canyon Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.



CASE: ZON-4111

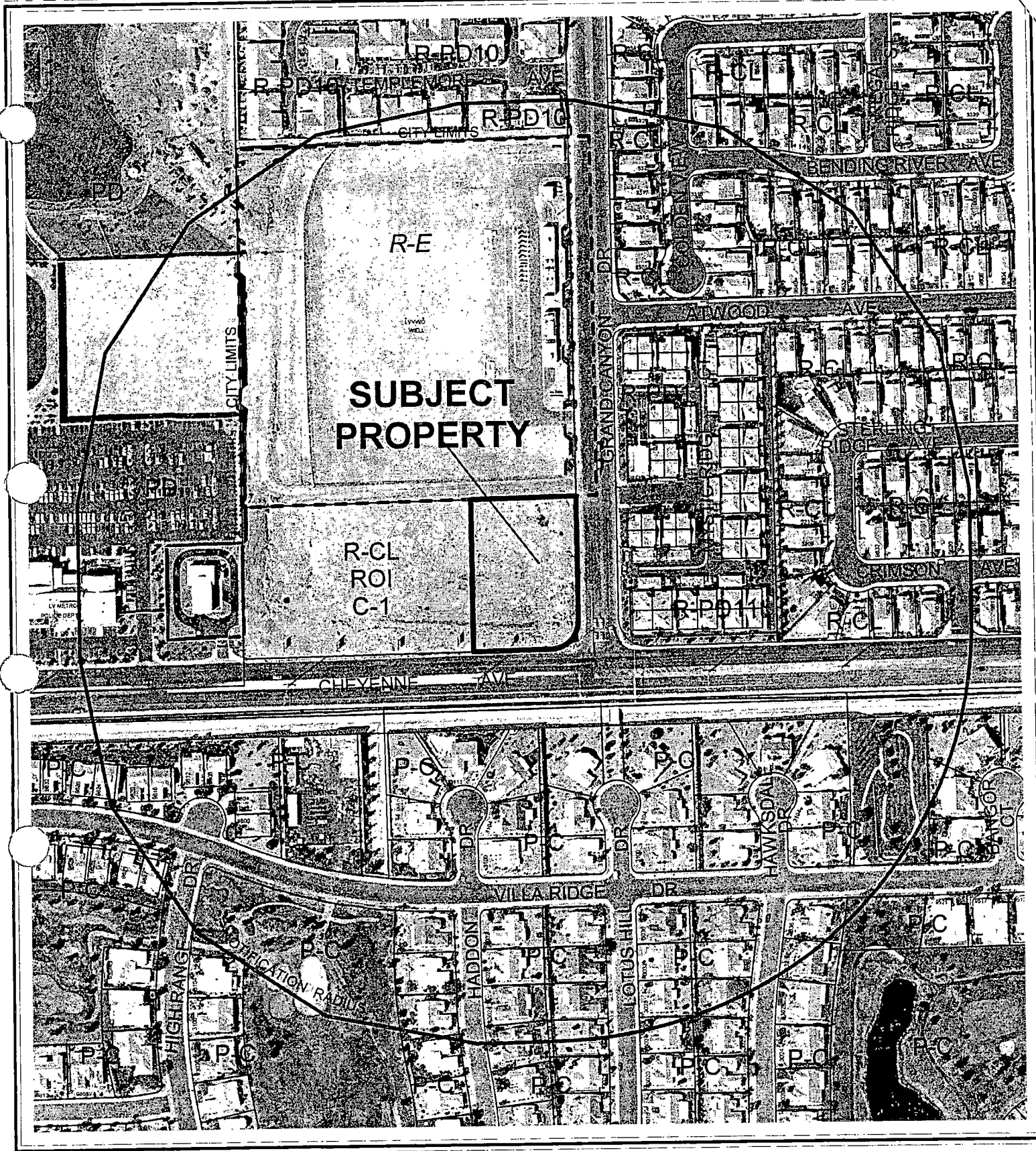
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-CL (SINGLE FAMILY COMPACT-LOT) UNDER RESOLUTION OF INTENT TO O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



0 200 400 Feet

CASE: ZON-4111

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-CL (SINGLE FAMILY COMPACT-LOT) UNDER RESOLUTION OF INTENT TO O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4111 – APPLICANT/OWNER: CHEYENNE
MINI-STORAGE, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. All previous resolutions of intent will be expunged.
3. A Site Development Plan Review application (SDR-4112) approved by the Planning Commission prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site. If mapping is not required, provide a copy of a recorded joint access agreement between both parcels that comprise this site prior to the issuance of any permits for this site.
5. Construct all incomplete half-street improvements on Cheyenne Avenue and Grand Canyon Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-CL (Residential Compact Lot) under Resolution of Intent to O (Office) to C-1 (Limited Commercial) on 1.33 acres located on the northwest corner of Grand Canyon Drive and Cheyenne Avenue. Related requests for a General Plan Amendment, Site Development Plan Review, and Special Use Permit have also been submitted.

B) Applicant's Justification

The applicant's justification letter states that they agree to abide by all city of Las Vegas requirements and guidelines.

BACKGROUND INFORMATION

A) Previous Actions

10/26/00 The Planning Commission accepted the applicant's request to Withdraw With Prejudice a request to rezone this property from R-CL (Residential - Compact Lot) to C-2 (General Commercial) [Z-0085-00].

1/08/03 The City Council approved a rezoning request (Z-0079-02) on this site to O (Office), and C-1 (Limited Commercial) on the parcel to the west. The Planning Commission recommended approval, staff recommended denial.

B) Pre-Application Meeting

03/12/04 During the pre-application conference zoning issues on the site and the need for related applications were discussed.

C) Neighborhood Meetings

03/29/04 The neighborhood meeting was held with the surrounding property owners. There were approximately 25 to 30 people in attendance and they had the following comments:

ZON-4111 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

- They were upset that the property was proposed for R-V storage rather than the office building that was previously proposed.
- The facility will provide very little neighborhood benefit.
- They were concerned with the possible late hours of operation.
- The site has apparently been raised to a higher elevation than they were expecting.
- They did not want re-fueling, service, or repairs to take place there.
- There was concern about the potential size of the boats and R-Vs.
- The condominiums on the east side of Grand Canyon Drive would have a view into site from the second floor.
- They did not want excessive lighting.
- The neighbors requested a second meeting and the applicants said they would oblige them.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.33 acres

B) Existing Land Use

Subject Property	Undeveloped
North	Las Vegas Valley Water District Well Site
South	Single-family Residential
East	Single-family Attached Residential
West	Undeveloped (approved for mini-storage)

C) Planned Land Use

Subject Property	O (Office)
North	PF (Public Facility)
South	ML (Medium-Low Density Residential)
East	MLA (Medium-Low Attached Density Residential)
West	SC (Service Commercial)

D) Existing Zoning

Subject Property	R-CL (Residential-Compact Lot) under Resolution of Intent to O (Office)
North	R-E (Rural Estates) [Clark County designation]
South	P-C (Planned Community)
East	R-PD11 (Residential Planned Development – 11 Units Per Acre)
West	R-CL (Residential-Compact Lot) under resolution of intent to C-1 (Limited Commercial)

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April 22, 2004 - Planning Commission Meeting

E) General Plan Compliance

The subject parcel is within the Centennial Hills Sector Plan area. A related request (GPA-4110) has been submitted to amend the land use designation on the site to SC (Service Commercial). If that request were approved, the proposed zoning district would be in conformance with the plan.

<i>SPECIAL DISTRICTS/ZONES</i>	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	

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

The subject parcel is adjacent to property within the jurisdiction of Clark County and the proposed development requires the approval of a Special Use Permit.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures has yet to be received.

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

ANALYSIS

This site is presently under resolution of intent to the O (Office) zoning district, approved by the City Council on January 8, 2003. The applicant had proposed C-2 (General Commercial) zoning but concerns regarding the proximity of commercial uses to the neighboring residences resulted in the Council's approval of the less intensive zoning of O (Office).

Noise, traffic, lighting, signage, and other factors associated with commercial uses are often too intense to be placed adjacent to residential developments. This location, however, has non-residential uses to the north and west and arterials to the east and south. That context helps reduce the impacts that a commercial project would have. The proposed development, in particular, would be of no greater intensity than a potential office complex. Aesthetic issues could be resolved with sensitive design and additional architectural enhancements.

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."

A request to amend the Centennial Hills Sector Plan from O (Office) to SC (Service Commercial) has been submitted (GPA-4110). If that request is approved, the proposed zoning designation would be in conformance. If not, this request cannot move forward.

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 intensity of use that would be allowed can be compatible with the adjacent zoning districts. Sensitive design will reduce impacts resulting from noise, lighting, signage, and traffic.

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

This property has remained undeveloped in the midst of tremendous growth in the area. It has already been determined that the site is appropriate for non-residential use, this request simply increases the scope of potential uses.

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

The site is adequately served by Cheyenne Avenue to the south and Grand Canyon Drive to the east.

ZON-4111 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

NOTICES MAILED 234 [Mailed with GPA-4100, SDR-4112 & SUP-4113]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4111** APN: 138-07-401-013

Name of Property Owner: RANDY BLACK

Name of Applicant: RANDY BLACK

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: _____

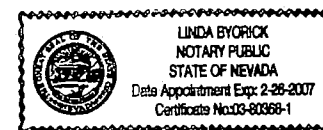
Print Name: _____

Robert L. Black, Sr

Subscribed and sworn before me

This 10th day of March, 2004

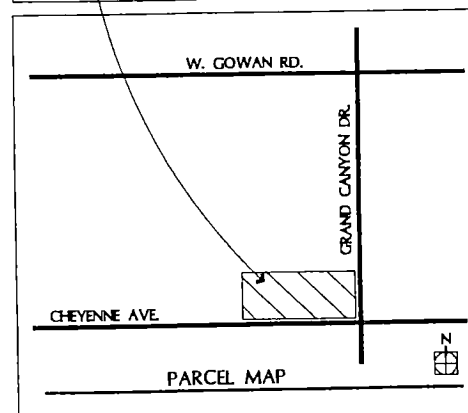
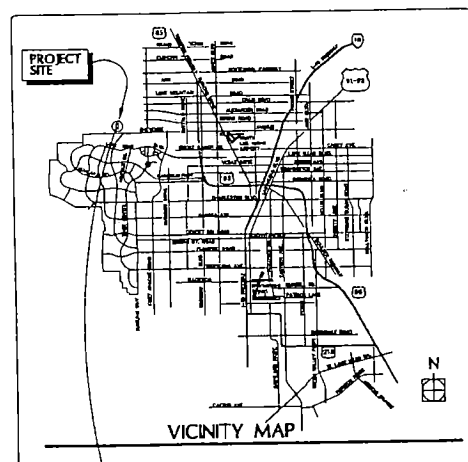
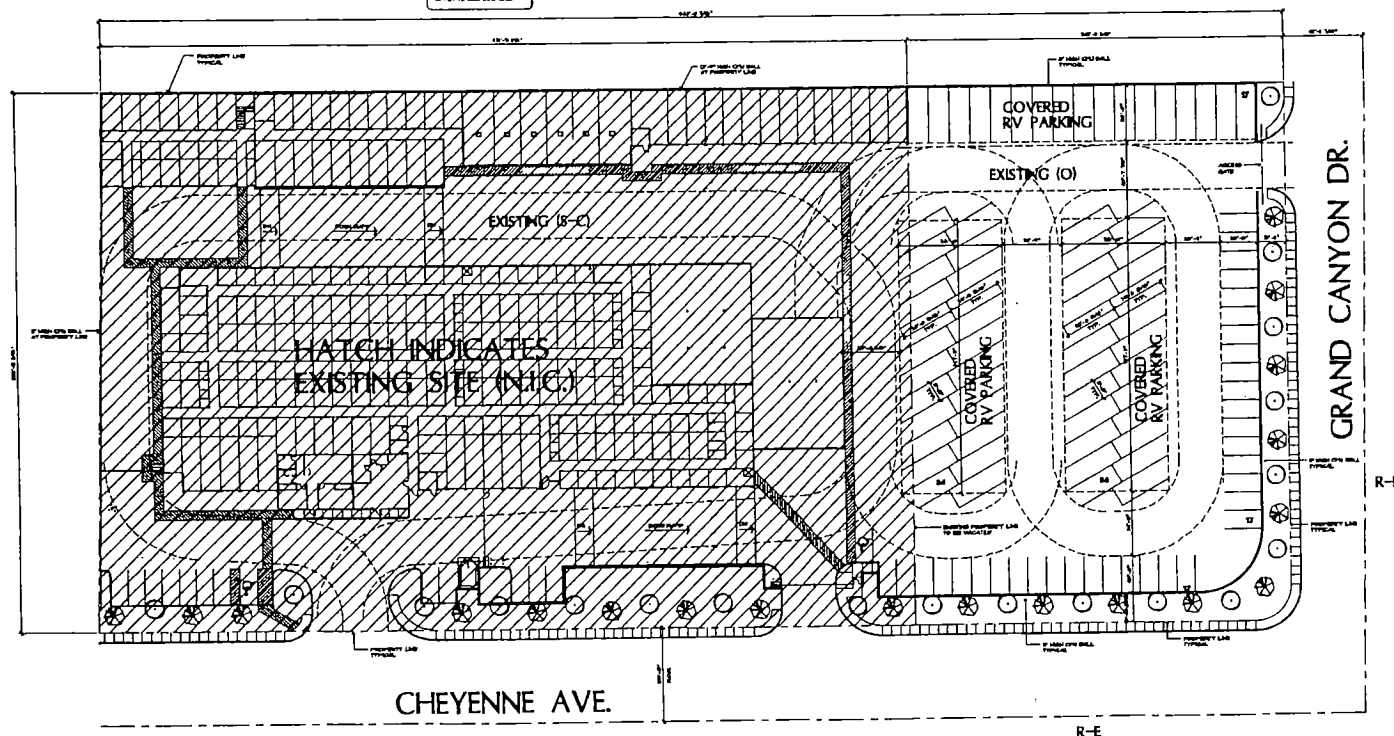
Arda Spurr
Notary Public in and for said County and State



SITE DATA

SITE AREA	125,421 SF	PARKING REQUIRED 1 / 500 UNITS	15 SPACES
7.81 ACRES		PARKING PROVIDED	18 SPACES
BUILDING A		COVERED RV	65
FIRST FLOOR	41,832 SF	UNCOVERED RV	34
OFFICE	12,000 SF		
APART.	9,000 SF		
RV STORAGE	1,100 SF		
SECOND FLOOR	34,724 SF		
TOTAL FLOOR	76,556 SF		
BUILDING B	17,885 SF		
TOTAL STORAGE SF	94,441 SF		
		SITE COVERAGE	47.6%

LAS VEGAS WATER DISTRICT



SCOTT L. BAKER,
ARCHITECT, INC.

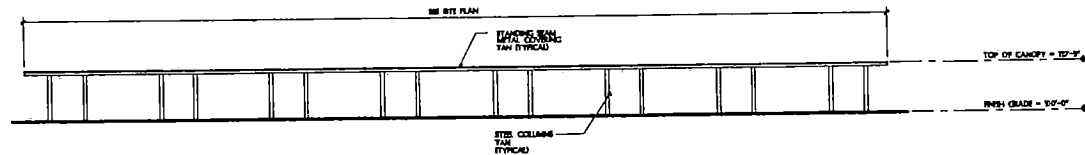
CHEYENNE/GRAND CANYON - RV ADDITION SITE AND LANDSCAPE PLAN

SCALE = 1" = 30'-0" PROJECT NO. 04-119 3.12.04.

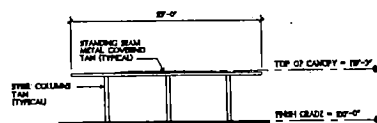
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SITE AND
LANDSCAPE PLAN

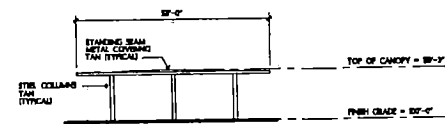
ZON-4111
4-22-04 PC



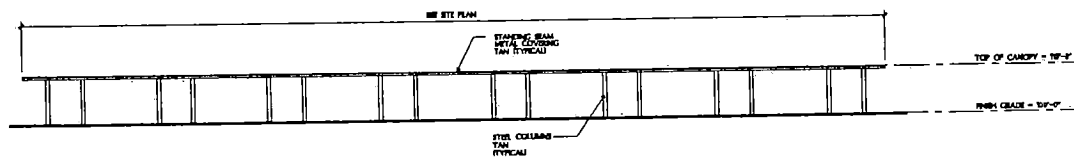
EAST ELEVATION



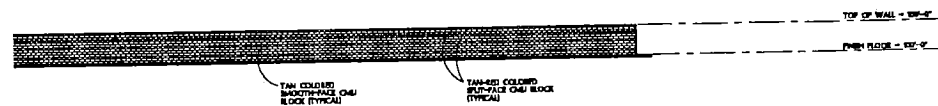
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



TYPICAL WALL ELEVATION



SCOTT L. BAKER,
ARCHITECT, INC.

CHEYENNE/GRAND CANYON - RV ADDITION

RV CANOPY ELEVATIONS

SCALE = 1/16" = 1'-0" PROJECT NO. 04-119 3.12.04.

0' 8' 16' 32' 64' RV CANOPY ELEVATIONS

ZON-4111
4-22-04 PC



ZON-4111 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



ZON-4111 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 45 [GPA-4110] for all related discussion

(9:10 – 9:22)

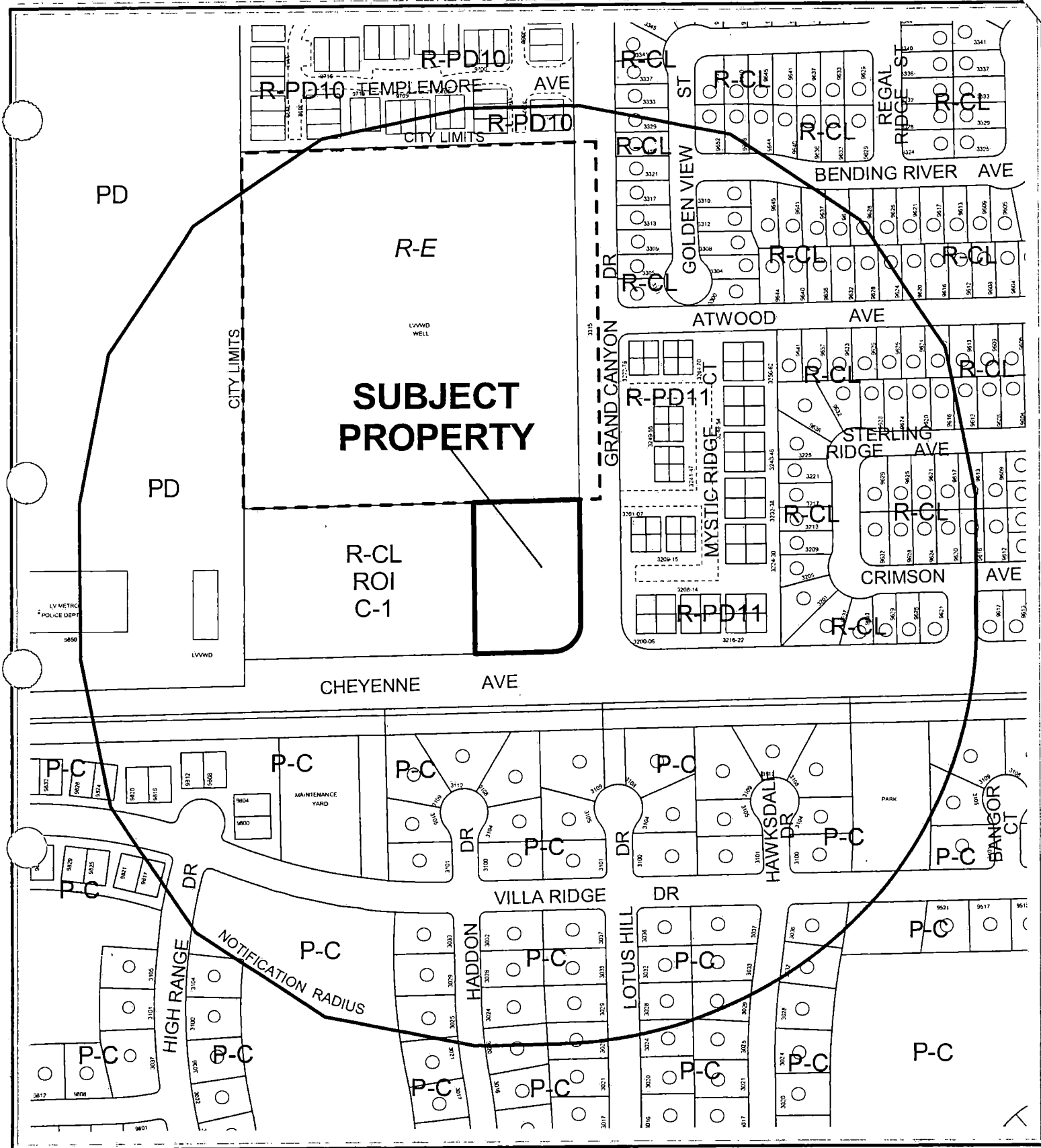
3-106

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 47 – SUP-4113

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Recreational Vehicle and Boat Storage uses.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4111) and Site Development Plan Review (SDR-4112).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.



CASE: SUP-4113

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-CL (SINGLE FAMILY COMPACT-LOT) UNDER RESOLUTION OF INTENT TO O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4113 - APPLICANT/OWNER: CHEYENNE
MINI-STORAGE, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Recreational Vehicle and Boat Storage uses.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4111) and Site Development Plan Review (SDR-4112).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow Recreational Vehicle and Boat Storage on 1.33 acres located on the northwest corner of Grand Canyon Drive and Cheyenne Avenue.

B) Applicant's Justification

The applicant has agreed to abide by all requirements and guidelines set by the city of Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

10/26/00	The Planning Commission voted to Withdraw With Prejudice a request to amend the General Plan on this site from ML (Medium-Low Density Residential) to GC (General Commercial) [GPA-0029-00].
10/26/00	The Planning Commission voted to Withdraw With Prejudice a request to rezone this property from R-CL (Residential – Compact Lot) to C-2 (General Commercial) [Z-0085-00].
1/08/03	The City Council approved a request to amend the General Plan on this site from ML (Medium-Low Density Residential) to O (Office), and the parcel to the west from ML (Medium-Low Density Residential) to SC (Service Commercial) [GPA-0033-02]. The Planning Commission recommended approval; Staff recommended denial.
1/08/03	The City Council voted to amend the zoning designation on this site to O (Office), and C-1 (Limited Commercial) on the parcel to the west. [Z-0079-02]. The Planning Commission recommended approval; Staff recommended denial.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for O (Office) land uses.

SUP-4113 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

3/12/04 At the pre-application conference zoning issues on the site and the need for related applications were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.33 acres

B) Existing Land Use

Subject Property	Undeveloped
North	Las Vegas Valley Water District Well Site
South	Single-family Residential
East	Single-family Attached Residential
West	Undeveloped (approved for mini-storage)

C) Planned Land Use

Subject Property	O (Office)
North	PF (Public Facility)
South	ML (Medium-Low Density Residential)
East	MLA (Medium-Low Attached Density Residential)
West	SC (Service Commercial)

D) Existing Zoning

Subject Property	R-CL (Residential-Compact Lot) under resolution of intent to O (Office)
North	R-E (Rural Estates) [Clark County designation]
South	P-C (Planned Community)
East	R-PD11 (Residential Planned Development – 11 units per acre)
West	R-CL (Residential-Compact Lot) under resolution of intent to C-1 (Limited Commercial)

E) General Plan Compliance

A related request has been submitted to amend the General Plan designation on the site from O (Office) to SC (Service Commercial). If that request were approved, the proposed project would be in conformance with the plan.

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

Clark County was notified because an adjacent parcel is within its jurisdiction.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reason:

1) Any Special Use Permit within 500' of the boundary of another municipal corporation or an unincorporated area.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period.

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

ANALYSIS

A) Zoning Code Compliance

The development standards associated with this request are addressed in the related Site Development Plan Review (SDR-4112) application.

A1) Parking and Traffic Standards

Parking and traffic issues are discussed in the related Site Development Plan Review (SDR-4112) application.

SUP-4113 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Recreational and Boat Storage use.

B) General Analysis and Discussion

- Zoning

This site is currently zoned R-CL (Residential – Compact Lot) under resolution of intent to O (Office). A related rezoning application (ZON-4111) has been submitted requesting C-1 (Limited Commercial). The proposed project is permitted in that zoning district contingent upon approval of this Special Use Permit. If that rezoning application is not approved, this request cannot go forward.

- Use

Recreational Vehicle and Boat Storage requires the approval of a Special Use Permit because a higher level of scrutiny and review is necessary to address the aesthetic issues involved. Within the existing context, the neighboring properties that require attention are the residential developments to the east and south. These properties are separated by arterial streets, which help in part to reduce the impact. Additional buffering, including a decorative block wall and architectural enhancements, will further protect those properties. Those issues are addressed in the Site Development Plan Review (SDR-4112).

- Conditions

This use will subject to the conditions of approval of all related applications. It will also be subject to those identified in Title 19.04.050 related to screening, buffering, and the prohibition of commercial repair.

FINDINGS

In order to approve a Special Use Permit application, per Section 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.”**

SUP-4113 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

The storage of Recreational Vehicles and Boats can occur on this property if appropriate screening and buffering is provided. The decorative block wall and perimeter landscaping, along with the separation provided by Cheyenne Avenue and Grand Canyon Drive, will accomplish this.

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

There are no issues with this site that would render it unsuitable for this use.

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

The adjacent streets, Cheyenne Avenue and Grand Canyon Drive, provide adequate access to this site.

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

If all related applications are approved, this use will not be inconsistent with the public health safety and welfare, or the objectives of the General Plan.

NOTICES MAILED 234 [Mailed with ZON-4111, SDR-4112 & GPA-4100]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: RANDY BLACK

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: _____

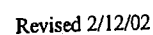
Signature of Property Owner/Authorized Agent: _____

Print Name: Robert R. Black Sr.

Subscribed and sworn before me

This 10th day of March, 2004

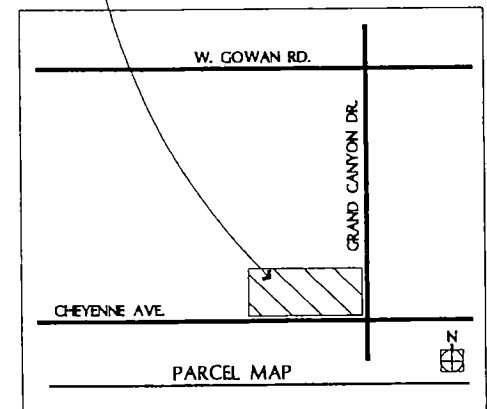
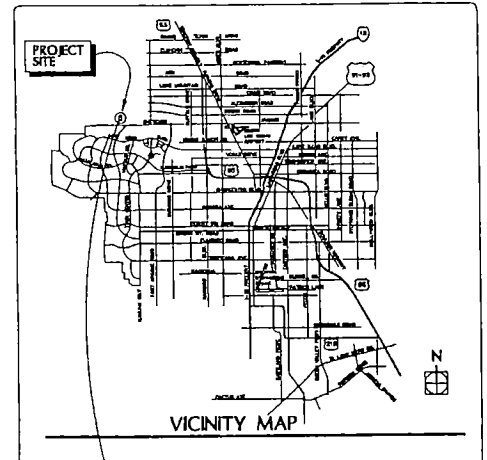
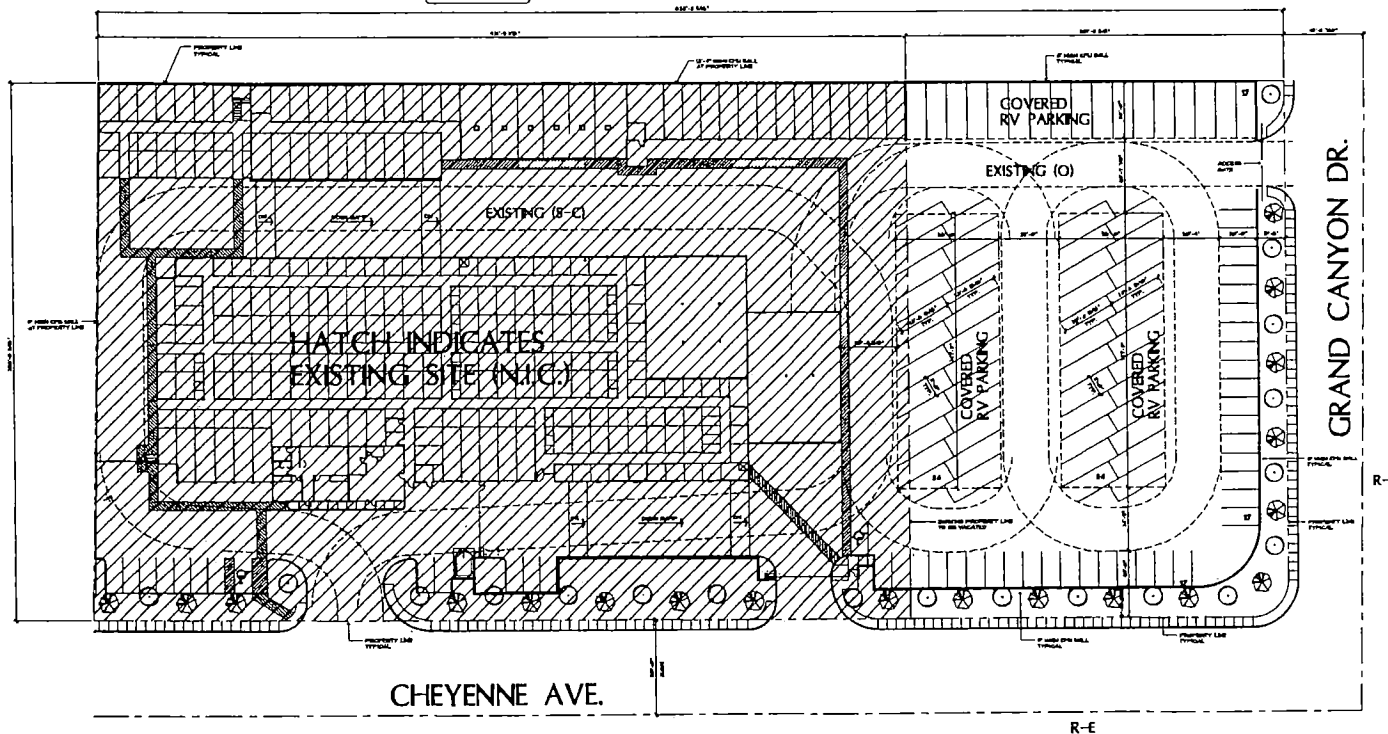
Aunda Byrnet
Notary Public in and for said County and State



SITE DATA

SITE AREA	129,471 SF 2.91 ACRES	PARKING REQUIRED 1 / 500 UNITS	13 SPACES
		PARKING PROVIDED	18 SPACES
BUILDING A		COVERED RV (11x30)	65
FIRST FLOOR	41,832 SF	UNCOVERED RV (10x20)	34
OFFICE	1200 SF		
APART.	900 SF		
RV STORAGE	1,100 SF		
		SITE COVERAGE	47.6%
SECOND FLOOR	34,724 SF		
TOTAL FLOOR	76,556 SF		
BUILDING B	17,885 SF		
TOTAL STORAGE SF	94,441 SF		

LAS VEGAS WATER DISTRICT



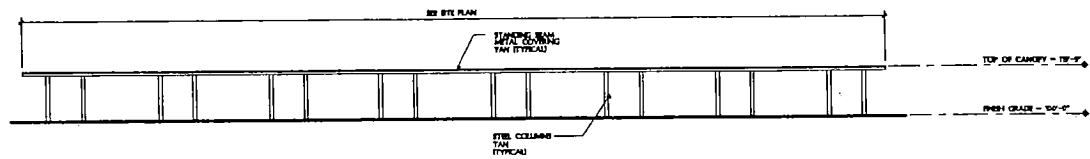
SCOTT L. BAKER,
ARCHITECT, INC.

CHEYENNE/GRAND CANYON - RV ADDITION SITE AND LANDSCAPE PLAN

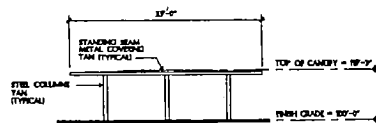
SCALE = 1" = 30'-0" PROJECT NO. 04-119 1.12.04.

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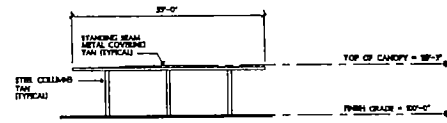
SUP-4113
4-22-04 PC



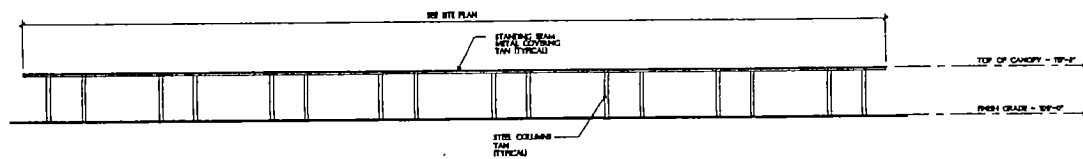
EAST ELEVATION



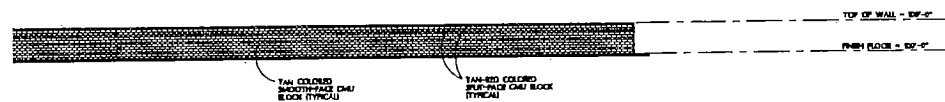
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



TYPICAL WALL ELEVATION



SCOTT L. BAKER,
ARCHITECT, INC.

CHEYENNE/GRAND CANYON - RV ADDITION

RV CANOPY ELEVATIONS

SCALE = 1/16" = 1'-0"

PROJECT NO. 04-119 1 12. 04.

0 8 16 32 64

RV CANOPY
ELEVATIONS

SUP-4113
4-22-04 PC



SUP-4113 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



SUP-4113 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 45 [GPA-4110] for all related discussion.

(9:10 – 9:22)

3-106

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 48 – SDR-4112

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-4111) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. A Special Use Permit (SUP-4113) to allow Recreational Vehicle Parking and Storage.
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, landscape plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. 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 in finger islands in the interior parking area at the rate of one tree for every six parking spaces.
7. In accordance with restrictions associated with the declaration of Drought Alert, the total amount of turf that may be approved on the landscape plan is limited to a maximum of 12.5% (half of the 25% allowed during non-drought conditions) of the total landscaped area. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. 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.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 48 – SDR-4112

CONDITIONS – Continued:

9. The elevations for the block wall shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Pilasters, or other architectural enhancements are required with spacing not to exceed 24 feet on center. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. 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.]
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. 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.
13. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19
15. All City Code requirements and design standards of all City departments must be satisfied.

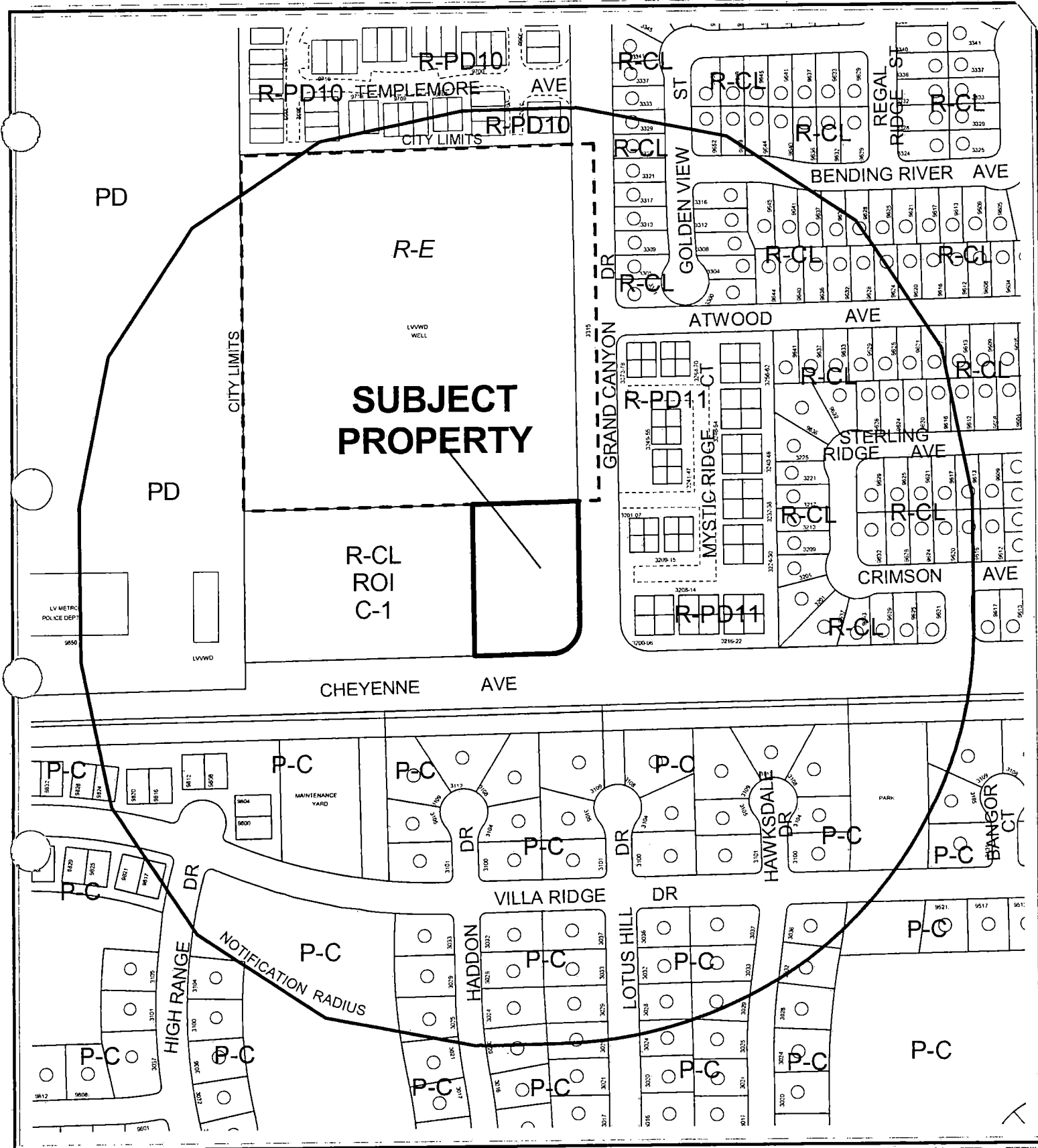
Public Works

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

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 48 – SDR-4112

CONDITIONS – Continued:

- C
17. If the proposed entry gates on Grand Canyon Drive are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
 18. Site development to comply with all applicable conditions of approval for ZON-4111 and all other subsequent site-related actions.
- C



CASE: SDR-4112

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-CL (SINGLE FAMILY COMPACT-LOT) UNDER RESOLUTION OF INTENT TO O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

1. A Rezoning (ZON-4111) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. A Special Use Permit (SUP-4113) to allow Recreational Vehicle Parking and Storage.
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, landscape plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. 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 in finger islands in the interior parking area at the rate of one tree for every six parking spaces.
7. In accordance with restrictions associated with the declaration of Drought Alert, the total amount of turf that may be approved on the landscape plan is limited to a maximum of 12.5% (half of the 25% allowed during non-drought conditions) of the total landscaped area. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. 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.

SDR-4112 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

9. The elevations for the block wall shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Pilasters, or other architectural enhancements are required with spacing not to exceed 24 feet on center. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. 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.]
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. 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.
13. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. If the proposed entry gates on Grand Canyon Drive are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

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18. Site development to comply with all applicable conditions of approval for ZON-4111 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for R-V parking and storage in association with an approved mini-storage facility on 1.33 acres. The property is located on the northwest corner of Cheyenne Avenue and Grand Canyon Drive. Related requests for a General Plan Amendment (GPA-4110), Rezoning (ZON-4111), and Special Use Permit (SUP- 4113) will also be considered on this agenda.

B) Applicant's Justification

The applicant has agreed to abide by all requirements and guidelines set by the city of Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

10/26/00 The Planning Commission voted to Withdraw With Prejudice a request to rezone this property from R-CL (Residential – Compact Lot) to C-2 (General Commercial) [Z-0085-00].

1/08/03 The City Council approved a rezoning request (Z-0079-02) on this site to O (Office), and C-1 (Limited Commercial) on the parcel to the west. The Planning Commission recommended approval, staff recommended denial.

B) Pre-Application Meeting

03/12/04 During the pre-application conference zoning issues on the site and the need for related applications were discussed.

C) Neighborhood Meetings

03/29/04 The neighborhood meeting was held with the surrounding property owners. There were approximately 25 to 30 people in attendance and they had the following comments:

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April 22, 2004 - Planning Commission Meeting

- They were upset that the property was proposed for R-V storage rather than the office building that was previously proposed.
- The facility will provide very little neighborhood benefit.
- They were concerned with the possible late hours of operation.
- The site has apparently been raised to a higher elevation than they were expecting.
- They did not want re-fueling, service, or repairs to take place there.
- There was concern about the potential size of the boats and R-Vs.
- The condominiums on the east side of Grand Canyon Drive would have a view into site from the second floor.
- They did not want excessive lighting.
- The neighbors requested a second meeting and the applicants said they would oblige them.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 1.33 acres

B) *Existing Land Use*

Subject Property	Undeveloped
North	Las Vegas Valley Water District Well Site
South	Single-family Residential
East	Single-family Attached Residential
West	Undeveloped (approved for mini-storage)

C) *Planned Land Use*

Subject Property	O (Office)
North	PF (Public Facility)
South	ML (Medium-Low Density Residential)
East	MLA (Medium-Low Attached Density Residential)
West	SC (Service Commercial)

D) *Existing Zoning*

Subject Property	R-CL (Residential-Compact Lot) under resolution of intent to O (Office)
North	R-E (Rural Estates) [Clark County designation]
South	P-C (Planned Community)
East	R-PD11 (Residential Planned Development – 11 units per acre)
West	R-CL (Residential-Compact Lot) under resolution of intent to C-1 (Limited Commercial)

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E) General Plan Compliance

The subject parcel is within the Centennial Hills Sector Plan area. A related request (GPA-4110) has been submitted to amend the land use designation on the site to SC (Service Commercial). That designation supports the proposed development upon approval of a rezoning to C-1 (Limited Commercial) [ZON-4111] and a Special Use Permit (SUP-4113) for a mini-warehouse and recreational/ boat storage.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Significant Impact" for the following reasons:

Requests for a Special Use Permit, which the proposed use requires, within 500 feet of the jurisdiction of Clark County qualify as Projects of Regional Significance.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures has yet to be received.

PROJECT DESCRIPTION

The site plan depicts covered R-V parking in two islands as well as along the northern boundary of the property. Additional vehicle parking is provided along the southern and eastern boundaries. A 15-foot wide landscape area is shown along Cheyenne Avenue and Grand Canyon Drive with an eight-foot high block wall around the entire perimeter. This project will be in conjunction with the approved mini-storage facility to the east, with which it will share parking and access.

Gated access is proposed off both Cheyenne Avenue and Grand Canyon Drive. Public Works has provided a condition regarding the location of the gate. There will also be ungated access off of Cheyenne Avenue.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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Standards	Required	Provided	Compliance
Min. Lot Size	N/A		N/A
Min. Lot Width	100 Feet	201 feet	Y
Min. Setbacks			
• Front	20Feet	70 feet	Y
• Side	10 Feet	30 feet	Y
• Corner	15 Feet	50 feet	Y
• Rear	20 Feet	70 feet	Y
Max. Lot Coverage	50 %	47.6%	Y
Max. Building Height	None	N/A	N/A
Trash Enclosure	50 feet from residential	N/A	N/A
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Must be screened from view	N/A	N/A
Other ...			

Provide statement whether the proposal meets, exceeds, or needs variance from the requirement.

A2) Residential Adjacency Standards

The proposed development is in compliance with Residential Adjacency Standards as the structure is only 15 feet 3 inches in height.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
R-V & Boat Storage	N/A	1/50 storage space, plus 5 on exterior of security fence	7	1	33	1

This proposal meets the requirements for the number of parking spaces. The required five spaces outside of the security fence are satisfied as part of the mini-storage facility with which this project is proposed to be developed. One of the proposed handicap-accessible spaces is not depicted with the required access aisles on both sides. Plans submitted for building permits will be required to show this space with both access aisles.

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Some of these spaces will be lost to make room for required landscaping but there is an adequate number of extra spaces to accommodate the additional landscaping.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	6 Trees	0
Buffer:	1 Trees/20 Linear Feet	24 Trees	22 Trees
• Min. Trees	15 Feet		15 Feet
• Min. Zone Width	8 Feet		8 Feet
• Wall height			

Additional trees will need to be provided in the perimeter landscape area as well as within the internal parking area. A condition to address this is included in the report.

A5) Sign Standards

No signage is proposed as part of this request. Since this project is in conjunction with the adjacent mini-storage development, pursuant to Title 19.14, a Master Sign Plan is required prior to the issuance of a Certificate of Occupancy for any building on the site.

B) General Analysis and Discussion

- **Zoning**

The site is currently zoned R-CL (Residential – Compact Lot) under resolution of intent to O (Office). A request to rezone (ZON-4111) the property to C-1 (Limited Commercial), which supports this use upon approval of a Special Use Permit, is also on this agenda. A Special Use Permit application (SUP-4113) was filed as a companion request to permit the mini-warehouse/ RV storage use.

- **Site Plan**

The site plan is in substantial conformance with the requirements of Title 19 with regard to setbacks, building height, and parking.

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April 22, 2004 - Planning Commission Meeting

- Waivers

The applicant has not requested any waivers as part of this application.

- Landscape Plan

The site plan does not depict landscape fingers in the internal parking area. These are required at the rate of one tree for every six spaces. A minimum of two additional trees, as well as groundcover throughout, will also be required along the landscape perimeter area. Additional trees are recommended to help screen and improve the aesthetics of the project. A condition is included addressing these issues.

- Elevation

Because of the nature of this project and its proximity to residential uses, a strong emphasis needs to be placed on both building aesthetics and property line screening. While there is little opportunity for architectural enhancements with the covered parking structures, which are described as steel columns with a tan metal covering, the appearance of the perimeter wall is very important. There are three issues with the wall that will be addressed in the conditions of approval. First, the wall is proposed as tan colored smooth-face CMU block with contrasting tan-red colored split faced block. Title 19 requires that the entire wall be split faced or some other type of decorative block. Second, a decorative cap is required. Finally, the wall must also be designed with pilasters, with spacing not to exceed 24 feet on center, or some other type of architectural offset. These aesthetics are particularly important in this context, as the site is easily visible to the adjacent residential properties.

- Floor Plan

There are no floor plans involved with this project.

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;"**

With appropriate attention paid to design and aesthetic issues, the proposed development will be compatible with the surrounding area.

SDR-4112 - Staff Report Page Seven
April 22, 2004 - Planning Commission Meeting

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;"**

Upon approval of the related applications for General Plan Amendment (GPA-4110), Rezoning (ZON-4111), and Special Use Permit (SUP-4113), the proposed development will be consistent with the Centennial Hills Sector Plan and Title 19. The site plan is in substantial conformance with Title 19's bulk requirements. Conditions of approval address landscape and architectural issues that will bring the plan into compliance with the Landscape, Wall, and Buffer Standards.

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

Both Grand Canyon Drive and Cheyenne Avenue have sufficient capacity to handle the traffic generated by the proposed use.

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

The materials are consistent with the structures of the area.

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

The design of the development is harmonious with existing development around the site.

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

The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

NOTICES MAILED 234 [Mailed with ZON-4111, GPA-4100 & SUP-4113]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: RANDY BLACK

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: _____

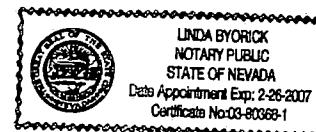
Signature of Property Owner/Authorized Agent: _____

Print Name: Robert L. Black, Sr

Subscribed and sworn before me

This 10th day of March, 2004

Sunde Boprek
Notary Public in and for said County and State

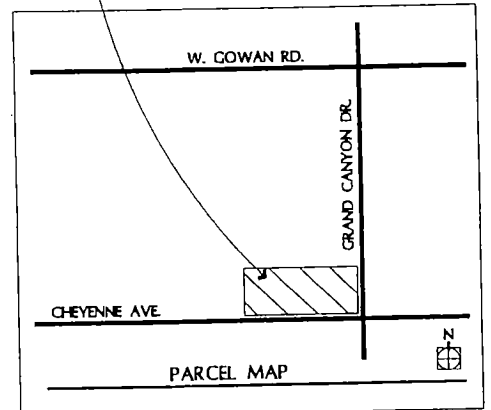
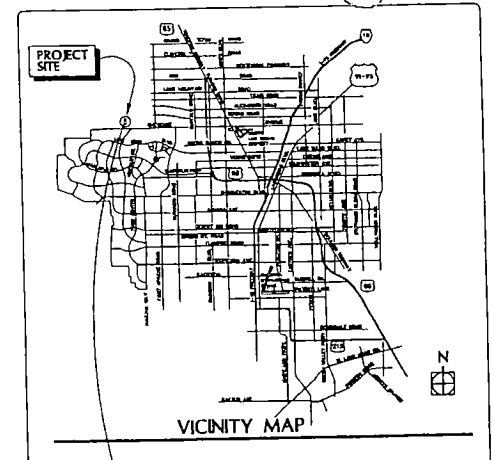
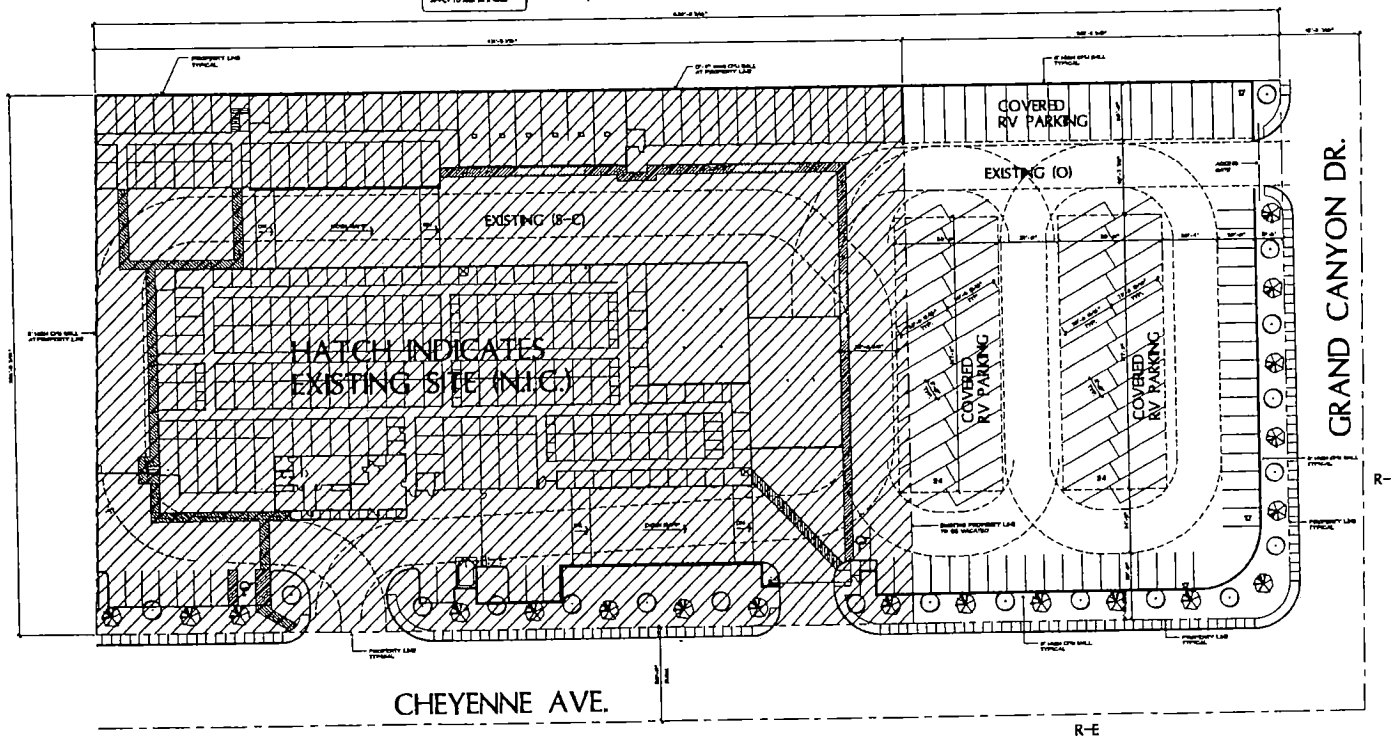


SITE DATA

SITE AREA	125,421 SF 2.81 ACRES	PARKING REQUIRED 1 / 50 UNITS	13 SPACES
		PARKING PROVIDED	18 SPACES
BUILDING A		COVERED RV	65
FIRST FLOOR	41,832 SF	UNCOVERED RV (10x30)	34
OFFICE	1200 SF		
APART.	900 SF		
RV STORAGE	1,008 SF		
		SITE COVERAGE	47.6%
SECOND FLOOR	34,714 SF		
TOTAL FLOOR	76,556 SF		
BUILDING B	11,885 SF		
TOTAL STORAGE SF	34,441 SF		

NOTE: SEE EXISTING SITE PLAN FOR EXISTING SITE IN (C)

LAS VEGAS WATER DISTRICT



SCOTT L. BAKER,
ARCHITECT, INC.

CHEYENNE/GRAND CANYON - RV ADDITION SITE AND LANDSCAPE PLAN

SCALE = 1" = 30'-0" PROJECT NO. 04-119 3.12.04.

0 15 30 60 120' SITE AND LANDSCAPE PLAN

**SDR-4112
4-22-04 PC**



SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: APRIL 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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).

C.C.: 05/19/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **COMMISSIONER EVANS** abstaining because the owner of the property is his employer, even though he has no financial interest **TRUESDELL** and **McSWAIN** excused

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

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 49 [ZON-4014] and Item 50 [SDR-4015].

On an unrelated issue, **VICE CHAIRMAN NIGRO** advised a citizen that Items 38 through 41 were held in abeyance at the beginning portion of the meeting. The Public Hearing was held and the items were held to the May 27, 2004 meeting.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 49 – ZON-4014

MINUTES – Continued:

KYLE WALTON, Planning and Development, stated the requested C-M (Commercial Industrial) Zoning is consistent with the industrial land use classification designated for the parcel. The land use is allowed in this C-M district and is compatible with existing commercial and industrial uses to the east, west and across the street from this site. The proposed site plan is appropriate considering the types of uses on either side of this site. With the implementation of the conditions associated with the Site Plan Review, the proposal will be consistent with the Title 19 in the Landscaping and Law Guidelines. Therefore, staff recommended approval.

C BRUCE BILYEU, 1611 W. Bonanza, appeared on behalf of the applicant agreed to staff's recommendations. He inquired about Condition 10 regarding decorative wall and asked if it pertains to new or existing walls. MR. WALTON clarified it pertains to any new walls that are required to be installed. He gave reference to the rear portion of the property that Nevada Department of Transportation (NDOT) acquired. A new wall needs to be placed with a decorative slump stone. MR. BILYEU stated that he would like to replace the wall on the front side against Bonanza with a wrought iron wall. On the rear of the property there will be a 22-foot wall for the embankment and drainage channel to the freeway. He asked if a wall is required at this location as well. MR. WALTON replied that a property line wall is required, unless it is done by NDOT. In reply to VICE CHAIRMAN NIGRO'S query, MR. BILYEU replied that NDOT right-of-way is the rear property line and NDOT will install a chain link fence.

C DAVID CLAPSADDLE, Planning and Development Department, recommended that there is no need for another wall on the applicant's property is a sound barrier wall would be installed. VICE CHAIRMAN NIGRO asked if a chain link fence would suffice to keep people out and keep the property secure. MR. CLAPSADDLE responded that they will work with the applicant between now and the City Council meeting on the appropriate fencing. He reiterated that staff requires a property line wall with a sound barrier or a wall that NDOT will provide.

MR. BILYEU then asked if they are required to replace the existing chain link fence to the west side with a new wall. ROBERT GENZER, Director, Planning and Development Department, responded that the Code requires a wall and not a chain link fence, but staff will work with the applicant.

TODD FARLOW, 240 N. 19th Street, questioned NDOT'S purpose for purchasing the land, then leasing it out to Ahern, and probably NDOT reacquiring the land for expansion of the highway. He referred to a possible NDOT project where he resides and noted that it could become obsolete. He felt a representative from NDOT should be present to explain how they intend to mitigate the traffic problems.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 49 – ZON-4014

MINUTES – Continued:

TOM DEMARCO, 651 Clarkway Drive, stated his property is located north of the development. MR. DEMARCO supports the project and commended Ahern for their constant upkeep of properties. He discussed with VICE CHAIRMAN NIGRO that a neighbor north of his home at 715 Clarkway Drive is operating a similar business without a license. MR. GENZER indicated that staff would notify Code Enforcement to go and investigate.

VICE CHAIRMAN NIGRO asked MR. BILYEU to address MR. FARLOW'S concerns. MR. BILYEU replied that he could not speak for NDOT, but stated that NDOT has taken the adjacent property.

COMMISSIONER GOYNES asked that staff work with the applicant to resolve issues regarding the walls and fencing around the property as indicated on Condition 10.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed Item 49 [ZON-4014] and Item 50 [SDR-4015].

NOTE: All discussion for Item 49 [ZON-4014] and Item 50 [SDR-4015] was held under Item 49 [ZON-4014].

(9:22 – 9:33)

3-500

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-4015) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

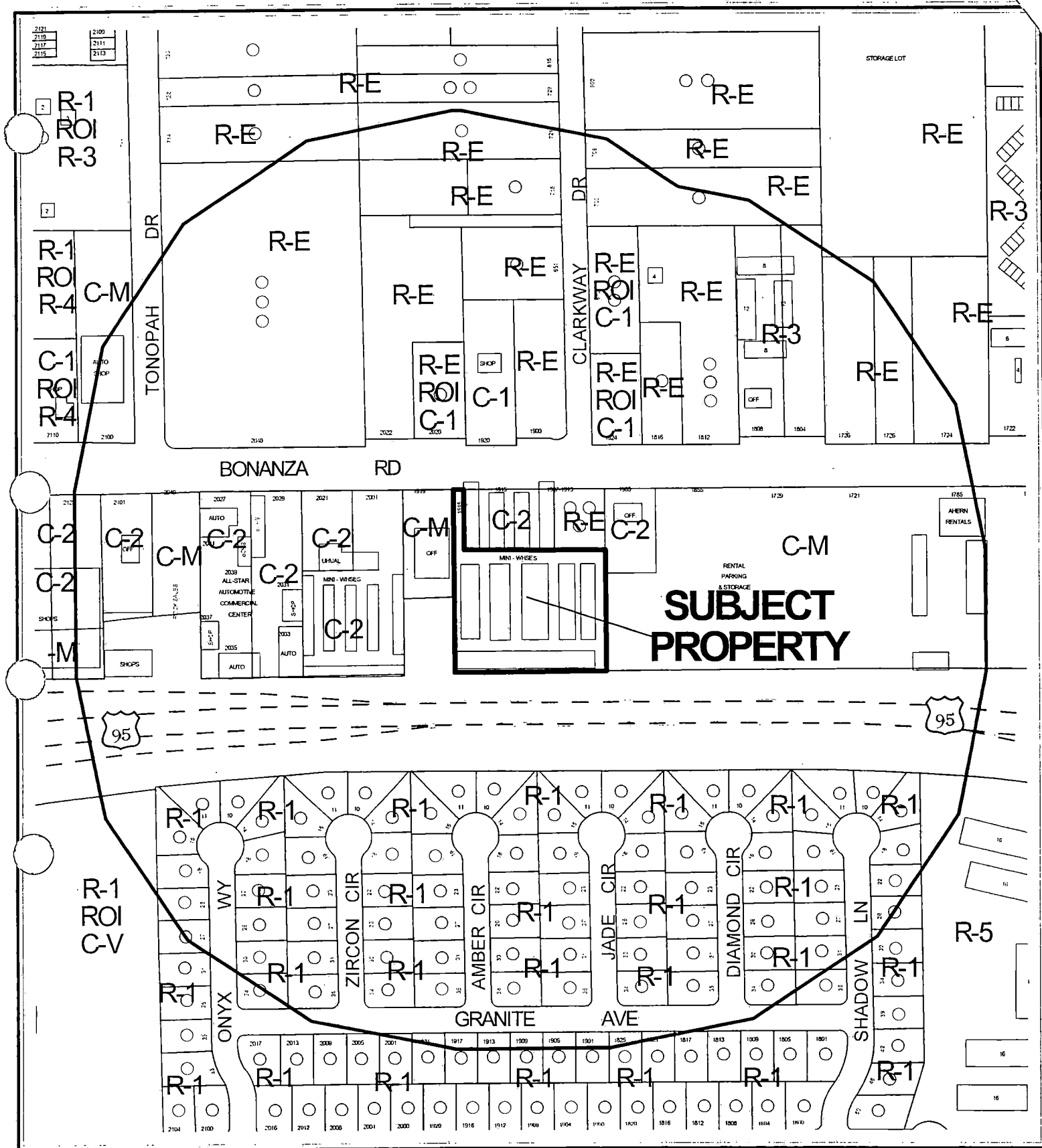
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 49 – ZON-4014

CONDITIONS – Continued:

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

We note that the property on which this development is located is within a Federal Emergency Management Act (FEMA) Flood Zone. A Conditional Letter of Map Revision (CLOMR) is required to be filed with FEMA prior to obtaining permits. In addition, a Letter of Map Revision (LOMR) must be filed with FEMA once the project is constructed. Prior to obtaining permits, a bond of \$25,000 must be posted with the City of Las Vegas for the LOMR. The approved LOMR must be submitted to the City of Las Vegas prior to the release of the bond.



CASE: ZON-4014

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



RADIUS: 750 FT

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4014 - APPLICANT: AHERN RENTALS - OWNER:
NEVADA DEPARTMENT OF TRANSPORTATION**

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-4015) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

We note that the property on which this development is located is within a Federal Emergency Management Act (FEMA) Flood Zone. A Conditional Letter of Map Revision (CLOMR) is required to be filed with FEMA prior to obtaining permits. In addition, a Letter of Map Revision (LOMR) must be filed with FEMA once the project is constructed. Prior to obtaining permits, a bond of \$25,000 must be posted with the City of Las Vegas for the LOMR. The approved LOMR must be submitted to the City of Las Vegas prior to the release of the bond.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from C-2 (General Commercial) to C-M (Commercial/Industrial) on 1.7 acres located at 1915 West Bonanza Road. A companion Site Development Plan Review application (SDR-4015) was filed with this rezoning request.

B) Applicant's Justification

The proposal conforms to the General Plan and is harmonious with the existing adjacent Ahern Rental properties to the east.

BACKGROUND INFORMATION

A) Previous Actions

09/06/00 The City Council approved the Southeast Sector Map (GPA-0010-00) in which southside of Bonanza Road, between Rancho Drive and Martin L King Boulevard, was redesignated LI/R (Light Industrial / Research).

B) Pre-Application Meeting

02/17/04 The following was discussed:

- The application will be a request to rezone from C-2 (General Commercial) to C-M (Commercial/ Industrial) to allow a paint booth operation.
- The General Plan supports the C-M (Commercial/ Industrial) zoning.
- Parking to be calculated for entire site.
- Use to be relocated to a different portion of the site.
- Waiver of the 10-foot sideyard setback and landscape planters to be in the justification letter.

C) Neighborhood Meetings

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

ZON-4014 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.7

B) Existing Land Use

Subject Property: Commercial/ Industrial
North: Vacant/ Commercial
South: US-95
East: Residential/ Commercial/ Industrial
West: Commercial/ Industrial

C) Planned Land Use

Subject Property: LI/R Light Industrial/ Research
North: SC Service Commercial
South: ROW Right-of-way
East: LI/R Light Industrial/ Research
West: LI/R Light Industrial/ Research

D) Existing Zoning

Subject Property: C-2 General Commercial
North: C-1, R-E Limited Commercial and Residence Estates
South: US-95
East: C-M Commercial/ Industrial
West: C-M Commercial/ Industrial

E) General Plan Compliance: Southwest Sector of the General Plan

The subject site is currently designated LI/R (Light Industrial/Research) on the West Las Vegas Plan of Southwest Sector Plan of the General Plan. The requested C-M (Commercial/Industrial) zoning of the companion rezoning ZON-4014 is consistent with the LI/R General Plan designation. The proposed C-M (Commercial/Industrial) zone will allow commercial and industrial development, consistent with applicable standards of the City of Las Vegas General Plan, to occur on the site.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas Plan		
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

KCW

ZON-4014 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

The requested C-M (Commercial/Industrial) zoning is consistent with the goals and policies of the West Las Vegas Plan. The proposed site design is harmonious with typical development of LI/R designated areas of the City.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	199.65 feet	Y
Min. Setbacks			
• Front	10 Feet	N/A	N/A
• Side	10 Feet	3 feet	N
• Corner	N/A	N/A	N/A
• Rear	20 Feet	20 feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	NONE	20.66 feet	Y
Trash Enclosure		YES	Y
Loading Zone	N/A		
Mech. Equipment	Screened	Condition	Conditioned
Other ...			

The majority of the buildings currently exist. The request pertains to the removal of six buildings that will be replaced with the paint booth and canopies; the front setback is not an issue with this request.

The location of the new features of the plan is an issue. The plan shows that two con-xes positioned three feet from the east property line. A condition has been added the requirement that the site plan be revised to show the con-xes to be 10 feet from the property line as required by Title 19.

B) General Analysis and Discussion

The requested C-M (Commercial/Industrial) zoning will be consistent with the existing LI-R (Light Industrial/Research) General Plan designation. The proposed C-M (Commercial/Industrial) zone will allow commercial and industrial development, consistent with applicable standards of the City of Las Vegas General Plan, to occur on the site.

KCW

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 subject site is currently designated LI/R (Light Industrial/Research) West Las Vegas Plan of the Southwest Sector Map of the General Plan. The requested C-M (Commercial/Industrial) zoning is consistent with the LI/R General Plan designation.

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

The land uses allowable with the requested C-M (Commercial/Industrial) zoning are compatible with the existing commercial and industrial development along Bonanza Road.

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

The designation of the south side of Bonanza Road, between Rancho Drive and Martin L King Boulevard, to the land use designation of LI/R was the result of the evolution of the southside of Bonanza Road to more intensive uses.

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

The existing streets surrounding the site adequate for the proposed landscape supply business. Bonanza Road is a 100-foot wide primary arterial roadway improved to a width of 80 feet as described in the Master Plan of Streets and Highways.

NOTICES MAILED 111 [Mailed with SDR-4015]

APPROVALS 0

PROTESTS 0



Case Number: **ZON-4014** APN: 139-28-401-024

Name of Property Owner: NEVADA CHDOT

Name of Applicant: ATTEND RENTALS (BRUCE BILYU) 858 2025

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

Nc

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: _____

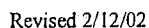
Signature of Property Owner/Authorized Agent: *Kathy Malczon*

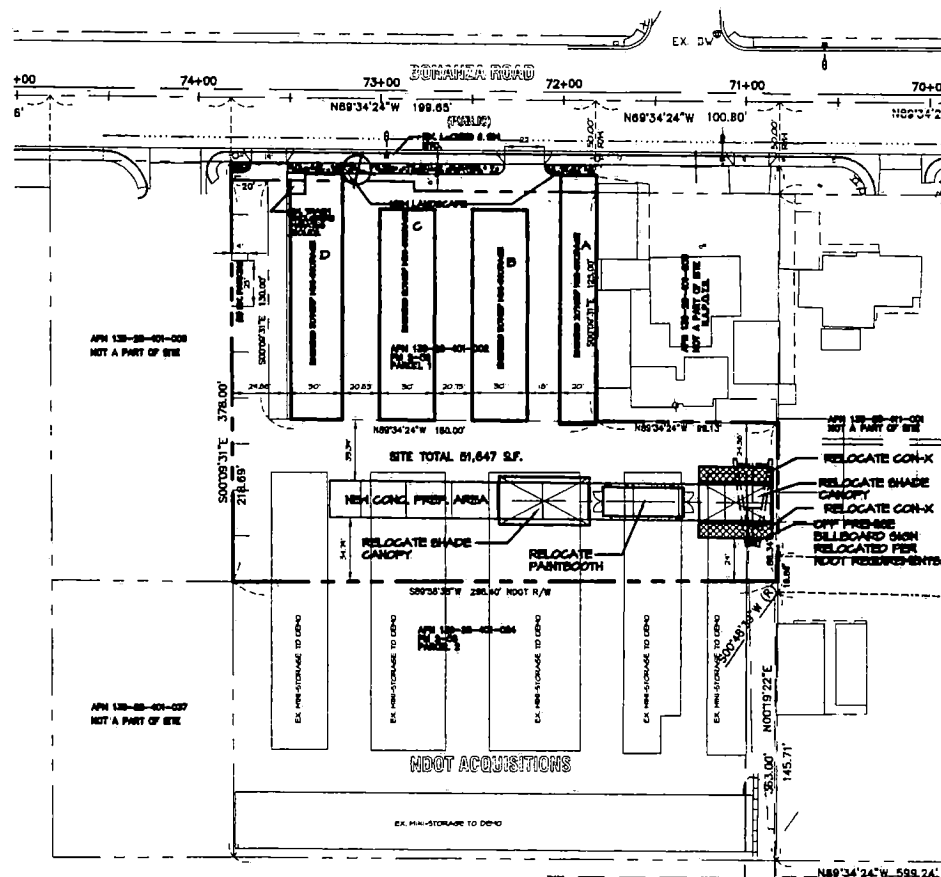
Print Name: Nevada Dept. of Transportation by Rudy Malfabon,
Deputy
Asst. Director.

Subscribed and sworn before me

This 2^{Yth} day of February, 2004

Notary Public in and for said County and State





PROJECT DATA:

EXISTING INDUSTRIAL WAREHOUSE

BUILDINGS EXISTING	
(A).....	2,630 S.F.
(B).....	3,493 S.F.
(C).....	3,441 S.F.
(D).....	3,952 S.F.
TOTAL	13,516 S.F.

INDUSTRIAL WAREHOUSE

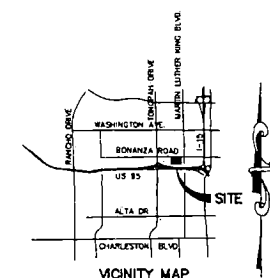
1/1000.....14 SPACES

PROVIDED & EX. REQUIRED

PROVIDED & EX.....8 SPACES
REQUIRED.....(6)

SITE AREA

TOTAL S.F.....51,647
ACRES 1.1857
F.A.R. 13,516/51,647.....0.262



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Ahern Rentals Site Plan Review
1915-Faint Booth Relocation & Rezoning
1915 West Bonanza Rd. - Las Vegas NV 89106
John Paul Ahern - Architect
8122 West Monte Linda Lane Peoria, Arizona 85503
Tel: (623) 512-5626 Fax: (623) 512-5627

JOB NO. 2004-01
DRAWN BY CH
CHECKED BY RA
PRINTED 2/26/04

SITE/LANDSCAPE PLAN

ZON-4014
4-22-04 PC



ZON-4014 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION
1915 WEST BONANZA ROAD
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☐

DISCUSSION

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with COMMISSIONER EVANS abstaining because the owner of the property is his employer, even though he has no financial interest TRUESEL and McSWAIN excused

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

MINUTES:

NOTE: All discussion for Item 49 [ZON-4014] and Item 50 [SDR-4015] was held under Item 49 [ZON-4014].

(9:22 – 9:33)

3-500

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 50 – SDR-4015

CONDITIONS:

Planning and Development

1. A revised site plan that shows setbacks and parking that are in conformance with Title 19 shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A Rezoning (ZON-4014) to a C-M (Commercial/Industrial) Zoning District approved by the City Council.
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 05/19/04, except as amended by conditions herein.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of 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 in the landscape along Bonanza Road.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. 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.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

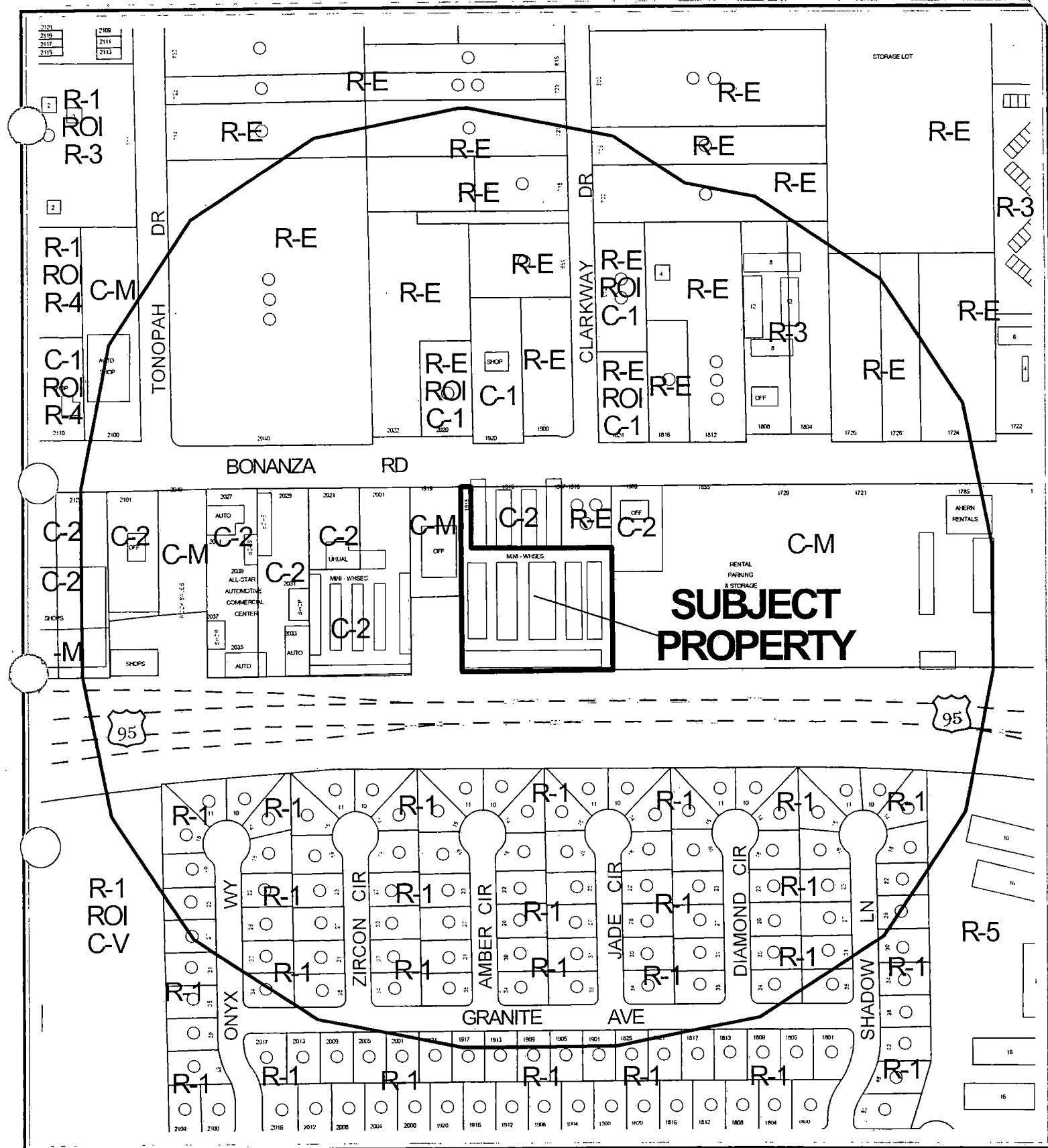
PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 50 – SDR-4015

CONDITIONS – Continued:

10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

13. Landscape and maintain all unimproved rights-of-way on Bonanza Road adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site.
15. Site development to comply with all applicable conditions of approval for ZON-4014 and all other subsequent site-related actions.



CASE: **SDR-4015**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4015 - APPLICANT: AHERN RENTALS - OWNER:
NEVADA DEPARTMENT OF TRANSPORTATION**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A revised site plan that shows setbacks and parking that are in conformance with Title 19 shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A Rezoning (ZON-4014) to a C-M (Commercial/Industrial) Zoning District approved by the City Council.
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 05/19/04, except as amended by conditions herein.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of 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 in the landscape along Bonanza Road.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. 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.

SDR-4015 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

13. Landscape and maintain all unimproved rights-of-way on Bonanza Road adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site.
15. Site development to comply with all applicable conditions of approval for ZON-4014 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting to relocate existing paint booth and associated buildings at 1915 West Bonanza Road. The applicant has also requested a Rezoning (ZON-4014) to C-M (Commercial/Industrial) zoning.

The applicant also requests a waiver of the rear and side perimeter landscaping buffer requirement.

B) Applicant's Justification

The proposal conforms to the General Plan and is harmonious with the existing adjacent Ahern rental properties to the east.

BACKGROUND INFORMATION

A) Previous Actions

09/06/00 The City Council approved the Southeast Sector Map (GPA-0010-00) in which south side of Bonanza Road was redesignated LI/R (Light Industrial/ Research.

B) Pre-Application Meeting

02/17/04 The following was discussed:

- Will be a request to rezone from C-2 (General Commercial) to C-M (Commercial/Industrial) to allow a paint booth operation.
- The General Plan supports the C-M (Commercial/Industrial) zoning.
- Parking to be calculated for entire site.
- Use to be relocated to a different portion of the site.
- Waiver of the 10-foot sideyard setback and landscape planters to be in the justification letter.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.7

B) Existing Land Use

Subject Property: Commercial/ Industrial
North: Vacant/ Commercial
South: US-95
East: Residential/ Commercial/ Industrial
West: Commercial/ Industrial

C) Planned Land Use

Subject Property: LI/R Light Industrial/ Research
North: SC Service Commercial
South: ROW Right-of-way
East: LI/R Light Industrial/ Research
West: LI/R Light Industrial/ Research

D) Existing Zoning

Subject Property: C-2 General Commercial
North: C-1, R-E Limited Commercial and Residence Estates
South: US-95
East: C-M Commercial/ Industrial
West: C-M Commercial/ Industrial

E) General Plan Compliance: Southwest Sector of the General Plan

The subject site is currently designated LI/R (Light Industrial/Research) on the West Las Vegas Plan of Southwest Sector Plan of the General Plan. The requested C-M (Commercial/Industrial) zoning of the companion rezoning ZON-4014 is consistent with the LI/R General Plan designation. The proposed C-M (Commercial/Industrial) zone will allow commercial and industrial development, consistent with applicable standards of the City of Las Vegas General Plan, to occur on the site.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas Plan		
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

SDR-4015 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

The requested C-M (Commercial/Industrial) zoning is consistent with the goals and policies of the West Las Vegas Plan. The proposed site design is harmonious with typical development of LI/R designated areas of the City.

PROJECT DESCRIPTION

Access to the site is from two driveways from Bonanza Road. The site plan shows six of the ten storage unit buildings located on the subject site will be replaced with a paint booth and shade canopies. The most of the area that was the location of the removed storage buildings not used by the paint booth and canopies will be used by Nevada Department of Transportation as part of the US95 expansion.

The submitted landscape plan indicates a minimum six-foot wide planter along the Bonanza Road frontage. There are no landscape islands provided in the parking area and no landscaping along the north, west and east property lines.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	199.65 feet	Y
Min. Setbacks			
• Front	10 Feet	N/A	N/A
• Side	10 Feet	3 feet	N
• Corner	N/A	N/A	N/A
• Rear	20 Feet	20 feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	NONE	20.66 feet	Y
Trash Enclosure		YES	Y
Loading Zone	N/A		
Mech. Equipment	Screened	Condition	Conditioned

SDR-4015 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

The majority of the buildings currently exist. This request pertains to the removal of six buildings that will be replaced with the paint booth and canopies; the front setback is not an issue with this request.

The location of the new features of the plan is an issue. The plan shows that two con-xes positioned three feet from the east property line. A condition has been added the requirement that the site plan be revised to show the con-xes to be 10 feet from the property line as required by Title 19.

The proposal does not meet the requirements for side setbacks. A condition has been added to address the issue.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Industrial/ Warehousing	13,516 SF.	1/1000 GFA	13	1	8	0

The proposal does not meet the requirements for parking. A condition has been added to require that the site plan will need to be revised to add the extra parking spaces along the south property line.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	6 Trees/Space	3 Trees	0
Buffer:			
• Min. Trees	1 Trees/ 30Linear Feet	40 Trees	0
• Min. Zone Width	8 Feet		6
• Wall height	8 Feet		0

Part of this proposal is to waive the requirements for landscape buffers.

SDR-4015 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

A5) Sign Standards

A review of the on premises signage is not part of this review.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned C-2 (General Commercial) and an application for a Rezoning (ZON-4014) to C-M (Commercial/Industrial) is a companion application to this site development plan review. A pain booth is a permitted as a conditional use within the C-M (Commercial/Industrial) zoning district.

- Site Plan

The site plan depicts an acceptable layout of access and buildings. The site plan will have to be revised prior to the issuance of building permits or certificate of occupancy to ensure that the required parking is provided along the south property line, and that acceptable handicapped parking is provided on site. Only one handicapped parking space is required for this site, and with the proposed layout the requisite number of parking spaces can be easily incorporated in the layout.

- Waivers

The applicant requests that the requirement for landscaped buffers and parking fingers be waived.

- Landscape Plan

The submitted landscape plan indicates only a six-foot wide planter along the Bonanza Road frontage. There are also no landscape islands provided throughout the parking areas. The required perimeter landscaping for this site would be 15-foot wide landscape planter along the Bonanza Road frontage, and 8-foot wide landscape planters on all other property lines. The proposed omission of landscaping along the east and west property lines is acceptable, as the space should be used for the necessary parking. It is recommended that the required 24-inch box trees, located 20 feet on center, should be provided along the Bonanza Road frontage.

- Elevation

The elevations submitted depicting the proposed paint booth structure is appropriate for the area and the proposed use.

FINDINGS

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

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

The proposed site plan is appropriate at this location because it is consistent with other development along this portion of Bonanza Road.

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

The proposed project is consistent with the General Plan. With implementation of the conditions regarding the landscaping plan and addition of the omitted parking spaces, this proposal will be consistent with Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City plans, policies, and standards.

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

The subject site is adjacent to Bonanza Road, a 60-foot wide local street, and in close proximity to Rancho Drive, a 120-foot wide primary arterial. These roadways are adequate in capacity to accommodate the demand of the proposed uses at this location.

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

The proposed building and landscape materials will provide an aesthetically appropriate building and site plan; with implementation of the recommended condition regarding landscaping plan changes.

SDR-4015 - Staff Report Page Seven
April 22, 2004 - Planning Commission Meeting

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;”**

With implementation of the recommended condition regarding landscaping plan changes the site landscaping, building elevations, and design characteristics will be compatible with the adjacent 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 the Uniform Building Code and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 111 [Mailed with ZON-4014]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4015** APN: 139-28-401-024

Name of Property Owner: _____

Name of Applicant: BRUCE E BILYEU 858-2025

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: _____

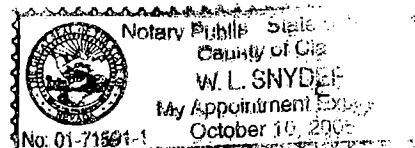
→ Signature of Property Owner/Authorized Agent: X Rudy Malfabon

Print Name: RUDY MALFABON, Deputy Director So. Nevada

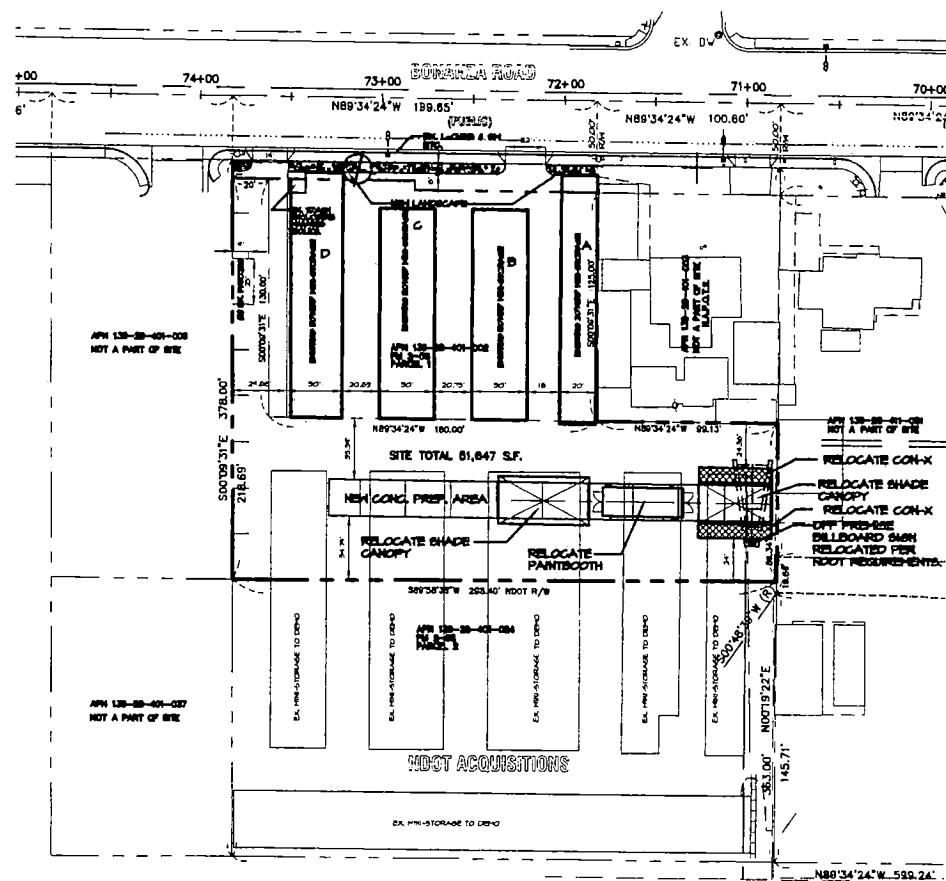
X Subscribed and sworn before me

This 24th day of February, 2004

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







PROJECT DATA:

DISTINGUISH-STORE

BUILDING(S) EXISTING:

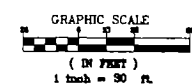
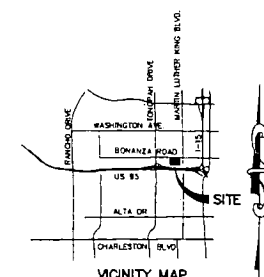
(A) EXISTING GARAGE, 1,000 SQ. FT. (10' X 20')	2,630 SF.
(B) EXISTING GARAGE, 1,000 SQ. FT. (10' X 20')	3,493 SF.
(C) EXISTING GARAGE, 1,000 SQ. FT. (10' X 20')	3,441 SF.
(D) EXISTING GARAGE, 1,000 SQ. FT. (10' X 20')	3,952 SF.

13,516 SF.

PARTIAL REQUIREMENTS:
INDUSTRIAL/WAREHOUSE
1/1000 14 SPACES

PARKING PROVIDED
PROVIDED & EX-
REQUIRED: (6)

SITE AREA
TOTAL S.F. 51,647
ACRES 1.1857
F.A.R. 13,516/51647.....0.262



Ahern Rentals
1915-Paint Booth Relocation
1915 West Bonanza Rd. • Las Vegas NV 89106

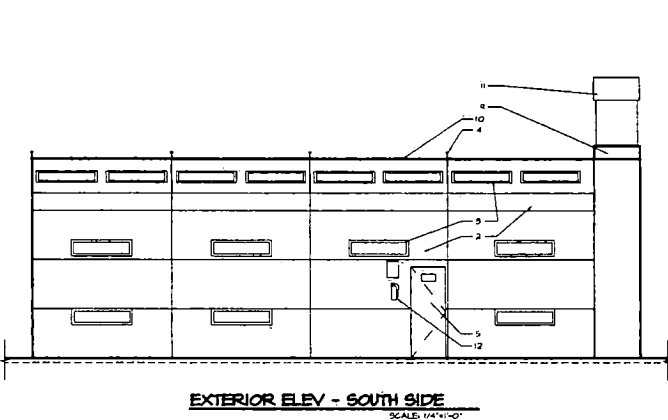
**Site Plan
Review
&
Rezoning**

John Paul Ahern • Architect
8122 West Monte Lindo Lane Peoria, Arizona 85363
Tel. (623) 512-5828 Fax (623) 512-5671

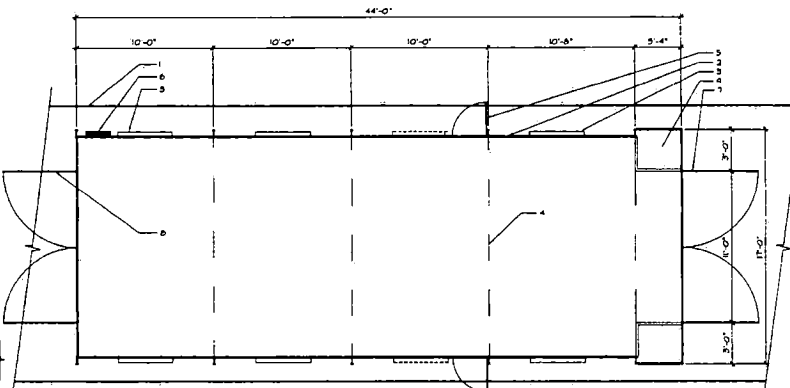
JOB NO.	2004-01
DRAWN	CH
CHECKED	PA
PRINTED	2/26/04

SITE/LANDSCAPE PLAN

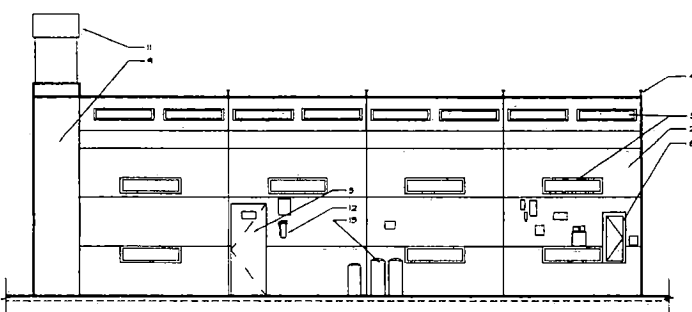
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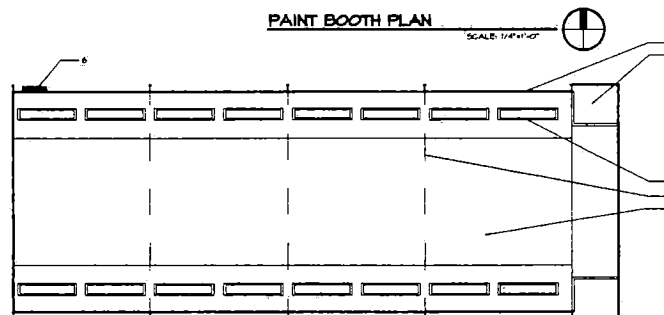
EXTERIOR ELEV - SOUTH SIDE
SCALE: 1/4"=1'-0"



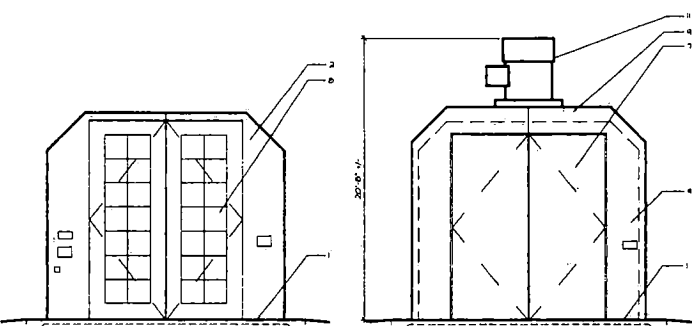
PAINT BOOTH PLAN
SCALE: 1/4"=1'-0"



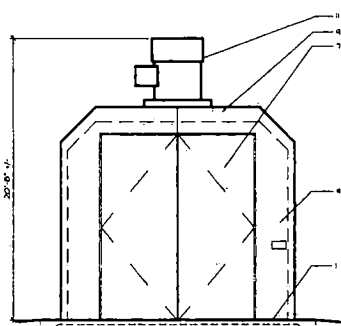
EXTERIOR ELEV - NORTH SIDE
SCALE: 1/4"=1'-0"



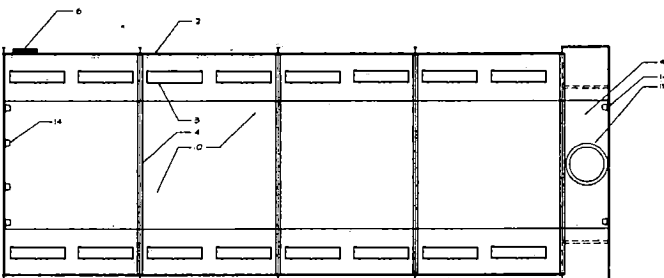
REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



EXTERIOR ELEV - WEST END
SCALE: 1/4"=1'-0"



EXTERIOR ELEV - EAST END
SCALE: 1/4"=1'-0"



TOP VIEW
SCALE: 1/4"=1'-0"

NOTES

1. CONCRETE SLAB ON GRADE
2. PAINT BOOTH METAL WALL PANEL - GALVANIZED
3. FLUORESCENT LIGHT FIXTURE - THRU-WALL MOUNT
4. STEEL PAINT BOOTH SUPPORT BEAMS
5. MAIN DOOR - GALVANIZED METAL
6. ELECTRICAL PANEL
7. DRIVE-THRU DOORS - GALVANIZED METAL
8. DRIVE THRU DOORS W/ FILTER PANELS - GALVANIZED
9. EXHAUST AIR FLEX - GALVANIZED METAL
10. ROOF PANEL - GALVANIZED METAL
11. EXHAUST FAN & DUCT - PAINTED LIGHT BROWN
12. FIRE EXTINGUISHER - WALL MOUNTED ON HOOK
13. AUTOMATIC FIRE SUPPRESSION SYSTEM - DRY GENSAL
14. TASK LIGHTS - ROOF MOUNTED FLUORESCENT TYPE

Ahern Rentals Site Plan Review
1915 Paint Booth Relocation & Rezoning
1915 West Bonanza Rd. - Las Vegas NV 89106
John Paul Ahern - Architect
8122 West Monte Lindo Lane - Peoria, Arizona 85383
Tel. (623) 512-5626 Fax (623) 512-5621
JOB NO. 2004-01
DRAWN: PA
CHECKED: PA
PRINTED: 2/28/04

PAINTBOOTH PLAN & EXTERIOR ELEVATIONS
201
SHEET 02

SDR-4015
4-22-04 PC



SDR-4015 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION
1915 WEST BONANZA ROAD
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 51 [ZON-4059] and Item 52 [SDR-4107].

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 51 – ZON-4059

MINUTES – Continued:

MARGO WHEELER, Planning and Development, stated that the Diocese has obtained the entire area bounded by Stewart Avenue and Ogden Avenue, 14th Street and 15th Street. The applicant proposes to demolish existing structures and construct a new church and a multi-purpose building. In order to do so, they request the C-V zoning which is compatible with the General Plan in that area. The project meets all standards of the Code with the exception of landscaping, which staff addressed with Condition 1 of the Site Development Plan Review. Therefore, staff recommended approval.

C ERNIE FREGGIARO appeared on behalf of the Roman Catholic Diocese of Las Vegas and stated that last year they presented a different plan that did not encompass the other parcels. The Bishop has now acquired the other two out parcels within this block and presented a revised plan. Previously, they were not able to go ahead with the C-V zoning as requested by the City, but having the entire block, the applicant concurs with the City and is applying for the C-V zoning.

C MR. FREGGIARO asked for clarification on some conditions. The applicant has no problem giving the finger landscaping as well as the reversionary map because the Bishop desires the entire project on one parcel. He referred to Condition 11 on Item 52 [SDR-4107], which indicates that there are two driveways on the south end of the site closer than allowed by City standards, as it relates to the intersection. The applicant has met with City Engineer and Traffic and approval has been given to locate the driveways as shown on the Site Plan. Referring to the condition requiring an encroachment agreement for any landscape in the right-of-way on 14th Street, 15th Street, Ogden Avenue and Stewart, MR. FREGGIARO asked for confirmation that the Vacation of the alley was approved last year and portions of 14th, 15th, and Ogden, which will be part of the Diocese project. The only place that the encroachment permit applies is on the south side of Stewart. Finally, MR. FREGGIARO indicated that the condition requires that the cross on the top of the cupola can only be 35 feet in height. He explained that the top of the cupola is 40 feet 5 inches above finished floor and the cross is approximately 6-foot high. The average height of the eaves across 97% of the structure is 33 feet. The applicant complies with the 35 feet height limit, but would like to build the cupola and the cross as shown on the plan.

TODD FARLOW, 240 N. 19th Street, appeared in support of the project and was pleased that the Diocese purchased the entire lot. He was under the impression that the Bishop Moran Hall building was to remain as part of the new structure. MR. FREGGIARO replied that that was the case with the previous plan; however, all existing structures will be demolished with the new plan.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 51 – ZON-4059

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, clarified that the condition was to ensure that the cross was not totally out of scale with the rest of the building. He does not believe that the cupola being a 40-feet and another additional 6 feet on top is out of scale and staff does not object to that request.

DAVID GUERRA, Public Works, pointed out that the driveway issue must be approved as a deviation or redesign. If the applicant is in the process of obtaining the deviation, then there should not be a problem satisfying this condition. MR. FREGGIARO responded that they have not started that process, but will file an application once the application is approved at City Council.

COMMISSIONER DAVENPORT discussed with MR. FREGGIARO that the chapel would seat 600 and expressed concern that 131 on site parking spaces will not be sufficient. However, a site north of Stewart and out parcels west of 14th Street, including all on street parking, will provide an additional 200 parking spaces. Most importantly, many people who attend generally walk. MR. CLAPSADDLE pointed out that a parking Variance was granted in August 2003 to allow 130 spaces. The applicant complies with the Variance, as they are providing 131 spaces.

COMMISSIONER EVANS verified with MR. FREGGIARO that the buildings being demolished have not been designated as historic.

MS. WHEELER recommended that Condition 2 on Item 52 [SDR-4107] be removed, but that the Public Works conditions remain.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 51 [ZON-4059] and Item 52 [SDR-4107].

NOTE: All discussion for Item 51 [ZON-4059] and Item 52 [SDR-4107] was held under Item 51 [ZON-4059].

(9:33 – 9:43)

3-856

CONDITIONS:

Planning and Development

1. Site development to comply with all applicable conditions of approval for SDR-4107 and all other site-related actions.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 51 – ZON-4059

CONDITIONS – Continued:

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

Public Works

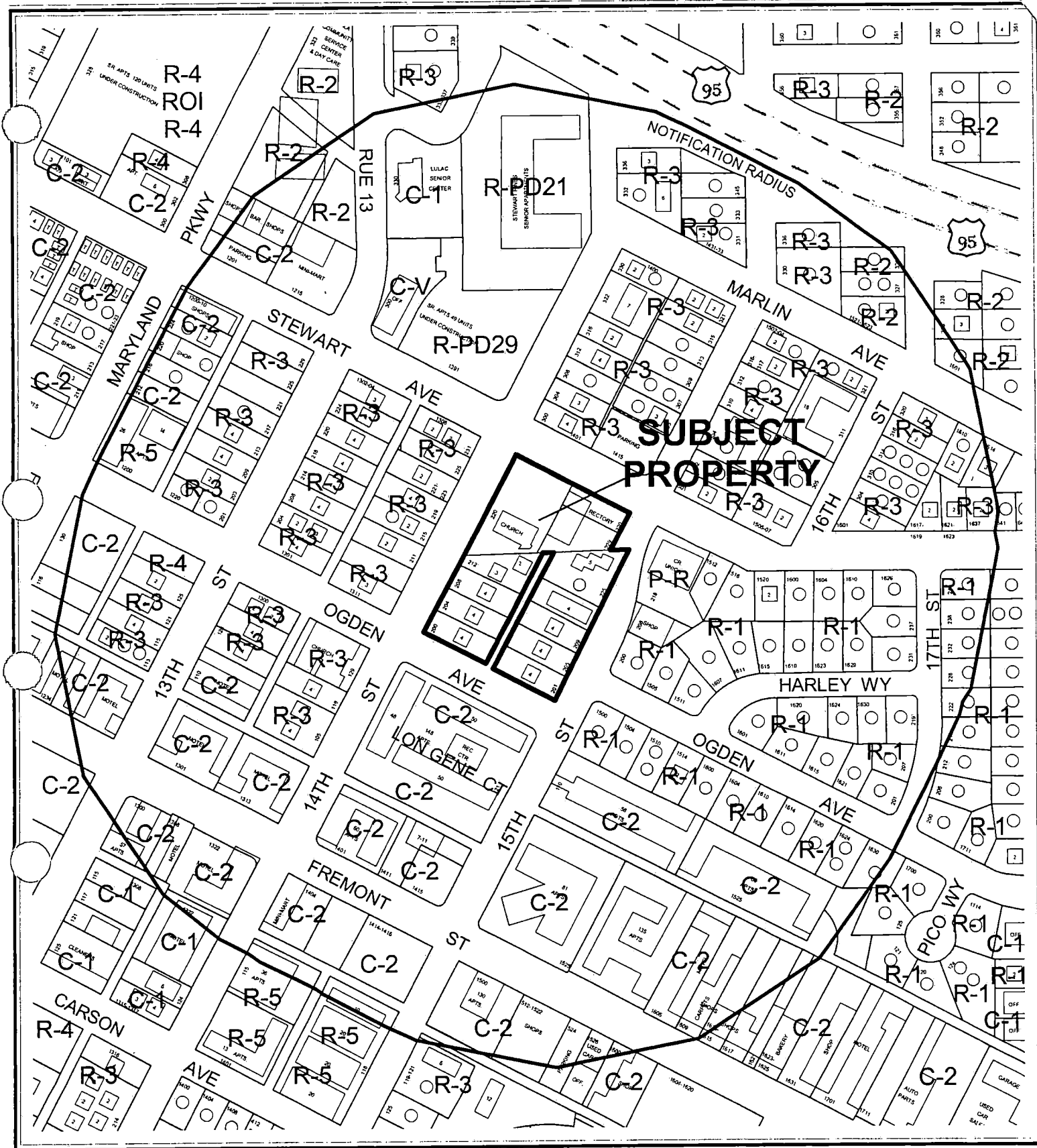
3. Dedicate 20-foot radius corners at the southeast corner of Stewart Avenue & 14th Street and the southwest corner of Stewart Avenue & 15th Street. Dedicate 15-foot radius corners at the northeast corner of Ogden Avenue & 14th Street and the northwest corner of Ogden Avenue & 15th Street. Dedicate radii prior to issuance of any permits.
4. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site.
5. 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.
6. A Petition of Vacation for the purpose of vacating the public alley in a manner acceptable to the Department of Public Works, such as VAC-2337, must be approved and shall record prior to the issuance of any permits overlying or abutting the area to be vacated. If the Order of Vacation is not recorded a new Site Development Plan shall be submitted acknowledging the public alley within the boundaries of this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 51 – ZON-4059

CONDITIONS – Continued:

may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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



CASE: ZON-4059

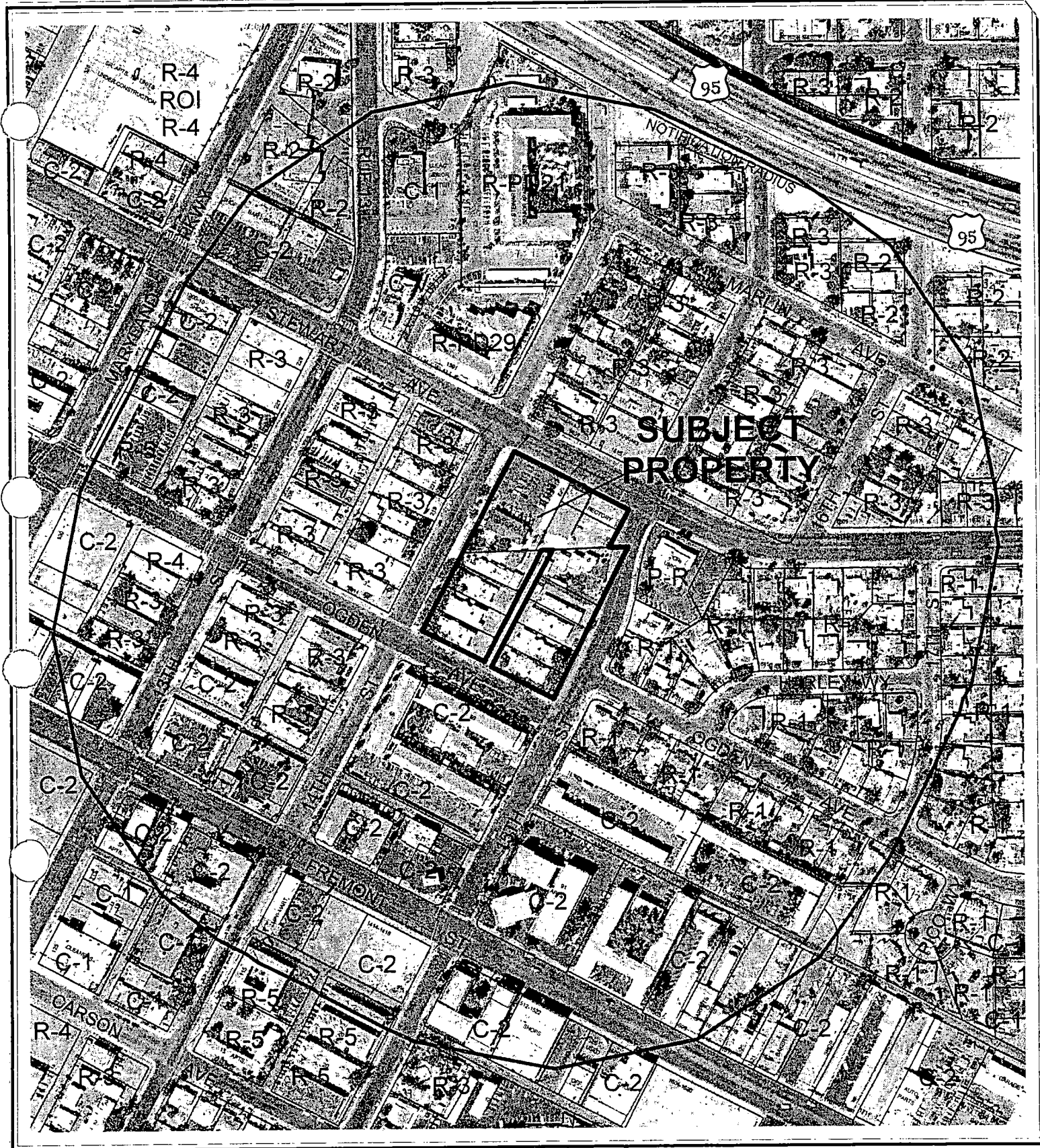
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)





CASE: ZON-4059

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4059 - APPLICANT/OWNER: ROMAN CATHOLIC
BISHOP OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Site development to comply with all applicable conditions of approval for SDR-4107 and all other site-related actions.
2. A Resolution of Intent with a two-year time limit.

Public Works

3. Dedicate 20-foot radius corners at the southeast corner of Stewart Avenue & 14th Street and the southwest corner of Stewart Avenue & 15th Street. Dedicate 15-foot radius corners at the northeast corner of Ogden Avenue & 14th Street and the northwest corner of Ogden Avenue & 15th Street. Dedicate radii prior to issuance of any permits.
4. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site.
5. 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.
6. A Petition of Vacation for the purpose of vacating the public alley in a manner acceptable to the Department of Public Works, such as VAC-2337, must be approved and shall record prior to the issuance of any permits overlying or abutting the area to be vacated. If the Order of Vacation is not recorded a new Site Development Plan shall be submitted acknowledging the public alley within the boundaries of this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.

ZON-4059 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-3 (Medium Density Residential) to C-V (Civic) on 2.69 acres at 220 North 14th Street for a proposed church. A companion item, SDR-4107, was filed along with this request for rezoning.

B) Applicant's Justification

According to the applicant this zone change and the accompanying site development plan review is required in order to demolish the existing sanctuary, church hall and church offices, in order to construct a new sanctuary, multi-purpose building and church offices. The old sanctuary and offices are functionally obsolete and the new structure will be a centerpiece for the redevelopment of the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

- 08/06/03 The City Council approved a Special Use Permit (SUP-2282) to allow a church at 202 North 14th Street. The Planning Commission and staff recommended approval.
- 08/06/03 The City Council approved a Variance (VAR-2283) to allow 130 parking spaces where 197 were required. The Planning Commission recommended approval. Staff recommended denial.
- 08/06/03 The City Council approved a Site plan Review (SDR-2280) for a church at 220 North 14th Street. The Planning Commission recommended approval. Staff recommended denial.

B) Pre-Application Meeting

- 02/27/04 The following topics were discussed:
- A reversionary map is requested to consolidate all of the parcels into one.
 - All dimensions to be called out on the site plan.
 - Trash enclosure to be moved away from street and covered.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.69

B) Existing Land Use

Subject Property: Multi-family/ Church
North: Multi-family
South: Multi-family
East: Single-family/ Commercial
West: Multi-family

C) Planned Land Use

Subject Property:	DTR-MXU	Downtown Redevelopment Plan- Mixed Use
North:	DTR-MXU	Downtown Redevelopment Plan- Mixed Use
South:	DTR-C	Downtown Redevelopment Plan- Commercial
East:	DTR-MXU	Downtown Redevelopment Plan- Mixed Use
West:	DTR-MXU	Downtown Redevelopment Plan- Mixed Use

D) Existing Zoning

Subject Property:	R-3/ R-4	Medium Density/ High Density Residential
North:	R-3	Medium Density Residential
South:	C-2	General Commercial
East:	P-R/ R-1	Professional Office/ Parking/ Single Family Residential
West:	R-3	Medium Density Residential

E) General Plan Compliance

This site is designated DTR-MXU (Downtown Redevelopment Plan- Mixed Use) on the Downtown Redevelopment Plan. The C-V (Civic) zoning permits uses that are within the scope of the DTR-MXU land use classification. The proposed zoning is therefore consistent with the proposed rezoning.

ZON-4059 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

F) General Analysis and Discussion

Approval of this request will result in one zoning district C-V (Civic) for the entire block that is owned by the St. Bridget Catholic Church. It will result in an appropriate expansion for the church.

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 request is consistent with the proposed DTR-MXU (Downtown Redevelopment Plan-Mixed Use) on the Downtown Redevelopment Plan. It also conforms to all Plan objectives and policies related to churches within the DTR Plan Area.

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 existing church has demonstrated that it can operate in a manner that is harmonious and compatible with the surrounding area.

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

Approval of this request will result in one consistent zoning designation for the entire block owned by the St. Bridget Catholic Church.

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

The site has direct access to 14th Street, Ogden Avenue, and 15th Street, all of which have adequate capacity to accommodate this request.

NOTICES MAILED 164 [Mailed with SDR-4107]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Roman Catholic Bishop of Las Vegas

Name of Applicant: Roman Catholic Bishop of Las Vegas

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

No

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

City Official: _____

Partner(s): _____

APN: _____

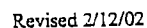
Signature of Property Owner/Authorized Agent: + Joseph C. Valle

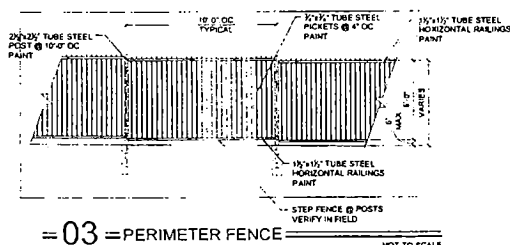
Print Name: JOSEPH H. PEPE

Subscribed and sworn before me

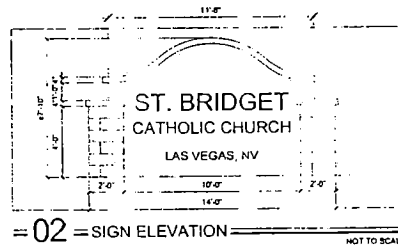
This 25th day of February, 2004

Mary L. Rodick Carrall
Notary Public in and for said County and State





= 03 = PERIMETER FENCE



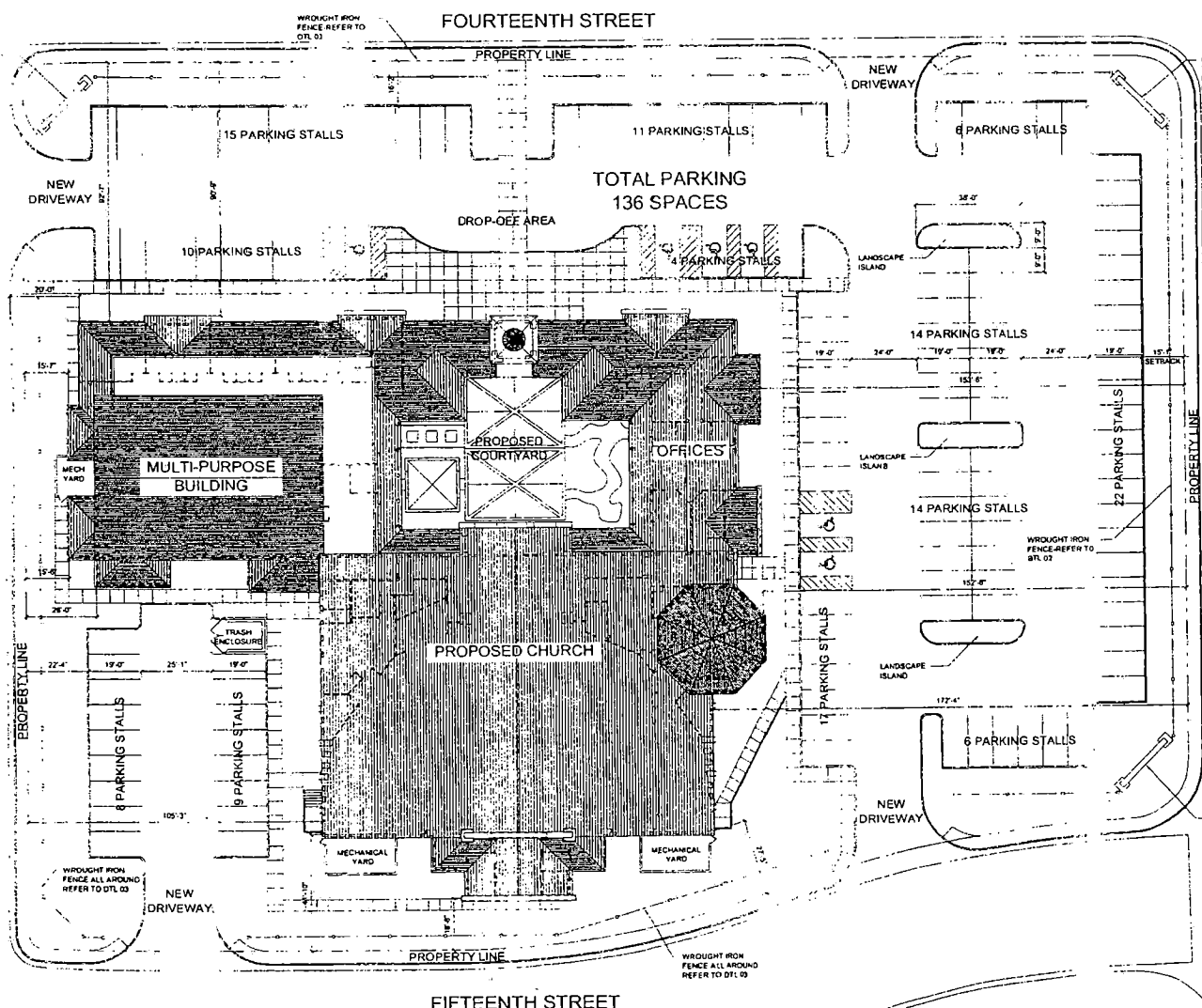
= 02 = SIGN ELEVATION

CHURCH SIGN
TYPICAL OF 3
REFER TO DTL 02

CHURCH SIGN
TYPICAL OF 3
REFER TO DTL 02

OGDEN AVENUE

STEWART AVENUE



= 01 = SITE PLAN

SCALE: 1" = 20' TRUE SHEET

= PROJECT ANALYSIS =

OWNER:	THE ROMAN CATHOLIC BISHOP OF LAS VEGAS AND HIS SUCCESSORS, A CORPORATION SOLE 336 CATHEDRAL WAY LAS VEGAS, NV 89109
ARCHITECT:	JVC ARCHITECTS CAMERON ST. SUITE 2 LAS VEGAS, NEVADA 89103 (702) 871-3416 FAX: 871-2630 JIM VAN COMPERNOLLE, ARCHITECT
PROJECT LOCATION:	220 N. 14TH STREET LAS VEGAS, NV 89101
SQUARE FOOTAGE:	BUILDING AREA 29,849 S.F. COVERED WALKWAYS 3,357 S.F. TOTAL AREA: 33,206 S.F.
FAR (FLOOR AREA RATIO):	BUILDING FOOT PRINT/LOT AREA 33,206 SF / 126,901 SF X (100) = 26%
PARKING REQ. (SANCTUARY):	625 SEATS @ 4 PER CAR = 625 / 4 TOTAL PARKING REQUIRED = 157 SPACES (VARIANCE VAR - 2283 APPROVED ALLOWING 130 SPACES)
PARKING PROVIDED:	TOTAL PARKING PROVIDED = 136 SPACES



4290 cameron ste. 2
las vegas, nv 89103
ph 702 871 3416
fax 702 871 2630
web jvcassociates.com

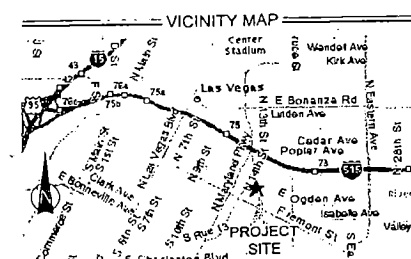
at elier (Ar'l-yā) n. (Fr.)
a workshop; a studio

ST. BRIDGET
CATHOLIC CHURCH

220 NORTH 14TH STREET
LAS VEGAS, NV 89101

0304-SB

03-08-04

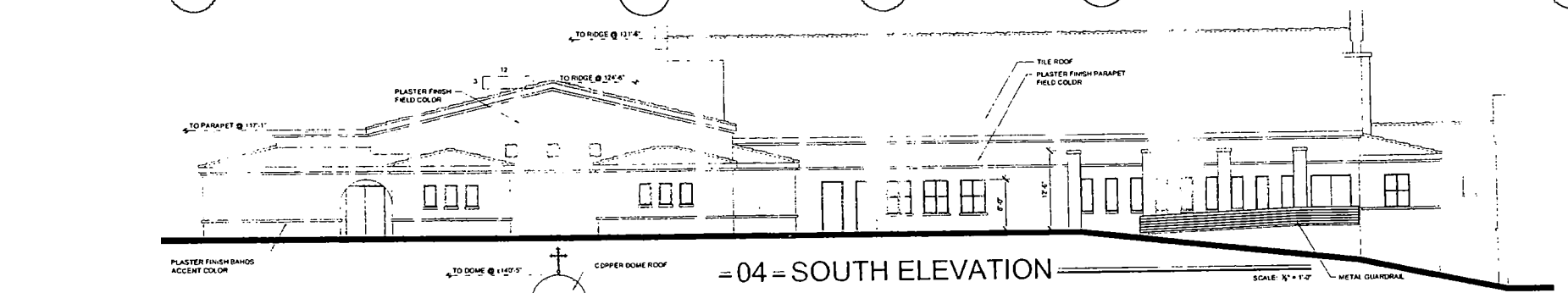


PROPOSED
SITE PLAN

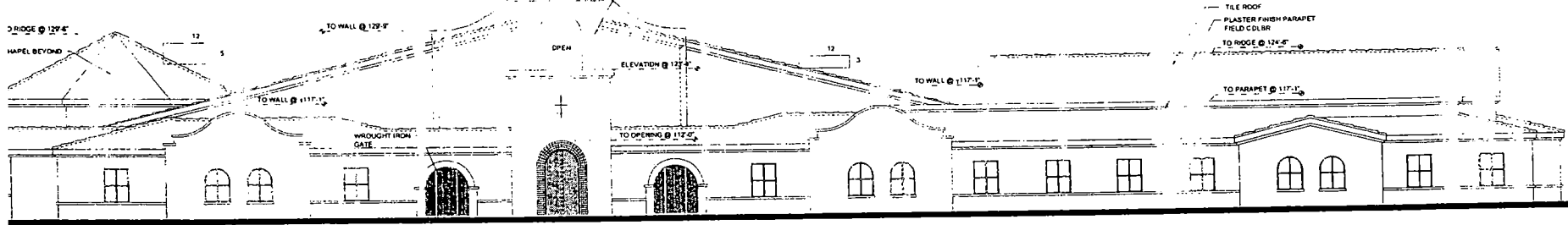
AS

SUBMITTAL

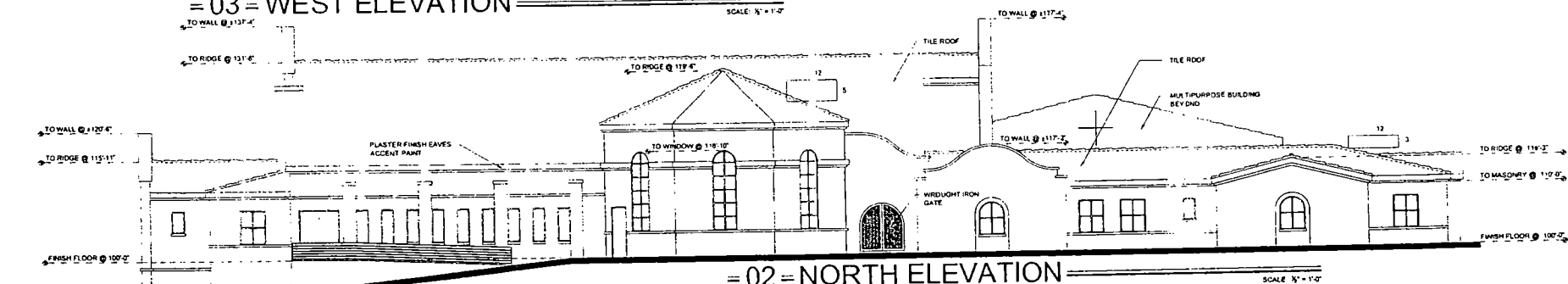
ZON-4059 4-22-04 PC



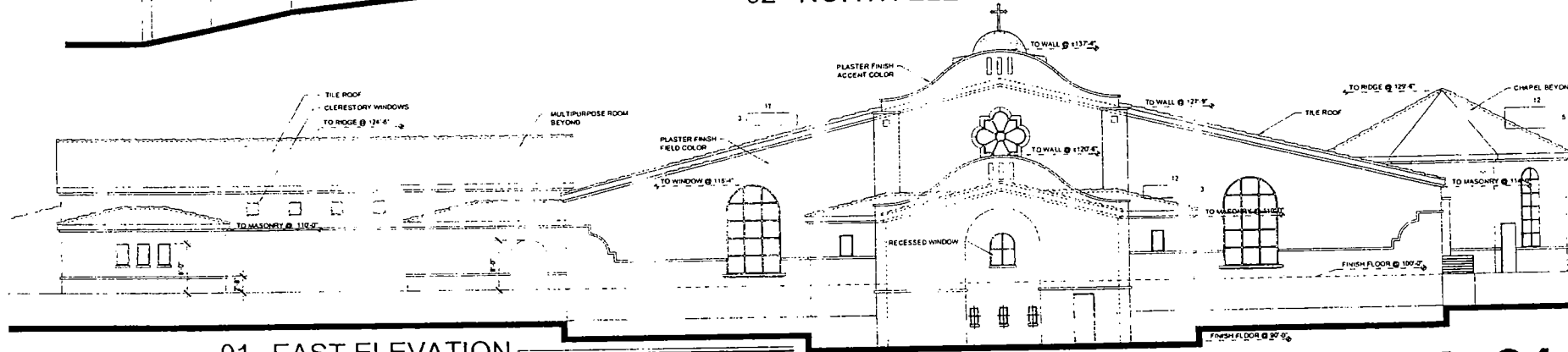
= 04 = SOUTH ELEVATION



= 03 = WEST ELEVATION



= 02 = NORTH ELEVATION



= 01 = EAST ELEVATION



4290 cameron sta. 2
las vegas, nv 89103
ph 702 871 3416
fax 702 871 2630
web jvcassociates.com
atelier (B' l-yā) n. [Fr]
a workshop; a studio

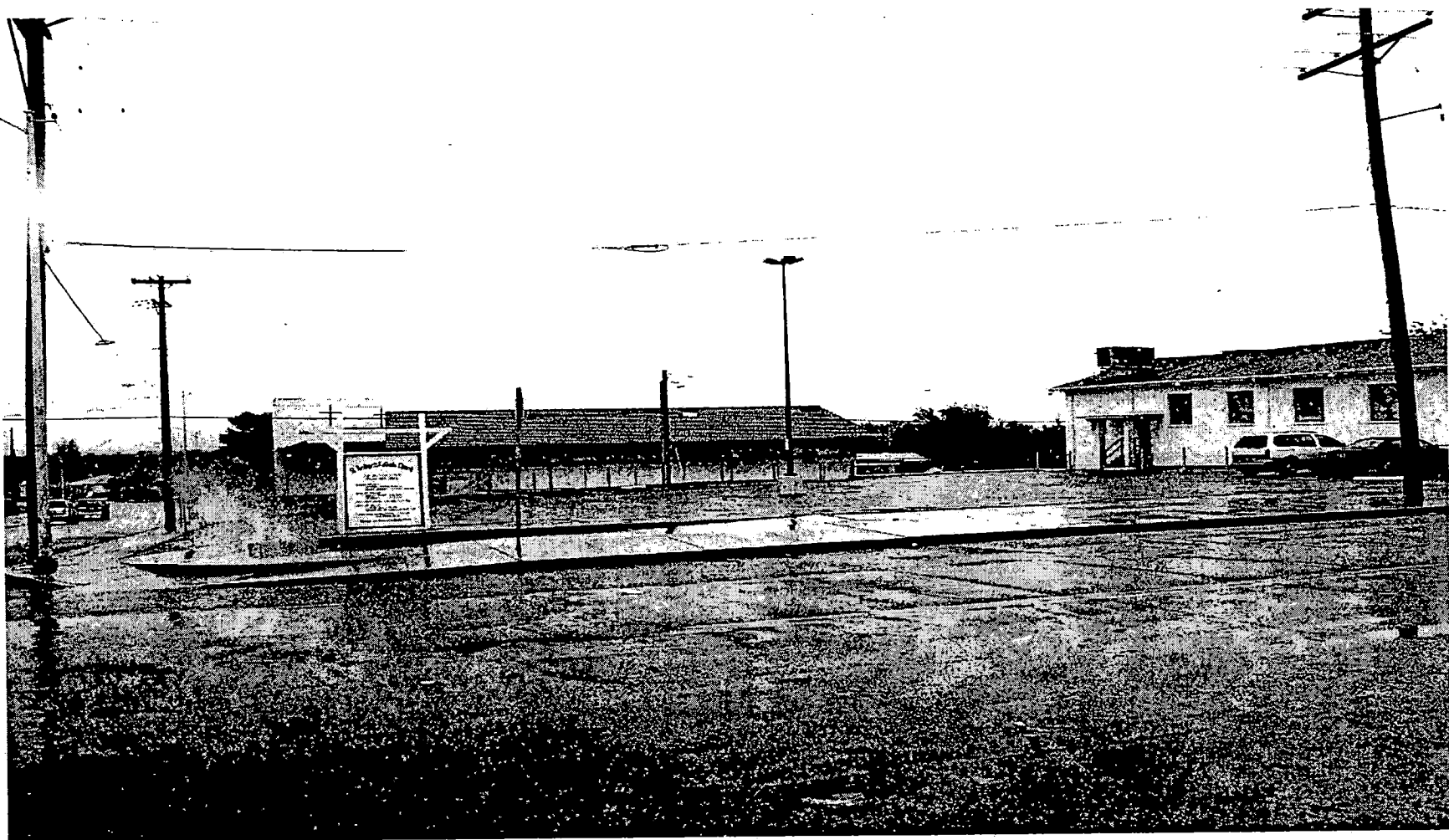
ST. BRIDGET
CATHOLIC CHURCH

220 NORTH 14TH STREET
LAS VEGAS, NV 89101

0304-SB
03-08-04

PROPOSED
ELEVATIONS
A2
SUBMITTAL

ZON-4059 4-22-04 PC



ZON-4059 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS
220 NORTH 14TH STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



ZON-4059 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS
220 NORTH 14TH STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions and deleting Condition 2 – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 51 [ZON-4059] for all related discussion.

(9:33 – 9:43)

3-856

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 52 – SDR-4107

CONDITIONS:

Planning and Development

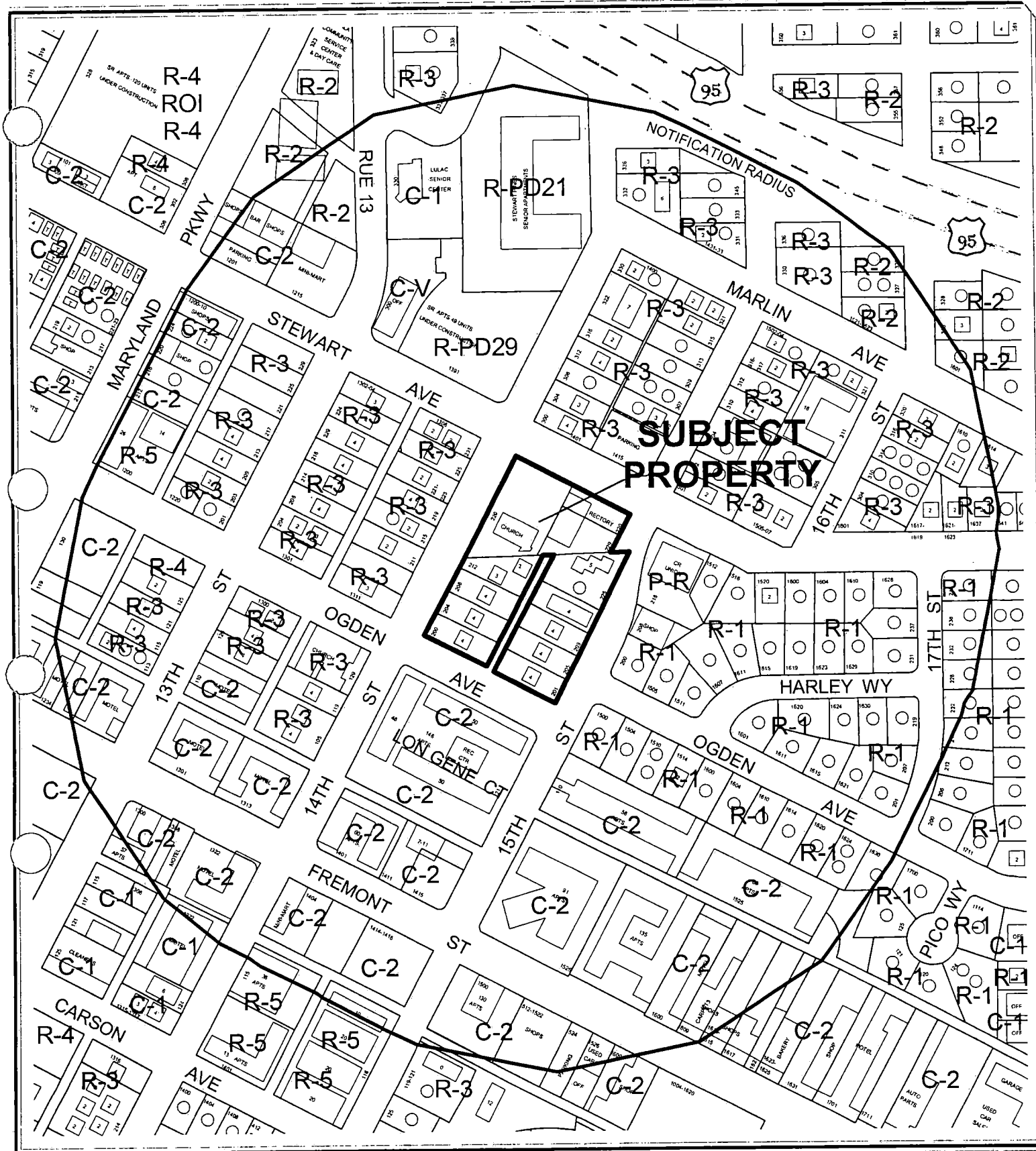
1. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 – one gallon and 4- five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.
2. The elevations shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, to reflect an overall height of the cross to be 35 feet.
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 5/19/04, except as amended by conditions herein.
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 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. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 52 – SDR-4107

CONDITIONS:

Public Works

10. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the southern driveways do not meet 222A criteria and must be approved as a deviation or redesigned to meet current standards.
12. Landscape and maintain all unimproved right(s)-of-way, if any, on Stewart Avenue, Ogden Avenue 14th Street and 15th Street adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Stewart Avenue, Ogden Avenue 14th Street and 15th Street public right-of-way adjacent to this site prior to occupancy of this site.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4059 and all other subsequent site-related actions.



CASE: SDR-4107

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4107 - APPLICANT/OWNER: ROMAN CATHOLIC
BISHOP OF LAS VEGAS**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 – one gallon and 4- five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.
2. The elevations shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, to reflect an overall height of the cross to be 35 feet.
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 5/19/04, except as amended by conditions herein.
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 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.

SDR-4107 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the southern driveways do not meet 222A criteria and must be approved as a deviation or redesigned to meet current standards.
12. Landscape and maintain all unimproved right(s)-of-way, if any, on Stewart Avenue, Ogden Avenue 14th Street and 15th Street adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Stewart Avenue, Ogden Avenue 14th Street and 15th Street public right-of-way adjacent to this site prior to occupancy of this site.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4059 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a church on 2.69 gross acres at 220 North 14th Street.

B) Applicant's Justification

Saint Bridget's has been an asset to the community since 1948. It has one of the most stable congregations in the Diocese. The old sanctuary and offices are functionally obsolete and now structure will be a centerpiece for the redevelopment of the neighborhood.

No waivers of landscaping requirements, parking requirements or development standards are required under the C-V (Civic) zoning designation.

BACKGROUND INFORMATION

A) Previous Actions

08/06/03 The City Council approved a Special Use Permit (SUP-2282) for a church at 202 North 14th Street. The Planning Commission and staff recommended approval.

08/06/03 The City Council approved a Variance (VAR-2283) to allow 130 parking spaces where 197 were required. The Planning Commission recommended approval, staff recommended denial.

08/06/03 The City Council approved a Site plan Review (SDR-2280) for a church at 220 North 14th Street. The Planning Commission recommended approval, staff recommended denial.

B) Pre-Application Meeting

02/27/04 The following topics were discussed:

- A reversionary map is requested to consolidate all of the parcels into one.
- All dimensions to be called out on the site plan.
- Trash enclosure to be moved away from street and covered.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.69

B) Existing Land Use

Subject Property: Multi-family/ Church
North: Multi-family
South: Multi-family
East: Single-family/ Commercial
West: Multi-family

C) Planned Land Use

Subject Property:	DTR-MXU	Downtown Redevelopment Plan- Mixed Use
North:	DTR-MXU	Downtown Redevelopment Plan- Mixed Use
South:	DTR-C	Downtown Redevelopment Plan- Commercial
East:	DTR-MXU	Downtown Redevelopment Plan- Mixed Use
West:	DTR-MXU	Downtown Redevelopment Plan- Mixed Use

D) Existing Zoning

Subject Property:	R-3/ R-4	Medium Density/ High Density Residential
North:	R-3	Medium Density Residential
South:	C-2	General Commercial
East:	P-R/ R-1	Professional Office/ Parking/ Single Family Residential
West:	R-3	Medium Density Residential

E) General Plan Compliance

This site is designated DTR-MXU (Downtown Redevelopment Plan- Mixed Use) on the Downtown Redevelopment Plan. The C-V (Civic) zoning permits uses that are within the scope of the DTR-MXU land use classification. The proposed zoning is therefore consistent with the proposed rezoning.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing sanctuary, church hall and offices in order to construct a new sanctuary, multi-purpose building and church offices. The new site plan includes the acquisition of eight apartment buildings south of the existing buildings and all of the properties on the block.

It is proposed that all new improvements will be within the confines of the existing perimeter curbing and gutters along the adjacent streets. There will be a new five foot wide sidewalk constructed. New access is proposed from Ogden, 15th Street, and 14th Street. Most of the parking will be along the west and north sides of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.020, the Development Standards that apply to the subject proposal are established by this Site development Plan Review application.

A2) Residential Adjacency Standards

The Residential Adjacency Standards of Title 19.08 do not apply to the subject proposal.

SDR-4107 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

A3) Parking and Traffic Standards

Uses	Conditions	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
church / House of Worship	685 fixed seats	1 space for each 4 fixed seats or 1 space for	171		131	5
Gathering Room	4620 SF.	each 100 sq ft of non- fixed seating area in gathering room, whichever is greater	46			
Sub-Totals			217			
Totals			210	7	131	5

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

The proposal does not meet the requirement of Title 19 for parking. A variance (VAR-2283) was approved by the City Council 08/6/03 that allowed 130 parking spaces at this location.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Spaces	22 Trees	13
Buffer:			20
• Min. Trees	1 Trees/30 Linear Feet	49 Trees	
• Min. Zone Width	8 Feet		15
• Wall height	8 Feet		6.5

The proposal does not meet the minimum requirements for tree in the buffers and in the parking lot. The following will be added as conditions of approval:

- Additional fingers should be added to the parking lot to provide the minimum of one finger per six spaces.

SDR-4107 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

- Additional 24-inch box trees shall be included in the fingers to increase the tree to the standard of one tree per six parking spaces.

A5) Sign Standards

Monument Signs: 19.14.060.C.4

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 4 total	3 total
Maximum Area	75 SF /sign	65.5 sq ft
Maximum Height	10 Feet	7.75 approx.
Minimum Setback	5 Feet	5 feet
Illumination	Direct/Internal	Not Shown

The proposed signs for the use conform to the standards of title 19.14.

B) General Analysis and Discussion

- Zoning

A church/house of worship is permitted in the C-V (Civic) zoning. A companion rezoning application (ZON-4059) was filed with this application for a site plan review.

- Site Plan

The site plan depicts a reasonable expansion for this church, which can be harmonious and compatible with the surrounding properties.

- Waivers

There are no waivers associated with this request.

- Landscape Plan

As indicated earlier, the landscaping depicted on the plan is spread throughout the site and is deficient in many respects. The perimeter landscaping is not evenly distributed throughout the planters. Additionally, the parking area does not incorporate the required amount of parking lot landscaping.

SDR-4107 - Staff Report Page Six
April 22, 2004 - Planning Commission Meeting

Conditions have been included to require all portions of the site that are currently shown with limited trees to comply with the perimeter landscaping requirements and for the applicant to conform to the parking lot landscaping standard of one 24-inch box tree for every six parking spaces.

- Elevation

The use of both stucco, a variety of rooflines, box outs, and a harmonious color palette, results in a development that is both visually pleasing and appropriate to its context. The cross height should be limited to 35 feet, the maximum height of two story buildings in a residential area.

- Floor Plan

The floor plan shows a design that is typical of this type of use.

FINDINGS

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

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

The low profile of the building is very similar to the single story development around the site. The cross height should be limited to 35 feet, the maximum height of two story buildings in a residential area.

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

With implementation of the proposed conditions the proposed development will be consistent with all development standards and city policies.

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

The traffic analysis required by the Department of Public Works will ensure that the surrounding area will not negatively impact adjacent roadways or traffic.

SDR-4107 - Staff Report Page Seven
April 22, 2004 - Planning Commission Meeting

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

The proposed materials are well suited to both the area and the development that currently exists on the 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 single story, rambler/ ranch architectural style of the building is compatible with the surrounding development.

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

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

NOTICES MAILED 164

APPROVALS 0

PROTESTS 0



Case Number: **SDR-4107** APN: 139-35-310-057, 058, 059, 060
139-35-310-067, 068, 069, 071
139-35-310-072, 139-35-212-022,, 52, 53, 54

Name of Property Owner: Roman Catholic Bishop of Las Vegas

Name of Applicant: Roman Catholic Bishop of Las Vegas

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

Yes

✓ 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: _____

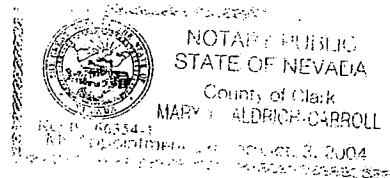
Signature of Property Owner/Authorized Agent: + [Signature] / Tape

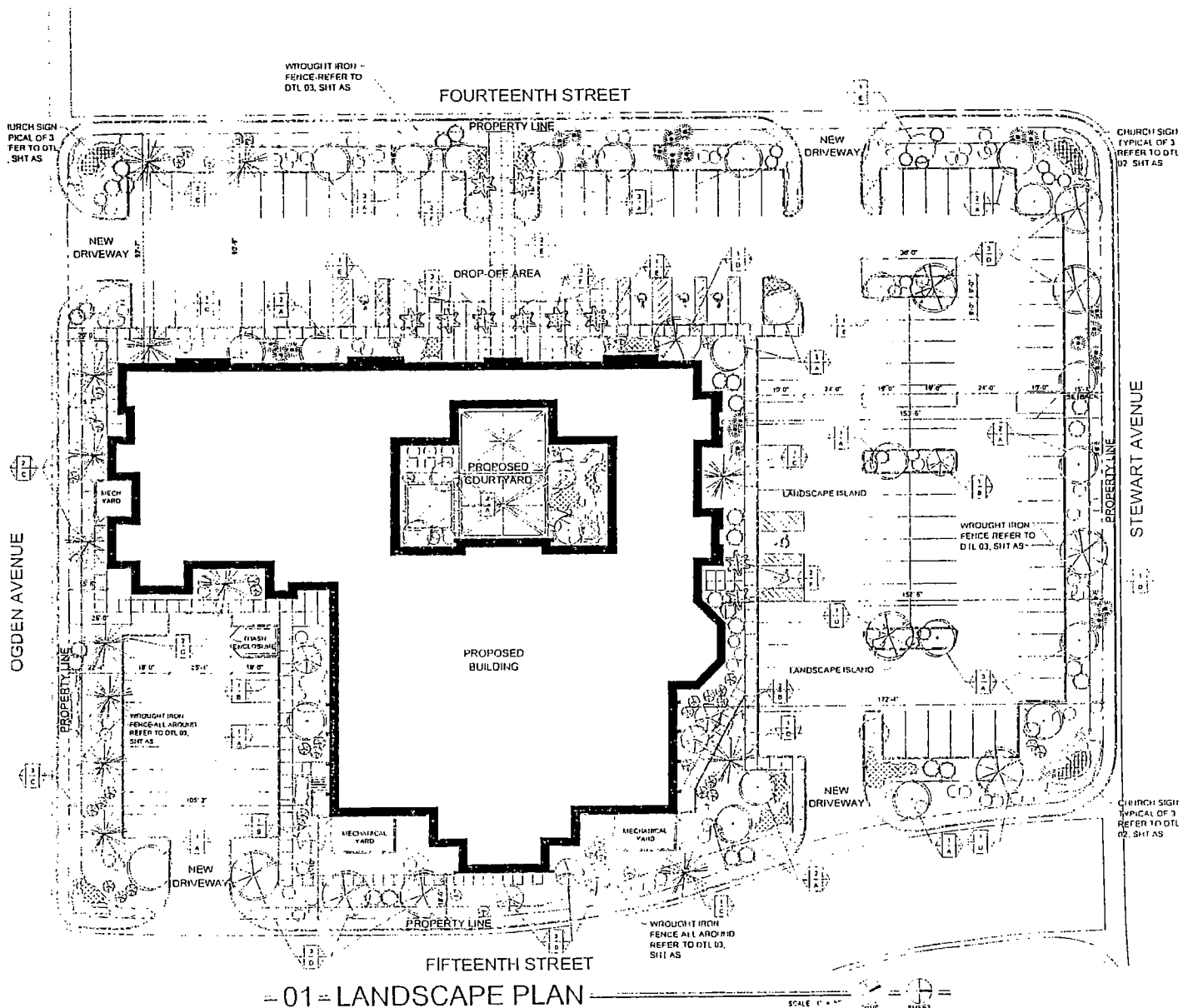
Print Name: JOSEPH A. PEPE

Subscribed and sworn before me

This 25th day of February, 2004

Mary L. Aldrich Carroll
Notary Public in and for said County and State





-01- LANDSCAPE PLAN

SHEET NOTES

1. ALL PLANTING AREAS TO RECEIVE 12" MINIMUM DECOMPOSED GRANITE MULCHING COVER.
2. ALL LANDSCAPING TO BE ON IRRIGATING IRRIGATION SYSTEM. ALL PLANTS TO BE ON DRIP SYSTEMS.
3. LANDSCAPED AREAS TO BE 6" MINIMUM AVERAGE ALONG ROW.
4. REFERENCE TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
5. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL. NOTIFY ARCHITECT OF ANY INCONSISTENCIES BETWEEN ARCHITECTURAL AND CIVIL CONTROL DIMENSIONS.
6. FFE = 100.0'
7. GO TO PROVIDE ALL SLEEVES FOR IRRIGATION SYSTEM.

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
1	DECOMPOSED GRANITE 12" MINIMUM AVERAGE

PLANTING LEGEND

TREE	ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	21	21	CERODONTA HYBRID DESERT KNUSTLUT	DESERT UNSEEN PAID VINE	15 GAL
2	5	5	MYRTUS PRUNIFOLIA PHAEDOS	WALLOW MYRTUS PRUNIFOLIA	21" BOX
3	14	14	PHOENIX ELEGANTICA	WINDMILL PALM	21" BOX
4	10	10	PRUNUS CHILENSIS	CIVIL ELEGANTICA	21" BOX
5	7	7	SOTIKORA SECURIFLORA	TEXAS UNSEEN PAID VINE	15 GAL
6	10	10	PHILCHARDIA ROBUSTA	WASHINGTONIA ROBUSTA	25 TALL SHIP

SHRUBS	ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	10	10	LEUCOPHYLLUM THURBERGII	GREEN LEAF RUGGED	5 GAL ON
2	42	42	SAURURUS ELEGANTICA	COMPACT ELEGANTICA	5 GAL ON
3	18	18	SALICIA SPRENGER	SERENA ELEGANTICA	5 GAL ON
4	25	25	MYRTUS PRUNIFOLIA	WINDMILL PALM	5 GAL ON

GROUND COVER	ITEM	SPACING	BOTANICAL NAME	COMMON NAME	SIZE
1	12" OC	12" OC	OLEA COPHATA	SERENA ELEGANTICA	5 GAL ON
2	12" OC	12" OC	LANTANA CAMERATA	WINDMILL PALM	5 GAL ON

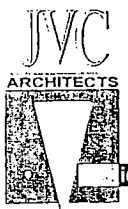
PLANTING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANTS ARE PLANTED IN THE CORRECT LOCATION AND ORIENTATION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE TO PLANTS.
2. DO NOT UNLAP PLANTS OR UNLAP PLANTS IN THE CORRECT LOCATION AND ORIENTATION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE TO PLANTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO COMPLY WITH PLANTING OPERATIONS.
4. ALL PLANT MATERIAL SHALL BE PROVIDED FOR QUALITY BY THE OWNER AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO COMPLY WITH PLANTING OPERATIONS.
5. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE. LOCATION SHALL BE APPROVED PRIOR TO EXCAVATION.

PLANTING TAG LEGEND



VICINITY MAP



4290 CAMERON AVE. 2
LAS VEGAS, NV 89103
ph 702.871.3116
fax 702.871.2630
web jvcassociates.com
atelier (31) by (31) is. If it
is a workshop, a studio

ST. BRIDGET CATHOLIC CHURCH

220 NORTH 14TH STREET
LAS VEGAS, NV 89101

0304-SB
03-08-04

PROPOSED LANDSCAPE PLAN
LS
SUBMITTAL

SDR-4107
4-22-04 PC



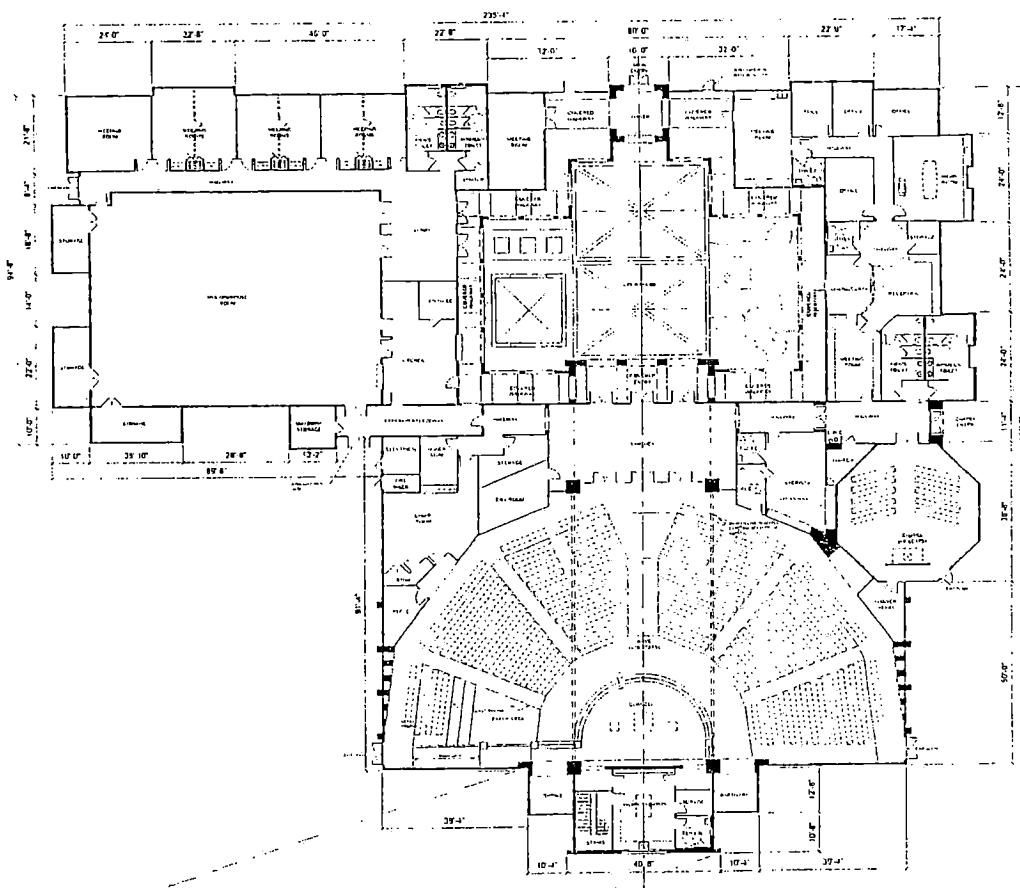
4290 cameron ave. 2
las vegas, nv 89103
ph: 702.871.3116
fax: 702.871.2630
web: jvcassociates.com
in office (8:00-5:00) p.m. (Fr.)
in workshop/studio

ST. BRIDGET CATHOLIC CHURCH

220 NORTH 14TH STREET
LAS VEGAS, NV 89101

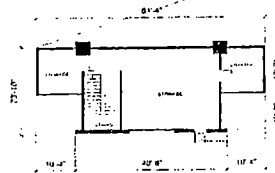
0304-SB
03-08-04

PROPOSED
FLOOR PLAN
A1
SUBMITTAL



= 01 = FLOOR PLAN

SCALE 1/4" = 1' 0" TRUE SHEET



= 02 = FLOOR PLAN - LOWER LEVEL

SCALE 1/4" = 1' 0" TRUE SHEET

SDR-4107
4-22-04 PC



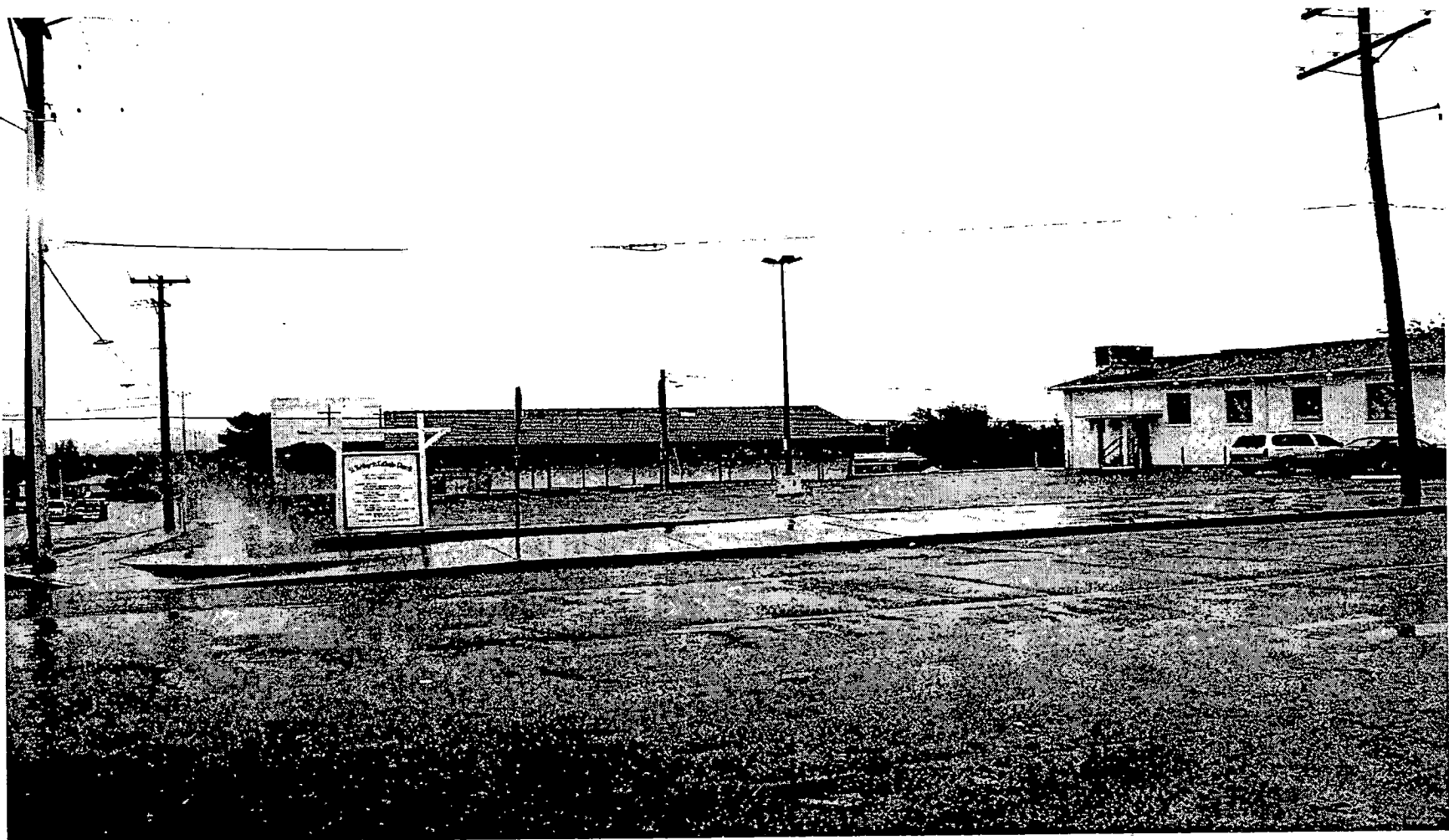
ST. BRIDGET
CATHOLIC CHURCH

**PROPOSED
ELEVATIONS**

A2

SUBMITTAL

SDR-4107
4-22-04 PC



SDR-4107 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS
220 NORTH 14TH STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SDR-4107 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS
220 NORTH 14TH STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: APRIL 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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).

C.C.: 05/19/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**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 5 as follows:

- 5. *The keeping of horses shall be permitted as allowed by City Codes currently in effect and any subsequent amendments.***

– UNANIMOUS with TRUESDELL and McSWAIN excused**To be heard by the City Council on 5/19/2004****MINUTES:**

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 53 [ZON-4066], Item 54 [SUP-4128] and Item 55 [VAC-4068].

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 53 – ZON-4066

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, pointed out that this is a conforming zone change. On the west side of Maverick Street is R-D and on the west side of Jones Boulevard R-PD3. The rezoning is compatible with the surrounding area. MR. CLAPSADDLE reviewed some of the required conditions. Condition 2 requires that the developer record a deed restriction on all lots limiting to single story. Condition 3 limits to six lots with a minimum net lot size of 18,500 square feet, and MR. CLAPSADDLE recommended 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 amendment”. A text amendment that would allow a certain number of horses on an 18,500 square foot lot will be presented to the Planning Commission at a future meeting. Staff believes the conditions of the zoning make this project harmonious and compatible and therefore staff recommended approval.

PAULETTE CAROLYN, 3320 North Buffalo Drive, Suite 106, appeared on behalf of the applicant and concurred with staff's conditions.

DEE DAVIS, 5978 North Maverick Street, owns property at 5130 Maverick Street south of the proposed project. She supports the project and thanked COUNCILMAN MACK'S office, LENI SKAAR, and Planning staff for working with the applicant for providing a plan compatible with the land uses in this area. She asked that if the Text Amendment should not be approved that the applicant be required to come back for a review of conditions before any permits are issued. MR. CLAPSADDLE indicated that the Text Amendment will be brought before the Planning Commission and if approved there will be no issue. If not approved, the applicant would come with the Tentative Map application and a condition could be imposed on the Tentative Map or add a condition to the zoning.

TODD FARLOW, 240 North 19th Street, asked the meaning of Single Family Residential Restricted. MR. CLAPSADDLE replied it is the title of the R-D District and Single Family Residential Restricted requires a minimum lot size of 11,000 square feet with a minimum lot width of 90 feet.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed Item 53 [ZON-4066], Item 54 [SUP-4128] and Item 55 [VAC-4068].

(9:43 – 9:51)

3-1201

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 53 – ZON-4066

CONDITIONS:

Planning and Development

1. A resolution of intent with a two-year time limit.
2. The developer shall record a deed restriction on all lots limiting the height of any structures to one-story.
3. This property shall be limited to a total of six developable residential lots, as shown on the site plans submitted with this rezoning request.
4. All lots shall have a minimum net lot size of 18,500 square feet.
5. No CC&R's shall restrict the keeping of horses.

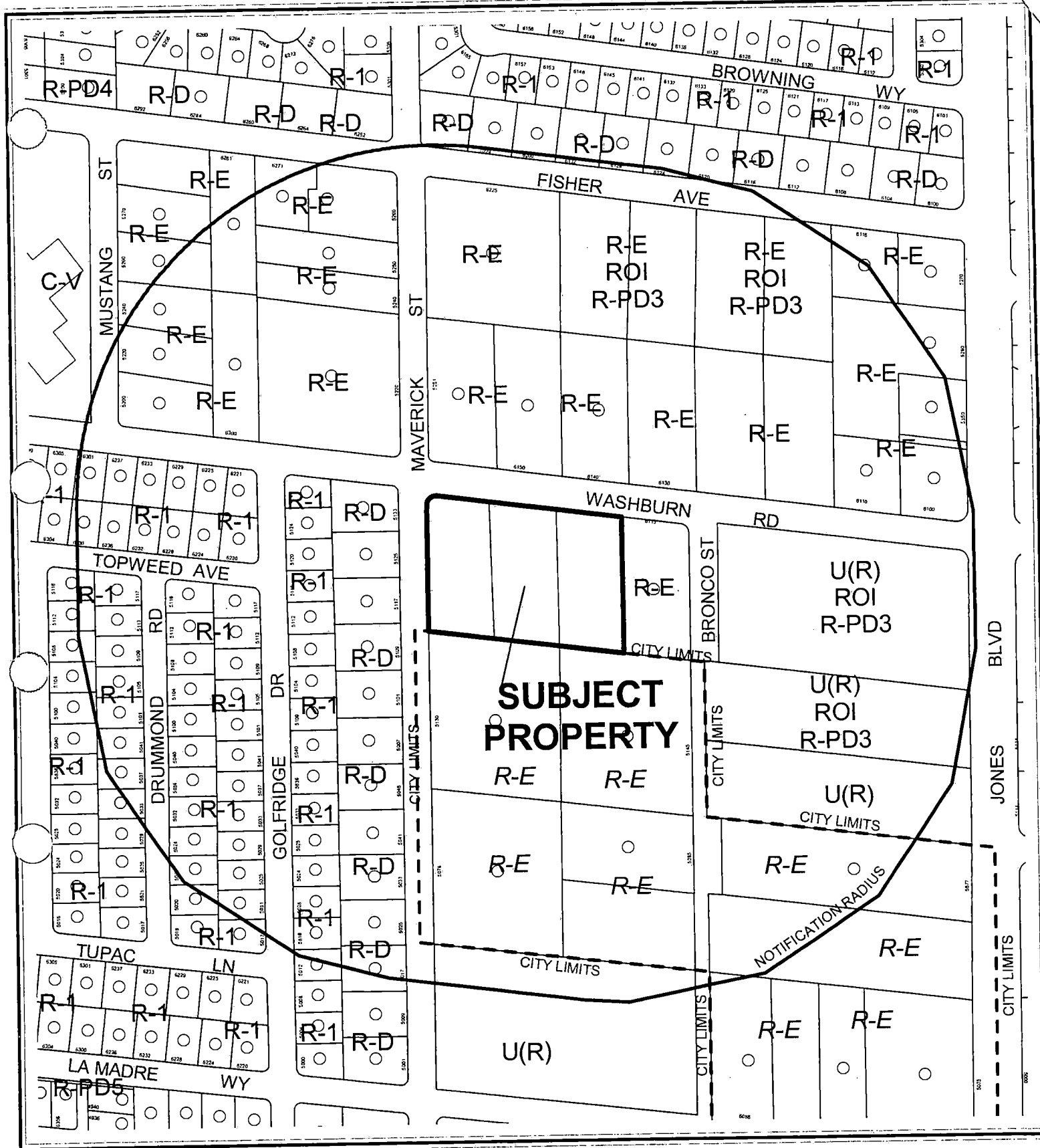
Public Works

6. Petition of Vacation, VAC-4068, that includes the southern most 10 feet of Washburn Road must record prior to the recordation of a Final Map for this site.
7. Construct half-street improvements including appropriate overpaving on Washburn Road and Maverick 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. 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).
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 53 – ZON-4066

CONDITIONS:

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



CASE: ZON-4066

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

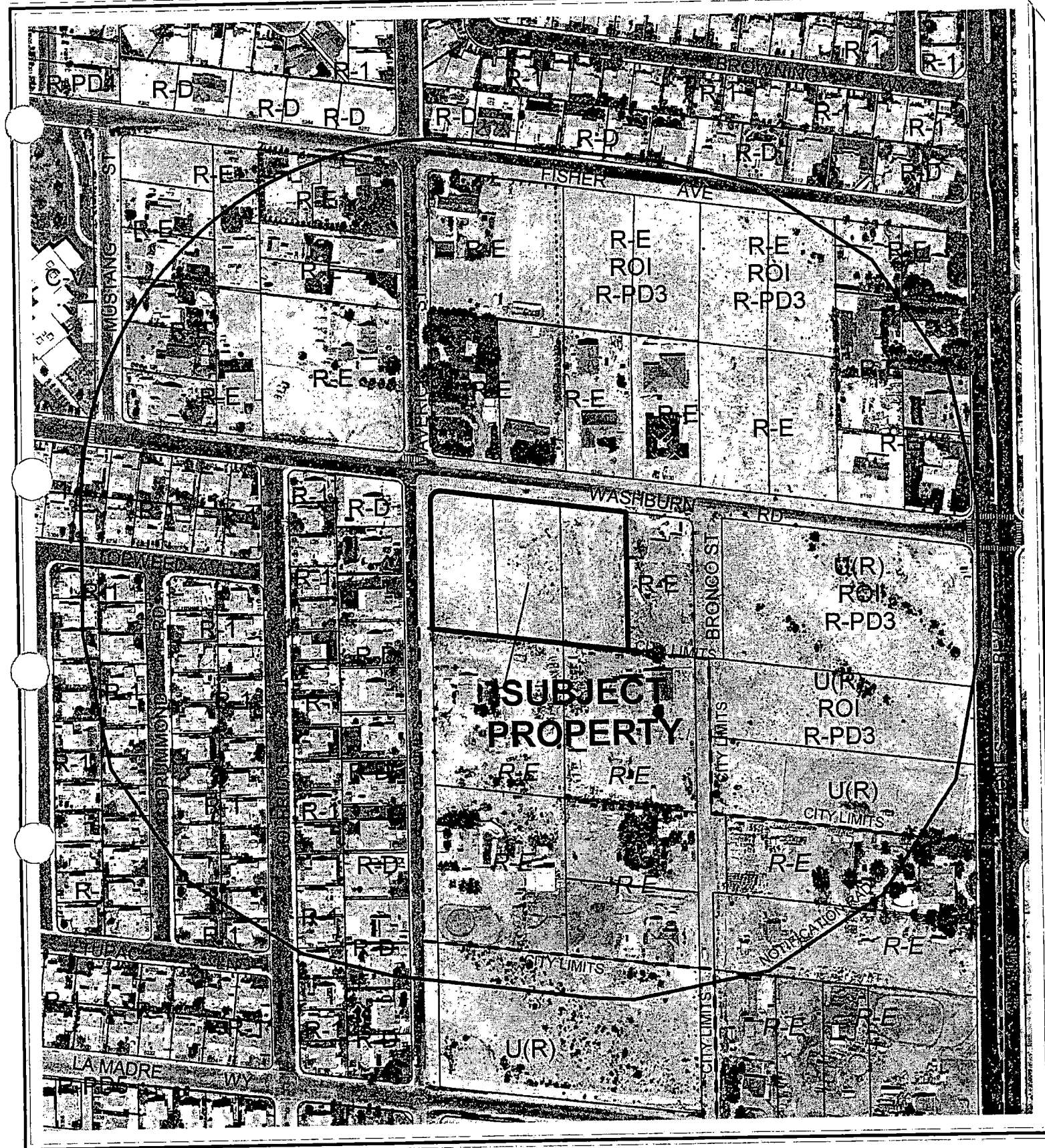
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED)

0 200 400 Feet





CASE: ZON-4066

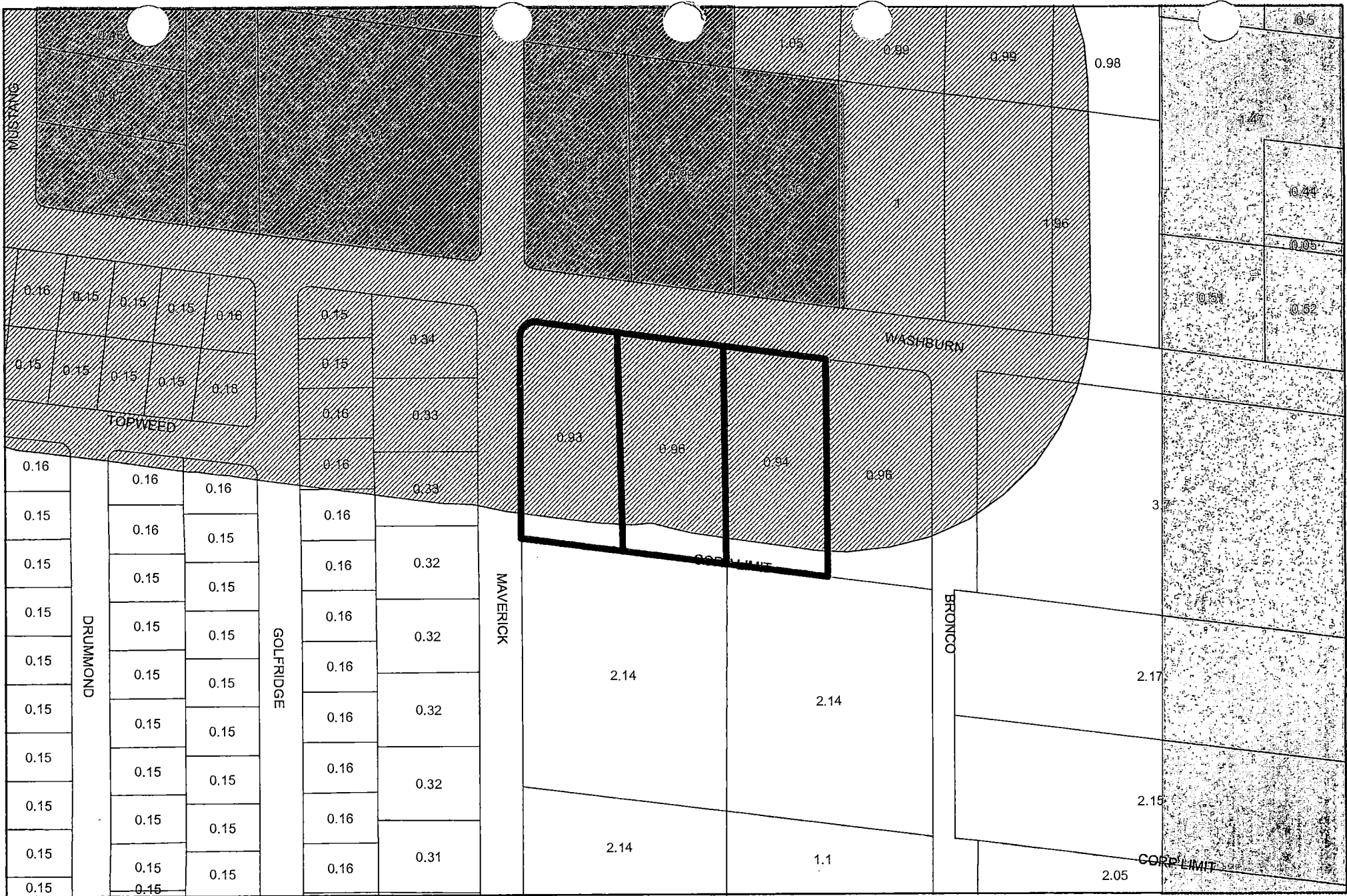
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4066 – APPLICANT/OWNER: TREASURE LAND
DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A resolution of intent with a two-year time limit.
2. The developer shall record a deed restriction on all lots limiting the height of any structures to one-story.
3. This property shall be limited to a total of six developable residential lots, as shown on the site plans submitted with this rezoning request.
4. All lots shall have a minimum net lot size of 18,500 square feet.
5. No CC&R's shall restrict the keeping of horses.

Public Works

6. Petition of Vacation, VAC-4068, that includes the southern most 10 feet of Washburn Road must record prior to the recordation of a Final Map for this site.
7. Construct half-street improvements including appropriate overpaving on Washburn Road and Maverick 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. 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).
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct

ZON-4066 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning (ZON-4066) to R-D (Single Family Residential – Restricted). A Special Use Permit (SUP-4128) for private streets and a Petition to vacate (VAC-4068) the south 10 feet of Washburn Road, between Maverick Street and Bronco Lane were filed as companion items.

B) Applicant's Justification

The applicant's justification letter states that the requested rezoning is consistent with the surrounding existing development, and future development previously approved in the area.

BACKGROUND INFORMATION

A) Previous Actions

12/17/03 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (ZON-2918) to R-D (Single Family Residential – Restricted) and a Vacation (VAC-2920) of the south 10 feet of Washburn Road. The Planning Commission and staff recommended approval on October 9, 2003.

B) Pre-Application Meeting

02/18/04 The pre-application meeting addressed concerns over the density levels and the developer's best attempts to do R-E (Residence Estates) on the subject property due to the previous action withdrawn at City Council.

C) Neighborhood Meetings

A neighborhood meeting is not required by this rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.93

ZON-4066 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

B) Existing Land Use

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

C) Planned Land Use

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential)
East: R (Rural Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North: R-E (Residence Estates)
South: Clark County
East: R-E (Residence Estates)
West: R-D (Single Family Residential – Restricted)

E) General Plan Compliance

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

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

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within the City of Las Vegas and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre.

ZON-4066 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

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
Minimum Lot Size	11,000 Feet	18,500	Y
Minimum Lot Width	90 Feet	90 Feet	Y
Minimum Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	30 Feet	30 Feet	Y
Max. Lot Coverage	50 %	50%	Y
Maximum Building Height	Two Stories / 35 Feet	Two Stories / 35 Feet	Y

The proposed development will meet all of the development standards for R-D (Single Family Residential – Restricted) as listed in Title 19.08.

B) General Analysis and Discussion

The proposed R-D (Single Family Residential – Restricted) zoning district will allow the development of single family residential dwellings at a maximum of 3.0 dwelling units per gross acre. The site plan submitted by the applicant depicts 6 lots, or approximately 2.08 dwelling units per gross acre. The layout will meet all of the development standards for the corresponding zoning district and will be compatible with the surrounding area.

FINDINGS

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

1. “The proposal conforms to the General Plan.”

The Centennial Hills General Plan designates this site as R (Rural Density Residential). The R (Rural Density Residential) category allows a maximum of 3.5 dwelling units per gross acre. The proposed R-D (Single Family Residential – Restricted) zoning district would allow 3.0 dwelling units per acre and as such is in conformance with the general plan.

ZON-4066 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

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 surrounding properties are all developed with single-family residential dwellings ranging from R-D (Single Family Residential – Restricted) to R-E (Residence Estates). The proposed R-D (Single Family Residential – Restricted) zoning district will allow similar density levels and uses.

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

This property has remained undeveloped in the midst of tremendous growth in the area. It has already been determined that the site is appropriate residential development along the lines of that allowed with the R-D (Single Family Residential – Restricted) zoning district.

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

Washburn Avenue adequately serves the site to the north and Maverick Street to the west.

NOTICES MAILED 124 [Mailed with SUP-4128]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4066** APN: 125-35-701-001, 002, 003

Name of Property Owner: Treasure Land Dev. Co., LLC

Name of Applicant: Treasure Land Dev. Co., LLC

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

 Yes

 X No

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner/Authorized Agent: [Signature]

Print Name: NABIL SAHLANT (CEM)

Subscribed and sworn before me

This 5 day of March, 2004

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

SHARON CALLOWAY, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires Oct. 17, 2005

ABBREVIATIONS			
CE	COMMON ENTITY	PROP	PROPOSED
LEE	UNITED COMMON ENTITY	P/W	PROPERTY LINE
TE	TRASH ENCLOSURE	N/O	NORTH-OF-WAY
MO	HANDICAPPED	R/S	RIGHT-OF-WAY
FM	FIRE HYDRANT	WM	WATER METER
TYP	TYPE	WM	WATER VALVE
EE	ELECTRICAL	STLY	STREET LIGHT
WTS	NOT TO SCALE	EXP	EDGE OF PAVEMENT
WH	WATER	SW	SIDEWALK
SB	SEWARIARY SEWER	N	NADIR
DOC	BACK-OF-CURB	sq	SQUARE FEET
L	LENGTH	AC	ACRE

LOT INFORMATION

CURRENT ZONING U(1) OVERDEVELOPED/UNLAWFUL
PROPOSED ZONING R-3 SINGLE FAMILY RESIDENTIAL-RESTRICTED
ORDER ADDRESS 5-8 SINGLE FAMILY RESIDENTIAL-RESTRICTED
NET ACRES 0.83 ACRES
PROPOSED NUMBER OF LOTS 8 LOTS
MINIMUM SQUARE FOOTAGE PER LOT (NET) 18,500 SQ
MAXIMUM SQUARE FOOTAGE PER LOT (NET) 25,000 SQ
AVERAGE SQUARE FOOTAGE PER LOT (NET) 18,170 SQ

CERTAIN REQUIREMENTS

PROPOSED DENSITY (NET) 8.08 DU/AC/RE (NET)
PROPOSED DENSITY (GROSS) 8.08 DU/AC/RE (GROSS)
MINIMUM ALLOWABLE LOT (R-3) 3.8 DU/AC/RE

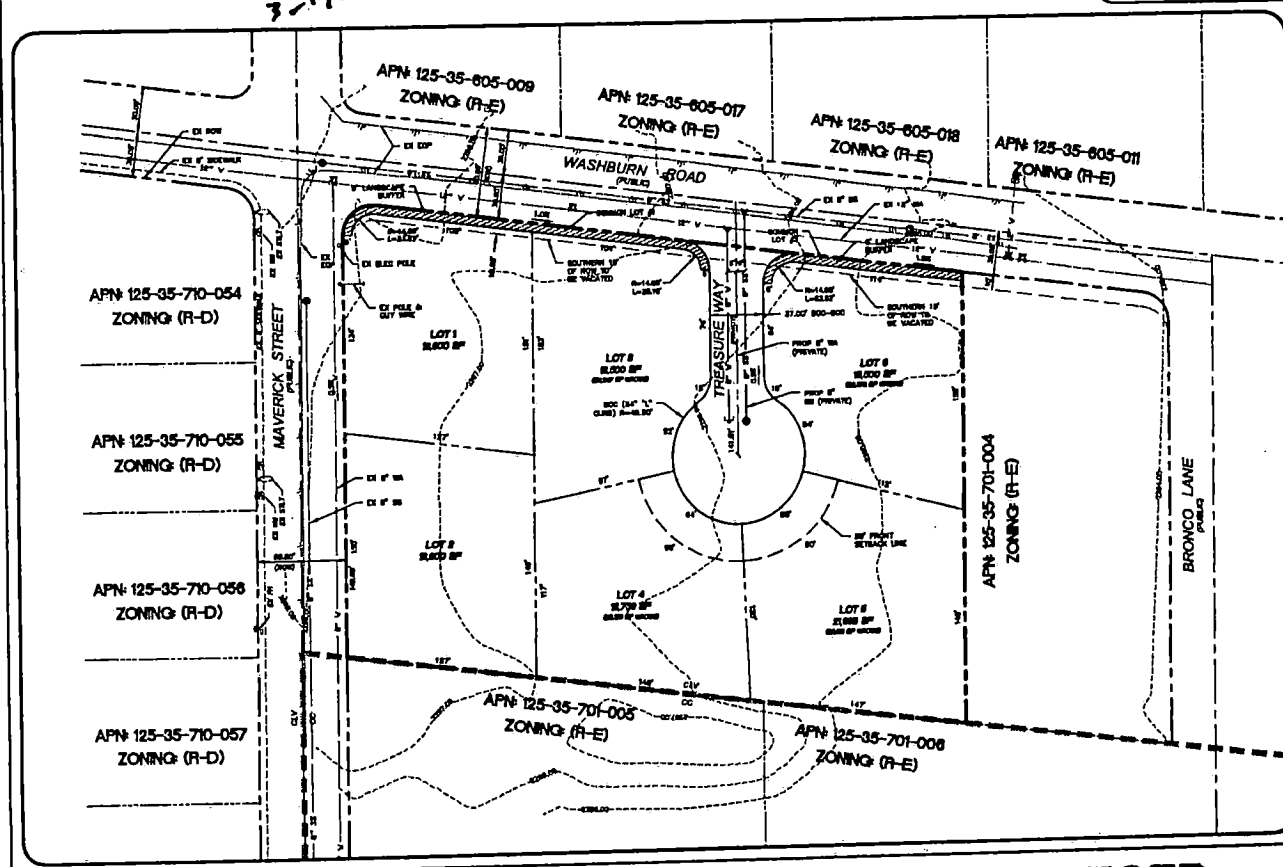
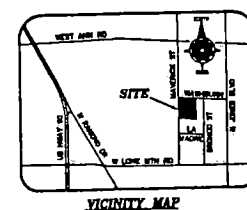
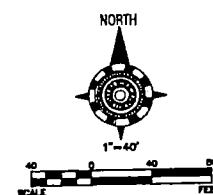
PAVING REQUIREMENTS

PAVING PROVIDED PER LOT 8 SPACES

MINIMUM SETBACK REQUIREMENTS

FRONT 30'
SIDE (WIDENED) 10'
SIDE (CORNER) 15'
REAR 30'

NOT TO SCALE



OWNER/DEVELOPER

BARIL, BARILE, GROUP EXECUTIVE MANAGER
WHEELING LAND DEVELOPMENT COMPANY, LLC
2777 KANSASVILLE RD. #3
EVANSTON HEIGHTS, OHIO 44120-2268
PHONE: (419) 832-9938

ASSESSOR'S PARCEL NUMBER

130-38-701-001
130-38-701-002
130-38-701-003

FLOOD ZONES

THIS SITE IS LOCATED IN ZONE X PER FEMA MAP 22002SD001C
EFFECTIVE SEPTEMBER 27, 2004. ZONE X IS DETERMINED TO BE
OUTSIDE 500-YEAR FLOODPLAIN.

LEGAL DESCRIPTION

THE NORTH EAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER
(NE 1/4) OF THE SECTION 36, TOWNSHIP 36 NORTH, RANGE 10
WEST, COUNTY OF PULASKI, MISSOURI, MAP FILE NO. PAGE 4, CLARK
COUNTY RECORDS, NEVADA.

1.63 ACROSS ACROSS

ENGINEER'S NOTES

- THIS SITE IS LOCATED IN ZONE X PER FEMA MAP 22002SD001C
EFFECTIVE SEPTEMBER 27, 2004. ZONE X IS DETERMINED TO BE
OUTSIDE 500-YEAR FLOODPLAIN.
- POINT OF CONNECTION FOR WATER SERVICE IS LOCATED ALONG
WASHBURN ROAD BY EXTENDING THE EXISTING 8" WATER MAIN AT
THE NORTH SIDE OF THE PROJECT BOUNDARY.
- POINT OF CONNECTION FOR SANITARY SERVICE IS LOCATED ALONG
WASHBURN ROAD BY EXTENDING THE EXISTING 8" WATER MAIN AT THE
NORTH SIDE OF THE PROJECT BOUNDARY.
- THERE ARE NO PROTECTIVE COORDINATES OR BEEF RECEPTIONS ON
THIS PROPERTY.
- THERE ARE NO NEW FIELDS OR FENCES, OR ANY OTHER STRUCTURE
TO ANY FIELDS AT OR ABOUT THE LOCATION OF THIS TENTATIVE
MAP.

- ALL DRAINAGE IS OF A DEPTH OF 1/8" OR MORE.
- ALL IMPROVEMENTS SHALL CONFORM TO CITY OF LAS VEGAS
STANDARDS.
- UTILITY EXISTENCES TO BE DEDICATED TO THEIR RESPECTIVE
AGENCIES.
- UTILITY SERVICES TO BE PROVIDED BY:
CITY OF LAS VEGAS
CITY COMMUNITY TOWNSHIP LAS VEGAS WATER DISTRICT
SUNBELT POWER COMPANY
SUNBELT GAS
SUNBELT GAS
- EXISTING AREAS SHALL BE MAINTAINED BY A LANDSCAPE
TO MAINTAIN THE APPEARANCE (LMA).

LEGEND

EXISTING CENTERLINE OF ROAD	1/2" X 1/2" W/TH	PROPOSED WATER MAIN	■ WATER METER (PUMP)
RIGHT-OF-WAY	1/2" X 1/2" W/TH	PROPOSED SANITARY MAIN	■ WATER METER (C)
WATER SERVICE	1/2" X 1/2" W/TH	EXISTING WATER MAIN	■ WATER METER (C)
BOUNDARY LINE (ADJACENT)	1/2" X 1/2" W/TH	EXISTING WATER MAIN	■ WATER VALVE (PUMP)
BOUNDARY LINE (ADJACENT)	1/2" X 1/2" W/TH	PROPOSED SLOVER MAIN	■ WATER VALVE (C)
LANDSCAPE BUFFER BOUNDARY	1/2" X 1/2" W/TH	PROPOSED SLOVER MAIN	■ WATER VALVE (C)
LANDSCAPE BUFFER BOUNDARY	1/2" X 1/2" W/TH	UNPAVED PARKING	■ WATER VALVE (C)
EDGE OF PAVEMENT (C)	1/2" X 1/2" W/TH	BOAT VESSELITY ZONE	■ GLOWOFF VALVE (PUMP)
BARRETT PAVEMENT	1/2" X 1/2" W/TH	NO CHURN/NO/ADDS	■ GLOWOFF VALVE (C)
EXISTING 1" X 1/2" CHURN CENTER	1/2" X 1/2" W/TH	COMMON LOT	■ SEVERE HAZARDOUS (PUMP)
EXISTING 1" X 1/2" CHURN CENTER	1/2" X 1/2" W/TH	VACATION EXISTENT	■ SEVERE HAZARDOUS (C)
GRADE & DIRECTION (PUMP)	1/2" X 1/2" W/TH		■ FIRE HYDRANT (PUMP)
GRADE & DIRECTION (C)	1/2" X 1/2" W/TH		■ STREET LIGHT (C)

TYPICAL 60' STREET CROWN (WASHBURN)

NOT TO SCALE

REZONING/VACATION SUBMITTAL #2 03/17/04

WFOHS NO. 1450071
 DECISION ADJ.
 DATE 03/09/84
 SCALE 240 RND
 CAD FILE BP 207

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OPMENT
VERICK ST.

TREASURE LAND DEVELOPMENT
1000 WASHBURN RD. & MAIN ST.

5
SHEET
SF
1 of 1 SHEETS

REVISED
3.17.04

ZON-4066
4-22-04 PC



ZON-4066 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY
COMPANY
SOUTHEAST CORNER OF WASHBURN ROAD AND MAVERICK STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 53 [ZON-4066] for all related discussion.

(9:43 – 9:51)

3-1201

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 54 – SUP-4128

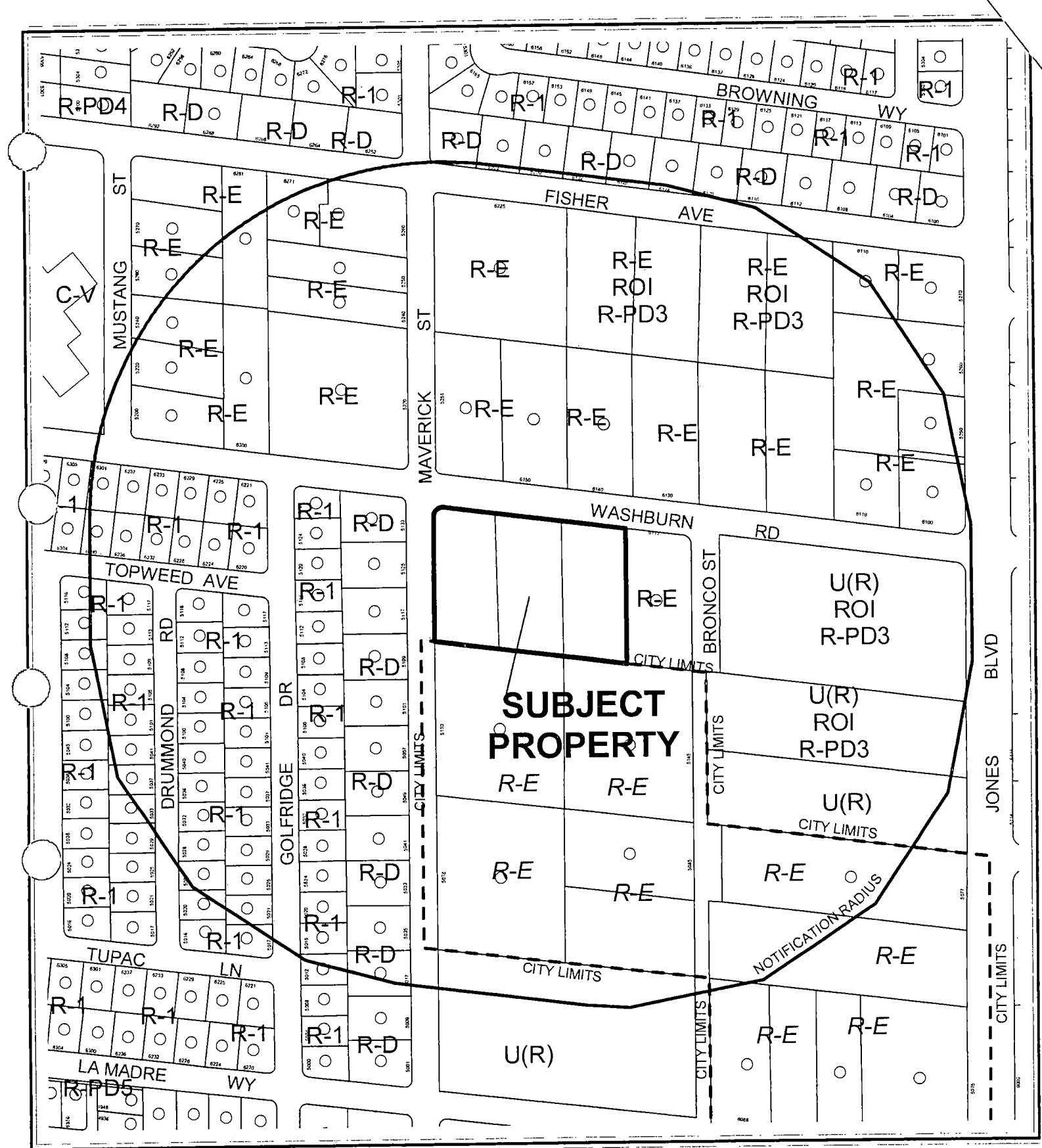
CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4066).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Private streets shall be common lots that are offered as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowner's Association.
6. 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.
7. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4066 and all other subsequent site-related actions.



CASE: SUP-4128

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4128 - APPLICANT/OWNER: TREASURE LAND
DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4066).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Private streets shall be common lots that are offered as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowner's Association.
6. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
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8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4066 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit (SUP-4128) for private streets. A Rezoning (ZON-4066) to R-D (Single Family Residential – Restricted) and a Petition to vacate (VAC-4068) the south 10 feet of Washburn Road, between Maverick Street and Bronco Lane were filed as companion items.

B) Applicant's Justification

The applicant's justification letter states that the private streets will allow for an increase in lot sizes to get them as close to the 20,000 square foot minimum that is required by the R-E (Residence Estates) zoning districts adjacent to the east and north.

BACKGROUND INFORMATION

A) Previous Actions

12/17/03 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (ZON-2918) to R-D (Single Family Residential – Restricted) and a Vacation (VAC-2920) of the south 10 feet of Washburn Road. The Planning Commission and staff recommended approval on October 9, 2003.

B) Pre-Application Meeting

02/18/04 The pre-application meeting addressed concerns over the density levels and the developer's best attempts to do R-E (Residence Estates) on the subject property due to the previous action withdrawn at City Council.

C) Neighborhood Meetings

A neighborhood meeting is not required by this rezoning application.

DETAILS OF APPLICATION REQUEST

B) Existing Land Use

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

C) Planned Land Use

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential)
East: R (Rural Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) [R (Rural Density Residential) General Plan
Designation]
North: R-E (Residence Estates)
South: Clark County
East: R-E (Residence Estates)
West: R-D (Single Family Residential – Restricted)

E) General Plan Compliance

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

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

SUP-4128 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within the City of Las Vegas and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre.

ANALYSIS

A) General Analysis and Discussion

- Zoning

The proposed 6-lot residential development with private streets is a permitted use in the proposed R-D (Single Family Residential - Restricted) zoning district with the approval of a Special Use Permit.

- Use

The proposed 37-foot wide private streets are intended to serve four of the lots within a 6-lot residential community.

- Conditions

Title 19.04.050 lists several base conditions, which are required for the approval of a Special Use Permit for Private Streets. The following is a list of the base conditions; requirements indicated by an asterisk may not be waived:

1. Unless otherwise approved, every private street shall conform to the same design and construction standards required for public streets.
2. The Planning Commission may deny the creation of any other private street if, in the Commission's judgment, the private street would have any of the following effects:
 - a. Negatively affect traffic circulation on public streets;
 - b. Impair access to property either on-site or off-site to the subdivision;
 - c. Impair access to or from public facilities including schools, parks and libraries; or
 - d. Delay the response time of emergency vehicles.
- *3. A property owners' association is mandatory for subdivisions developed with private streets. The association is responsible for the maintenance of private streets.

SUP-4128 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

- *4. Private streets shall be constructed on property separately owned by a property owners' association.
- 5. The entrances to all private streets must be marked with a sign stating that it is a private street. The subdivision must ensure access to the subdivision by the City or emergency services.
- 6. All restricted access entrances must be designed with sufficient turn-around space.
- *7. All legal subdivision documentation shall note that certain City services will not be provided on private streets.

The proposal meets these base conditions of approval.

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 private streets will not negatively affect the public streets or access to the subdivision. In addition, the private streets will not impair access to or from public facilities, nor delay the response time of emergency vehicles.

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

The subject site is suitable for a proposed thirty-seven foot (37') wide private street within the proposed 6-lot residential subdivision.

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 applicant is proposing thirty-seven foot (37') wide private streets. Ingress and egress of the proposed private street will be via Washburn Avenue, a 60-foot wide local collector street, which provides adequate access to the site.

SUP-4128 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

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

The proposed private streets will be subject to inspections for compliance to Title 18 (Subdivision Ordinance) requirements and to City design standards and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NOTICES MAILED 124 [Mailed with ZON-4066]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4128** APN: 125-35-701-001, 002, 003

Name of Property Owner: Treasure Land Dev. Co., LLC

Name of Applicant: Treasure Land Dev. Co., LLC

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

 Yes

 X No

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner/Authorized Agent: [Signature]

Print Name: NABIL SAHLATI (CKM)

Subscribed and sworn before me

This 5 day of March, 2004

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

SHARON CALLOWAY, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires Oct. 17, 2005

1001



SUP-4128 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY
COMPANY
SOUTHEAST CORNER OF WASHBURN ROAD AND MAVERICK STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

SET DATE: 05/05/04

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 53 [ZON-4066] for all related discussion.

(9:43 – 9:51)

3-1201

CONDITIONS:

1. This Vacation shall include the southern most 10 feet of Washburn Road between Maverick Street and Bronco Lane and shall be modified to retain 15 foot radius corners on the southeast corner of Maverick Street and Washburn Road and the southwest corner of Bronco Lane and Washburn Road.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 55 – VAC-4068

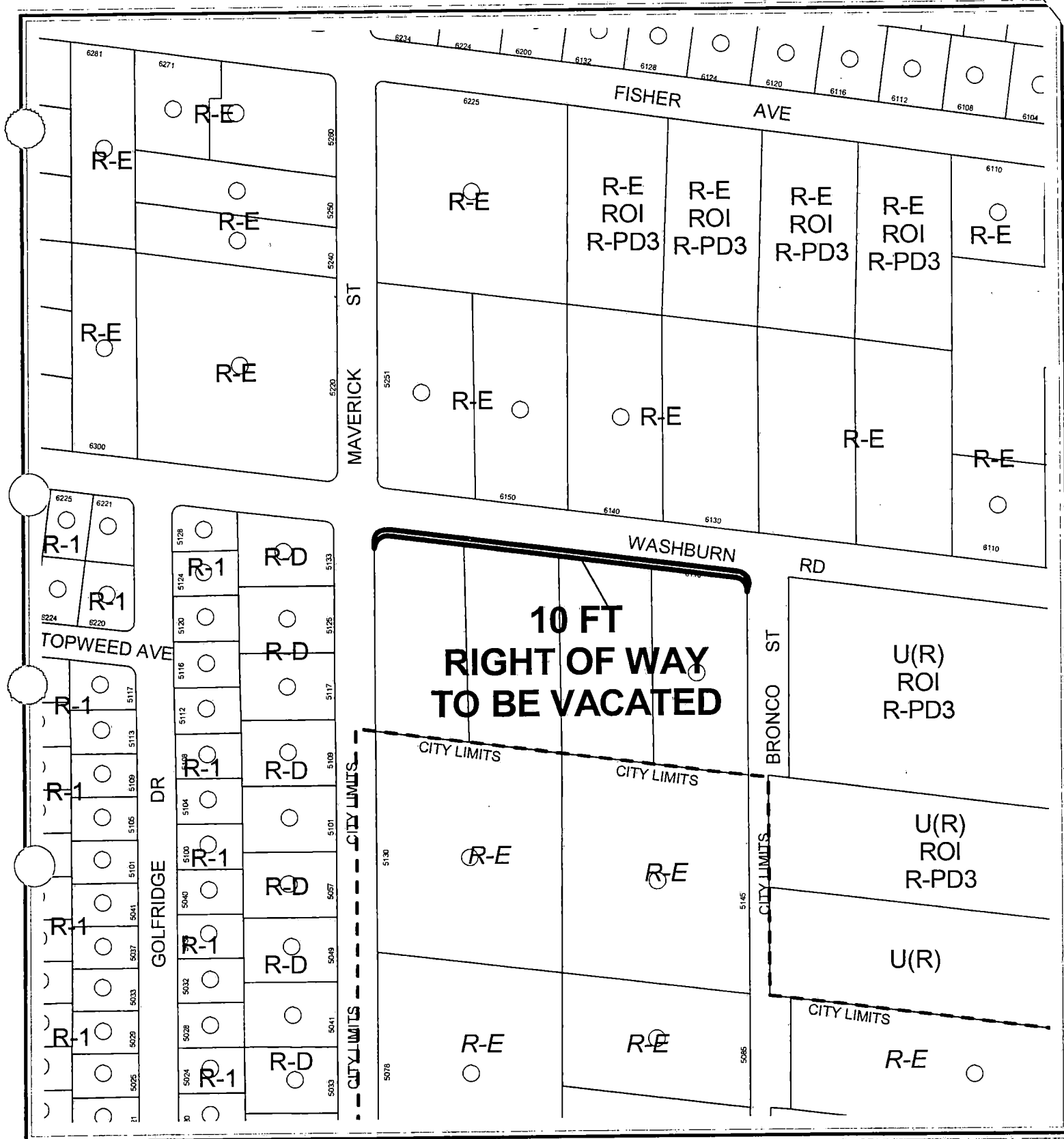
CONDITIONS – Continued:

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Rezoning Application ZON-4066 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.
3. Development of this site shall comply with all applicable conditions of approval of Rezoning application ZON-4066, Special Use Permit SUP-4128 and all other applicable site related actions.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 55 – VAC-4068

CONDITIONS – Continued:

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



0 100 200 Feet

CASE: VAC-4068

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]





0 100 200 Feet



CASE: VAC-4068

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-4068 - APPLICANT/OWNER: TREASURE LAND
DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Vacation shall include the southern most 10 feet of Washburn Road between Maverick Street and Bronco Lane and shall be modified to retain 15 foot radius corners on the southeast corner of Maverick Street and Washburn Road and the southwest corner of Bronco Lane and Washburn Road.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Rezoning Application ZON-4066 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.
3. Development of this site shall comply with all applicable conditions of approval of Rezoning application ZON-4066, Special Use Permit SUP-4128 and all other applicable site related actions.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application

VAC-4068 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate the south 10 feet of Washburn Road, between Maverick Street and Bronco Lane. A Rezoning (ZON-4066) to R-D (Single Family Residential – Restricted) and a Special Use Permit (SUP-4128) for private streets were filed as companion items.

B) Applicant's Justification

The applicant's justification letter indicates this vacation will create a consistent dedication along Washburn Road in this area.

BACKGROUND INFORMATION

A) Previous Actions

12/17/03 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (ZON-2918) to R-D (Single Family Residential – Restricted) and a Vacation (VAC-2920) of the south 10 feet of Washburn Road. The Planning Commission and staff recommended approval on October 9, 2003.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public right-of-way located in the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 35, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the south 10 feet of Washburn Road because it is no longer needed in its current configuration and it will allow for development of the single-family subdivision on this site. This will also result in a uniform right-of-way width for this segment of Washburn Road. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

VAC-4068 - Staff Report Page Two
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B) Public Works discussion

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

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will make Washburn Road a uniform right-of-way width of 60-feet in this area.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the adjacent properties are also at 30 foot half street widths.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes, as it is a 40 foot half street width at this location.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Rezoning application ZON-4066 and Special Use Permit (SUP-4128).*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-4068** APN: 125-35-701-001, 002, 003

Name of Property Owner: Treasure Land Dev. Co., LLC

Name of Applicant: Treasure Land Dev. Co., LLC

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

 Yes X No

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner/Authorized Agent: [Signature] CEM

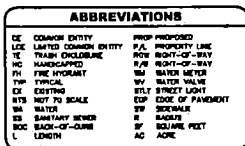
Print Name: NABIA SAHADI (CEM)

Subscribed and sworn before me

This 5 day of March, 2004
[Signature]
Notary Public in and for said County and State

SHARON CALLOWAY, Notary Public
Ohio, Cuyahoga County
My Commission Expires Oct. 17, 2005

A RESIDENTIAL SUBDIVISION



ABBREVIATIONS			
CE	COMMON ENTITY	PROP	PROPOSED
LCE	LIMITED COMMON ENTITY	P/L	PROPERTY LINE
TC	TRAIN ENCLOSURE	R/W	RIGHT-OF-WAY
HC	HANDICAPPED	R/W	RIGHT-OF-WAY
PH	PIE HYDRANT	W	WATER METER
TP	TYPICAL	W	WATER VALVE
CE	EXISTING	STLY	STREET LIGHT
NFS	NOT TO SCALE	EOP	EDGE OF PAVEMENT
WA	WATER	SW	SEWERMAIN
ES	SANITARY SEWER	R	RADIUS
B/C	BACK-OF-CURB	SF	SQUARE FEET
L	LENGTH	ACRE	ACRE

LOT INFORMATION

CURRENT ZONING	U(1)	UNDEVELOPED/RURAL
PROPOSED ZONING	R-0	SINGLE FAMILY RESIDENTIAL-RETRACTED
GROSS ACREAGE		2.91 ACRES
NET ACREAGE		2.88 ACRES
PROPOSED NUMBER OF LOTS		8 LOTS
MINIMUM SQUARE FOOTAGE PER LOT (NET)		18,300 SF
MINIMUM SQUARE FOOTAGE PER LOT (GROSS)		21,063 SF
AVERAGE SQUARE FOOTAGE PER LOT (NET)		18,170 SF

DENSITY REQUIREMENTS

PROPOSED DENSITY (NET)	2.08 DU/ACRE
PROPOSED DENSITY (GROSS)	2.06 DU/ACRE (MINUS)
WADSWORTH ALLOWABLE DENSITY (R-0)	3.0 DU/ACRE

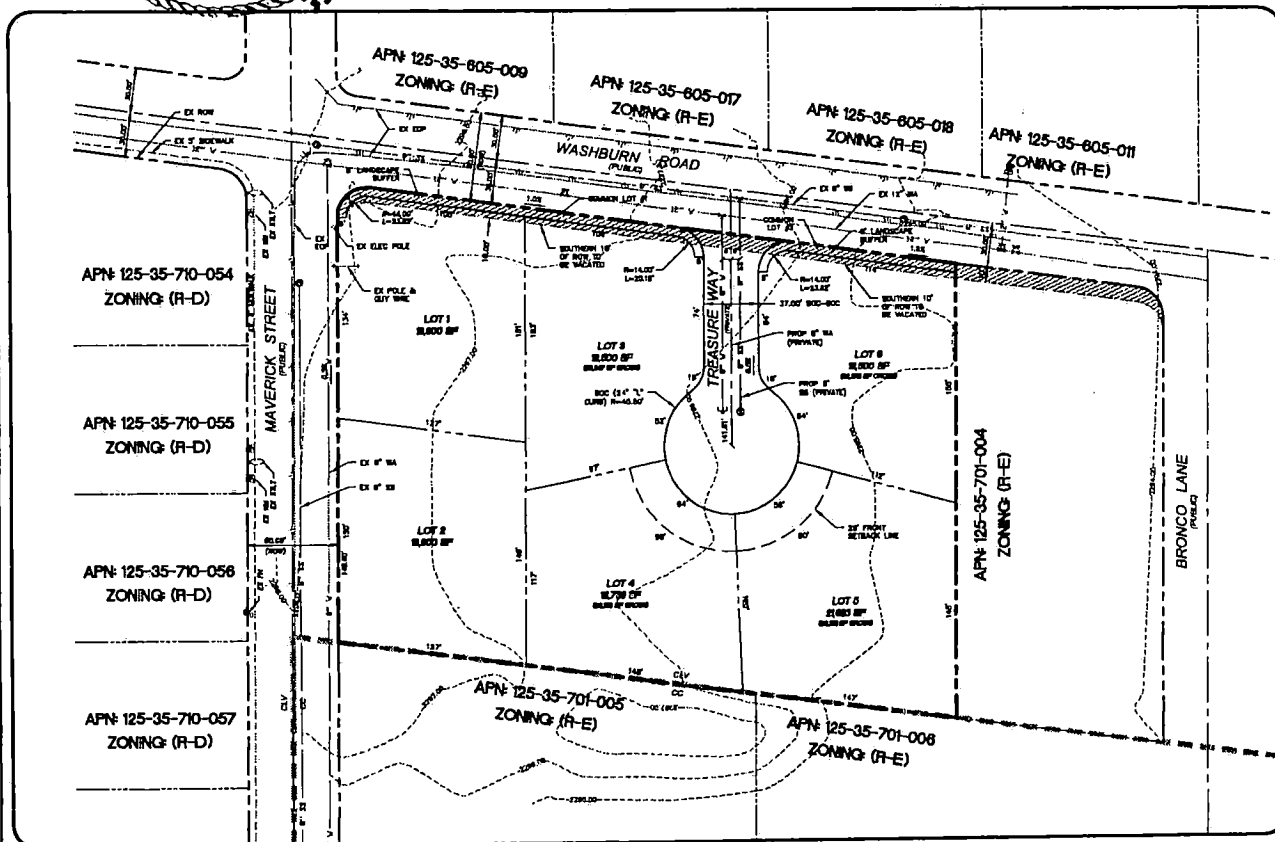
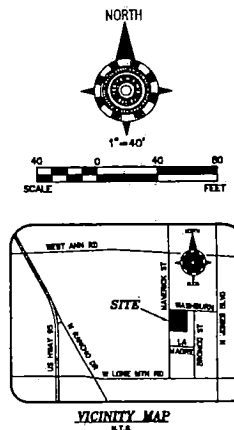
PARKING REQUIREMENTS

PARKING PROVIDED PER LOT	3 SPACES

MINIMUM YARD setback REQUIREMENTS

FRONT	35'
SIDE (INTERIOR)	10'
SIDE (CORNER)	15'
REAR	30'

NOT TO SCALE



OWNER/DEVELOPER

HARVE SARANKE, CHIEF EXECUTIVE MANAGER
NATIONAL LAND DEVELOPMENT COMPANY, LLC
2177 HAWKINS RD.
CLEVELAND HEIGHTS, OHIO 44109-3599
PHONE: (216) 833-9728

THIS SITE IS LOCATED IN ZONE S FOR FIRM MAP #2010-00188-01
EFFECTIVE SEPTEMBER 27, 2002. ZONE S IS DETERMINED TO BE
OUTSIDE 80'-YEAR FLOODPLAIN.

FLOOD ZONES

LEGAL DESCRIPTION

THE NORTH EAST QUARTER ONE (1/4) OF THE SOUTHEAST QUARTER
(SE 1/4) OF THE SECTION 3A, TOWNSHIP 19 NORTH, RANGE 30
EAST 83RD., AS PER PARCEL MAP FILE 30, PAGE 3, CLARK
COUNTY RECORD, NEVADA.

EAS CROSS ADDRESS

ASSESSOR'S PARCEL NUMBER

125-30-701-001
125-30-701-002
125-30-701-003

ENGINEER'S NOTES

1. THIS SITE IS LOCATED IN ZONE S FOR FIRM MAP #2010-00188-01 EFFECTIVE SEPTEMBER 27, 2002. ZONE S IS DETERMINED TO BE OUTSIDE 80'-YEAR FLOODPLAIN.
2. POINT OF CONNECTION FOR WATER SERVICE IS LOCATED ALONG WASHBURN ROAD BY TAPPING THE EXISTING 12" WATER MAIN LINE AT THE SEVER MANSION OF THE PROJECT BOUNDARY.
3. POINT OF CONNECTION FOR SANITARY SEWER IS LOCATED ALONG WASHBURN ROAD BY TAPPING THE EXISTING 8" SEWER MAIN AT THE SEVER MANSION OF THE PROJECT BOUNDARY.
4. THERE ARE NO PROTECTIVE COVENANTS OR DEED RESTRICTIONS ON THIS PROPERTY.
5. THERE ARE NO KNOWN FAULTS OR PRESSURES, OR ANY STRABRICKS TO ANY FAULTS AT OR ABOUT THE LOCATION OF THE TENTATIVE MAP.
6. ALL UNDERWATERS IS OF A DEPTH OF 25' OR MORE.
7. ALL IMPROVEMENTS SHALL CONFORM TO CITY OF LAS VEGAS STANDARDS.
8. UTILITY EASEMENTS TO BE DEDICATED TO THEIR RESPECTIVE AGENCIES.
9. UTILITY SERVICES TO BE PROVIDED BY:
CITY OF LAS VEGAS
COSMOPOLITAN LAS VEGAS VALLEY WATER DISTRICT
NEVADA POWER COMPANY
CLARK COUNTY DISPOSAL
SOUTHWEST GAS
10. LANDSCAPE AREAS SHALL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION (LMA).

LEGEND

- - - - -	EXISTING CENTERLINE OF ROAD	NEW 6" ST	PROPOSED SEWER MAIN	[Symbol]	WATER METER (PROP)
- - - - -	RIGHT-OF-WAY	NEW 8" ST	PROPOSED WATER MAIN	[Symbol]	WATER METER (EX)
- - - - -	SITE BOUNDARY	NEW 12" ST	EXISTING WATER MAIN	[Symbol]	WATER METER (EX)
- - - - -	BOUNDARY LINE (ADJACENT)	NEW 16" ST	EXISTING SEWER MAIN	[Symbol]	WATER VALVE (PROP)
- - - - -	C/O/LY BOUNDARY		PROPOSED BLOCK WALL	[Symbol]	WATER VALVE (EX)
- - - - -	LANDSCAPE SHADING BOUNDARY		MANGROVED PARKING	[Symbol]	WATER VALVE (EX)
- - - - -	VACATION EASEMENT BOUNDARY		HOOT VEHICULARITY FLOOR	[Symbol]	BLOSSOM VALVE (PROP)
- - - - -	EDGE OF PAVEMENT (EX)		HC OVERLAY/ACCESS	[Symbol]	SEWER VALVE (EX)
- - - - -	SUBSOIL PAVEMENT		COMMON LOT	[Symbol]	SEWER MANHOLE (EX)
- - - - -	EXISTING 6" EX GRADE CONTOUR		VACATION EASEMENT	[Symbol]	FIRE HYDRANT (PROP)
- - - - -	EXISTING 12" EX GRADE CONTOUR			[Symbol]	STREET LIGHT (EX)
- - - - -	EXISTING 6" EX GRADE CONTOUR			[Symbol]	
- - - - -	GRADE & DIRECTION (PROP)			[Symbol]	
- - - - -	GRADE & DIRECTION (EX)			[Symbol]	

TYPICAL 80' STREET SECTION (WASHBURN)

NOT TO SCALE

REVISED
3-18-04

VAC-4068
4-22-04 PC



VAC-4068 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY

WASHBURN ROAD BETWEEN MAVERICK STREET AND BRONCO LANE

APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **EVANS** abstaining, even though he has no financial interest, but his office leases space from the applicant **TRUESDELL** and **McSWAIN** excused

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

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 56 [ZON-4082], Item 57 [VAR-4251], Item 58 [SDR-4086], Item 59 [SUP-4089] and Item 60 [SUP-4090].

KYLE WALTON, Planning and Development Department, explained that the current land use designation for the entire site is S-C (Service Commercial). The requested C-1 (Limited Commercial) is in keeping with the land use and therefore staff recommended approval. The

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

Variance is in regards to the height of the tower in relationship to the residential to the north and northwest of this site. The smallest building is 296 feet tall and according to standards should be 880 square feet from the property to the closest residential. The plan shows it to be 640 feet. The 136 foot tall office building will replace an existing building to the north. This building should be 408 feet away from residential, but the plan shows it to be 240 feet. The development as currently designed, is similar to the bank building across the street. The intersection of Rancho Drive and US95 has already taller buildings. Therefore, staff feels that although these buildings exceed what is allowed for adjacency for residential uses, they are supported by current development in the area. Staff recommended approval of the Variance, as well as the site plan being that the development is in keeping with the commercial development occurring in this area. The applicant will provide an over abundance of landscaping and setbacks as necessary.

Regarding the Special Use Permits, MR. WALTON indicated that they are for the two restaurants that will take the place of the existing gas station at the intersection of Rancho Drive and Sahara Avenue. These uses are appropriate at this location as there are other restaurants in the area. Therefore, staff recommended approval.

ATTORNEY EARL MUNZIE, 1500 Foremaster, appeared on behalf of the applicant together with DR. STEINBERG, 8916 Blairs Club Drive, and DR. CARMINA.

CURTIS HORTON, Keith Companies, 444 East Warm Springs Road, concurred with the conditions, but asked for clarification on some of the conditions. He pointed out that there is an existing bus stop placed as a condition of the remodeled building at the corner. He is concerned that the standard may have changed since forcing it to go down toward Sahara Avenue. He feels that the new bus stop should not be relocated at the intersection.

Secondly, an existing driveway north of that building has been there for four years. It is not an access point, but only an exit point. Because of its proximity to the existing building and the existing residences in that area, it would be difficult for the applicant to meet the development standards. He requested that the driveway remain at its location. Furthermore, he is not aware of any accidents associated with that driveway to preclude it from not functioning as it has for the last four years.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

Thirdly, MR. HORTON commented on the request to add a trail. That particular trail, though they support it, it cannot physically work in a couple of locations adjacent to the project. However, they will work with staff in areas where it can work. MR. HORTON indicated that a traffic study has been submitted. He also asked for verification on a condition requiring an occupancy permit from Nevada Department of Transportation and whether that should be an encroachment.

TODD FARLOW, 240 North 19th Street, stated that the bus stop would need to be as close to the intersection as possible. He also asked where the trail will be moved and what happened to the development that was approved in this area.

KEVIN EFROYMSON, 3901 Ashby Avenue, opposed the project because traffic will increase. A previous project for a high-rise building was denied primarily because of the traffic situation. The intersection of Sahara Avenue and Rancho Road has one of the worst traffic problems and is getting worse. The traffic will impact the residential areas to the north. He read a quote from the Rancho/Charleston Land Use Study and Strategic Plan adopted by the Planning Commission and City Council. The study area involved, not only the Scotch 80s, McNeal Estates, but encompassed this property. The study indicated that transportation, accessibility and traffic volumes are important considerations for determining land use and are probably the most significant issues facing the neighborhood within the study area. Sahara Avenue continues to be the leader in terms of daily automobile trips carrying well over 70,000 per day. Secondary roads have experienced the greatest percentage of increases in traffic. MR. EFROYMSON pointed out that the 1500 parking spaces being provided would further add to the traffic situation while accessing or exiting the proposed project.

MARK SCOTT, 1508 Kirkland Avenue, concurred with the previous speaker's comments. He pointed out that the US Bank building has traffic release with an outlet onto Sahara Avenue. However, the proposed development only has it on Rancho Drive. He lives and works in the area and uses that intersection every day, and has trouble getting out onto Rancho Drive, forcing him to go around through Sahara Avenue. With the proposed plan, having traffic come onto Rancho Drive would only create more congestion to get access onto the freeway at Sahara Avenue.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

MR. HORTON responded that it is apparent the main concern is the traffic. They have submitted an initial traffic study for this site based on the square footage for the project. A traffic signal will be installed at the entrance to the project and on Rancho Drive. In fact the poles are already there. This traffic signal will be designed in accordance and approved by the City. Significant stacking has been allowed within the site. The applicant meets the requirements of the City for the signal as well as stacking.

C VICE CHAIRMAN NIGRO asked staff to comment on the trail. MR. WALTON responded that staff will have to work with the applicant along the frontage to determine how the trail will lay out or proceed from Sahara Avenue north. MR. HORTON agreed to work with staff to resolve this issue.

MR. GUERRA discussed with VICE CHAIRMAN NIGRO that the applicant had two concerns, the bus stop and the driveway at the north end of the property. He noted that Condition 4 of Item 56 [ZON-4082] addresses the bus stop. The Traffic Study should address whether or not that bus stop has to be moved. At this time, Public Works does not see a need for that bus stop to be moved. Condition 18 of Item [SDR-4086] addresses the design and the location of the driveways in accordance with Standard 222a. He suggested that a sentence be added at the end of this condition stating “unless allowed otherwise by the Traffic Engineer”. He stated for the record that when the plans come in, if it is an exit only driveway, then it could remain as the old stall driveway.

C VICE CHAIRMAN NIGRO commented that the encroachment verbage and the traffic study would have to remain. MR. HORTON reiterated that they are in the process of the traffic study and have made their first submittal and are doing an addendum. In addition, the applicant is willing to provide 100-foot throat depth on that particular access as requested in the conditions.

COMMISSIONER DAVENPORT clarified with MR. HORTON that the bus stop is a cut out. In addition, he asked if the glass on the building was reflective, as it may be a problem for the neighbors. MARK TWEED, Designer, West Star, replied that it is not reflective glass. It will be regular tinted glass.

COMMISSIONER DAVENPORT asked if a Line of Sight Study was done. MR. HORTON replied that they will do that, and added that the two-story buildings will block the line of sight and still provide privacy for the neighbors. MR. HORTON further discussed with COMMISSIONER DAVENPORT that the off ramp for the freeway is hidden beyond the structure. MR. HORTON pointed out that trees will be placed along the north side.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

COMMISSIONER GOYNES asked for clarification on the traffic signal, and how it will make the traffic flow through the intersection. MR. HORTON replied that the intent is for the traffic signal to help the intersection. As far as the synchronization, NDOT controls the Rancho Drive and Sahara Avenue intersection and the City controls another. Once the signals are put into service, it will take some time to get them properly timed based on the peak hours. The intent is to have the signal installed within the year. The timeline on construction of the buildings will vary. The traffic congestion that exists today is already a problem, and the study will be done in accordance with standards, which would allow for the future traffic in that area. MR. HORTON added that pedestrian crossing would be factored into the cycling.

COMMISSIONER GOYNES suggested the applicant look at maybe installing walkways similar to those on the Strip to get the pedestrian across a busy intersection. MR. HORTON commented that the reason the bus stop is located to the north is due to the congestion of this area and to allow the buses better access going in and out. COMMISSIONER GOYNES expressed concern about people trying to catch a bus transfer and maybe running through the traffic with a potential fatality. MR. HORTON indicated that the Rancho/Sahara intersection is controlled by NDOT and already has pedestrian timing. The signal that they will be installing will meet all of the City standards. In addition, the original signal design is being modified to incorporate the new City standards, dealing with pedestrian and ADA accessibility.

COMMISSIONER STEINMAN asked how the applicant plans to deal with the construction staging. It appears that the traffic would have to go out from one location during construction. MR. HORTON replied that that is the reason they would maintain the north driveway as exit only. On the overhead he showed where the two driveways are located. There will have to be construction traffic and a construction control plan would need to be approved with the development of the project. DR. STEINBERG stated that the entire site should be completed in five years.

VICE CHAIRMAN NIGRO commented that the adjacent residents have legitimate concerns regarding the traffic. However, the intersection and the property justified a project of this scope. He complimented the applicant on the redevelopment he has done on the existing buildings. It has added a lot to improve the viability of this entire corridor.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 56 [ZON-4082], Item 57 [VAR-4251], Item 58 [SDR-4086], Item 59 [SUP-4089] and Item 60 [SUP-4090].

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

NOTE: All discussion for Item 56 [ZON-4082], Item 57 [VAR-4251], Item 58 [SDR-4086], Item 59 [SUP-4089] and Item 60 [SUP-4090] was held under Item 56 [ZON-4082].

(9:51 – 10:25)

3-1486

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

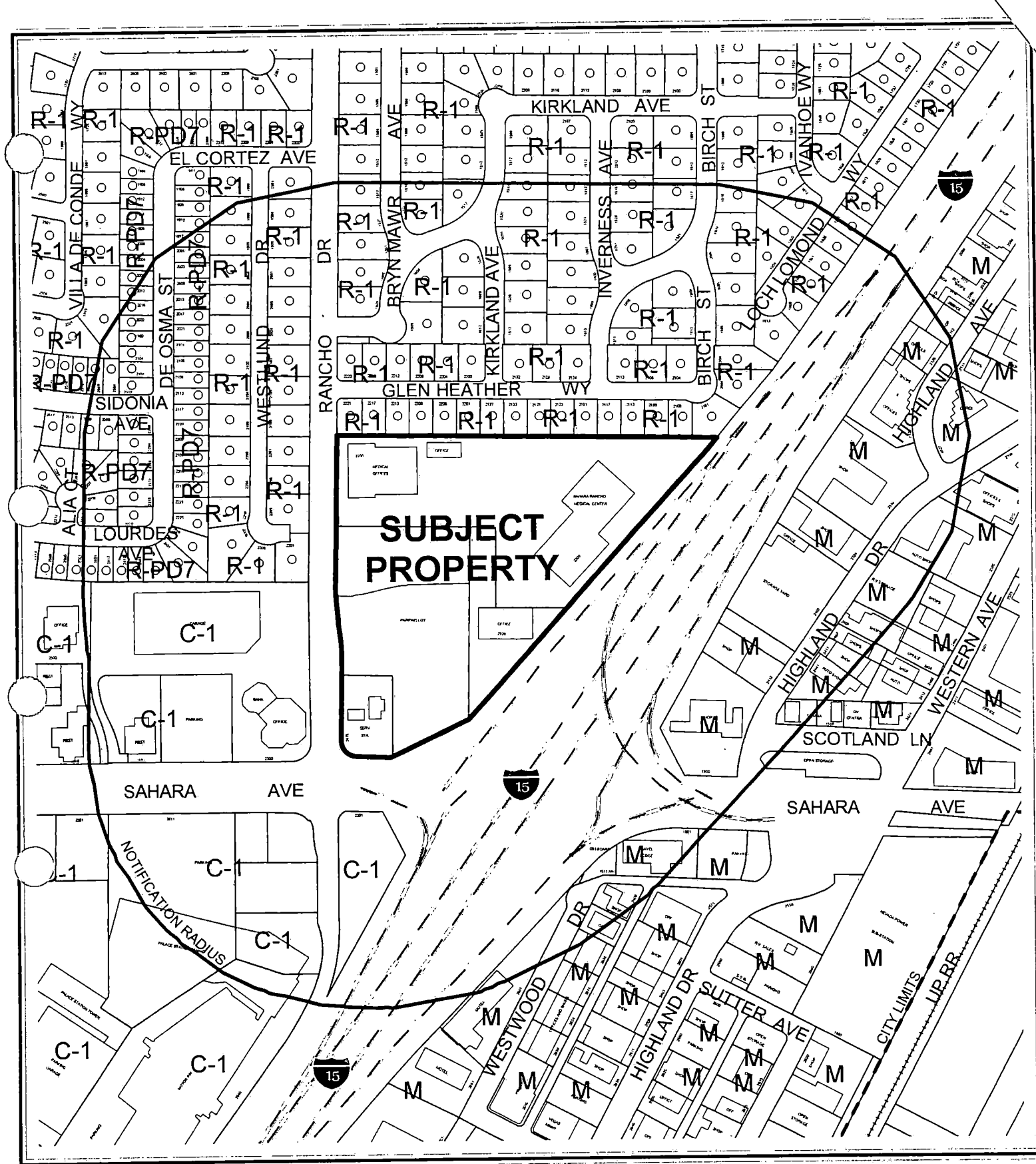
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

CONDITIONS – Continued:

be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Public Works notes that a traffic signal may be warranted at the entry drive into this commercial site. If such traffic signal is required, it shall be funded completely by the developer of this site. Public Works notes that an additional driveway on Rancho Drive may be required.

5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.



CASE: ZON-4082

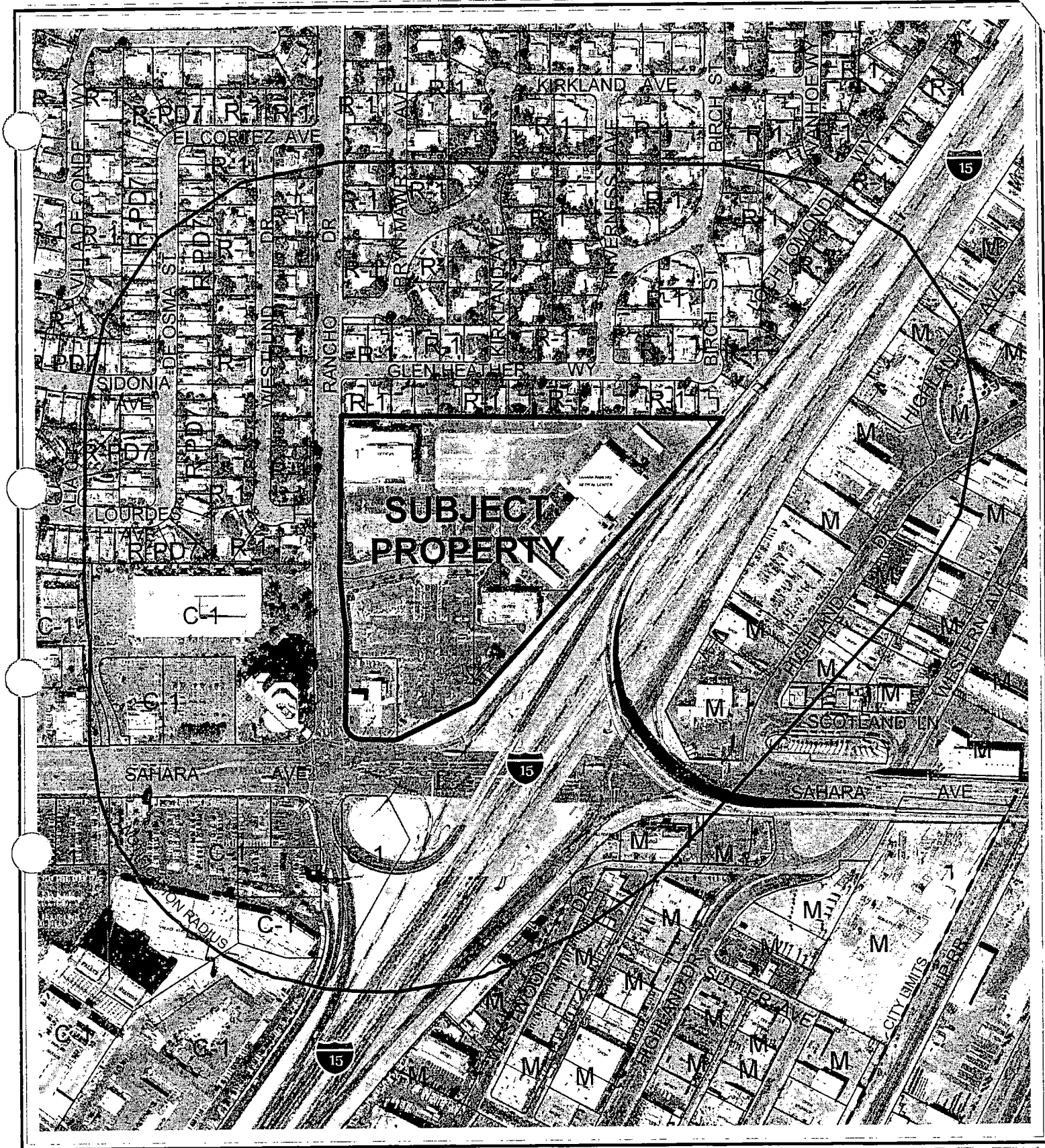
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) , P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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





CASE: **ZON-4082**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4082 – APPLICANT/OWNER: SAHARA RANCHO
OFFICE CENTER, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning

ZON-4082 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

Commission or the City Council on the development of this site. Public Works notes that a traffic signal may be warranted at the entry drive into this commercial site. If such traffic signal is required, it shall be funded completely by the developer of this site. Public Works notes that an additional driveway on Rancho Drive may be required.

5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) on 15.33 acres on the northeast corner of Sahara Avenue and Rancho Drive.

The Planning Commission will also consider companion items; Variance (VAR-4251) the residential adjacency standards, a Site Development Plan Review (SDR-4086) for an office and restaurant development, and two Special Use Permits (SUP-4089 and SUP-4090) for two Restaurant Service Bars.

B) Applicant's Justification

The applicant justifies their request by stating; "This project is located in a commercial area and will be an attractive addition to the neighborhood."

BACKGROUND INFORMATION

A) Previous Actions

05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.

07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.

ZON-4082 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission and staff both recommended approval.
- 07/29/66 The Board of Zoning Adjustment approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.
- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustments approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) to allow an existing 1,000 gallon propane tank (existing since 1964) in conjuncture with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.

ZON-4082 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjunction with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.
- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.
- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.
- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustment and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.

ZON-4082 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

- 11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.
- 04/07/04 The City Council will hear a Required Two Year Review (RQR-3705) of an approved Variance (V-0154-94), which allowed a 14 foot by 48 foot off-premise advertising (billboard) sign at 2320 South Rancho Drive. Planning Commission and staff both recommended approval. The original application (V-0154-94) was approved on 12/21/94.

B) Pre-Application Meeting

- 02/20/04 At the pre-application meeting issues concerning the Site Development Plan Review were discussed. Primarily, parking and landscaping requirements, as well as the need for a cross access agreement. The proposed uses on the site were also discussed.

C) Neighborhood Meetings

- 04/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with a and Site Development Plan Review (SDR-4086), Variance (VAR-4251, and Special Use Permits (SUP-4089 and SUP-4090).

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign

North: Single Family Residential Dwellings

South: Right of way (Sahara Avenue) and a Casino (Palace Station)

East: Right of way (Interstate Route No. 15) and Warehouse, Industrial.

West: Single Family Residential Dwellings and a garage, bank, and offices

ZON-4082 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
 North: L (Low Density Residential)
 South: ROW (Right of Way), SC (Service Commercial), GTC (Gaming Tourist Commercial)
 East: ROW (Right of Way) and LI/R (Light Industrial / Research)
 West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)
 North: R-1 (Single Family Residential)
 South: ROW (Right of Way) and C-1 (Limited Commercial)
 East: ROW (Right of Way) and M (Industrial)
 West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) *General Plan Compliance*

The designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) general plan designation, per Las Vegas Municipal Code (LVMC) Section 19.02.040(B).

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

The proposed development consists of retail, professional offices, and restaurants, which are all allowable uses within a C-1 (Limited Commercial) district. A Connector Trail is planned to follow the entire western property line of the subject parcel. Incorporation of the trail in the site plan will be pursuant to the standards set forth by GPA- 3933 (to be heard on 04/22/04). A Connector Trail calls for a five-foot wide transition strip / utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

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	15.33 Acres	YES
Min. Lot Width	100 Feet	950 + Feet	YES
Max. Lot Coverage	50 %	32%	YES

The subject parcel has more than adequate lot width so as to meet the minimum lot width requirement for the development of a C-1 (Limited Commercial) zoning district. The proposed site plan indicates a 32% lot coverage consisting of both existing and future developments, therefore complying with the C-1 (Limited Commercial) zoning district's 50% maximum lot coverage requirement.

B) General Analysis and Discussion

Currently the site is composed of R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial) zoning districts; on which, exists a service station, three office buildings located at 2200 South Rancho Drive, 2300 South Rancho Drive, and 2320 South Rancho Drive. A new office building is under construction located at 2250 South Rancho Drive. The proposed development will be carried out in two phases.

Phase I of the project will consist of the demolition of a two-story office building located at 2300 South Rancho Drive, as well as the service station located on the northeast corner of Rancho Drive and Sahara Avenue. After which, the construction will consist of the development of a new office building composed of a 5 floors of office space above a 5 level parking garage, and of two proposed restaurant pads. Phase II will consist of new construction of a proposed 12 story office / retail tower above a 10 level parking garage.

The scale of the proposal is consistent with the other commercial developments along Sahara Avenue, including the existence of a 12-story tower located on the northwest corner of Rancho Drive and Sahara Avenue. With substantive buffering, landscaping and mitigation of the traffic impacts associated with a project of this size the request will not have any long term detrimental impacts to the residential areas to the north and northwest of the site.

FINDINGS

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

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

The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) general plan designation, per Las Vegas Municipal Code (LVMC) Section 19.02.040(B).

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 scale of the proposed project is consistent with existing office and commercial development surrounding the intersection of Sahara Avenue and Rancho Drive. To some extent, the proposed office use will provide a transition between the intensive commercial and resort development adjacent to the Rancho Boulevard / Sahara Avenue intersection and the residential neighborhoods to the north of this site.

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

The proposed rezoning supports the goals and objectives of the SC (Service Commercial) designation of the Southeast Sector Map of the General Plan, which encourages low to medium intensity retail, office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services.

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."

Rancho Drive, a secondary collector (80 ft), is fully developed and will provide adequate access to the site.

NOTICES MAILED 192 [Mailed with SDR-4086, VAR-4087, SUP-4089 & SUP-4090]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Sahara Rancho Office Center, LLC
Dr. Leon Steinberg

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:

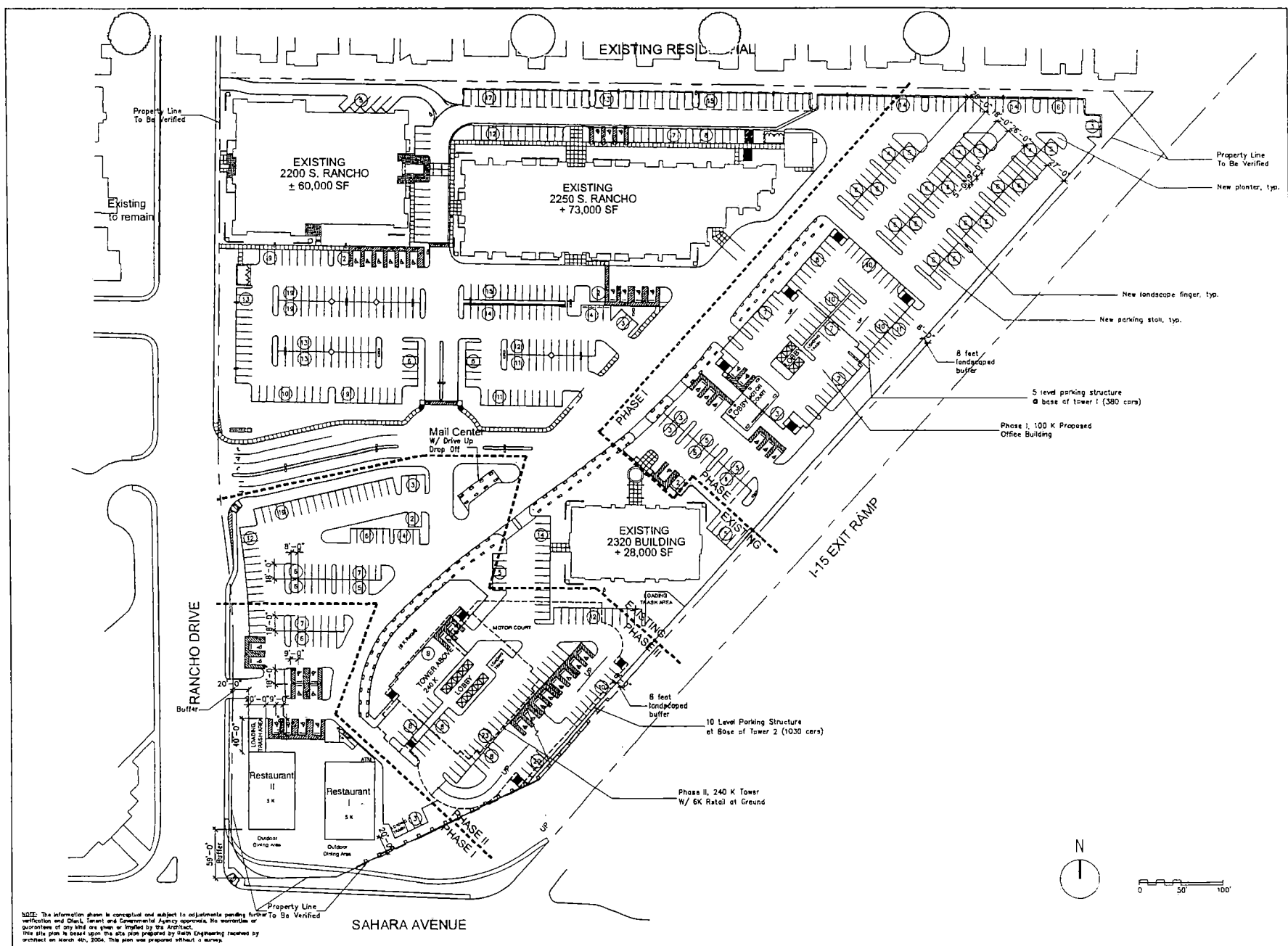
Print Name: LEON H. STEINBERG

Subscribed and sworn before me

This 10th day of March, 2004

Sherrel K. Lee Clark County NV
Notary Public in and for said County and State





A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE I	
Proposed Office Tower	100 K
Existing Office	80 K
Existing Office	73 K
Existing Office	28 K
Total Office	281 K
Office parking required (1 space/1,500 s.f.)	870
Proposed Restaurant	10 K
Restaurant parking	140 spaces
Public, 7,000 s.f. 1,500 s.f.	15 spaces
Outdoor dining, 2,000 s.f. 1,500 s.f.	40 spaces
Total parking required	1,065 spaces
Parking Provided:	
Existing to remain	661 spaces
Phase I on grade	220 spaces
Phase I garage	380 spaces
Total Provided	1,261 spaces
PHASE II	
Proposed Office Tower	240 K
Phase II Office Tower	100 K
Existing Office	80 K
Existing Office	73 K
Existing Office	28 K
Total Office	561 K
Office parking required (1 space/1,500 s.f.)	1,670 spaces
Retail	6 K
Retail parking	32 spaces
Phase II Restaurants	10 K
Restaurant parking	140 spaces
Public, 7,000 s.f. 1,500 s.f.	15 spaces
Outdoor dining, 2,000 s.f. 1,500 s.f.	40 spaces
Total parking required	1,900 spaces
Parking Provided:	
Existing to remain	349 spaces
Phase II on grade	220 spaces
Phase II garage	380 spaces
Phase II on grade	144 spaces
Phase II garage	1,030 spaces
Total parking provided	2,123 spaces

Sheet Title:

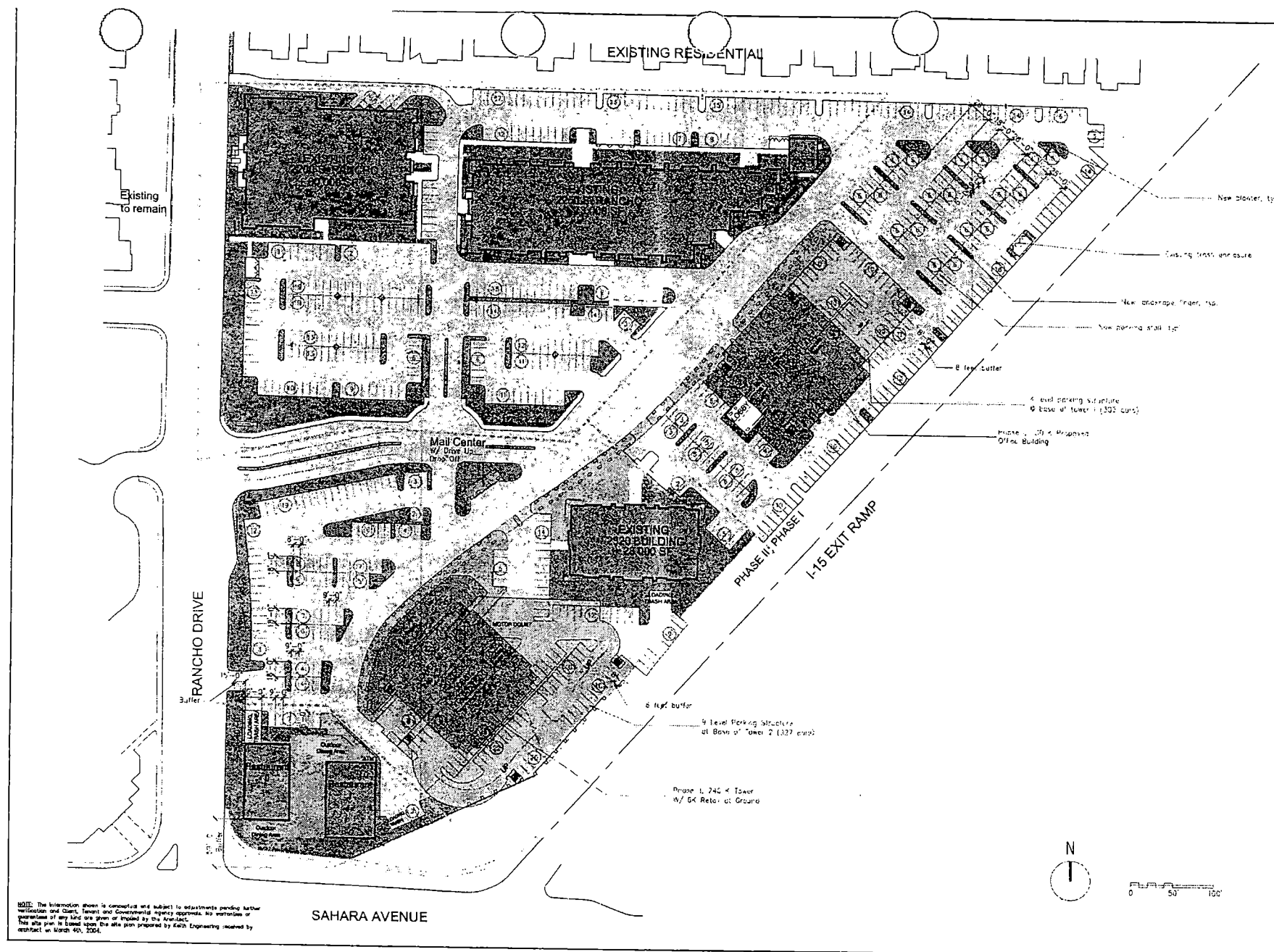
SITE PLAN PROPOSED

Project No. 03.147
Drawn By: RN
Checked By: MT
Date: 04.01.04
Scale: 1/50" = 1'-0"
File Name: A100-a.dwg
Sheet Number:

A100-a

REVISED
4.13.04

ZON-4082
4-22-04 PC



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2000 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone: C-1
Phase I
Proposed Office Tower: 100 K
Existing Office: 80 K
Existing Office: 73 K
Existing Office: 28 K
Total Office: 281 K
Office parking required (1 space/300 s.f.): 870

Restaurant: 10 K
Restaurant parking:
Public, 7000 s.f./50 s.f.: 140 spaces
Kitchen, 3000 s.f./200 s.f.: 15 spaces
Outdoor dining, 2000 s.f./50 s.f.: 40 spaces
Total parking required: 1085 spaces
Parking Provided:
Existing to remain: 524 spaces
Phase 1 on grade: 204 spaces
Phase 1 garage: 305 spaces
Total Provided: 1133 spaces

PHASE I
Proposed Office Tower: 240 K
Phase I Office Tower: 100 K
Existing Office: 80 K
Existing Office: 73 K
Existing Office: 28 K
Total Office: 501 K
Office parking required (1 space/300 s.f.): 1670 spaces

Retail: 8 K
Retail parking: 35 spaces

Restaurant: 10 K
Restaurant parking:
Public, 7000 s.f./50 s.f.: 140 spaces
Kitchen, 3000 s.f./200 s.f.: 15 spaces
Outdoor dining, 2000 s.f./50 s.f.: 40 spaces
Total parking required: 1800 spaces

Parking Provided:
Existing to remain: 348 spaces
Phase 1 on grade: 204 spaces
Phase 1 garage: 305 spaces
Phase 2 on grade: 144 spaces
Phase 2 garage: 827 spaces
Total parking provided: 1628 spaces

Sheet Title:

SITE PLAN PROPOSED

Project No.:
Drawn By:
Checked By:
Date:
Scale:
File Name:
Sheet Number:

A100-a

ZON-4082
4-22-04 PC



REVISED
4.5.04

ZON-4082
4-22-04 PC

WASHINGTON STATE UNIVERSITY has been selected by the National Science Foundation to lead a consortium of seven universities in the Pacific Northwest to develop a new research center for the study of the effects of climate change on the environment and human health.

Project No.:	C3143
Drawn By:	RN
Checked By:	JH
Date:	02.06.04
Scale:	A5 NOTED
File Name:	A100.dwg
Sheet Number:	

CP



ZON-4082 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



ZON-4082 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **EVANS** abstaining, even though he has no financial interest, but his office leases space from the applicant **TRUESDELL** and **McSWAIN** excused

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

MINUTES:

NOTE: See Item 56 [ZON-4082] for all related discussion.

(9:51 – 10:25)

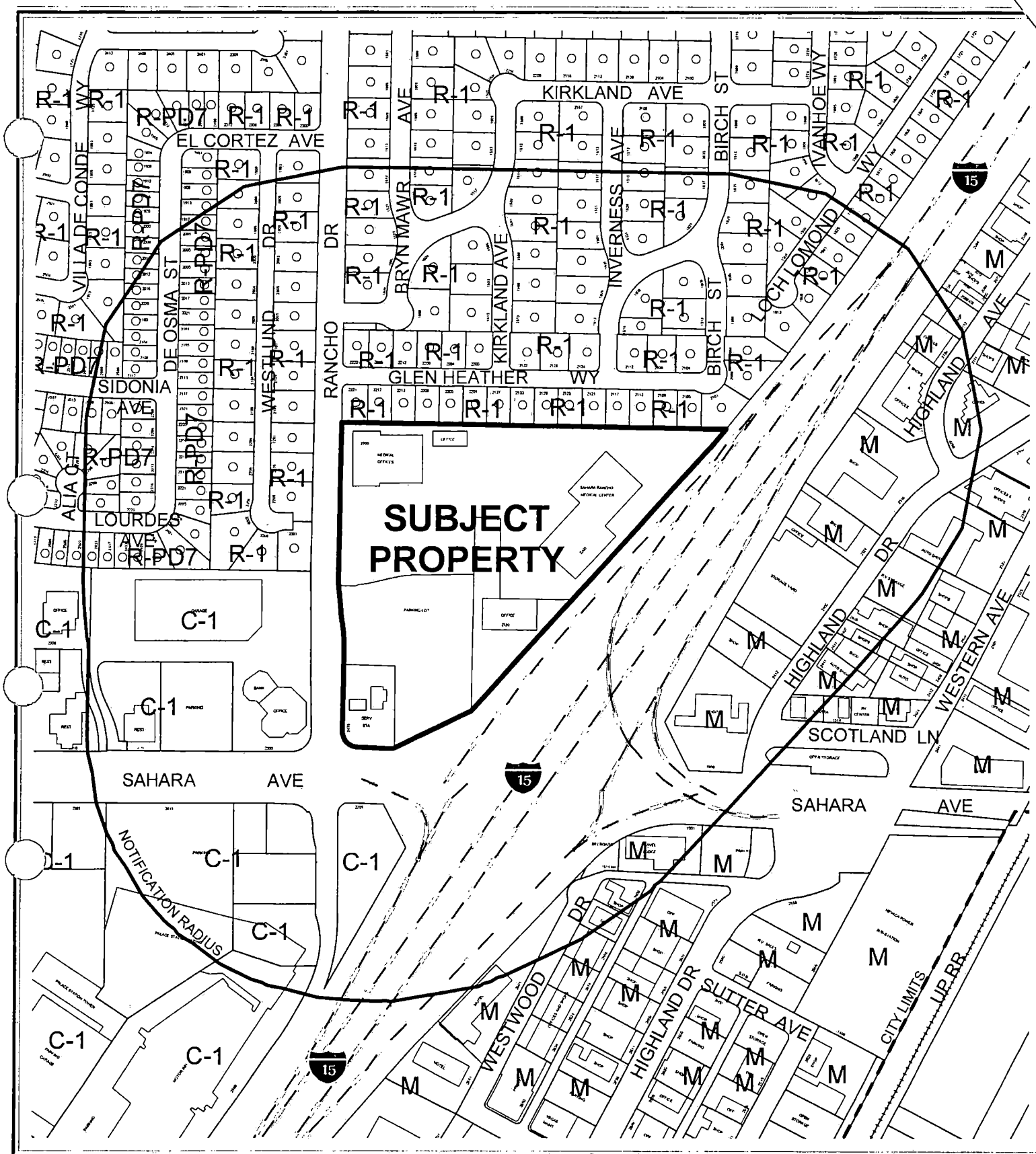
3-1486

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 57 – VAR-4251

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4082) and Site Development Review (SDR-4086).
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.
3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.



CASE: VAR-4251

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) , P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-4251 – APPLICANT/OWNER: SAHARA RANCHO
OFFICE CENTER, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4082) and Site Development Review (SDR-4086).
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.
3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Variance from the Residential Adjacency Standards for building heights and setbacks.

B) Applicant's Justification

The applicant's justification of this application is that the proposed project is compatible with the surrounding commercial area and that it will be an attractive addition to the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.
- 07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.
- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission and staff both recommended approval.

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April 22, 2004 - Planning Commission Meeting

- 07/29/66 The Board of Zoning Adjustment approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.
- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustment approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) to allow an existing 1,000 gallon propane tank (existing since 1964) in conjunction with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.
- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjuncture with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.
- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.

VAR-4251 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.
- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustment and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64 (9) and Z-0030-73 (2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
- 11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.
- 04/07/04 The City Council will hear a Required Two Year Review (RQR-3705) of an approved Variance (V-0154-94), which allowed a 14 foot by 48 foot off-premise advertising (billboard) sign at 2320 South Rancho Drive. Planning Commission and staff both recommended approval. The original application (V-0154-94) was approved on December 21, 1994.

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April 22, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

No pre-application meeting was held in regards to this application. The applicant was made aware of this application after submittal and analysis of a revised site plan and elevation.

C) Neighborhood Meetings

04/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with a Rezoning (ZON-4082), Site Development Plan Review (SDR-4086), and Special Use Permits (SUP-4089 and SUP-4090).

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign

North: Single Family Residential Dwellings

South: Right of way

East: Right of way

West: Single Family Residential Dwellings and a garage, bank, and offices

C) Planned Land Use

Subject Property: SC (Service Commercial)

North: L (Low Density Residential)

South: ROW (Right of Way)

East: ROW (Right of Way)

West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)

North: R-1 (Single Family Residential)

South: C-1 (Limited Commercial)

East: I-15

West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) General Plan Compliance

The designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) general plan land use designation, per Title 19.02.040(B).

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

The proposed development consists of retail, professional offices, and restaurants, which are all allowable uses within a C-1 (Limited Commercial) district. A Connector Trail is planned to follow the entire western property line of the subject parcel. Incorporation of the trail into the site plan will be pursuant to the standards set forth by GPA-3933 (to be heard on 04/22/04). A Connector Trail calls for a five-foot wide transition strip/ utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

- a) Proximity slope. Tower I (296 feet in total height) has been identified as having a 2:1 slope in relation to the northern property line and a 1.4:1 slope to the western property line of existing single-family residences, therefore it is not in compliance with the Residential Adjacency Standards and will require a variance. Tower II (136 feet in total height) has been identified as having a 1.8:1 slope in relation to the northern property line of existing single-family residences, therefore it will also require a variance.

- b) Building setback. Tower I (296 feet in total height) has been identified as being located within 888 feet from the northern property line and western property line of existing single-family residences, therefore it is not in compliance with the Residential Adjacency Standards and will require a variance. Tower II (136 feet in total height) has been identified as being located within 408 feet from the northern property line of existing single-family residences, therefore it will also require a variance.

B) General Analysis and Discussion

The requested variance is warranted, based upon the commercial development standards do not curtail building heights and the overall size of the lot. Concerns over the preservation of privacy within rear yards, and potential penetration of noise, glare, and localized air pollutants from adjacent activities are particularly sensitive issues to most residents of single-family residential neighborhoods. Therefore, staff recommends that a sight line analysis of the visual impacts the towers will have on surrounding residential areas be submitted for review and approval by the Planning Commission and City Council as part of the site plan review.

The applicant has supplied one elevation, which contains a rendering of both towers and an artist's rendering of the entire site. Tower I is depicted as being 296 feet in height and Tower II is shown as being 136 feet in height. Therefore, the required setbacks would be 888 feet and 408 feet respectively. The building heights and setbacks will require a variance from the Residential Adjacency Standards, due to the proximity of the buildings to existing residential properties.

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

VAR-4251 - Staff Report Page Seven
April 22, 2004 - Planning Commission Meeting

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.”

Due the size of the subject parcel the proposed development would not be able to be redesigned as to maintain the required Residential Adjacency Standard setbacks. The existence of comparable developments within the immediate area alleviates the uniqueness of the applicant’s request. Additionally, the applicant has provided improved landscaping along the northern property line to further screen the adjacent single-family residences. Therefore, staff recommends the approval of this Variance.

NOTICES MAILED 192 [Mailed with SDR-4086, ZON-4082, SUP-4089 & SUP-4090]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-4251** APN: **162.04-401-003,004,005 & 006**

Name of Property Owner: **SAHARA RANCHO OFFICE CENTER LLC**

Name of Applicant: **SAHARA RANCHO OFFICE CENTER LLC
(DR. LEON STEINBERG)**

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: _____

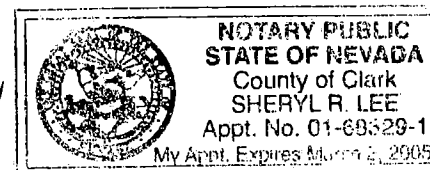
Signature of Property Owner/Authorized Agent: Leon H. Steinberg

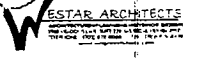
Print Name: LEON H. STEINBERG

Subscribed and sworn before me

This 1st day of April, 2004

Sheryl R. Lee Clark County, NV
Notary Public in and for said County and State





A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower	100 K
Existing Office	60 K
Existing Office	73 K
Existing Office	28 K
Total Office	261 K
Office parking required (1 space/300 s.f.)	870

Proposed Restaurant:	40 K
Restaurant parking:	
Public, 7000 s.f./50 s.f.	140 spaces
Kitchen, 3000 s.f./200 s.f./20 s.f.	15 spaces
Outdoor dining, 2000 s.f./150 s.f.	45 spaces
Total parking required	1995 spaces

Parking Provided:	
Existing to remain	661 spaces
Phase 1 on grade	220 spaces
Phase 1 garage	360 spaces
Total Provided	1241 spaces

PHASE: II	
Proposed Office Tower	240 K
Phase I Office Tower	100 K
Existing Office	60 K
Existing Office	73 K
Existing Office	28 K
Total Office	501 K
Office parking required (1 space/300 s.f.)	1670 spaces

Retail	6 K
Retail parking	33 spaces

Phase I Restaurants:	40 K
Restaurant parking:	
Public, 7000 s.f./50 s.f.	140 spaces
Kitchen, 3000 s.f./200 s.f./20 s.f.	15 spaces
Outdoor dining, 2000 s.f./150 s.f.	45 spaces
Total parking required	1990 spaces

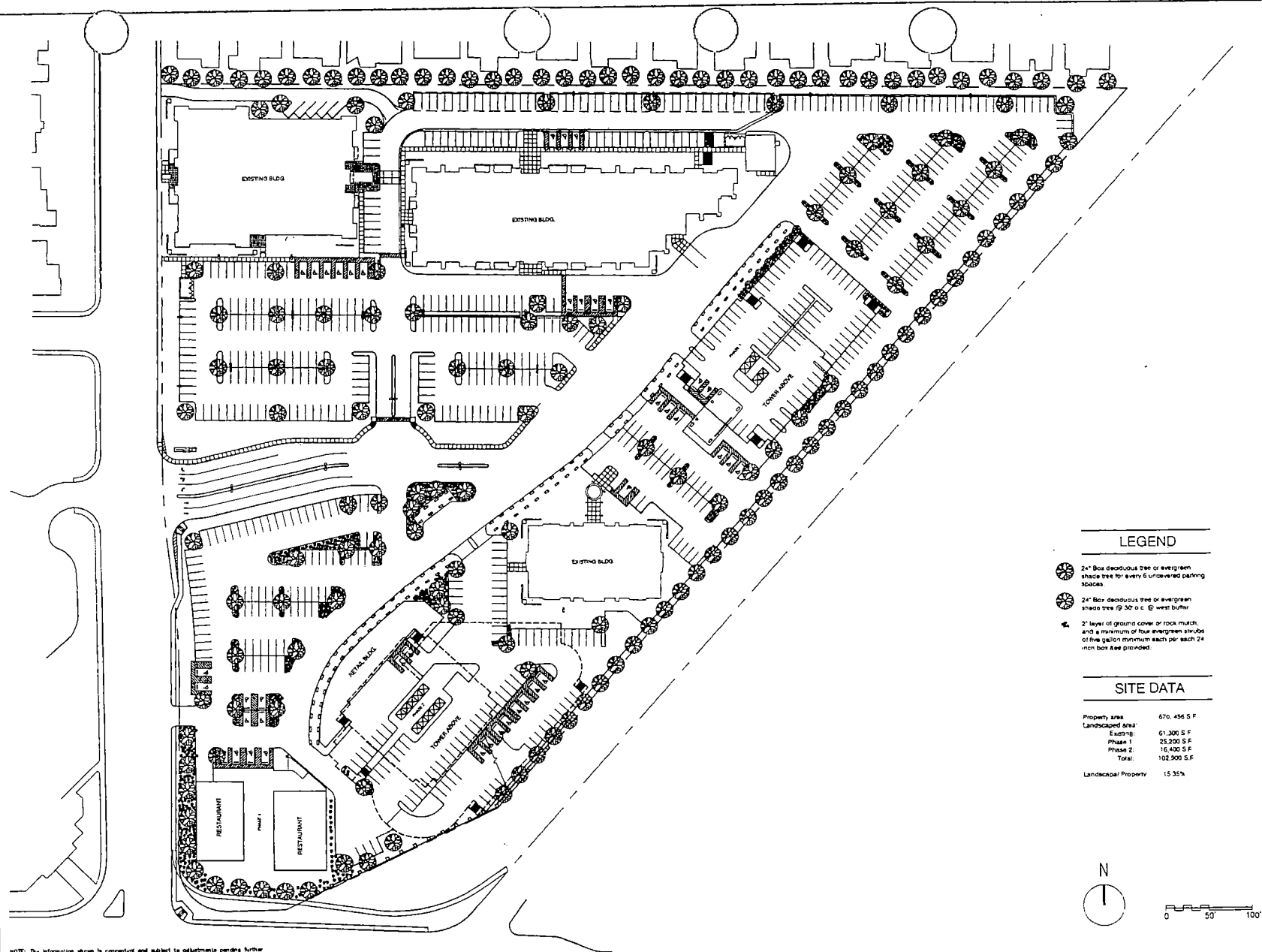
Parking Provided:	
Existing to remain	349 spaces
Phase 1 on grade	220 spaces
Phase 1 garage	360 spaces
Phase 2 on grade	144 spaces
Phase 2 garage	1030 spaces
Total parking provided	2123 spaces

Sheet Title:

SITE PLAN PROPOSED LANDSCAPE

Project No.	03.147
Drawn By:	RN
Checked By:	MT
Date:	04.07.04
Scale:	1/50" = 1'-0"
File Name:	1A100-B.dwg
Sheet Number:	

A100-b

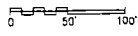


LEGEND

- 24" Box deciduous tree or evergreen shade tree for every 6 uncovered parking spaces.
- 24" Box deciduous tree or evergreen shade tree (9' 30" o.c. @ west buffer).
- 2" layer of ground cover or rock mulch, and a minimum of four evergreen shrubs of five gallon minimum each per each 24' x 24' area.

SITE DATA

Property area:	670,456 S.F.
Landscaped area:	
Existing:	61,300 S.F.
Phase 1:	25,200 S.F.
Phase 2:	16,430 S.F.
Total:	102,930 S.F.
Landscaped Property	15.35%



NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, Tenant and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the architect.
This site plan is based upon the site plan prepared by Keith Engineering received by architect on March 9th, 2004. This plan was prepared without a survey.

REVISED
4.13.04

VAR-4251
4-22-04 PC



VAR-4251
4-22-04 PC

WASHINGTON, D.C. (AP) — The U.S. Justice Dept. on Tuesday said it had filed a criminal complaint against a former U.S. ambassador in London for allegedly covering up a bribery scandal involving a British politician.

A project for:
SAHARA RANCHO OFFICE CENTER, LI
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

Zone, PHASE: I	C-1
Proposed Office Tower I:	100 K
Existing Office:	28 K
Existing Office:	67 K
Existing Office:	54 K
Total Office:	247 K
Restaurant:	19 K
Total:	257 K

Parking Required @ 5/1000: 1090 SP
@ 85% Efficiency For Office

Parking Provided: 1051 sp

PHASE: II

Office Tower:	240 K
Parking at 4/1000:	(8 Levels)
Parking at 5/1000:	(±9 Levels)

GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

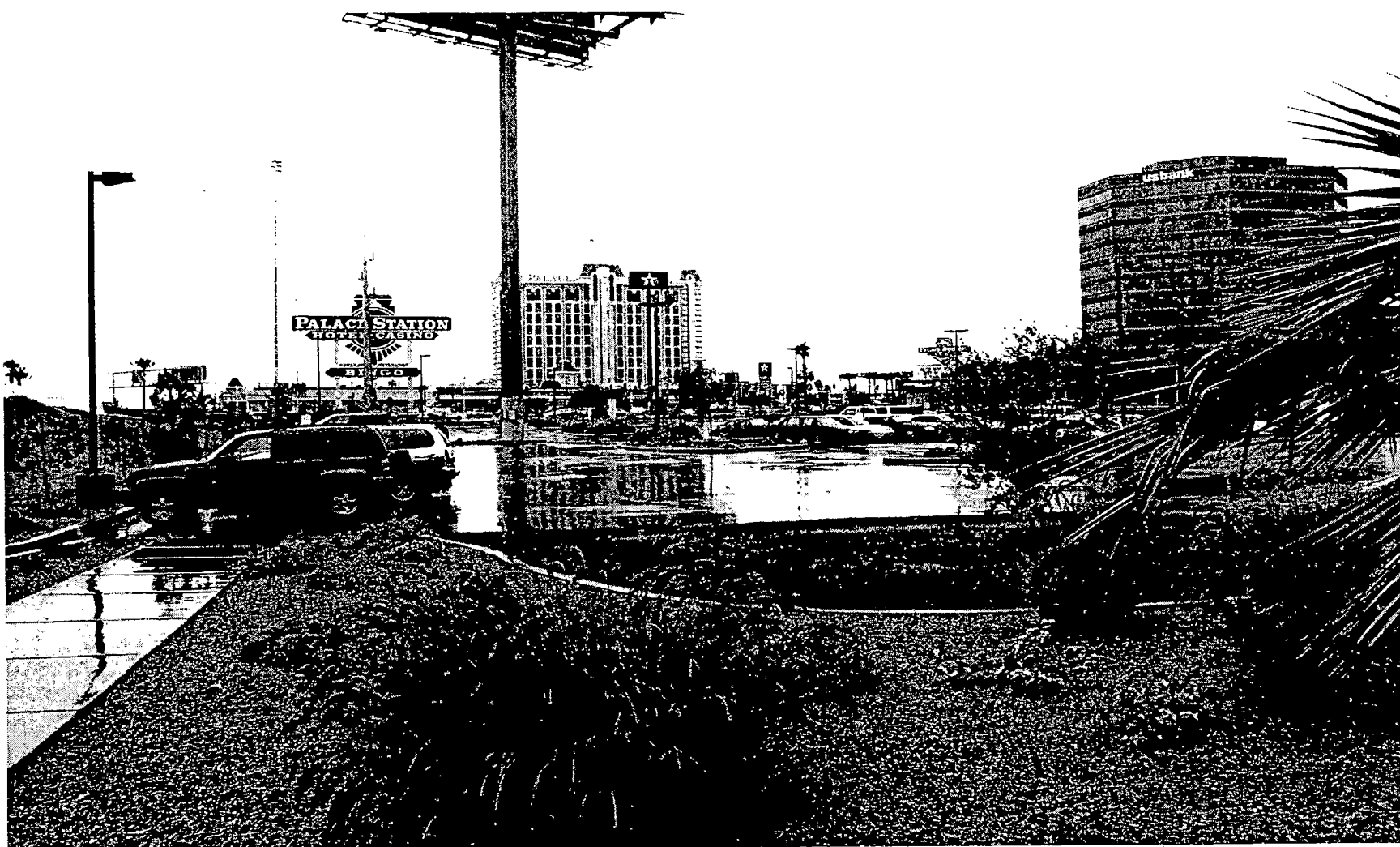
Project No.: G3147
 Drawn By: RY
 Checked By: JH
 Date: 02.06.04
 Scale: AS NOTED
 File Name: A1C0.dwg
 Sheet Number:

CP



VAR-4251 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



VAR-4251 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions and adding the following at the end Condition 18:

- *Unless otherwise allowed by the City Traffic Engineer.*

– **UNANIMOUS** with EVANS abstaining, even though he has no financial interest, but his office leases space from the applicant TRUESDELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 56 [ZON-4082] for all related discussion.

(9:51 – 10:25)

3-1486

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 58 – SDR-4086

CONDITIONS:

Planning and Development

1. Landscaping shall be provided along Sahara Avenue, immediately south of Tower I dependent on Nevada Department of Transportation (NDOT) approval.
2. Handicap parking shall be provided throughout both of the parking garages on site.
3. All proposed trash enclosures shall be enclosed and have a roof.
4. Approval of a Rezoning (ZON-4082) and a Variance (VAR-4251) by the City Council.
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 05/19/04, except as amended by conditions herein.
7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
8. 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.
9. 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.
10. 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.]
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

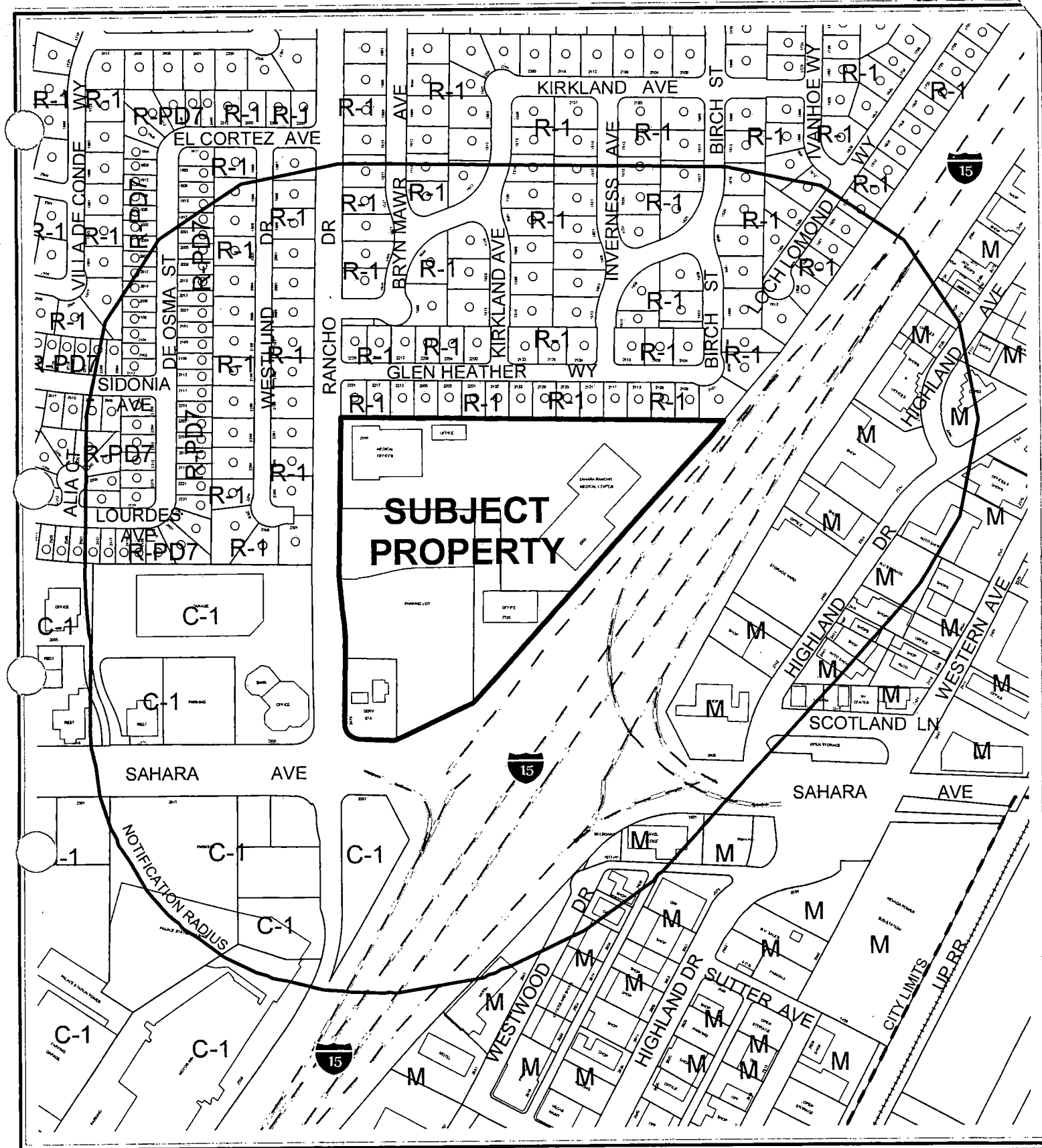
PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 58 – SDR-4086

CONDITIONS – Continued:

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Once the off-premise sign is removed to make space for the southern office building a new special use permit for an off-premise sign (billboard) will be required to locate a sign within the confines of the development area.

Public Works

18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a with minimum ingress/egress radii of 25-feet and a minimum throat depth of 100-feet as required by the Department of Public Works.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4082 and all other subsequent site-related actions.



CASE: SDR-4086

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO

OFFICE CENTER, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Landscaping shall be provided along Sahara Avenue, immediately south of Tower I dependent on Nevada Department of Transportation (NDOT) approval.
2. Handicap parking shall be provided throughout both of the parking garages on site.
3. All proposed trash enclosures shall be enclosed and have a roof.
4. Approval of a Rezoning (ZON-4082) and a Variance (VAR-4251) by the City Council.
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 05/19/04, except as amended by conditions herein.
7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
8. 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.
9. 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.
10. 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.]

SDR-4086 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a with minimum ingress/egress radii of 25-feet and a minimum throat depth of 100-feet as required by the Department of Public Works.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4082 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Review of an existing office complex and service station on 15.33 acres located at the northeast corner of Rancho Drive and Sahara Avenue. The applicant's site plan depicts the development of two towers and two restaurant pads, primarily located along both the southern and eastern property boundaries of the parcels. The Site development plan review calls for the development of the site in two phases. The applicant is also requesting a waiver of the commercial development standards for building setbacks in regards to Tower I, and a waiver of the interior landscaping parking requirements for the redevelopment portion of the proposed site.

The Planning Commission will also consider companion items; Rezoning (ZON-4082) of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), Variance (VAR-4251) to allow building heights to exceed the required Residential Adjacency Standards, and two Special Use Permits (SUP-4089 and SUP-4090) for two Restaurant Service Bars.

B) Applicant's Justification

The applicant's justification is that the project is located within a commercial area and will be an attractive addition to the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.

SDR-4086 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

- 07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.
- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning commission and staff both recommended approval.
- 07/29/66 The Board of Zoning Adjustments approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.
- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustments approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) for an existing 1,000-gallon propane tank (existing since 1964) in conjuncture with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.

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- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjunction with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.
- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.
- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.
- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustments and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.

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11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.

B) Pre-Application Meeting

02/20/04 At the pre-application meeting issues concerning the Site Development Plan Review were discussed. Primarily, parking and landscaping requirements, as well as the need for a cross access agreement. The proposed uses on the site were also discussed.

C) Neighborhood Meetings

4/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with the companion Rezoning (ZON-4082), Variance (VAR-4251) and Special Use Permit (SUP-4089 and SUP-4090).

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign

North: Single Family Residential Dwellings

South: Right of way

East: Right of way

West: Single Family Residential Dwellings and a garage, bank, and offices

C) Planned Land Use

Subject Property: SC (Service Commercial)

North: L (Low Density Residential)

South: ROW (Right of Way),

East: ROW (Right of Way)

West: SC (Service Commercial)

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D) Existing Zoning

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)
North: R-1 (Single Family Residential)
South: C-1 (Limited Commercial)
East: M (Industrial)
West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) General Plan Compliance

The General Plan land use designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) general plan designation, per Section 19.02.040(B).

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

A Connector Trail is planned to run the entire western property line of the subject parcel. The trail will be consistent to the standards set forth by an associated application GPA- 3933 (to be also heard on April 22, 2004). The trial calls for a five-foot wide transition strip/ utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

PROJECT DESCRIPTION

Currently the site is composed of R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial) zoning districts; on which exists a service station, three office buildings located at 2200 South Rancho Drive, 2300 South Rancho Drive, and 2320 South Rancho Drive. A new office building is under construction located at 2250 South Rancho Drive. The proposed development will be carried out in two phases.

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April 22, 2004 - Planning Commission Meeting

Phase I will consist of the demolition of a two-story office building located at 2300 South Rancho Drive, as well as the service station located on the northeast corner of Rancho Drive and Sahara Avenue. After which, the construction will consist of the development of a new office building composed of a 5 floors of office space above a 5 level parking garage, and of two proposed restaurant pads. Phase II will consist of new construction of a proposed 12 story office /retail tower above a 10 level parking garage.

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	15.33	YES
Min. Lot Width	100 Feet	950+ Feet	YES
Max. Lot Coverage	50 %	32%	YES
Max. Building Height	NONE	284± Feet	N/A
Trash Enclosure	YES	YES	YES
Loading Zone	YES	YES	YES
Mech. Equipment	YES	YES	YES

The subject parcel has more than adequate lot width so as to meet the minimum lot width requirement for the development of a C-1 (Limited Commercial) zoning district. The proposed site plan indicates a 32% lot coverage consisting of both existing and future developments, therefore complying with the C-1 (Limited Commercial) zoning district's 50% maximum lot coverage requirement. The site indicates existing trash enclosures and loading trash areas, which will service the existing and proposed buildings.

TOWER I (10 level parking garage, 12 level office above)

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	200± Feet	YES
• Side	10 Feet	0'-8±Feet, 592±Feet	NO
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	853± Feet	YES

Tower I fails to meet the required 10 foot side yard setback standard. Currently the site plan indicates 0 foot separation from the part of the parking structure, as well as an 8 foot buffer between the parking structure and the southern property line. A waiver of the commercial standards will be required for the proposed tower to be approved.

TOWER II (5 level parking garage, 5 level office above)

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	612± Feet	YES
• Side	10 Feet	50±Feet, 172±Feet	YES
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	240± Feet	YES

RESTAURANT I

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	115± Feet	YES
• Side	10 Feet	832±Feet	YES
• Corner	15 Feet	20± Feet	YES
• Rear	20 Feet	1,152± Feet	YES

RESTAURANT II

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	20± Feet	YES
• Side	10 Feet	822±Feet	YES
• Corner	15 Feet	59± Feet	YES
• Rear	20 Feet	1,160± Feet	YES

A2) Residential Adjacency Standards

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

- a) Proximity slope. Tower I (296 feet in total height) has been identified as having a 2:1 slope in relation to the northern property line and a 1.4:1 slope to the western property line of existing single-family residences, therefore it is not in compliance with the Residential Adjacency Standards and will require a variance. Tower II (136 feet in total height) has been identified as having a 1.8:1 slope in relation to the northern property line of existing single-family residences, therefore it will also require a variance.

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- b) Building setback. Tower I (296 feet in total height) has been identified as being located within 888 feet from the northern property line and western property line of existing single-family residences, therefore it is not in compliance with the Residential Adjacency Standards and will require a variance. Tower II (136 feet in total height) has been identified as being located within 408 feet from the northern property line of existing single-family residences, therefore it will also require a variance.

VAR-4251 will address all issues regarding Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Medical Office	60,000 sf	1space/200 GFA, up to 2,000, plus 1 space for every additional 175 sf	44	5		
General Retail	6,000 sf	1space/175 GFA	35	2		
Office, Other Than Listed	441,000 sf	1 space/300 GFA	1,472	35		
Restaurant	12,000 sf	1 space/50 sf of GFA, including outdoor seating areas, plus 1 space for each 200 sf of remaining GFA, with a minimum of ten spaces	200	10		
TOTAL	517,000 sf		1751	52	2123*	42*

*The site exceeds the number of standard parking spaces required for the proposed uses to be located onsite. However, the site fails to meet the required number of handicap spaces to be allocated throughout the site. The proposed parking garages associated with Tower I & II do not indicate beyond the total number of spaces, if there is to be any handicap spaces made available. Out of the 52 handicap parking spaces 7 are required to be van accessible spaces. Currently, the proposed site plan illustrates 13 van accessible handicap spaces, exceeding the current requirements.

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The Department Public Works had no comment about circulation and traffic issues.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	48 Trees	46*
Buffer:	1 Trees/ 20 Linear Feet	41 Trees	46**
• Min. Trees	8 Feet		8 Feet
• Min. Zone Width	8 Feet		8+ Feet
• Wall height			

* The applicant fails to meet the minimum landscaping standards set forth by LVMC Section 19.08.045(E) for the redevelopment portion of the site. The interior parking landscape requirements falls just shy of the required amount of trees necessary, therefore it will require a waiver of the commercial development standards.

** The perimeter landscaping on the redevelopment portion of the site exceeds the number of trees necessary for the required landscaping standards and will not require a waiver of the commercial development standards.

A5) Sign Standards

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

A Master Sign Plan will be required for a development of this size to insure the appropriate relationships among building elevations, signage, and circulation.

B) General Analysis and Discussion

• **Zoning**

The scale of the proposed project is consistent with existing office and commercial development surrounding the intersection of Sahara Avenue and Rancho Drive. To some extent, the proposed office use will provide a transition between the intensive commercial and resort development adjacent to the Rancho Drive/ Sahara Avenue intersection and the residential neighborhoods to the north of this site.

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However, particular attention must be focused on the potential incompatibility of relatively intense commercial activity adjacent to single-family residential neighborhoods. The preservation of privacy within rear yards, and potential penetration of noise, glare and localized air pollutants from adjacent activities are particularly sensitive issues to most residents of single-family residential neighborhoods.

- Site Plan

Currently the site consist of three existing office buildings located at 2200 South Rancho Drive, 2300 South Rancho Drive, and 2320 South Rancho Drive, an existing service station on the corner of Rancho Drive and Sahara Avenue, and an off-premises advertising (billboard) sign. The applicant's site plan depicts the development of two towers and two restaurant pads, primarily located along both the southern and eastern property boundaries of the parcels. The Site development plan review calls for the development of the site in to take place in two phases.

The first phase will see the demolition of an existing 83,750 sq ft office building located at 2300 South Rancho Drive, and the demolition of an existing service station on the corner of Rancho Drive and Sahara Avenue. After which, the construction of a 5 story office tower (100K sq ft) atop a 5 level parking garage (approximately 136 feet in total height) will begin, located on approximately the same location as 2300 S Rancho Drive, as well as the construction of the two restaurant pads (5K sq ft each) located on the site of the service station. The second phase will consist of the construction of a 12 story office building (240K sq ft) atop a 10 level parking garage (approximately 296 feet in total height) and 6,000 sq ft of retail on the ground floor.

There are several issues regarding the proposed site plan and the site's overall compatibility with the single-family residential area adjacent to the north and west.

The site plan submitted with this request depicts proposed Tower I (296 feet in total height) as being located within 888 feet from the northern property line and western property line of existing single-family residences. LVMC Section 19.08.060(B) requires a 3:1 slope to determine building height permitted adjacent to a residential property line, which will require a minimum 888 setback from the north property line of the project site, as well as the western single family residences that are separated only by Rancho Drive. Elevations indicate that the garage portion of Tower I will be in compliance with the Residential Adjacency Standards. Building heights will be addressed in VAR-4251.

In addition, the parking structure associated with Tower I has been identified as being located 0 to 8 feet from the southeast property line where a 10 foot side yard setback is required. Therefore, a waiver of the Commercial Development Standards of LVMC Section 19.08.045 is required.

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The submitted site plan indicates that Tower II (136 feet in total height) as being located within 408 feet from the northern property line of existing single-family residences. LVMC Section 19.08.060(B) requires a 3:1 slope to determine building height permitted adjacent to a residential property line, which will require a minimum 408 setback from the north property line of the project site. Elevations indicate that the garage portion of Tower II will be in compliance with the Residential Adjacency Standards. Building heights will be addressed in VAR-4251.

The restaurant pads are in conformance to the Commercial Development standards and will require no waivers for setbacks.

- Waivers

The applicant is requesting a waiver of the commercial development standards for building setbacks in regards to Tower I, and a waiver of the interior parking requirements for the redevelopment portion of the proposed site. The waiver of the building setbacks will allow Tower I to be located 0 to 8 feet from the southeast property line. The adjacent property to the south of this location is the Interstate 15 off ramp on the north side of Sahara Avenue. If the waiver is granted staff is recommending that landscaping be provided along Sahara Avenue, immediately south of Tower I dependent on Nevada Department of Transportation (NDOT) approval.

- Landscape Plan

The proposed landscaping is to be located along approximately 200 feet on the eastern side Rancho Drive heading north of the Sahara Avenue intersection and approximately 175 feet along Sahara Avenue. Additionally, there is to be approximately, 1025 feet of landscaping provided within an eight-foot buffer along the eastern property line, which runs parallel to the Interstate 15 Off-Ramp. Interior parking landscaping fails to meet the required standards of Section 19.08.045(E). All approvals of landscaping deficiencies will be addressed as part of the overall Site Development Plan Review.

- Elevation

The applicant has supplied one elevation, which contains a rendering of both towers and an artist's rendering of the entire site. Tower I is depicted as being 296 feet in height and Tower II is shown as being 136 feet in height. The building heights will require a variance from the Residential Adjacency Standards, due to the proximity of the buildings to existing residential properties. Issues concerning this variance will be addressed in VAR-4251.

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The building elevations illustrate strong vertical and horizontal reveals, offsets, and three dimensional details between surface planes. The building elevations that have been submitted are extremely limited in details related to materials and colors. It is recommended that the applicant should be required to submit a detailed plot plan and building elevation to be brought back before the Planning Commission and City Council for review and approval at a public hearing.

- **Floor Plan**

The supplied floor plan shows little to no detail pertaining to the layout of the interior of either of the two office towers. The floor plans illustrate the general location of the lobby and elevators for both towers, as well as the proposed flow of traffic from within the parking garages. It is recommended that the applicant should be required to submit a detailed floor plan concurrently with a plot plan and building elevation to be brought back before the Planning Commission and City Council for review and approval at a public hearing.

FINDINGS

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

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

The proposed development at the subject property would be compatible with the surrounding commercial area. However, particular attention must be focused on the potential incompatibility of relatively intense commercial activity adjacent to single-family residential neighborhoods. The preservation of privacy within rear yards, and potential penetration of noise, glare and localized air pollutants from adjacent activities are particularly sensitive issues to most residents of single-family residential neighborhoods. These issues must be considered as part of a site development plan review.

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 the General Plan of SC (Service Commercial). It is however not consistent with Title 19 and will require a waiver of the Commercial Standards in regards to building setbacks and landscaping requirements and in addition will require a variance from the Residential Development Standards for building heights and setbacks.

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

The site has one major access point off of Rancho Drive, an 80 foot collector street, and one additional access point proposed for Rancho Drive. A traffic study was not supplied for this application. It can be projected that trips generated from this development will exceed 30,000 average daily vehicle trips (ADT). Therefore staff recommends that a traffic study be provided for this site.

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

The landscape materials are appropriate for this type of development. Building materials have not been addressed by the applicant and as so no determination can be made at this point as to the appropriateness.

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

The building elevations illustrate strong vertical and horizontal reveals, offsets, and three-dimensional detail between surface planes, but are limited as to what type of colors or materials will be used. That aside, the elevations meet the intent of the 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 192 [Mailed with ZON-4082, VAR-4087, SUP-4089 & SUP-4090]

APPROVALS 0

PROTESTS 0



Case Number: **SDR-4086** APN: 162-04-401-003, 004, 005, 006 and 007

Name of Applicant: Sahara Rancho Office Center, LLC
Dr. Leon Steinberg

 Yes X No

City Official: _____

Partner(s): _____

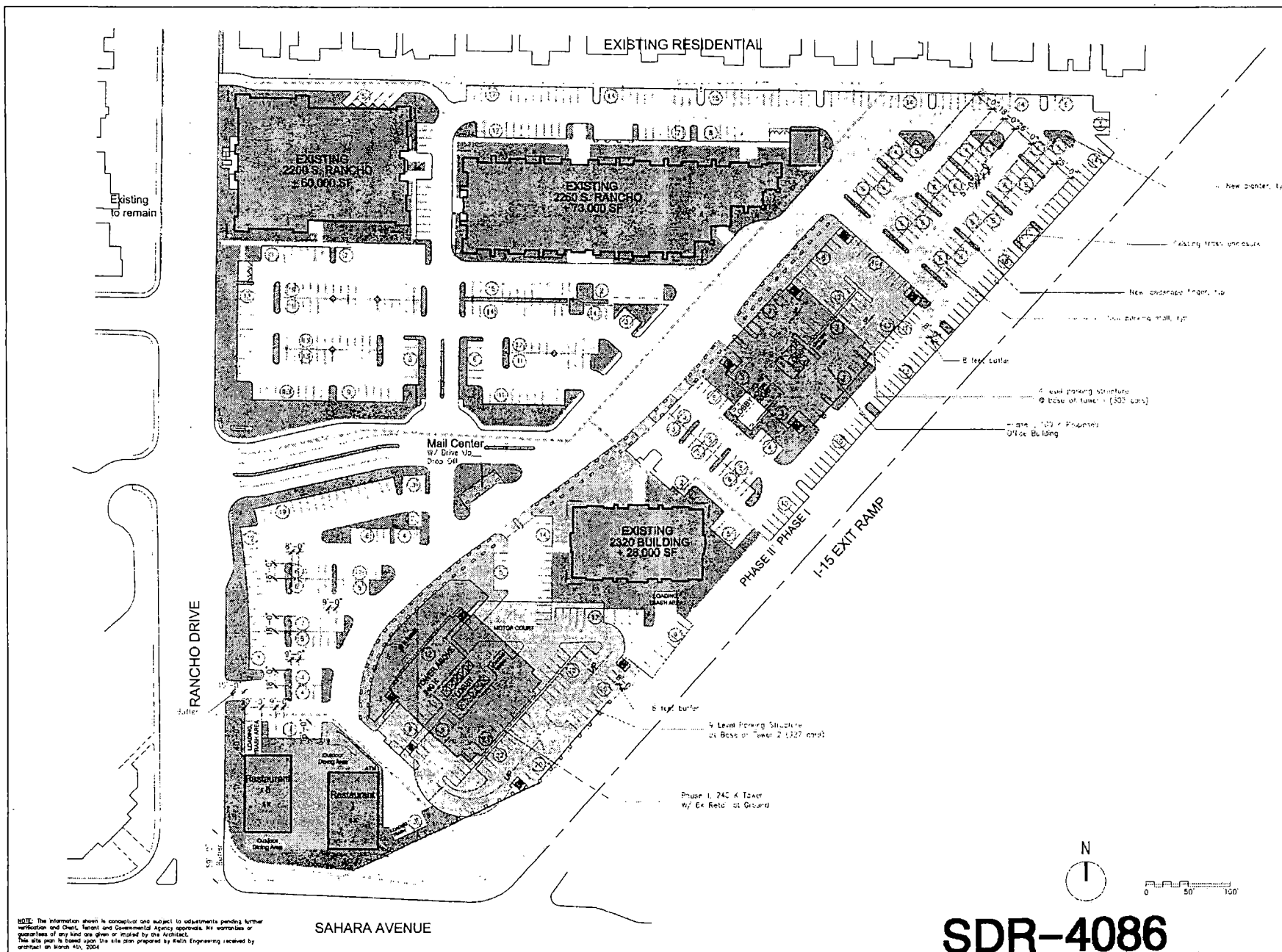
APN: _____

Signature of Property Owner/Authorized Agent: Leon H. Steinberg
Print Name: LEON H. STEINBERG

This 10th day of March, 2004

Sheryl L. Lee Clark County NV
Notary Public in and for said County and State





Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	G-1
PHASE I	
Proposed Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/300 s.f.)	870

Restaurant:	10 K
Restaurant parking:	
Public: 7000 s.f./50 s.f.	140 spaces
Kitchen: 3000 s.f./200 s.f./1 space	15 spaces
Outdoor dining: 2000 s.f./150 s.f.	40 spaces
Total parking required:	1005 spaces

Parking Provided:	
Existing to remain	824 spaces
Phase 1 on grade	204 spaces
Phase 1 garage	305 spaces
Total Provided	1333 spaces

PHASE II	
Proposed Office Tower	240 K
Phase I Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	501 K
Office parking required (1 space/300 s.f.)	1670 spaces

Retail:	8 K
Retail parking:	35 spaces

Restaurant:	10 K
Restaurant parking:	
Public: 7000 s.f./50 s.f.	140 spaces
Kitchen: 3000 s.f./200 s.f./1 space	15 spaces
Outdoor dining: 2000 s.f./150 s.f.	40 spaces
Total parking required:	1900 spaces

Parking Provided:	
Existing to remain	348 spaces
Phase 1 on grade	204 spaces
Phase 1 garage	305 spaces
Phase 2 on grade	144 spaces
Phase 2 garage	607 spaces
Total parking provided	1608 spaces

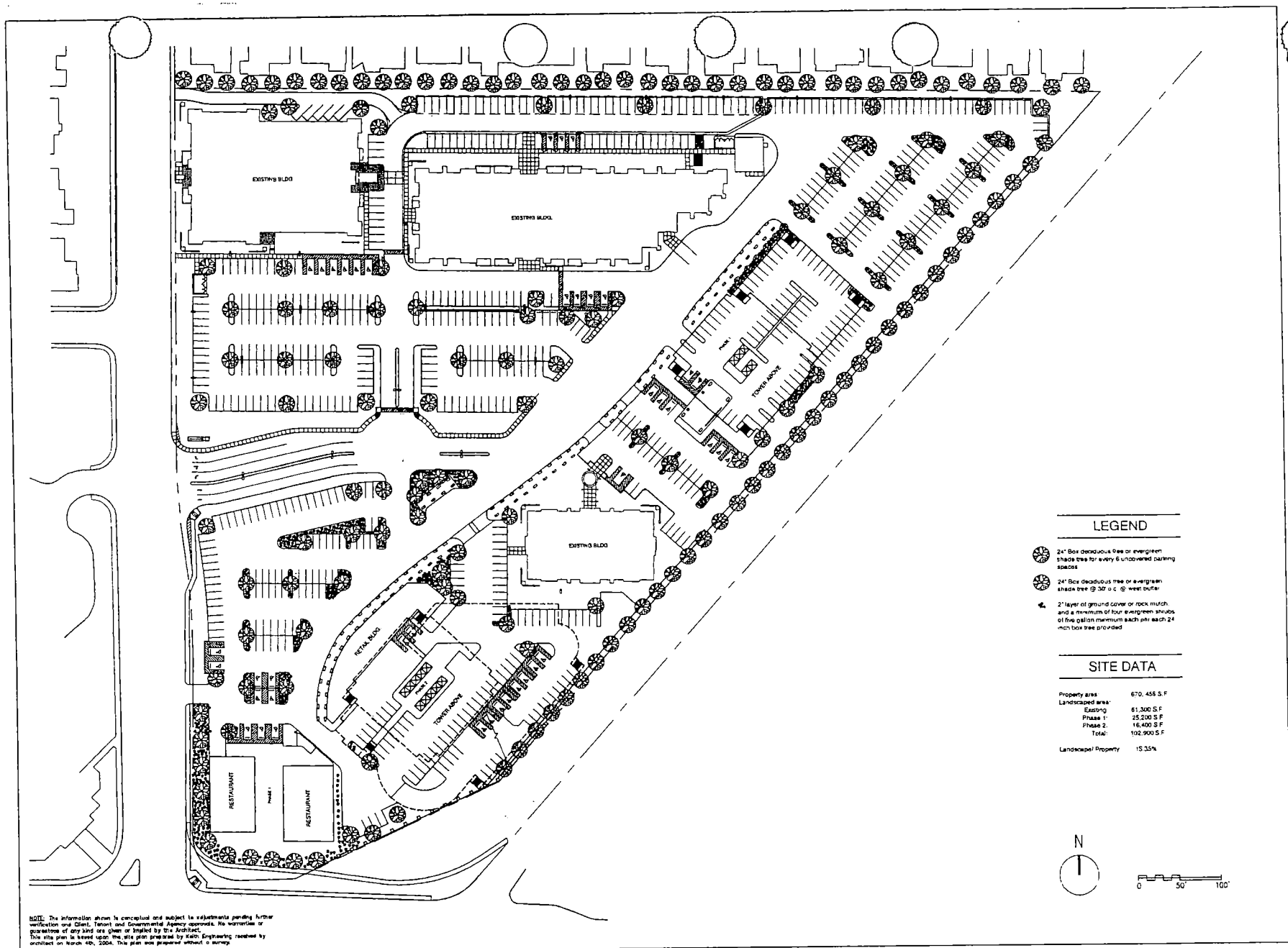
Sheet Title:

SITE PLAN PROPOSED

Project No.:
Drawn By:
Checked By:
Date:
Scale:
File Name:
Sheet Number

A100-a

SDR-4086
4-22-04 PC



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE I:	
Proposed Office Tower:	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/300 s.f.):	870

Proposed Restaurant:	10 K
Restaurant parking:	140 spaces
Public: 7000 s.f./200 s.f.:	15 spaces
Kitchen: 3000 s.f./200 s.f.:	40 spaces
Outdoor dining: 2000 s.f./50 s.f.:	100 spaces
Total parking required:	1050 spaces

Parking Provided:	681 spaces
Existing to remain:	220 spaces
Phase 1 on grade:	380 spaces
Phase 1 garage:	120 spaces
Total Provided:	1200 spaces

PHASE II:	
Proposed Office Tower:	240 K
Phase I Office Tower:	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	501 K

Office parking required (1 space/300 s.f.):	1670 spaces
Retail:	8 K
Retail parking:	35 spaces

Phase I Restaurants:	10 K
Restaurant parking:	140 spaces
Public: 7000 s.f./200 s.f.:	15 spaces
Kitchen: 3000 s.f./200 s.f.:	40 spaces
Outdoor dining: 2000 s.f./50 s.f.:	100 spaces
Total parking required:	1900 spaces

Parking Provided:	349 spaces
Existing to remain:	220 spaces
Phase 1 on grade:	380 spaces
Phase 1 garage:	144 spaces
Phase 2 on grade:	1050 spaces
Phase 2 garage:	1050 spaces
TOTAL parking provided:	2123 spaces

Sheet Title:

SITE PLAN

PROPOSED LANDSCAPE

Project No.:	03.147
Drawn By:	RN
Checked By:	MT
Date:	04.07.04
Scale:	1/80' = 1'-0"
File Name:	A100-b.dwg
Sheet Number:	

A100-b

REVISED
4.13.04

SDR-4086
4-22-04 PC



REVISED
4504
SDR-4086
4-22-04 PC

Executive Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LI
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower I:	100 K
Existing Office:	26 K
Existing Office:	67 K
Existing Office	54 K
Total Office:	247 K
Restaurant:	19 K
Total:	257 K

Parking Required @ 5/1000: 1090 SP
@ 85% Efficiency For Office
Parking Provided: 1061 sp

PHASE: II

Office Tower:	240 K
Parking at 4/1000:	(8 Larvae)
Parking at 5/1000:	(± 9 Larvae)

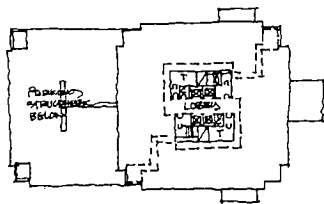
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Sheet Title

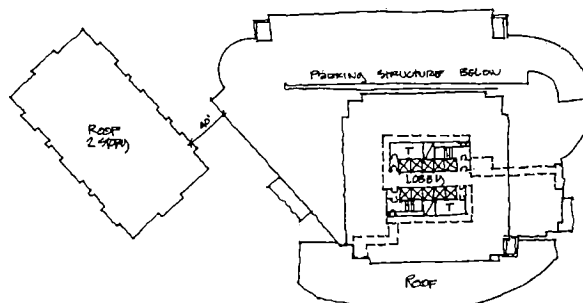
GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

Project No. 03147
Drawn By: BN
Checked By: JH
Date: 02 SEP 04
Scale: AS NOTED
File Name: A1003wg
Sheet Number:

CP

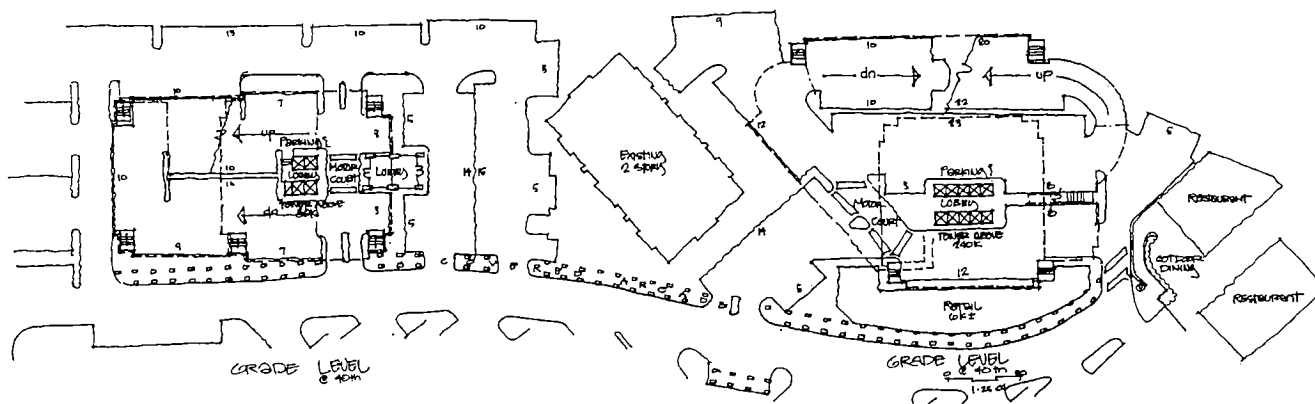
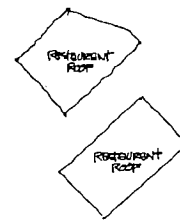


TYPICAL FLOOR
4 LEVELS @ 20' 0"
ABOVE
3 LEVELS of GR. Fty.



TYPICAL FLOOR
12 LEVELS @ 20' 0"
ABOVE
8 LEVELS of GR. Fty.
@ 40' 0"

NOTE: This floor plan is a conceptual drawing and is not intended to be used for construction. It is subject to change without notice.



NOTE: This floor plan is a conceptual drawing and is not intended to be used for construction. It is subject to change without notice.

SDR-4086
4-22-04 PC

Executive Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2000 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone	G-1
PHASE I	
Proposed Office Tower I	100 K
Existing Office:	28 K
Existing Office:	87 K
Existing Office:	54 K
Total Office:	247 K
Restaurant:	10 K
Total:	257 K

Parking Required @ 5/1000: 1090 SP
@ 85% Efficiency For Office
Parking Provided: 1061 sp

PHASE II	
Office Tower:	240 K
Parking at 4/1000:	(8 Levels)
Parking at 5/1000:	(28 Levels)

Revisions	

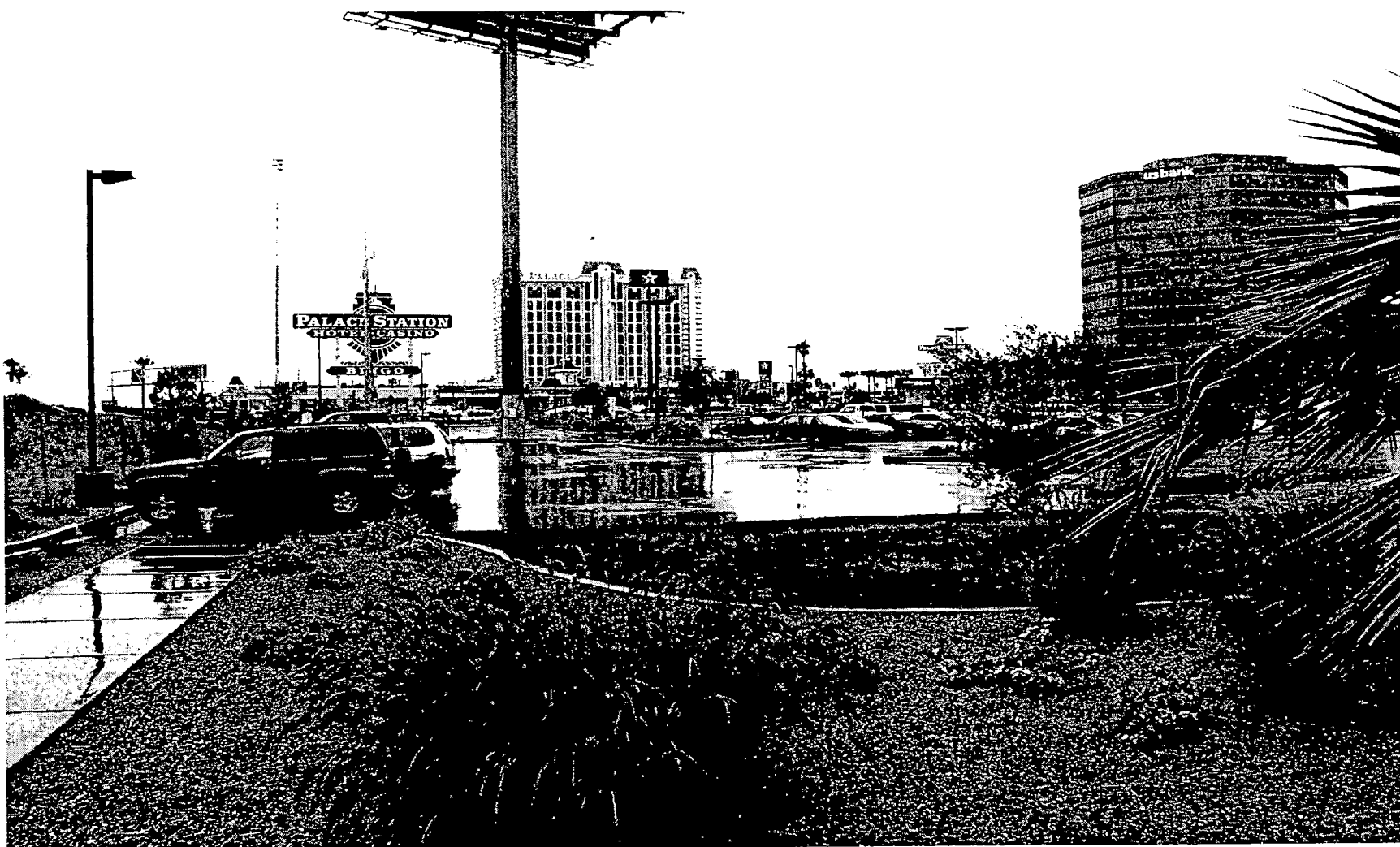
Drawn To:

GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

Project No.:	23.147
Drawn By:	PH
Checked By:	PH
Date:	02.06.04
Scale:	AS NOTED
File Name:	A:\23.147
Sheet Number:	

CP

NOTE: The information shown is conceptual and subject to change without notice. It is not intended to be used for construction. It is subject to change without notice.



SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **EVANS** abstaining, even though he has no financial interest, but his office leases space from the applicant **TRUESDELL** and **McSWAIN** excused

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

MINUTES:

NOTE: See Item 56 [ZON-4082] for all related discussion.

(9:51 – 10:25)

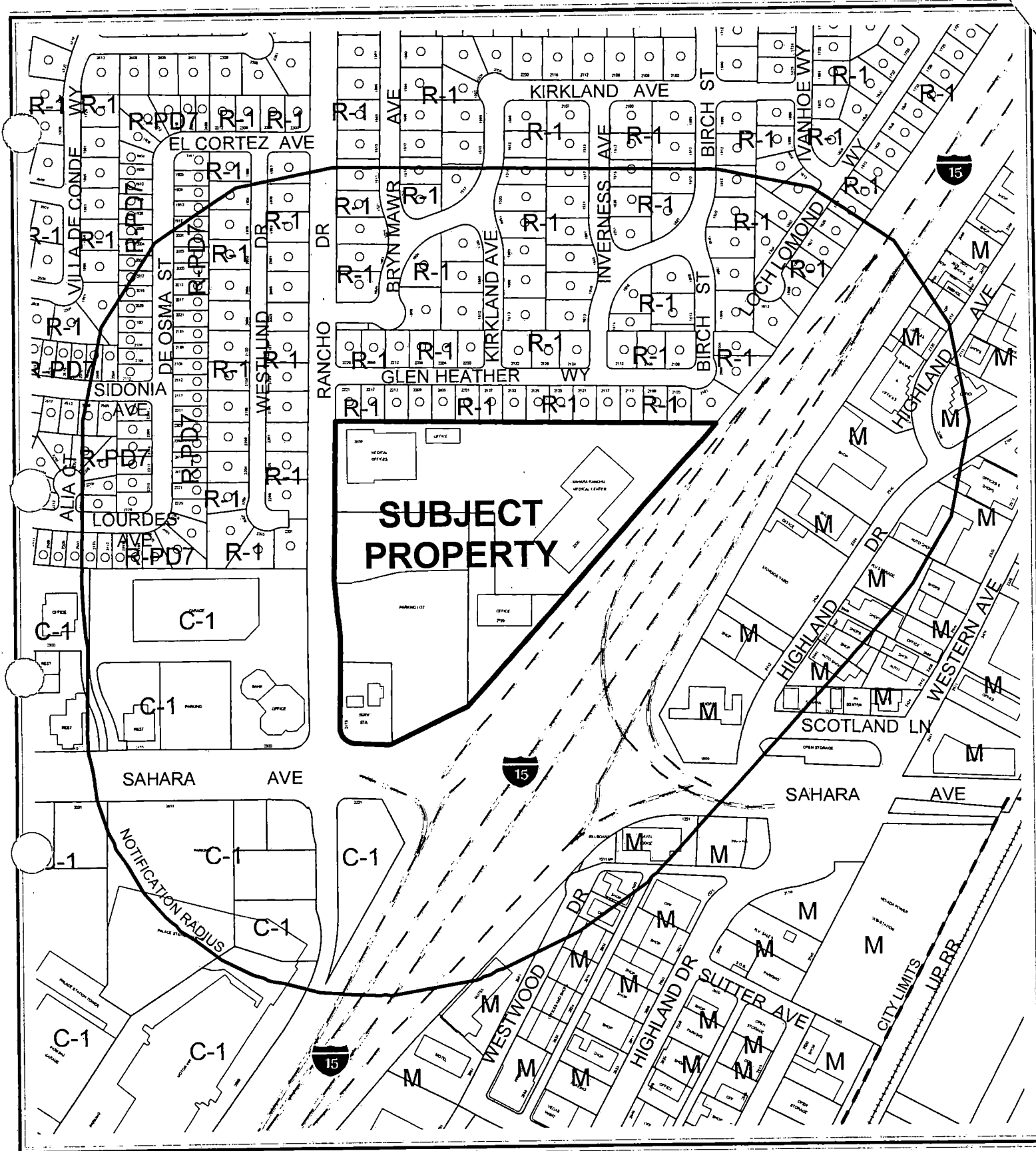
3-1486

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 59 – SUP-4089

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of a Rezoning (ZON-4082) and Site Development Plan Review (SDR-4086) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



0 200 400 Feet

CASE: SUP-4089

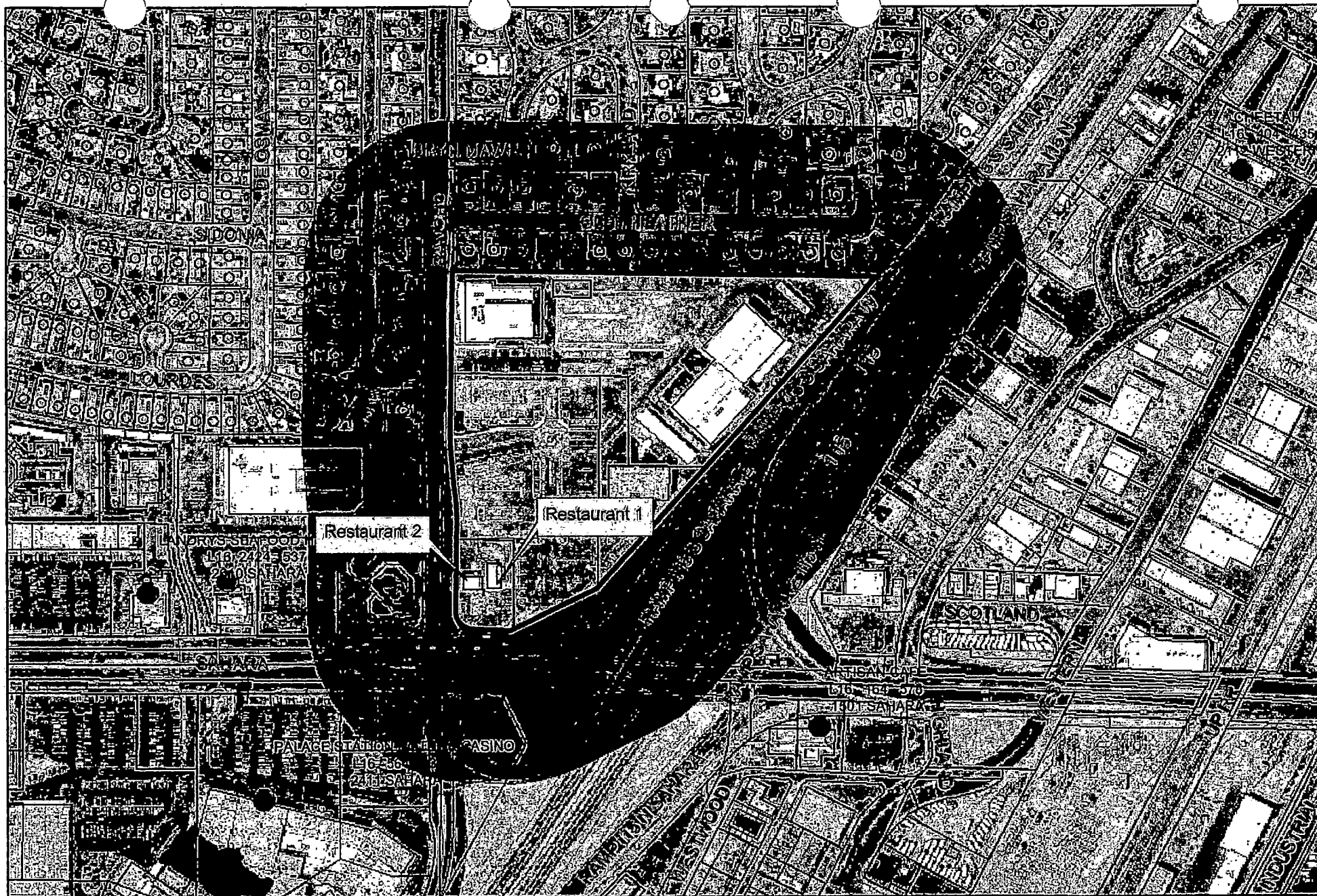
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) , P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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





SUP-4089

Protected Landuses

Parks	Taverns
Schools	Religious

Business Licenses

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

- | |
|------------------|
| Subject Property |
| 400 foot buffer |



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4089 – APPLICANT/OWNER: SAHARA RANCHO
OFFICE CENTER, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of a Rezoning (ZON-4082) and Site Development Plan Review (SDR-4086) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This a request for a Special Use Permit for a "Restaurant Service Bar" on 15.33 acres located on the northeast corner of Rancho Drive and Sahara Avenue. The subject application will be affected by companion items ZON-4082 and SDR-4086, which are to be considered at the April 22, 2004 Planning Commission meeting.

B) Applicant's Justification

The applicant justifies this request by stating that the redevelopment of this site and the introduction of restaurants to this area will be beneficial to and compatible with the surrounding commercial area.

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.
- 07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.
- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning commission and staff both recommended approval.

SUP-4089 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

- 07/29/66 The Board of Zoning Adjustments approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.
- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustments approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) to allow an existing 1,000 gallon propane tank (existing since 1964) in conjunction with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.
- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjunction with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.
- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.

SUP-4089 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.
- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustments and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
- 11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.
- 04/07/04 The City Council will hear a Required Two Year Review (RQR-3705) of an approved Variance (V-0154-94), which allowed a 14 foot by 48 foot off-premise advertising (billboard) sign at 2320 South Rancho Drive. Planning Commission and staff both recommended approval. The original application (V-0154-94) was approved on December 21, 1994.

SUP-4089 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

02/20/04 At the pre-application meeting issues concerning the Site Development Plan Review were discussed. Primarily, parking and landscaping requirements, as well as the need for a cross access agreement. The proposed uses on the site were also discussed.

C) Neighborhood Meetings

04/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with a Rezoning (ZON-4082), Variance (VAR-4251), Site Development Plan Review (SDR-4086), and Special Use Permit (SUP-4090).

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign
North: Single Family Residential Dwellings
South: Right of way (Sahara Avenue) and a Casino (Palace Station)
East: Right of way (Interstate Route No. 15) and Warehouse, Industrial
West: Single Family Residential Dwellings and a garage, bank, and offices

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: L (Low Density Residential)
South: ROW (Right of Way), SC (Service Commercial), GTC (Gaming Tourist Commercial)
East: ROW (Right of Way) and LI/R (Light Industrial / Research)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)
North: R-1 (Single Family Residential)
South: ROW (Right of Way) and C-1 (Limited Commercial)
East: ROW (Right of Way) and M (Industrial)
West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) General Plan Compliance

The designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) designation, per Las Vegas Municipal Code (LVMC) Section 19.02.040(B).

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

The proposed development consists of retail, professional offices, and restaurants, which are all allowable uses within a C-1 (Limited Commercial) district. A Connector Trail is planned to run the entire western property line of the subject parcel. The site will be pursuant to the standards set forth by GPA- 3933 (to be heard on 04/22/04). A Connector Trail calls for a five-foot wide transition strip / utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

The applicant has supplied a Development Impact Notice and Assessment (DINA) due to the commercial development in which the restaurant will be located will generate more than 3,000 average daily vehicle trips.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

SUP-4089 - Staff Report Page Six
April 22, 2004 - Planning Commission Meeting

Standards	Code Requirement	Provided
Restaurant Service Bar	400 from any church, synagogue, school, child care facility licensed for more than 12 children, or City Park	YES

B) General Analysis and Discussion

- Zoning

A Restaurant Service Bar is permitted in the C-1 (Limited Commercial) zone with approval of a Special Use Permit.

- Use

Title 19.20.020 defines a Restaurant Service Bar as a bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption.

- Conditions

Listed are the applicable conditions as listed in Title 19.04.050 for a Restaurant Service Bar:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

- (1) No restaurant service bar business use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.
- (2) Except as otherwise provided in Subsection (3) below, the minimum distances referred to in Subsection (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant service bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed restaurant service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

SUP-4089 - Staff Report Page Seven
April 22, 2004 - Planning Commission Meeting

- (a) Any leasehold parcel; or
 - (b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection (1).
- (3) In the case of a restaurant service bar proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Subsection (1) shall be measured in a straight line:
- (a) From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or
 - (b) In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.
- (4) When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Subsection (1), the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- (5) The minimum distance requirement in Subsection (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992.
- (*6) In the O District, a restaurant service bar is permitted only as an accessory use.
- (*7) All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

FINDINGS

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

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

The proposed land use is permitted within a C-1 (Limited Commercial) zoning district by means of a Special Use Permit, and can be conducted in a manner which is harmonious and compatible with existing and future surrounding land uses.

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

The subject site is physically suitable for the proposed use.

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

The project is located on the corner of Rancho Drive and Sahara Avenue. Rancho Drive is identified as a Secondary (80-foot) Collector, while Sahara Avenue is identified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. These roads provide sufficient capacity for the intended restaurant development on the subject parcels.

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

Approval of this request would be consistent with the standards of Title 19. If the request were approved, it would be subject to other Codes to ensure health, safety and public welfare.

NOTICES MAILED 192 [Mailed with SDR-4086, VAR-4087, ZON-4082 & SUP-4090]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4089** APN: 162-04-401-003, 004, 005, 006 and 007

Name of Property Owner: Sahara Rancho Office Center, LLC

Name of Applicant: Sahara Rancho Office Center, LLC
Dr. Leon Steinberg

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: _____

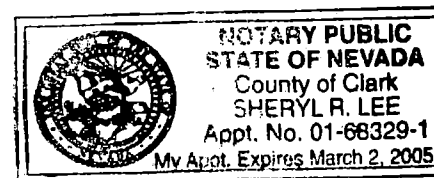
Signature of Property Owner/Authorized Agent: Leon H. Steinberg

Print Name: LEON H. STEINBERG

Subscribed and sworn before me

This 10th day of March, 2004

Sheryl R. Lee Clark County NV
Notary Public in and for said County and State





A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone	C-1
PHASE 1	
Proposed Office Tower	100 K
Existing Office	60 K
Existing Office	73 K
Existing Office	28 K
Total Office	261 K
Office parking required (1 space/300 s.f.)	870

Proposed Restaurant:	10 K
Restaurant parking:	
Public, 7000 s.f./200 s.f. space	140 spaces
Kitchen, 3000 s.f./200 s.f. space	15 spaces
Outdoor dining, 2000 s.f./50 s.f. space	40 spaces
Total parking required	1995 spaces

Parking Provided:	
Existing to remain	661 spaces
Phase 1 on grade	220 spaces
Phase 1 garage	360 spaces
Total provided	1241 spaces

PHASE 1	
Proposed Office Tower	240 K
Phase 1 Office Tower	100 K
Existing Office	60 K
Existing Office	73 K
Existing Office	28 K
Total Office	501 K

Office parking required (1 space/300 s.f.)	1670 spaces

Retail:	6 K
Retail parking	35 spaces

Phase 1 Restaurants	10 K
Restaurant parking:	
Public, 7000 s.f./200 s.f. space	140 spaces
Kitchen, 3000 s.f./200 s.f. space	15 spaces
Outdoor dining, 2000 s.f./50 s.f. space	40 spaces
Total parking required	1990 spaces

Parking Provided:	
Existing to remain	349 spaces
Phase 1 on grade	220 spaces
Phase 1 garage	360 spaces
Phase 2 on grade	144 spaces
Phase 2 garage	1030 spaces
Total parking provided	2123 spaces

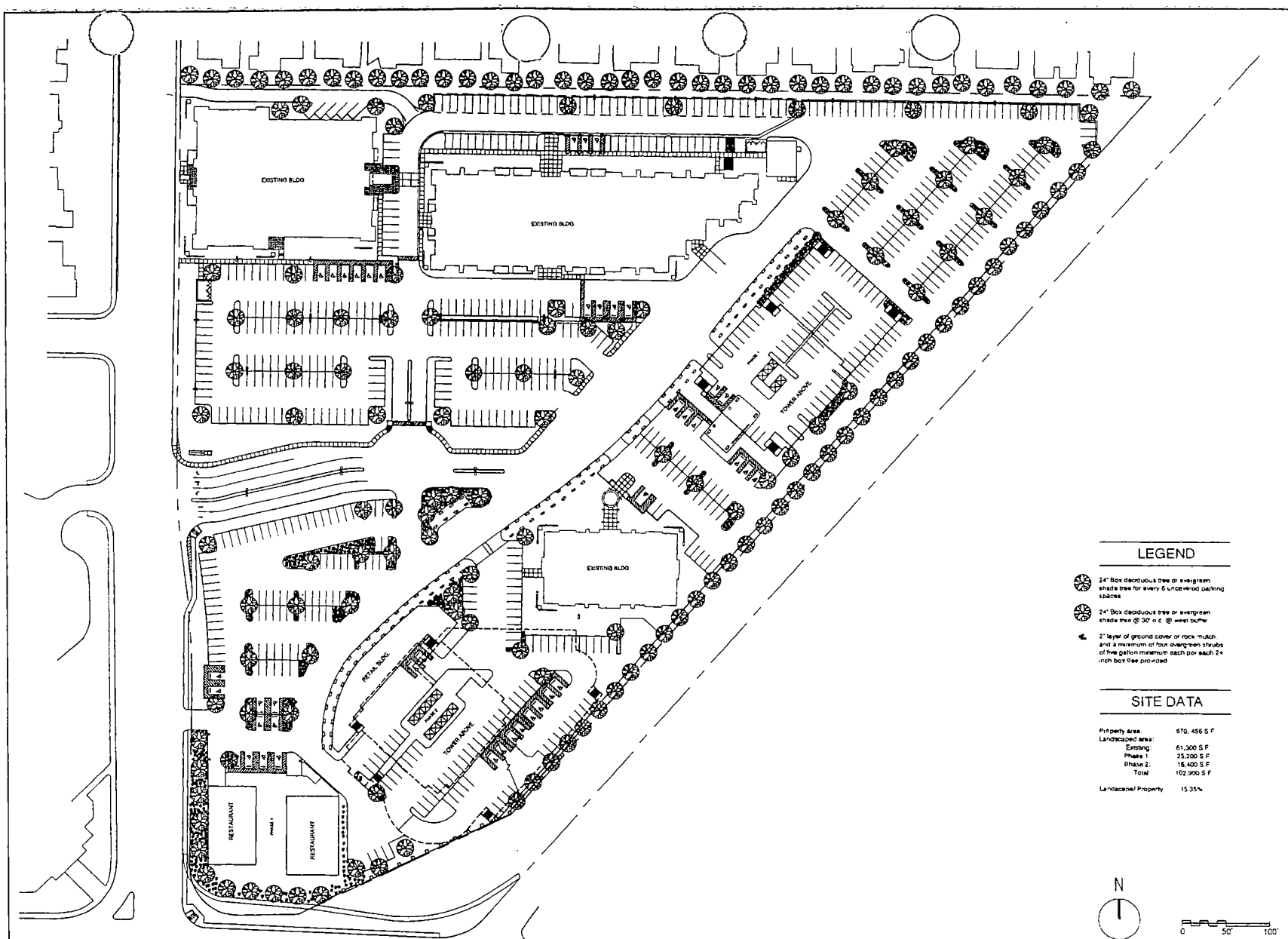
Sheet Title

SITE PLAN

PROPOSED LANDSCAPE

Project No.	03.147
Drawn By:	RN
Checked By:	MT
Date	04.07.04
Scale	1/8" = 1'-0"
File Name:	A100-b.dwg
Sheet Number	

A100-b

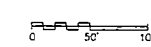


LEGEND

- 24" Box deciduous tree or evergreen shade tree for every 5 uncovered parking spaces
- 24" Box deciduous tree or evergreen shade tree @ 30' o.c. @ west buffer
- 2" layer of ground cover or rock mulch and a minimum of four evergreen shrubs of five gallon minimum each per each 24 inch box tree provided

SITE DATA

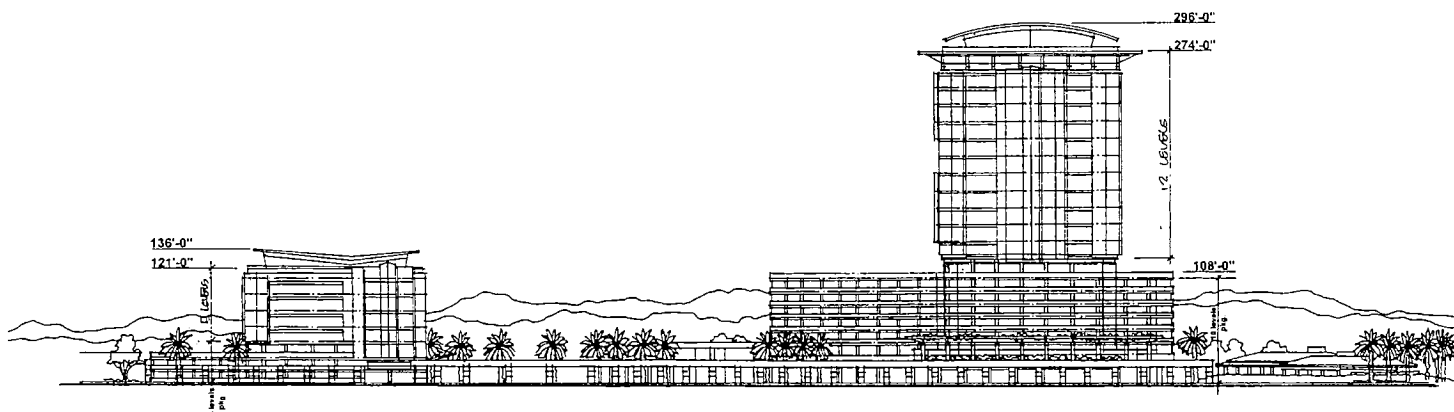
Property Area	670,456 S.F.
Landscaped area:	
Existing	61,300 S.F.
Phase 1	25,200 S.F.
Phase 2	18,400 S.F.
Total	104,900 S.F.
Landscaped Property	15.35%



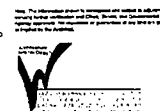
NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, Tenant and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.
This site plan is based upon the site plan prepared by Keith Engineering received by architect on March 4th, 2004. This plan was prepared without a survey.

REVISED
4.13.04

SUP-4089
4-22-04 PC



South/East Elevation
@ 1/40
1 - 27 04



Executive Architect



A project for:
SANDHIA RANCHO OFFICE CENTER, LI
2500 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower 1:	100 K
Existing Office	26 K
Existing Office	67 K
Existing Office	54 K
Total Office	247 K
Restaurant	10 K
Total:	257 K

Parking Required @ 5/1000: 1090 SP
@ 85% Efficiency For Office
Parking Provided: 1051 sp

PHASE II
Office Tower: 240 K
Parking at 4/1000: (8 Levels)
Parking at 5/1000: (±9 Levels)

Revision:

Sheet Title
GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

Project No.: 03.147
Drawn By: R/S
Checked By: J/S
Date: 12.05.04
Scale: AS NOTED
File Name: 4-22-04
Sheet Number:

CP

REVISED
4.5.04
SUP-4089
4-22-04 PC



SUP-4089 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SUP-4089 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **EVANS** abstaining, even though he has no financial interest, but his office leases space from the applicant **TRUESDELL** and **McSWAIN** excused

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

MINUTES:

NOTE: See Item 56 [ZON-4082] for all related discussion.

(9:51 – 10:25)

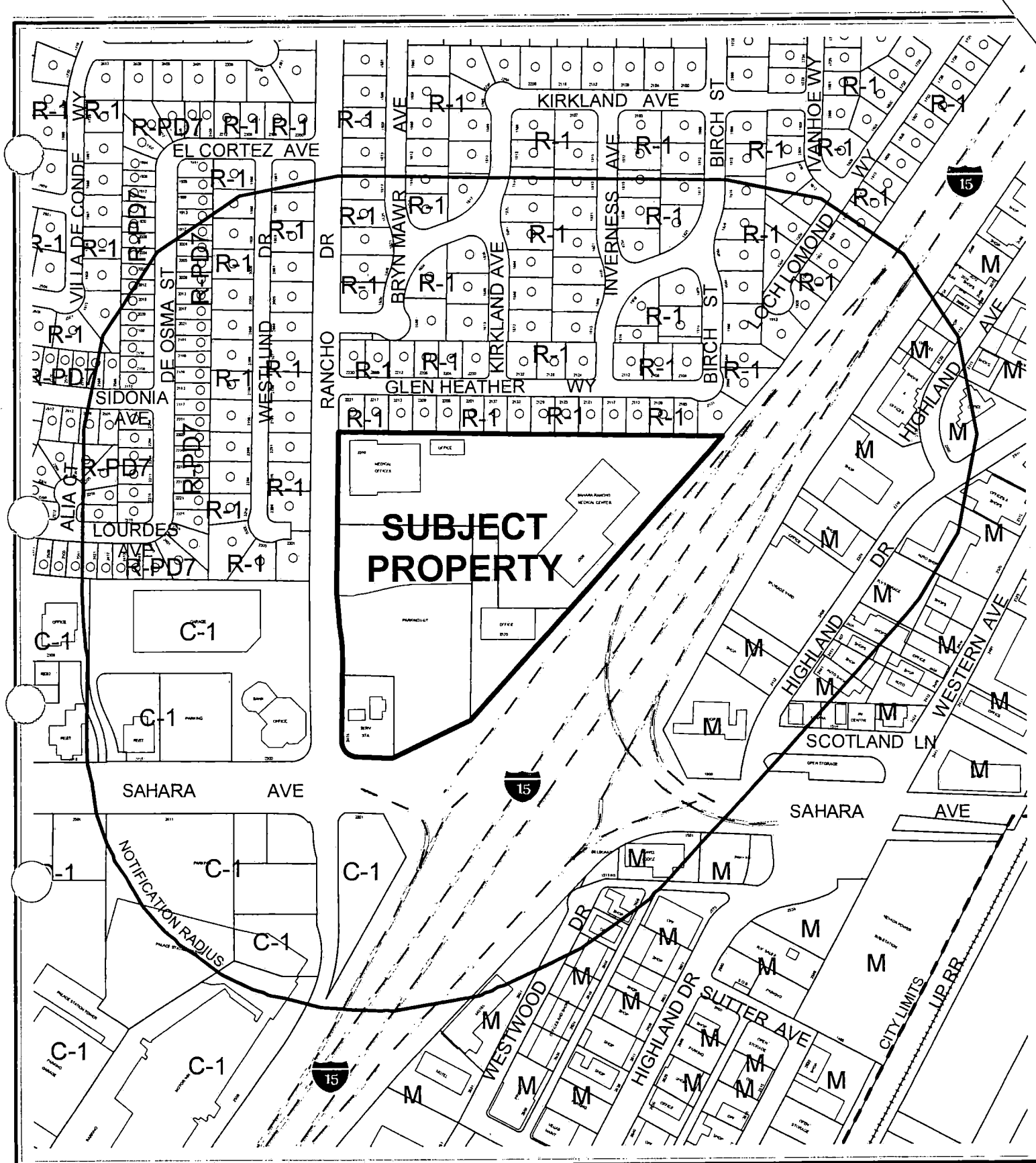
3-1486

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 60 – SUP-4090

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of a Rezoning (ZON-4082) and Site Development Plan Review (SDR-4086) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: SUP-4090

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) , P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4090 – APPLICANT/OWNER: SAHARA RANCHO
OFFICE CENTER, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of a Rezoning (ZON-4082) and Site Development Plan Review (SDR-4086) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This a request for a Special Use Permit for a "Restaurant Service Bar" on 15.33 acres located on the northeast corner of Rancho Drive and Sahara Avenue. The subject application will be affected by companion items ZON-4082 and SDR-4086, which are to be considered at the April 22, 2004 Planning Commission meeting.

B) Applicant's Justification

The applicant justifies this request by stating that the redevelopment of this site and the introduction of restaurants to this area will be beneficial to and compatible with the surrounding commercial area.

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.
- 07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.
- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning commission and staff both recommended approval.

SUP-4090 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

- 07/29/66 The Board of Zoning Adjustments approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.
- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustments approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) to allow an existing 1,000-gallon propane tank (existing since 1964) in conjuncture with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.
- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjunction with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.
- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.

SUP-4090 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.
- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustments and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
- 11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.
- 04/07/04 The City Council will hear a Required Two Year Review (RQR-3705) of an approved Variance (V-0154-94), which allowed a 14 foot by 48 foot off-premise advertising (billboard) sign at 2320 South Rancho Drive. Planning Commission and staff both recommended approval. The original application (V-0154-94) was approved on December 21, 1994.

SUP-4090 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

02/20/04 At the pre-application meeting issues concerning the Site Development Plan Review were discussed. Primarily, parking and landscaping requirements, as well as the need for a cross access agreement. The proposed uses on the site were also discussed.

C) Neighborhood Meetings

04/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with a Rezoning (ZON-4082), Variance (VAR-4251, Site Development Plan Review (SDR-4086), and Special Use Permit (SUP-4089).

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign
North: Single Family Residential Dwellings
South: Right of way (Sahara Avenue) and a Casino (Palace Station)
East: Right of way (Interstate Route No. 15) and Warehouse, Industrial.
West: Single Family Residential Dwellings and a garage, bank, and offices

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: L (Low Density Residential)
South: ROW (Right of Way), SC (Service Commercial), GTC (Gaming Tourist Commercial)
East: ROW (Right of Way) and LI/R (Light Industrial / Research)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)
North: R-1 (Single Family Residential)
South: ROW (Right of Way) and C-1 (Limited Commercial)
East: ROW (Right of Way) and M (Industrial)
West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

SUP-4090 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

E) General Plan Compliance

The designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) designation, per Las Vegas Municipal Code (LVMC) Section 19.02.040(B).

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

The proposed development consists of retail, professional offices, and restaurants, which are all allowable uses within a C-1 (Limited Commercial) district. A Connector Trail is planned to run the entire western property line of the subject parcel. The site will be pursuant to the standards set forth by GPA- 3933 (to be heard on 04/22/04). A Connector Trail calls for a five-foot wide transition strip / utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

The applicant has supplied a Development Impact Notice and Assessment (DINA) due to the commercial development in which the restaurant will be located will generate more than 3,000 average daily vehicle trips.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

SUP-4090 - Staff Report Page Six
April 22, 2004 - Planning Commission Meeting

Standards	Code Requirement	Provided
Restaurant Service Bar	400 from any church, synagogue, school, child care facility licensed for more than 12 children, or City Park	YES

B) General Analysis and Discussion

- Zoning

A Restaurant Service Bar is permitted in the C-1 (Limited Commercial) zone with approval of a Special Use Permit.

- Use

Title 19.20.020 defines a Restaurant Service Bar as a bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption.

- Conditions

Listed are the applicable conditions as listed in Title 19.04.050 for a Restaurant Service Bar:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

(1) No restaurant service bar business use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.

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

SUP-4090 - Staff Report Page Seven
April 22, 2004 - Planning Commission Meeting

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

(3) In the case of a restaurant service bar proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Subsection (1) shall be measured in a straight line:

- (a) From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or
- (b) In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.

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

(5) The minimum distance requirement in Subsection (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992.

(*6) In the O District, a restaurant service bar is permitted only as an accessory use.

(*7) All businesses that sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

FINDINGS

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

SUP-4090 - Staff Report Page Eight
April 22, 2004 - Planning Commission Meeting

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 land use is permitted within a C-1 (Limited Commercial) zoning district by means of a Special Use Permit, and can be conducted in a manner which is harmonious and compatible with existing and future surrounding land uses.

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

The subject site is physically suitable for the proposed use.

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

The project is located on the corner of Rancho Drive and Sahara Avenue. Rancho Drive is identified as a Secondary (80-foot) Collector, while Sahara Avenue is identified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. These roads provide sufficient capacity for the intended restaurant development on the subject parcels.

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

Approval of this request would be consistent with the standards of Title 19. If the request were approved, it would be subject to other Codes to ensure health, safety and public welfare.

NOTICES MAILED 192 [Mailed with SDR-4086, VAR-4087, SUP-4089 & ZON-4082]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Sahara Rancho Office Center, LLC
Dr. Leon Steinberg

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 No

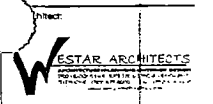
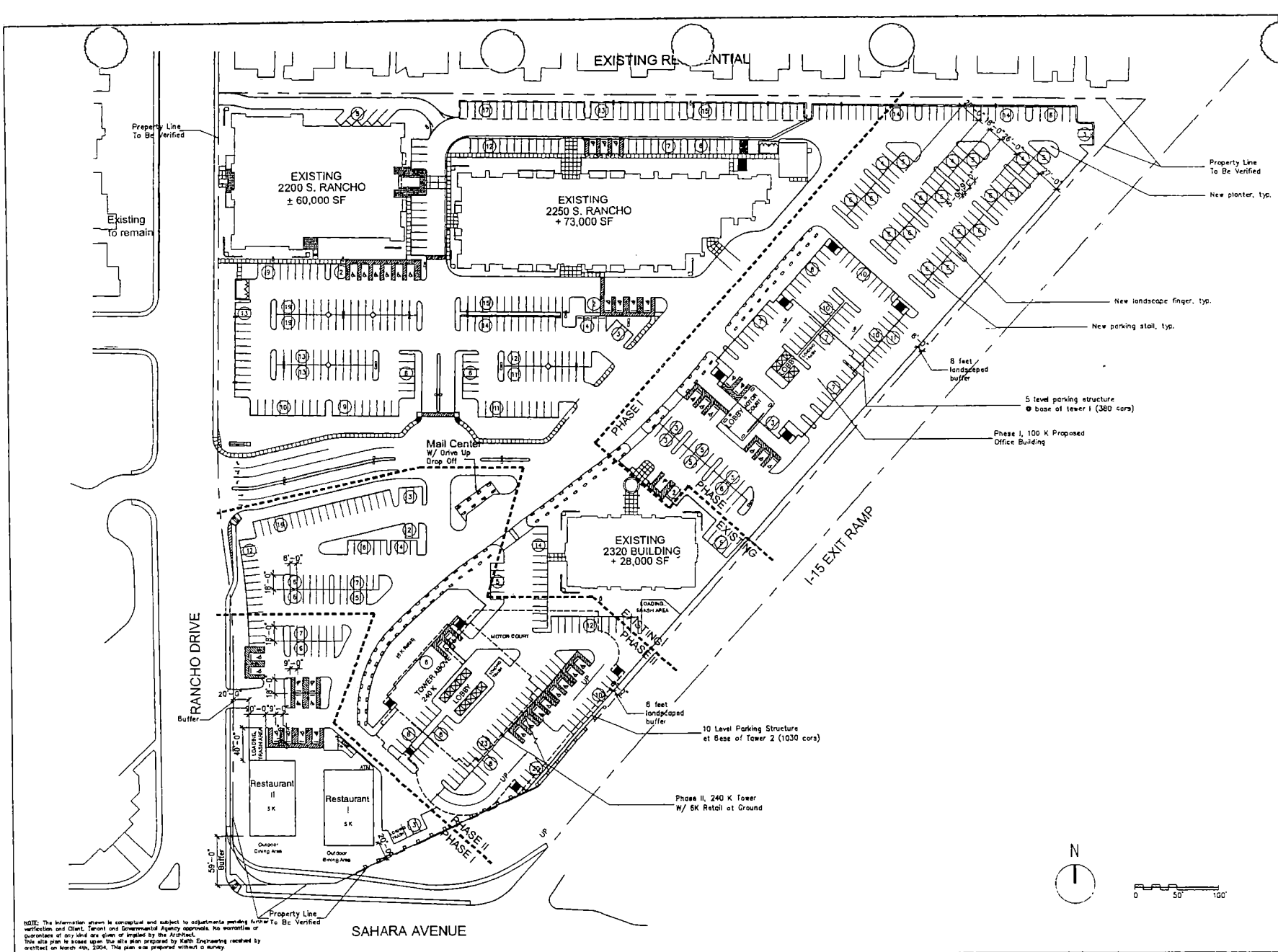
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

APN: _____

Print Name: LEON H. STEINBERG

Sheriff K. Lee Clark County NV
Notary Public in and for said County and State





A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone	C-1
PHASE I	
Proposed Office Tower	100 K
Existing Office	60 K
Existing Office	73 K
Existing Office	28 K
Total Office	261 K
Office parking required (1 space/300 s.f.)	870
Proposed Restaurant	18 K
Restaurant parking:	
Public: 7000 s.f./50 s.f.	140 spaces
Kitchen: 3000 s.f./200 s.f./1 space	15 spaces
Outdoor dining: 2000 s.f./50 s.f.	40 spaces
Total parking required	1065 spaces
Parking Provided:	
Existing to remain	661 spaces
Phase I on grade	220 spaces
Phase I garage	380 spaces
Total Provided	1261 spaces
PHASE II	
Proposed Office Tower	248 K
Phase II Office Tower	100 K
Existing Office	60 K
Existing Office	73 K
Existing Office	28 K
Total Office	501 K
Office parking required (1 space/300 s.f.)	1670 spaces
Retail	8 K
Retail parking	35 spaces
Phase II Restaurants	10 K
Restaurant parking:	
Public: 7000 s.f./50 s.f.	140 spaces
Kitchen: 3000 s.f./200 s.f./1 space	15 spaces
Outdoor dining: 2000 s.f./50 s.f.	40 spaces
Total parking required	1900 spaces
Parking Provided:	
Existing to remain	349 spaces
Phase II on grade	220 spaces
Phase II garage	350 spaces
Phase II on grade	144 spaces
Phase II garage	1030 spaces
Total parking provided	2123 spaces

Sheet Title:

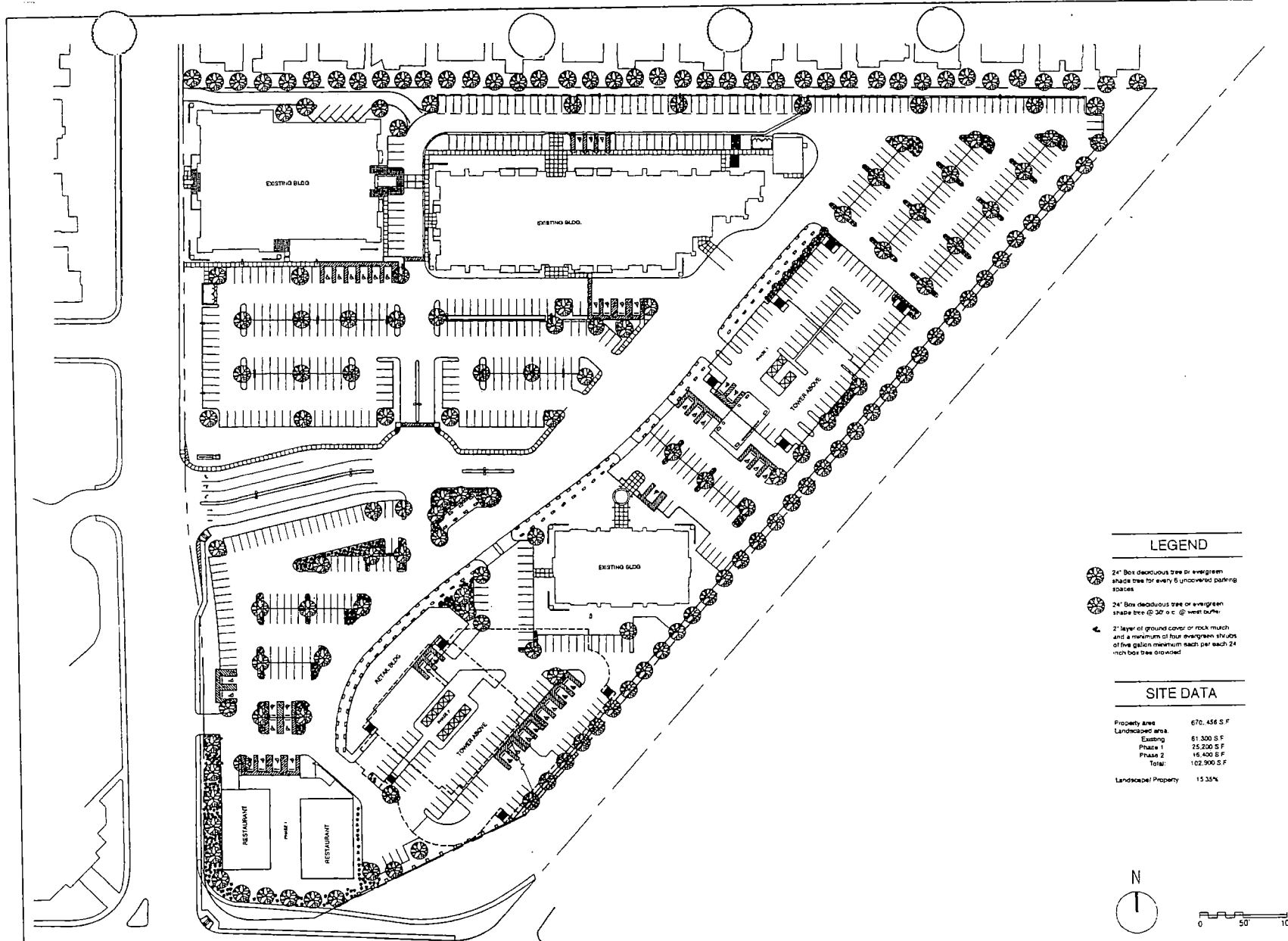
SITE PLAN PROPOSED

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Drawn By	RN
Checked By	MT
Date	04.01.04
Scale	1/8" = 1' - 0"
File Name	A100-0.dwg
Sheet Number	

A100-a

REVISED
4.13.04

SUP-4090
4-22-04 PC



NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, Tenant and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the architect.
This site plan is based upon the site plan prepared by Kohn Engineering received by architect on March 4th, 2004. This plan was prepared without a survey.



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone	C-1
PHASE I	
Proposed Office Tower	100 K
Existing Office	60 K
Existing Office	73 K
Existing Office	28 K
Total Office	261 K
Office parking (required) (1 space/300 s.f.)	870

Proposed Restaurant	10 K
Restaurant parking:	
Public, 7000 s.f. / 150 s.f.	140 spaces
Kitchen, 3000 s.f. / 200 s.f.	15 spaces
Outdoor dining, 2000 s.f. / 150 s.f.	40 spaces
Total parking required:	1095 spaces

Parking Provided:	661 spaces
Existing to remain	220 spaces
Phase 1 on grade	380 spaces
Phase 1 garage	380 spaces
Total Provided	1261 spaces

PHASE II	
Proposed Office Tower	240 K
Phase I Office Tower	100 K
Existing Office	60 K
Existing Office	73 K
Existing Office	28 K
Total Office	501 K

Office parking (required) (1 space/300 s.f.)	1670 spaces

Retail	6 K
Retail parking	24 spaces

Phase I Restaurants	10 K
Restaurants parking:	
Public, 7000 s.f. / 150 s.f.	140 spaces
Kitchen, 3000 s.f. / 200 s.f.	15 spaces
Outdoor dining, 2000 s.f. / 150 s.f.	40 spaces
Total parking required:	1900 spaces

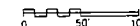
Parking Provided:	349 spaces
Existing to remain	220 spaces
Phase 1 on grade	380 spaces
Phase 2 on grade	144 spaces
Phase 2 garage	1030 spaces
TOTAL parking provided	2173 spaces

LEGEND

- 24" Box deciduous tree or evergreen shade tree for every 6 uncovered parking spaces
- 24" Box deciduous tree or evergreen shade tree @ 30' o.c. @ west buffer
- 2" layer of ground cover or rock mulch and a minimum of four evergreen shrubs of five gallon minimum each per each 24" inch box tree provided

SITE DATA

Property area	670,458 S.F.
Landscape area	
Existing	61,300 S.F.
Phase 1	25,200 S.F.
Phase 2	16,400 S.F.
Total	102,900 S.F.
Landscape/Property	15.35%



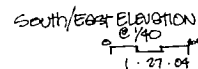
SITE PLAN PROPOSED LANDSCAPE

Project No.	03.147
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Checked By:	MT
Date:	04.07.04
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File Name:	A100-b.dwg
Sheet Number:	

A100-b

REVISED
4.13.04

SUP-4090
4-22-04 PC



WASHINGTON STATE UNIVERSITY has been selected by the U.S. Environmental Protection Agency (EPA) to lead a consortium of universities in the Pacific Northwest to develop a comprehensive environmental education program for the region. The program, known as the Pacific Northwest Environmental Education Consortium (PNEEC), will be a joint effort of Washington State University, the University of Washington, and the University of Oregon. The program will be funded by the EPA and the National Science Foundation (NSF).

REVISED
4.5.04

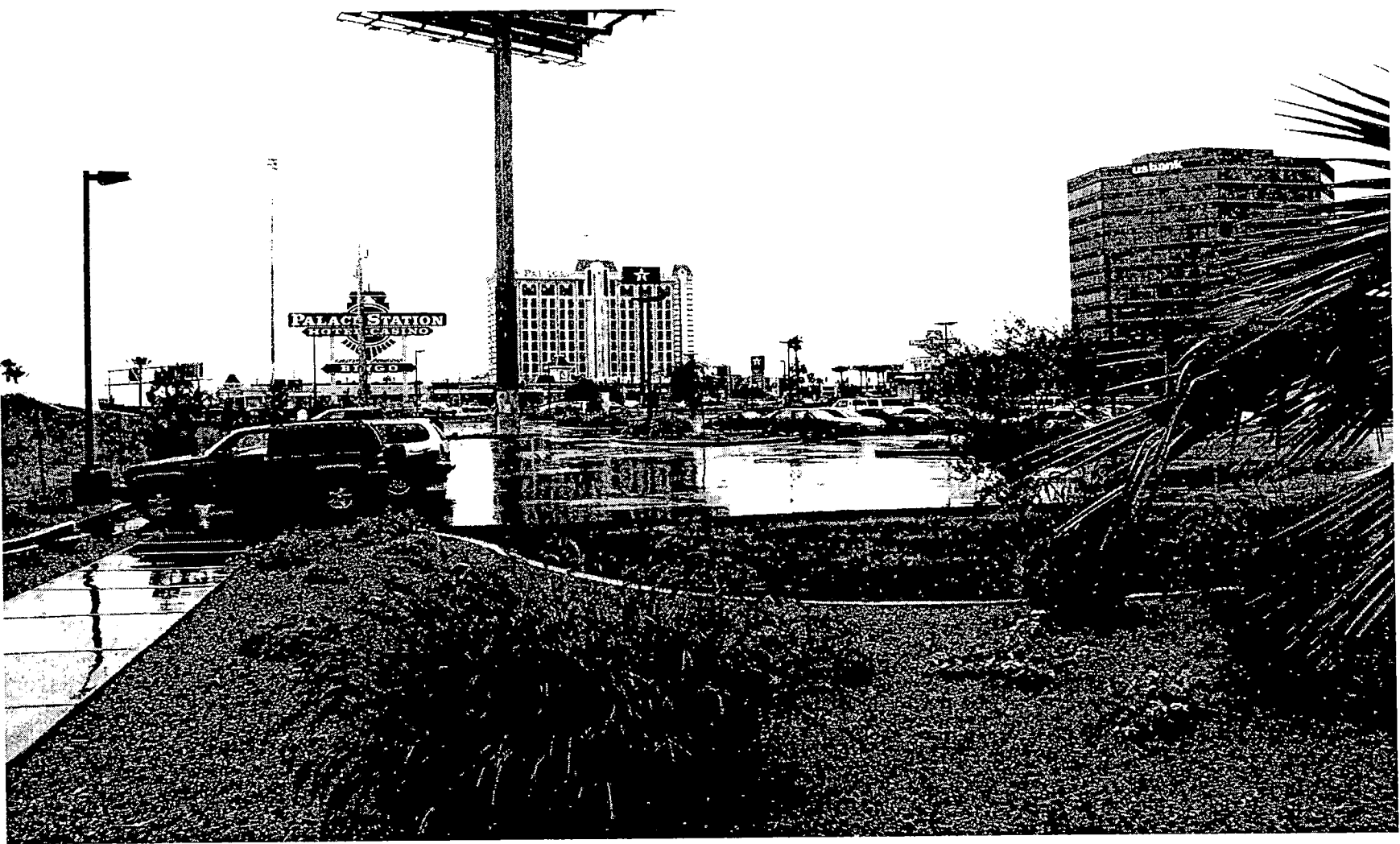
SUP-4090
4-22-04 PC



WESTERN
INTERNATIONAL
DESIGN

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Drawn By:	RY
Checked By:	RY
Date:	02.08.04
Scale:	AS 1:500
File Name:	A100.107
Sheet Number:	

CP



SUP-4090 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SUP-4090 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – ABEYANCE to 5/27/2004 – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 61 [ZON-4077] and Item 62 [SDR-4081].

DAVID CLAPSADDLE, Planning and Development Department, explained that P-R is an appropriate zoning district, as there is P-R on the east side of Jones Boulevard. Staff recommended approval of the zoning, but expressed concerns regarding the Site Plan. The request is not for a home office conversion. The existing buildings will be torn down and a new 6,996 square foot two-story structure will be built. In order to meet residential adjacency standards for the lots to the east, it is pushed up to the front of the lot. Since the building was

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 61 – ZON-4077

MINUTES – Continued:

moved up to the front, the parking is in the back. However, the handicapped spaces are in the front but there is not sufficient back up room according to Code. It should be 24 feet but is currently only 17 feet. Secondly, staff expressed concern with the waivers to the landscaping standards. This would warrant a waiver if the existing single family-home were being converted. However, the plan reflects a new two-story office building and staff cannot support the waiver of the landscaping and parking requirements. Therefore, staff recommended denial.

GREG WILDE, Wild and Associates, 208 S. Jones, and CRAIG MOORE, 4427 Via Torino, appeared on behalf of the applicant. MR. MOORE indicated that the two existing houses were built in the early '60's. Carports, patio covers, and storage sheds were added to the homes. They propose to tear down the entire structures on both lots. The proposed building has a base floor area of approximately 3,050 square feet, less of a floor plan area than the two existing home lots, which is about 40-50% reduction in structure area. The applicant has completed two structures on the two lots located just north of the proposed project. One was a two-story structure, 2,500 square feet with approximately 800 square feet second story level. The applicant will build one structure that will be similar as the two completed structures. They will all have the same architectural design as structures in other lots. As recommended by the staff, a drive-through driveway through the back lot will be incorporated because there is no alley in this particular area. MR. MOORE stated that the two lots to the north have five-foot landscaping on each side. Once the wall is removed, the landscaping will be combined with the current landscaping. He explained that they could provide 24-inch trees on 12-foot centers. They would lose all 12 parking spaces and the minimum requirement is 21 parking spaces.

MR. MOORE indicated that they are currently in the process of buying the other properties to the south and the same drive-through will be done with these properties. City staff misunderstood their drawings because the plan reflects twice the amount of trees. The landscaping areas are smaller on the edges, but landscaping is around the building. He pointed out an area that he referred to as the patio and making that a landscaped area with picnic tables for employees. He also suggested moving the handicapped area forward to comply with the 24-foot back out. MR. MOORE stated that the drive through is a good idea through all these lots. The applicant is willing to work with staff on the best solution, as well as, maintaining adequate handicapped spaces.

TODD FARLOW, 240 N. 19th Street, was confused if the request is for a home office conversion or a new building. VICE CHAIRMAN NIGRO confirmed that it would be a new building and that only 216 and 220 South Jones Boulevard were being considered. MR. FARLOW suggested that in lieu of landscaping near the block wall, the applicant place an eight-foot block wall with petroglyph.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 61 – ZON-4077

MINUTES – Continued:

MR. WILDE stated that they will move the handicap space east and he is willing to sign a joint access agreement. Many of these homes along Jones Boulevard are an eye sore. The landscaping along the front has always been five to ten feet.

COMMISSIONER GOYNES asked that the applicant ensure that the handicap spaces are adequate.

COMMISSIONER DAVENPORT referred to the applicant's statement that in order to put in the required landscaping they would lose parking. He asked if it were possible for the applicant to obtain a lease agreement with the adjacent business owner for those spaces. MR. CLAPSADDLE responded that they are requiring a joint access agreement, but they still have to provide adequate parking on the site. The reason they are having trouble with providing landscaping and parking is because the building is too big. They would have to move it forward to meet residential adjacency standards. In addition, a 6,000 square foot building requires 21 parking spaces and the applicant is providing 24. Staff is of the opinion that the new building on the two lots should meet the Standards of the Code; otherwise, the site is overbuilt.

COMMISSIONER DAVENPORT suggested the applicant decrease the parking spaces from 24 to 20. Even though this will cause a shortage in parking, then possibly the business next door may have excess parking. MR. MOORE replied the business does not have excess parking spaces. He added that they are actually building less square footage of building than they are on the other lot.

VICE CHAIRMAN NIGRO asked staff if the applicant is not meeting the code on the back wall. MR. CLAPSADDLE replied that the applicant does not meet the code on the back wall, but also the landscaping requirements. Staff did not receive a detailed landscaping plan. The code requires one tree per 20 linear feet along the street frontage and east property line, one tree for 30 feet along the north and south property lines, a total of 21 trees. VICE CHAIRMAN NIGRO asked if it would be possible for the applicant to meet the landscaping requirement on every place with the current design, except for the back wall adjacent to residential. MR. CLAPSADDLE replied that the minimum zone width along the street frontage is 15 feet and 8 feet along the remaining perimeter of the site. The applicant shows five feet along Jones Boulevard, two feet along the south, and zero along the north and east property lines. Staff believes that with a building of this size, the applicant will not meet standards.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 61 – ZON-4077

MINUTES – Continued:

MR. WILDE rebutted that the properties are approximately 118 feet deep, and with an 18-foot parking space, 24-foot turnaround, 15 foot landscaping berm in the front and an 8-foot landscaping berm in the back, the result would be a four by four building. He opined that properties along Alta Drive do not have more than a five to ten foot berm in the front. He is willing to install trees along the south border every 30 feet, but cannot put more landscaping on the south because he needs a 20-foot driveway to get to the rear of the project. The City wants Jones Boulevard to be an aesthetically pleasing business route, thus giving the homeowners the proposed commercial zonings. However, the berm, handicap, and the parking requirements make this property not commercially feasible to put a smaller building on the property. He believes he complies with what has been approved in the past.

COMMISSIONER GOYNES suggested the applicant reduce the size of the building. It appears that the applicant is creating a self-imposed hardship. MR. MOORE rebutted that a 6,000 square foot building with a 3,000 square foot footprint, divided into two lots, the footprint would be 1,500 square feet per lot. During the widening of Jones Boulevard 30 feet was taken off of each side to make it 100 feet wide. The homeowners were allowed to sell those properties as P-R in order to compensate them for their properties being taken away. No one would by a residence on this arterial.

COMMISSIONER DAVENPORT recommended denial because he would prefer to see more landscaping. MR. WILDE replied that he would be willing to provide more landscaping to the south because to the north, there is already five foot of landscaping. If the landscaping must be eight feet, he would lose the driveway. Therefore, he asked that the items be held in abeyance for two weeks to give an opportunity to meet with staff to discuss an alternative. VICE CHAIRMAN NIGRO suggested a 30-day abeyance due to time constraints. MR. CLAPSADDLE appreciated COMMISSIONER NIGRO'S suggestion because a month would give them extra time to possibly resolve these issues. VICE CHAIRMAN NIGRO suggested approving the zoning and holding the Site Development Plan Review, however, MR. WILDE preferred holding both items.

COMMISSIONER STEINMAN commented that he did not understand the purpose of the 12-foot drive-through in front of the building. It does not make sense having an entrance in the front when the parking will be in the rear of the building. VICE CHAIRMAN NIGRO directed the applicant to consider all issues brought forth by the Planning Commission, and encouraged the applicant to meet with staff as soon as possible.

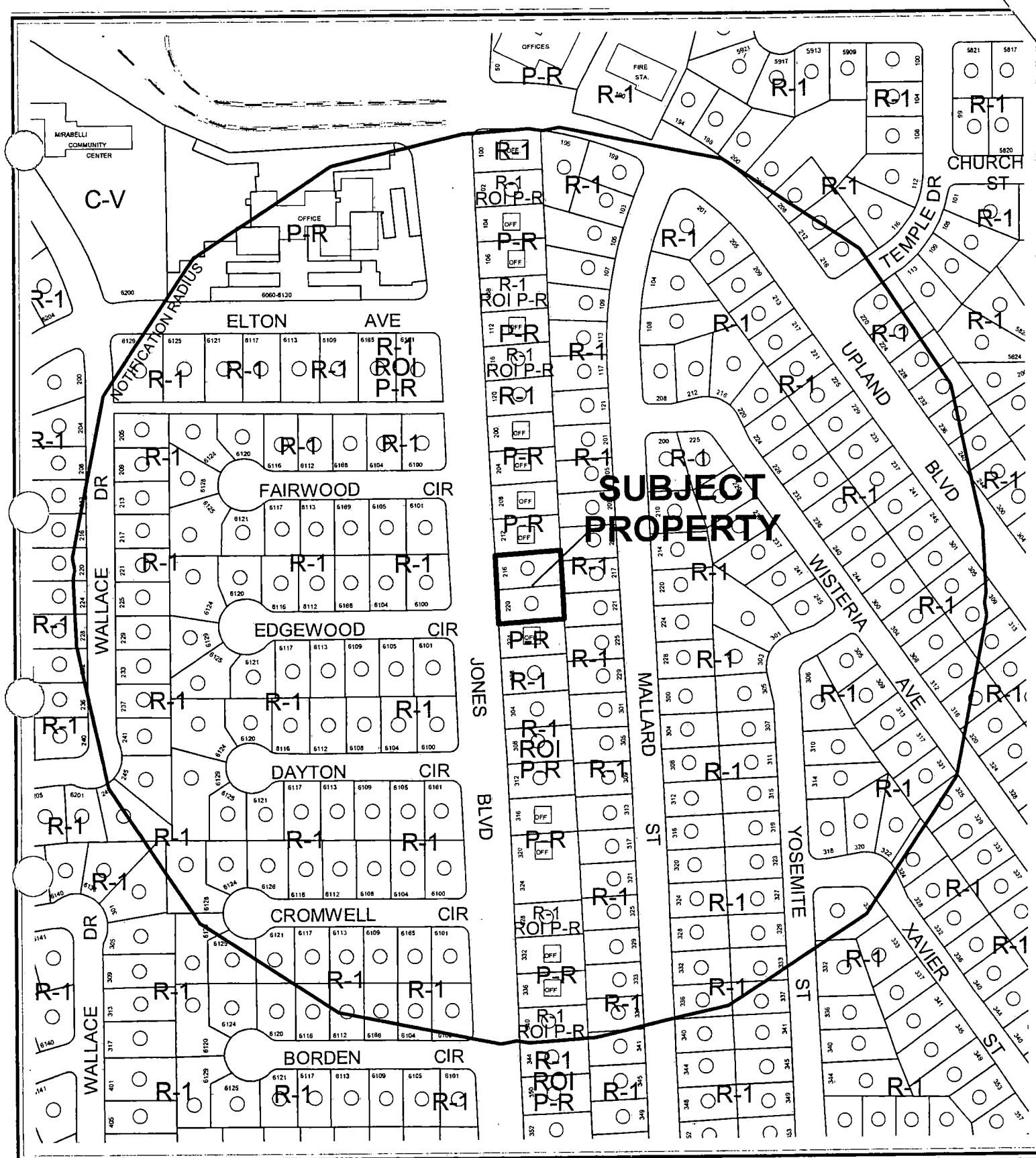
PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 61 – ZON-4077

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 61 [ZON-4077] and Item 62 [SDR-4081].

(10:25 – 10:48)

3-3002/4-1

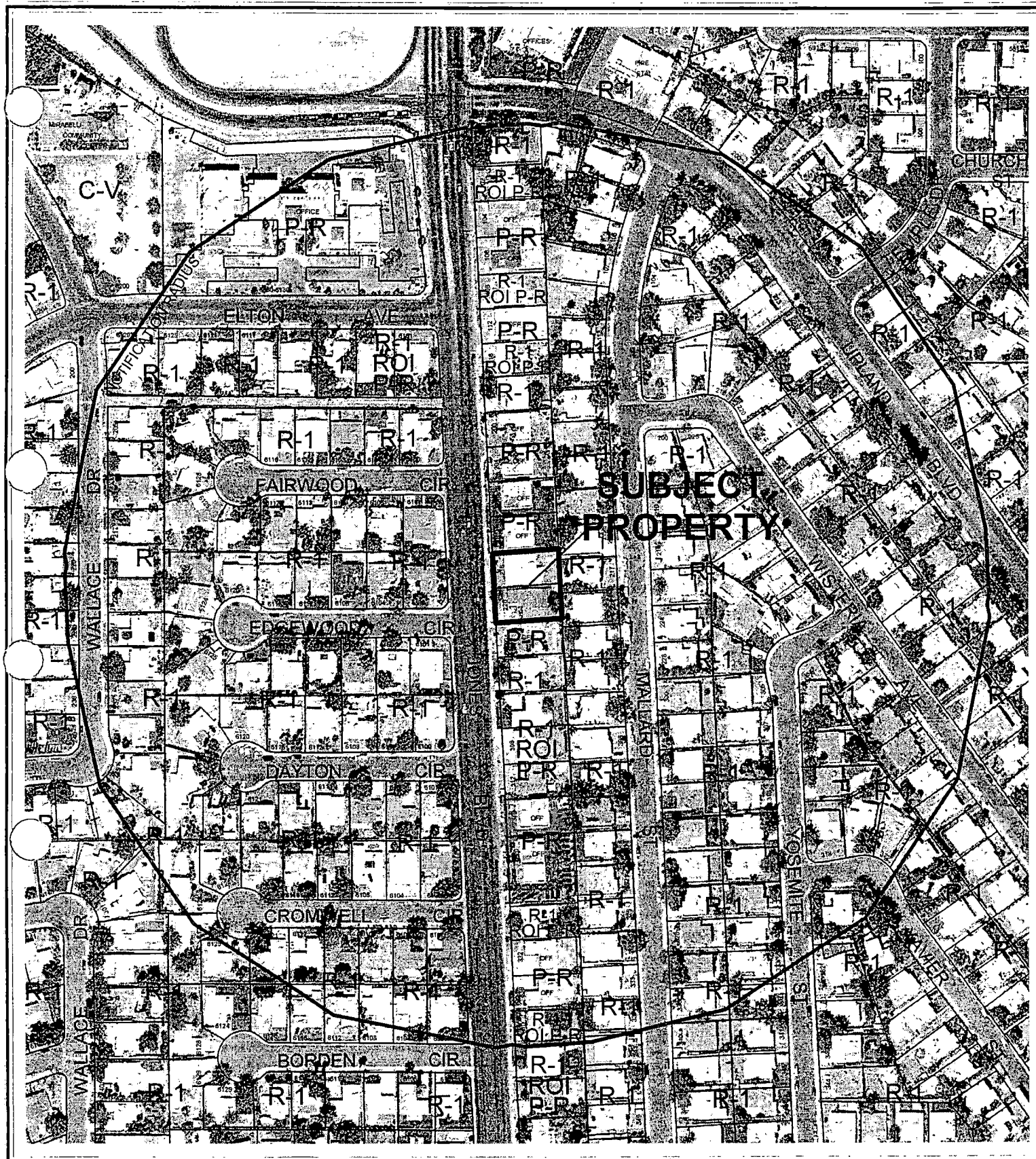


CASE: ZON-4077

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **ZON-4077**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 100 200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY
COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4081) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. 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 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. A Site Development Plan Review application (SDR-4081) for the proposed office was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the proposed P-R (Professional Office and Parking) will allow for the development of an office on this site.

BACKGROUND INFORMATION

A) Previous Actions

05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) at 212 and 224 South Jones Boulevard to the north and south of this site. The Planning Commission and staff recommended denial on 04/11/91.

B) Pre-Application Meeting

02/26/04 The applicant was advised of the requirements for a Rezoning application and the design issues will be addressed with the Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.32

ZON-4077 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

B) Existing Land Use

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

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: P-R (Professional Office and Parking)
South: P-R (Professional Office and Parking)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

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

This site is not affected by any special plan areas or districts.

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	0.32 Acres	Y
Min. Lot Width	60 Feet	120 Feet	Y

This site is in compliance with the minimum lot size requirements for P-R (Professional Office and Parking) zoning district set forth in the Commercial Development Standards. All other issues regarding the design of the site will be addressed with the companion Site Development Plan Review.

B) General Analysis and Discussion

The applicant is proposing the P-R (Professional Office and Parking) zoning in order to construct an office on this site.

FINDINGS

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

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

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

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."

Other properties fronting on this segment of Jones Boulevard have been rezoned to P-R (Professional Office and Parking) for the conversion of single-family residences to offices. The proposed P-R (Professional Office and Parking) zoning will be compatible with surrounding land uses and zoning districts.

ZON-4077 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

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

The P-R (Professional Office and Parking) zoning on the subject site is an appropriate transition for the lots abutting Jones Boulevard and the single-family residences to the east.

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

Access to this site is provided Jones Boulevard, a fully developed 100-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 246 [Mailed with SDR-4081]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4077** APN: **138-36-112-013**

Name of Property Owner: **CHARLES SAMMONS**

Name of Applicant: **ARG JONES I, LLC. c/o GREGORY WIDE, ESQ.**

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): _____

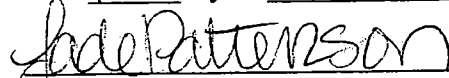
APN: _____

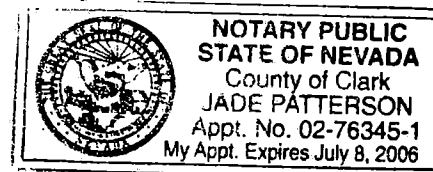
Signature of Property Owner/Authorized Agent: 

Print Name: **CHARLES SAMMONS**

Subscribed and sworn before me

This **10th** day of **Feb**, 20**04**


Notary Public in and for said County and State



**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4077 APN: 138-36-112-04

Name of Property Owner: FRANCES KELLER

Name of Applicant: Allen Jones I, 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

☒ 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: _____

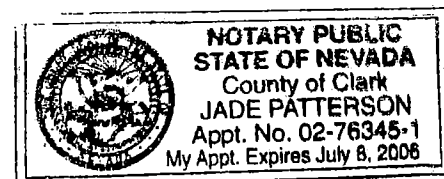
Signature of Property Owner/Authorized Agent: Q. Francis Keller

Print Name: FRANCES KELLER

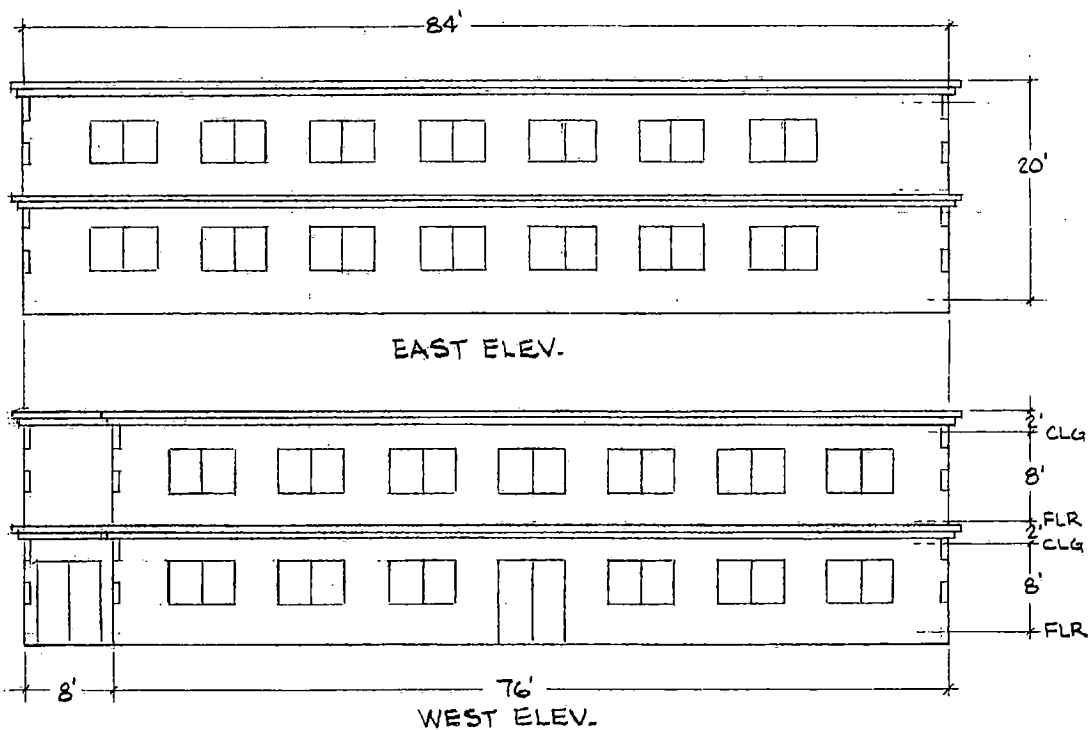
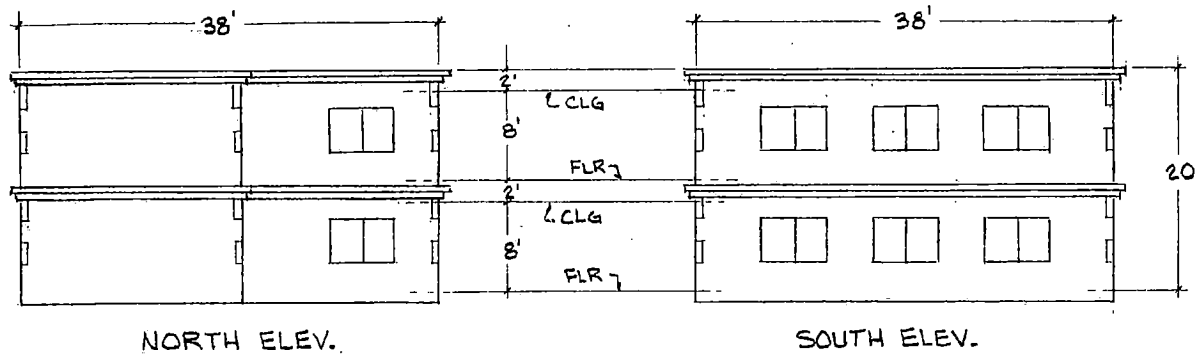
Subscribed and sworn before me

This 11th day of FEB., 2004

Lace Patterson
Notary Public in and for said County and State



REVISED DRAWING PLEASE VISIT WWW.ARGJONES.COM



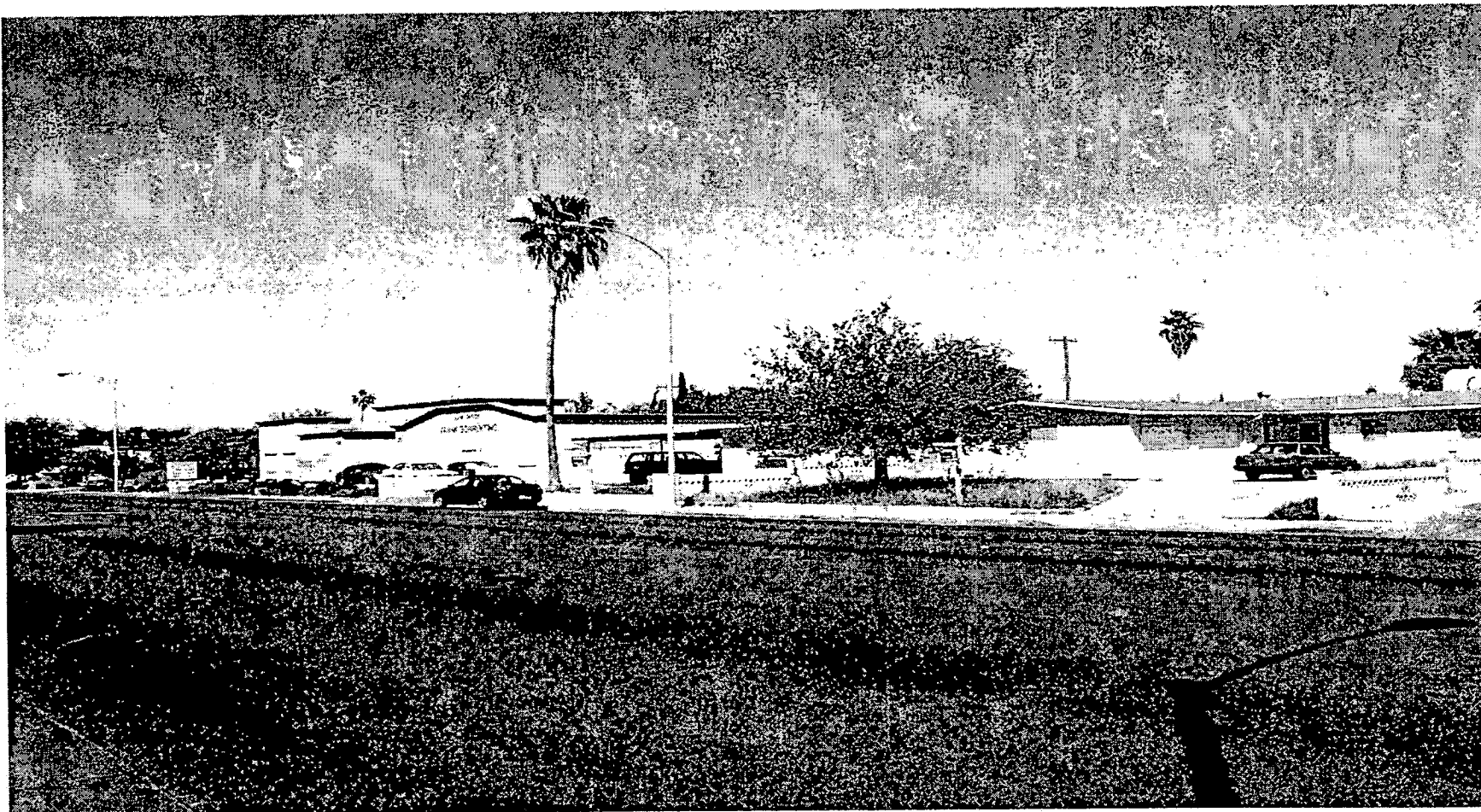
REVISED
3.30.04

ZON-4077
4-22-04 PC

REVISIONS	BY

OWNER: ARG JONES, LLC
CONTRACTOR: ABILITY CONSTRUCTION NO. 3360
(702) 646-7297
216 & 220 S. JONES BLVD. L.V., NEVADA 89107

DRAWN L. WILDE
CHECKED
DATE 3/28/04
SCALE 1/8" = 1'
JOB NO.
SHEET ELEV.
OF SHEETS



ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES
SAMMONS AND FRANCIS KELLER
216 AND 220 SOUTH JONES BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – ABEYANCE to 5/27/2004 – UNANIMOUS with TRUESDELL and McSWAIN excused

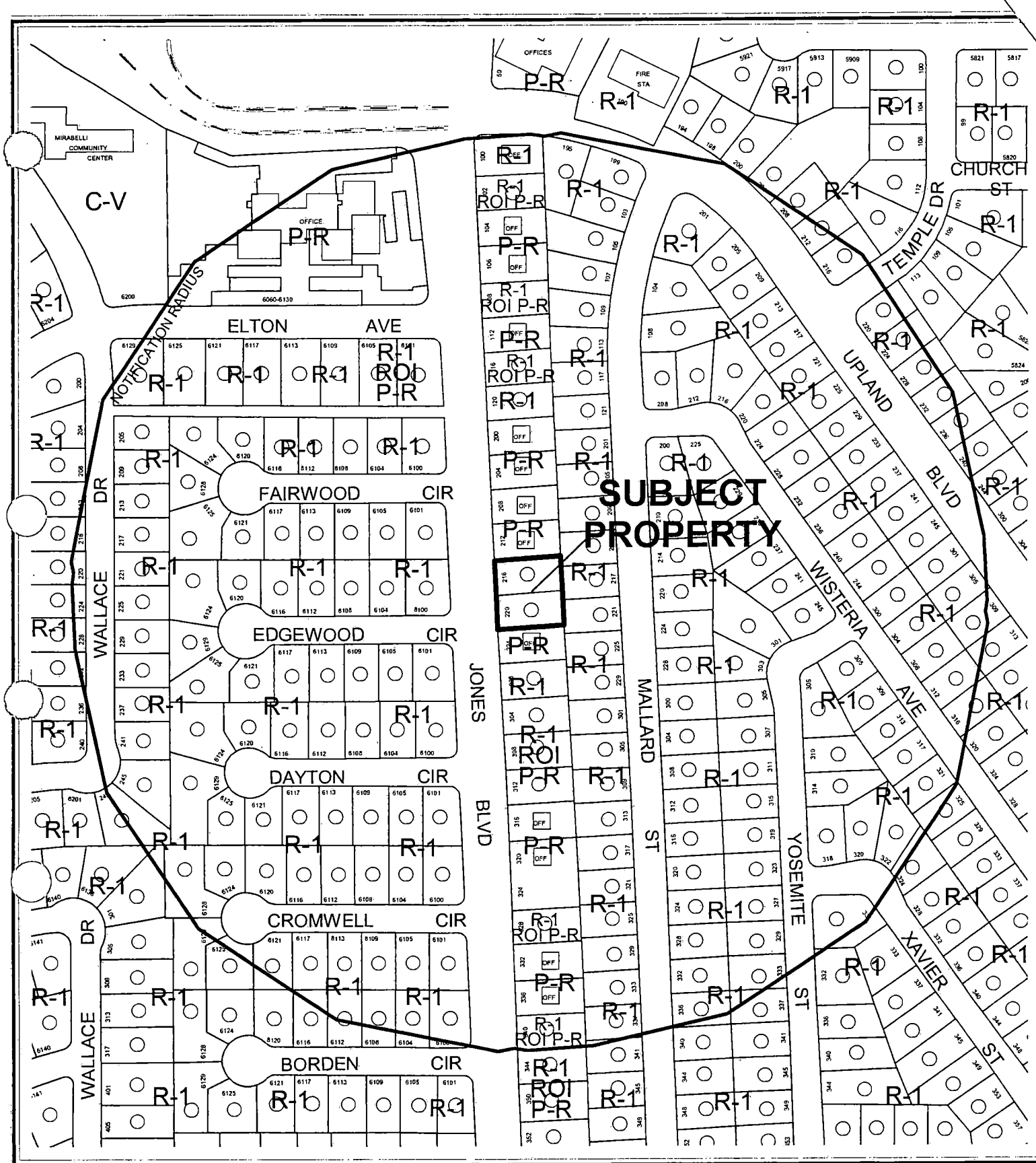
To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 61 [ZON-4077] for all related discussion.

(10:25 – 10:48)

3-3002/4-1



CASE: SDR-4081

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY CORPORATION - OWNER: CHARLES SAMMONS AND FRANCIS KELLER

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Rezoning (ZON-4077) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall revise the site plan to show a minimum 24 foot backup area for the handicap accessible space. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.
4. The applicant shall revise the landscape plan to provide 24 inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2 foot wide landscape planter adjacent to the parking lot along the north property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.
5. The applicant shall revise the building elevations to provide for a structure that is more residential in appearance. The revised elevation shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.
6. The applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character prior to the approval of a Certificate of Occupancy of the proposed office.
7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
8. All development shall be in conformance with the site plan and building elevations, date stamped May 19, 2004 except as amended by conditions herein.

SDR-4081 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

9. 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.
10. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
11. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.
14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
15. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
17. Site development to comply with all applicable conditions of approval for ZON-4077, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review and a Waiver of landscaping for a proposed office on 0.32 acres at 216 and 220 South Jones Boulevard. A Rezoning application (ZON-4077) to change the zoning designation to P-R (Professional Office and Parking) was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates a new office building will replace the existing single family residences on this site. The waiver to the minimum landscape standards is being requested because there is not adequate room on the property to accommodate all of the requirements.

BACKGROUND INFORMATION

A) Previous Actions

05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) 212 and 224 South Jones Boulevard to the north and south of this site. The Planning Commission and staff recommended denial on 04/11/91 .

B) Pre-Application Meeting

02/26/04 The applicant was advised of the requirements for a Site Development Plan Review application and that the proposed building must meet Residential Adjacency Standards. Waivers of minimum landscaping requirements were also discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.32

B) Existing Land Use

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

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: P-R (Professional Office and Parking)
South: P-R (Professional Office and Parking)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) 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
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

PROJECT DESCRIPTION

The applicant intends to demolish the existing single family residences and construct a new 6,096 square foot two story office building. The plan shows the proposed building will be located towards the front of the site in order to meet the Residential Adjacency Standards. Parking is located behind the proposed building with the exception of the handicap accessible space located on the north side of the site. Access is provided via two driveways from Jones Boulevard and a common access drive with the property to the north. Landscaping is shown in a 5 foot wide planter along Jones Boulevard, a two foot planter along the south property line and in planters around a portion of the building. The building elevations depict a two story building with a flat roof and an overall height of 20 feet.

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	0.32 Acres	Y
Min. Lot Width	60 Feet	122 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	20 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	15 Feet	60 Feet	Y
Max. Lot Coverage	50 %	22 %	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 20 Feet	Y

The proposed office meets or exceeds the standards.

A2) Residential Adjacency Standards

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

SDR-4081 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

- a) Proximity slope. Based on the height of 20 feet for the proposed building, the Residential Adjacency Standards require a setback of 60 feet from the residential property to the east in order to maintain the 3 to 1 proximity slope. The site plan shows the required 60 foot setback and is compliance with this requirement.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed	6096 SF.	1 Space/300 GFA	21	1	24	1

The proposed office requires a total of 21 parking spaces, one of which must be handicap accessible. The site plan shows a total of 24 spaces with one handicap accessible and is in compliance with the code requirements.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	4 Tree	0
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet along the street frontage and east property line; 1 Tree/ 30 Linear Feet along the north and south property lines	21 Trees	0
• Min. Zone Width	15 Feet along street frontages and 8 feet around the remaining perimeter of the site		5 Feet along Jones Boulevard, 2 feet along the south property line and 0 along the north and east property lines

SDR-4081 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around a portion of the perimeter of the site. However, the required planter fingers in the parking area are not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontage. A condition has been added requiring the applicant to revise the landscape plan to show 24 inch box trees 20 feet on center along Jones Boulevard.

A5) Sign Standards

There are no on-premises signs proposed as part of this request. All signage installed on the site shall be subject to the requirements of Title 19.14.

B) General Analysis and Discussion

- **Zoning**

The proposed office is an allowed use in the P-R (Professional Office and Parking) zoning district.

- **Site Plan**

The proposed development meets the minimum code requirements with regards to lot size, building setbacks, parking, building height and Residential Adjacency Standards. However, it does not provide adequate back up room for the handicap accessible parking space. The plan shows approximately 17 feet where the code requires a minimum of 24 feet. This would result in the handicap access space to backup into Jones Boulevard, which is not acceptable. If the application is approved, a condition has been added requiring the applicant to revise the site plan to show a minimum 24 foot backup area for the handicap accessible space. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.

- **Waivers**

The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages is not appropriate in this case. Because this is a new office building, there is an opportunity to develop the site with the required landscaping. The recommendation for the waivers is denial. If this request is approved, a condition has been added requiring the applicant to revise the landscape plan to show 24 inch box trees 20 feet on center along Jones Boulevard and provide a minimum of two five foot wide landscape planter fingers with 24 inch box trees for the spaces along the east property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.

SDR-4081 - Staff Report Page Six
April 22, 2004 - Planning Commission Meeting

- **Landscape Plan**

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around a portion of the perimeter of the site. However, the required planter fingers in the parking area are not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontage. Due to the recommendation of denial for the Waiver request, this landscape plan is not acceptable for this development.

- **Elevation**

The proposed elevations are not appropriate for an office development in this area. The standards for the P-R (Professional Office and Parking) zoning district state new development should maintain a residential character. The building as proposed is box like and does not resemble a residence. Additionally, there are no architectural features to break up the mass of the building. If this application is approved, a condition has been added requiring the applicant to revise the elevations to provide for a structure that is more residential in appearance. The revised elevation shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.

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 office use is appropriate along this segment of Jones Boulevard and is compatible with adjacent development in the area.

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

The proposed project is not consistent with the General Plan, Title 19 and the Commercial Development Standards with regards to required landscaping and building aesthetics. The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages is not appropriate due to this being a new office building on this site. A condition has been added requiring the applicant to revise landscape plan prior to any development activity on this site. The recommendation for the companion Waiver to allow for the reduction in required landscaping is for denial. Therefore, denial is also recommended for this application.

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

The site will have access to Jones Boulevard, a 100 foot wide primary arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed elevations are not appropriate for an office development in this area. The standards for the P-R (Professional Office and Parking) zoning district state new development should maintain a residential character. The building as proposed is box like and does not resemble a residence. Additionally, there are no architectural features to break up the mass of the building. Additionally, the landscaping is not sufficient for a development of the type.

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

The building elevations for this development are not harmonious and compatible with development in the area, as they do not depict a structure that has a residential character.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 246 [Mailed with ZON-4077]

APPROVALS 0

PROTESTS 0



Case Number: **SDR-4081** APN: **138-36-112-013**

Name of Property Owner: **CHARLES SAMMONS**

Name of Applicant: **ARG JONES I, LLC**

Yes No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: (Signature)

Print Name: CHARLES SAMMONS

Subscribed and sworn before me

This 10th day of Feb, 2024

Sadie Patterson
Notary Public in and for said County and State





STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4081** APN: 138-36-112-014

Name of Property Owner: FRANCES KELLER

Name of Applicant: ARG JONES I, 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: _____

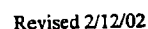
Signature of Property Owner/Authorized Agent: Francis Keller

Print Name: FRANCES KELLER

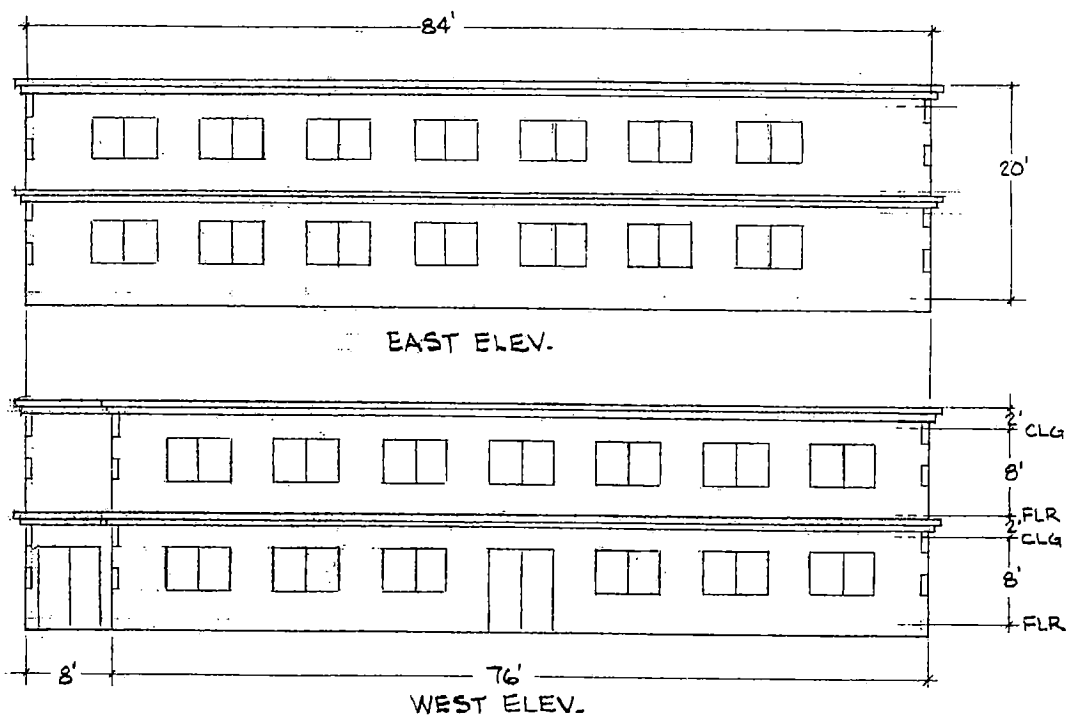
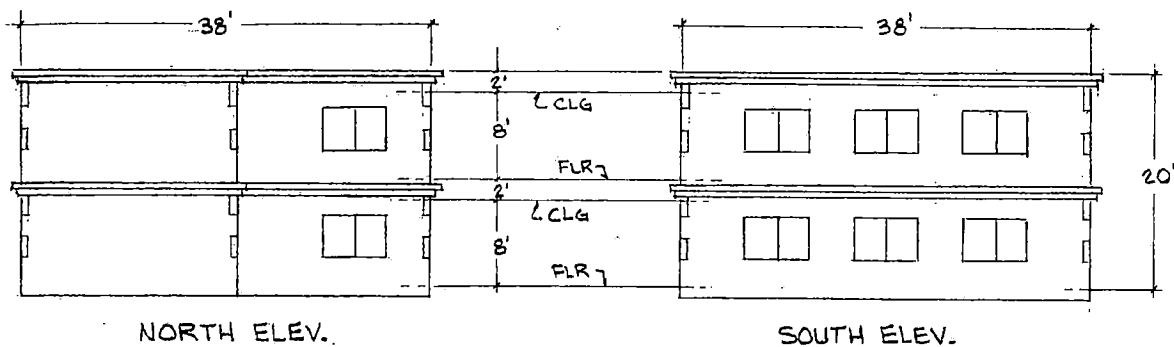
Subscribed and sworn before me

This 11th day of Feb., 2004

Laale Piller-Sch
Notary Public in and for said County and State



*REVISED



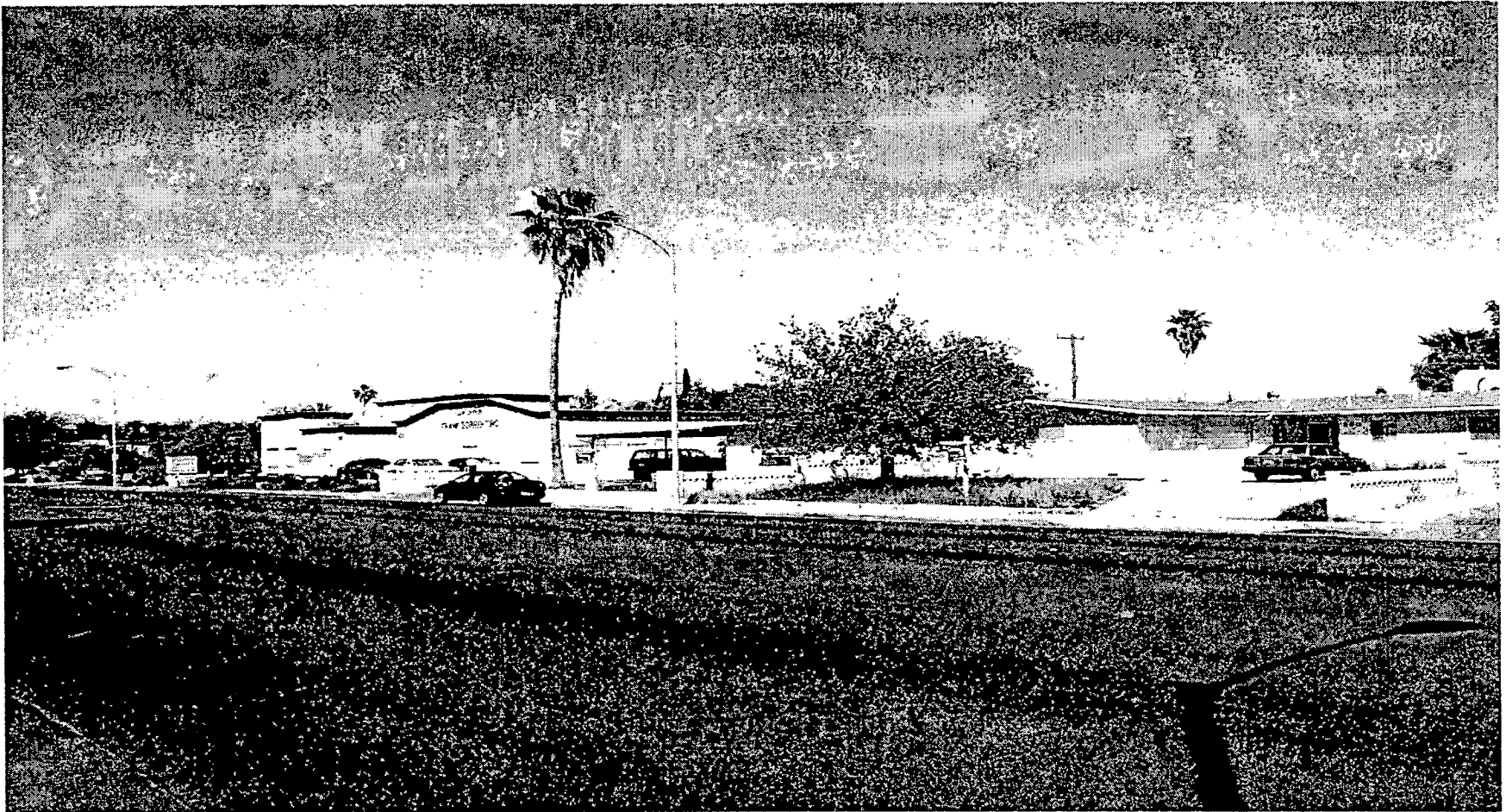
REVISED
3.30.04

SDR-4081
4-22-04 PC

REVISIONS	BY

OWNER: ARG JONES, LLC
CONTRACTOR: ABILITY CONSTRUCTION NO. 3360
(702) 646-7297
216 & 220 S. JONES BLVD. L.V., NEVADA 89107

DRAWN	L. WILDE
CHECKED	
DATE	3/28/04
SCALE	1/8" = 1'
JOB NO.	
SHEET	ELEV.
OF	SHEETS



SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES
SAMMONS AND FRANCIS KELLER
216 AND 220 SOUTH JONES BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 63 [ZON-4083], Item 64 [SDR-4085] and Item 65 [VAR-4190].

DAVID CLAPSADDLE, Planning and Development Department, explained that this is a home conversion to an office. Staff recommended approval for the zoning, denial on the Variance and on the site plan based upon not meeting the parking standards of the code. In addition, the landscaping requirements are not being met. However, staff believes that some of the waivers

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 63 – ZON-4083

MINUTES – Continued:

are appropriate for landscaping because of the small size of the lot. They will not be removing the existing structure. MR. CLAPSADDLE indicated a condition requiring the applicant to provide 24-inch box trees 20 feet on center along Jones Boulevard, as well as the remaining perimeter of the site except for the two-foot wide landscape adjacent to the parking lot along the north property line.

GREG WILDE, Wild and Associates, 208 S. Jones, stated that this is a single lot and there is no access to the rear for the parking. When he purchased the property he was going to make the handicap space as Number 1. However, he did not expect to need the van accessible handicap parking. He still believes parking space Number 1 is where the handicap should go, which reduces the turn around between parking space 2 and 3, yet provides a fifth parking space along Jones Boulevard. He is willing to comply with the tree requirements along Jones Boulevard and the south side. He will replace the dead grass with trees and rocks. There is the possibility that he might purchase his neighbor's property, in which case he could provide parking in the rear.

COMMISSIONER STEINMAN asked which was the correct parking plan. MR. WILDE replied that he met with staff and provided a revised drawing at their request. When he built the property to the north, it did not require a van accessible handicap parking space. That was changed in 2002.

ROBERT GENZER, Director, Planning and Development Department, clarified that the drawing part of the back up for Item 63 [ZON-4083] is an old drawing. The correct drawing was provided in the back up for Item 64 [SDR-4085].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 63 [ZON-4083], Item 64 [SDR-4085] and Item 65 [VAR-4190].

(10:48 – 10:56)

4-388

CONDITIONS:

Planning and Development

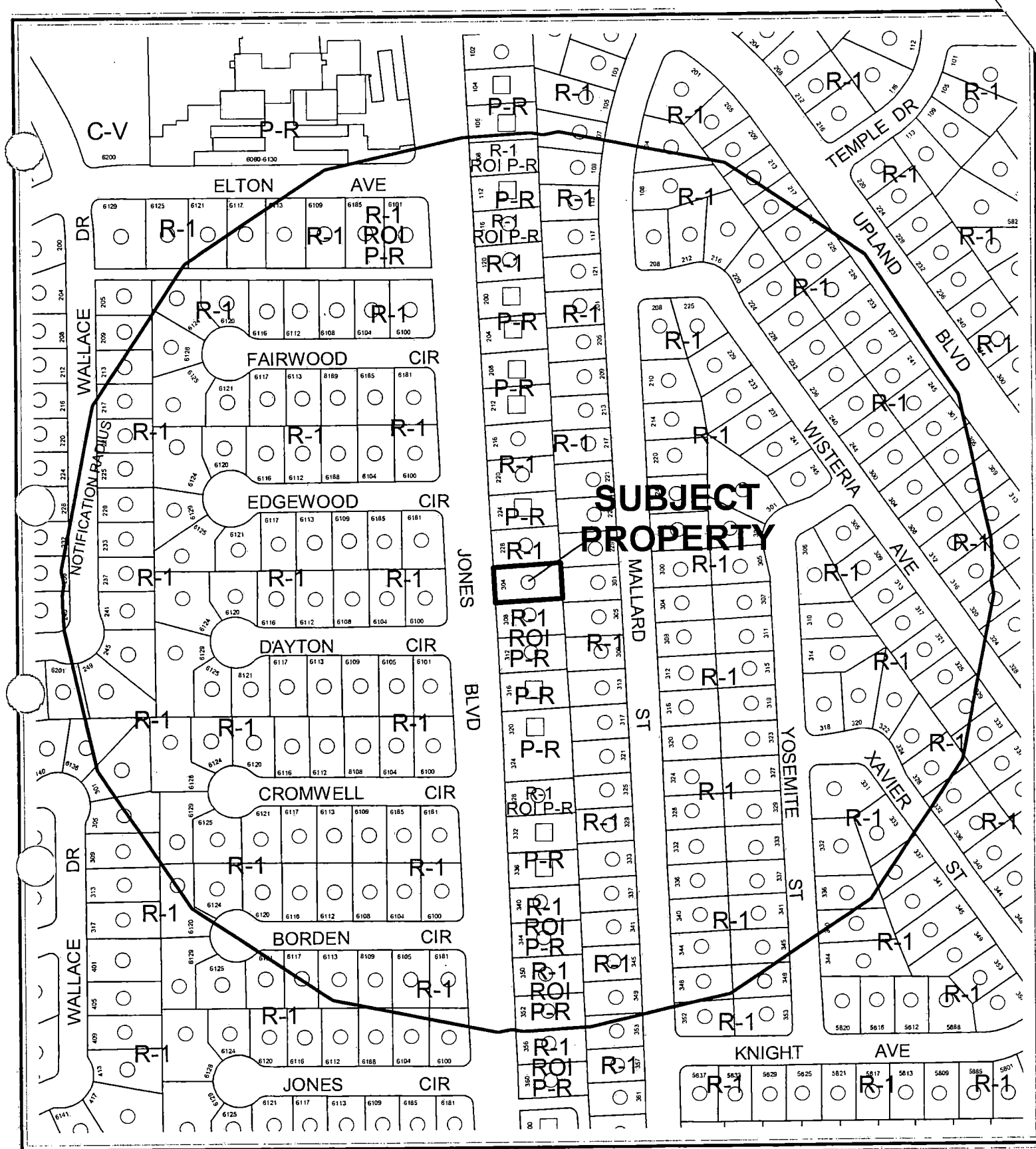
1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4085) and a Variance (VAR-4190) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

° PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 63 – ZON-4083

CONDITIONS – Continued:

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. 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



CASE: ZON-4083

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: ZON-4083

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4083 - APPLICANT: ARG INVESTMENTS, LIMITED
LIABILITY COMPANY - OWNER: SAM AND ROSE DRAZNIN

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4085) and a Variance (VAR-4190) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. 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 Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres 304 South Jones Boulevard. A Site Development Plan Review application (SDR-4085) and a Variance application (VAR-4190) for parking to convert the existing single-family residence to an office was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the proposed P-R (Professional Office and Parking) will allow for the conversion of the existing single-family residence to an office use.

BACKGROUND INFORMATION

A) Previous Actions

05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) on this site as part of a larger request. The Planning Commission and staff recommended denial on 04/11/91. This zoning approval has expired.

B) Pre-Application Meeting

02/26/04 The applicant was advised of the requirements for a Rezoning application and the design issues will be addressed with the Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17

B) Existing Land Use

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

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: R-1 (Single Family Residential)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) 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
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

ZON-4083 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

This site is not affected by any special plan areas or districts.

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	0.17 Acres	Y
Min. Lot Width	60 Feet	61 Feet	Y

This site is in compliance with the minimum lot size requirements for P-R (Professional Office and Parking) zoning district set forth in the Commercial Development Standards. All other issues regarding the design of the site will be addressed with the companion Site Development Plan Review.

B) General Analysis and Discussion

The applicant is proposing the P-R (Professional Office and Parking) zoning in order to convert the existing single-family residence to an office on this site.

FINDINGS

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

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

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

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."

ZON-4083 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

Other properties fronting on this segment of Jones Boulevard have been rezoned to P-R (Professional Office and Parking) for the conversion of single-family residences to offices. The proposed P-R (Professional Office and Parking) zoning will be compatible with surrounding land uses and zoning districts.

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

The P-R (Professional Office and Parking) zoning on the subject site is an appropriate transition for the lots abutting Jones Boulevard and the single-family residences to the east.

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

Access to this site is provided Jones Boulevard, a fully developed 100-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 253 [Mailed with SDR-4085]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4083** APN: 138 36 210-001
 Name of Property Owner: Rose C. Draznin
 Name of Applicant: ARG JONES II, LLC % GREGORY WILDE
 (702) 524-9453

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: _____

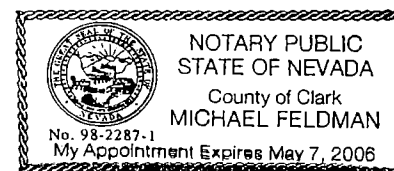
Signature of Property Owner/Authorized Agent: Rose C. Draznin

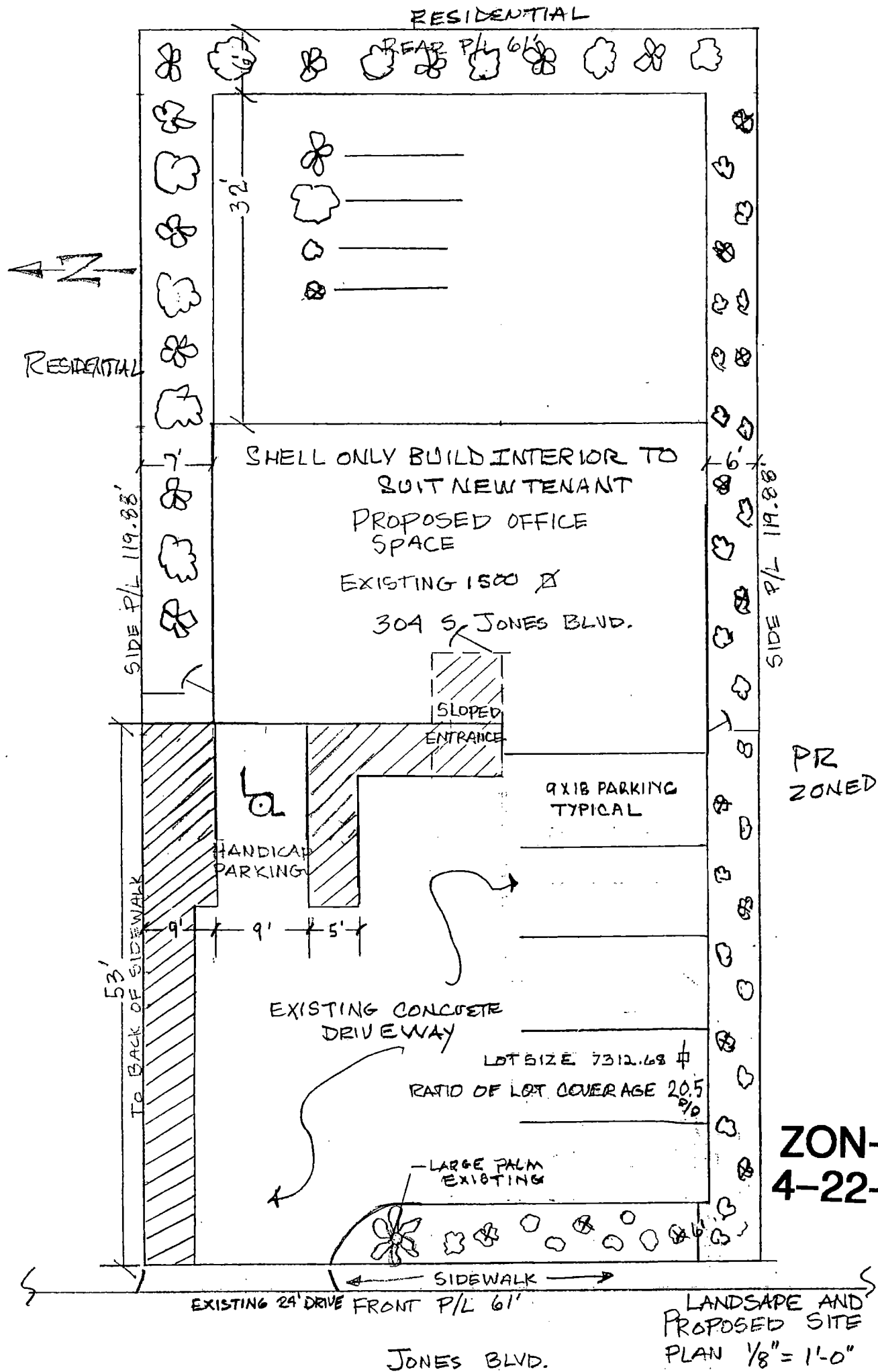
Print Name: ROSE C. DRAZNIN

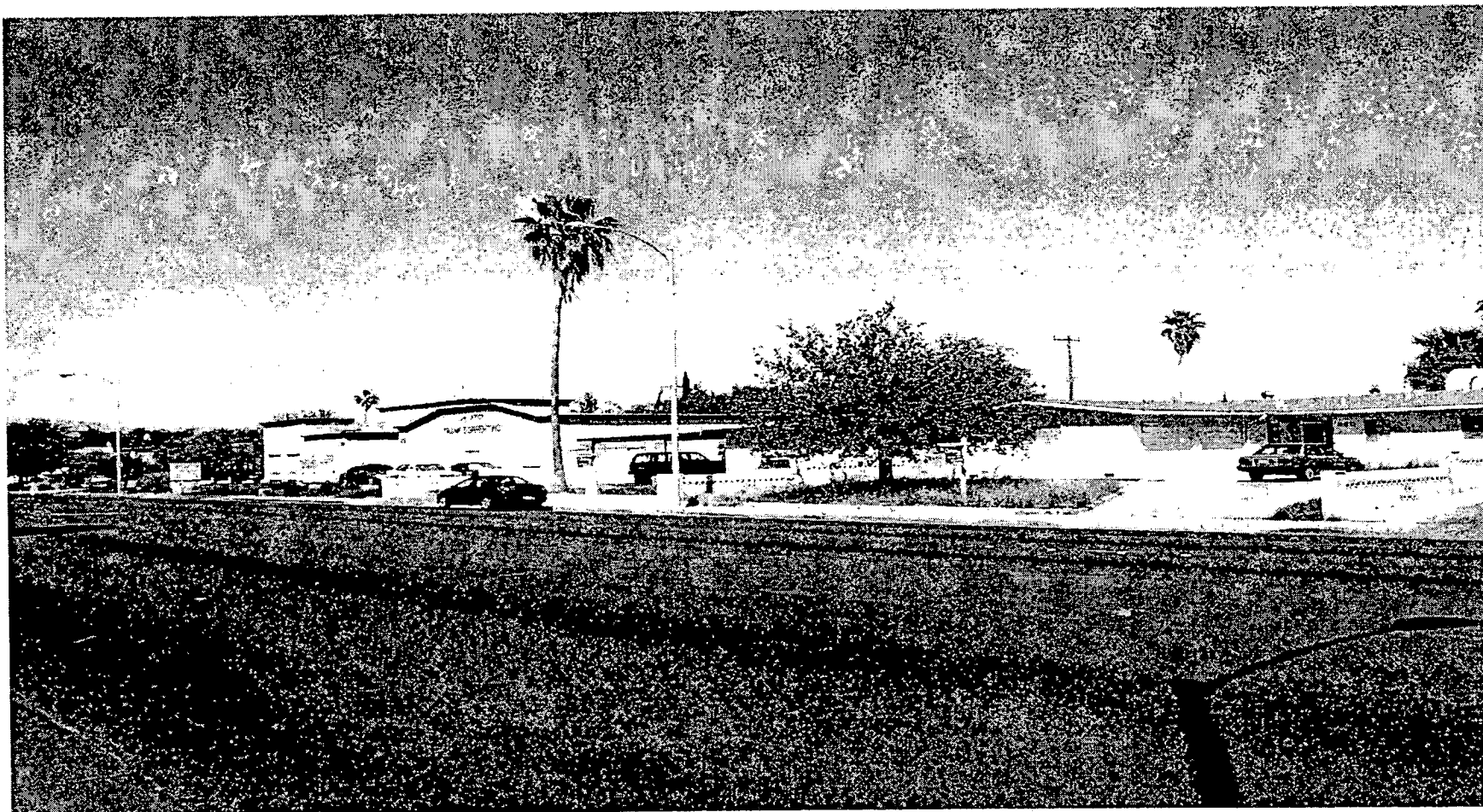
Subscribed and sworn before me

This 8 day of MARCH, 2004

Notary Public in and for said County and State







ZON-4083 - APPLICANT: ARG INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SAM AND
ROSE DRAZNIN
304 SOUTH JONES BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 63 [ZON-4083] for all related discussion.

(10:48 – 10:56)

4-388

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.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 64 – SDR-4085

CONDITIONS – Continued:

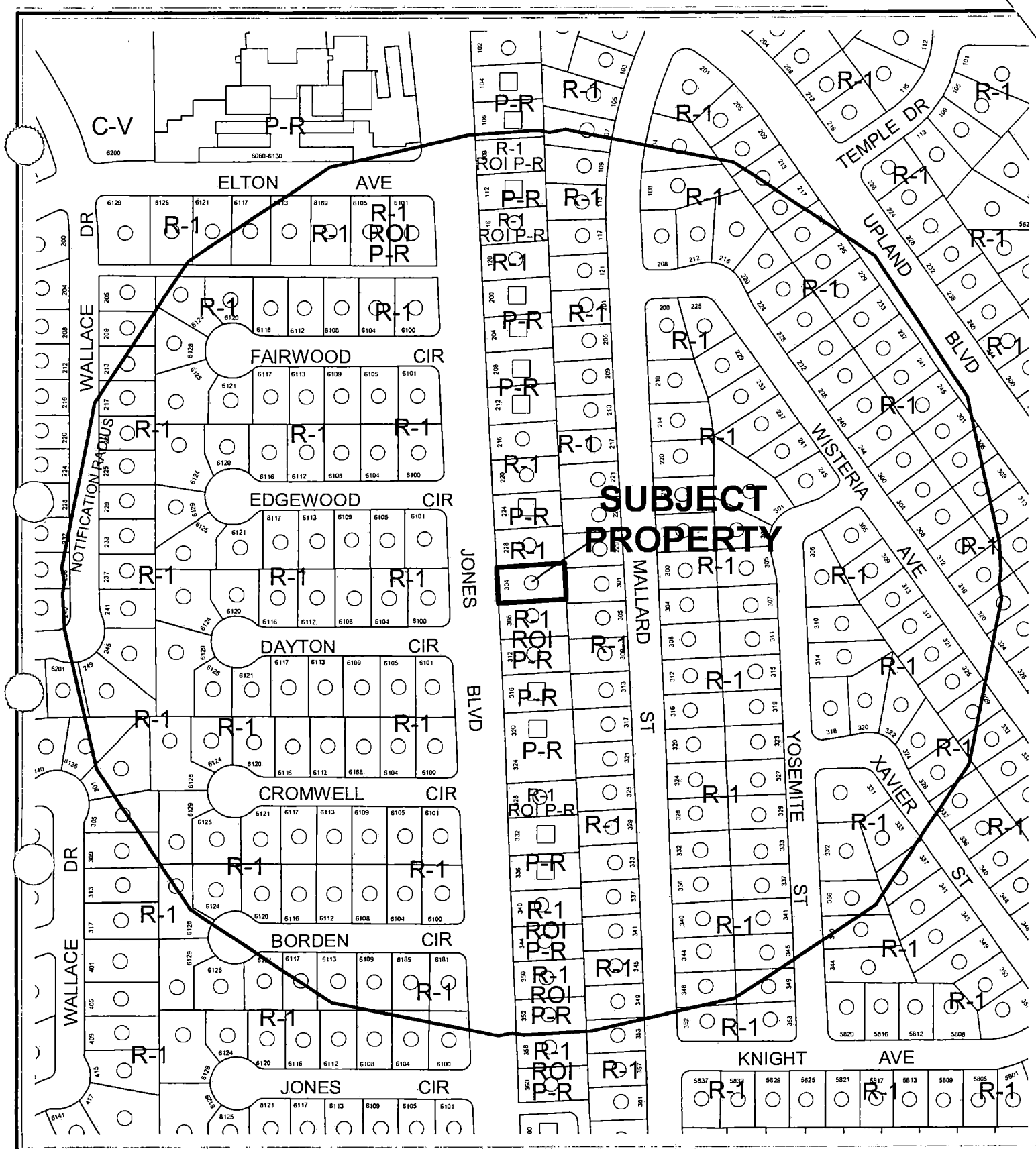
2. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) and a Variance (VAR-4190) to allow for a reduction of required parking by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall revise the landscape plan to provide 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.
4. The applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character prior to the approval of a Certificate of Occupancy of the proposed office.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, 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 shall be cause for revocation of a business license.
8. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
9. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 64 – SDR-4085

CONDITIONS – Continued:

Public Works

11. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
14. Site development to comply with all applicable conditions of approval for ZON-4083, Z-26-91, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.



CASE: SDR-4085

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4085 - APPLICANT: ARG JONES II, LIMITED LIABILITY COMPANY - OWNER: SAM AND ROSE DRAZIN

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) and a Variance (VAR-4190) to allow for a reduction of required parking by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall revise the landscape plan to provide 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.
4. The applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character prior to the approval of a Certificate of Occupancy of the proposed office.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, 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 shall be cause for revocation of a business license.
8. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.

SDR-4085 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

9. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
14. Site development to comply with all applicable conditions of approval for ZON-4083, Z-26-91, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review and a Waiver of landscaping for a proposed office on 0.17 acres at 304 South Jones Boulevard. A Rezoning application (ZON-4083) to change the zoning designation to P-R (Professional Office and Parking) and a Variance application (VAR-4190) to allow a reduction in required parking were filed as companion items.

B) Applicant's Justification

The applicant's justification letter indicates the existing single-family residence is being converted in order to allow for use as an office. The waiver to the minimum landscape standards is being requested because there is not adequate room on the property to accommodate all of the requirements.

BACKGROUND INFORMATION

A) Previous Actions

05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) on this site as part of a larger request. The Planning Commission and staff recommended denial on 04/11/91. This zoning approval has expired.

B) Pre-Application Meeting

02/26/04 The applicant was advised of the requirements for a Site Development Plan Review application and that a total of 5 parking would be required for an office use. The applicant has submitted a companion Variance to allow for a reduction to 4 spaces. Waivers of minimum landscaping requirements were also discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

SDR-4085 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17

B) Existing Land Use

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

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: R-1 (Single Family Residential)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) 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
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

PROJECT DESCRIPTION

The applicant intends to convert the existing single-family residence for use as an office. The plan shows the existing attached garage will be used for two parking spaces, with the remaining parking provided in front of the building. A total of four parking spaces are provided, with access from Jones Boulevard. Landscaping in planters is shown along portions of the north and south sides of the site. There were no building elevations, as this is an existing single-family dwelling being converted to an office.

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	0.17 Acres	Y
Min. Lot Width	60 Feet	61 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side	5 Feet	6 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	15 Feet	38 Feet	Y
Max. Lot Coverage	50 %	24 %	Y
Max. Building Height	2 Stories / 35 Feet	1 Story / Less Than 15 Feet	Y

The proposed office meets or exceeds the standards.

A2) Residential Adjacency Standards

The height of the existing building is less than 15 feet, which only requires the building to meet the setbacks of the adjacent property. In this case the building is setback 38 feet from the east property line, which exceeds the 15 feet required in the adjacent R-1 (Single Family Residential) zoning district. Therefore the Residential Adjacency Standards do not apply.

SDR-4085 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed	1370 SF.	1 Space/300 GFA	5	1	4	1

The proposed site plan for the conversion of the existing single-family residence to an office shows a total square footage of 1,370 square feet, which requires a total of 5 parking spaces. The applicant has submitted a companion Variance to allow for the reduction of the required parking.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	1 Tree	0
Buffer:			
• Min. Trees	1 Tree/ 20 Linear Feet along the street frontages and north property line; 1 Tree/ 30 Linear Feet along the east property line	17 Trees	0
• Min. Zone Width	15 Feet along the street frontage and 8 feet around the remaining perimeter of the site		5 Feet along Jones Boulevard, 2 feet along north property line, 6 feet along the south and unspecified along the east property line

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around the perimeter of the site. However, the required planter finger in the parking area is not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontage. A

SDR-4085 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

condition has been added requiring the applicant to revise the landscape plan to show 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line.

A5) Sign Standards

There are no on-premises signs proposed as part of this request. All signage installed on the site shall be subject to the requirements of Title 19.14.

B) General Analysis and Discussion

- **Zoning**

The proposed office is an allowed use in the P-R (Professional Office and Parking) zoning district.

- **Site Plan**

The proposed development meets the minimum code requirements with regards to lot size, building setbacks and building height. However, the plan does not depict the minimum 5 parking spaces required by code. The applicant has submitted for a Variance to allow for the reduction in required parking.

- **Waivers**

The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages is appropriate due to the small size of the site. A condition has been added requiring the applicant to revise the landscape plan to show 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.

- **Landscape Plan**

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around the perimeter of the site. However, the required planter finger in the parking area is not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontage.

- Elevation

There were no building elevations as this is an existing single-family dwelling being converted to an office. Photographs submitted with this application show the single-family dwelling is in need of some exterior repairs. A condition has been added requiring the applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character.

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 office is appropriate along this segment of Jones Boulevard and is compatible with adjacent development in the area.

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

The proposed project is not consistent with the General Plan, Title 19 and the Commercial Development Standards with regards to required landscaping and parking. The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages cannot be supported. A condition has been added requiring the applicant to revise landscape plan prior to any development activity on this site. The recommendation for the companion Variance to allow for the reduction in required parking is for denial. Therefore, denial is also recommended for this application.

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

The site will have access to Jones Boulevard, a 100-foot wide primary arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

SDR-4085 - Staff Report Page Seven
April 22, 2004 - Planning Commission Meeting

There were no building elevations as this is an existing single-family dwelling being converted to an office. Photographs submitted with this application show the single-family dwelling is in need of some exterior repairs. A condition has been added requiring the applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character. The landscaping will be appropriate, subject to the added condition requiring a revised landscape plan.

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;”**

With the added condition requiring repairs to the existing structure, building elevations for this development 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 inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 253 [Mailed with ZON-4083]

APPROVALS 0

PROTESTS 0

FAX NO. :

1. 10 2002 06:37AM P3



Case Number **SDR-4085** APN: 138 36 112 017
Name of Property Owner: ROSE C DRAZNIN
Name of Applicant: ARLY INVESTMENTS, LLC % GREGORY WILDE
(102) 524-9453

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): _____

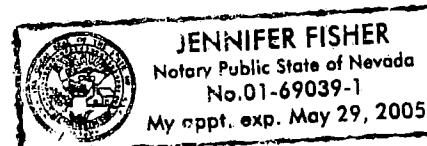
APN: _____

Signature of Property Owner/Authorized Agent: Rose C. Duggan

Print Name: (K) Rose C. Draznin

Subscribed and sworn before me

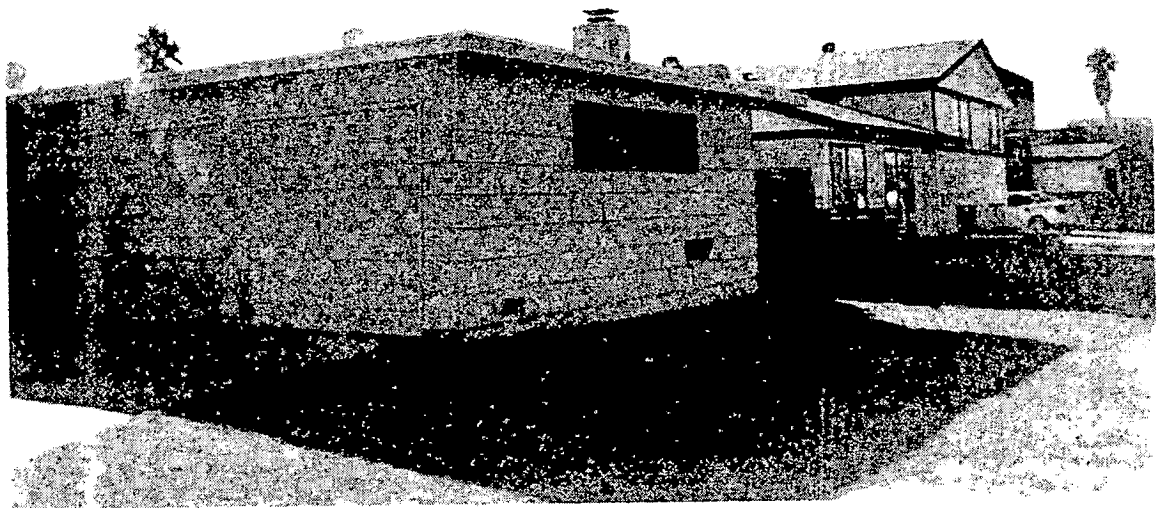
This 14 day of February, 2004
[Signature]
 Notary Public in and for said County and State



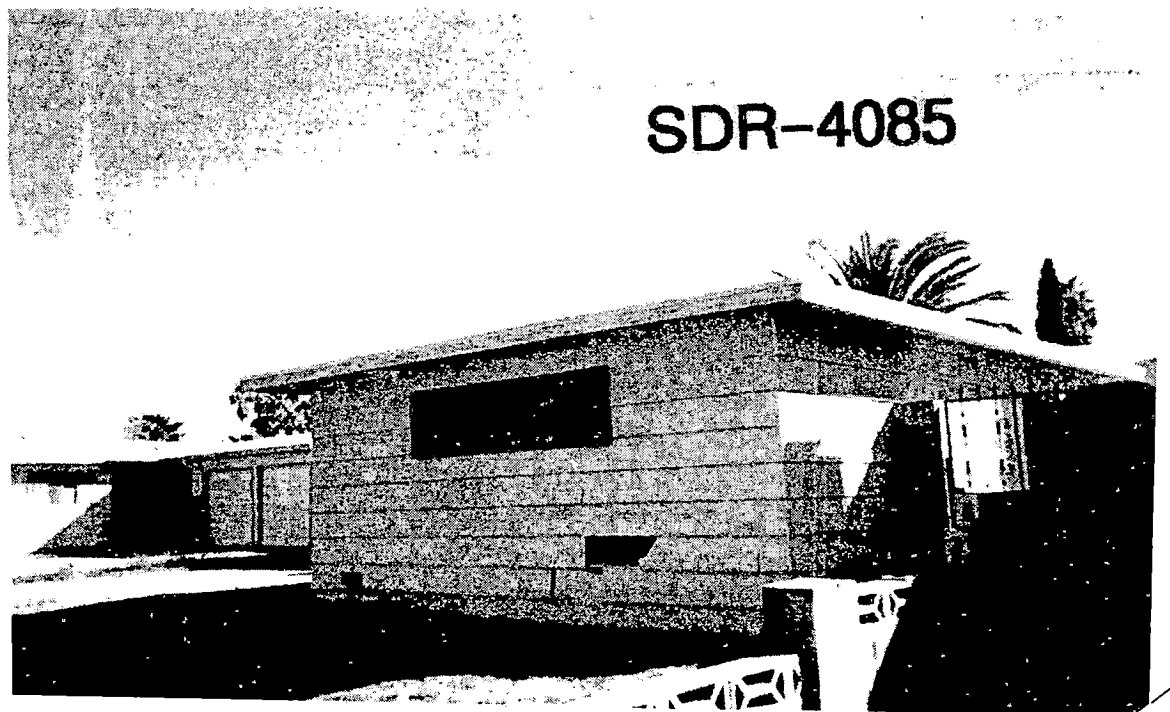
SDR-4085
4-22-04 PC



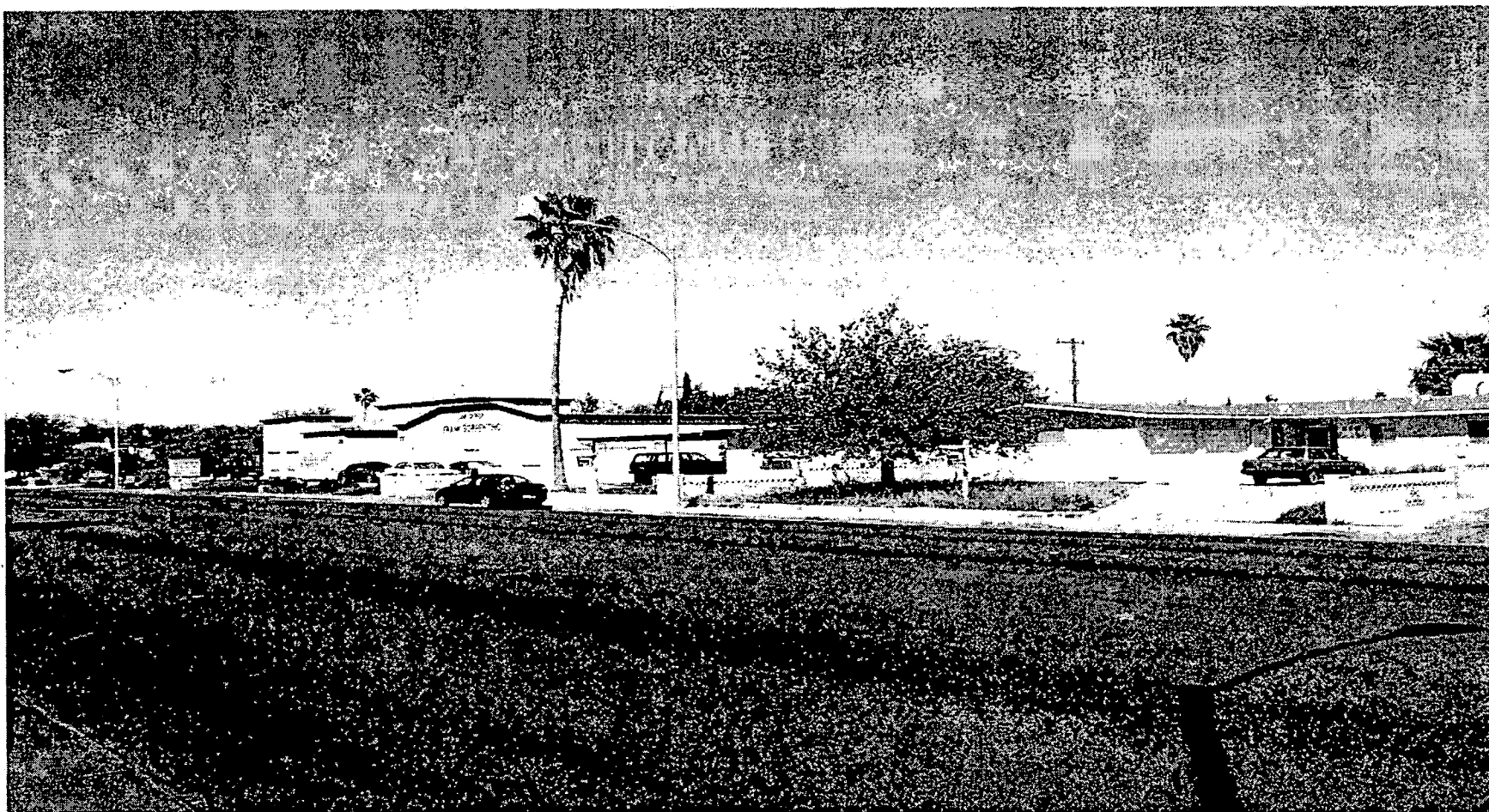
SDR-4085



SDR-4085







SDR-4085 - APPLICANT: ARG INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SAM AND
ROSE DRAZNIN
304 SOUTH JONES BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

NOTE: See Item 63 [ZON-4083] for all related discussion.

(10:48 – 10:56)

4-388

CONDITIONS:

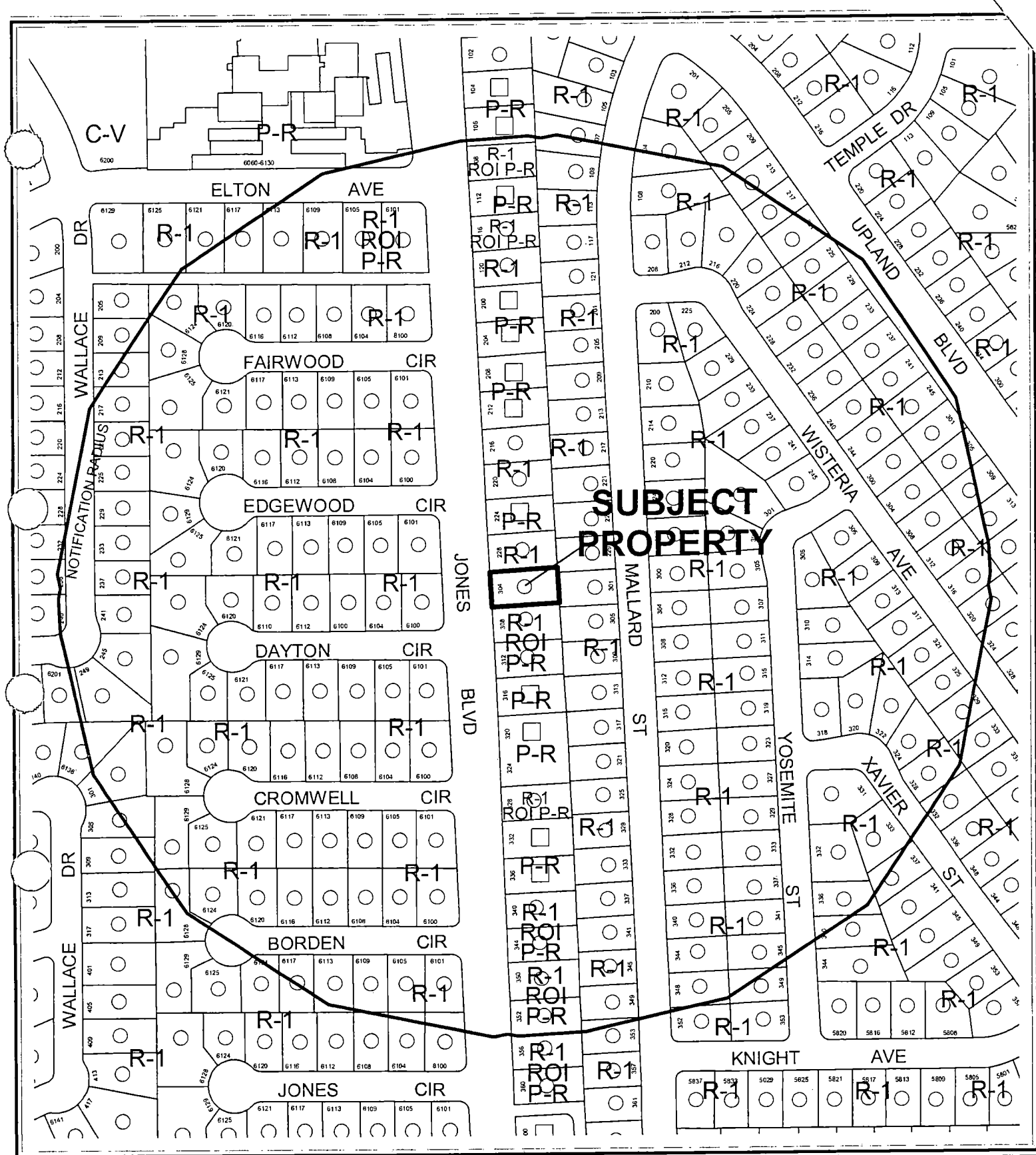
Planning and Development

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

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 65 – VAR-4190

CONDITIONS:

2. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) a Site Development Plan Review (SDR-4085) for the office by the City Council prior to the approval of any permits for development on this site.



CASE: VAR-4190

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-4190 - APPLICANT/OWNER: ARG JONES II, LIMITED
LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Variance 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. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) a Site Development Plan Review (SDR-4085) for the office by the City Council prior to the approval of any permits for development on this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is 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. A Rezoning application (ZON-4083) to change the zoning designation to P-R (Professional Office and Parking) and a Site Development Plan Review application (SDR-4085) for the proposed office were filed as companion items.

B) Applicant's Justification

The applicant's justification letter indicates the minimum number of spaces cannot be provided due to the small size of the site.

BACKGROUND INFORMATION

A) Previous Actions

05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) on this site as part of a larger request. The Planning Commission and staff recommended denial on 04/11/91. This zoning approval has expired.

B) Pre-Application Meeting

02/26/04 A pre-application meeting was held for the companion Rezoning and Site Development Plan Review. The applicant was advised a total of 5 parking would be required for an office use. The applicant has submitted this Variance to allow for a reduction to 4 spaces.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17

B) Existing Land Use

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

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: R-1 (Single Family Residential)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) 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
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

A) Zoning Code Compliance

Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed	1370 SF.	1 Space/300 GFA	5	1	4	1

The proposed site plan for the conversion of the existing single family residence to an office shows a total square footage of 1,370 square feet, which requires a total of 5 spaces. The applicant has submitted this Variance to allow for the reduction of the required parking.

B) General Analysis and Discussion

The applicant is proposing to convert the existing single-family residence on this site to a 1,370 square foot office. A total of 5 parking spaces are requiring for this use. This Variance is to allow a total of 4 parking spaces.

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."

VAR-4190 - Staff Report Page Four
APRIL 22, 2004 - Planning Commission Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an office that is too large for the subject site. Alternative design and share parking with an adjacent property would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 253 [Mailed with ZON-4083 & SDR-4085]

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-4190** APN: 138 36-210-001

Name of Property Owner: ARG JONES II, LLC.

Name of Applicant: C/O GREGORY L. WILDE, ESQ.

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: _____

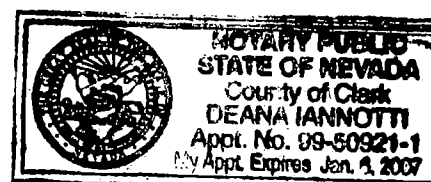
Signature of Property Owner/Authorized Agent: _____

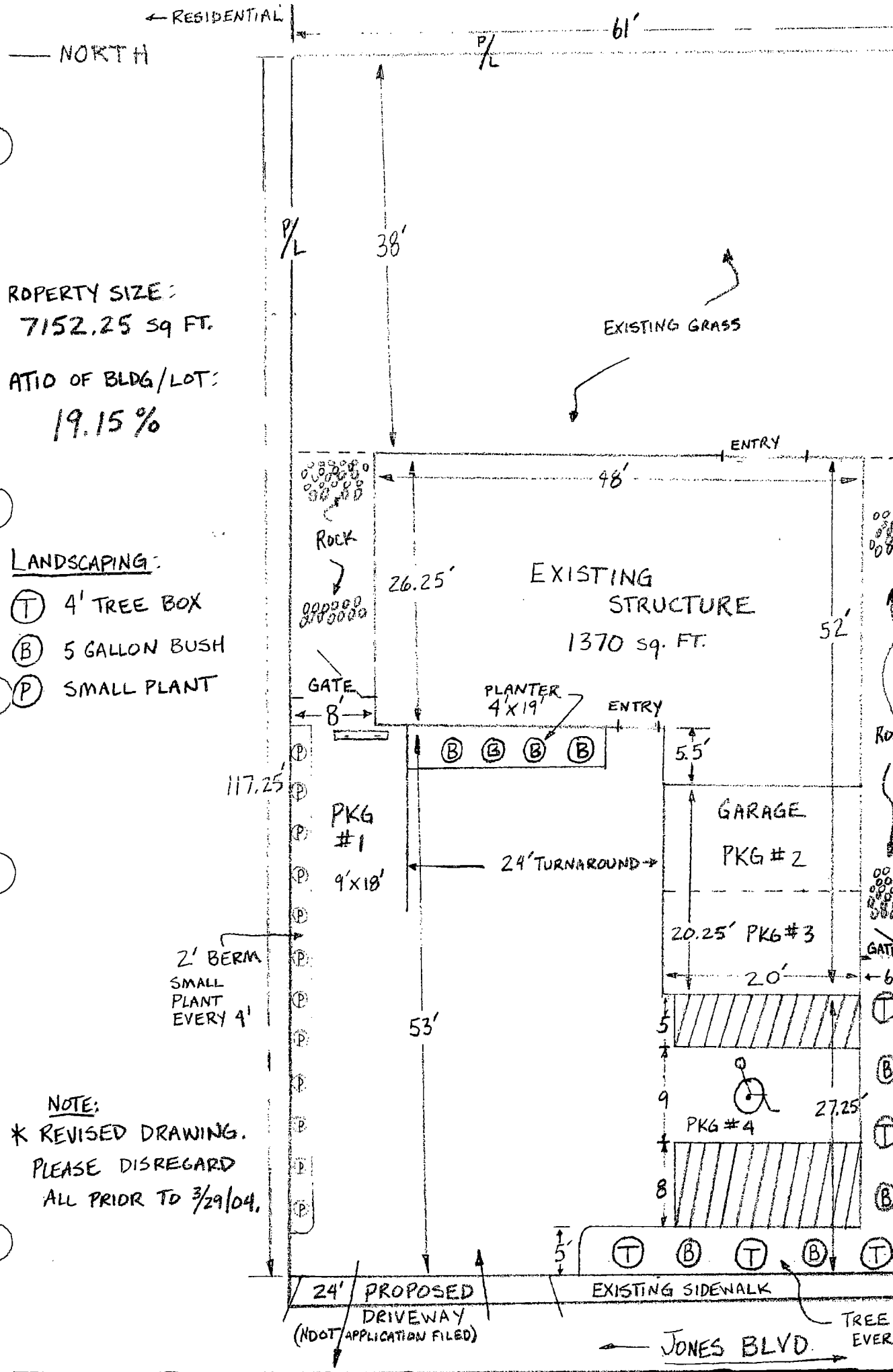
Print Name: GREGORY WILDE, ESQ.

Subscribed and sworn before me

This 30th day of March, 2004

Deanna Pennot
Notary Public in and for said County and State





VAR-4190
4-22-04 PC



VAR-4190 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES
SAMMONS AND FRANCIS KELLER
216 AND 220 SOUTH JONES BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions with the deletion of the last sentence in Condition 12 – UNANIMOUS with TRUESDELL and McSWAIN excused

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

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the project is located in the Tech Park and has gone through the Architectural Review Committee and received approval. Staff and the committee feel that the minor landscaping waivers are appropriate, but staff requested that the applicant provide seven additional trees on site.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 66 – SDR-4069

MINUTES – Continued:

ARAMESH AKHAVAN, 1871 Fox Canyon Circle, appeared on behalf of the applicant and concurred with all conditions, with the exception of Condition 12. DAVID GUERRA, Public Works Department, clarified for MR. AKHAVAN that the last sentence of Condition 12 will be deleted.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(10:56 – 10:58)

4-636

CONDITIONS:

Planning and Development

1. Prior to submittal of civil improvement plans the site plan shall be revised to show two 15 foot by 25 foot loading zones.
2. Prior to the submittal of building permits the landscape plan shall be revised to indicate seven additional 24-inch box trees spread throughout the site.
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 May 19, 2004, except as amended by conditions herein.
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 and air conditioners shall be fully screened in views from the abutting streets.
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.

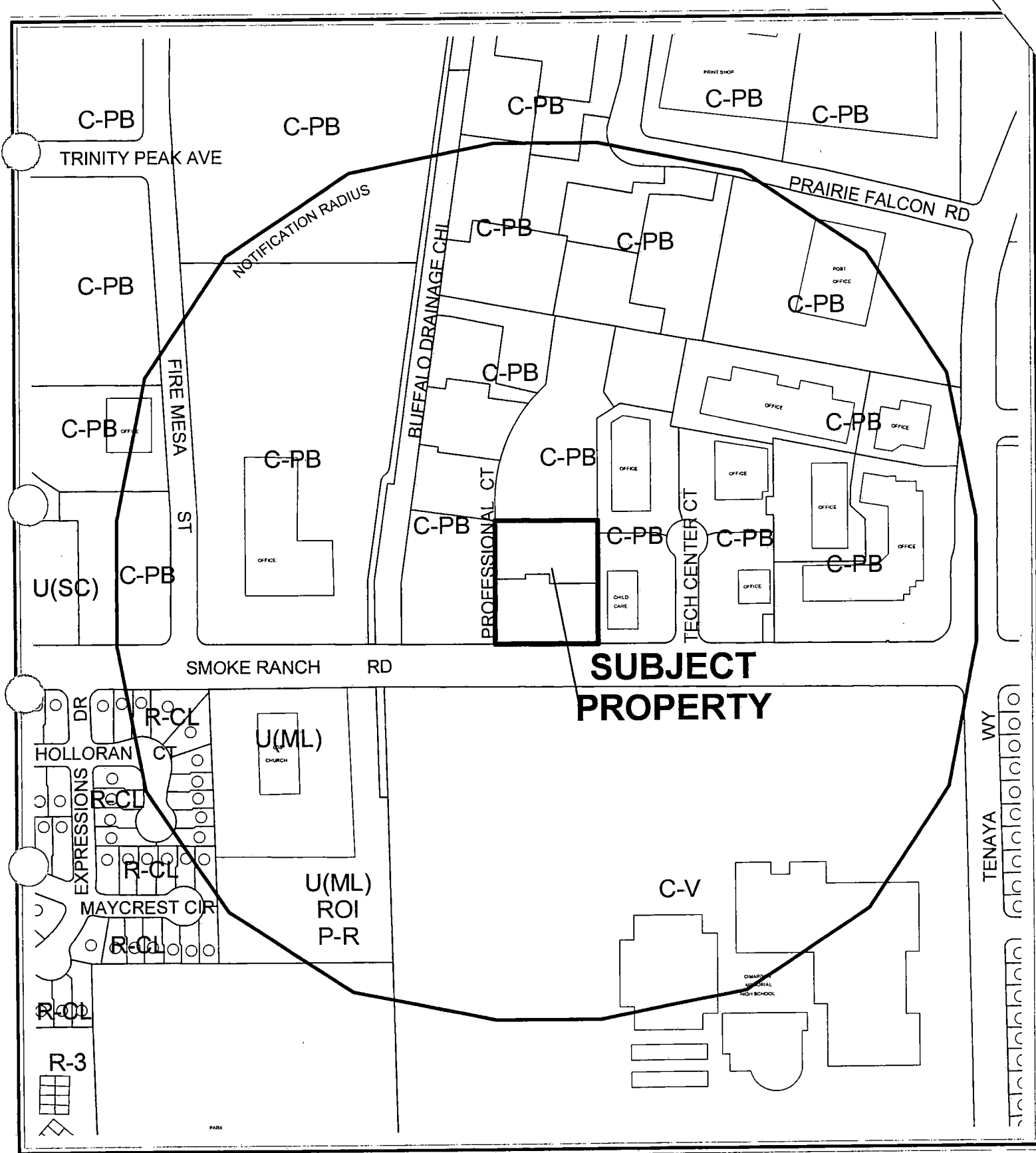
PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 66 – SDR-4069

CONDITIONS – Continued:

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. All City Code requirements and design standards of all City departments must be satisfied.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

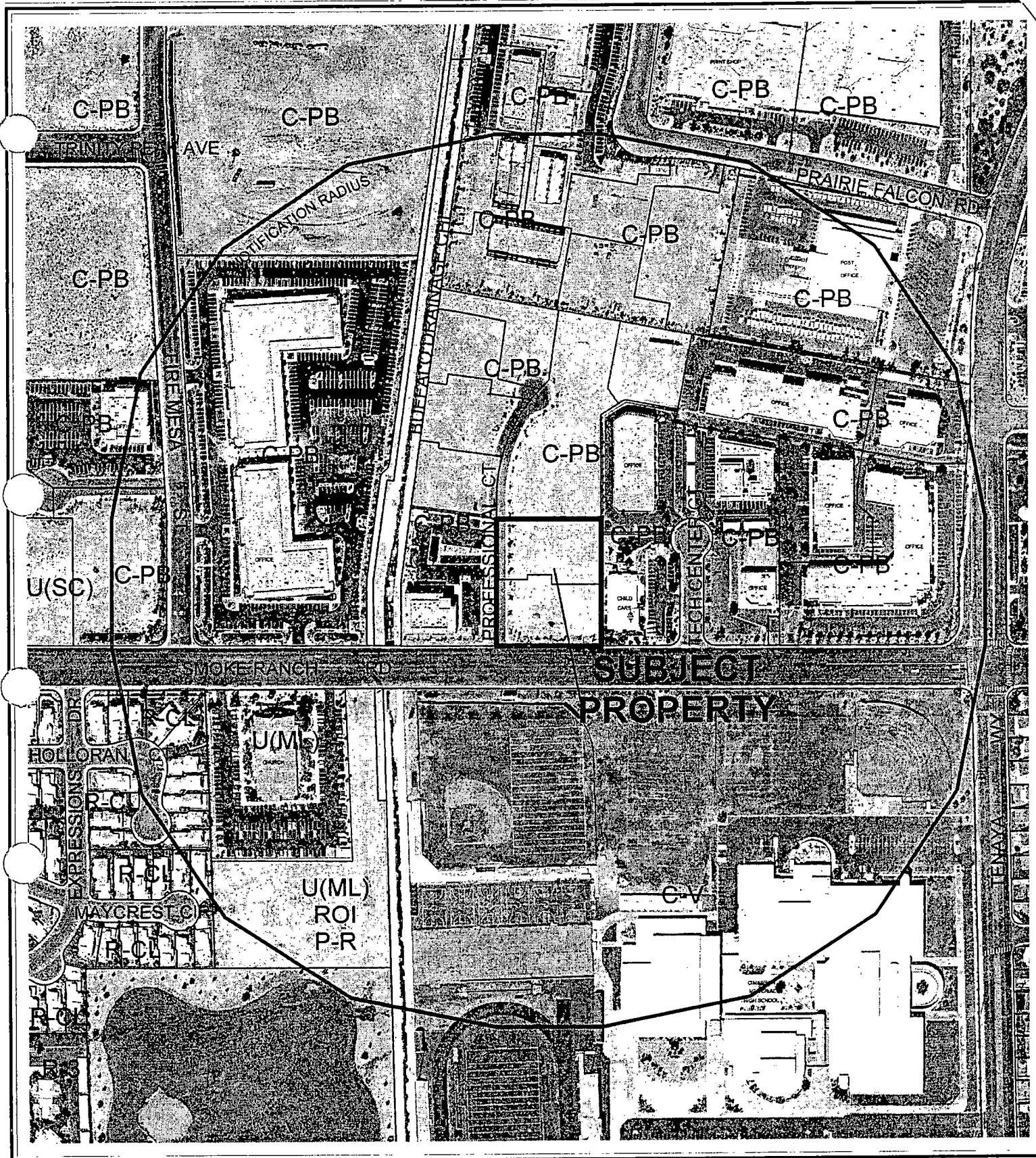
12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Provide a copy of a recorded Joint Access Agreement between the adjoining parcels comprising this site and for use of the private drive known as "Professional Court", prior to the issuance of any permits.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.



CASE: SDR-4069

RADIUS: 850 FT

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



CASE: SDR-4069

RADIUS: 850 FT

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4069 - APPLICANT: NOVAD CONSTRUCTION -

**OWNER: RCN PROPERTIES, LIMITED LIABILITY COMPANY & ZORITY QUAN,
LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Prior to submittal of civil improvement plans the site plan shall be revised to show two 15 foot by 25 foot loading zones.
2. Prior to the submittal of building permits the landscape plan shall be revised to indicate seven additional 24-inch box trees spread throughout the site.
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 May 19, 2004, except as amended by conditions herein.
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 and air conditioners shall be fully screened in views from the abutting streets.
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 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.

SDR-4069 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

10. All City Code requirements and design standards of all City departments must be satisfied.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Provide a copy of a recorded Joint Access Agreement between the adjoining parcels comprising this site and for use of the private drive known as "Professional Court", prior to the issuance of any permits.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This a request for a Site development Plan Review for two medical office buildings and a waiver of the parking lot landscaping standards on 1.49 acres adjacent to the northeast corner of Smoke Ranch Road and Professional Court.

B) Applicant's Justification

The applicant states that the project is conforming to the Las Vegas Technology Center and city code requirements in design and function. The request for a waiver of landscaping is justified in that the extent of the landscaping for the rest of the site will make up for minor deviations.

BACKGROUND INFORMATION

A) Previous Actions

- 12/04/96 The City Council approved a Plot Plan and Elevation Review [Z-0068-85(31)] of a three-story hospital to be located 650 feet west of Tenaya Way and Smoke Ranch Road. The Planning Commission and staff recommended approved on November 7, 1996.
- 10/12/98 The City Council approved a Site Development Plan review [Z-0068-85(46)] for an office park proposed west of Tenaya Way and along the north side of Smoke Ranch Road. The Planning Commission and staff recommended approval on September 10, 1998.
- 02/22/99 The City Council approved a General Plan Amendment (GPA-0047-98) from SC (Service Commercial) to LI/R (Light Industry/Research) and a Rezoning (Z-0087-98) from C-1 (Limited Commercial) to C-PB (Planned Business Park) for this site as part of a larger request for the entire Las Vegas Technology Center expansion area. The Planning Commission and staff recommended approval January 28, 1999.

SDR-4069 - Staff Report Page Two
April 22, 2004 - Planning Commission Meeting

01/17/99 The City Council approved a Development Standard Review and Master Plan Review [Z-0087-98(1) and Z-0066-87(4)] for the Las Vegas Technology Center Phase II. The Planning Commission and staff recommended approval on October 14, 1999.

03/09/04 The Las Vegas Technology Center Architectural Review Committee granted approval of the project.

B) Pre-Application Meeting

02/03/04 Discussion at the pre-application meeting covered the landscape requirements and the need for the applicant to request a waiver of the standards if they could not be met; the parking requirements for the proposed offices; and that the architectural review committee approval letter would need to be submitted with the application.

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

Gross Acres: 1.49

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Public School
East: Office, Child Care Center
West: Office

C) Planned Land Use

Subject Property: LI/R (Light Industrial / Research)
North: LI/R (Light Industrial / Research)
South: PF (Public Facility)
East: LI/R (Light Industrial / Research)
West: LI/R (Light Industrial / Research)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as LI/R (Light Industry/Research) in the Southwest Sector Plan of the General Plan. This category allows areas for clean, low-intensity (non-polluting and non-nuisance) industrial areas, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. The proposed single-story office buildings are in conformance with this designation.

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

This project lies within the Las Vegas Technology Center. The subject property, as part of a larger request was added to the Las Vegas Technology Center in 1999.

PROJECT DESCRIPTION

The proposed buildings will be located within southwest portion of the Las Vegas Technology Park. Access will be from Professional Court by a shared drive located approximately 130 feet north of Smoke Ranch Road.

The two buildings are mirror images, placed on the two parcels facing each other with the main access drive defining the parking areas for each parcel. The building to the south is pushed to the southwest corner of the parcel appropriately setback from Smoke Ranch Road and Professional Court. The building to the north is pushed to the northwest corner of its parcel also appropriately setback from Professional Court and the property adjacent to the north. Additional parking is provided along the east property line.

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April 22, 2004 - Planning Commission Meeting

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
		Building 1 (South)	Building 2 (North)	
Min. Lot Size	N.A.	33,690 Square Feet	31,216 Square Feet	Y
Min. Lot Width	100 Feet	147.5 Feet	132.5 Feet	Y
Min. Setbacks				
• Front	20 Feet	20 Feet	20 Feet	Y
• Side	10 Feet	50 Feet & 10 Feet	50 Feet	Y
• Corner	20 Feet	30 Feet	Not Applicable	Y
• Rear	15 Feet	78 Feet	78 Feet	Y
Maximum Lot Coverage	50 %	18%	20%	Y
Maximum Building Height	Three Stories or 55 Feet	One Story, 24 Feet	One Story, 24 Feet	Y
Trash Enclosure	Screened & Covered	One – Screened & Covered	One – Screened & Covered	Y
Loading Zone	Two	None	None	N
Mech. Equipment	Fully Screened	Fully Screened	Fully Screened	Y

With the exception of the provision of two required loading spaces, the proposed office buildings meet or exceed all of the development standards of Title 19.08.

A2) Residential Adjacency Standards

The request meets Code residential adjacency standards.

A3) Parking and Traffic Standards

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

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April 22, 2004 - Planning Commission Meeting

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office, Medical and Dental	12,000 SF.	1/200 GFA for the first 2,000 S.F., 1/175 GFA thereafter.	65	3	63	8

The 71 total parking spaces provided exceeds the 68 spaces required for the medical office use in Table 1 of Title 19.10. The 8 handicap designated parking spaces also exceeds the 3 spaces required by Table 2 of Title 19.10.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	10 Trees	3 Trees
Buffer:			
• Min. Trees	1 Tree/ 30 Linear Feet	34 Trees	34 Trees
• Min. Zone Width	8 Feet		10 Feet
• Wall height	6 Feet		Not Shown

The applicant has asked for a waiver to the parking lot landscaping and building landscaping standards. They are providing only three parking lot trees where 10 are required, and four feet of landscaping in front of the buildings where 6 feet is required. The remainder of the landscaping requirements of Title 19.12 are met or exceeded by the submitted landscape plan.

A5) Sign Standards

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

Signage was not included in the submittal of this request. Any signage for the site will be reviewed at time of permit, and will be subject to the standards of Title 19.14 and the Las Vegas Technology Center Standards.

B) General Analysis and Discussion

- Zoning

The proposed office buildings are a permitted use within the C-PB (Planned Business Park) zoning district.

- Site Plan

The proposed site design is in conformance with the standards of the Las Vegas Technology Center. The site plan depicts an attractive site layout with adequate parking provided for the office use.

- Waivers

The applicant requests that the parking lot and building landscaping requirement be waived. A minimal number of parking lot trees will be provided within the parking area, some of the reduction is tied to site visibility issues of the main access drive. The reduction of building landscaping is from 6 feet to 4 feet and is minor in nature and the landscape materials are sufficient.

- Landscape Plan

Additional trees should be included in the perimeter landscape planters along Smoke Ranch Road and Professional Court to offset the lack of parking lot landscaping internal to the site. A condition is recommended to ensure that all landscape be provided where it is possible.

- Elevation

The submitted elevations are appropriate for the area and depict the high quality of development anticipated for the Technology Center.

- Floor Plan

The design is consistent for this type of development in the Technology Center.

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 office development will be comparable in design elements to existing Las Vegas Technology Center development and will be compatible with future office development.

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

The proposed project 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 implementation of the recommended conditions.

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

The site access and circulation will not negatively impact adjacent roadways, including Smoke Ranch Road that is fully developed as a 100-foot wide Primary Arterial Roadway.

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

The proposed building materials and colors are compatible with the desert environment and are appropriate. The proposed landscaping will conform to the approved landscape plan for the overall Technology Park site and the requirements of the Las Vegas Urban Design Guidelines and Standards.

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

The building elevations are appealing and are compatible with newer, recent development in the area, and will foster an aesthetic environment that is compatible with development in the area.

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April 22, 2004 - Planning Commission Meeting

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

The proposed development will be subject to permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NOTICES MAILED 35

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4069** APN: 138-15-410-049 NEW
138-15-410-034 OLD

Name of Property Owner: RCN PROPERTIES LLC

Name of Applicant: ARAMESH AKHAVAN

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

Yes _____ No ☒

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

City Official: _____

Partner(s): _____

APN: _____

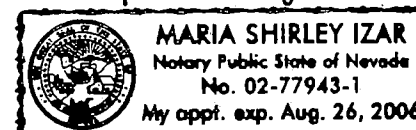
Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 8th day of March, 2004

Notary Public in and for said County and State

Marie Perle





Case Number: **SDR-4069** APN: 138-15-410-050 NEW
138-15-410-034 OLD

Name of Property Owner: ZORIN-QUAD LLC

Name of Applicant: ARAMESH AKHAVAN

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: _____

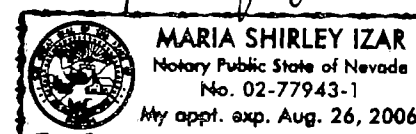
Signature of Property Owner/Authorized Agent: _____

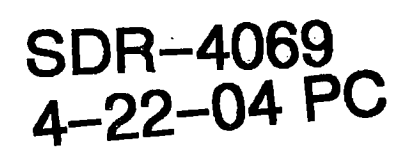
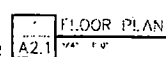
Subscribed and sworn before me

This 21 day of March, 2004

Notary Public in and for said County and State

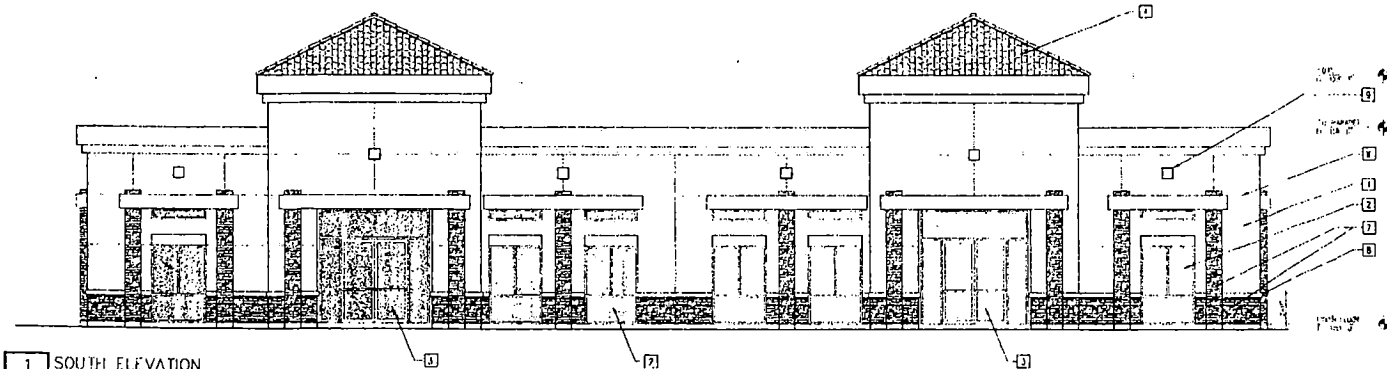
Maria Thuly & an





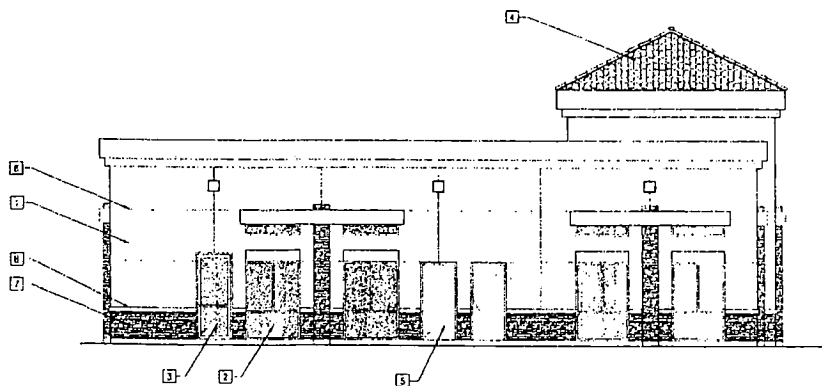
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For order	Fig. 1, 2, 3, 4, 5, 6
Design No.	20310-1-10N
For order	Fig. 1, 2, 3, 4, 5, 6
Design No.	20310-1-10N
For order	Fig. 1, 2, 3, 4, 5, 6

A2.1

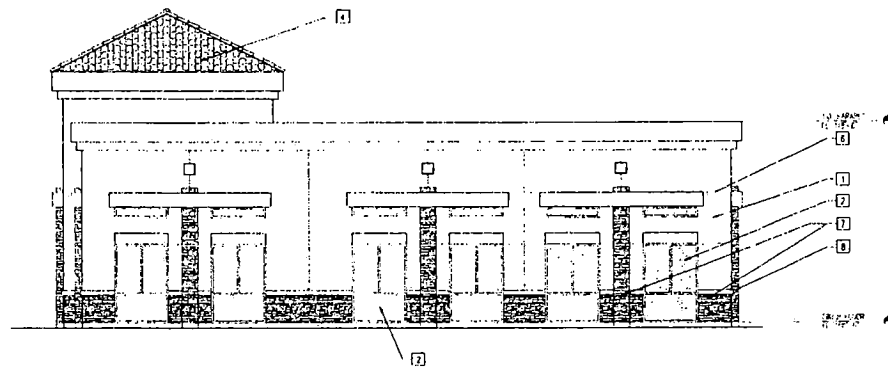


1 SOUTH ELEVATION
A4.1 3/4" = 1'-0"

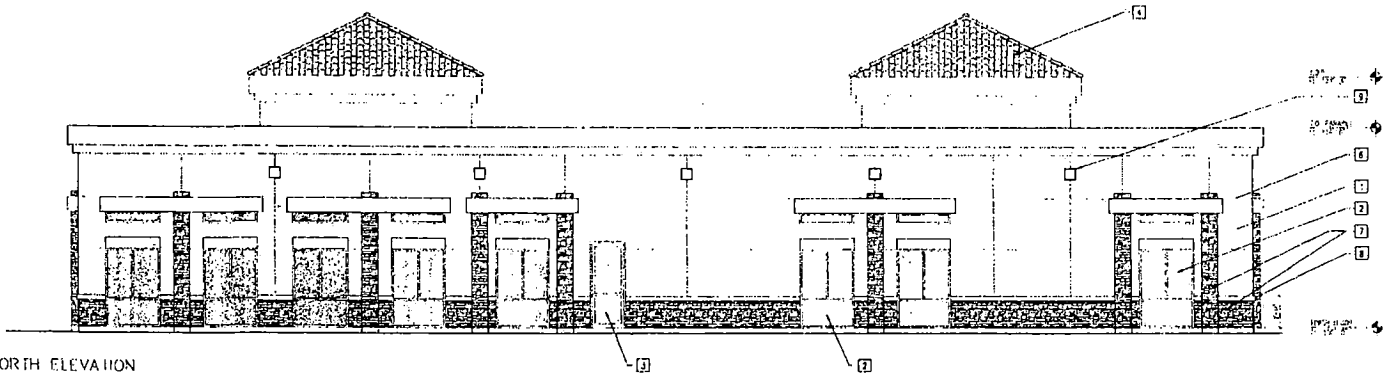
KEYNOTES	
1	1/2" STUCCO (EXT. CONFIN. PLASTER)
2	ALUM. AND GLASS WINDOW SYSTEM W/ 1" INSULATED GLASS (BROOKLYN APAC)
3	STORMDOOR ENTRANCE W/ 1" INSULATION (ALUM. & GLASS) BROOKLYN APAC
4	CONCRETE ROOF TIE (5-14) ON FLYING DECK OVER RO. TRUSSES
5	METAL DOOR, PPH
6	STUCCO CONTROL JOINT (1/4") SET 1/2" OFF
7	STUCCO DE STONE VENEER
8	1" STUCCO BAND (STUCCO OVER FORM, NO TRIM)
9	EXTERIOR LIGHT FIXTURE AT WINDOW
10	N/A



2 WEST ELEVATION
A4.1 3/4" = 1'-0"



3 EAST ELEVATION
A4.1 3/4" = 1'-0"



4 NORTH ELEVATION
A4.1 3/4" = 1'-0"



EVAN VAUSE
architect
PO BOX 520543 1-702-265-5852
Henderson, NV 89053 P (702) 585-0271
evan@evanvause.com

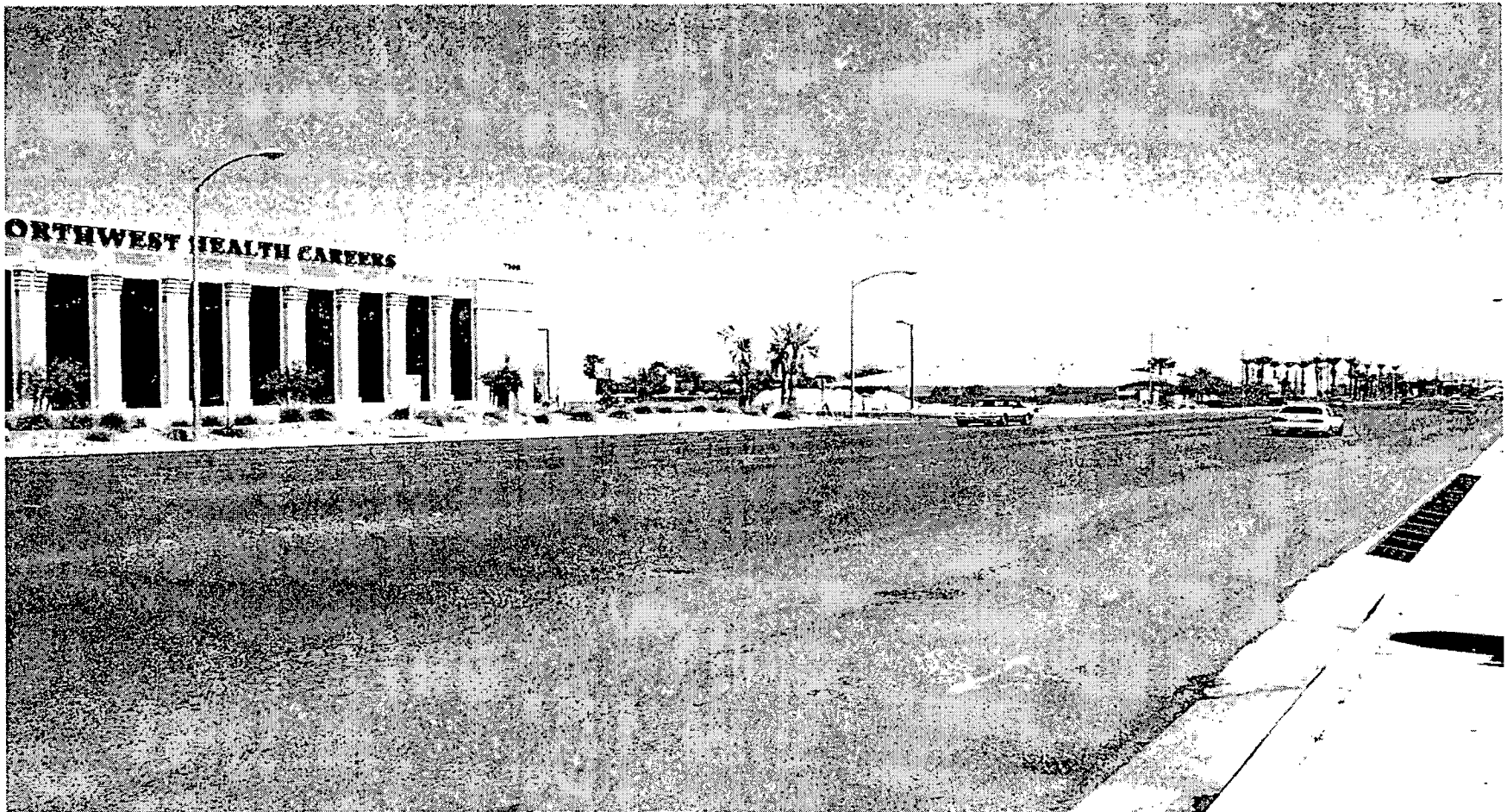
Sun City Medical Center
Las Vegas Technology Center
NOVAD Construction
Las Vegas, Nevada

EXTERIOR ELEVATIONS

Project No. 200403-0001
Architect EVAN VAUSE
Contract No. 100-0001-001
Contract Date 10/01/03
Contract Price \$1,000,000
Date 10/01/03
Sheet No. A4.1

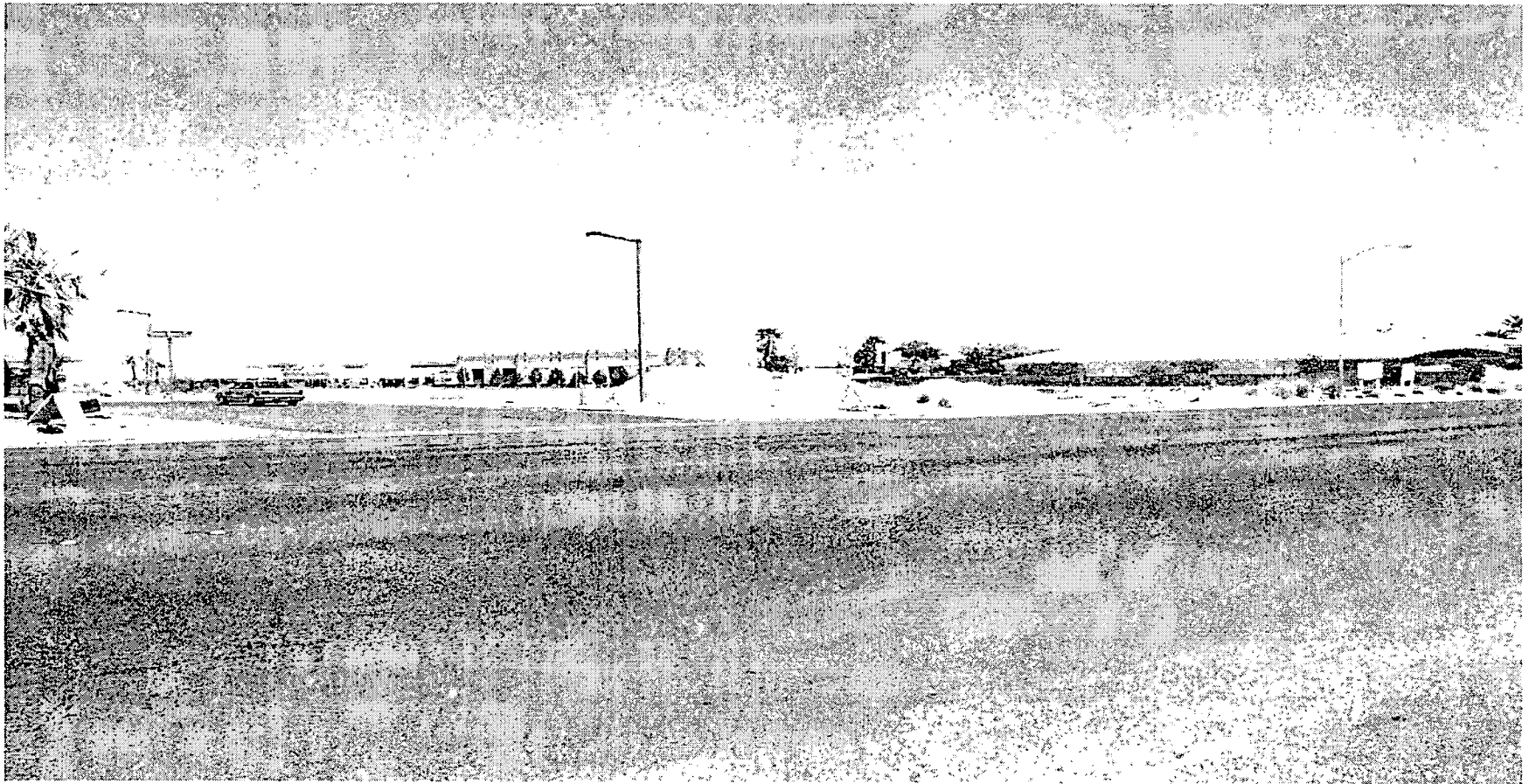
A4.1

SDR-4069
4-22-04 PC



SDR-4069 - APPLICANT: NOVAD CONSTRUCTION - OWNER: RCN PROPERTIES, LIMITED LIABILITY
COMPANY & ZORITY QUAN, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SMOKE RANCH ROAD AND PROFESSIONAL COURT
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



SDR-4069 - APPLICANT: NOVAD CONSTRUCTION - OWNER: RCN PROPERTIES, LIMITED LIABILITY
COMPANY & ZORITY QUAN, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SMOKE RANCH ROAD AND PROFESSIONAL COURT
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

**EVANS – APPROVED subject to conditions – UNANIMOUS with TRUEDELL and
McSWAIN excused**

This is Final Action

MINUTES:

CHAIRMAN TRUEDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that
this is a conversion of an existing church and the applicant meets the code requirements, as they
are appropriate for this conversion. Staff recommended approval.

SCOTT BAKER, 7225 South Bermuda Road, concurred with all staff conditions.

COMMISSIONER EVANS commented that the proposed project is a great idea.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 67 – SDR-4074

MINUTES – Continued:

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(10:58 – 11:01)

4-710

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. A maximum of 12.5% of the total landscape area may be turf. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. The streetscape treatment shall conform to the requirements of the Downtown Centennial Plan, including street trees, decorative paving treatments at intersections and driveways, and street lighting. A revised landscape plan showing the streetscape treatments shall be submitted to the Planning and Development Department for review and approval prior to the issuance of a building permit.
6. The fence used to screen the parking lot from the public right-of-way shall be constructed and installed in accordance with the requirements of the Downtown Centennial Plan.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the requirements of Title 19.08. Screening elements and structures shall be consistent with the design and materials of the primary building.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 67 – SDR-4074

CONDITIONS – Continued:

8. 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 on-site service panel location.
9. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.

Public Works

10. Dedicate a 10 foot radius on the northeast corner of 3rd Street and Bridger Avenue prior to the issuance of any permits. Contact the Right-of-Way Section of the Department of Public Works for assistance in preparing documents.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. 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.
13. Obtain an Encroachment Agreement for all landscaping and private improvements in the public right-of-way adjacent to this site.
14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4074 - APPLICANT/OWNER: MICHAEL & BEATRICE
KATZ FAMILY TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. A maximum of 12.5% of the total landscape area may be turf. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. The streetscape treatment shall conform to the requirements of the Downtown Centennial Plan, including street trees, decorative paving treatments at intersections and driveways, and street lighting. A revised landscape plan showing the streetscape treatments shall be submitted to the Planning and Development Department for review and approval prior to the issuance of a building permit.
6. The fence used to screen the parking lot from the public right-of-way shall be constructed and installed in accordance with the requirements of the Downtown Centennial Plan.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the requirements of Title 19.08. Screening elements and structures shall be consistent with the design and materials of the primary building.
8. 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 on-site service panel location.

SDR-4074 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

9. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.

Public Works

10. Dedicate a 10 foot radius on the northeast corner of 3rd Street and Bridger Avenue prior to the issuance of any permits. Contact the Right-of-Way Section of the Department of Public Works for assistance in preparing documents.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. 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.
13. Obtain an Encroachment Agreement for all landscaping and private improvements in the public right-of-way adjacent to this site.
14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a coffee shop/copy center on .36 acres at 231 South 3rd Street.

B) Applicant's Justification

The applicant has stated that the conversion of the structure to commercial uses will preserve the existing church building while providing services and office space for downtown workers.

BACKGROUND INFORMATION

A) Previous Actions

10/05/60 The City Council approved a Rezoning (Z-0037-60) from C-1 (Limited Commercial) to C-2 (General Commercial) as part of a larger request.

10/13/94 The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0037-60 (1)] to allow a 220-square foot Subway Sandwich kiosk on a portion of the parking lot.

B) Pre-Application Meeting

02/27/04 A radius dedication would be required on the southwest corner of the property, and that the width of the parking lot driveway aisle would need to be increased to conform to code requirements. In addition, the streetscape treatment required by the Downtown Centennial Plan was reviewed with the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.36

B) Existing Land Use

Subject Property: Vacant (Former Religious Facility)
North: Office Use, Parking Lot
South: Financial Institution
East: Office Use, Commercial Use
West: Government Facility

C) Planned Land Use

Subject Property: Commercial
North: Commercial
South: Commercial
East: Commercial
West: Public Facility

D) Existing Zoning

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

E) General Plan Compliance

The parcel is located within the boundaries of the Las Vegas Redevelopment Area, and is designated Commercial on the Redevelopment Plan. The Commercial land use designation permits office uses, service commercial uses, and general commercial uses. The uses proposed by the applicant are in conformance 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

SDR-4074 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

The subject property is also located with the Downtown Centennial Plan area, and is subject to the design standards contained in the Centennial Plan. The property abuts an Urban Trail route that has been designated along Third Street; it is intended that the trail will be constructed with grant funds, and the Centennial Plan does not require the property owner to install the trail elements.

PROJECT DESCRIPTION

The applicant is proposing to convert the existing church building to house a coffee bar, a copy center, and office space. The existing 1940's era sanctuary will be retained; later additions to the church will be removed and replaced due to the presence of asbestos. While the footprint of the building will remain the same, the overall square footage of the structure will increase by 976 square feet with the reconfiguration. The existing surface parking lot on the south side of the property will remain, and a fence will be added to screen the parking lot in accordance with the Downtown Centennial Plan standards. In addition, the applicant will be adding street trees and sidewalk treatments as stipulated by the Centennial Plan.

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	.36 acres	N/A
Min. Lot Width	N/A	113 Feet	N/A
Min. Setbacks			
• Front	0 Feet	5 Feet	Y
• Side	N/A	N/A	N/A
• Corner	0 Feet	51 Feet	Y
• Rear	N/A	0 Feet	N/A
Max. Lot Coverage	Up to 100%	61%	Y
Max. Building Height	N/A	51 Feet	N/A
Trash Enclosure	Screened from view	Not shown	N/A

SDR-4074 - Staff Report Page Four
April 22, 2004 - Planning Commission Meeting

The structure will comply with setback and lot coverage limitations. No information has been shown relative to the trash enclosure; the trash enclosure shall be walled and roofed in accordance with Title 19.08.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application Residential Adjacency Standards. No residential properties abut the site.

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	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Restaurant	2,839	1/50	56.78			
	370	1/200	1.85			
Copy Center	5,106	1/250	20.42			
Office	6,209	1/300	20.70			
Total	14,524		100	4	20	1

The only change to the existing parking lot is the provision of a conforming handicap parking space in accordance with code requirements. While the number of spaces provided is significantly below the number of spaces typically required, the urban location of the property, the abundance of off-street and structured parking in the immediate vicinity, and the percentage of patrons arriving on foot justifies a decreased number of on-site parking spaces.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan, as listed below:

SDR-4074 - Staff Report Page Five
April 22, 2004 - Planning Commission Meeting

Standards	Required		Provided
	Ratio	Trees	
North/South Street 3 rd Street	1 25' high Palm Tree/35' o.c. max.	3 Trees	3 Trees
East/West Street Bridger Street	1 24" box shade tree /30' o.c. max.	4 Trees	4 Trees
Perimeter Landscaping	1 24" box tree/30' o.c., perimeter fence	5 Trees	0 Trees

The proposed street trees conform to the minimum size and spacing requirements specified in the Downtown Centennial Plan. The Centennial Plan requires an eight-foot deep landscape buffer and screen fence where a parking lot abuts a public street; due to the fact that the parking lot exists and the provision of the buffer would result in the loss of 11 parking spaces, only the screen fence will be provided.

A5) Sign Standards

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

**Monument Signs:
Standards**

	Allowed	Provided
Maximum Number	1/200' frontage 2 total	1 total
Maximum Area	75 SF	30 SF
Maximum Height	10 Feet	5 Feet
Minimum Setback	5 Feet	10 Feet
Illumination	Direct/Internal	(Not indicated)

The proposed monument sign conforms with the size and placement requirements listed in Title 19.14. No information has been provided relative to wall signage; all signage will be reviewed under a separate application.

B) General Analysis and Discussion

- Zoning

The proposed café, copy shop, and office uses are in conformance with the C-2 (General Commercial) zoning of the property. The proposed changes to the structure are in conformance with the development standards of the Downtown Centennial Plan.

SDR-4074 - Staff Report Page Six
April 22, 2004 - Planning Commission Meeting

- Site Plan

The renovation and conversion of the structure will not result in any changes to the footprint of the building, nor are any significant changes proposed for the parking lot area. The depth of the parking spaces is somewhat less than what is typical, but the center aisle is in conformance with code requirements and provides adequate room for vehicular maneuvering. No trash enclosure is shown on the site plan; code requirements stipulate that the enclosure be walled and roofed, and utilize similar architectural materials and treatments as the principal building.

- Waivers

The project requires a waiver from the Downtown Centennial Plan requirement for a perimeter landscape buffer located between the parking lot and the public sidewalk.

- Landscape Plan

The site plan depicts the provision of street trees along the public right-of-way in accordance with the Centennial Plan. The plan does not show the use of decorative pavers at the intersection or the driveway treatments specified by the Centennial Plan. As previously noted, there is insufficient room to provide the required landscape buffer between the public sidewalk and the parking lot, but a fence will be provided in accordance with the plan to screen the parking area.

- Elevation

The existing portion of the church structure will be repainted, and an outdoor patio area will be enclosed on the north side of the building. The new portions of the structure will be clad in stucco, with stone veneer accents. Color and trim details will assist in uniting the existing portions of the structure with the new additions. The elements and details of the new portions of the structure recall the historic use of the property as a religious facility, which helps to provide a continuity of appearance despite the change in use.

- Floor Plan

The principal entrance to the sanctuary from 3rd Street will be retained as the principal entrance to the coffee bar. Secondary entrances to the building will be provided on 3rd Street and from the parking area on the south side of the building. The copy center will be located at the back of the building, and will have direct access from the coffee bar. The second floor of the building will house office space, which is accessed from an elevator and staircase in the lobby area of the 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 commercial and office uses are compatible with adjacent development, and will serve office workers and residents of the downtown 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 conversion and reconfiguration of the existing structure is generally consistent with the requirements of the Downtown Centennial Plan and other adopted Standards.

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

No modifications will be made to the existing parking lot; traffic will enter a one-way driveway from Third Street, and exit into the alley to the east. The adjacent roadways and alley have sufficient capacity to handle the traffic generated by the use.

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

The proposed exterior materials and landscape materials are in conformance with the Downtown Centennial Plan and are appropriate for the area.

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

The renovation plan will retain and upgrade the existing sanctuary, and the building additions will be harmonious with the character of the existing structure. The improvements will be an asset to the immediate area.

SDR-4074 - Staff Report Page Eight
April 22, 2004 - Planning Commission Meeting

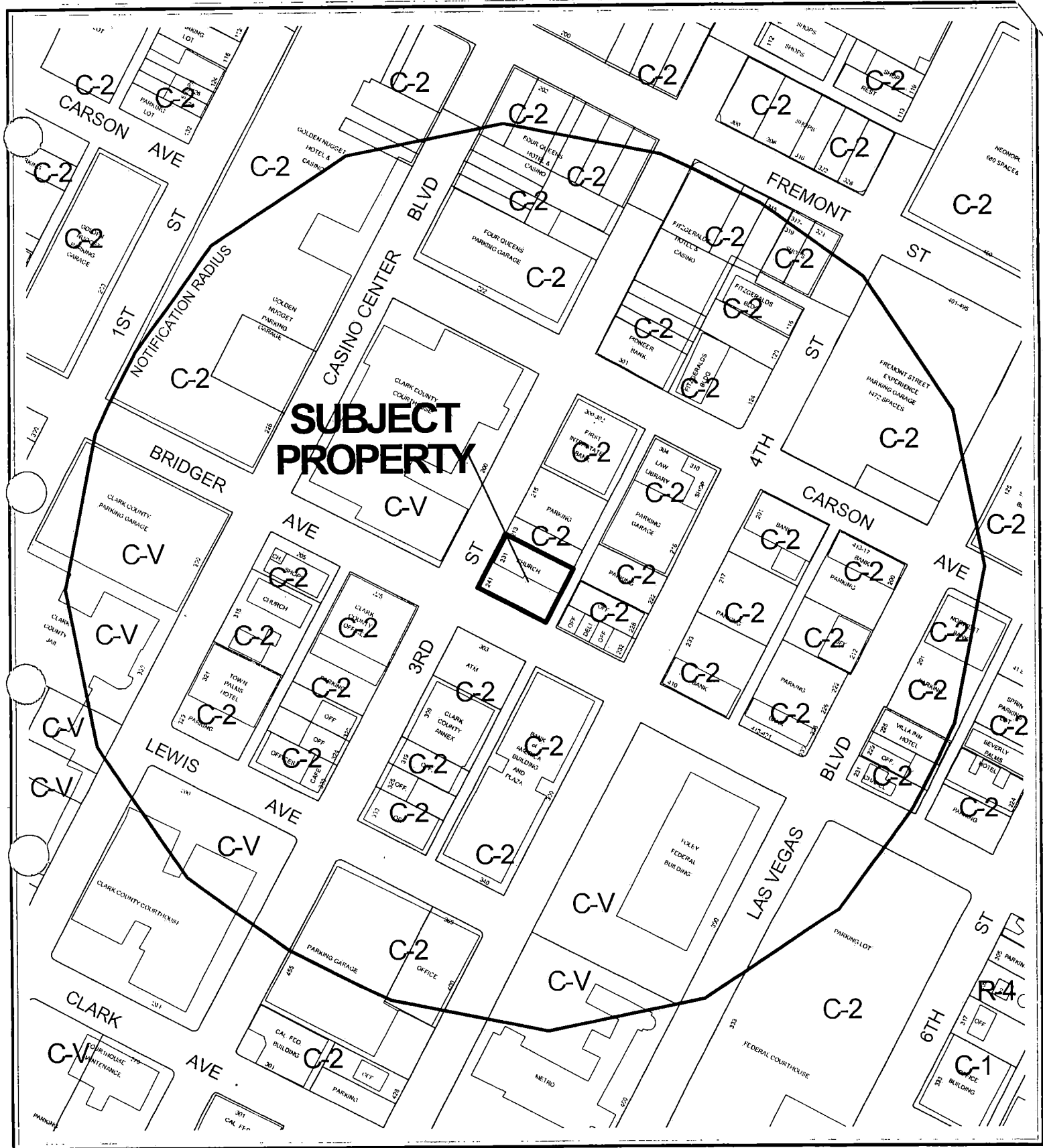
6. "Appropriate measures are taken to secure and protect the public health, safety and general welfare."

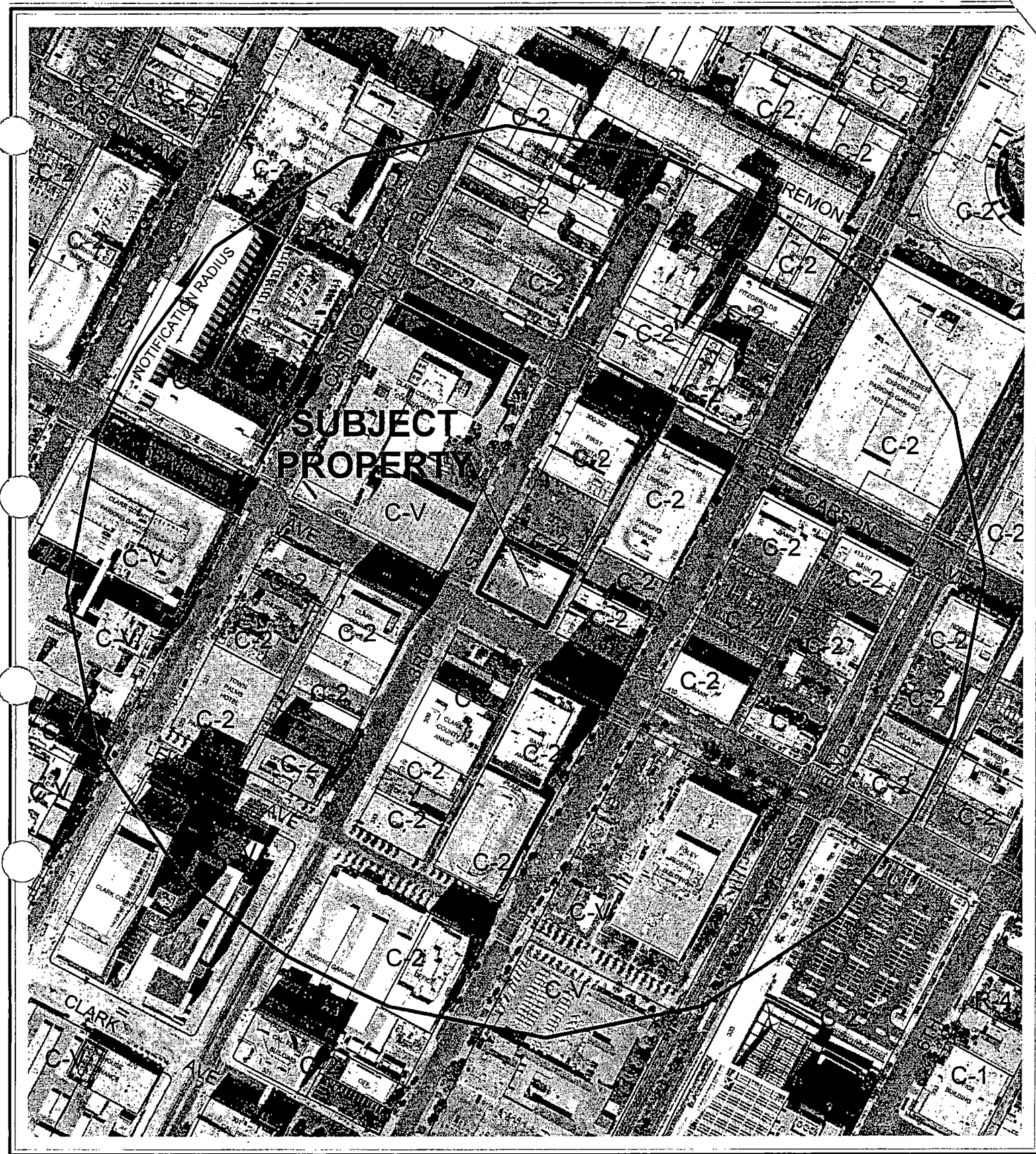
Adequate measures have been taken to secure and protect the public health, safety and general welfare.

NOTICES MAILED 57

APPROVALS 0

PROTESTS 0





CASE: SDR-4074

RADIUS: 750 FT

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

0 100 200 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4074** : 139-34-210-069

Name of Property Owner: Michael and Beatrice Katz Family Trust

Name of Applicant: Andrew Katz

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: Mayor Goodman

Partner(s): NV 80 LLC

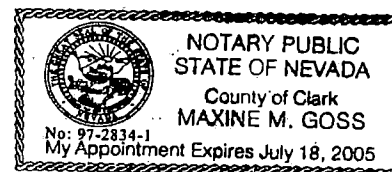
APN: 123-27-501-001

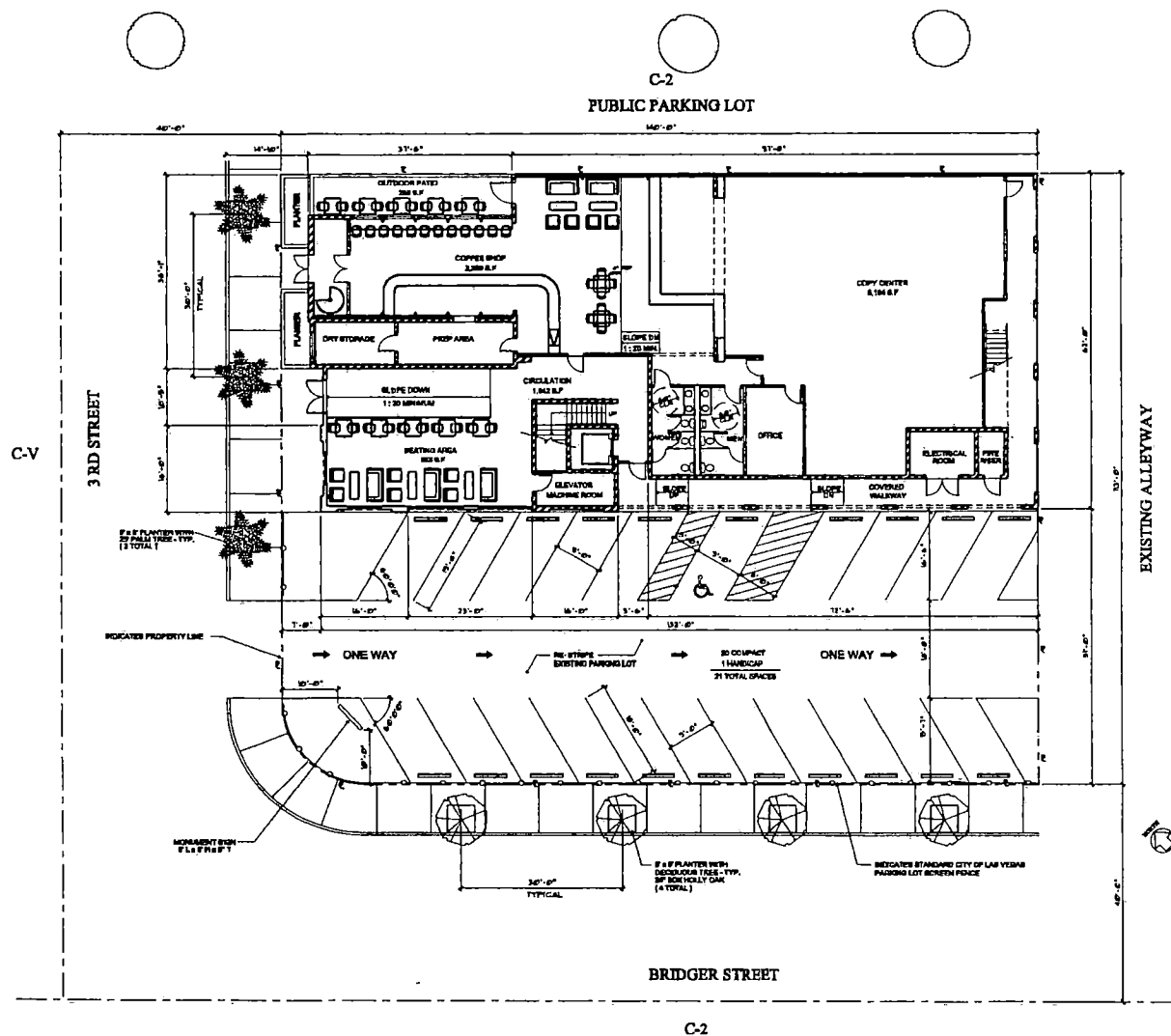
Signature of Property Owner/Authorized Agent: Andrew Katz

Print Name: Andrew Katz

Subscribed and sworn before me

This 9th day of March, 2004
Maxine M. Goss
Notary Public in and for said County and State





SITE DATA

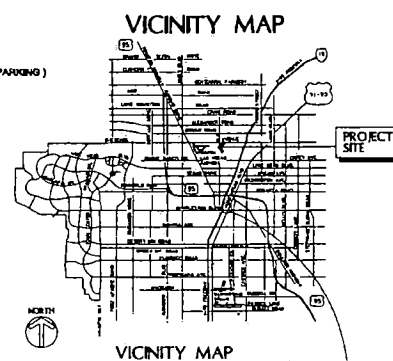
CURRENT ZONING C-2
 SITE AREA APPROX. 18,772 S.F.
 APPROX. .38 ACRES

BUILDING
 FIRST FLOOR
 COFFEE SHOP & SEATING 3,208 S.F.
 COPY CENTER 3,104 S.F.
 CIRCULATION & MISC. 1,642 S.F.
 TOTAL 8,915 S.F.

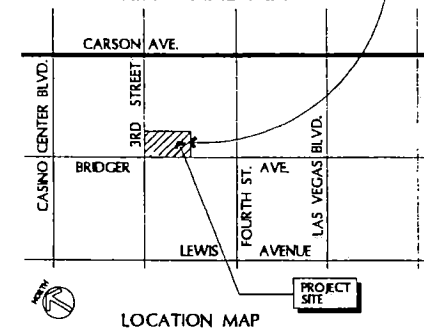
SECOND FLOOR
 OFFICE 4,382 S.F.
 MEZZANINE 518 S.F.
 CIRCULATION & MISC. 1,301 S.F.
 TOTAL 6,200 S.F.

TOTAL BUILDING AREA 14,834 S.F.

PARKING REQUIRED (PER DOWNTOWN CENTENNIAL STANDARDS) NONE (PUBLIC PARKING)
 PARKING PROVIDED 21 COMPACT



REGIONAL MAP



SCOTT L. BAKER,
 ARCHITECT, INC.

DOWNTOWN COFFEE CO. SITE PLAN

PROJECT NO. 04112

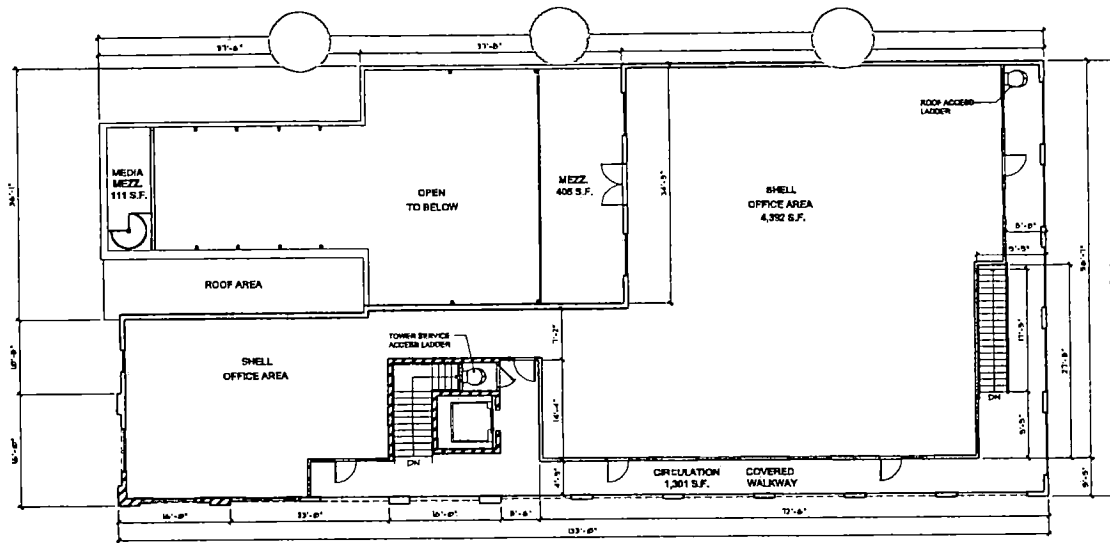
SCALE = 1" = 10'-0"

03.09.04

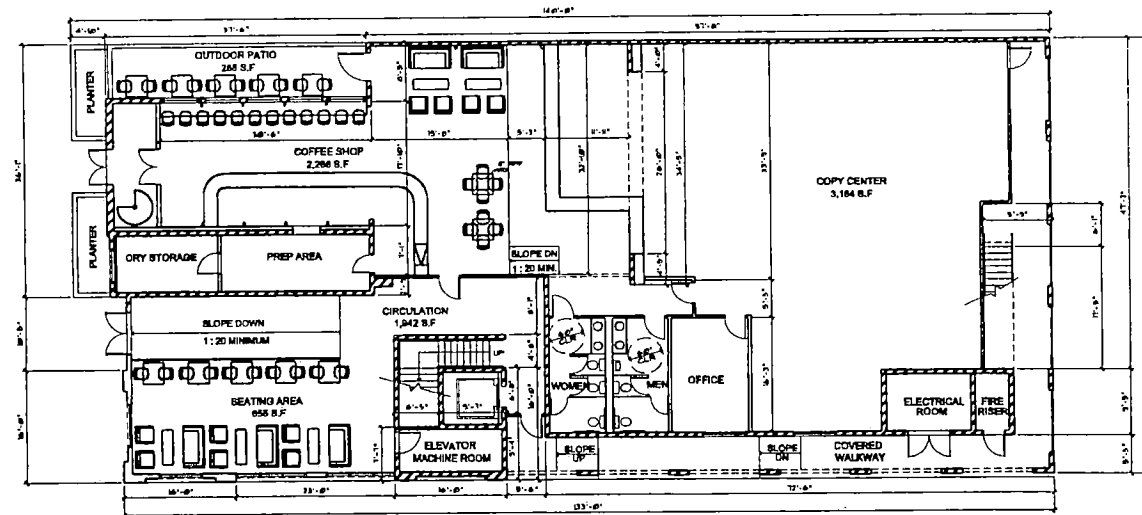
0 5' 10' 20' 40'

1 OF 4
 DOWNTOWN
 COFFEE CO.
 SITE PLAN

SDR-4074
 4-22-04 PC



SECOND FLOOR



FIRST FLOOR



SCOTT L. BAKER,
ARCHITECT, INC.

DOWNTOWN COFFEE CO.

FLOOR PLANS

PROJECT NO. 04112

SCALE = 1/8" = 1'-0"

03.09.04

0 4' 8' 16' 32'

2 OF 4
DOWNTOWN
COFFEE CO.
FLOOR
PLANS

SDR-4074
4-22-04 PC



SDR-4074 - APPLICANT/OWNER: MICHAEL & BEATRICE KATZ FAMILY TRUST
231 SOUTH 3RD STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SDR-4074 - APPLICANT/OWNER: MICHAEL & BEATRICE KATZ FAMILY TRUST
231 SOUTH 3RD STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SDR-4074 - APPLICANT/OWNER: MICHAEL & BEATRICE KATZ FAMILY TRUST
231 SOUTH 3RD STREET
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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).

SET DATE: 05/05/04

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

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.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 68 – VAC-4071

MINUTES – Continued:

No one appeared in opposition.

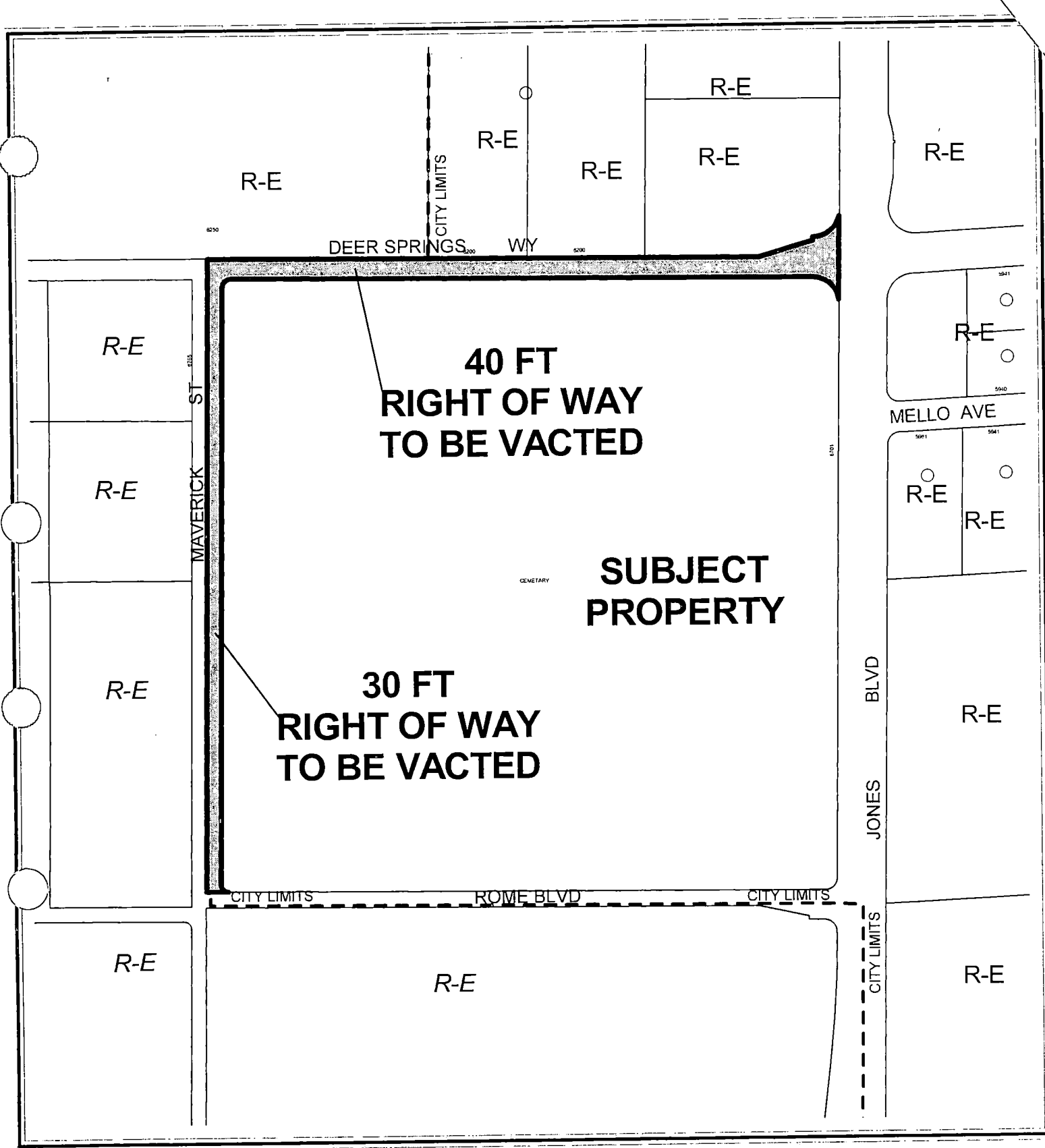
CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

1-80

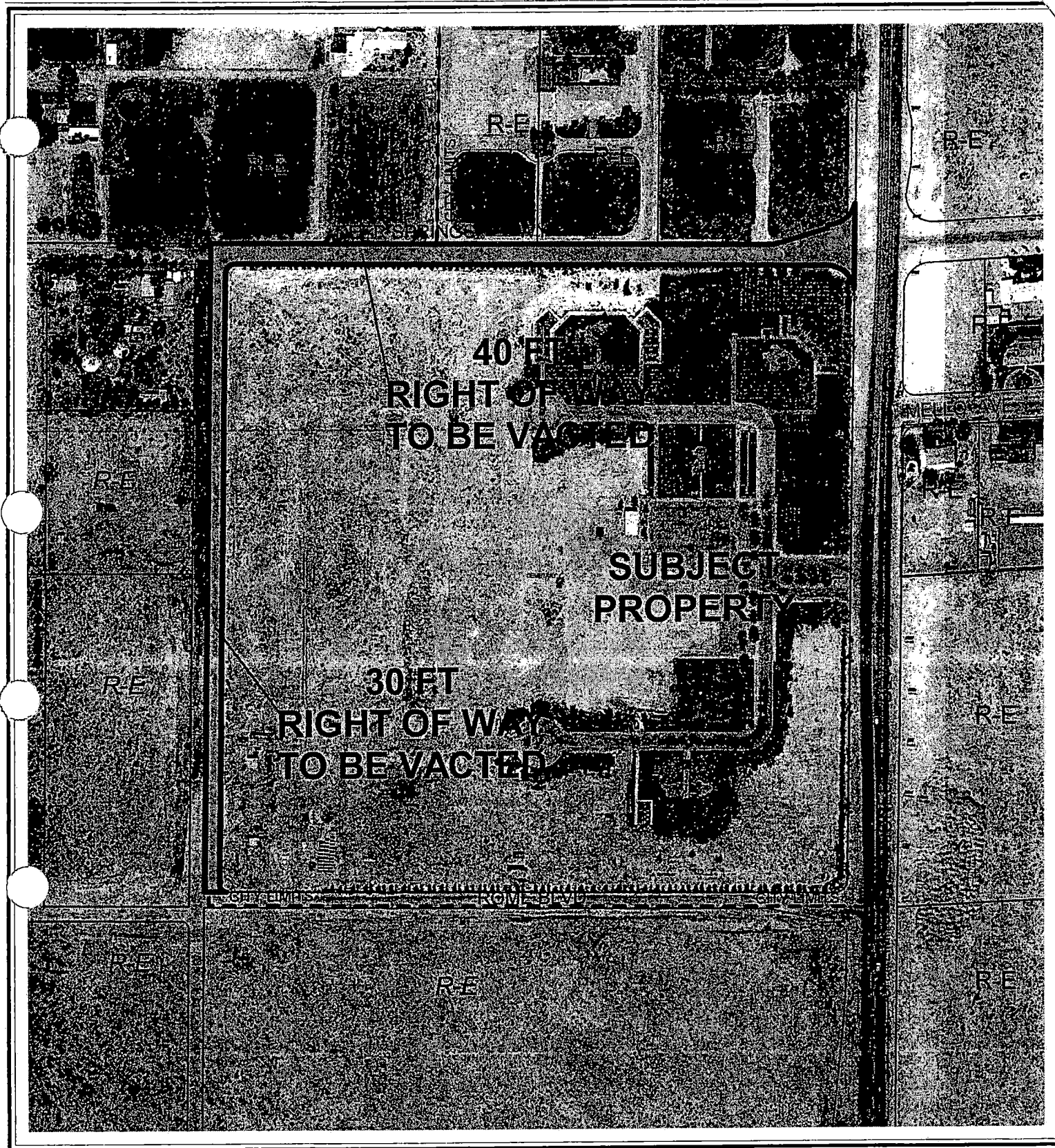
C

C



CASE: VAC-4071





0 200 400 Feet

CASE: VAC-4071



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. A Petition of Vacation for the west half of Maverick Street shall be approved and recorded by Clark County concurrent with this Order of Vacation.
2. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas \$16,765.20 for the radius at the northwest corner of Jones Boulevard and Deer Springs Way.
3. Prior to the recordation of this Petition of Vacation the applicant shall provide a plan acceptable to the controlling entity, City of Las Vegas and/or Clark County Department of Public Works dependent upon location of terminus, showing an acceptable terminus for Deer Springs Way. All dedications necessary to provide the terminus shall record concurrent with this Order of Vacation. Also construct terminus street improvements as required by the controlling entity, City of Las Vegas and/or Clark County Department of Public Works dependent upon location of terminus.
4. This Petition of Vacation shall be amended to retain a 20-foot wide public sewer easement centered over the existing sewer line in Deer Springs Way.
5. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City departments.

VAC-4071 - Conditions Page Two
April 22, 2004 - Planning Commission Meeting

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
10. If the Order of Vacation is not recorded within one (1) year after approval by the City Council 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 Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates this vacation of right-of-way would not be a detriment to surrounding properties.

BACKGROUND INFORMATION

A) Previous Actions

09/24/96 The Board of Zoning Adjustment approved a Special Use Permit (U-99-96) to allow a cemetery and a Variance (V-111-96) to allow upright headstones, crypts and mausoleums in conjunction with the cemetery on the property adjacent to this request.

11/07/01 The City Council approved a Required Five Year Review [U-0099-96(1) and V-0111-96(1)] of the approved cases that allowed a cemetery on the property adjacent to this request. The Planning Commission and staff recommended approval on September 20, 2001.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public rights-of-way located in the Southeast Quarter (SE¼) of The Northeast Quarter (NE¼) and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 23, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate public rights-of-way in order for this area to be incorporated into the adjacent development. This request is not appropriate, as the subject rights-of-way are needed to provide access to properties fronting on the subject streets. Approval will result in reduced traffic handling capability for the area and eliminating legal access to existing parcels.

B) Public Works discussion

The Department of Public Works recommends **DENIAL** of the Petition of Vacation. City Staff has contacted Clark County staff and has determined that proposed residential development within the County west and south of this area will provide a demand for Deer Springs Way and Maverick Street. City and Clark County staff are in agreement with the recommendation of DENIAL, as several large developments coming in this area would create an undue burden on the remaining infrastructure. Deer Springs Way and Maverick Street are required to provide legal access to Assessor's Parcel Numbers 125-23-601-022 & 023 via Deer Springs Way and Assessor's Parcel Number 125-23-702-004 via Maverick Street.

The following information is presented concerning this request to vacate certain public street rights-of-way:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? It would completely eliminate Deer Springs Way between Jones Boulevard and Maverick Street. Maverick Street would remain as a 30-foot wide public street between Deer Springs Way and Rome Avenue within Clark County unless a reciprocal Petition of Vacation was approved by Clark County.
- B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? Yes, past actions by Clark County has placed a higher dependence upon the use of Deer Springs Way to convey east west traffic.
- C. Does it appear that the vacation request involves only excess right-of-way? No, the Deer Springs Way and Maverick Street corridors are needed to maintain an acceptable level of service on the local traffic network and provide legal access to adjacent parcels.
- D. Does this vacation request coincide with development plans of the adjacent parcels? No indication of plans for development was provided.

VAC-4071 - Staff Report Page Three
April 22, 2004 - Planning Commission Meeting

- E. Does this vacation request eliminate public street access to any abutting parcel? Yes, Assessor's Parcel Numbers 125-23-601-022 & 023 via Deer Springs Way and Assessor's Parcel Number 125-23-702-004 via Maverick Street, if west half is vacated by Clark County.
- F. Does this vacation request result in a conflict with any existing City requirements? Yes, the City off Las Vegas requires all parcels be provided legal access.
- G. Does the Department of Public Works have an objection to this vacation request? Yes, the recommendation is for **DENIAL** based on the reasons stated above.

NOTICES MAILED 7

APPROVALS 0

PROTESTS 0



Case Number: VAC-4071 APN: 125-23-703-005
Name of Property Owner: PALM MORTUARY INC.
Name of Applicant: WRG DESIGN, INC.

 Yes X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Ken Knauss
Print Name: KEN KNAUSS president

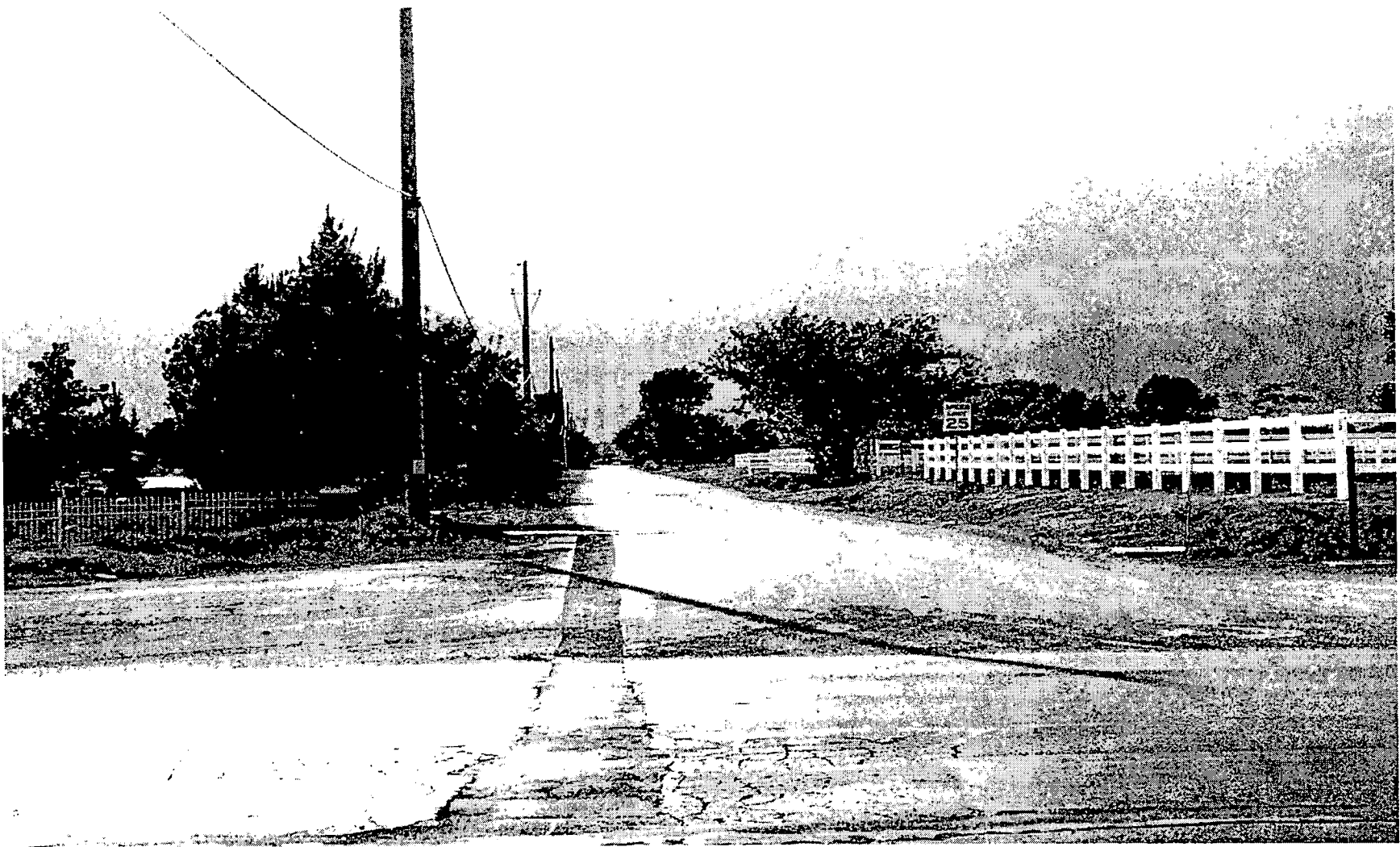
This 19 day of January, 2021
Sharon S. Allen
 Notary Public in and for said County and State





VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

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).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
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 2 as follows:

2. *Subsection 8c of Section 2 shall be amended to state that casinos and appurtenant structures may not exceed 75 feet in height 9Nor may they exceed 5 stories), nor may the hotel appurtenant to the casino exceed 750 rooms without the City's approval.*

And adding the following condition:

- *The General Provisions of Section 4 shall be amended to permit community banners with the Summerlin logo to be mounted on street poles for the purpose of advertising community events and season al messages.*

– UNANIMOUS with McSWAIN excused

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

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 69 – DIR-3934

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the item was held in abeyance from a previous meeting. He stated that on Page 2-15 the language currently states that casinos and appurtenant structures may not exceed 75 feet in height nor may they exceed five stories nor may the hotel appurtenant to the casino exceed 750 rooms. The applicant is provided an amendment taking out the words “without City approval”. The intent is that it can never exceed 75 feet in height and it can never exceed 750 rooms.

Page 4-4 under General Provisions, the applicant is inserting language “community banners mounted on streetlight poles and displaying the Summerlin logo, community events, and seasonal messages are permitted”. Currently, they are not included in the language. For a long time in other parts of Summerlin whenever there is an art show or community event, they are able to put temporary banners on the light poles advertising that event with the Summerlin logo. Staff does not object to that language being added.

MR. CLAPSADDLE added that these Development Standards are different than the Development Agreement. These are the rules that we live by. A site plan does not come before the Commission, but before CHARC. These Revised Standards are much clearer and easier to implement. These standards do not address allocating land use in Summerlin. That is done through the Development Agreement.

GERALD ROBBINS, The Howard Hughes Corporation, 10000 West Charleston Boulevard, Suite 200, and DIANA BOSSARD, 2920 North Green Valley Parkway, Suite 814, appeared on behalf of the applicant. MR. ROBBINS concurred with staff conditions and the modified language.

COMMISSIONER STEINMAN asked if the applicant in three years is precluded from requesting a 150-foot hotel. MR. CLAPSADDLE replied that by eliminating the words “without City approval” it would not be a valid application because the language is being modified to state that the casinos and appurtenant structures cannot exceed 75 feet or exceed 750 rooms. He added that the casino locations are already set in the Development Agreement. The Development Standards do not cover where they are located.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 69 – DIR-3934

MINUTES – Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT further clarified that if the applicant wants to build something higher than 75 feet, they would have to amend the Development Standard to reflect that height. MR. CLAPSADDLE pointed out that it would not be a Special Use Permit or a Variance application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:29 – 6:34)

1-967

CONDITIONS:

Planning and Development

1. The attached Summerlin Development Standards Manual, dated February 10, 2004, shall replace all previously adopted versions.
2. Table 2.1 shall be amended to require Special Use Permit approval for Casinos in the Employment Center, Town Center, and Village Center districts.

Public Works

3. Revise the “Revised Development Standards Manual for Summerlin” to provide a minimum distance of 18 feet of driveway length between the back of sidewalk (or curb, if no sidewalk is proposed) and the face of the garage, to allow vehicles to park completely outside the vehicular or pedestrian travel corridor or provide a maximum distance of 5 feet in length to prevent a vehicle from parking in the driveway. A setback less than 18 feet may be provided to the garage for side-loaded garages if 18 feet of full width driveway is provided beyond the back of sidewalk (or curb, if no sidewalk is proposed).

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - DIR-3934 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The attached Summerlin Development Standards Manual, dated February 10, 2004, shall replace all previously adopted versions.
2. Table 2.1 shall be amended to require Special Use Permit approval for Casinos in the Employment Center, Town Center, and Village Center districts.

Public Works

3. Revise the "Revised Development Standards Manual for Summerlin" to provide a minimum distance of 18 feet of driveway length between the back of sidewalk (or curb, if no sidewalk is proposed) and the face of the garage, to allow vehicles to park completely outside the vehicular or pedestrian travel corridor or provide a maximum distance of 5 feet in length to prevent a vehicle from parking in the driveway. A setback less than 18 feet may be provided to the garage for side-loaded garages if 18 feet of full width driveway is provided beyond the back of sidewalk (or curb, if no sidewalk is proposed).

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request to approve a revised Development Standards Manual for Summerlin.

B) Applicant's Justification

The applicant has stated that the revised development standards will assist City staff in reviewing submittals within the Summerlin Planned Community in accordance with their current standards.

BACKGROUND INFORMATION

A) Previous Actions

- 06/03/87 The zoning of a portion of the Summerlin property, totaling 4,651 acres, is reclassified from N-U to PC (Planned Community).
- 01/18/89 City Council approved the Summerlin Development Standards.
- 02/07/90 An additional 616 acres was rezoned as PC (Planned Community).
- 11/18/92 The revised Summerlin Development Standards are adopted by City Council.
- 06/02/93 Development Agreement DA-0001-93 is approved by City Council, which establishes the land use and development standards for Village 8.
- 02/16/94 Development Agreement DA-0002-93 is adopted by City Council, which establishes the land use and development standards for Villages 10, 11, 12 and 26.
- 01/27/97 City Council approved Development Agreement DA-0001-96, establishing the use and standards for 8,318.66 acres on the west side of the 215 beltway.
- 02/07/01 City Council approved a request for a review of a Development Agreement pertaining to a parcel of land located on the southeast corner of Village Center Circle and Trails Center Drive.

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B) Pre-Application Meeting

01/27/04 At the pre-application conference, staff discussed changes to create greater continuity between Title 19 and the Summerlin Development Standards, including definitions, permitted uses, and development standards. In addition, concerns were raised relative to the review and approval process proposed for casinos within Summerlin. Fire Prevention Services objected to the reduced setbacks and street widths allowed under the new Special Lot Development Standards, unless residential sprinkler systems were to be required in all of the units developed under those standards.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF PROPOSED CHANGES

The most recent version of the Summerlin Development Standards Manual was adopted by the City in 1992. The Howard Hughes Corporation has made numerous internal changes to their development standards over the years, but those changes have not been formally adopted by the City. The following text summarizes the changes that are proposed to the 1992 Summerlin Development Standards Manual:

Section 1: Introduction

Land Use Hierarchy

- The Community Center designation has been removed.

Section 2: Development Standards

Permitted Uses—Commercial

- Alcoholic Beverage Sales eliminated
- Aggregate Processing allowed in all districts subject to specific standards listed on pages 2-10 through 2-12.
- Auto Body Repair Shops now allowed by Special Use Permit in Town Center.
- Auto Service Stations not permitted in Neighborhood Focus districts.
- Bail Bondsman use no longer listed as a permitted use.
- Bed & Breakfast Inn added to the list of permitted uses.
- Boat Dealerships and Boat Storage separated; Boat Dealerships now require Special Use Permit approval.

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- The Building Materials use will now require a Special Use Permit in Village Center districts.
- Car Washes no longer permitted in Neighborhood Focus districts.
- Casinos no longer require Special Use Permit approval except under certain conditions and height limits.
- Cemeteries are now permitted in Employment Center District.
- Concrete/Asphaltic Batch Plants permitted in all districts subject to specific standards.
- Convenience Store (No Fuel Pumps) now permitted in Neighborhood Focus district.
- Day Care/Nursery School category created.
- Equipment rental removed from the list of permitted uses.
- Garage sales now permitted in Community Open Space district.
- Night Clubs now require Special Use Permit approval.
- Product Distribution/Storage category has been removed from the list of permitted uses.
- Recreational Vehicle Dealerships have now require Special Use Permit approval.
- Recreational Vehicle Storage has been created as a new use category.
- Second Hand Stores has been removed from the list of permitted uses.
- Special Care Facility has been added as a new use category.
- Thrift Stores will now require a Special Use Permit.
- Tire Stores have been added as a permitted use.
- Transient Open Lot Sales has been removed from the list of permitted uses.
- Video Rental (non-adult) has been added to the list of permitted uses.
- Wedding Chapels will now require Special Use Permit approval.

Permitted Uses—Housing Facilities

- Assisted Living Apartment added as a new use category.
- Catered Living Quarters and Extended Care Facilities have been removed from the list of permitted uses.
- Single Family Special Lot Development has been added to the list of permitted development types.

Permitted Uses—Public & Quasi-Public Uses

- Parking Lots/Structures will now require Special Use Permit approval in Neighborhood Focus districts.
- Wireless Communication Towers will be permitted in Neighborhood Focus districts upon Special Use Permit approval.

Permitted Uses—Community Support Uses

- Stadiums/Arenas will now require Special Use Permit approval.

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Uses Not Permitted

- Auto Title Loans and Check Cashing are special listed as non-permitted.

Specific Land Use Standards. Specific standards have been added or significantly modified for the following uses:

- Aggregate Processing/Asphaltic/Concrete Batch Plants
- Boat and Recreational Vehicle Storage
- Casinos
- Crematories
- Clubs and Private Clubs
- Convenience Stores (with fuel pumps)
- Guest Houses/Casitas
- Home Occupation
- Any development not meeting the minimum standards must receive Special Use Permit approval through the standard process.

Property Development Standards`

- The provisions for encroachments into required setbacks has been more specifically defined, including requirements for patio covers.
- Additional standards have been provided for detached accessory structures.
- New standards have been added for courtyard walls.
- Residential adjacency standards have been added.

Residential District Development Standards

- A new residential designation, Single Family Special Lot Development (SFSD) has been added to the permitted residential development types, and would allow up to 18 units per gross acre. Exhibits 2.2 through 2.9 provide typical graphic examples of the new development types.
- The density for Single Family Attached (SFA) has been increased from 14 units per gross acres to 18 units per gross acre.
- The side yard setback for Single Family Detached (SF2) has been decreased from six feet to five feet, and the height has been increased from 36 feet to 38 feet.
- The height of structures in the Single Family Detached (SF3) district has been increased from 36 feet to 45 feet.
- The height of structures in the Single Family Zero Lot Line (SFZL) district has been increased from 36 feet to 45 feet, and the front yard setback has been reduced from 18 feet to 10 feet.
- The height limit for the Low Density Multi-Family district has been increased from 36 feet to 45 feet; more stringent setback requirements have been established in conformance with the requirements for the MF2 and MF3 districts.
- Separate development standards for Retirement Residential uses are no longer provided.

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Section 3: Parking Standards

Table 3.3 – Parking Standards

- The table of parking requirements has been expanded to match the list of permitted uses.

Parking Requirements

- The revised standards include parking alternatives and processes for parking-impaired developments such as are included in Title 19.

Section 4: Signage Standards

Permit Application

- Detailed submittal requirements have been added, noting that Summerlin approval is required prior to obtaining a permit from the City, and that a master signage plan is required for each development.

Signs Not Requiring a Building Permit and Sign Certificate

- Regulations have been added based on the requirements of Title 19 to allow certain signs without permits.

Prohibited Signs

- A list of prohibited signs has been added, and references signs not permitted by Title 19.

General Provisions

- The list of general signage provisions has been expanded to reference the City's Street Naming and Address Assignment Regulations, provide sight visibility line standards, and general aesthetic guidelines.

Section 5: Review Process

Administration

- Allows the Director to appoint a designee to perform the duties and functions provided in the development standards.

Table 5.1 – Land Use Category Comparison

- Adopts a Land Use Category Comparison which provides equivalent categories for standard City of Las Vegas zoning classifications.

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Section 6: Glossary

Glossary

- Additional definitions have been provided in order to assist in interpretations and application of zoning requirements.

ANALYSIS

The proposed revisions to the Development Standards Manual will assist staff in issuing permits for development in conformance with adopted standards.

Permitted Uses: The revisions to the list of permitted uses are generally consistent with comparable City zoning districts and existing land uses within the Summerlin planned community. The only objection to the proposed revisions is that Casinos will not require Special Use Permit approval unless there is a recorded subdivision within 1,500 feet of the site at the time of development, the Casino exceeds 75 feet in height, or the associated hotel exceeds 750 guest rooms. Therefore, staff would recommend that a Special Use Permit be required in all cases.

Residential District Development Standards: The revised standards would allow a two-foot increase in height in the SF2 district, and a nine-foot height increase in the SF3 district, the SFZL district, and the MF1 district. Minor changes have also been made to the setback requirements for most of the districts as noted above. The density for the SFA district has been increased from 14 units per gross acre to 18 units per acre; regardless of this increase in permitted density, the overall density and number of residential units is limited by the approved development agreements and infrastructure capacity.

In addition to revisions to the existing residential districts, the revised document includes a new category, the Single Family Special Lot Development (SFSD). This new development category permits a variety of small-lot housing configurations, including cluster development, "zipper" lots, and alley-loaded garage configurations. Fire Prevention Services has objected to the minimal setbacks and width of private drive aisles, but would allow the proposed development types if the residential units were to include fire sprinklers.

Public Works has stated concerns about the requirements regarding residential driveway lengths. In order to prevent vehicles parked over public sidewalks, driveway lengths should be less than five feet from the back of curb, or more than 18 feet. Minor revisions should be made to the language of the residential development standards to make this requirement clear.

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Parking Requirements: The proposed parking requirements are generally consistent with the parking requirements listed in Title 19, with the exception of the requirements for general retail uses. Title 19 requires one space per 175 square feet for commercial developments under 25,000 square feet, and one space per 250 square feet for developments with greater than 25,000 square feet; the Summerlin requirement is one space per 250 square feet regardless of the total square footage of the development. As this requirement is currently in place and no parking issues have arisen, there is no need for revisions to this standard.

Signage Standards: The additional verbiage relative to signage standards will assist staff in issuing permits for signage within the Summerlin planned community. No significant changes are proposed to the existing standards.

Review Process: No significant changes are proposed to the review process for development plans and building permits within Summerlin. Language has been added to allow the Planning and Development Director to appoint a designee to review applications and permits, which is consistent with department policy.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number DIR-3934 APN: _____

Name of Property Owner: The Howard Hughes Corporation

Name of Applicant: The Howard Hughes Corporation

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): _____

APN: _____

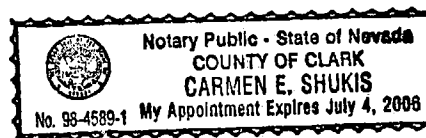
Signature of Property Owner/Authorized Agent: Gerald M. Robbins

Print Name: Gerald M. Robbins

Subscribed and sworn before me

This 10th day of February, 2004
Carmen E. Shukis

Notary Public in and for said County and State



City of Las Vegas

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

CITIZENS PARTICIPATION:

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

MINUTES:

TODD FARLOW, 240 N. 19th Street, commented that the last meeting on the Sustainable Architecture Conference was held and there will be another series in 2005. He indicated that today was Earth Day and hoped that the Commission will think about what is going to happen in the Valley in the next 50 years. He stated that a PBS program on population and the environment indicated that the population in the United States would be 400 million. Most of that population will be in Las Vegas. He suggested that Commission think about a Valley wide monorail system.

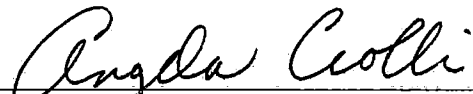
MR. FARLOW referred to an article from Dwelling Magazine about a housing complex built in the Netherlands. He pointed out the architecture and landscaping of the building and how it is almost self-sustaining from the environment. He believes that American builders should follow this example and make developments affordable to the common man. He complimented VICE CHAIRMAN NIGRO on projects that dealt with cluster homes.

(10:58 – 11:01)

4-800

MEETING ADJOURNED AT 11:03 P.M.

Respectfully submitted:


ANGELA CROLLI, DEPUTY CITY CLERK


ARLENE COLEMAN, DEPUTY CITY CLERK