PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 22 – ZON-4084

CONDITIONS:

Planning and Development

1. The T-C (Town Center) zoning shall go direct to ordinance and not be subject to a Resolution of Intent.

Public Works

2. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road and 40 feet for Dorrell Lane prior to the issuance of any permits.

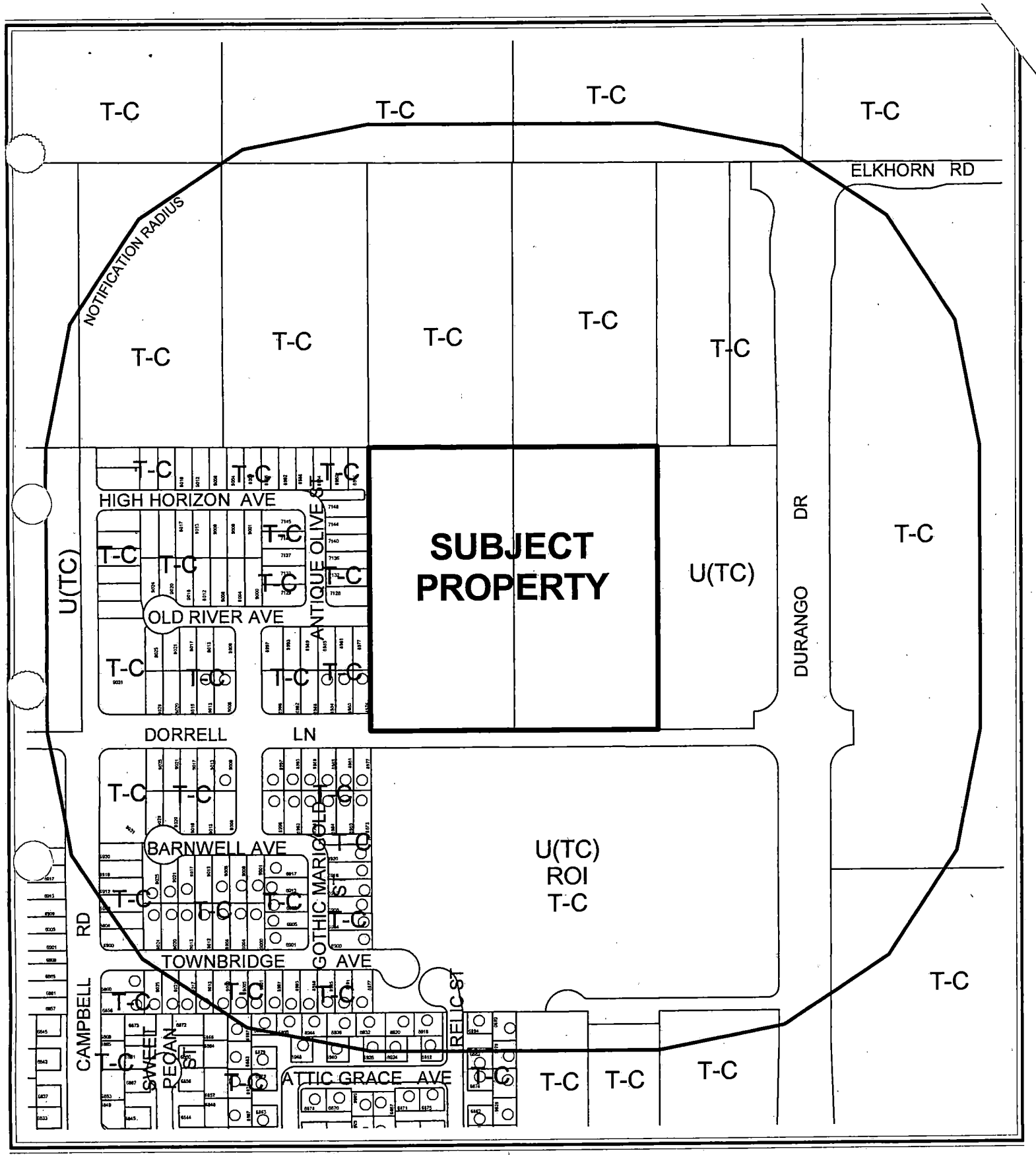
3. Construct half-street improvements including appropriate overpaving, if legally able, on Elkhorn Road and Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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 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 or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 22 – ZON-4084

CONDITIONS – Continued:

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

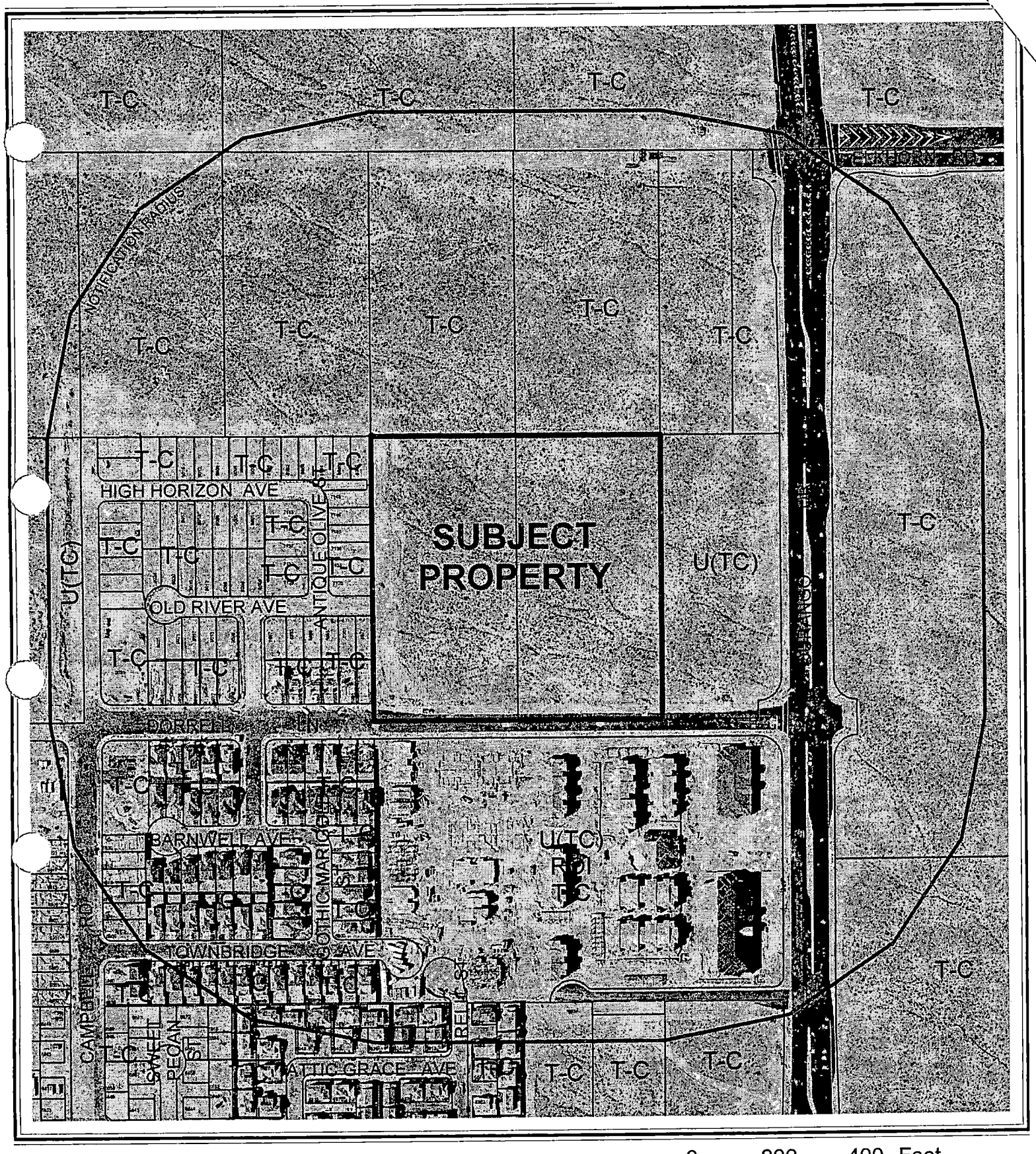


CASE: **ZON-4084**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

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



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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST

** CONDITIONS **

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

Planning and Development

1. The T-C (Town Center) zoning shall go direct to ordinance and not be subject to a Resolution of Intent.

Public Works

2. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road and 40 feet for Dorrell Lane prior to the issuance of any permits.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to rezone, from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), 10 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive. This application is being considered in conjunction with a General Plan Amendment (GPA-4079) and a Site Development Review (SDR-4088) which are also placed on this agenda.

B) Applicant's Justification

In a letter submitted with the application, the applicant indicates that: (1) the need for single-family homes in this area of Town Center is far greater than the need for additional commercial development, (2) the burdens imposed by the current zoning classifications are similar to those imposed by amending the plan to M, and (3) the M designation at this location will be a good transition between the ML and UC parcels adjacent to this site.

BACKGROUND INFORMATION:

A) Previous and Current Actions

04/22/04 The Planning Commission reviewed this and accompanying applications and abeyed the items to provide the applicant with an opportunity to redesign the site.

05/13/04 The Planning Commission is to consider accompanying applications (GPA-4079 and SDR-4088) in conjunction with this application

B) Pre-Application Meeting

The pre-application details are listed in the related Site Development Plan Review (SDR-4088) report.

C) Neighborhood Meetings

3/22/04 The meeting was held at the Mountain Crest Community Center, 4701 North Durango Drive. Three property representatives, and one City Council liaison were

in attendance. There weren't any members of the public present. The revised site plan was submitted.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acreage	15.19 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped and single-family residential

C) Planned Land Use

Subject Property:	ML-TC (Medium Low Density Residential – Town Center) and UC-TC (Urban Center Mixed Use – Town Center)
North:	PF-TC (Public Facilities – Town Center) and M-TC (Medium Density Residential – Town Center)
South:	UC-TC (Urban Center Mixed Use – Town Center)
East:	UC-TC (Urban Center Mixed Use – Town Center)
West:	ML-TC (Medium-Low Density Residential – Town Center)

D) Existing Zoning

Subject Property	U (T-C) [Undeveloped (Town Center) General Plan Designation] and T-C (Town Center)
North	T-C (Town Center)
South	U (Undeveloped)
East	U (T-C) [Undeveloped (Town Center) General Plan Designation] and T-C (Town Center)
West	T-C (Town Center)

E) General Plan Compliance

This site is located within Town Center with a General Plan designation of Urban Center Mixed Use and Medium-Low Density Residential. The request conforms to established City policy that all lands within Town Center, regardless of land use. Therefore, the request is conforming to the goals, objectives and policies of 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
Inter-local Agreement Joint Land Use Planning Area	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

INTERAGENCY ISSUES:

None

ANALYSIS:

A) Zoning Code Compliance

The T-C (Town Center) zoning conforms to the General Plan.

B) General Analysis and Discussion

There is no objection to the T-C (Town Center) zoning, but there are concerns regarding the companion General Plan Amendment and Site Development Plan applications. Those concerns have no effect on the zoning of the property.

FINDINGS:

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 T-C (Town Center) conforms to the stated Goals, Objectives and Policies articulated in the Plan for this area of the City.

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 uses permitted in the T-C (Town Center) zoning district can be compatible with the surrounding land uses and zoning districts, as all lands within Town Center should eventually be zoned TC (Town Center).

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

   The growth and development factors in the community are all related to the Town Center concept.

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."**

   Streets are or will be adequate for the proposed zoning district.

NOTICES MAILED 107 [Mailed with GPA-4079 & SDR-4088]

APPROVALS 0

PROTESTS 0

REZONING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4084** APN: 125-20-101-015 & 016

Name of Property Owner: KHUSROW ROOHANI TRUST, KHUSROW ROOHANI TRS

Name of Applicant: RICHMOND AMERICAN HOMES

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

___ Yes ___ No

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

City Official: ___

Partner(s): ___

APN: ___

Signature of Property Owner/Authorized Agent: K. Roohani

Print Name: Khusrow Roohani, Trustee

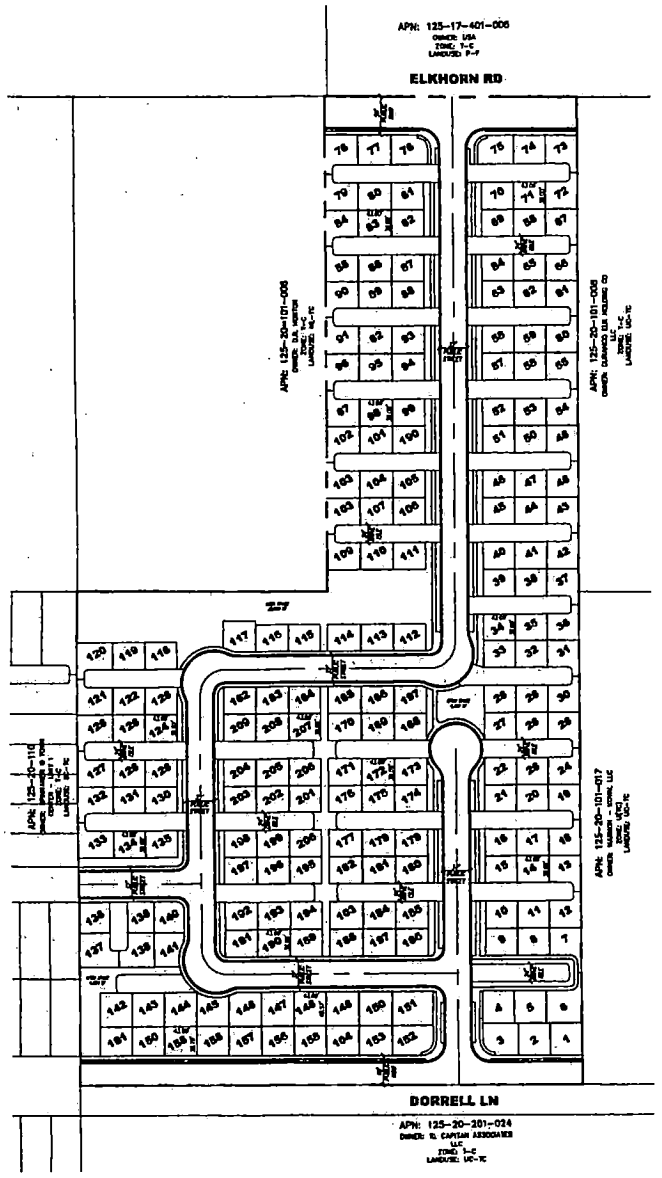
Subscribed and sworn before me

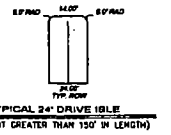
This 19th day of February, 20 04

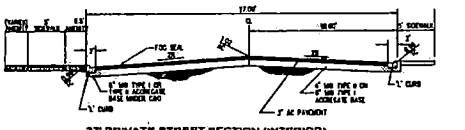
Dorothy Grace Shoen
Notary Public in and for said County and State

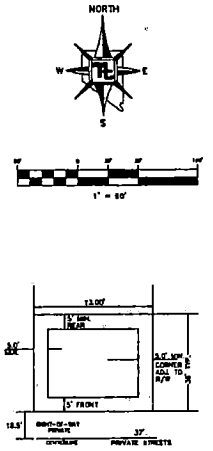
Notary Public - State of Nevada
County of Clark
DOROTHY GRACE SHOEN
My Appointment Expires
No: 96-6887-1 December 2, 2004

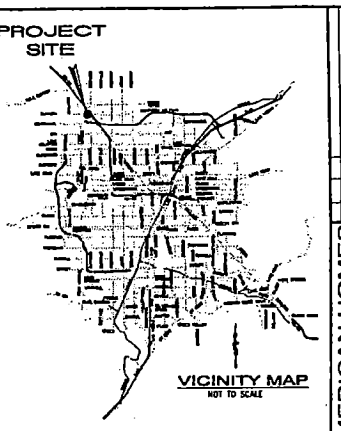
DORRELL 15

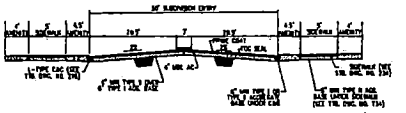


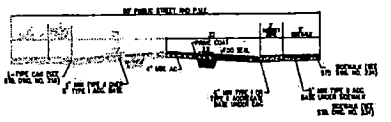


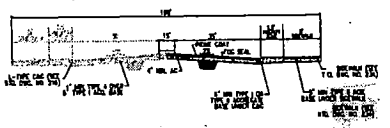












DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

OWNERS

125-20-101-007
MICHAEL & CAROL BUBONOVICH
WAYNE & JOANNE SCHLEKENY
DURANGO ELKHORN LLC
SPARTAN PROPERTIES
C/O COELTA REALTY
6757 W. TROPICANA #204
LAS VEGAS, NV 89103

125-20-101-016 & 125-20-101-015
KHUSROW ROOHANI FAMILY TRUST
3305 SPRING MOUNTAIN RD. #51
LAS VEGAS, NV 89102

ASSESSORS PARCEL NUMBER:

125-20-101-007 & 125-20-101-015

OVERALL TABULATIONS

EXISTING ZONING — TOWN CENTER & UNDEVELOPED TOWN CENTER
EXISTING LAND USE — URBAN CENTER MIXED-USE
PROPOSED LAND USE — MEDIUM RESIDENTIAL

GROSS ACREAGE — 15.19 ACRES +/-
LOT COUNT — 209
DENSITY — 13.75 DUA +/-

OPEN SPACE REQUIRED — 1.52 ACRES (79,279 SF)
OPEN SPACE PROVIDED — 2.14 ACRES +/- (93,646 SF)

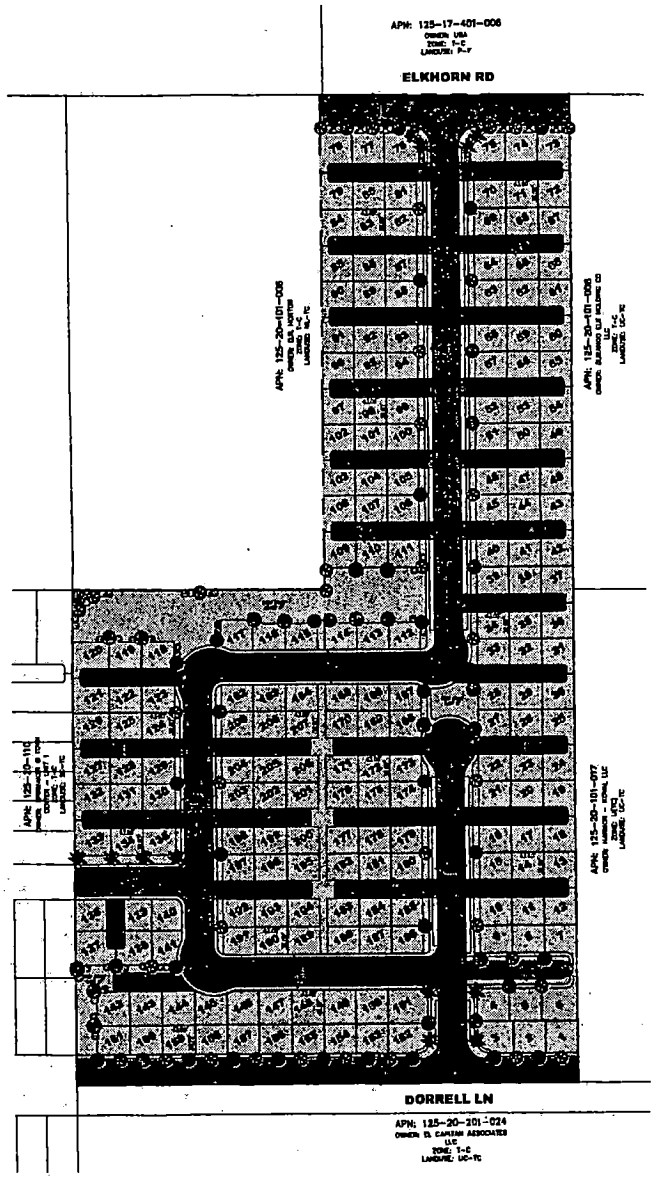
ZON-4084
4-22-04 PC

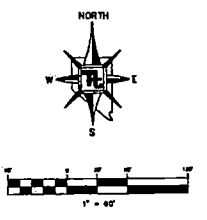
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-7500

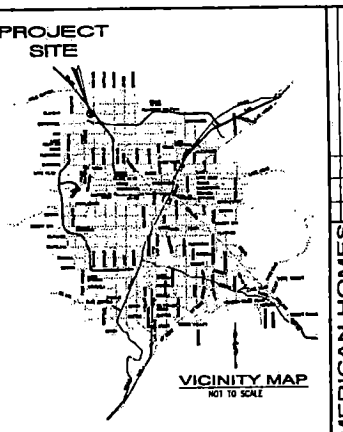
TETRA TECH, INC.
INFRASTRUCTURE SERVICES GROUP
161 N. Buffalo Dr. Suite 105, Las Vegas, Nevada 89145 (702) 942-2100

SHEET: SITE PLAN TO ACCOMPANY S.D.P.R. / S.U.P.
TITLE: DORRELL 15 CITY OF LAS VEGAS, NEVADA
DATE: 1/1/2004
QUALITY CONTROL BY:
DRAWN BY: S. WILSON
DESIGNED BY: S. WILSON
CHECKED BY: S. WILSON
SCALE:
PROJECT NO.: P02243
SHEET NO.: 1
DRAWING NO.: 1 of 1

DORRELL 15







DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

OWNERS

125-20-101-007
MICHAEL & CAROL BUSCHOVICH
WAYNE & JOANNE SCHLEKENT
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125-20-101-007 & 125-20-101-016

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OPEN SPACE REQUIRED — 1.82 ACRES (79,279 SF)
OPEN SPACE PROVIDED — 2.14 ACRES +/- (93,646 SF)

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	CATALPA TASHKENTENSIS CATALPA	24" BOX	??
	PROSOPIS GLANDULOSA 'MAYETRON' THORNLESS TEXAS HONEY MESQUITE	13" BOX	??
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX	??
	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25' HIGH	??

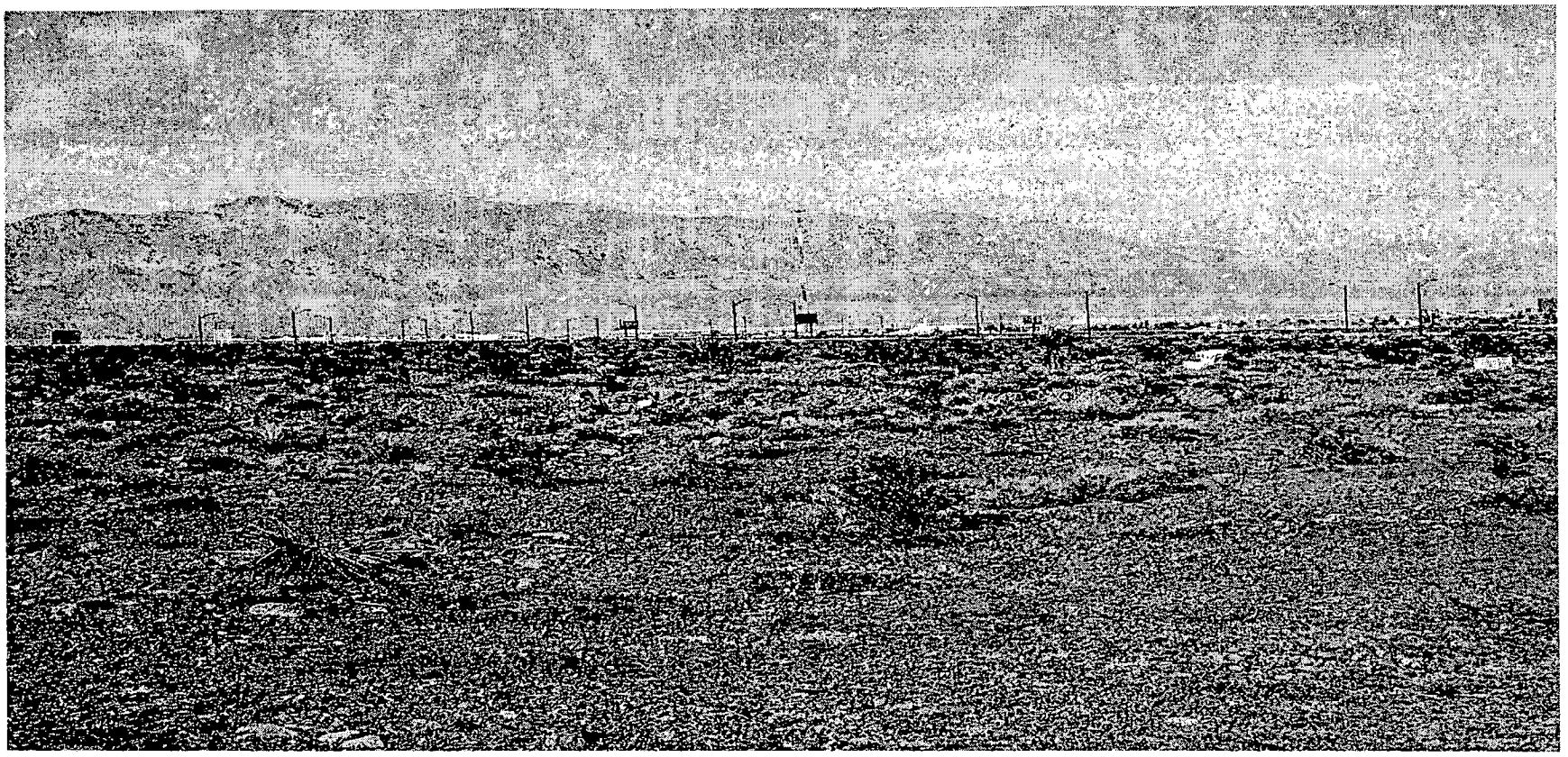
SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
DALEA GREGGII - INDIGO BUSH	5 GALLON
ENCELIA FARINOSA - BRITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM -CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII - AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMAEDRYS	5 GALLON
VERBENA BIPIDA - RIGID VERBENA	1 GALLON

BOTANICAL/COMMON NAME

ZON-4084
4-22-04 PC

SHEET	LANDSCAPE PLAN TO ACCOMPANY S.D.P.R. / S.U.P.
	RICHMOND AMERICAN HOMES 7250 WEST PEAK DRIVE, SUITE 212 LAS VEGAS, NEVADA (702) 240-5600
	TETRA TECH, INC. INFRASTRUCTURE SERVICES GROUP 401 N. Buffalo Dr., Suite 150, Las Vegas, Nevada 89145 (702) 562-4200
	DORRELL 15 CITY OF LAS VEGAS, NEVADA
DRAWN BY: S. SAYLOR DESIGNED BY: S. SAYLOR CHECKED BY: S. SAYLOR SEAL	DATE: 1/1/2004 QUALITY CONTROL BY: SCALE: PROJECT NO. P02243
SHEET 1 OF 1	DRAWING NO.



ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST
NORTH SIDE OF DORRELL LANE, APPROXIMATELY 330 FEET WEST OF DURANGO DRIVE
MAY 13, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4079, ZON-4084 - PUBLIC HEARING - SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH - Request for a Site Development Plan Review FOR A 209-LOT SINGLE RESIDENTIAL FAMILY DEVELOPMENT on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition submitted during meeting signed by Centennial Hills Homeowners with 8 signatures opposing the application

MOTION:
STEINMAN – APPROVED subject to conditions and amending Condition 4 as follows:
4. All developments shall be in conformance with the Site Plan and building elevations *presented at the Planning Commission meeting dated 05-13-04.*
And the following added condition:
- ***A gate shall be installed on the cul-de-sac.***

– UNANIMOUS with TRUESDELL abstaining on Items 21, 22, and 23 as MR. ROOHANI is involved in another property that his firm represents and McSWAIN abstaining on Items 21, 22 and 23 because her firm in presently under contract with Richmond American Homes

To be heard by the City Council on 6/16/2004

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 23 – SDR-4088

MINUTES:
NOTE: See Item 21 [GPA-4079] for all related discussion.
(6:20 – 6:36)
1-641

CONDITIONS:
Planning and Development

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

2. A Rezoning (ZON-4084) to T-C (Town Center) 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 dated May 19, 2004, except as amended by conditions herein.

5. Maximum building height shall not exceed two stories or 35 feet, whichever is less.

6. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. The landscape plan shall be amended to meet full code requirements.

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

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 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. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.

CONDITIONS – Continued:

11. A revised detailed landscaping plan shall be approved by the Planning and Development Department staff, prior to application for a building permit, that depicts the landscaping and hardscaped areas in the Dorrell Lane and Elkhorn Road Amenity Zones as shown in the Town Center Development Standards (TCDS). The landscape plan shall detail plant types, sizes and locations as required by the TCDS. On site trees shall conform to the landscaping standards Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.

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

Public Works

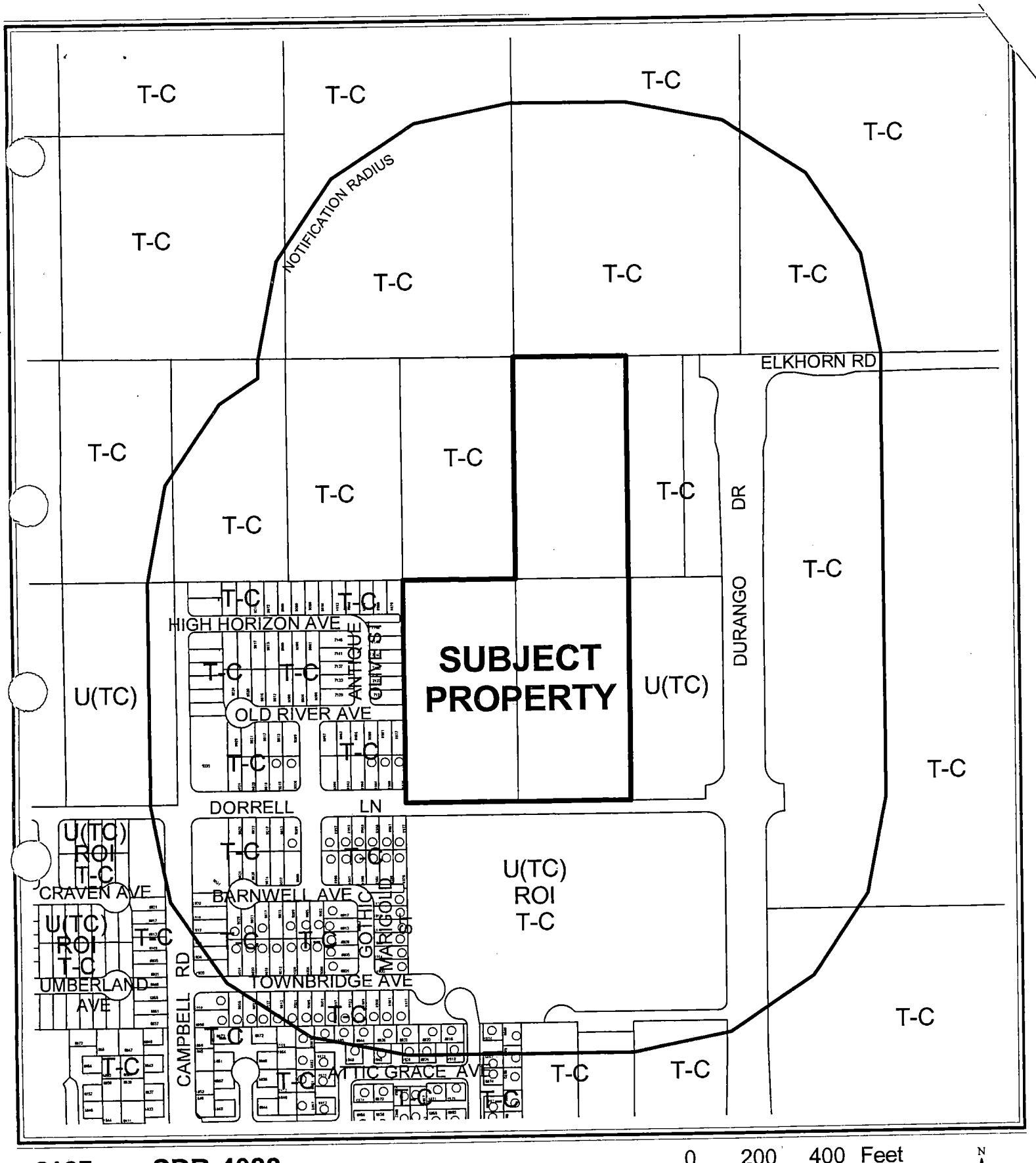
13. A Homeowner's Association shall be established to maintain all commonly owned perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

15. Site development to comply with all applicable conditions of approval for ZON-4084 and all other subsequent site-related actions.

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

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



CASE: **SDR-4088**

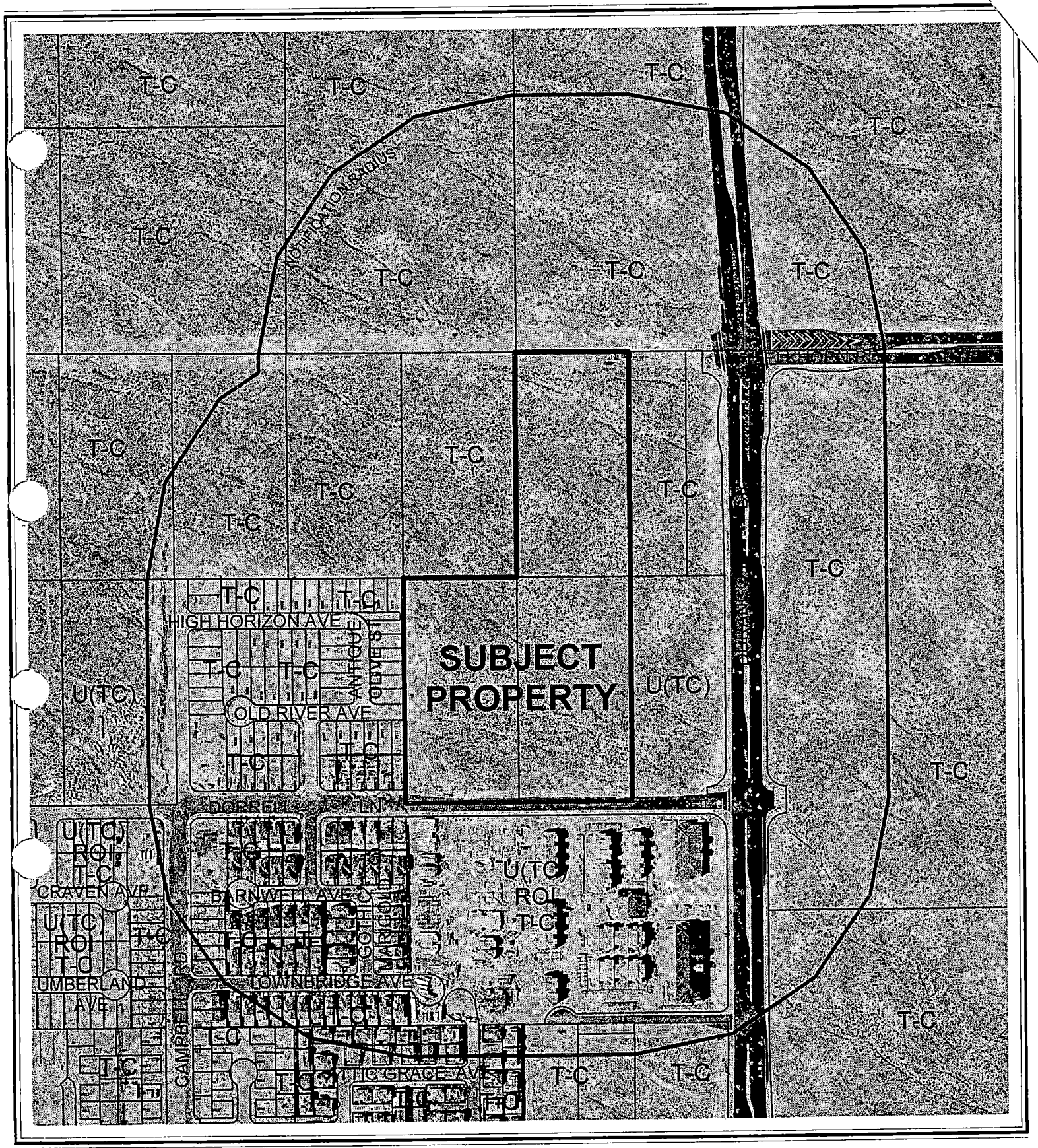
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)



CASE: **SDR-4088**

RADIUS: 750 FT

0 200 400 Feet

N

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. A Rezoning (ZON-4084) to T-C (Town Center) approved by the City Council.

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

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 dated May 19, 2004, except as amended by conditions herein.

5. Maximum building height shall not exceed two stories or 35 feet, whichever is less.

6. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. The landscape plans

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

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. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.

11. A revised detailed landscaping plan shall be approved by the Planning and Development Department staff, prior to application for a building permit, that depicts the landscaping and hardscaped areas in the Dorrell Lane and Elkhorn Road Amenity Zones as shown in the Town Center Development Standards (TCDS). The landscape plan shall detail plant types, sizes and locations as required by the TCDS. On site trees shall conform to the landscaping standards Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.

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

Public Works

13. A Homeowner's Association shall be established to maintain all commonly owned perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

15. Site development to comply with all applicable conditions of approval for ZON-4084 and all other subsequent site-related actions.

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

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review for a 209 lot single-family residential development on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive. A general plan amendment (GPA-4079) and a rezoning (ZON-4084) application were submitted as companion items.

B) Applicant's Justification

In a letter submitted with the application, the applicant indicates that: (1) the need for single-family homes in this area of Town Center is far greater than the need for additional commercial development, (2) the burdens imposed by the current zoning classifications are similar to those imposed by amending the plan to M, and (3) the M designation at this location will be a good transition between the ML and UC parcels adjacent to this site.

BACKGROUND INFORMATION

A) Previous Actions

None

B) Pre-Application Meeting

03/15/04 The staff noted in the pre-application meeting that Town Center open space standards needed to be met. There was also a question whether there is sufficient space for guest parking.

C) Neighborhood Meetings

03/22/04 A required neighborhood meeting was held as part of the related General Plan Amendment application (GPA-4079).

DETAILS OF APPLICATION REQUEST

A) Site Area

15.19 gross acres

DDS

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped and single-family residential

C) Planned Land Use

Subject Property:	ML-TC (Medium Low Density Residential – Town Center) and UC-TC (Urban Center Mixed Use – Town Center)
North:	PF-TC (Public Facility – Town Center) and ML-TC (Medium Low Density Residential – Town Center)
South:	UC-TC (Urban Center Mixed Use – Town Center)
East:	UC-TC (Urban Center Mixed Use – Town Center)
West:	ML-TC (Medium Low Density Residential – Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) and TC (Town Center)
North:	TC (Town Center)
South:	U (Undeveloped)
East:	U (Undeveloped) and TC (Town Center)
West:	TC (Town Center)

E) General Plan Compliance

The General Plan designates the subject area and the larger area around it for Urban Center Mixed Use and Medium Low Density Residential. In a letter submitted with the application, the applicant indicates that: (1) the need for single-family homes in this area of Town Center is far greater than the need for additional commercial developments, (2) the burdens imposed by the current zoning classifications are similar to those imposed by amending the plan to M, and (3) the M designation at this location will be a good transition between the ML and UC parcels adjacent to this site. While the applicant has stated his reasons for amending the plan, no basis is presented as to why the property cannot be developed in the manner in which it is classified.

The applicant's reasons for amending the plan also are not supported by any basis in fact. The Town Center plan was carefully conceived as an area for commercial development and in the least, a mixture of commercial and residential development, particularly with residential development located over ground floor commercial uses. The subject proposal does not support this effort. Furthermore, the M classification can support residential development with densities of up to 25 dwelling units per acre. Finally, the Town Center Development Standards were adopted to address the compatibility issue between residential and commercial development. Indeed, mixed use developments of residential and commercial are encouraged, not discouraged.

INTERAGENCY ISSUES

None

PROJECT DESCRIPTION

The applicant proposes to construct a 209 lot single-family residential subdivision at the subject location. The density intended is 13.75 dwelling units per acre. The applicant is providing 2.14 acres of open space. The minimum lot size intended is 2,405 square feet. The homes are proposed to be three stories in height and range in size from 1267 square feet to 1630 square feet. Each model offers two-car garages and a variety of architectural features.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Compliance
Min. Lot Size	2200 square feet	Y
Min. Setbacks		
• Front	10 feet to front of house	Y
• Front - garage	< 5 feet or > 18 feet	Y
• Side	5 Feet	Y
• Corner	5 Feet	Y
• Rear	5 feet	Y
Max. Building Height	2 Stories / 35 Feet	Y

There are concerns that the proposed development standards will not be adequate to foster a high standard of development. These include the lack of guest parking areas, which will encourage visitors to park on very narrow streets and the lack of open space.

A2) Parking and Traffic Standards

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

Uses	Required			Provided		
	Ratio	Parking		Parking		
		Regular	Handicap	Regular	Handicap	Guest
Single-Family Dwelling	2 Spaces/ Dwelling	418 Spaces	N/A	418 Spaces	N/A	None

The proposal provides the minimum number of on-site parking spaces listed in the Zoning Code, although all guest parking is relegated to on-street parallel parking. As a result, on-street parking congestion and the resultant negative effects of that congestion can be expected to occur.

A3) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Elkhorn Road	Primary Arterial – trees 35 ft on-center, alternating 2 palm trees and 1 shade tree (335 ft.)	16 trees (10 palm, 6 shade)	14 trees (6 palm, 8 shade)
Dorrell Lane	Town Center Residential Collector – single tree for each lot (7 lots)	7 trees	10 trees provided
	Town Center Collector –single trees 30 ft on-center, alternating flowering trees and shade trees (335 ft)	11 trees (6 flowering, 5 shade)	9 trees (4 flowering, 5 shade)
Intersections	2 accent trees per amenity zone at intersections (one at each corner)	4 trees	4 trees
Totals		35 trees	37 trees

A separate landscaping plan was submitted with this application. The plan appears to have the required number of trees within the required amenity zones. However, the distribution of trees does not appear to meet the spacing requirements (the number and location of plantings were indiscernible). On Elkhorn Road, two additional palm trees are required. Half of Dorrell Lane is identified as a Town Center Collector and half is a Town Center Residential Collector. For the Town Center Collector portion, one less flowering tree is provided than required.

Pursuant to subsection E of the Town Center Development Standards Manual (pg. 135), the residential development must provide the following Open Space Standards:

Total Acreage	Density	Required		Provided	
		Percent	Area	Percent	Area
15.9 acres	13.75	12 %	1.82 acres	13.5%	2.14 acres

The proposal meets the requirement for open space in the Zoning Code.

B) General Analysis and Discussion

- Zoning

The applicant proposes a M-TC (Medium Density Residential – Town Center) land use designation and the proposed TC (Town Center) zone. The proposed project would be allowed in this land use classification and zoning district. However, the staff is recommending against the General Plan amendment and the rezoning applications.

- Site Plan

The proposed site plan depicts a development that consists of 209 single-family lots on the 15.19-acre site. The majority of the units are accessed from 24-foot common private drives. Some streets will have on-street parking restrictions on one or both sides. A total of 2.14 acres of open space area is provided, which is above the 1.82 acres required by the Town Center Development Standards Manual.

- Waivers

None are proposed.

- Landscape Plan

The landscape plan illustrates the trees that are required for the development. Although the required number of trees has been provided, there appears to be a shortage in the number of palm trees.

- Elevation

The building elevations are typical of single-family residential developments and will be compatible with surrounding development

- Floor Plan

The floor plans are typical of single-family residential developments and will be compatible with surrounding development.

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 controls, the development can be made compatible with adjacent development.

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

   As discussed above, the development is not consistent with the General Plan. If the General Plan is amended as requested by the applicant, the development will comply. The development otherwise is expected to comply with all city ordinances, policies and standards.

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

   Subject to meeting the conditions of approval outlined above, the site access and circulation should not negatively impact adjacent streets.

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

   The building and landscape materials are appropriate for this type of development.

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 typical of single-family residential developments and will be compatible with 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 107 [Mailed with GPA-4079 & ZON-4084]

APPROVALS 0

PROTESTS 0

DDS

SDR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4088** APN: 125-20-101-015 & 016

Name of Property Owner: KHUSROW ROOHANI TRUST, KHUSROW ROOHANI TRS

Name of Applicant: RICHMOND AMERICAN HOMES

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

___ Yes ✓ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: K. F. Roohani

Print Name: Khusrow Roohani, Trustee

Subscribed and sworn before me

This 19th day of February, 2004

Dorothy Grace Shoen

Notary Public in and for said County and State

Notary Public State of Nevada
County of Clark
DOROTHY GRACE SHOEN
My Appointment Expires
No: 96-5937-1 December 2, 2004

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4088 APN: 125-20-101-007

Name of Property Owner: MICHAEL & CAROL BUBONOVICH

Name of Applicant: RICHMOND AMERICAN HOMES

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Michael Bubonovich Carol Bubonovich

Print Name: MICHAEL Bubonovich. Carol Bubonovich

Subscribed and sworn before me

This 14 day of January, 2004

Dawn Giordano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
Appt. No. 00-66241-1
My Appt. Expires Dec 12, [illegible]

REZONING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4088 APN: 125-20-101-007

Name of Property Owner: MICHAEL & MICHELLE BARNEY ETAL ETAL

Name of Applicant: RICHMOND AMERICAN HOMES

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

____ Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Michael Barney Michelle Barney

Print Name: MICHAEL BARNEY MICHELLE BARNEY

Subscribed and sworn before me

This 19 day of Feb, 20 04

Dawn Giordano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
Appt. No. 00-66244-1
My Appt. Expires Dec 1, 2004

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4088 APN: 125-20-101-007

Name of Property Owner: WAYNE & JOANNE SCHLEKEWY

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Wayne Schlekewy JoAnne Schlekewy

Print Name: WAYNE SCHLEKEWY JOANNE SCHLEKEWY

Subscribed and sworn before me

This 14 day of January, 2004

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
Appt. No. 00-66244-1
My Appt. Expires Dec. 1, 2004

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4088 APN: 125-20-101-007

Name of Property Owner: SPARTAN PROPERTIES LLC

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature] (MANAGER)

Print Name: DEAN WARANICKS

Subscribed and sworn before me

This 14 day of January, 20 04

[signature]

Notary Public in and for said County and State

STATE OF NEVADA
County of Clark
DAWN E. CIPRIANO
Appt. No. 02-66244-1
My Appt. Expires Dec 1, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4088 APN: 125-20-101-007

Name of Property Owner: DURANGO ELKHORN LLC

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____ (MANAGER)

Print Name: DEAN LAZARUS

Subscribed and sworn before me

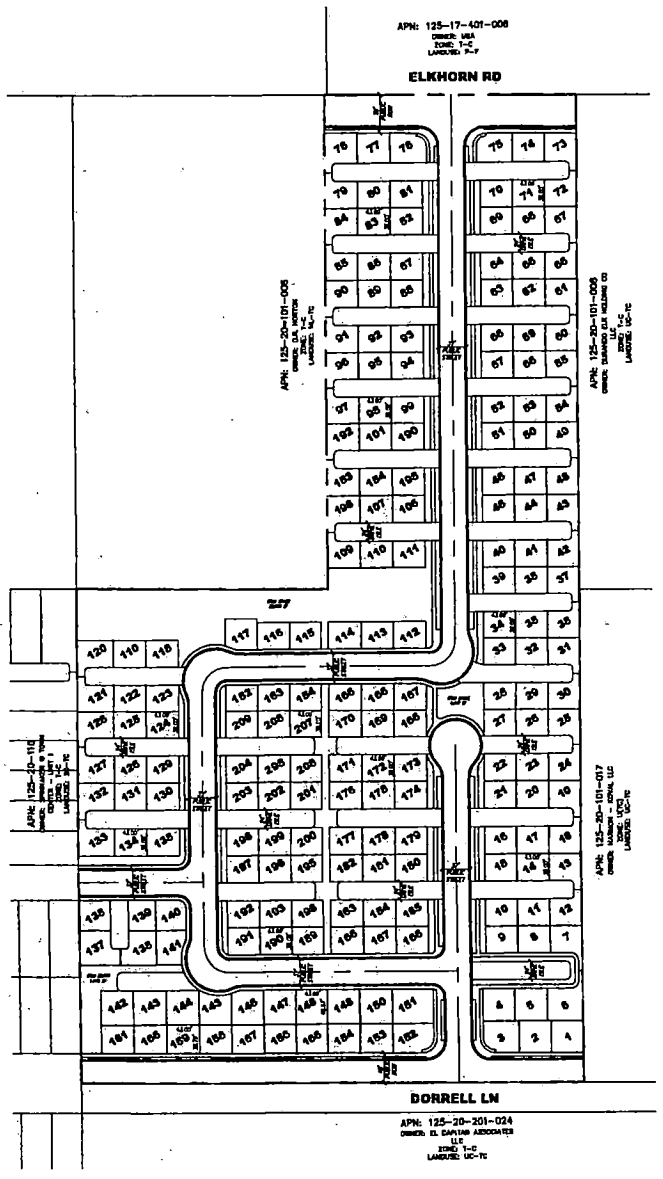
This 14 day of January, 2004

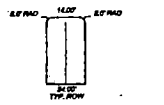
Dawn Giordano

Notary Public in and for said County and State

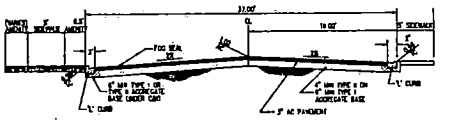
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
Appt. No. 00-66244-1
My Appt. Expires Dec. 1, 2004

DORRELL 15

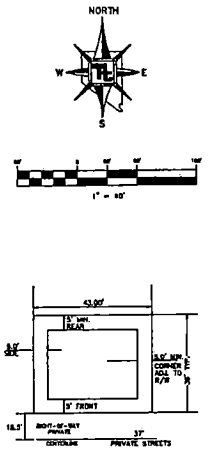




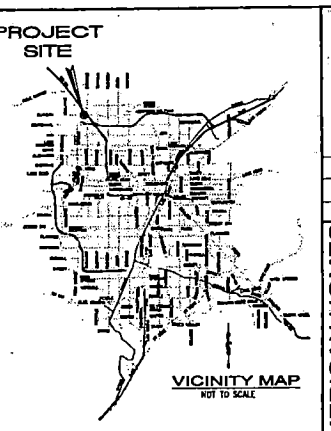
TYPICAL 24' DRIVE ISLE
(NOT GREATER THAN 150' IN LENGTH)

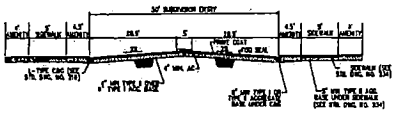


37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

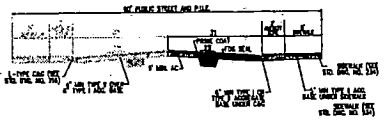


LOT DETAIL (TYPICAL)
NOT TO SCALE
(MINIMUM LOT SIZE 2,405 SQ. FT. +/-)

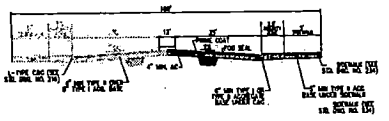




60' PRIVATE ENTRY SECTION
NOT TO SCALE
PER TOWN CENTER & CITY OF LAS VEGAS
DEVELOPMENT STANDARDS



60' PUBLIC STREET HALF-SECTION (DORRELL LN.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



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

DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 213
LAS VEGAS, NEVADA 89128

OWNERS

125-20-101-007
MICHAEL & CAROL BUBONOVICH
WAYNE & JOANNE SCHLEKENY
DURANGO ELKHORN LLC
SPARTAN PROPERTIES
C/O COELTA REALTY
6767 W. TROPICANA #204
LAS VEGAS, NV 89103

125-20-101-016 & 125-20-101-015
KHUSROW ROOHANI FAMILY TRUST
3305 SPRING MOUNTAIN RD. #51
LAS VEGAS, NV 89103

ASSESSORS PARCEL NUMBER:

125-20-101-007 & 125-20-101-016

OVERALL TABULATIONS

EXISTING ZONING — TOWN CENTER & UNDEVELOPED TOWN CENTER
EXISTING LAND USE — URBAN CENTER MIXED-USE
PROPOSED LAND USE — MEDIUM RESIDENTIAL

GROSS ACREAGE — 15.10 ACRES +/-
LOT COUNT — 209
DENSITY — 13.75 DUA +/-

OPEN SPACE REQUIRED — 1.82 ACRES (79,275 SF)
OPEN SPACE PROVIDED — 2.14 ACRES +/- (93,646 SF)

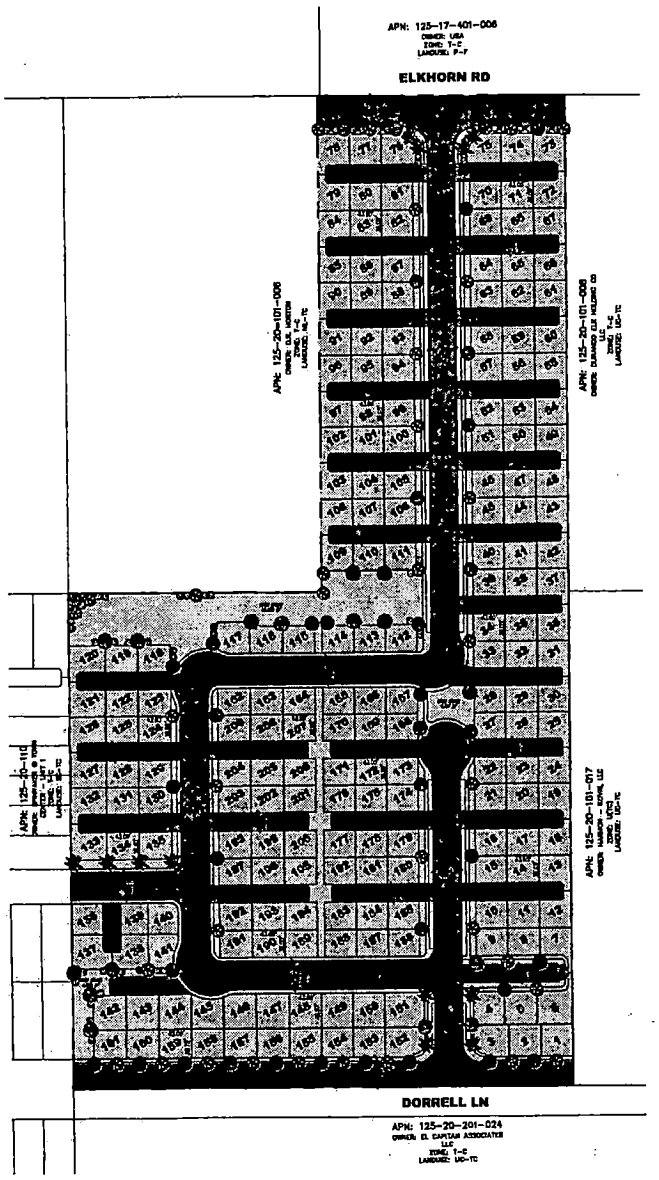
SDR-4088
4-22-04 PC

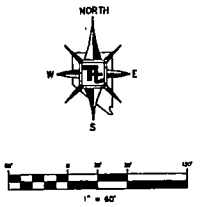
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5600

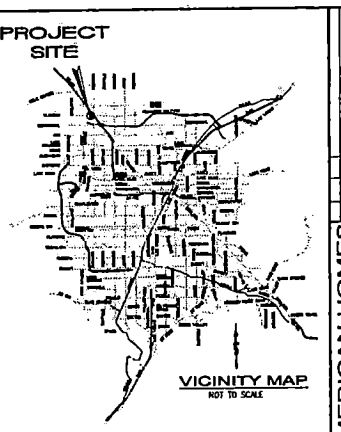
TETRA TECH, INC.
INFRASTRUCTURE SERVICES GROUP
401 N. Buffalo Dr. Suite 100, Las Vegas, Nevada 89145 (702) 243-7000

SHEET: SITE PLAN TO ACCOMPANY S.D.P.R. / S.U.P.
TITLE: DORRELL 15
CITY OF LAS VEGAS, NEVADA
DATE: 1/12/04
DRAWN BY: S. SAYLOR
DESIGNED BY: S. SAYLOR
CHECKED BY: K. SHORE
QUALITY CONTROL BY:
SCALE:
PROJECT NO. P02243
SHEET 1 OF 1 SHEETS

DORRELL 15







DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

OWNERS

125-20-101-007
MICHAEL & CAROL BUBONOVICH
WAYNE & JOANNE SCHLEKENY
DURANGO ELKHORN LLC
SPARTAN PROPERTIES
C/O COELTA REALTY
6767 W. TROPICANA #204
LAS VEGAS, NV 89103

125-20-101-018 & 125-20-101-015
KHUSROW POONAM FAMILY TRUST
3305 SPRING MOUNTAIN RD. #51
LAS VEGAS, NV 89102

ASSESSORS PARCEL NUMBER:

125-20-101-007 & 125-20-101-016

OVERALL TABULATIONS

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OPEN SPACE PROVIDED — 2.14 ACRES +/- (93,646 SF)

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	??
	PROSOPIS GLANDULOSA "MAVERICK" THORNLESS TEXAS HONEY MESQUITE	15" BOX	??
	QUERCUS VIRGINIANA "HERITAGE" HERITAGE LIVE OAK	15" BOX	??
	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25' HIGH	??

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS – CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES – FEATHERY CASSIA	5 GALLON
CALLIANDRA EMOPHYLLA – FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM – BUSH MORNING GLORY	5 GALLON
DALEA GREGGII – INDIGO BUSH	5 GALLON
ENCELIA FARINOSA – BRITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA – RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS – TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM –CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' – REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS – ROSEMARY	5 GALLON
SALVIA CLEVELANDII – CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII – AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMAEDRYS	5 GALLON
VERBENA RIGIDA – RIGID VERBENA	1 GALLON

BOTANICAL/COMMON NAME

SDR-4088
4-22-04 PC

REV.	DATE	BY	REMARK

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-7000

TETRA TECH, INC.
INFRASTRUCTURE SERVICES GROUP
401 N. Buffalo Dr. Suite 100, Las Vegas, Nevada 89145 (702) 243-4300

SHEET: LANDSCAPE PLAN TO ACCOMPANY S.D.P.R. / S.U.P.

TITLE: DORRELL 15
CITY OF LAS VEGAS, NEVADA

DRAWN BY: S. SAYLOR
DESIGNED BY: S. SAYLOR
CHECKED BY: S. SAYLOR
DATE: 1/13/2004
QUALITY CONTROL BY:
SCALE:
PROJECT NO. P02243

SEAL

SHEET 1 of 1

DRAWING NO.

The Ivy Collection

Richmond American Homes

1/8/2004

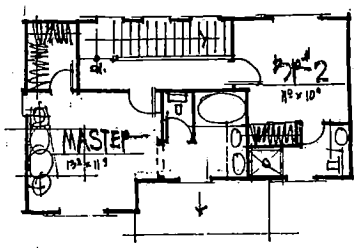
WOODLEY ARCHITECTURAL GROUP, INC

SDR-4088
4-22-04 PC

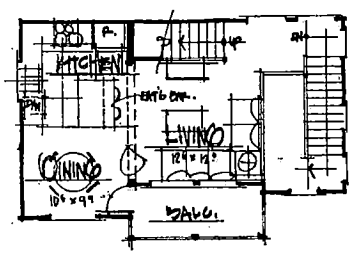
The Ivy Collection

Richmond American Homes

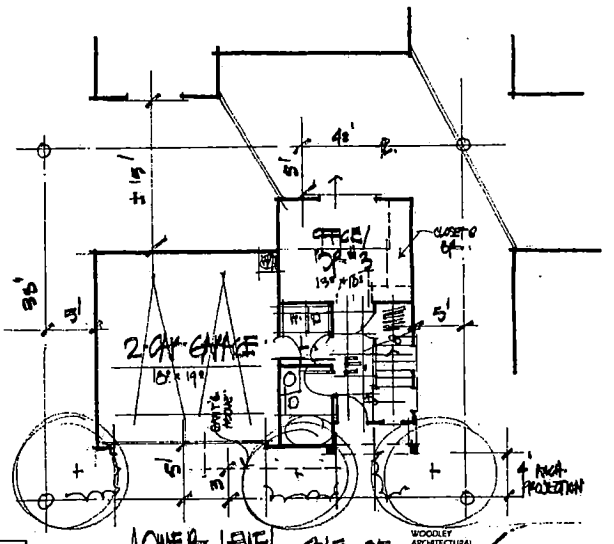
1/8/2004



UPPER LEVEL 499 SF.



MID LEVEL 453 SF.



LOWER LEVEL 315 SF.

PLAN ONE	
LOWER LEVEL	315 SF
MID LEVEL	453 SF
UPPER LEVEL	499 SF
TOTAL	1267 SF

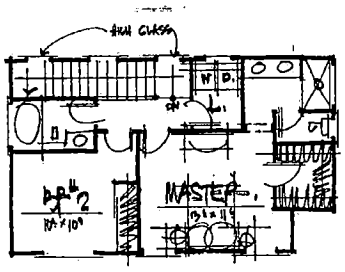
WOODLEY ARCHITECTURAL GROUP, INC.

SDR-4088
4-22-04 PC

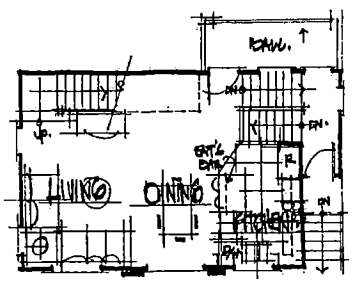
The Ivy Collection

Richmond American Homes

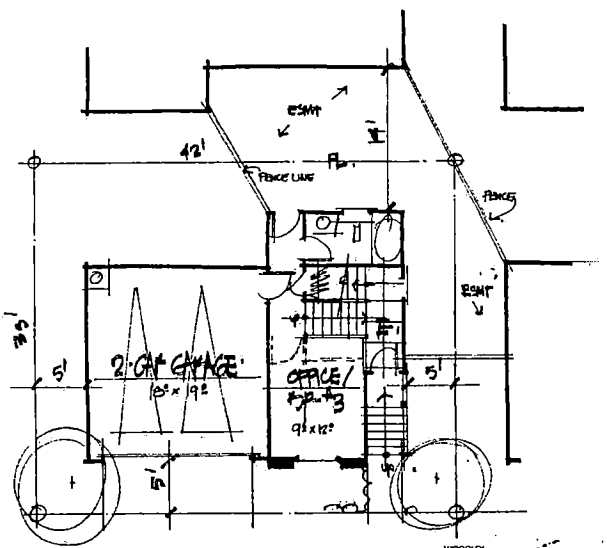
1/8/2004



UPPER LEVEL 549 SF



MID LEVEL 509 SF



LOWER LEVEL 310 SF

PLAN TWO	
LOWER LEVEL	310 SF
MID LEVEL	509 SF
UPPER LEVEL	549 SF
TOTAL	1338 SF

WOODLEY ARCHITECTURAL GROUP, INC

SDR-4088
4-22-04 PC

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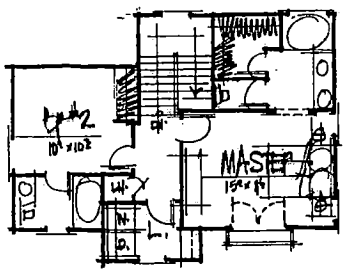
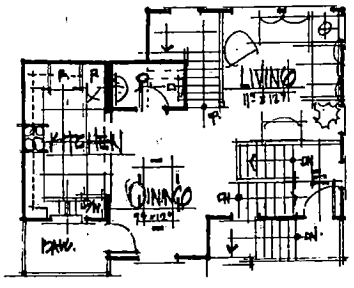
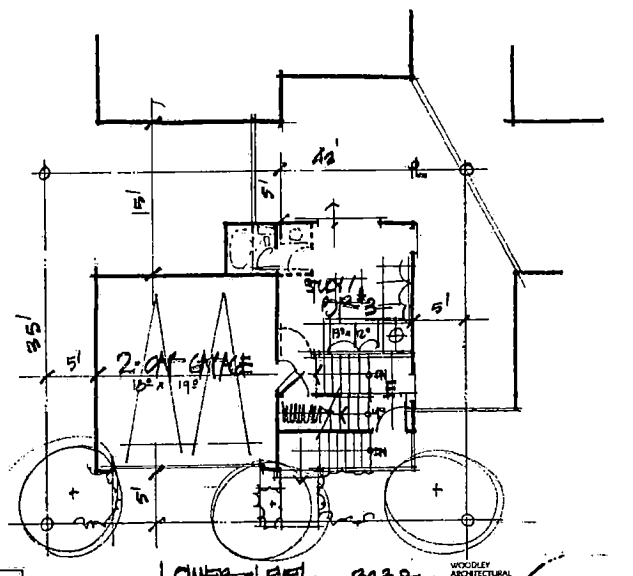


UPPER LEVEL 592 SF



MID LEVEL 554 SF



LOWER LEVEL 323 SF

PLAN THREE	
LOWER LEVEL	323 SF
MID LEVEL	554 SF
UPPER LEVEL	592 SF
TOTAL	1469 SF

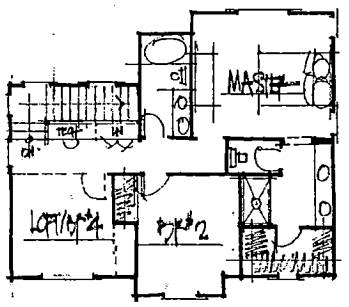
WOODLEY ARCHITECTURAL GROUP, INC.

SDR-4088
4-22-04 PC

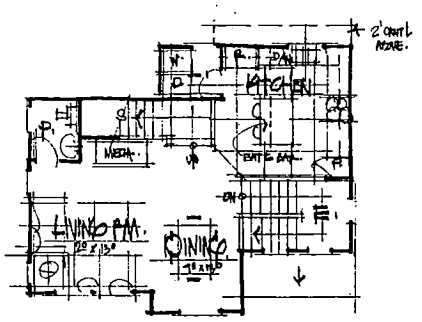
The Ivy Collection

Richmond American Homes

1/8/2004

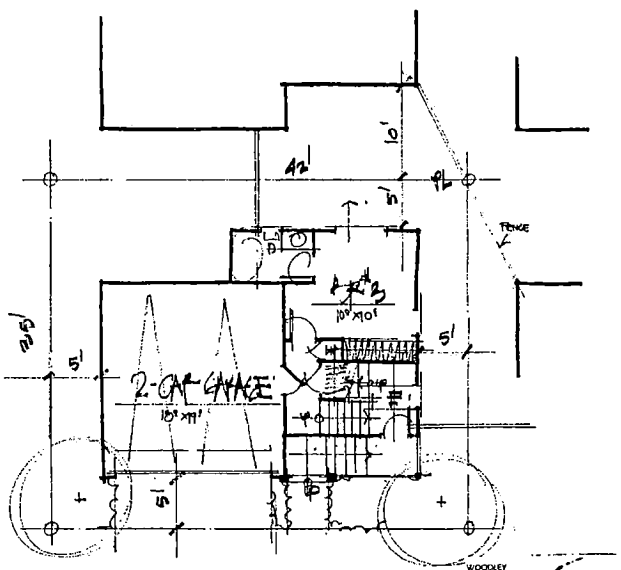


UPPER LEVEL 695 SF



MID. LEVEL. 630 SF

PLAN FOUR	
LOWER LEVEL	305 SF
MID LEVEL	630 SF
UPPER LEVEL	695 SF
TOTAL	1630 SF



LOWER LEVEL 305 SF

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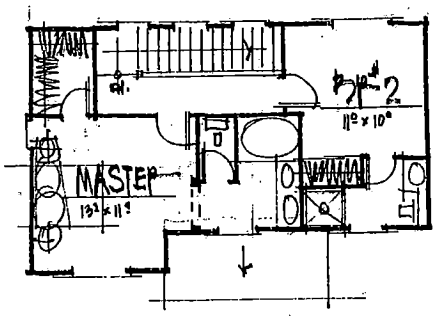
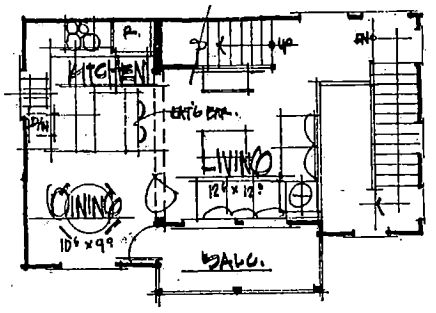
The Ivy Collection

Richmond American Homes

1/8/2004

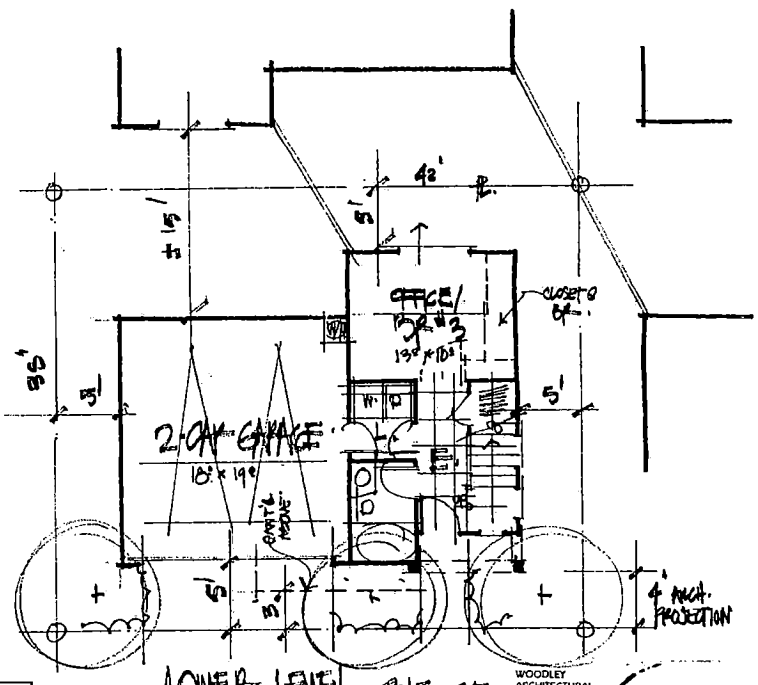


UPPER LEVEL 499 SF



MID LEVEL 453 SF

PLAN ONE	
LOWER LEVEL	315 SF
MID LEVEL	453 SF
UPPER LEVEL	499 SF
TOTAL	1267 SF



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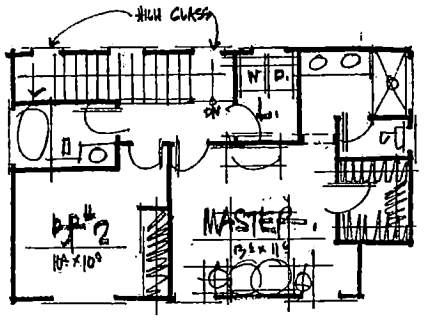

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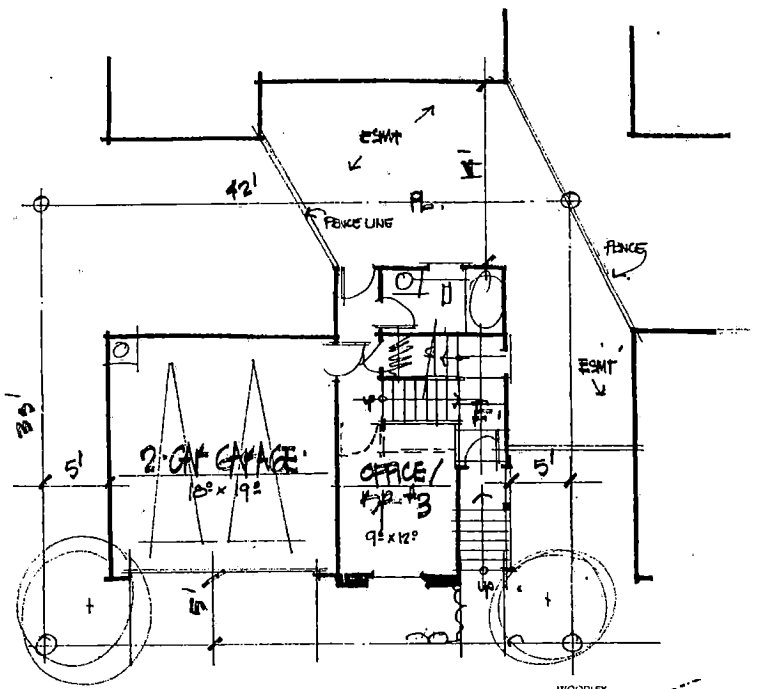

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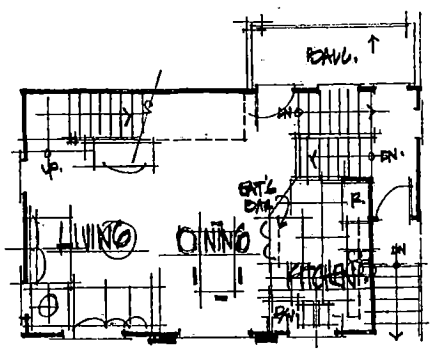

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PLAN TWO	
LOWER LEVEL	310 SF
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TOTAL	1338 SF

WOODLEY ARCHITECTURAL GROUP, INC.

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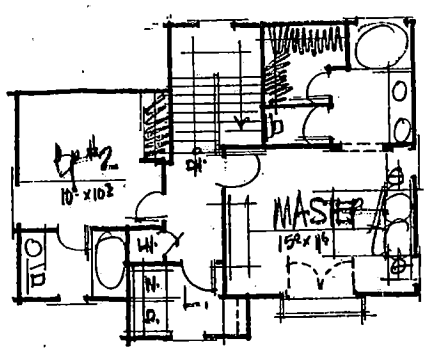
SDR-4088
4-22-04 PC

The Ivy Collection

Richmond American Homes

1/8/2004



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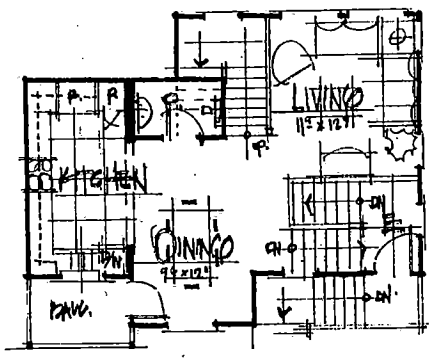

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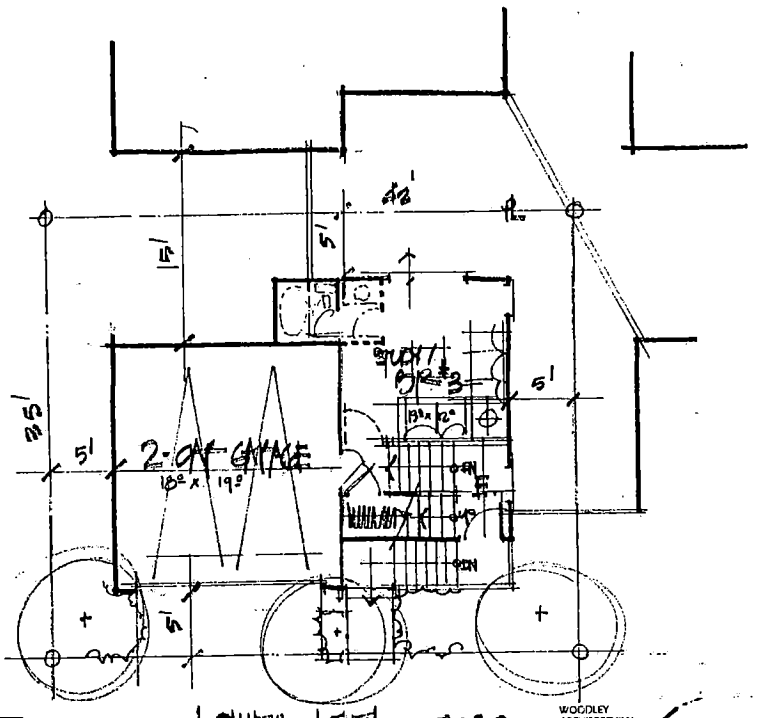

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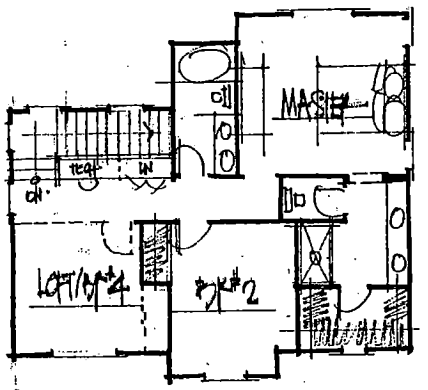

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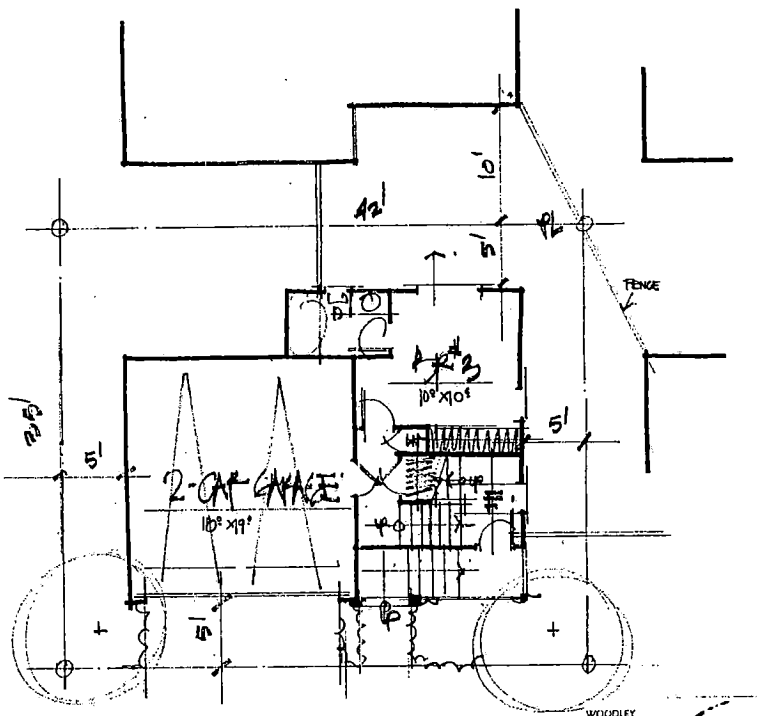

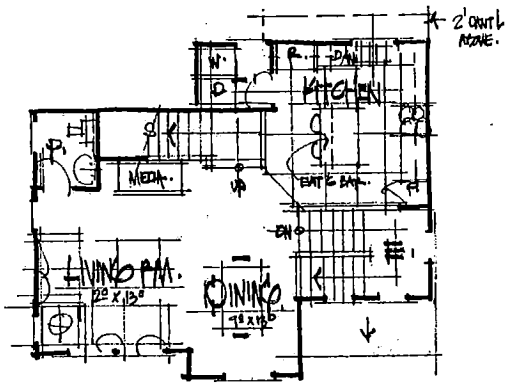

MID. LEVEL. 630 SF

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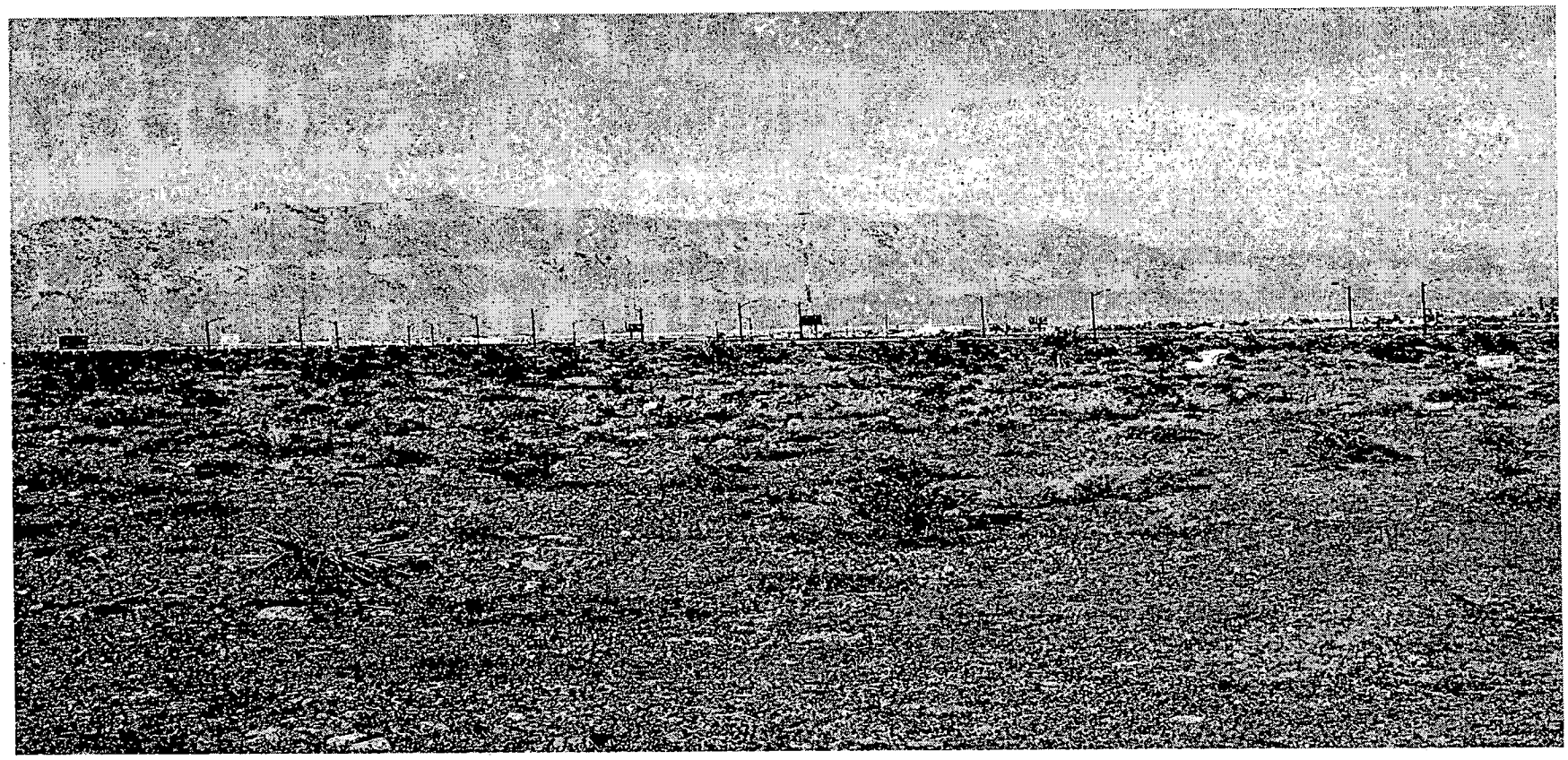
LOWER LEVEL 305 SF

WOODLEY ARCHITECTURAL GROUP, INC

SDR-4088
4-22-04 PC



SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH
ELKHORN ROAD AND DORRELL LANE, APPROXIMATELY 330 FEET WEST OF DURANGO DRIVE
MAY 13, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
MAJOR MODIFICATION - PUBLIC HEARING - MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Modification to the Lone Mountain West Master Plan TO CHANGE THE FUTURE LAND USE DESIGNATION FROM PUBLIC FACILITY TO PARK/SCHOOL/RECREATION/OPEN SPACE on 12.99 acres adjacent to the east side of Puli Drive, approximately 640' north of Cheyenne Avenue (APN: a portion of 137-12-401-001), Ward 4 (Brown).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 24 [MOD-4178] and Item 25 [ZON-4179].

GARY LEOBOLD, Planning and Development, stated that this application will add an entire site to the Lone Mountain West Master Development Plan. As parcels are added from the original boundary, they are added to the plan. The major modification will have the effect of changing the land use designation on 14.9 acres of the overall area from the P-F (Public Facilities Special

MINUTES – Continued:

Land Use Designation) in the Lone Mountain Plan to the P Designation, which is parks, school, recreation and open space. The area that is affected by that is the parcel in northern part. The two five-acre portions to the south are already in the PROS designation, which is more oriented towards parks. The P-F on the northern side is more oriented towards public uses that have buildings and structures on them. Since this will be a park site, it was appropriate to approach it this way.

The proposed use for the property is for a trailhead and park and to match this, the rezoning application will rezone the entire site to the C-V (Civic) zoning district. This will be consistent with the major modification action and with the overall PCD (Plan Community Development) General Plan Designation in the Centennial Hills Sector Plan. The site will be funded through 4.2 million dollars provided by the Southern Nevada Public Lands Management Act Program. Staff recommended approval on both the Major Modification and Rezoning.

DAVID ROARK, Department of Public Works, recommended approval on the two applications.

FRANK WEINMAN, 2947 Pinehurst, Las Vegas, stated he owns one of the two major parcels in the center of the park portion. He asked what restrictions or limitations would be placed on his property, and whether he can use it for anything such as gaming or a liquor establishment. MR. LEOBOLD replied that, according to the Lone Mountain West Plan, the land to the south is designated as Low Density Residential Use. The overall General Plan for this site is shown as PCD (Planned Community Development) that allows up to eight-unit per acre of residential development. There are no commercial uses identified for the area. Using the overhead, he pointed out the designated commercial portion of Lone Mountain West, which is in the Village Commercial as well as Cliff Shadows. The Master Development Plan designates small areas designated either for Village Commercial, which is a more intense level for commercial activity, or for Neighborhood Commercial, which is intended to serve local needs with that particular community.

COMMISSIONER McSWAIN asked if the lots MR. WEINMAN referred to were included in the Lone Mountain Master Plan because she believed that the park was being added to the Plan also. MR. LEOBOLD replied that the lots are shown on the map, but they have not been added to the plan boundary yet. This would occur at the time of development. CHAIRMAN TRUESDELL stated that it is part of the plan overlay that was approved by City Council. MR. LEOBOLD added that there would have to be a modification to physically bring it into the plan at a public hearing.

MINUTES – Continued:

COMMISSIONER STEINMAN asked where the access would be for the two properties not included in this application. CHAIRMAN TRUESDELL replied that a previous plan was shown to the Commission showing an extension of Cheyenne Avenue. There was discussion regarding one of the adjacent parcel and cutting into the grade, the visual impacts and the site in general. He noted that on this current plan, there is a dedicated portion on the south side of the parcel for Cheyenne Avenue. COMMISSIONER STEINMAN commented that before the interchange is completed potentially the alignment of Cheyenne Avenue would be changed. The ramps are in existence, but the cut-through is not. He has difficulty understanding where the access is because if Cheyenne Avenue continues to go forward, it will go right into the mountain. MR. LEOBOLD stated that the property is quite steep and has a fairly limited amount of development area in the northeast corner of the site, which is closest to Cliff Shadows. Therefore, making it the most logical point of access. COMMISSIONER STEINMAN agreed.

MR. WEINMAN stated that the picture he has of the park differs. MR. ROARK pointed out that that plan that was drawn up by in-house architects three months ago. The Site Development Plan is not being considered at this time. MR. ROARK added that it would dramatically change because of flood control issues. CHAIRMAN TRUESDELL requested MR. ROARK discuss with MR. WEINMAN what the park plan entails.

CHAIRMAN McSWAIN asked if the parcel could be land locked, depending on the how it is developed. DAVID CLAPSADDLE, Planning and Development Department, responded that they are only modifying the designation and the zoning to allow the trailhead park. Staff will present the site plan at a later date.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 24 [MOD-4178] and Item 25 [ZON-4179].

NOTE: All discussion for Item 24 [MOD-4178] and Item 25 [ZON-4179] was held under Item 24 [MOD-4178].

(6:36 – 6:48)
1-1219

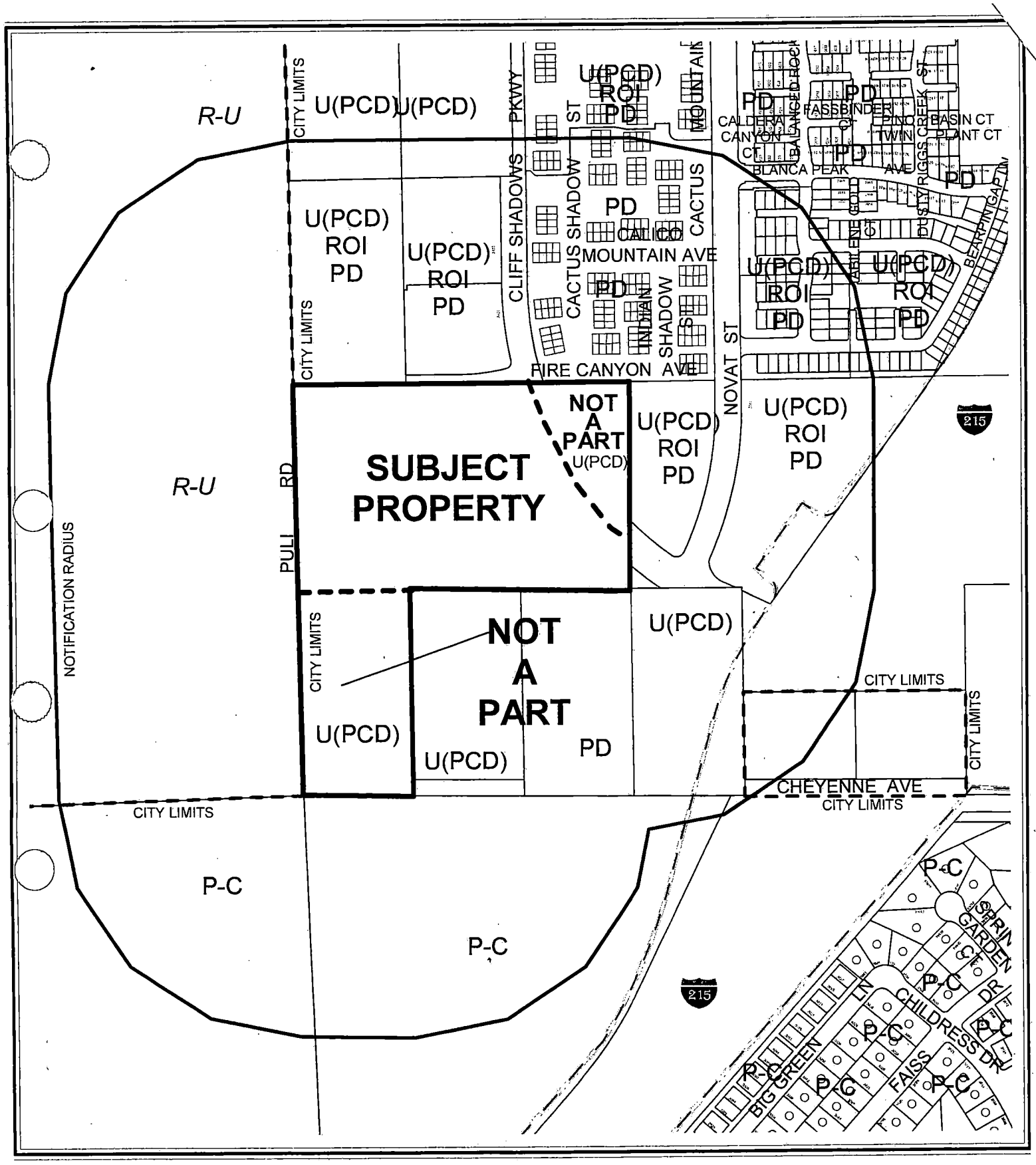
CONDITIONS:

Planning and Development

1 Approval of a Rezoning (ZON-4179) to C-V (Civic) by the City Council.

CONDITIONS – Continued:

2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.



0 300 600 Feet

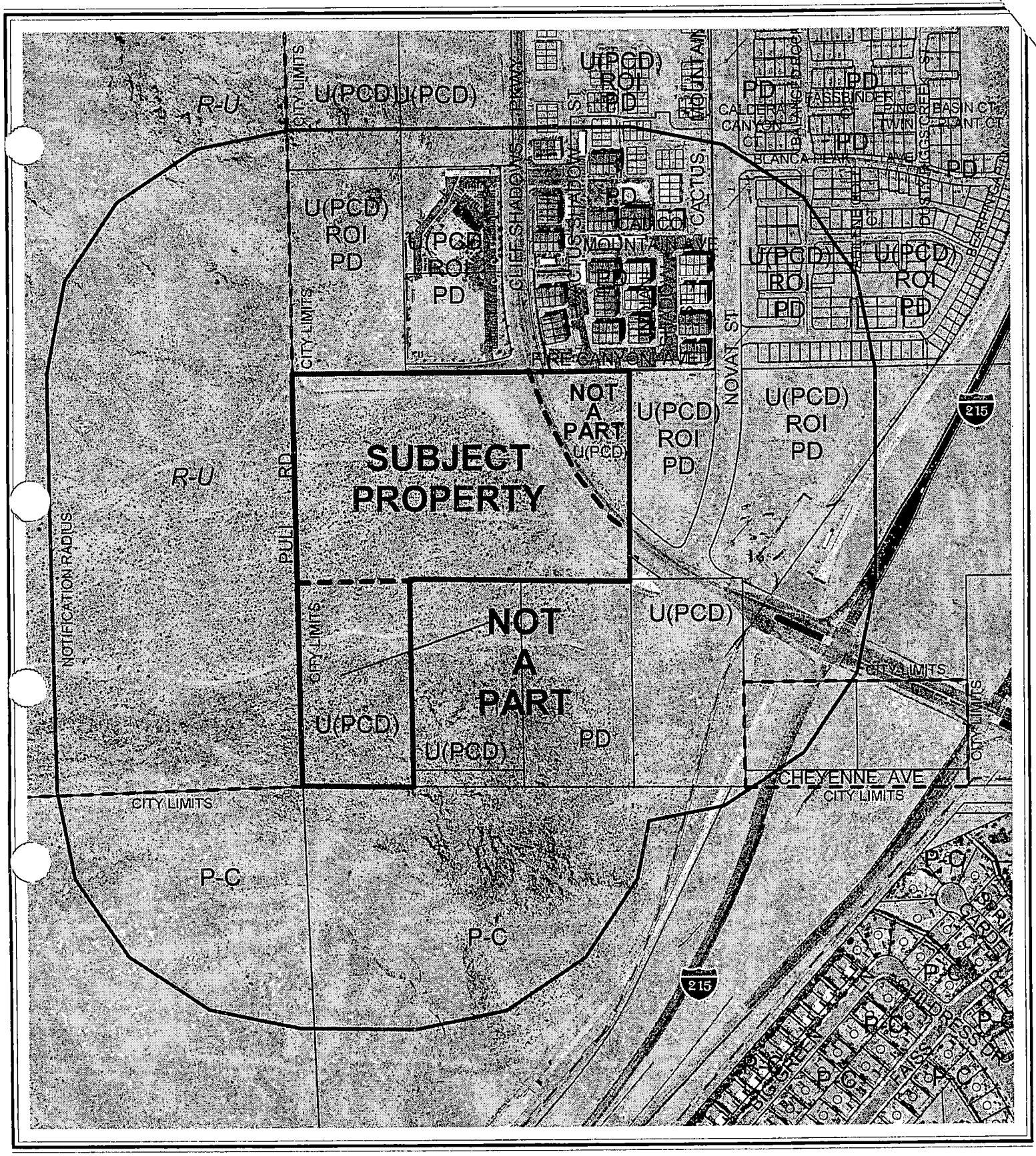
CASE: **MOD-4178**

RADIUS: 750 FT

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

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

N



CASE: **MOD-4178**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Approval of a Rezoning (ZON-4179) to C-V (Civic) by the City Council.

2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

DDS

**** STAFF REPORT ****

APPLICATION REQUEST:

A) Action Requested

This request is for two major modifications to the Lone Mountain West Master Development Plan: (1) to add 24.92 acres to the plan and (2) to change the future land use designation on 14.91 acres from PF (Public Facilities) to P (Park/School/Recreation/Open Space). The added acreage is located between the Cliff Shadows Parkway and Cheyenne Avenue interchange and the westerly city limits (Puli Drive alignment). The 14.91 acres is located south of Buckskin Avenue, generally west of Cliff Shadows Parkway and east of the westerly city limits.

The proposed use is a trailhead and park. A request to rezone the overall site (ZON-4179) from U (Undeveloped) to C-V (Civic) is to be considered concurrently with this application.

B) Applicant's Justification

The applicant has justified the request by stating:

> "Once this park is built according to the plan of development submitted to BLM, they will patent the land to the City of Las Vegas. We would like to have the option to install wireless telecommunications sites within the park, just as we have at our other park sites. This particular area has limited ability for cell site locations and with the enhanced population in this area of the valley, the residents will require this type of service. Therefore, we request that the Major Modification allow for this type of use."

BACKGROUND INFORMATION:

A) Previous Actions

05/10/99 The City Council approved an annexation request (A-0009-99) for the subject property as part of a larger request. The Planning Commission and staff recommended approval on 3/15/99.

B) Pre-Application Meeting

03/15/04 Discussion addressed the need to submit this Major Modification to add the overall area to the Lone Mountain West Master Development Plan, redesignate a portion of the site to the Park/School/Recreation/Open Space land use classification, and to Rezone part of the site to a C-V (Civic) land use classification.

DDS

C) Neighborhood Meetings

No neighborhood meeting was required or held.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres: 24.92 (overall site area)

B) Existing Land Use

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

C) Planned Land Use of the Lone Mountain West Plan (General Plan designation – PCD)

Subject Property:	Park/School/Recreation/Open Space and Public Facilities
North:	Low Density Residential and Village Commercial
South:	Low Density Residential
East:	Low Density Residential and Medium Low Attached
West:	Low Density Residential and undesignated (federal property in unincorporated Clark County)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	U (Undeveloped); U (Undeveloped) – under a Resolution of Intent to PD (Planned Development); and PD (Planned Development)
South:	U (Undeveloped); P-C (Planned Community); and PD (Planned Development)
East:	U (Undeveloped) and U (Undeveloped) – under a Resolution of Intent to PD (Planned Development)
West:	PD (Planned Development) and unzoned (federal property in unincorporated Clark County)

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector Plan of the General Plan. The site is included within the proposed Lone Mountain West Master Development Plan area and is designated for Public Facilities in part and Park/School/Recreation/Open Space land use for the remaining part. An accompanying application (ZON-4179) has been submitted to rezone all of the property to C-V (Civic). The C-V designation and proposed trailhead and park development are consistent with the General Plan.

DDS

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain West	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 multi-use transportation trail is required along the Beltway and Cliff Shadows Parkway to a signalized intersection at Novat Street where it will cross Cliff Shadows Parkway to the north side to continue along the Beltway. The trail will also connect to the proposed trailhead proposed for construction on the site.

ANALYSIS:

A) Zoning Code Compliance

A related request (ZON-4179) has been submitted to rezone the site to C-V (Civic). If approved, the proposed trailhead and park would be an allowable use.

B) General Analysis and Discussion

The General Plan designation on the subject property is PCD (Planned Community Development) with the Lone Mountain West Master Development Plan special land use designations consisting of Public Facilities for part and Park/School/Recreation/Open Space for the remaining part. Part of this request is to amend the Public Facilities land use designation and bring the proposed use into compliance with that plan.

When the Lone Mountain West Master Development Plan was approved, the Public Facilities portion of the site was set aside for a school. With that no longer being a consideration, the City applied for funds from the Southern Nevada Public Lands Management Act to develop a trailhead and park on the site. The City was successful in obtaining $4.29 million to construct the trailhead and park.

The trailhead and park will provide a transition between residential development proposed to the east and the federal conservation area immediately west and provide recreational facilities for residents in the immediate vicinity. Traffic generated by the trailhead and park will have minimal impact on surrounding roadways. Structures and hard surfacing will be kept to a minimum, and native trees and other plant materials will supplement the existing desert scrub vegetation.

NOTICES MAILED: **166 [Mailed with ZON-4179]**

APPROVALS: 0

PROTESTS: 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4178 APN: 137-12-401-001 & 012

Name of Property Owner: **CITY OF LAS VEGAS**

Name of Applicant: **CITY OF LAS VEGAS**

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 Parce. Number if the property in which the interest is held is different from the case parcel.

City Official: **DAVID ROARK.**

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Roark

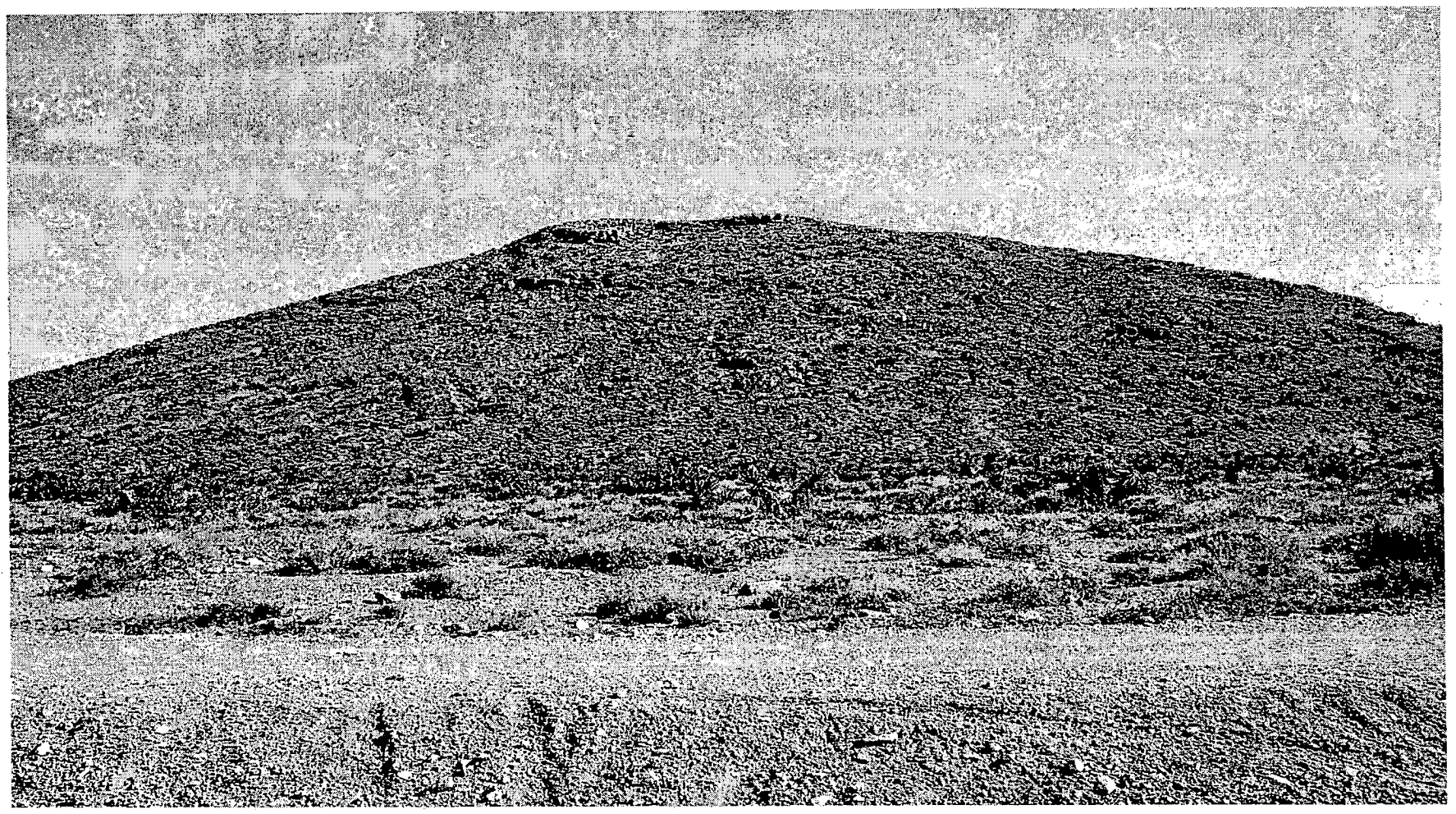
Subscribed and sworn before me

This 6th day of March, 2004

Jill Melone

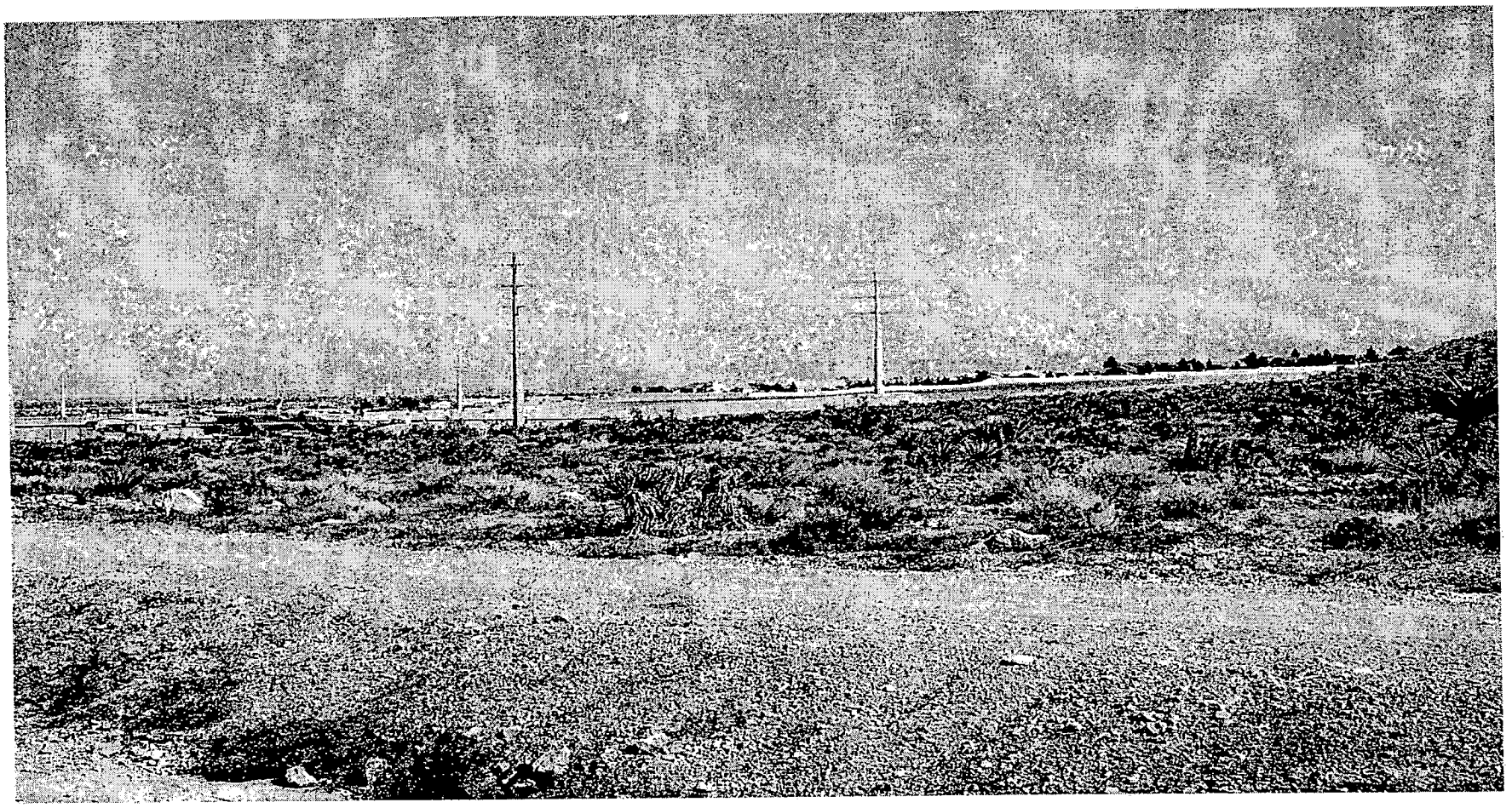
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51648-1 My Appointment Expires Feb. 16, 2007



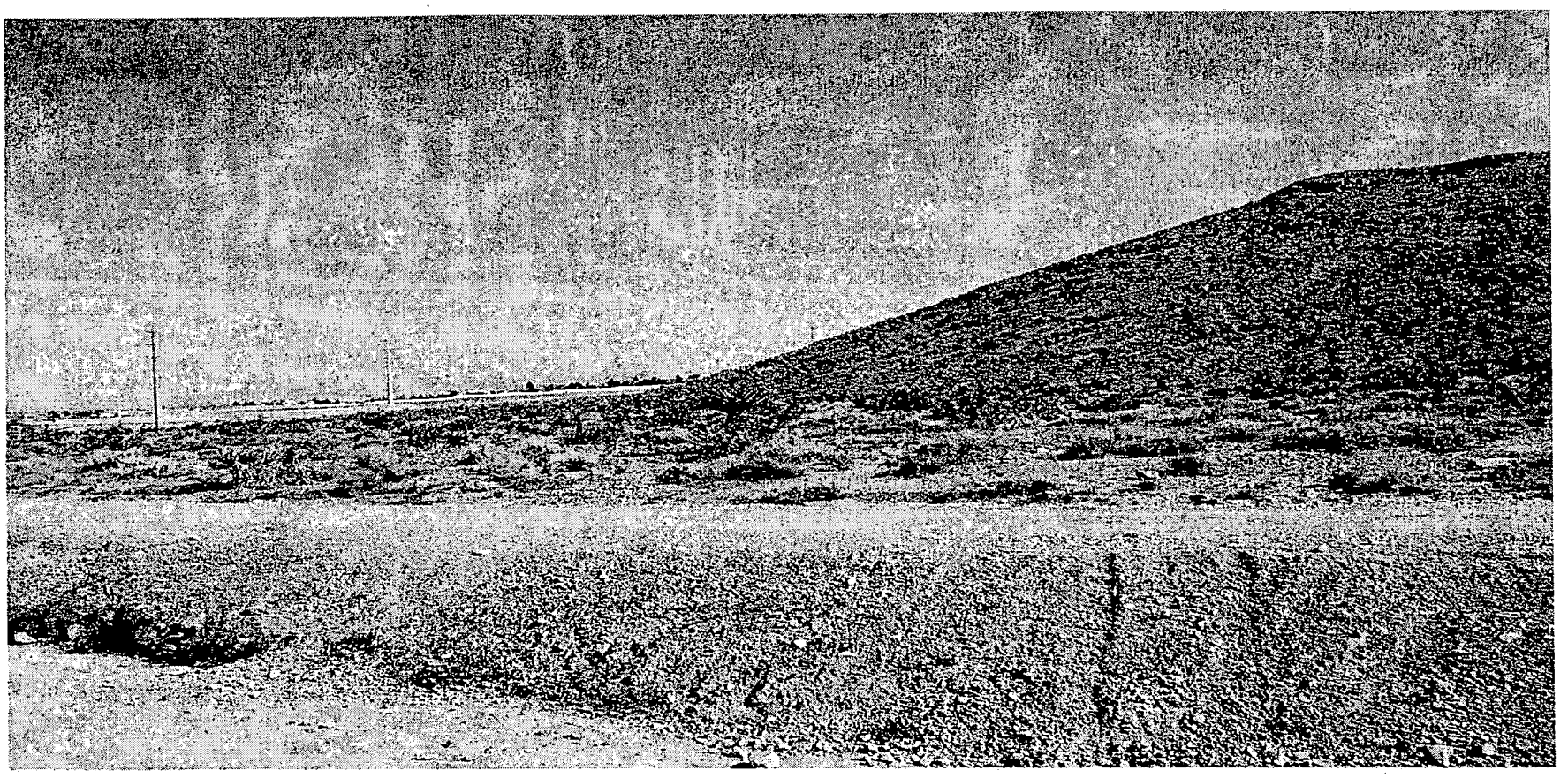
MAJOR MODIFICATION - PUBLIC HEARING - MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE EAST SIDE OF PULI DRIVE, APPROXIMATELY 640' NORTH OF CHEYENNE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



MAJOR MODIFICATION - PUBLIC HEARING - MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE EAST SIDE OF PULI DRIVE, APPROXIMATELY 640' NORTH OF CHEYENNE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



MAJOR MODIFICATION - PUBLIC HEARING - MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE EAST SIDE OF PULI DRIVE, APPROXIMATELY 640' NORTH OF CHEYENNE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/21/04

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V (Civic) on 22.99 acres adjacent to the northeast corner of the alignments of Cheyenne Avenue and Puli Drive (APN: a portion of 137-12-401-001 and 012), Ward 4 (Brown).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:
NOTE: See Item 24 [MOD-4178] for all related discussion.

(6:36 – 6:48)
1-1219

CONDITIONS:
Planning and Development

1. A Major Modification (MOD-4178) approved by the Planning Commission and City Council prior to any site grading and development activity on the site.

2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

CONDITIONS – Continued:

3. Development of multi-use transportation and equestrian trails in conformance with the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.

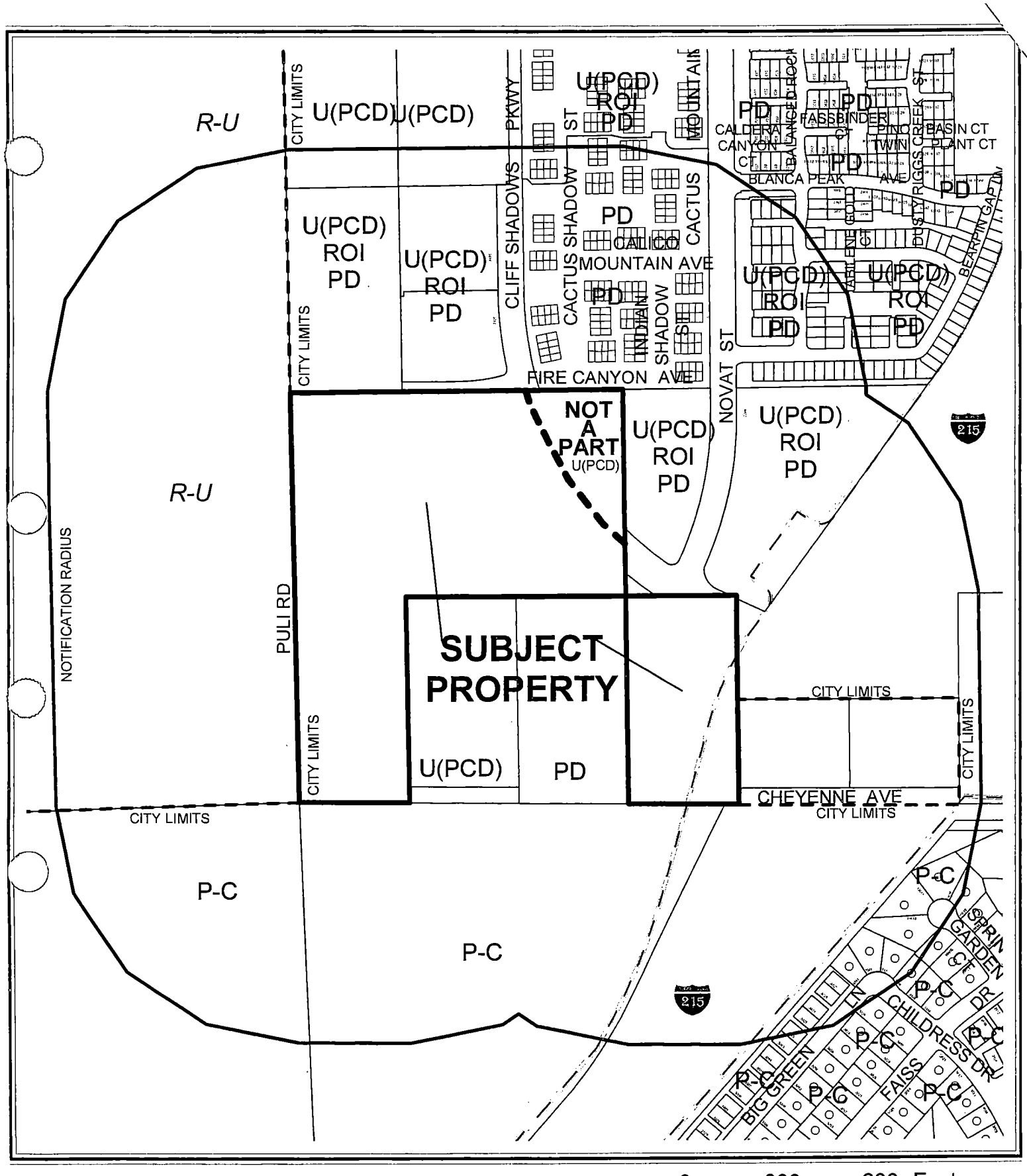
Public Works

4. Coordinate with the Department of Public Works to address parcel access issues prior to submittal of construction drawings. Parcel access may require additional roadway right-of-way dedications or easement rights.

5. An update to the Lone Mountain West Master Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.

7. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in the Novat Street alignment to the south edge of Assessor's Parcel Number 137-12-401-012 at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.



0 300 600 Feet

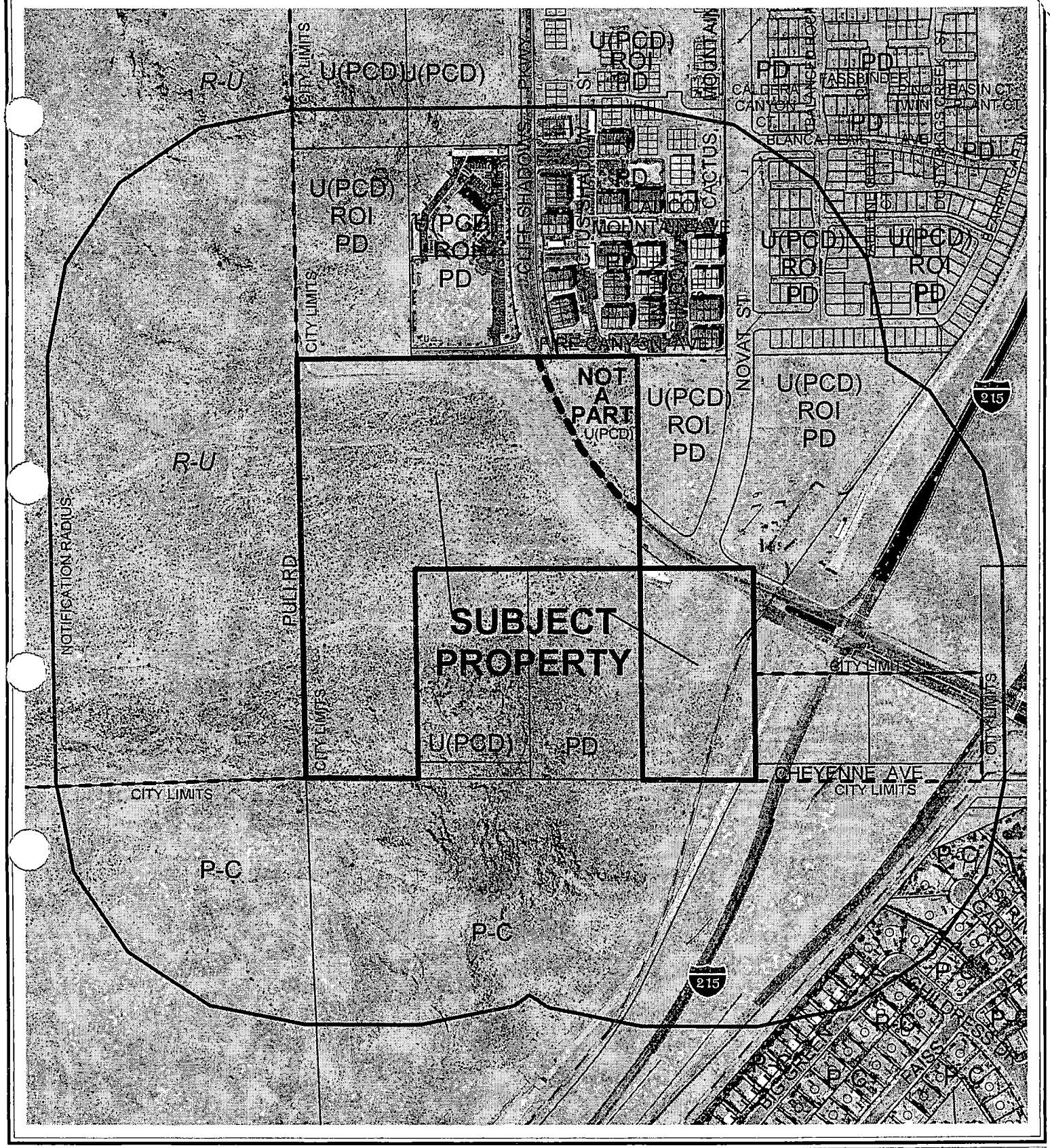
CASE: **ZON-4179**

RADIUS: 750 FT

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

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

N


R-U
CITY LIMITS
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PD
CALIENTE CANYON CT
BLANCA HEIGHTS AVE
PD
PD
PD

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4179 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. A Major Modification (MOD-4178) approved by the Planning Commission and City Council prior to any site grading and development activity on the site.

2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

3. Development of multi-use transportation and equestrian trails in conformance with the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.

Public Works

4. Coordinate with the Department of Public Works to address parcel access issues prior to submittal of construction drawings. Parcel access may require additional roadway right-of-way dedications or easement rights.

5. An update to the Lone Mountain West Master Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.

7. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in the Novat Street alignment to the south edge of Assessor's Parcel Number 137-12-401-012 at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.

DDS

** STAFF REPORT **

APPLICATION REQUEST:

A) Action Requested

This is a request to rezone from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 24.92 acres located between the Cliff Shadows Parkway and Cheyenne Avenue interchange and the westerly city limits (Puli Drive alignment). A request for a Major Modification (MOD-4178) for this site is to be reviewed concurrently with this application.

B) Applicant's Justification

In a letter included with the application, the applicant states the following:

> "As the City of Las Vegas continues to grow, increased demands are being placed upon the City to provide, plan and develop recreation facilities for existing and future residents. By the same token, a great deal of growth is occurring in and near the northwest areas of the City. It is imperative fort the City to plan and develop parks and recreational facilities for the use of citizens of the City of Las Vegas."

BACKGROUND INFORMATION:

A) Previous Actions

05/10/99 The City Council approved an annexation request (A-0009-99) for the subject property as part of a larger request. The Planning Commission and staff recommended approval on 3/15/99.

B) Pre-Application Meeting

03/15/04 Discussion addressed the need to submit this Rezoning request and for a Major Modification to add the overall area to the Lone Mountain West Master Development Plan.

C) Neighborhood Meetings

No neighborhood meeting was required or held.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres: 24.92 (overall site area)

B) Existing Land Use

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

C) Planned Land Use of the Lone Mountain West Plan (General Plan designation – PCD)

Subject Property:	Park/School/Recreation/Open Space and Public Facilities
North:	Low Density Residential and Village Commercial
South:	Low Density Residential
East:	Low Density Residential and Medium Low Attached
West:	Low Density Residential and undesignated (federal property in unincorporated Clark County)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	U (Undeveloped); U (Undeveloped) – under a Resolution of Intent to PD (Planned Development); and PD (Planned Development)
South:	U (Undeveloped); P-C (Planned Community); and PD (Planned Development)
East:	U (Undeveloped) and U (Undeveloped) – under a Resolution of Intent to PD (Planned Development)
West:	PD (Planned Development) and unzoned (federal property in unincorporated Clark County)

General Plan Compliance

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

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector Plan of the General Plan. The site is included within the proposed Lone Mountain West Master Development Plan area and is designated for Public Facilities in part and Park/School/Recreation/Open Space land use for the remaining part. The requested Rezoning to C-V (Civic) and the proposed trailhead and park development are consistent with the General Plan C-V designation.

DDS

A multi-use transportation trail is required along the Beltway and Cliff Shadows Parkway to a signalized intersection at Novat Street where it will cross Cliff Shadows Parkway to the north side to continue along the Beltway. The trail will also connect to the proposed trailhead proposed for construction on the site.

ANALYSIS:

A) Zoning Code Compliance

Pursuant to Title 19.08, there is no required minimum site area or other standards when rezoning to C-V (Civic).

B) General Analysis and Discussion

The subject 24.92-acre tract, composed of two parcels, is to be developed for a trailhead and park. The City was successful in securing $4.29 million for development of the trailhead and park through the Southern Nevada Public Lands Management Act program. The park will provide a transition between residential development proposed to the east and the federal conservation area immediately west and provide recreational facilities for residents in the immediate vicinity. Traffic generated by the trailhead and park will have minimal impact on surrounding roadways. Structures and hard surfacing will be kept to a minimum and native trees and other plant materials will supplement the existing desert scrub vegetation.

FINDINGS:

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 use of the property as a trailhead and park is in conformance with the land use designations stipulated by the Lone Mountain West Master Development 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."

The low-intensity trailhead and park use will be compatible with the surrounding single-family residential area.

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

The build-out of the surrounding residential area will require recreational areas for residents.

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."

Cliff Shadows Parkway and Buckskin Avenue will provide adequate access to the park upon its completion.

NOTICES MAILED: 166 [Mailed with MOD-4178]

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4179** APN: 137-12-401-001 & 137-12-401-012

Name of Property Owner: **CITY OF LAS VEGAS**

Name of Applicant: **CITY OF LAS VEGAS**

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 Parce. Number if the property in which the interest is held is different from the case parcel.

City Official: **DAVID ROARK**

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Roark

Subscribed and sworn before me

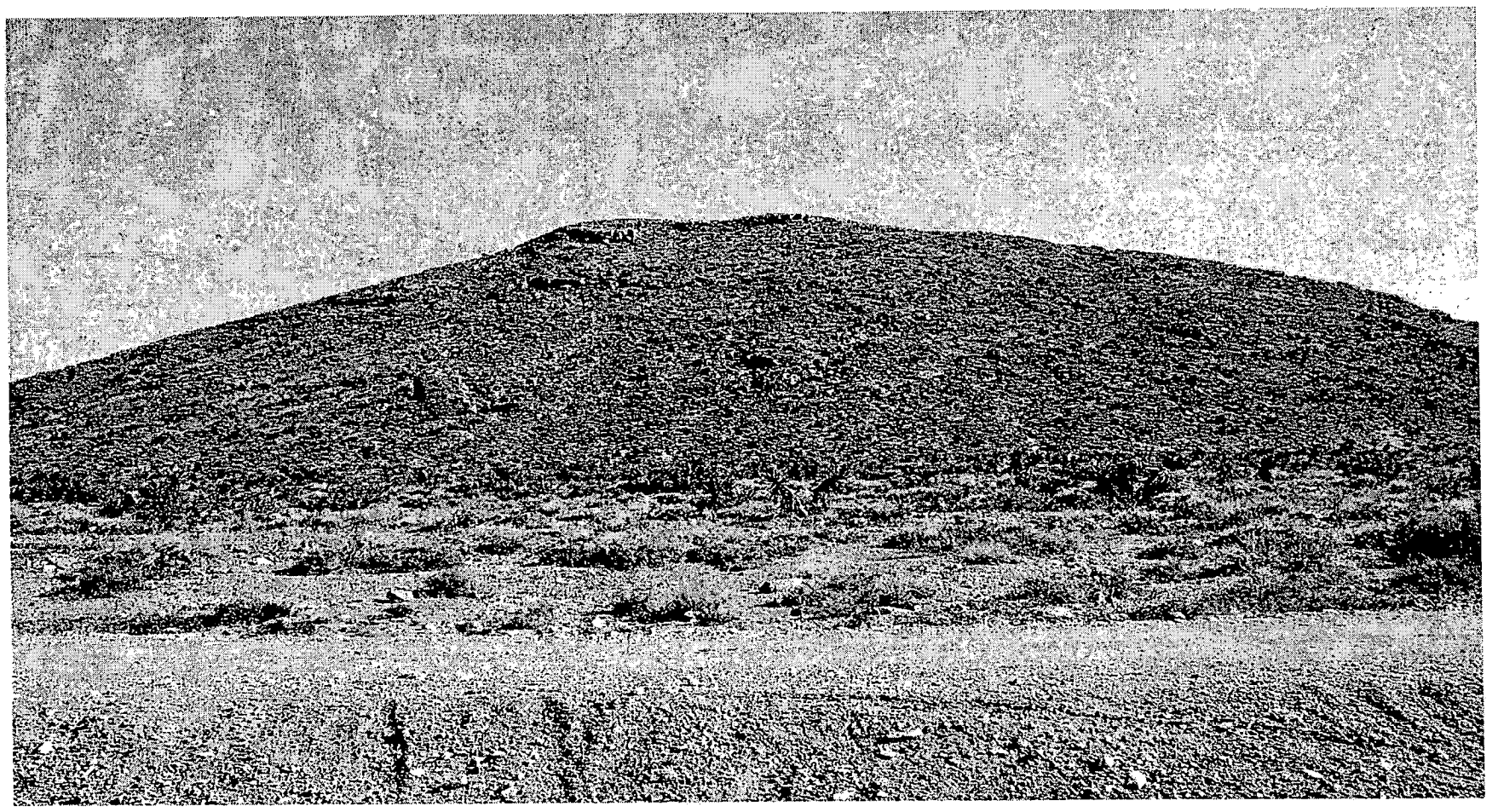
This 26th day of March, 2004

JoAnn Crolli

Notary Public in and for said County and State

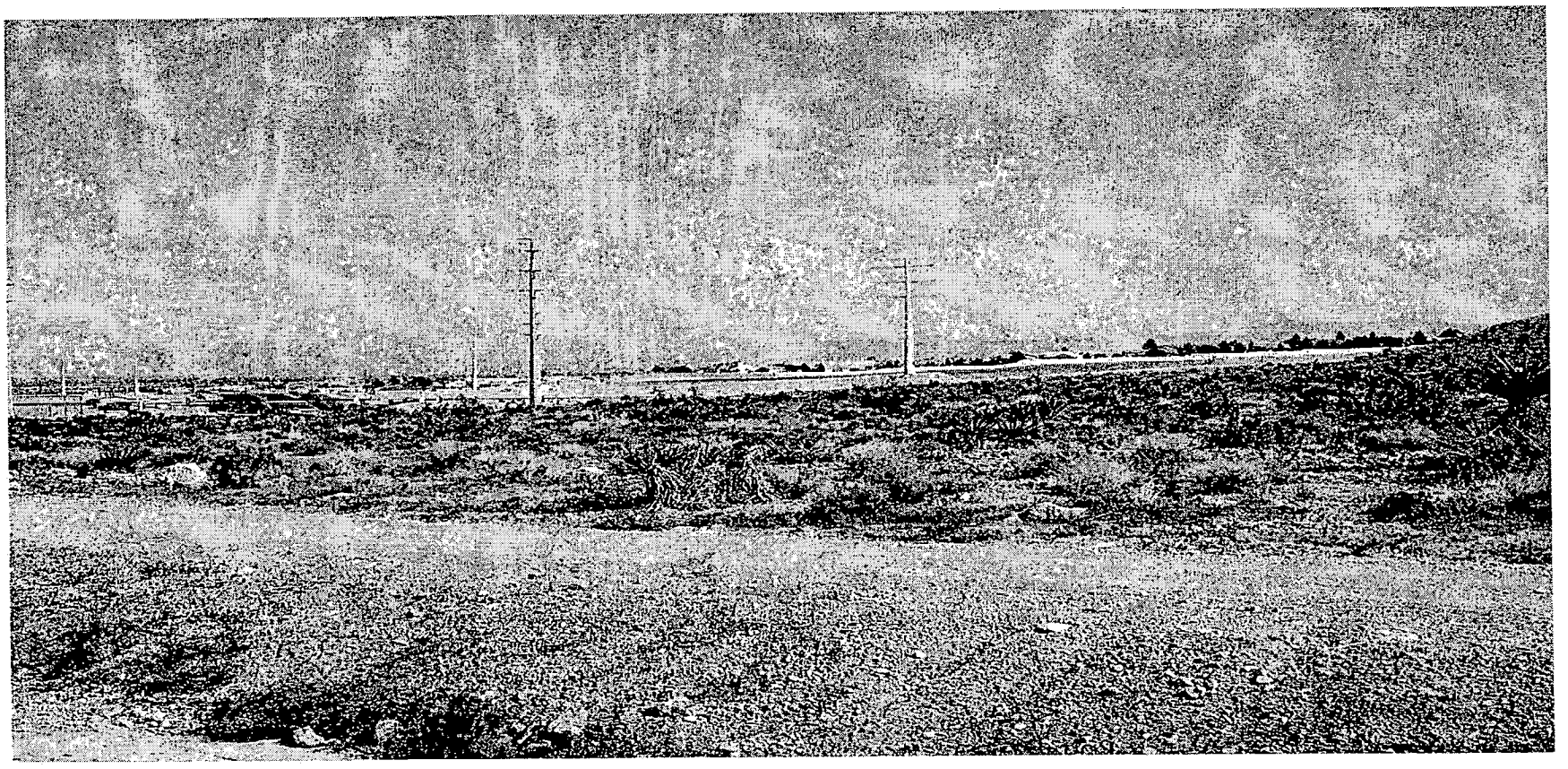
Clark County
Nevada

JoANN CROLLI
Notary Public State of Nevada
No. 02-79131-1
My appt. exp. Nov. 14, 2006



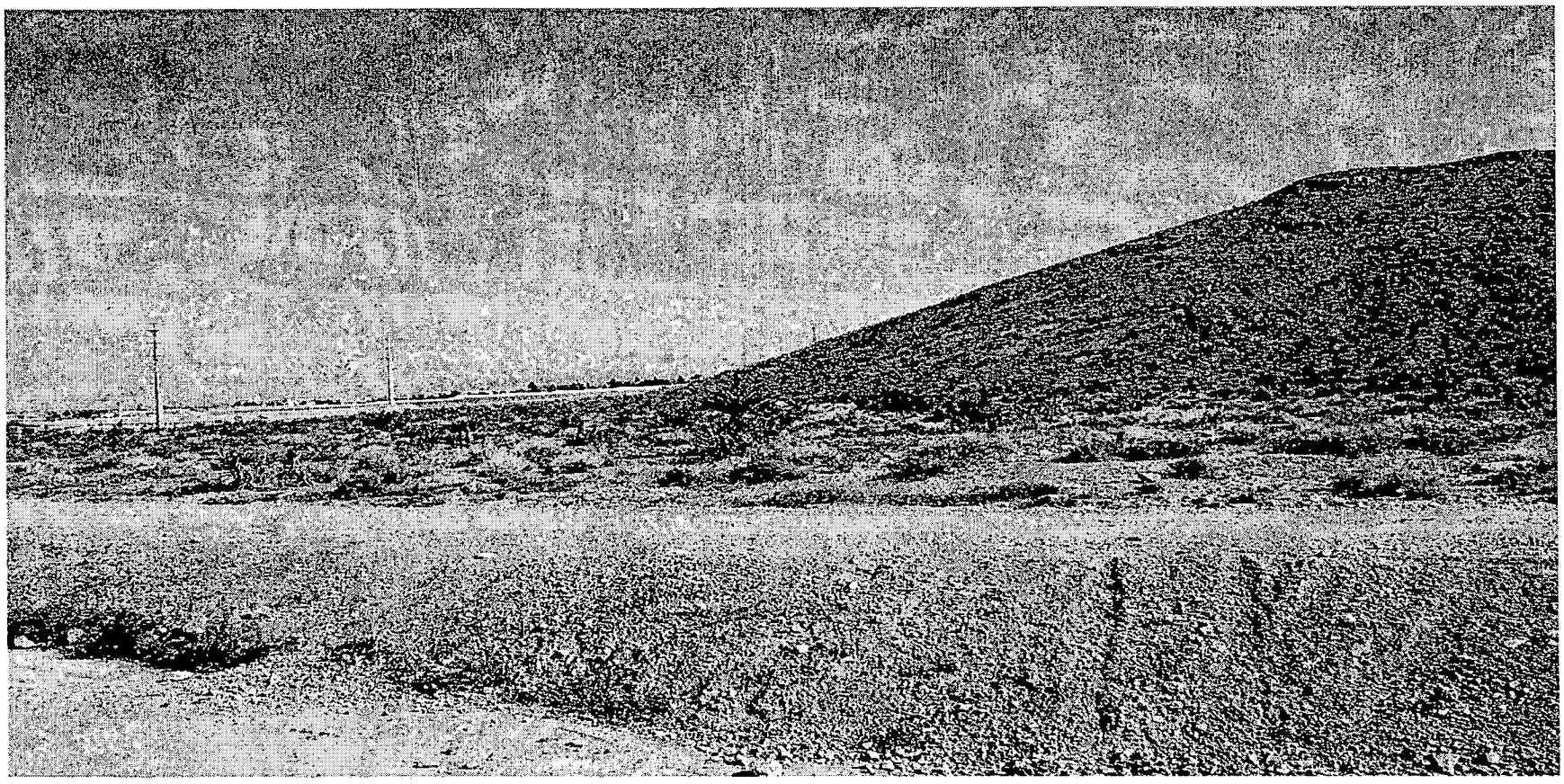
REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE NORTHEAST CORNER OF THE ALIGNMENTS OF CHEYENNE AVENUE AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE NORTHEAST CORNER OF THE ALIGNMENTS OF CHEYENNE AVENUE AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE NORTHEAST CORNER OF THE ALIGNMENTS OF CHEYENNE AVENUE AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/21/04

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
MAJOR MODIFICATION - PUBLIC HEARING - MOD-4236 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Modification to the Lone Mountain West Master Plan TO CHANGE THE FUTURE LAND USE DESIGNATION FROM PUBLIC FACILITY TO PARK/SCHOOL/RECREATION/OPEN SPACE on 5.00 acres adjacent to the southeast corner of Alexander Road and Puli Drive (APN: a portion of 137-12-101-008), Ward 4 (Brown).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with STEINMAN abstaining on Item 26 [MOD-4236] and Item 27 [ZON-4234] as he is a member of the Board of Directors of the Southern California Presbyterian Homes, who owns the parcel in the notification area at the southwest corner of Alexander and the 215 Freeway

To be heard by the City Council on 6/16/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 26 [MOD-4236] and Item 27 [ZON-4234].

GARY LEOBOLD, Planning and Development, stated that the major modification will bring 25.41 acres into the Lone Mountain West Plan and will change the Land Use designation of the five-acre northern portion from PF to PROS. Regarding the zoning, the L-shaped portion of the site is already zoned properly, and the rezoning will bring the five acres into the CV (Civic)

MINUTES – Continued:

zoning district. This park will provide a transition between the residential uses that are developing to the east and immediately to the west in the Federal Conservation area. In addition, it will also provide recreational facilities to residents in the immediate area. Staff recommended approval on the major modification.

DAVID ROARK, Department of Public Works, stated that the five acres below the "L" shaped parcel is different because it was not originally in the Bureau of Land Management (BLM) lease. They have determined that they will need this property for the upcoming park. They have added it to the lease agreement and are now presenting it in its entirety and agree to all the conditions.

CHAIRMAN TRUESDELL asked DAVID CLAPSADDLE, Planning and Development Department, if the park and its location was the original overlay plan for Lone Mountain West when it was presented. MR. CLAPSADDLE replied affirmatively.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 26 [MOD-4236] and Item 27 [ZON-4234].

NOTE: All discussion for Item 26 [MOD-4236] and Item 27 [ZON-4234] was held under Item 26 [MOD-4236].

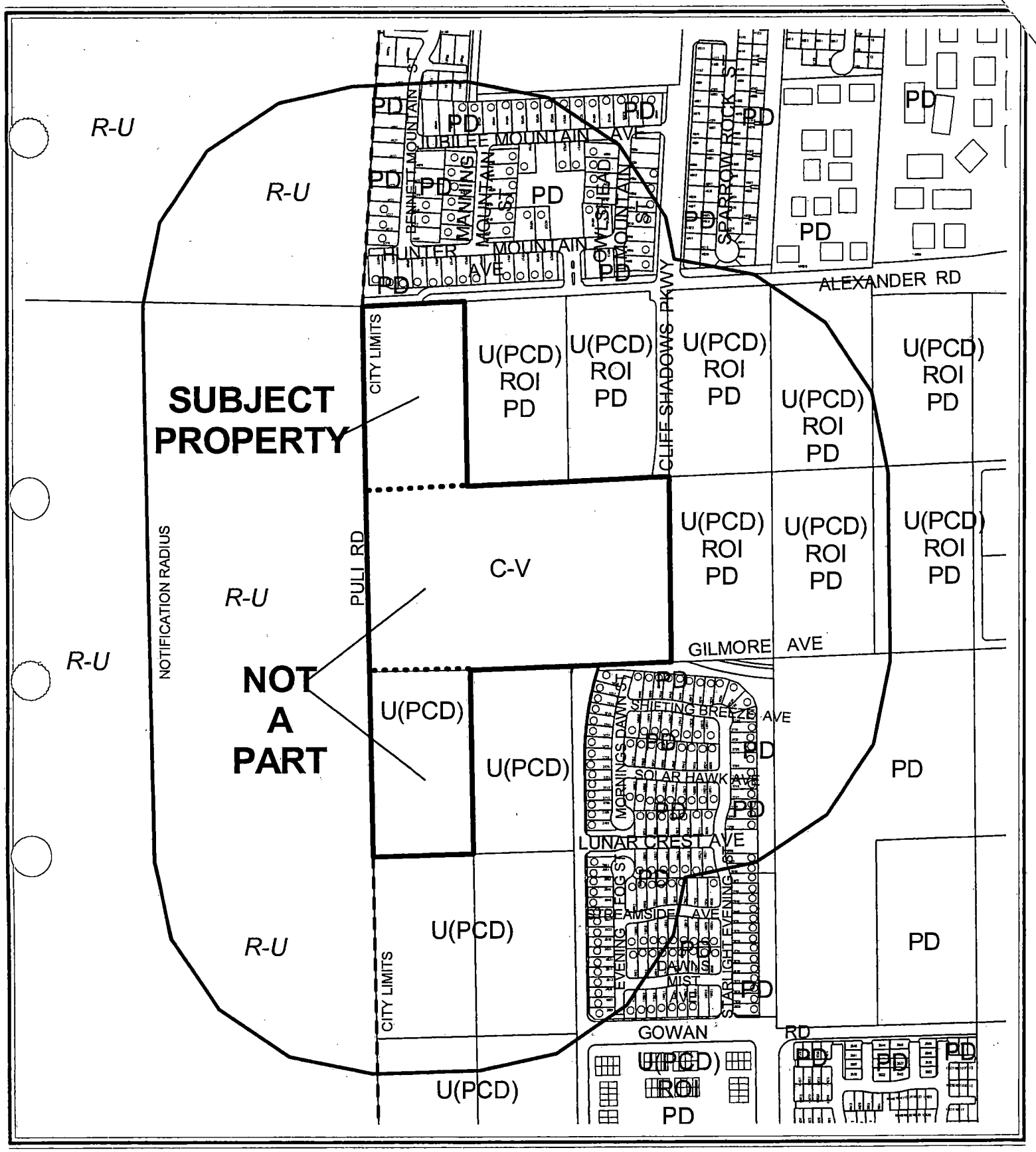
(6:48 – 6:526)
1-1664

CONDITIONS:

Planning and Development
Approval of a Rezoning (ZON-4234) to C-V (Civic) by the City Council.

2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request

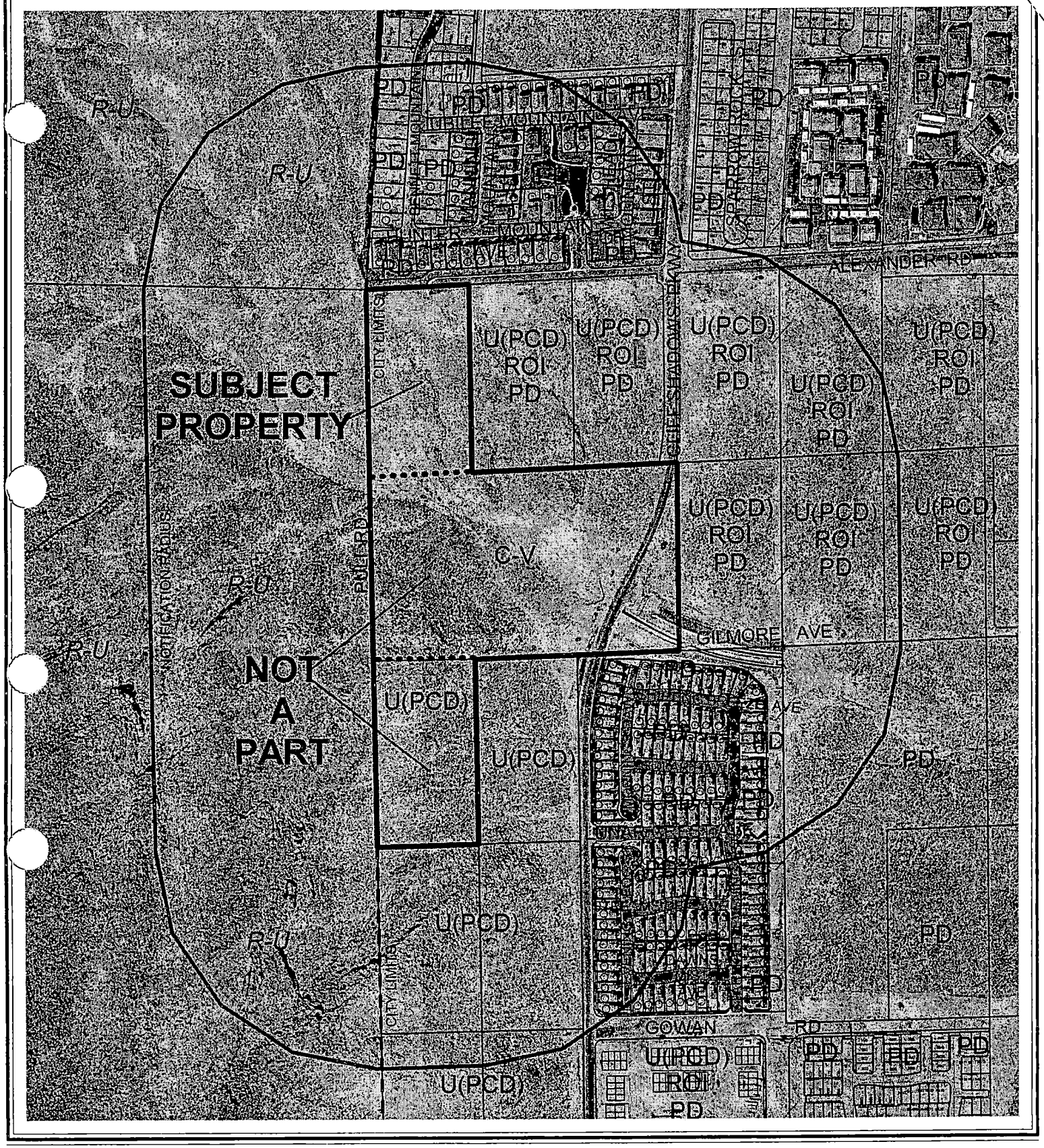
3. Establishment of an equestrian trail extending south from the northwest corner of the subject property to Cliff Shadows Parkway.



CASE: **MOD-4236**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 300 600 Feet

CASE: **MOD-4236**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-4236 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Approval of a Rezoning (ZON-4234) to C-V (Civic) by the City Council.

2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request

3. Establishment of an equestrian trail extending south from the northwest corner of the subject property to Cliff Shadows Parkway.

DDS

** STAFF REPORT **

APPLICATION REQUEST:

A) Action Requested

This request is for two major modifications to the Lone Mountain West Master Plan: (1) to add 25.41 acres to the plan and (2) to change the future land use designation of five acres from Public Facility to P (Park/School/Recreation/Open Space.) The added acreage is located south of Alexander Road, east of the westerly city limits (Puli Drive alignment), and generally west of Cliff Shadows Parkway. The five acres is located at the southeast corner of Alexander Road and the westerly city limits.

The proposed use is a park and trailhead. A request to rezone a portion of the overall site from U (Undeveloped) to C-V (Civic) accompanies this application and is included on this agenda.

B) Applicant's Justification

The applicant has justified the request by stating:

> "Once this park is built according to the plan of development submitted to BLM, they will patent the land to the City of Las Vegas. We would like to have the option to install wireless telecommunications sites within the park, just as we have at our other park sites. This particular area has limited ability for cell site locations and with the enhanced population in this area of the valley, the residents will require this type of service. Therefore, we request that the Major Modification allow for this type of use."

BACKGROUND INFORMATION:

A) Previous Actions

05/10/99	An Annexation request (A-0009-99) was approved by the City Council. The Planning Commission recommended approval of the application on 3/15/99.
06/14/99	The City Council approved the Lone Mountain West Master Development Plan and Design Standards. The Planning Commission recommended approval of the Plan on May 13, 1999.

DDS

B) Pre-Application Meeting

03/15/05 Discussion addressed the need to submit a Major Modification (MOD-4236) to add the overall area of which the subject site is a part to the Lone Mountain West Master Plan and to rezone the subject site to a C-V (Civic) land use classification.

C) Neighborhood Meetings

No neighborhood meeting was required or held.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres: 25.41 acres for addition to the plan and five acres for a change in land use classification

B) Existing Land Use

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

C) Planned Land Use of the Lone Mountain West Plan (General Plan designation – PCD)

Subject Property:	Park/School/Recreation/Open Space for part and Public Facility for part
North:	Low Density Residential for part; Neighborhood Commercial for part; and Medium-Low Density Residential for part
South:	Low Density Residential for part and Medium-Low Density Residential for part
East:	Low Density Residential for part; Medium-Low Density Residential for part; and Village Commercial for part
West:	Undeveloped – federal land in unincorporated Clark County

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	PD (Planned Development) and U (Undeveloped)
South:	PD (Planned Development) and U (Undeveloped)
East:	U (Undeveloped)
West:	Unzoned (federal land in unincorporated Clark County)

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector plan of the General Plan. The site is included within the proposed Lone Mountain West Master Development Plan area and is designated for the Park/School/Recreation/Open Space land uses in part and Public Facility in part. The requested rezoning to C-V (Civic) for a portion of the site and the proposed park development are consistent with the General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain West	**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**

An equestrian trail that extends south from the northwest corner of the subject property to Cliff Shadows Parkway is required.

ANALYSIS:

A) Zoning Code Compliance

A related request (ZON-4234) has been submitted to rezone part of the site to C-V (Civic). If approved, the propose park would be an allowable use.

B) General Analysis and Discussion

The General Plan designation on this property is PCD (Planned Community Development) with the Lone Mountain West Master Plan special land use designations consisting of Public Facility in part and Park/School/Recreation/Open Space for the remaining part. Part of this request is to amend the Public Facility land use designation and bring the proposed use into compliance with that plan.

The park will provide a transition between residential development proposed to the east and the federal conservation area immediately to the west and provide recreational facilities for residents in the immediate vicinity. Traffic generated by the park will have minimal impact on surrounding roadways. Structures and hard surfacing will be kept to a minimum, and native trees and other plant materials will supplement the existing desert scrub vegetation.

DDS

NOTICES MAILED: **197 [Mailed with ZON-4236]**

APPROVALS: 0

PROTESTS: 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MDD-4236 APN: 137-12-101-008

Name of Property Owner: **CITY OF LAS VEGAS**

Name of Applicant: **CITY OF LAS VEGAS**

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 Parce. Number if the property in which the interest is held is different from the case parcel.

City Official: **DAVID ROARK**

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Roark

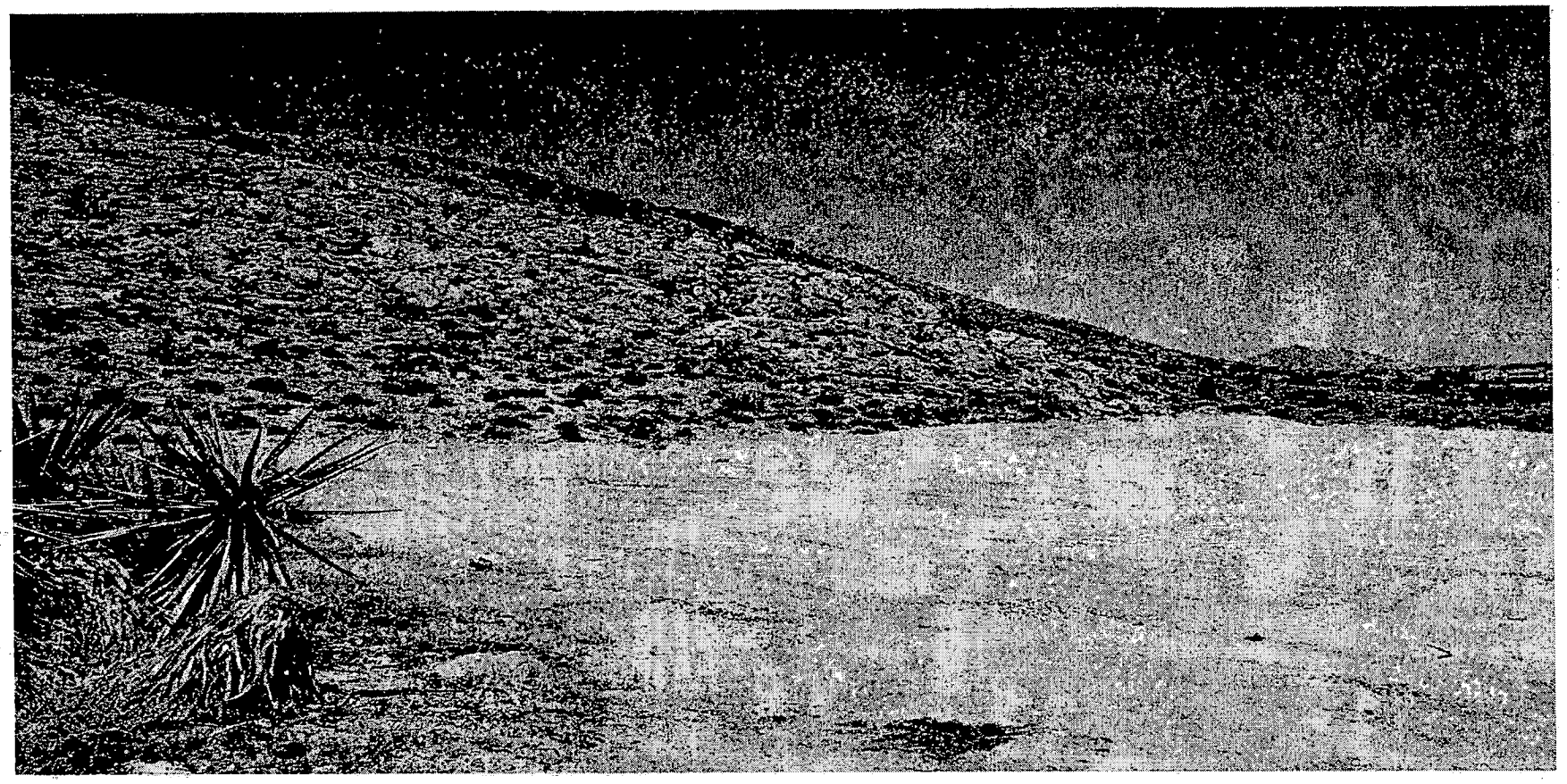
Subscribed and sworn before me

This 6th day of March, 2004

Jill Melone

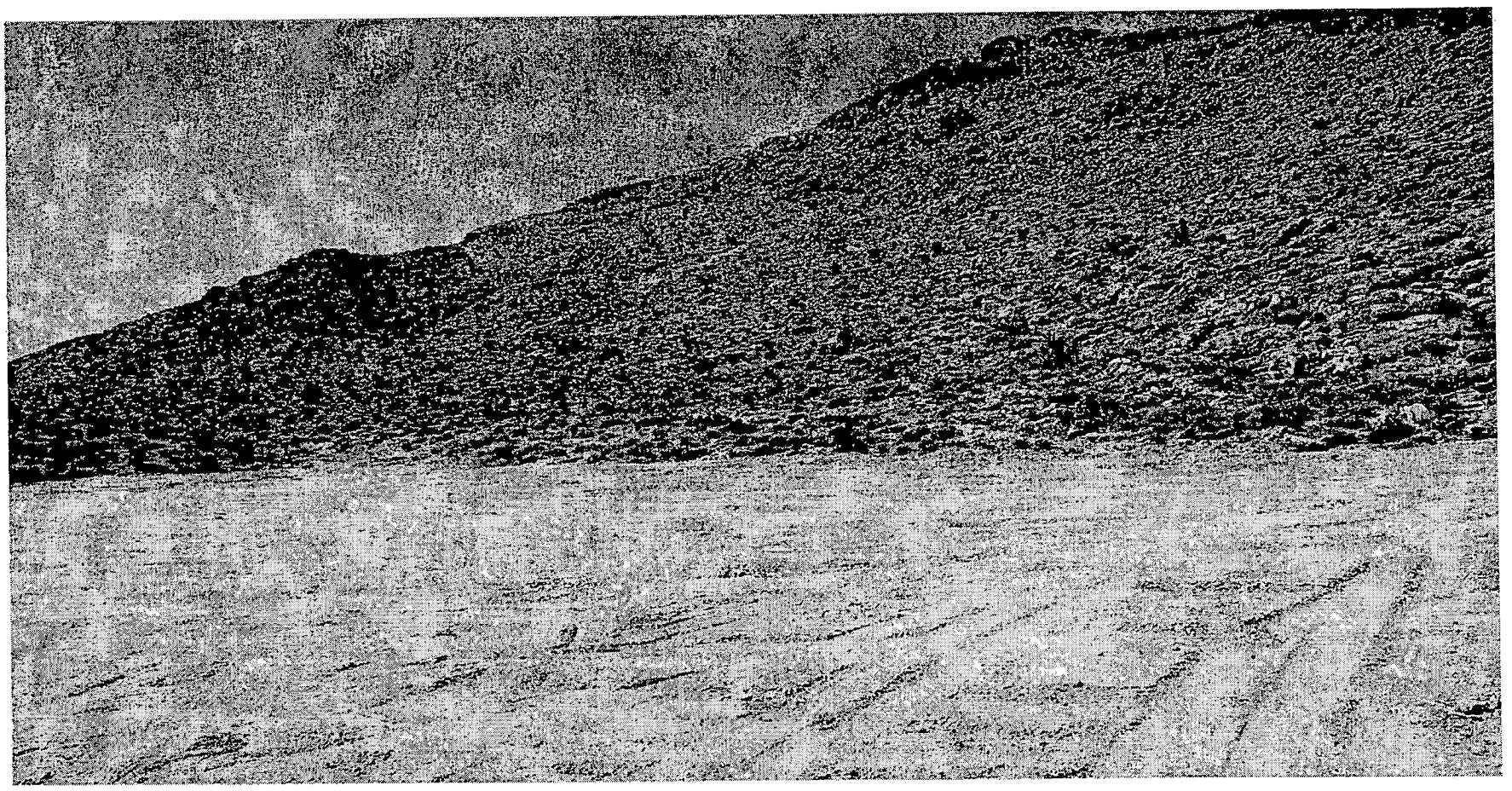
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007



MAJOR MODIFICATION - PUBLIC HEARING - MOD-4236 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE SOUTHEAST CORNER OF ALEXANDER ROAD AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



MAJOR MODIFICATION - PUBLIC HEARING - MOD-4236 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE SOUTHEAST CORNER OF ALEXANDER ROAD AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
REZONING RELATED TO MOD-4236 - PUBLIC HEARING - ZON-4234 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V (Civic) on 5.00 acres adjacent to the southeast corner of the alignments of Gilmore Avenue and Puli Drive (APN: portion of 137-12-101-008), Ward 4 (Brown).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with STEINMAN abstaining on Item 26 [MOD-4236] and Item 27 [ZON-4234] as he is a member of the Board of Directors of the Southern California Presbyterian Homes, who owns the parcel in the notification area at the southwest corner of Alexander and 215 Freeway

To be heard by the City Council on 6/16/2004

MINUTES:
NOTE: See Item 26 [MOD-4236] for all related discussion.
(6:48 – 6:526)
1-1664

CONDITIONS:
Planning and Development
1. A Major Modification (MOD-4236) approved by the Planning Commission and City Council prior to any site grading and development activity on the site

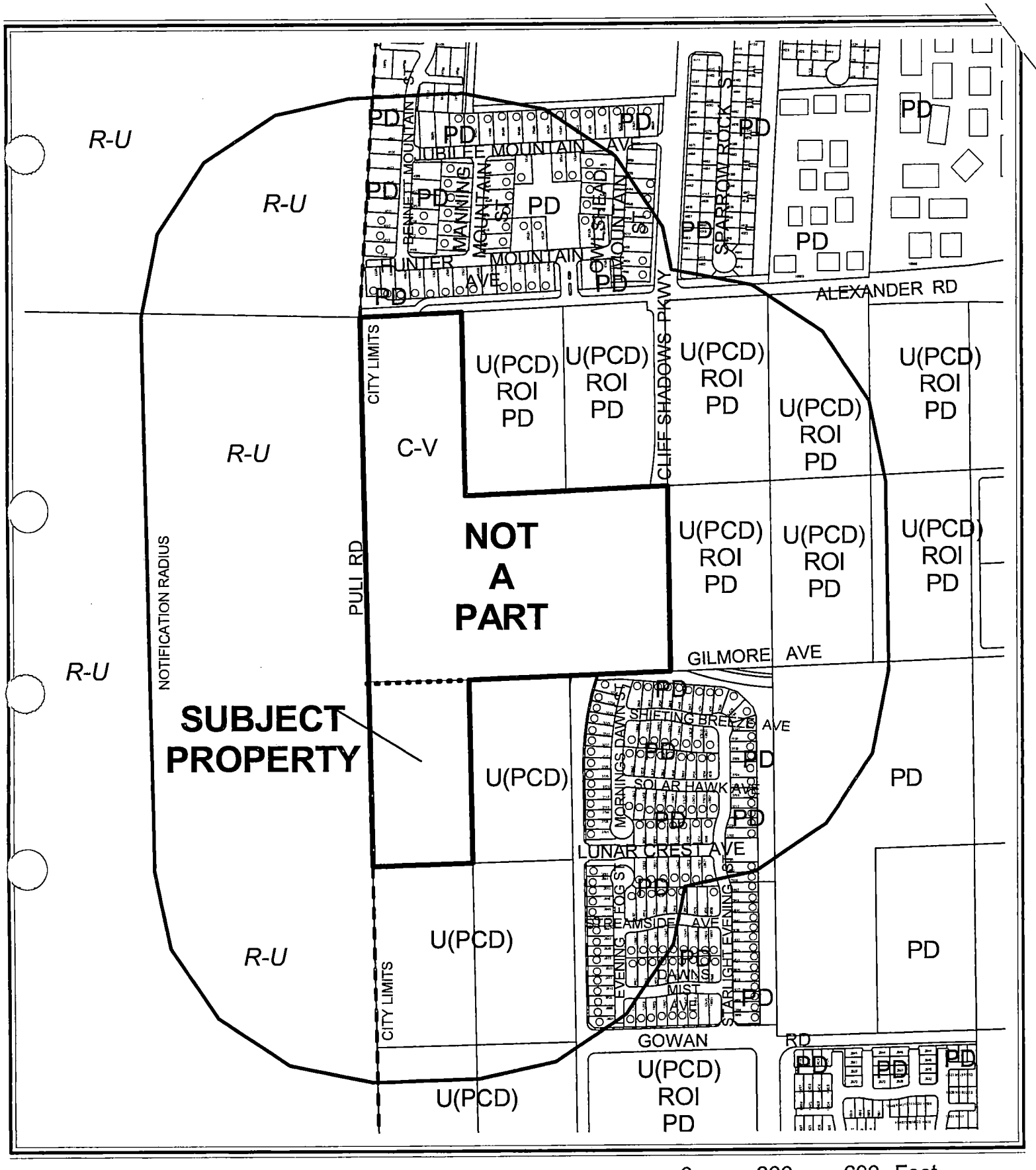
2. A Resolution of Intent with a two-year time limit.

CONDITIONS – Continued:

Public Works

3. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division 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.

4. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section 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, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.

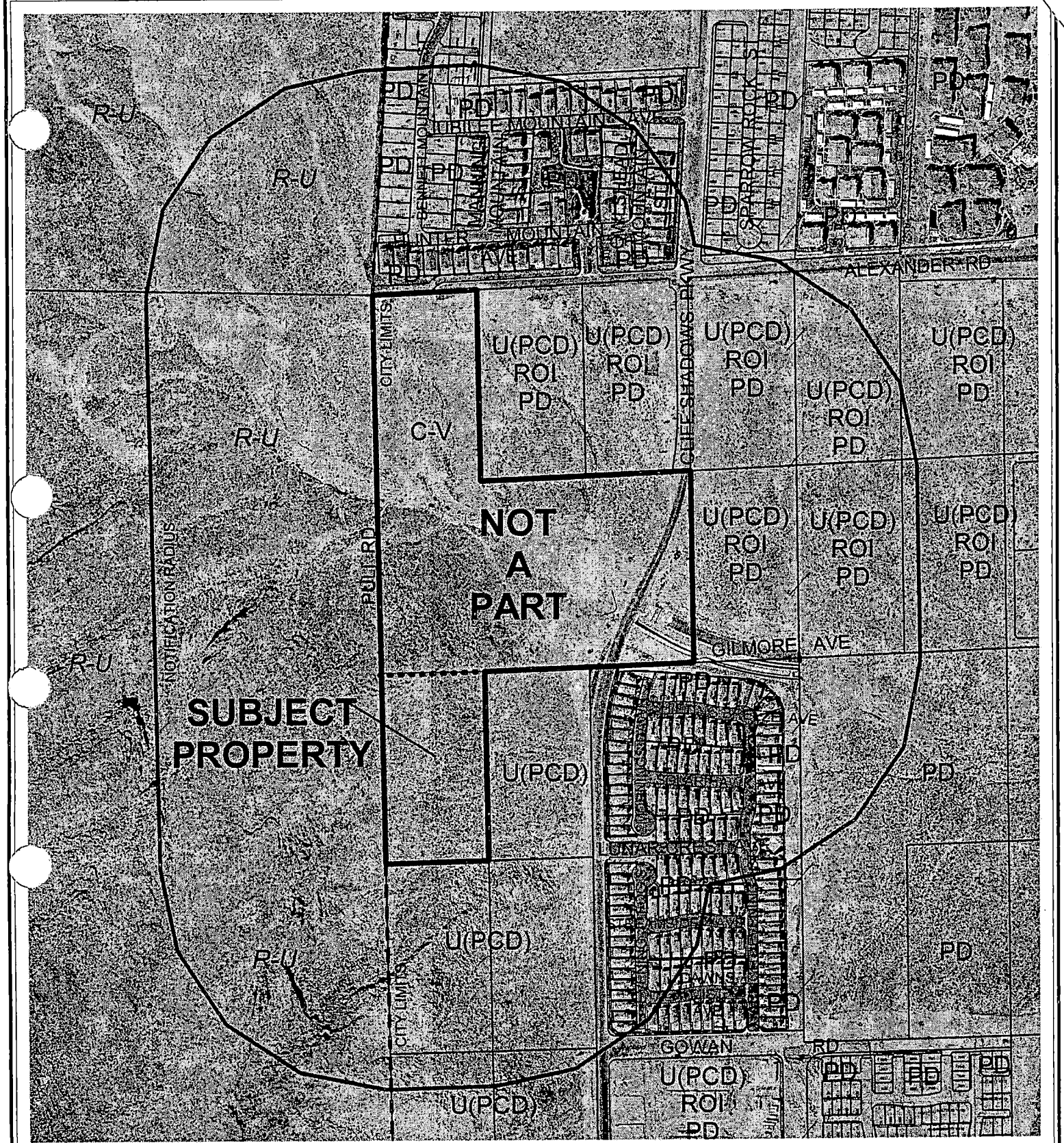


CASE: **ZON-4234**

RADIUS: 750 FT

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

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



0 300 600 Feet

CASE: **ZON-4234**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4234 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. A Major Modification (MOD-4236) approved by the Planning Commission and City Council prior to any site grading and development activity on the site

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

Public Works

3. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division 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.

4. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section 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, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.

** STAFF REPORT **

APPLICATION REQUEST:

A) Action Requested

This is a request to rezone from U (Undeveloped) to C-V (Civic) 5.00 acres located southeast of the extended alignments of Gilmore Avenue and Puli Drive (western city limits). A request for a Major Modification (MOD-4236) to add the overall site of which this is a part to the Lone Mountain West Master Plan is to be reviewed concurrently with this application.

B) Applicant's Justification

In a letter included with this application, the applicant states the following:

> "Once this park is built according to the plan of development submitted to BLM they will patent the land to the City of Las Vegas. We would like to have the option to install wireless telecommunication sites within the park, just as we have at our other park sites. This particular area has limited ability for cell site locations and with the enhanced population in this area of the valley, the residents will require this type of service. Therefore, we request that the Major Modification allow for this type of use."

BACKGROUND INFORMATION:

A) Previous Actions

06/14/99	The City Council approved the Lone Mountain West Master Development Plan and Design Standards
05/10/99	The City Council approved a request to annex the subject property (A-0009-99). The Planning Commission and staff recommended on 3/15/99, as did the staff.

B) Pre-Application Meeting

03/15/05	Discussion addressed the need to submit a Major Modification (MOD-4236) to add the overall area of which the subject site is a part to the Lone Mountain West Master Plan and to rezone the subject site to a C-V (Civic) land use classification.

C) Neighborhood Meetings

No public meeting is required for this request.

DETAILS OF APPLICATION REQUEST:

A) Site Area
Acres: 5.00

B) Existing Land Use

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

C) Planned Land Use of the Lone Mountain West Plan (General Plan designation – PCD)

Subject Property:	Park/School/Recreation/Open Space
North:	Park/School/Recreation/Open Space
South:	Low Density Residential
East:	Low Density Residential
West:	Undeveloped (federal land in unincorporated Clark County)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	PD (Planned Development) and U (Undeveloped)
South:	PD (Planned Development) and U (Undeveloped)
East:	U (Undeveloped)
West:	Unzoned (federal land in unincorporated Clark County)

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector plan of the General Plan. The site is included within the proposed Lone Mountain West Master Development Plan area and is designated the Park/School/Recreation/Open Space land use classification. The requested rezoning to C-V (Civic) and the proposed park development are consistent with the General Plan designation.

DDS

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

ANALYSIS:

A) Zoning Code Compliance

Pursuant to Title 19.08, there is no required minimum site area or other standards when rezoning to C-V (Civic).

B) General Analysis and Discussion

Including the subject five-acre parcel, the City and master developer of the Lone Mountain West development are proposing the establishment of an 18-acre park within the vicinity of Cliff Shadows Parkway and Alexander Road. The park will provide a transition between residential development proposed to the east and the conservation area immediately to the west and provide recreational facilities for residents in the immediate vicinity. Traffic generated by the park will have minimal impact on surrounding roadways. Structures and hard surfacing will be kept to a minimum, and native trees and other plant materials will supplement the existing desert scrub vegetation.

FINDINGS:

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 use of the property as a park is in conformance with the land use designations stipulated by the Lone Mountain West Master Development 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."**

   The low-intensity park use will be compatible with the surrounding single-family residential area.

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

   The build-out of the surrounding residential area will require recreational areas for residents.

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."**

   Alexander Road and Cliff Shadows Parkway will provide adequate access to the park upon completion.

NOTICES MAILED: **197 [Mailed with MOD-4236]**

APPROVALS: 0

PROTESTS: 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4234 APN: 137-12-101-008

Name of Property Owner: **CITY OF LAS VEGAS**

Name of Applicant: **CITY OF LAS VEGAS**

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 Parce. Number if the property in which the interest is held is different from the case parcel.

City Official: **DAVID ROARK**

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Roark

Subscribed and sworn before me

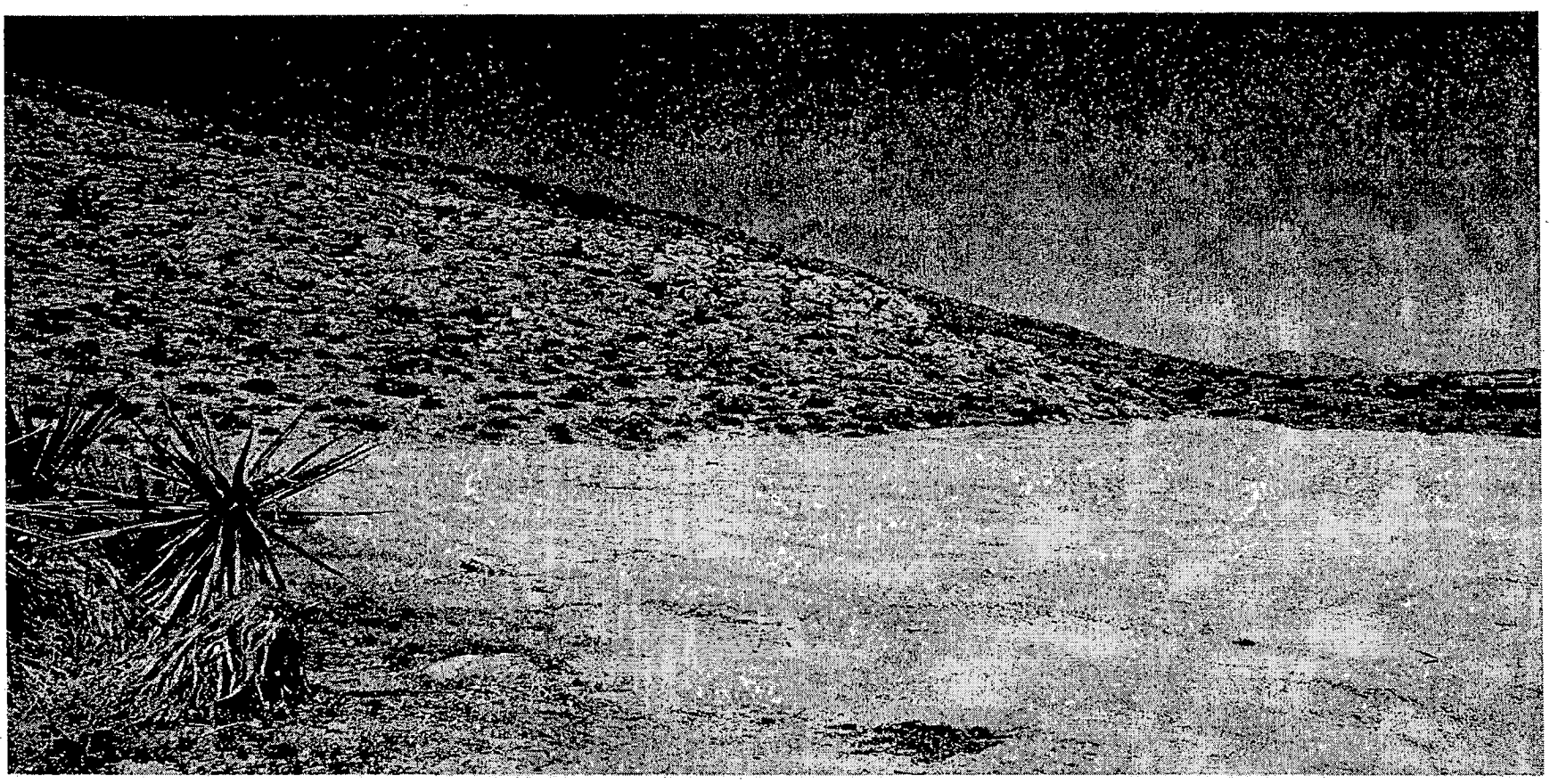
This 26th day of March, 2004

JoAnn Crolli

Notary Public in and for said County and State

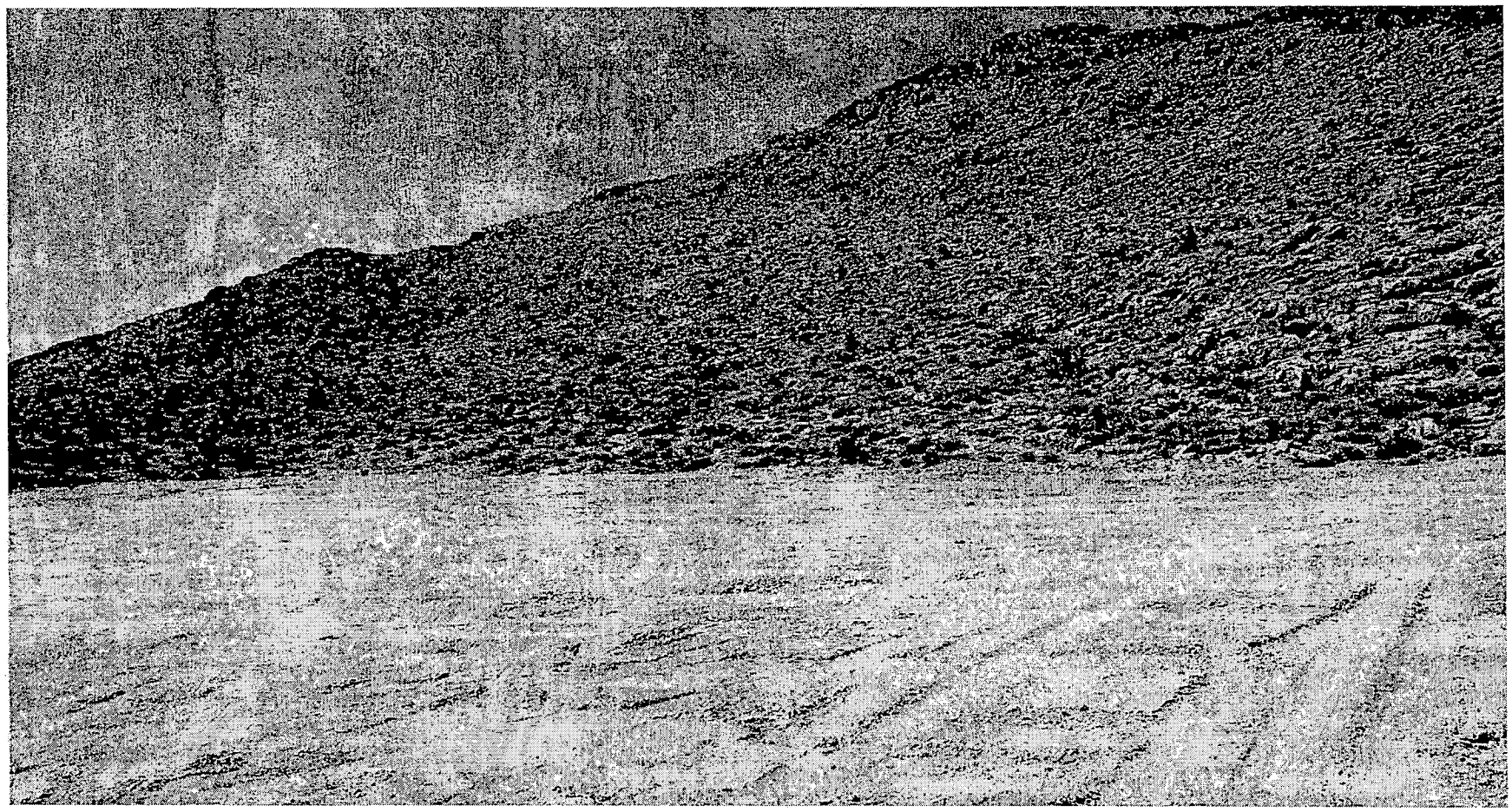
Clark County
Nevada

JoANN CROLLI
Notary Public State of Nevada
No. 02-79131-1
My appt. exp. Nov. 14, 2006



REZONING RELATED TO MOD-4236 - PUBLIC HEARING - ZON-4234 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE SOUTHEAST CORNER OF THE ALIGNMENTS OF GILMORE AVENUE AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



REZONING RELATED TO MOD-4236 - PUBLIC HEARING - ZON-4234 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE SOUTHEAST CORNER OF THE ALIGNMENTS OF GILMORE AVENUE AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 20.0 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN: 125-11-508-003), Ward 6 (Mack).

ABEY: 06/10/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

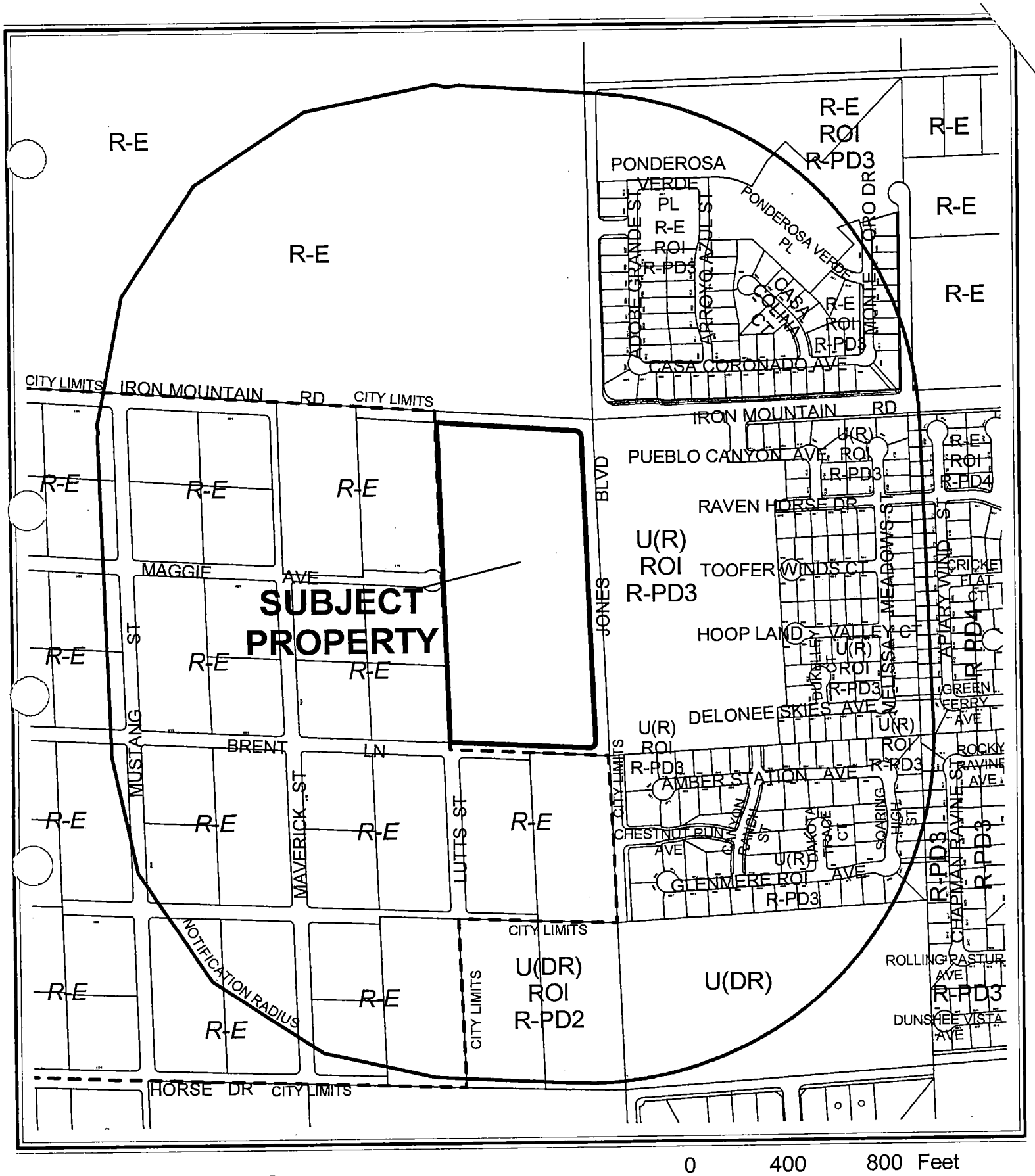
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)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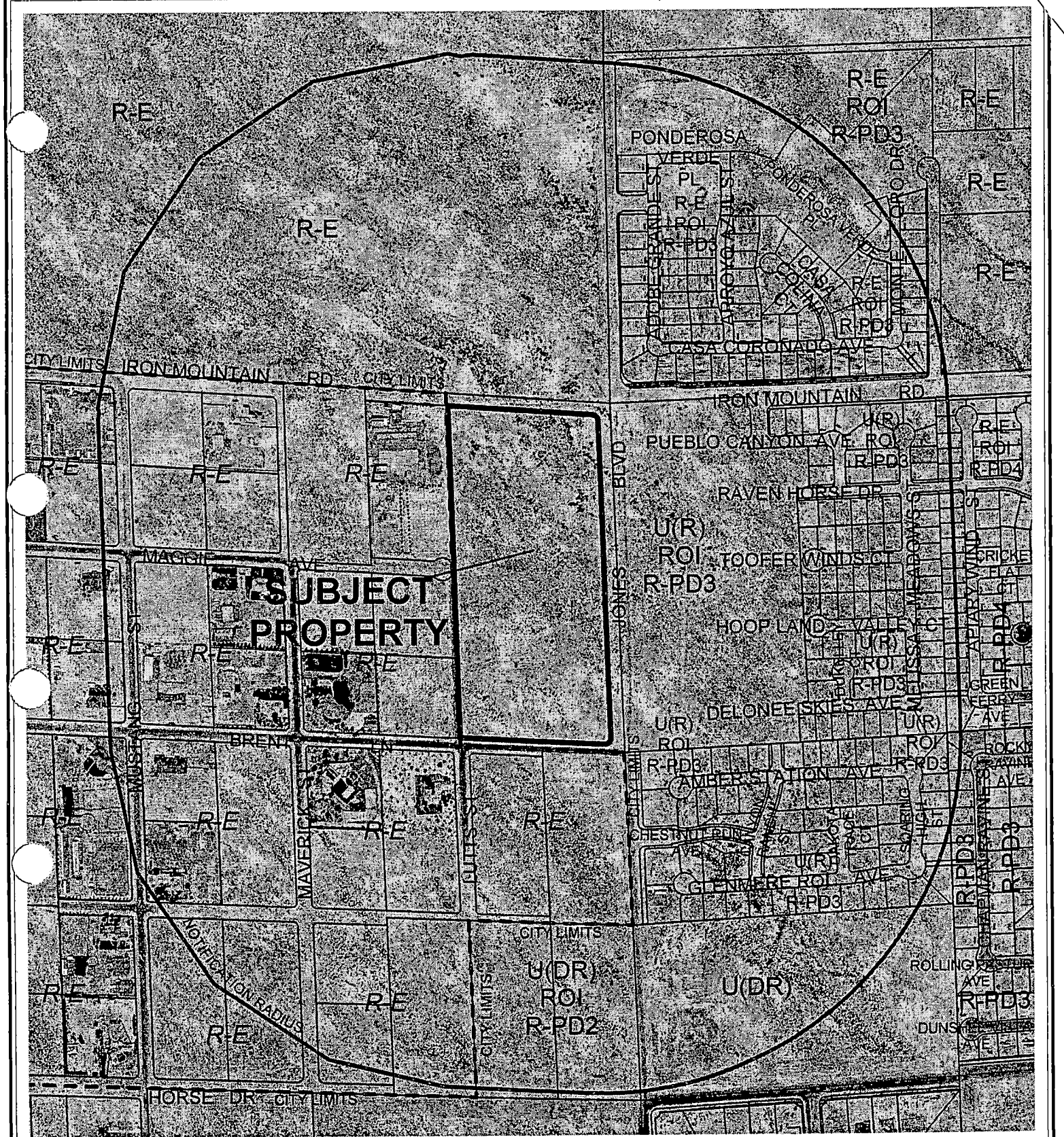


CASE: **ZON-4200**

RADIUS: 1400 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan (SDR-4198) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

Public Works

3. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Iron Mountain Road and Jones Boulevard prior to the issuance of any permits.

4. Construct half-street improvements including appropriate overpaving (if legally able, or able to obtain easements) on Jones Boulevard, Iron Mountain Road and Brent Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

5. The west half of Jones shall be constructed to a half width of 40 feet within the 50-foot half right-of-way. Landscape and maintain all unimproved right-of-way on Jones adjacent to this site. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

6. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for a Bureau of Land Management (BLM) application for Iron Mountain Road. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

7. Extend oversized public sewer in Jones Boulevard to the northern edge of this site and extend public sewer in Brent Lane to the western edge of this site in Brent Lane to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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 to rezone from R-E (Residence Estates) to R-PD2 (Residential Planned Development at two dwelling units per acre) on 18.2 acres located at the southwest corner of Iron Mountain Road and Jones Boulevard. An application for Site Development Review (SDR-4198) accompanies this application and is included on this agenda for consideration.

B) Applicant's Justification

In a letter included with the application, the applicant states the following:

> "The site is within a Desert Rural land use area which allows up to 2.49 dwelling units per acres. Therefore, the proposed R-PD2 zoning is within the allowable density category. Please note that the proposed lot count will yield 1.6 dwelling units per acre and is well beneath the allowable density."

BACKGROUND INFORMATION:

A) Previous and Current Actions

05/20/64 The Board of City Commissioners approved an Annexation request (A-0003-64).

05/13/04 The Planning Commission is to review an accompanying application (SDR-4198) in conjunction with this application.

B) Pre-Application Meeting

02/20/04 A pre-application meeting was held to discuss the requirements of the proposed R-PD2 zone, the submittal of a plan for Site Development Review, and the presence of a Residential Neighborhood Preservation Buffer within the southwest part of this area.

C) Neighborhood Meetings

No neighborhood meeting was required or held for this application.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres:	18.2
Net Acres:	14.2

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped and single-family residence

C) Planned Land Use

Subject Property:	DR (Desert Rural)
North:	PR-OS (Parks/Recreation/Open Space)
South:	County RE (Rural Estates) and RNP (Rural Neighborhood Preservation)
East:	R (Rural Density Residential)
West:	County RE (Rural Estates) and RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	County R-E (Rural Estates Residential)
East:	U (Undeveloped) under a Resolution of Intent to R-PD3 (Residential Planned Development at 3 dwelling units per acre)
West:	County R-E (Rural Estates Residential)

E) General Plan Compliance

The General Plan land use designation for the subject property is DR (Desert Rural), which allows a density of development of up to two dwelling units per acre. The density proposed in the subject development is 1.6 dwelling units per acre; therefore, the proposed development is consistent with the General Plan designation.

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

A Rural Preservation Neighborhood (RPN) Buffer is located within the extreme southwest corner of the site. By state enabling legislation, the residential density of development in a RPN Buffer may not exceed three dwelling units per acre, which is a greater density than proposed by this development. Regardless, the RPN legislation is due to lapse on 05/31/04, which date will be prior to final consideration of this application.

A multi-use transportation trail is required along the south side of Iron Mountain Road. The accompanying plan for Site Development Review (SDR-4198) shows compliance with the trail standards.

ANALYSIS:

A) Zoning Code Compliance

Development Standards for this proposal are addressed with the accompanying application for Site Development Review (SDR-4198) following this application.

B) General Analysis and Discussion

The applicant is proposing the development of a large-lot residential subdivision on the subject tract at an overall density of 1.6 dwelling units per acre. This proposed density is well within the density allowed by the existing zoning of R-E (Residence Estates). However, since some lots are less than the minimum lot size requirement permitted in the R-E zone, rezoning to an R-PD2 zone is necessary. The proposed Rezoning is acceptable, provided a Site Development Review is approved that limits the density of development to less that two dwelling units per acre.

FINDINGS:

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 General Plan designation of the subject property is DR (Desert Rural), which allows residential development at up to two dwelling units per acre. Since the proposed development has an overall density of less than two dwelling units per acre, it is in compliance 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."**

   The proposed zoning of the subject property to R-PD2 would permit up to 2.49 dwelling units per acre of residential development. The proposed development, however, has a density of 1.6 dwelling units per acre. A plan for Site Development Review (SDR-4198) has been submitted with this application, and it is recommended that this application be approved subject to approval of the application for Site Development Review.

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

   This criterion is not applicable, as the proposed rezoning and development does not increase the present density of development.

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

   Access to the property is adequate and provided by Iron Mountain Road a Primary Collector (80-foot) streets and Brent Lane, a local street.

NOTICES MAILED: **41 [Mailed with SDR-4198]**

APPROVALS: 0

PROTESTS: 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4200 APN: 125-11-508-003

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S. Development - Mickey Stratton

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: John Michael Stratton

Subscribed and sworn before me

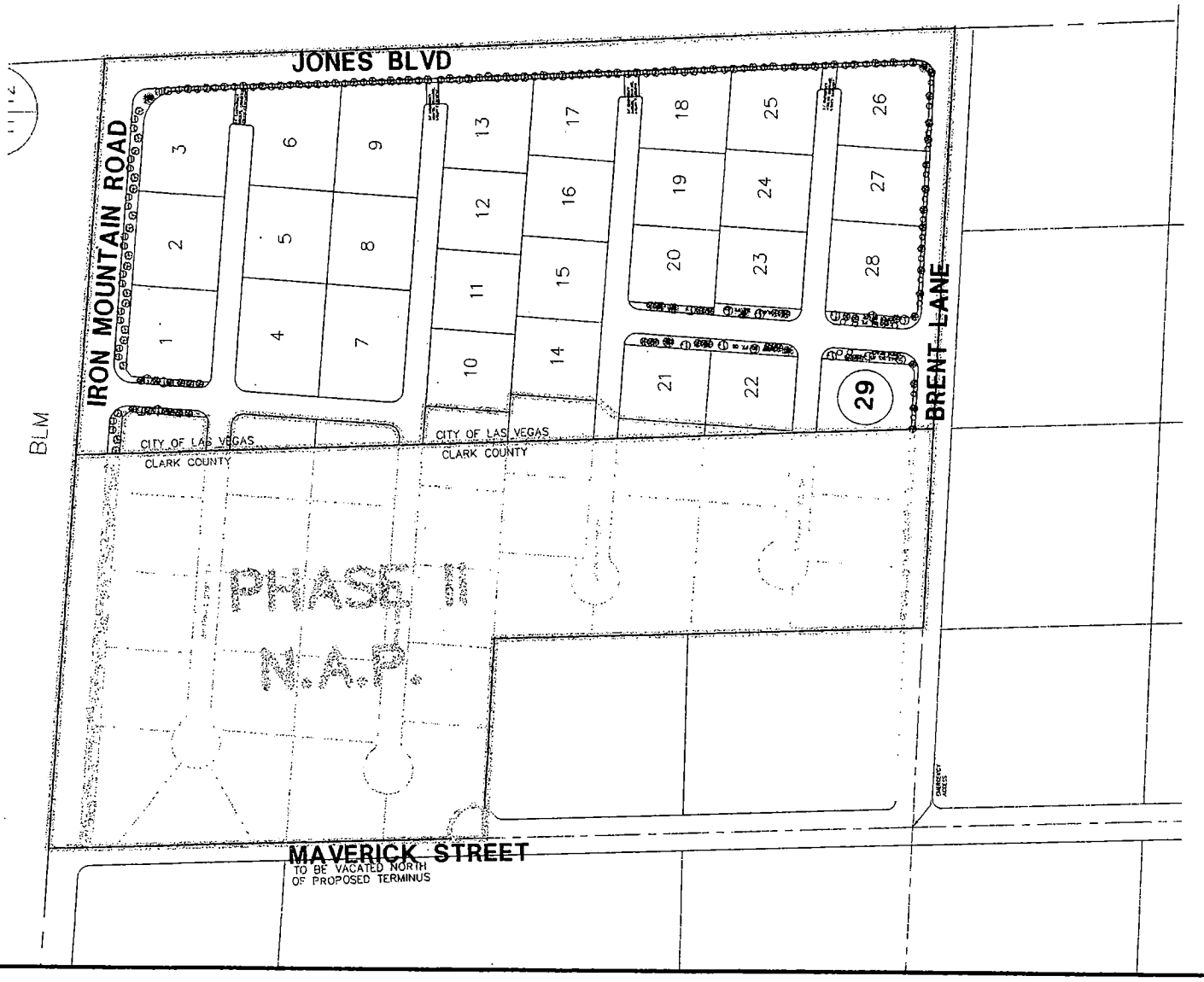
This 23rd day of February, 2004

[signature]

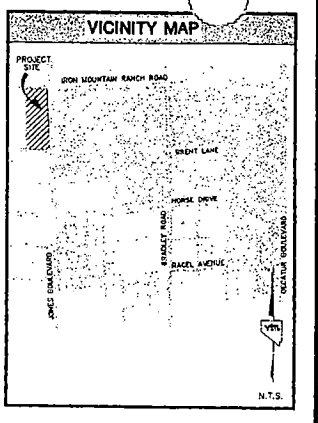
Notary Public in and for said County and State

MARY F. SMITH
Notary Public - Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2004

IRON MOUNTAIN RANCH VILLAGE 11



VICINITY MAP



SITE-DATA

REZONING APPLICATION:

APN NUMBER(S):	125-11-506-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	R-E
PROPOSED ZONING:	RPD-3

SITE DEVELOPMENT REVIEW APPLICATION (R-PD12):

APN NUMBERS:	125-11-506-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	RE
CURRENT USE:	VACANT
PROPOSED ZONING:	R-PD12
PROPOSED USE:	SFD RESIDENTIAL
CURRENT MASTER PLAN DESIGNATION:	DR (UP TO 3.5 DU/AC)

SITE CALCULATIONS

GROSS SITE AREA:	20 ACS.±
PROPOSED NUMBER OF UNITS:	29
PROPOSED DENSITY:	1.45 DU/AC

GRAPHIC SCALE

1" = 60'

OPEN SPACE SCHEDULE

REQUIRED:	.01*(1.45 * 1.83) * 20 ACRES .47 ACRES
PROVIDED:	
PARKS:	
DECORATIVE AMENITY EDGES:	13,839 SF
COUNTABLE EXTERIOR LANDSCAPING:	9,093 SF
TOTAL:	24,848 SF = .57 ACRES

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	6	24" BOX	VARIES	DATE PALM
	71	24" BOX	20 FEET	PURPLE LOCUST
	55	24" BOX	20 FEET	CHITALPA
	17	15 GALLON	VARIES	FLOWERING PLUM
	VARIES	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Chapter 19A (City of Las Vegas).
2. The proposed landscaping and plants are conceptual only, a revised Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
3. The number and types of plant may vary from that proposed conceptual plan.

CONCEPTUAL LANDSCAPE PLAN

STERLING S DEVELOPMENTS
CITY OF LAS VEGAS

QUARTERHORSE FALLS ESTATES
UNIT 4

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

REV	DATE	BY	REVISION

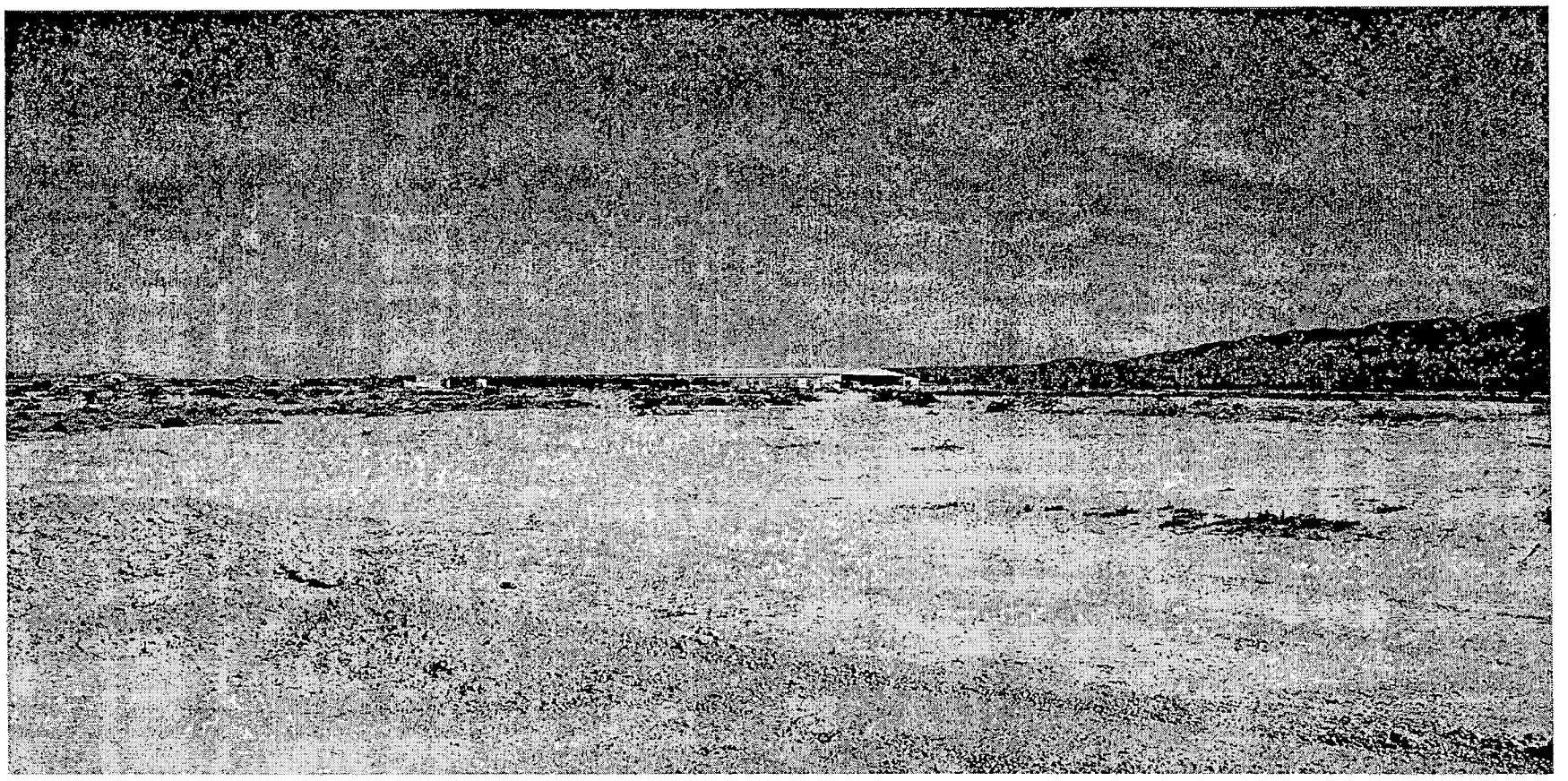
DRAWN BY: TJD 03/04
DESIGNED BY: BI 03/04
CHECKED BY: BI 03/04
PROJECT NO: 5382 SCALE: NO HORIZ. VERT.

SHEET LS-1
2 OF 2 SHEETS
DRAWING NO

ZON-4200
SDR-4198
05-13-04 PC

REZONING - PUBLIC HEARING - ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/26/04



REZONING - PUBLIC HEARING - ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
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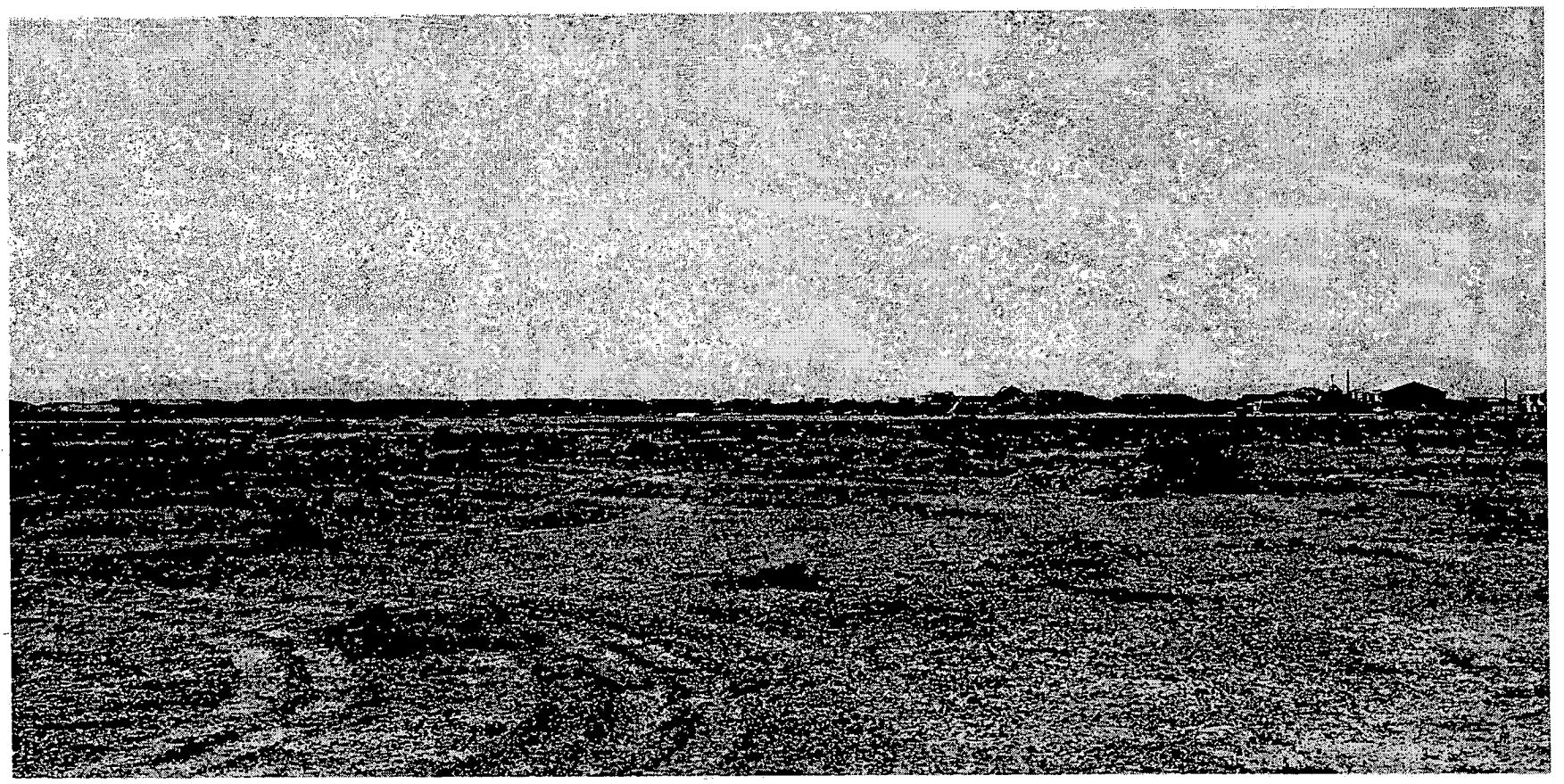

REZONING - PUBLIC HEARING - ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
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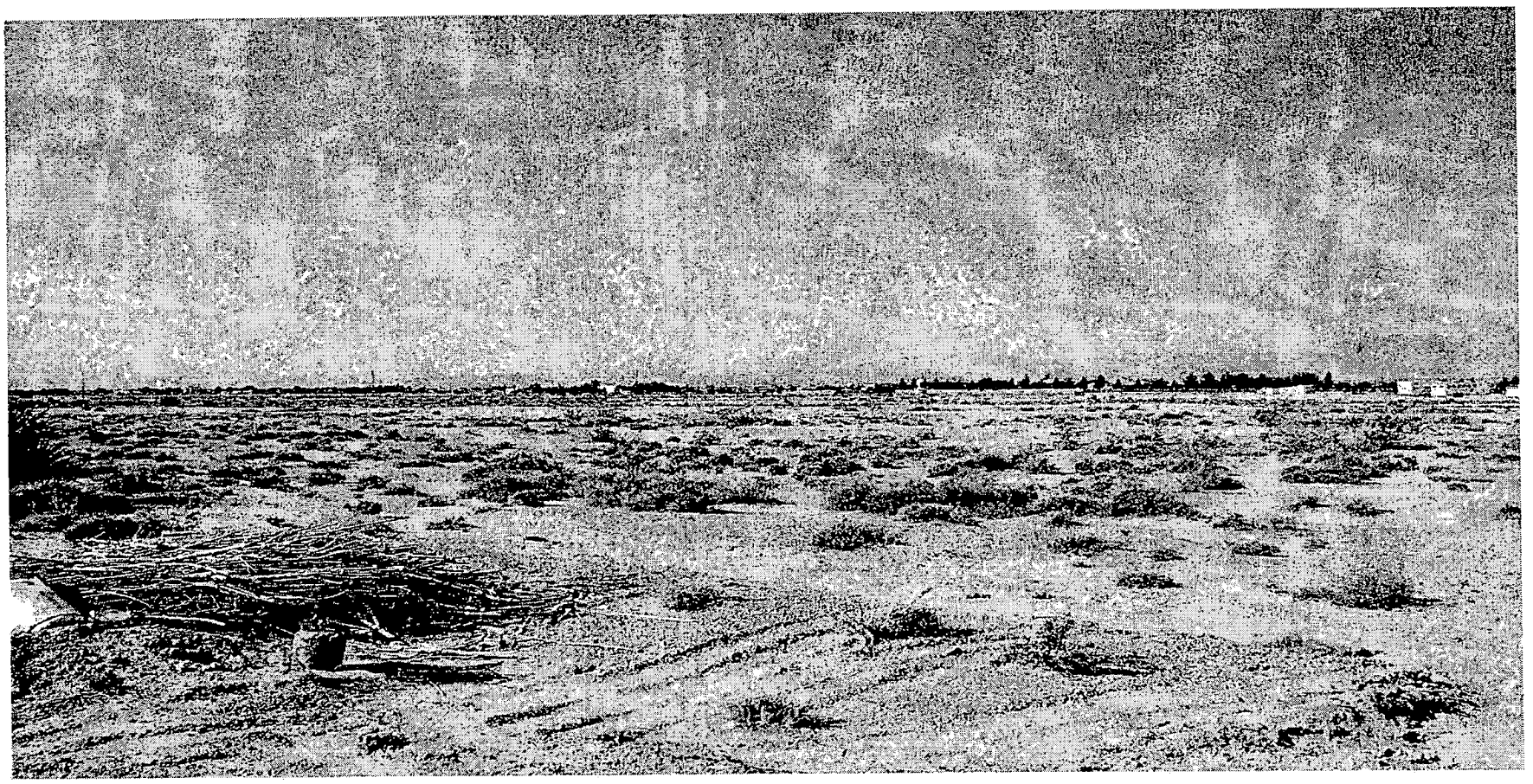
MAY 13, 2003 PLANNING COMMISSION

4/26/04



REZONING - PUBLIC HEARING - ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4200 - PUBLIC HEARING - SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.00 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN: 125-11-508-003), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

ABEY: 06/10/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

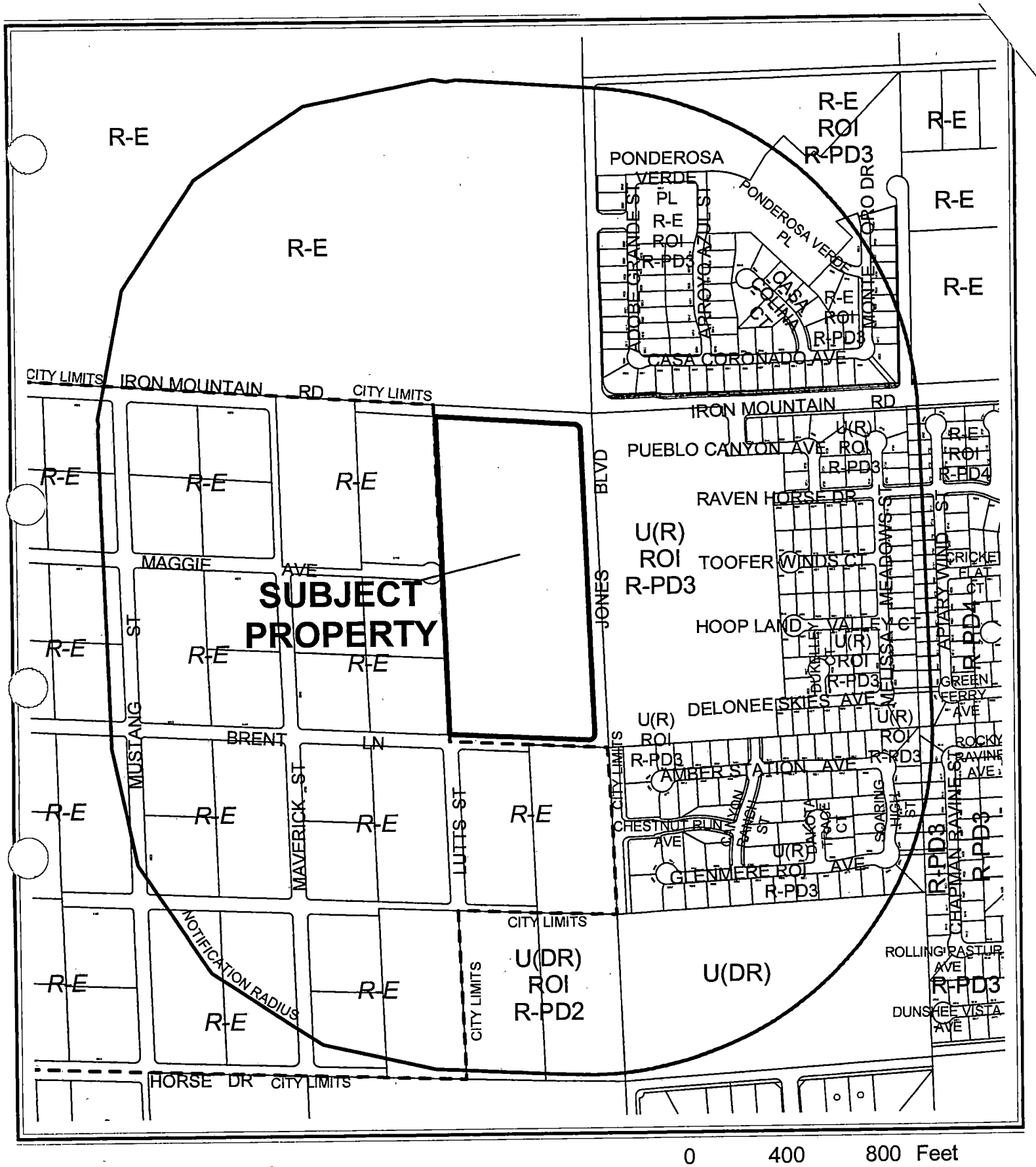
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)


R-E
R-E
R-E

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-4200) to an R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped April 29, 2004, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum lot size of 18,000 square feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage and 16 feet to the front of the house as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit and shall be revised and approved by Planning and Development Department staff, prior to the issuance of 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.

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

8. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

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

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

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

Public Works

14. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

15. 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.

16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4200 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST:

A) Action Requested

This application is a request for a Site Development Plan Review for a 29-lot residential development (Quarterhorse Falls Estates) on 18.2 acres located at the southwest corner Iron Mountain Road and Jones Boulevard.

B) Applicant's Justification

In a letter included with the application, the applicant states the following:

> "The subject area is located between the Iron Mountain Ranch Master Planned Community to the east and a Clark County Rural Neighborhood preservation district to the west. As a result, the site was designed to accommodate the surrounding densities. As such, the larger lots are located around the perimeter of the site to be compatible with the 20,000-acre lots that border the Iron Mountain Ranch R-PD3 site. All lots have a North/South to minimize lot count along the perimeter of the site and to comply with the 20/20 Conservation Element. The minimum lot size is 18,000 square feet; and the density and character of the proposed project is appropriate for the Interlocal RNP buffer area....The variety of lot sizes, shapes and housing upgrades will offer a varied street scene that will preserve the custom/rural feel of the surrounding area."

BACKGROUND INFORMATION:

A) Previous and Current Actions

05/20/64 The Board of City Commissioners approved an Annexation request (A-0003-64).

05/13/04 The Planning Commission is to review an accompanying application (ZON-4200) in conjunction with this application.

B) Pre-Application Meeting

02/20/04 A pre-application meeting was held to discuss the need for a proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zone and plan for Site Development Review and the presence of the RNP Buffer within the southwest part of this area.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres:	18.2
Net Acres:	14.2

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped and single-family residence

C) Planned Land Use

Subject Property:	DR (Desert Rural)
North:	PR-OS (Parks/Recreation/Open Space)
South:	County R-E (Rural Estates Residential) and RNP (Rural Neighborhood Preservation)
East:	R (Rural Density Residential)
West:	County R-E (Rural Estates Residential) and RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	County R-E (Rural Estates Residential)
East:	U (Undeveloped) under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
West:	County R-E (Rural Estates Residential)

E) General Plan Compliance

The site is located within Centennial Hills Sector. Map of the General Plan. The Centennial Hills Sector Plan of the General Plan designates the area of the subject site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities." The plan goes on to say: "This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is significantly below the upper end of the density range allowed under this land use designation, having 1.6 dwelling units per acre.

ANALYSIS:

A) Zoning Code Compliance

A1) Development Standards

The Site Development Plan establishes the Development Standards within an R-PD District. The Site Development Plan proposes 29 single-family lots ranging in size from 18,000 square feet and above. The overall net average lot size is 21,329 square feet. The following table shows a comparison between the setbacks and standards currently in place on the site under the existing R-E (Residence Estate) District, with the standards that would be imposed through the proposed Site Development Plan under the proposed R-PD2 District:

Standards	R-E District	Proposed Site Plan
Min. Lot Size	20,000 s.f.	18,000 s.f.
Min. Lot Width	100 feet	N/A
Min. Setbacks		
• Front	50 feet	20 feet (garage) 16 feet (house)
• Side	10 feet	5 feet
• Corner	15 feet	5 feet
• Rear	35 feet	20 feet
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet

The proposed development complies with the standards of the proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) District.

A2) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Perimeter Landscaping	1 - 24" box tree/20 linear feet of gross perimeter frontage (1,760 lineal feet of frontage) plus one tree	88 Trees	114 Trees

The perimeter landscaping meets the minimum perimeter-landscaping requirement.

In R-PD Districts, pursuant to Title 19.06.040, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
18.2 acres	1.6	1.65	2.6 %	.47 acres	5.3 %	.96 acres

The proposal exceeds the requirement for Open Space in the Zoning Code.

B) General Analysis Discussion

This application meets all the requirements of the existing General Plan designation and falls within the density scope of the proposed rezoning (1.6 dwelling units per acre compared to 2.49). Development of this 18.2-acre site with lots that will exceed 18,000 square feet in size would not have an impact on surrounding County lands, which have a minimum lot size requirement of 20,000 square feet. From the standpoint of the proposal as an R-PD development, the project provides a sufficient amount of open space.

FINDINGS:

To approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19.18.050, the Planning Commission and City Council must affirm all of the following:

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

   The proposed residential development on the subject site exceeds what could be developed under the existing R-E (Residence Estates) zoning district. The development, therefore, should be compatible with comparable developments in the vicinity.

2. **"The proposed development is consistent with the General Plan, Las Vegas Municipal Code 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 as well as Title 19 and other standards.

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

   The subject site has access to Iron Mountain Road and Brent Lane, a local street. Iron Mountain Road is designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. These roads will be adequate to meet the requirements of the proposed development.

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

   The building and landscape materials are appropriate for this type of development.

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 development will be typical of single-family residential developments and compatible with surrounding development.

6. **"Appropriate measures 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 41 [Mailed with ZON-4200]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4198 APN: 125-11-508-003

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S. Development - Mickey Stratton

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: John Michael Stratton

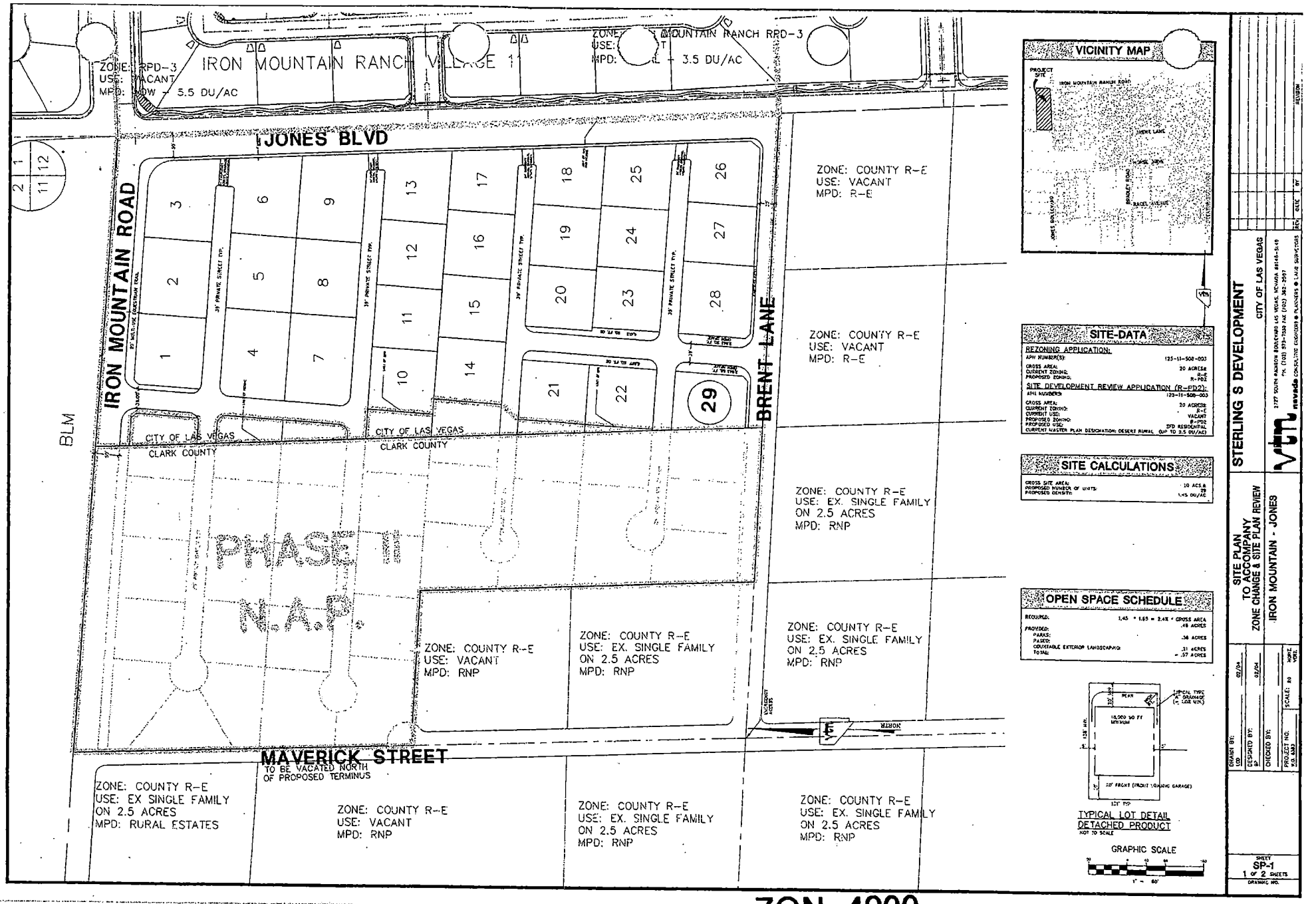
Print Name: John Michael Stratton

Subscribed and sworn before me

This 23rd day of February, 2004

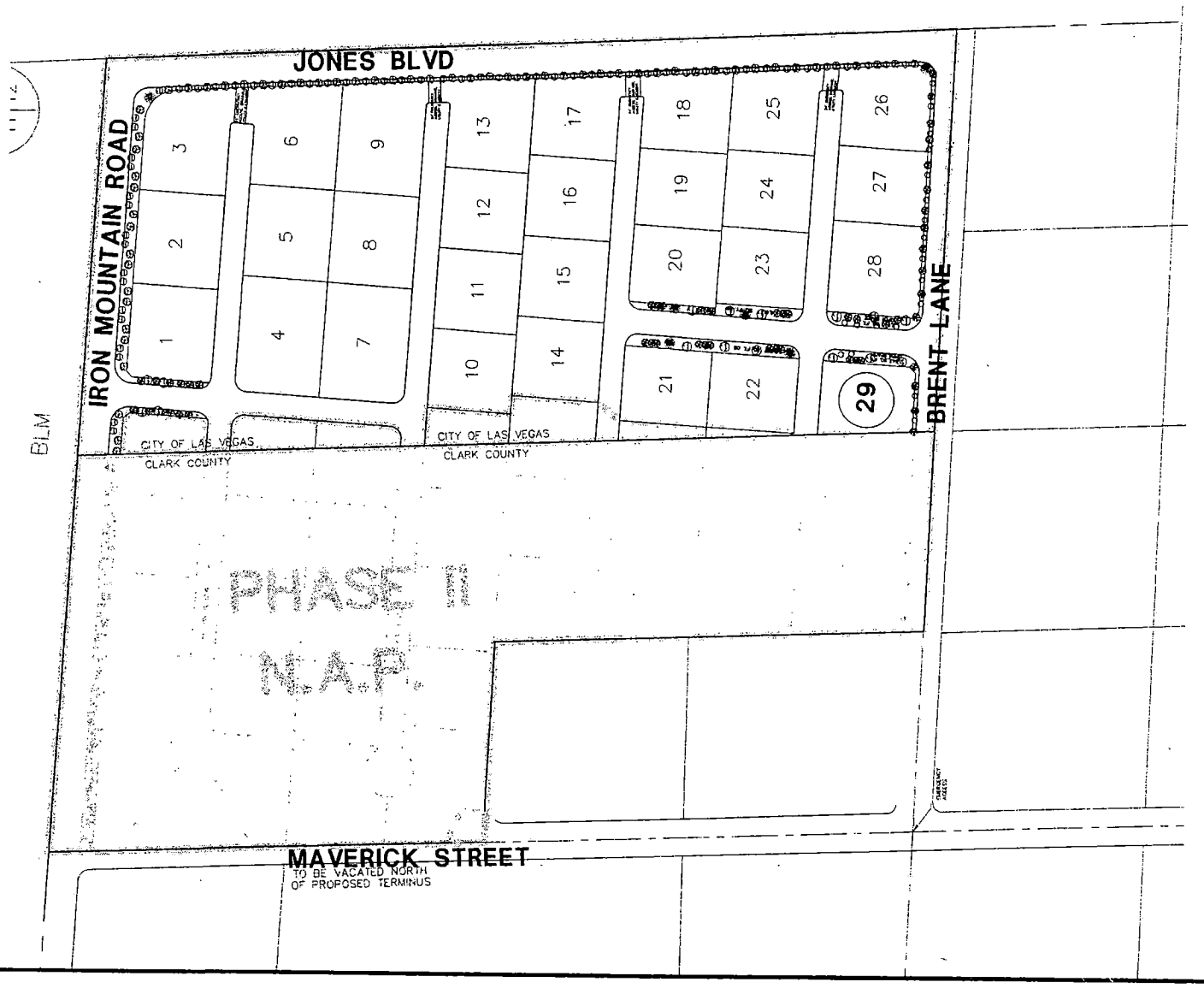
Notary Public in and for said County and State

MARY E. SMITH
Notary Public - Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2004

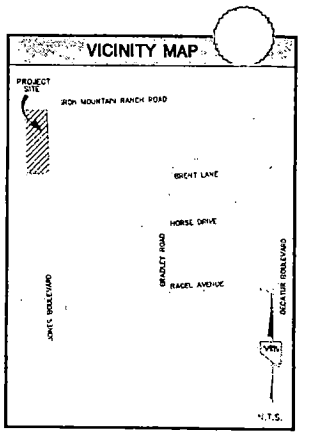


ZON-4200
SDR-4198
05-13-04 PC

IRON MOUNTAIN RANCH VILLAGE 11



VICINITY MAP



SITE-DATA

REZONING APPLICATION:

APN NUMBER(S):	125-11-508-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	R-E
PROPOSED ZONING:	RPD-2

SITE DEVELOPMENT REVIEW APPLICATION (R-PD12):

APN NUMBER(S):	125-11-508-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	R-E
CURRENT USE:	VACANT
PROPOSED ZONING:	R-PD12
PROPOSED USE:	SFD RESIDENTIAL
CURRENT MASTER PLAN DESIGNATION:	SR (UP TO 2.5 DU/AC)

SITE CALCULATIONS

GROSS SITE AREA:	20 ACS.±
PROPOSED NUMBER OF UNITS:	29
PROPOSED DENSITY:	1.45 DU/AC

NORTH

GRAPHIC SCALE

1" = 80'

OPEN SPACE SCHEDULE

REQUIRED:	.01*(1.45 * 1,651 * 20 ACRES .47 ACRES
PROVIDED:	
PARKS:	
DECORATIVE AMENITY ZONES:	15,636 SF
COUNTABLE EXTERIOR LANDSCAPING:	9,012 SF
TOTAL:	24,648 SF = .57 ACRES

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	6	24" BOX	VARIES	DATE PALM
	71	24" BOX	20 FEET	PURPLE LOCUST
	55	24" BOX	20 FEET	CHITALPA
	17	15 GALLON	VARIES	FLOWERING PLUM
	VARIES	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Chapter 19A City of Las Vegas.
2. The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
3. The number and types of plant may vary from the proposed conceptual plan

CONCEPTUAL LANDSCAPE PLAN

QUARTERHORSE FALLS ESTATES
UNIT 4

STERLING S DEVELOPMENTS
CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-3500 FAX (702) 362-2237
nevada CIVIL/SURVEY CONSULTANTS ● PLANNERS ● LAND SURVEYORS

REV	DATE	BY	REVISION

DRAWN BY: SD 03/04
DESIGNED BY: BI 03/04
CHECKED BY: BI 03/04
PROJECT NO: 4040
SCALE: NO HORIZ. VERT.

SHEET
LS-1
2 OF 2 SHEETS
DRAWING NO

H:\SITE\PLANNING\SP-04030419.DWG

ZON-4200
SDR-4198
05-13-04 PC

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-602-001, 003 thru 011), Ward 6 (Mack).

ABEY: 06/10/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

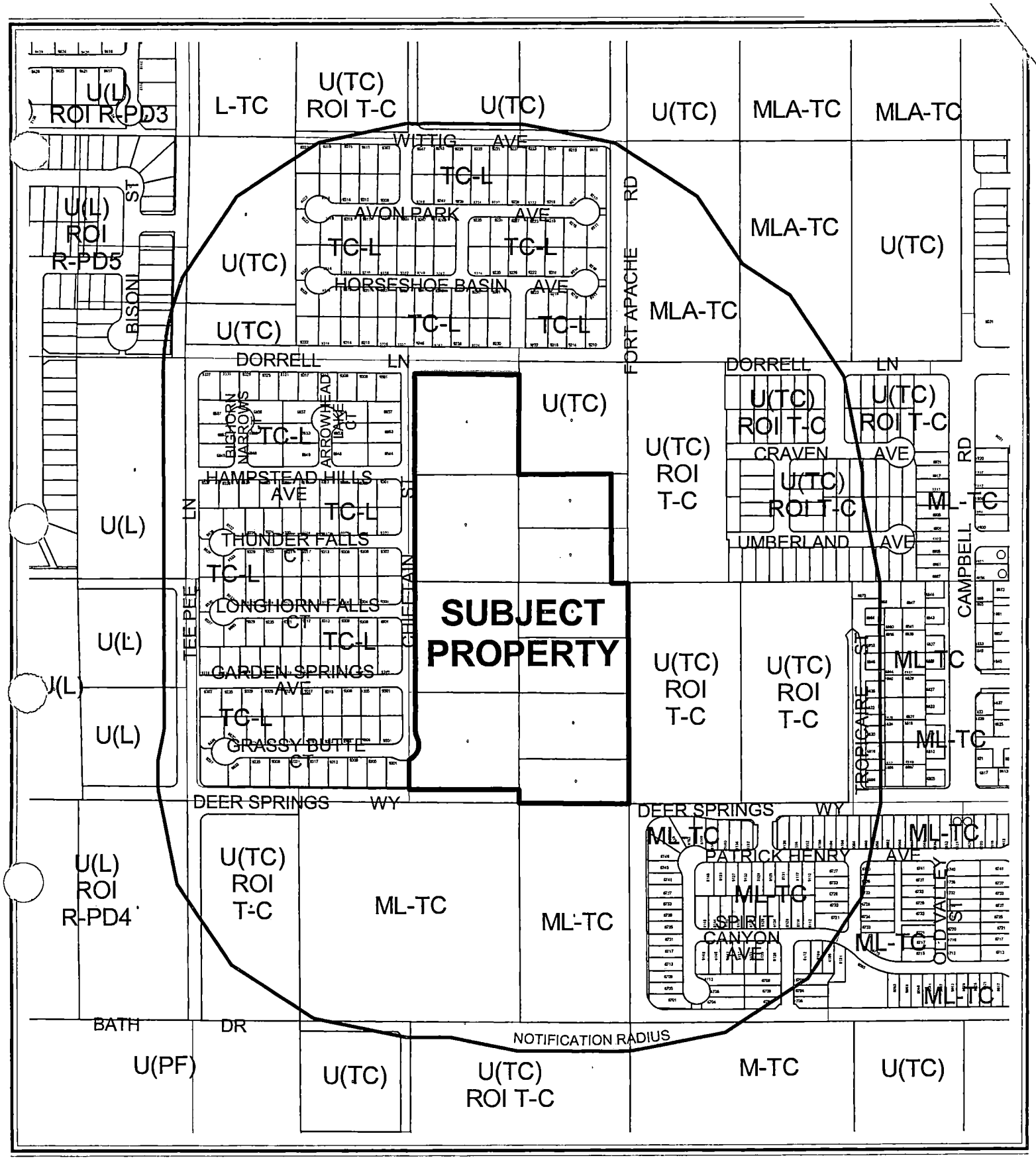
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)



0 300 600 Feet

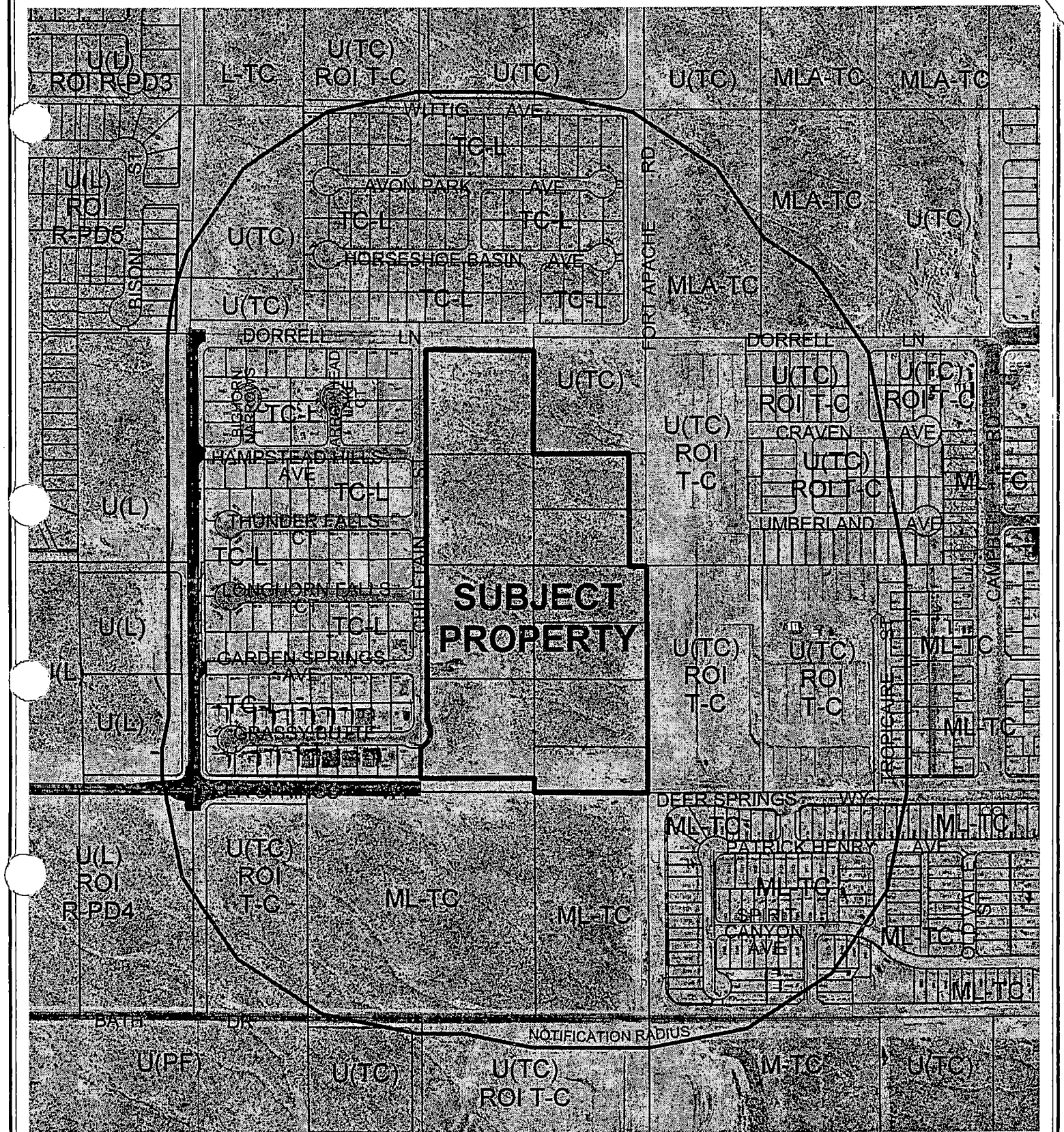
CASE: **ZON-4216**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

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

N



CASE: **ZON-4216**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Site Development Plan Review (SDR-4220) and Vacation (VAC-4218) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way where no right-of-way currently exists, 50 feet for Fort Apache Road where no right-of-way currently exists and a 54-foot radius corner at the northwest corner of Fort Apache Road and Deer Springs Way. Additional dedications in accordance with Standard Drawing #234.1 or #234.3 for a bus stop turn out shall also be provided on Deer Springs Way.

4. Construct half-street improvements on Dorrell Lane and Fort Apache Road adjacent to this site and construct half-street improvements including appropriate overpaving (if legally able) on Deer Springs Way adjacent to this site concurrent with development. Also, construct all incomplete half-street improvements on Chieftain Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within unimproved public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. 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.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) and from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) to T-C (Town Center), on approximately 17.66 acres located at the northwest corner of Deer Springs Way and Fort Apache Road. Companion applications for a Site Development Plan Review for 92 single-family lots (SDR-4220) and a Vacation of Government Patent Easements (VAC-4218) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Rezoning will implement Centennial Hills Town Center policy to have all land in the Town Center area zoned as T-C (Town Center).

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission recommended approval on 03/25/99. Staff had recommended approval.

07/05/01 The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including a portion of the subject site. Staff had recommended approval. The Planning Commission recommended approval of all applications on 05/24/01.

02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site.

GL

The Planning Commission recommended approval on 10/24/02. The effective date was 02/14/03. Staff had recommended approval.

05/13/03 The Planning Commission will consider companion applications for a Vacation of Government Patent Easements (VAC-4218) and a Site Development Plan Review for 92 single-family lots (SDR-4220) on the subject site concurrently with this request.

B) Pre-Application Meeting

03/15/04 At the pre-application meeting, three sites, including this site, which form part of the Pardee Homes Town Center assemblage, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	17.66
Net Acres:	12.18

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L-TC (Low Density Residential - Town Center)
North:	L-TC (Low Density Residential - Town Center)and MLA-TC
South:	L-TC (Low Density Residential - Town Center)
East:	ML-TC (Medium-Low Density Residential - Town Center)
West:	L-TC (Low Density Residential - Town Center)

GL

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density Residential - Town Center). This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes as well as more imaginative residential development which puts an emphasis on common open space. Local supporting uses are also allowed. The request for T-C (Town Center) zoning conforms to the L-TC (Low Density Residential - Town Center) special land use designation.

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

Trails – There are three trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. One is a Primary Arterial Trail along Fort Apache Road to the east of the site, and a second is a Town Center Arterial Trail along Deer Springs Way to the south of the site. The third is the Town Center Collector Trail required along Dorrell Lane to the north of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets. Additionally, Map 6 also calls for a Multi-Use Transportation Trail along the west side of Fort Apache Road, adjacent to the site, which is a wider section than the Primary Arterial Trail on the east side of the street. The site plan, as proposed, meets these trails standards.

GL

Fort Apache Road, on the east boundary of the site, will be developed as a Town Center Primary Arterial (100 feet), which also has a 15-foot median. The street section shown on the site plan does not identify this median. A condition of approval in the companion Site Development Plan Review will require that this improvement will need to be reflected on the proposed site plan.

FINDINGS

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

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

   The subject site is designated L-TC (Low Density Residential - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The requested Rezoning to T-C (Town Center) is consistent with this land use designation.

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

   The proposed T-C (Town Center) zoning district allows for a wide range of uses, including the proposed residential development on the subject site. The density of the proposed use, as indicated in companion Site Development Plan Review (SDR-4220) is within the stated density range of the current L-TC (Low Density Residential - Town Center) land use designation. The proposed development will be consistent with the density of the adjacent single-family residential development to the north, and is consistent with the L-TC designation that applies to surrounding undeveloped properties.

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

   The proposed Rezoning will facilitate the development of low-density residential uses within the portion of the Town Center area designated for such 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 adjacent to Deer Springs Way (a Town Center Arterial [80-foot]/ Secondary Collector) to the south, and to Fort Apache Road (a Town Center Primary [100-foot] Arterial) to the east. Dorrell Lane, a Town Center Residential Collector, is located to the north of the site. These streets will be adequate to provide access to the subject site for the density of development that will be allowed under the proposed T-C (Town Center) zoning district.

NOTICES MAILED **62 [Mailed with SDR-4220 & VAC-4218]**

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4216 APN: 125-19-602-001, 003 thru 011

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____Yes X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

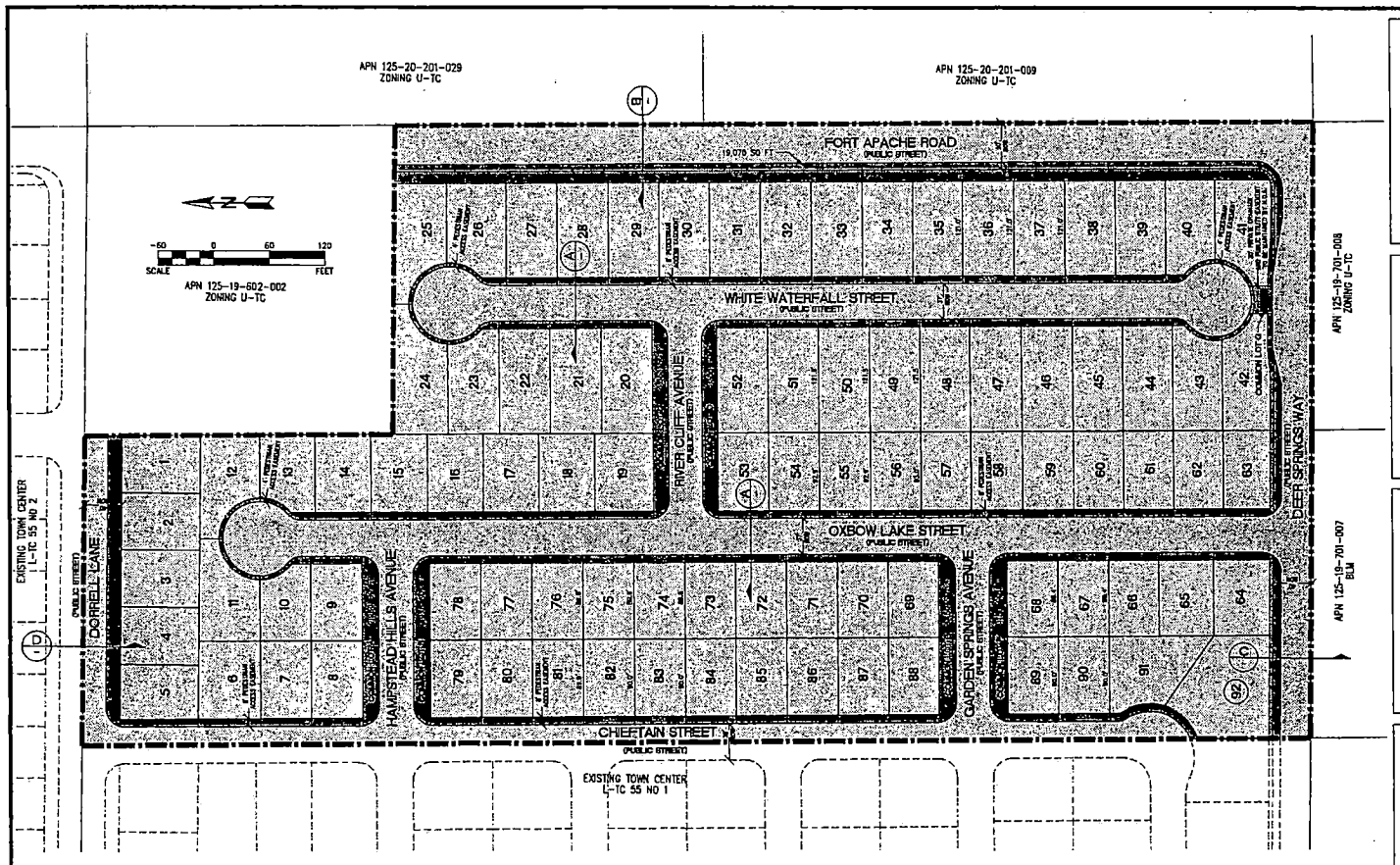
Subscribed and sworn before me

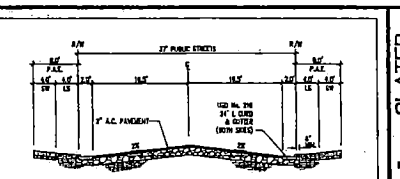
This 18 day of March, 2004

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

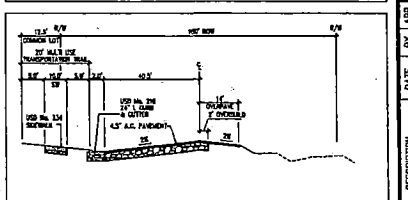
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

5-13-04 PC
ZON-4216

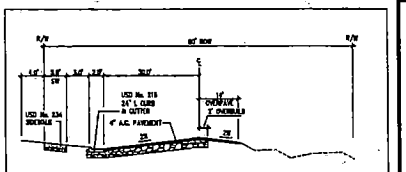




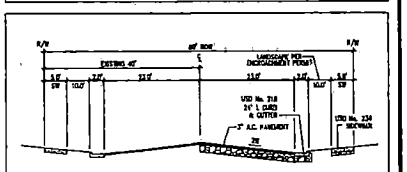
A 37' PUBLIC STREET SECTION
NOT TO SCALE
(INTERIOR STREETS - FINAL GRADE)



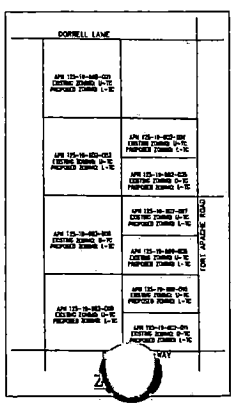
B 100' STREET SECTION
NOT TO SCALE
PUBLIC STREET
FORT APACHE LANE



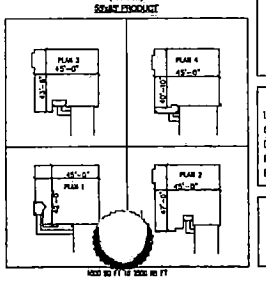
C 80' STREET SECTION
NOT TO SCALE
PUBLIC STREET
DEER SPRINGS WAY



D 80' STREET SECTION
NOT TO SCALE
PUBLIC STREET
DORRELL LANE



TYPICAL FOOTPRINTS
(MAY VARY)
SQUARE FOOTAGE



MINIMUM SETBACKS		
FRONT	10'	FRONT OF HOUSE
FRONT	22'	FACE OF GARAGE.
BACK	15'	
SIDE	5'	
CORNER	10'	

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	92
GROSS ACREAGE	17.66
DENSITY	5.21 DU/AC
PROVIDED OPEN SPACE	0.89 AC (38,768 SQ FT)
REQUIRED OPEN SPACE	0.88 AC (38,332 SQ FT)

FLOOR AREA RATIO
PLAN 1 - 0.31:1
PLAN 2 - 0.34:1
PLAN 3 - 0.62:1
PLAN 4 - 0.64:1

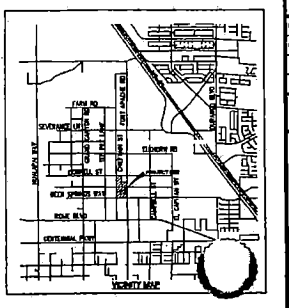
LEGEND

LOTS (55' x 85')

LANDSCAPE AREAS INCLUDING SIDEWALK

STREETS

NOTE
SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNATE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. JAYVILLE STREET #16, LAS VEGAS, NV 89118
PHONE: (702) 364-2300 FAX: (702) 364-2339

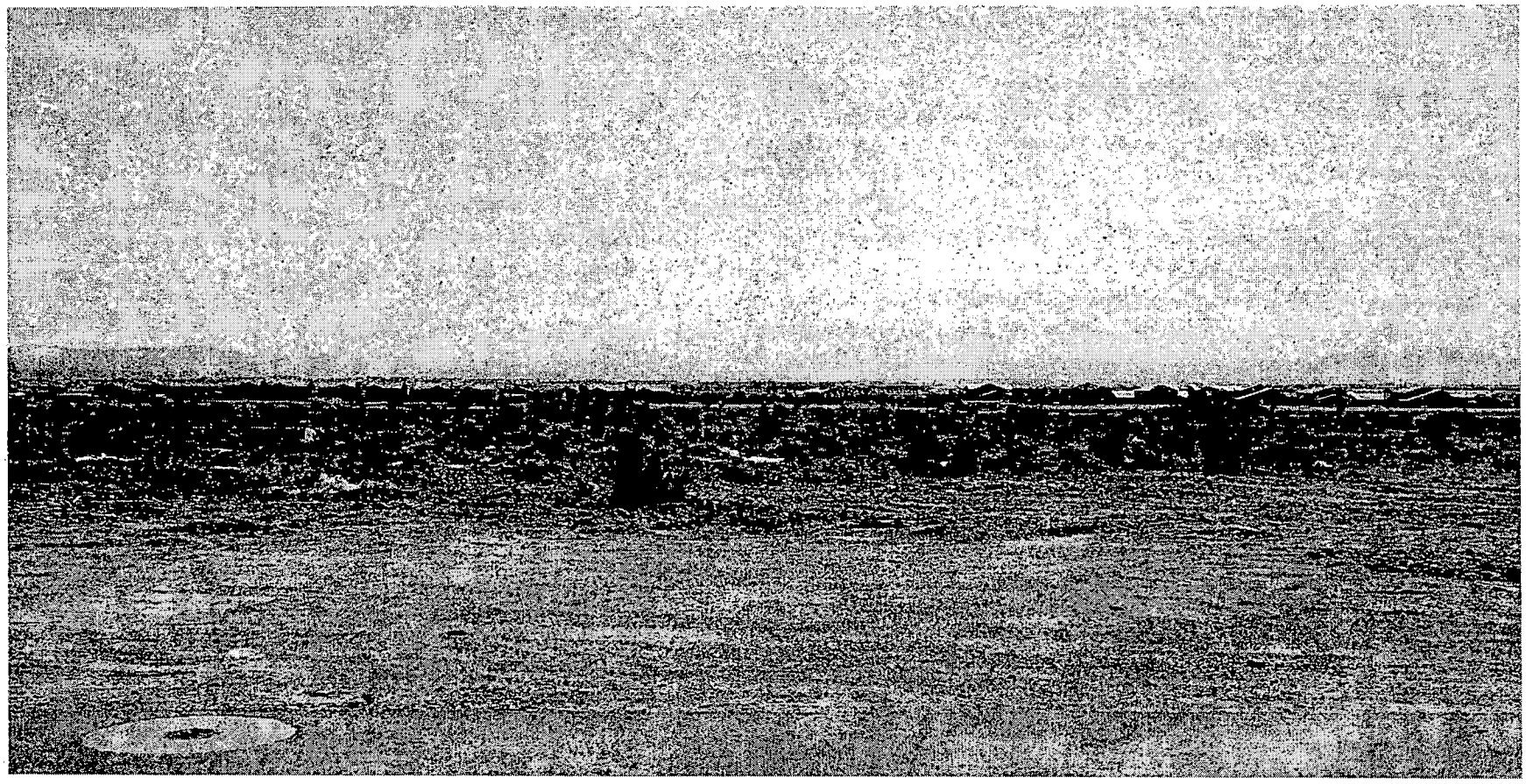
NO.	DESCRIPTION	DATE	BY	APP.

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 55 NO. 4
SITE PLAN

DATE: 3/15/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-006

C-1
SHEET 1 OF 1



VACATION RELATED TO ZON-4216 - PUBLIC HEARING - VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
VACATION RELATED TO ZON-4216 - PUBLIC HEARING - VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate U.S. Government Patent Easements generally located south of Dorrell Lane, west of Chieftain Street, Ward 6 (Mack).

ABEY: 06/10/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

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MINUTES:
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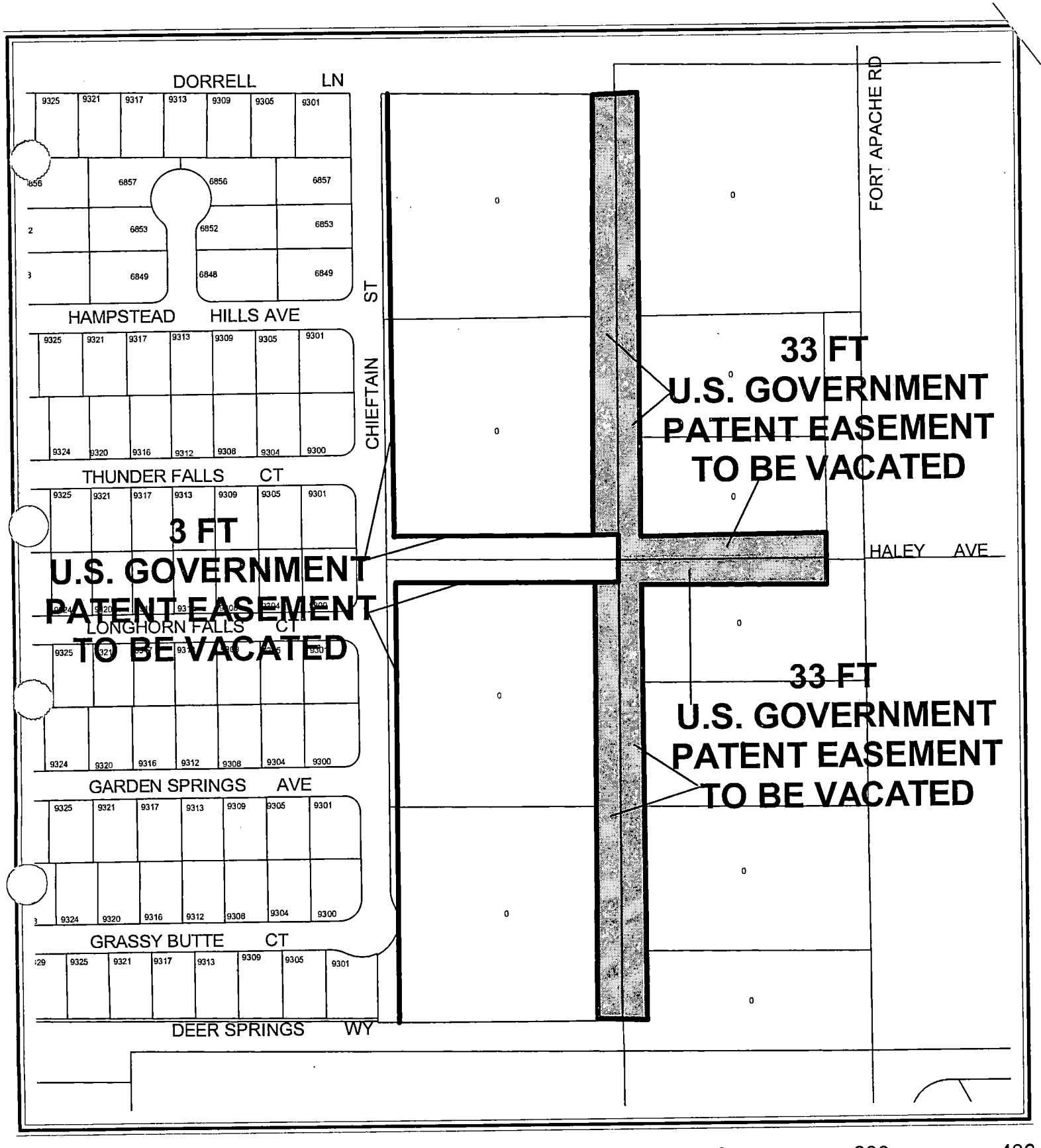
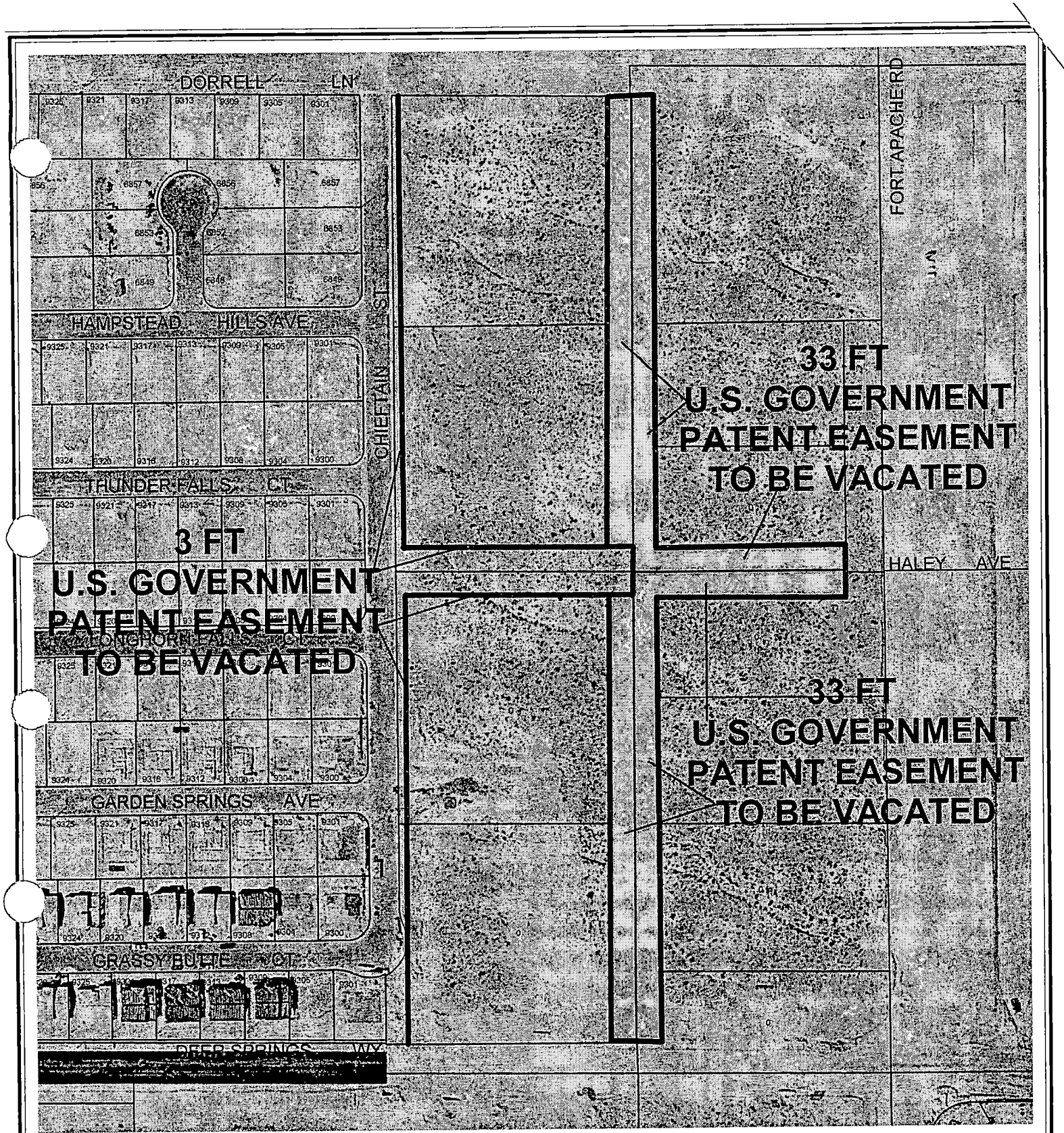


CASE: VAC-4218



0 200 400

CASE: **VAC-4218**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations; the vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works with Rezoning application ZON-4216.

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

3. 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.

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

5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

7. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4216, Site Development Plan Review SDR-4220 and all other applicable site-related actions.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate U. S. Government Patent Easements generally located south of Dorrell Lane, west of Chieftain Street.

B) Applicant's Justification

The applicant's justification letter states that the adjacent parcel is proposed to be developed as a 92-lot single-family residential development.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.

07/05/01 The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including a portion of the subject site. The Planning Commission and staff recommended approval of all applications on 05/24/01.

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

05/13/03 The Planning Commission will consider companion applications for a Rezoning (ZON-4216) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) and from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) to T-C (Town Center) and a Site Development Plan Review for 92 single-family lots (SDR-4220) on the subject site concurrently with this request.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the East Half (E½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 19, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U.S. Government Patent Reservations because they are no longer needed in their current configuration. This will allow the development of the single-family subdivision on this site. This request is appropriate, as the subject grant is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located north of Deer Springs Way, west of Fort Apache Road.

NOTICES MAILED 6

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4218 APN: 125-19-602-001, 003 thru 011

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

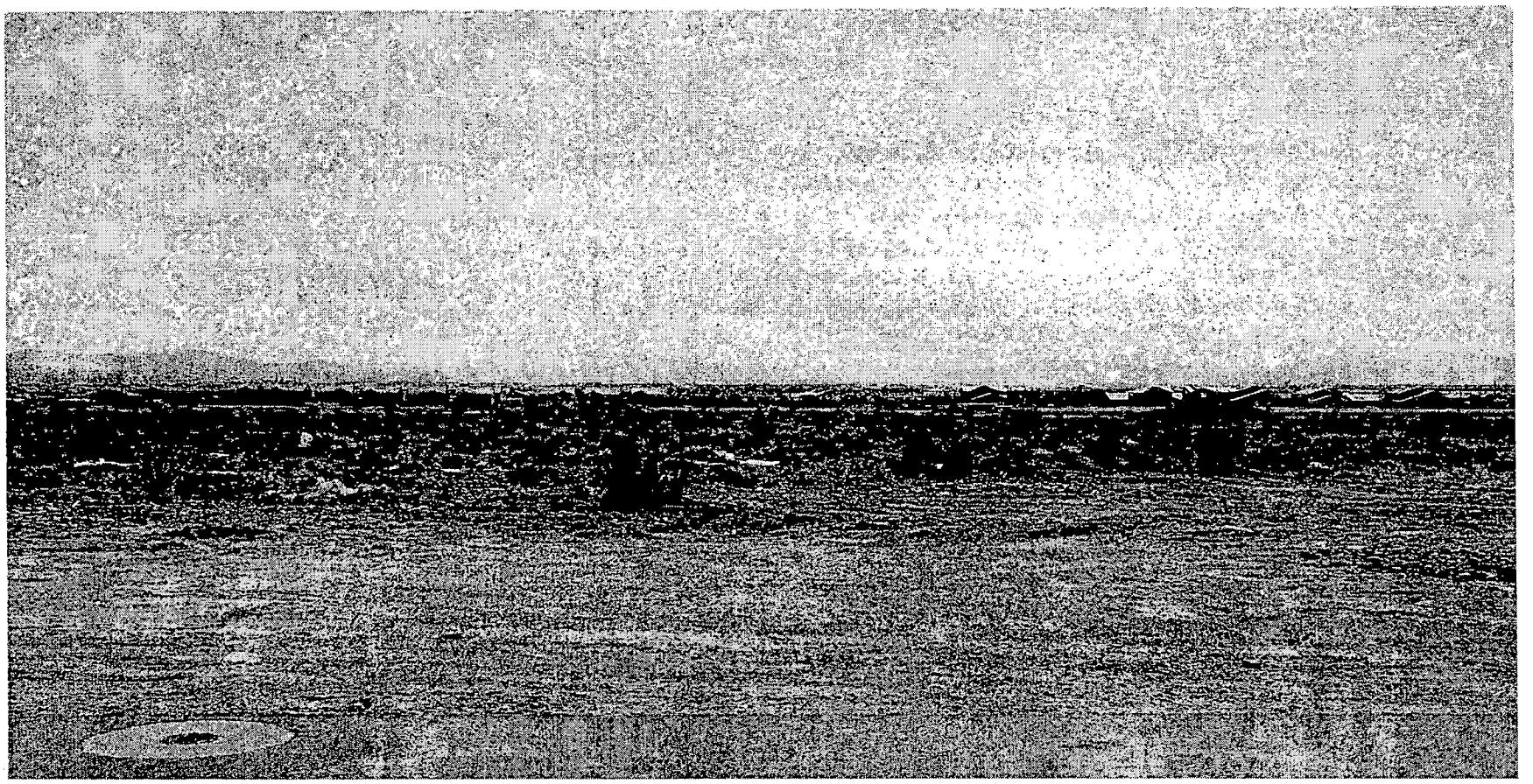
Subscribed and sworn before me

This 18 day of March, 2004

Kathleen Fallon

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

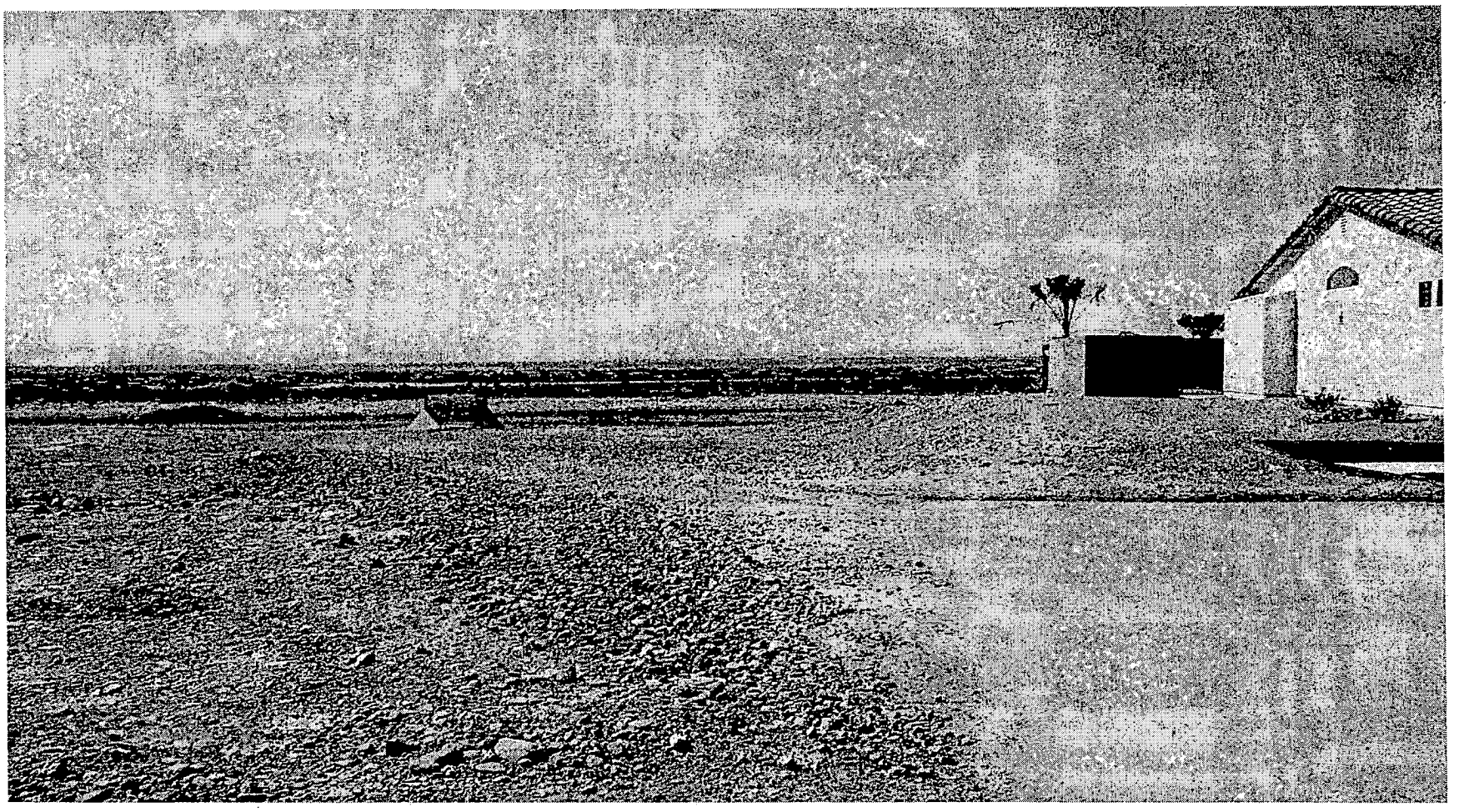


VACATION RELATED TO ZON-4216 - PUBLIC HEARING - VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
MAY 13, 2003 PLANNING COMMISSION

4/26/04

VACATION RELATED TO ZON-4216 - PUBLIC HEARING - VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
MAY 13, 2003 PLANNING COMMISSION

4/26/04



VACATION RELATED TO ZON-4216 - PUBLIC HEARING - VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4216 AND VAC-4218 - PUBLIC HEARING - SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 92-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-602-001, 003 thru 011), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

ABEY: 06/10/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

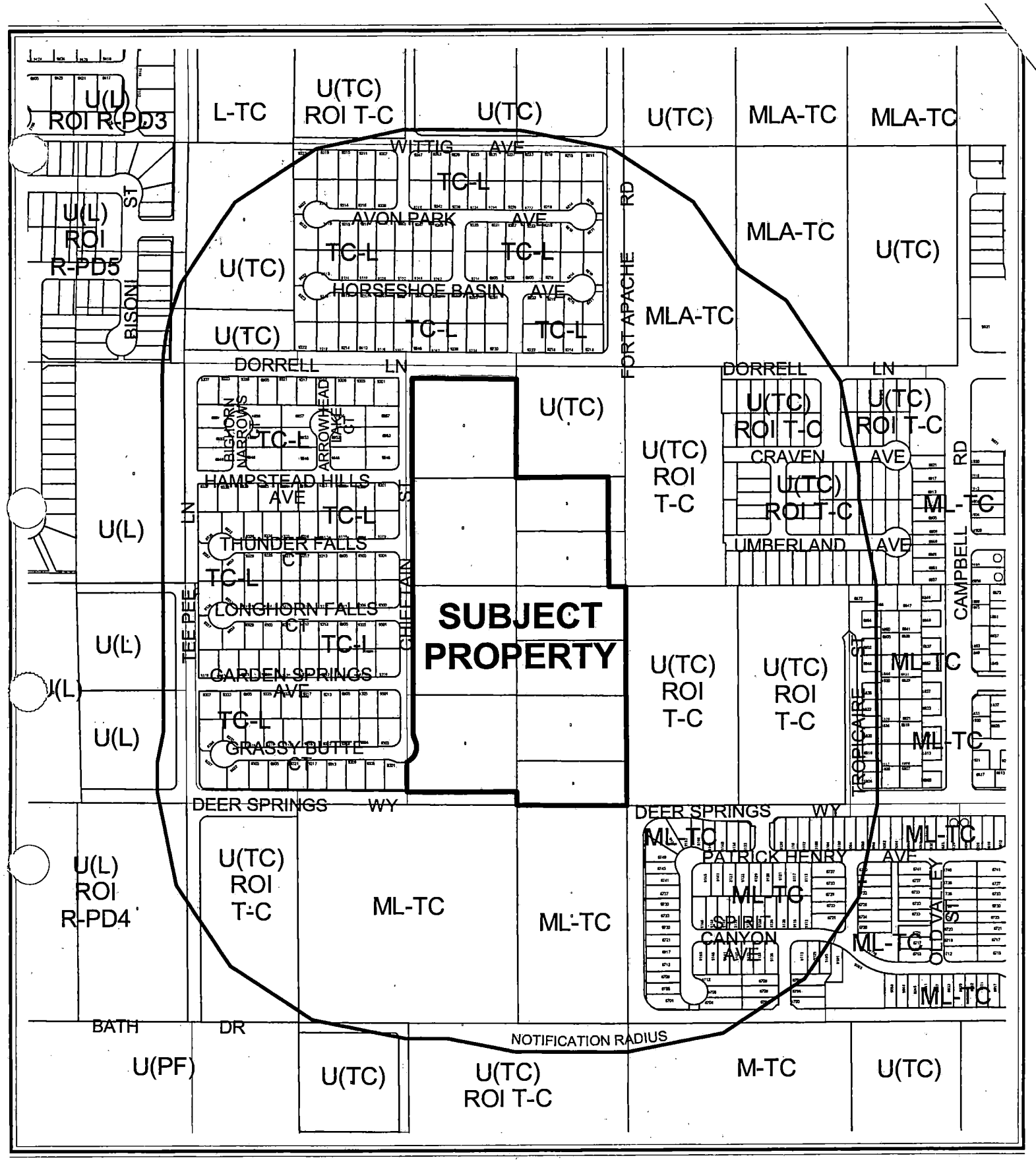
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)



0 300 600 Feet

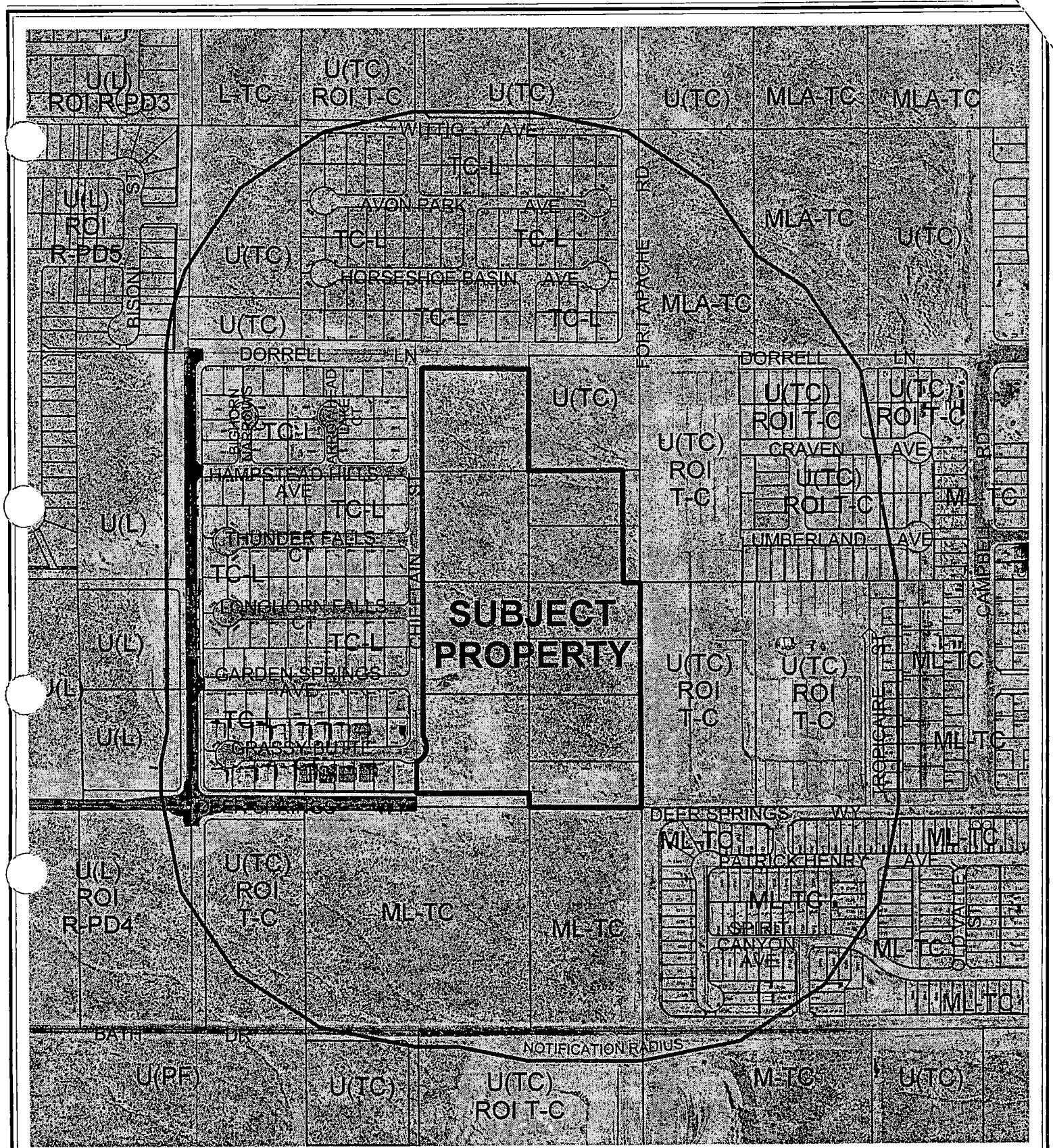
CASE: **SDR-4220**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]
[PROPOSED: T-C (TOWN CENTER)]

N



0 300 600 Feet

CASE: **SDR-4220**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]
[PROPOSED: T-C (TOWN CENTER)]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-4216] to a T-C (Town Center) Zoning District and a Vacation of government patent easements (VAC-4218) approved by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including the required median on Fort Apache Road.

3. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.

4. The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage, 22 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear, except for lots fronting on cul-de-sac bulbs, where 7 feet in the rear is allowed.

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 large canopy trees planted a minimum of 35 feet on-center along Fort Apache Road, with five-foot on-site and right-of-way amenity zones, and 24-inch box large canopy trees planted a minimum of 30 feet on-center along Dorrell Lane and along Deer Springs Way.

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

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

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

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

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

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

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

13. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/04, except as amended by conditions herein.

Public Works

14. Landscape and maintain all unimproved rights-of-way on Dorrell Lane, Deer Springs Way and Fort Apache Road adjacent to this site.

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Dorrell Lane, Deer Springs Way and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.

16. Provide public sidewalk easements for all public sidewalks located outside of the public right-of-way concurrent with development of this site.

17. Site development to comply with all applicable conditions of approval for ZON-4216, Town Center Standards and all other site-related actions.

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

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for 92 single-family lots on approximately 17.66 acres located at the northwest corner of Deer Springs Way and Fort Apache Road. Companion applications for a Rezoning (ZON-4216) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) and from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) to T-C (Town Center) and a Vacation of Government Patent Easements (VAC-4218) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Rezoning will implement Centennial Hills Town Center policy to have all land in the Town Center area zoned as T-C (Town Center).

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission recommended approval on 03/25/99. Staff had recommended approval.

07/05/01 The City Council approved a request for a Rezoning (Z-0034-01) from U (Undeveloped) [L-TC (Low Residential) General Plan Designation] to T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south, including a portion of the subject site. Staff had recommended approval. The Planning Commission recommended approval of all applications on 05/24/01.

GL

02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site.

The Planning Commission recommended approval on 10/24/02. The effective date was 02/14/03. Staff had recommended approval.

B) Pre-Application Meeting

03/15/04 At the pre-application meeting, three sites, including this site, which form part of the Pardee Homes Town Center assemblage, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	17.66
Net Acres:	12.18

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L-TC (Low Density Residential - Town Center)
North:	L-TC (Low Density Residential - Town Center)and MLA-TC
South:	L-TC (Low Density Residential - Town Center)
East:	ML-TC (Medium-Low Density Residential - Town Center)
West:	L-TC (Low Density Residential - Town Center)

GL

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density Residential - Town Center). This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes as well as more imaginative residential development, which put an emphasis on common open space. Local supporting uses are also allowed. The request for T-C (Town Center) zoning conforms to the L-TC (Low Density Residential - Town Center) special land use designation.

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

Trails – There are three trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. One is a Primary Arterial Trail along Fort Apache Road to the east of the site, and a second is a Town Center Arterial Trail along Deer Springs Way to the south of the site. The third is the Town Center Collector Trail required along Dorrell Lane to the north of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets. Additionally, Map 6 also calls for a Multi-Use Transportation Trail along the west side of Fort Apache Road, adjacent to the site, which is a wider section than the Primary Arterial Trail on the east side of the street. The site plan, as proposed, meets these trails standards.

GL

Fort Apache Road, on the east boundary of the site, will be developed as a Town Center Primary Arterial (100 feet), which also has a 15-foot median. The street section shown on the site plan does not identify this median. A condition of approval in the companion Site Development Plan Review will require that this improvement will need to be reflected on the proposed site plan.

PROJECT DESCRIPTION

The proposed development consists of 92 single-family lots covering the 17.66-acre site. Four basic floor plan configurations are proposed. The designs are both one and two-story products with two-car and three-car garages.

The open space provided with this project is 38,768 square feet within landscaped amenity zones separating the five-foot sidewalks from the street, around the external perimeter of the site. The total amount of open space provided is slightly in excess of that required by Town Center open space standards as outlined in the Town Center Development Standards Manual.

A network of public streets, all 37 feet in width, with L-type curb and gutter design, serves the development. Although these street-sections do not meet Town Center standards for public streets, they are consistent with street sections that were subsequently approved for development within the assemblage of land within Town Center by Pardee Homes.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Development Standards within a T-C District are established by the Site Development Plan. The development standards that are proposed for this site through this Site Development Plan are as follows:

	Proposed Standards
Typical Lot Size	Approx 6,500 s.f.
Min. Setbacks	
• To front of house or front-facing garage	22 Feet
• To front of swing garage	10 Feet
• Corner side	10 Feet
• Side	5 Feet
• Rear	7 Feet
Max. Building Height	Not specified, but plans submitted do not exceed 2 Stories / 35 Feet

GL

These standards as presented will allow a development that should be harmonious and compatible with the approved residential project to the north of the site.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that are applicable to this project.

A3) Parking and Traffic Standards

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

Uses	Ratio	**Required** Parking		**Provided** Parking		
		Regular	Handicap	Regular	Handicap	Guest
Single-Family Dwelling	2 Spaces/ Dwelling	184 Spaces	N/A	184 Spaces	N/A	N/A

The proposal provides the minimum number of on-site parking spaces listed in the Zoning Code.

The Department of Public Works notes that per the Master Plan Trails Element a trail is required on Fort Apache Road and should be commented on by the Planning Department if not previously addressed. The Department also notes that the proposed street sections may not comply with Town Center Standards. With regard to these street section standards, it should be noted that limited modifications to these street standards (within portions of the Town Center Pardee land assemblage) were made pursuant to approval of SDR-1104. The plan as submitted is in conformance with these modifications, except as noted below.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer: • Min. Trees	1 Tree/30 Linear Feet along Deer Springs (550 Feet) and Dorrell (300 Feet) + 1 Tree	30 Trees	39 Trees
	1 Tree/35 Linear Feet along Ft Apache (930 Feet) + 1 Tree	28 Trees	29 Trees

GL

• Min. Zone Width	8 Feet along Deer Springs	12 Feet, including extra 4-foot amenity zone
	Initially 7.5 feet (modified through SDR-1104 to be 5 Feet) along Dorrell	5 Feet
	15 Feet along Ft. Apache, includes trail	14 Feet
• Wall height	6 Feet	6 Feet

The project meets or exceeds the perimeter buffering and landscaping standards of the Code, as set out in the Town Center Development Standards Manual along Deer Springs Way (Town Center Arterial [80-foot]/Secondary Collector), except for the provision of palm trees where the standard calls for canopy trees. Along Fort Apache Road, a 10-foot trail with a five-foot amenity zone is required, as set out through the Master Plan Transportation Trails Element; the plan identifies a foot-foot amenity zone. A condition of approval will require that five feet be provided, and will require canopy trees along Deer Springs Way. The plan also indicates a four-foot sidewalk and a four-foot amenity zone along the Chieftain Street frontage on the west side of the site.

The project does not meet the originally approved Town Center buffering and landscaping standards along Dorrell Lane and Chieftain Street; however, limited modifications to these standards (within portions of the Town Center Pardee land assemblage) were made pursuant to approval of SDR-1104. The plan as submitted is in conformance with these modifications.

Pursuant to subsection E.G of the Town Center Development Standards Manual, residential development using public streets in Town Center must provide open space in accordance with a table on page 135. For a development with a density of 5.2 acres, this would require 5% of the gross site area to be provided as open space; in this case, that would equal 38,463 square feet. As 38,768 square feet of open space have been provided, the project meets the Town Center standard for open space.

B) General Analysis and Discussion

- Zoning

With the approval of companion Rezoning application (ZON-4216), the subject site will be zoned as T-C (Town Center). The proposed Site Development Plan conforms to the proposed zoning for the site.

- Site Plan

The site plan as proposed meets all standards of Title 18 and the Town Center Development Standards Manual, with the exception of the Fort Apache Road amenity zones and the previously approved limited modifications to street sections and amenity zones associated with the approval of SDR-1104. The site plan is in conformance with these modifications where applicable.

- Waivers

No waivers have been requested with respect to this application. A condition of approval will require that five-foot amenity zones on Fort Apache Road be provided, and will require canopy trees along Deer Springs Way instead of palm trees.

- Landscape Plan

The conceptual landscaping plan indicates an alternating arrangement of 24" box Chinese Pistache, Holly Oak and Purple Robe Locust planted in a cluster arrangement along each side of the interior streets. Although a row of 10' bth Mexican Fan Palms are proposed along Deer Springs Way, this does not meet the planting scheme for Town Center Arterial [80-foot]/Secondary Collector Streets in the Town Center Development Standards Manual, which calls for large-canopy shade trees 30 feet on-center along a Town Center Arterial (Figure 2b). The plan appears to meet the street tree planting requirement along Dorrell Lane, which calls for large-canopy shade trees every 30 feet on-center (Figure 30). The plan places canopy trees at 30-foot on-center intervals along Fort Apache Road, where the standard is 35 feet (Figure 2a). The landscaping plan also depicts a variety of five and one-gallon ground shrubs, and a variety of ground cover plantings.

- Elevation

Four basic floor plans are proposed. The homes all have two or three-car garages, are one or two stories in height and are arranged along 37-foot wide public streets.

FINDINGS

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

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

The proposed development will be consistent with the density of the adjacent single-family residential developments to the north, and with the approved density for undeveloped areas in the vicinity of the site.

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 subject site is designated L-TC (Low Density Residential - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The companion Rezoning application (ZON-4216) will rezone the subject site to the T-C (Town Center) zoning district. The proposed site plan conforms to both the General Plan and the Town Center Manual land use designations for the site. The proposed site plan conforms to other city policies and standards, with the exception of the minor perimeter amenity zone and landscaping issues noted above.

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

   The site will be accessed from two public streets connecting to Chieftain Street, a Town Center Public Residential Street, to the west of the site, and from one public street connecting to Deer Springs Way, a Town Center Arterial [80-foot]/Secondary Collector, to the south. These streets will be adequate for allowable development under the proposed T-C (Town Center) zoning district.

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

   The building and landscape materials are appropriate for this type of development in this portion of the City.

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

   The building elevations are typical of single-family residential developments and will be compatible with single-family residential development to the east and west of the site.

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

GL

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 **62 [Mailed with [ZON-4216 and VAC-4218]**

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4220** APN: 125-19-602-001, 003 thru 011

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

Subscribed and sworn before me

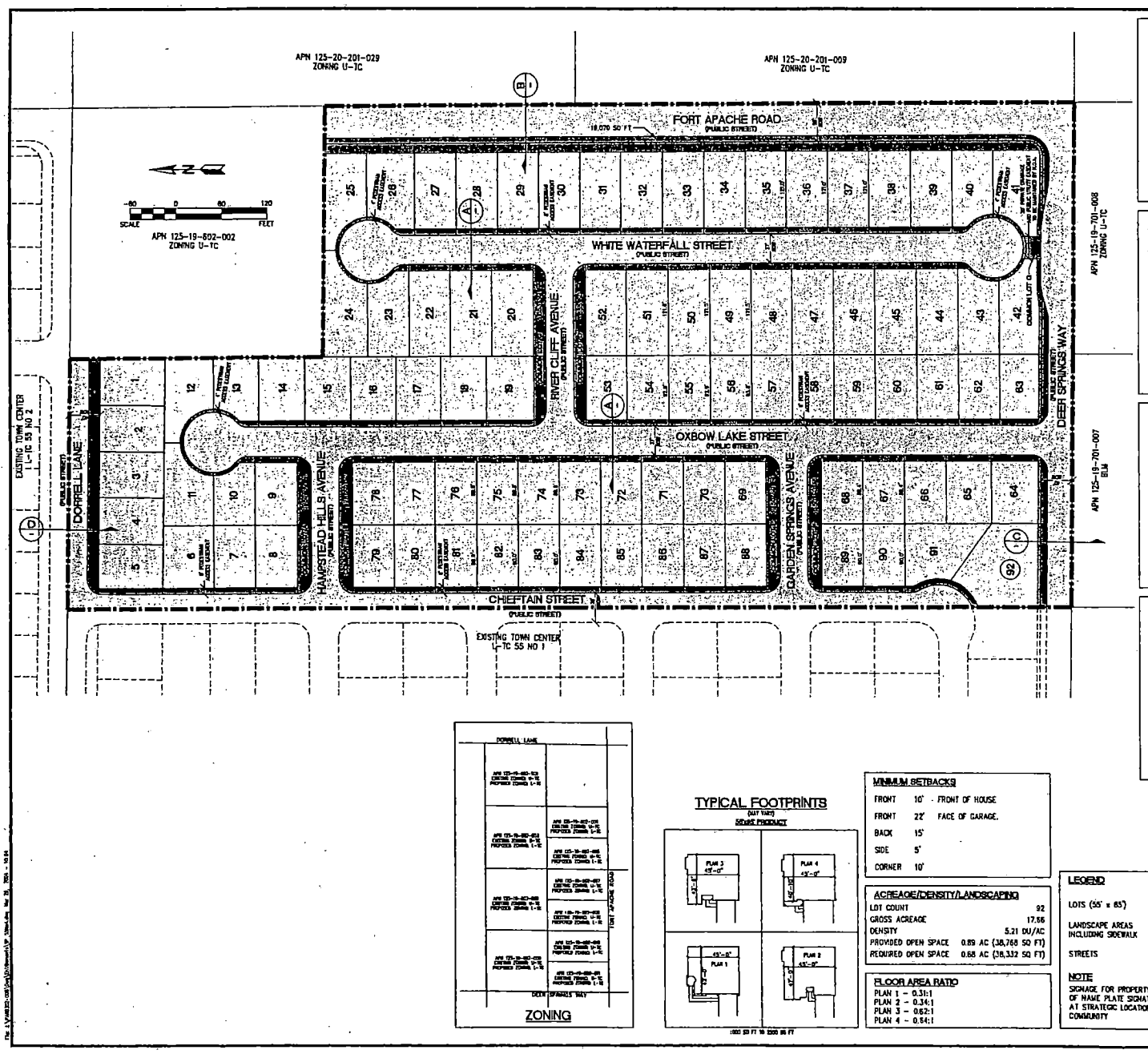
This 18 day of March, 2004

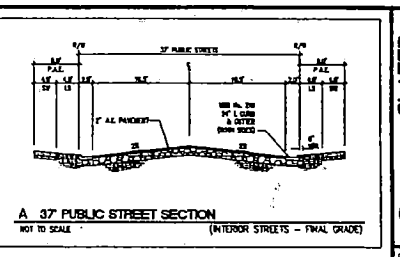
Kathleen Fallon

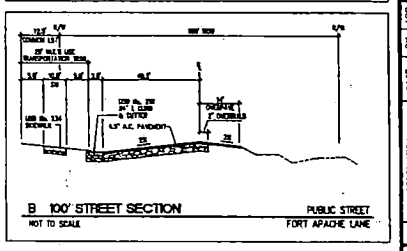
Notary Public in and for said County and State

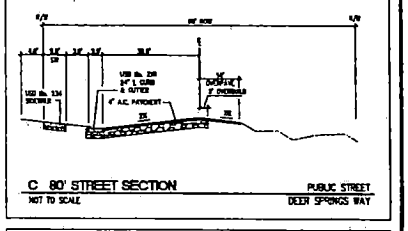
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

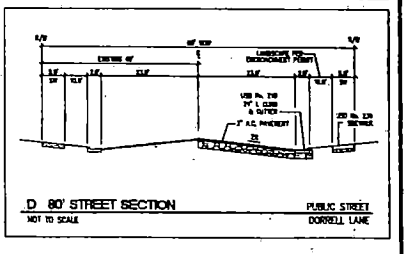
SDR-4220
5-13-04 PC











TYPICAL FOOTPRINTS

MINIMUM SETBACKS

FRONT	10'	- FRONT OF HOUSE
FRONT	22'	FACE OF GARAGE.
BACK	15'	
SIDE	5'	
CORNER	10'	

ACREAGE/DENSITY/LANDSCAPING

LOT COUNT	92
GROSS ACREAGE	17.66
DENSITY	5.21 DU/AC
PROVIDED OPEN SPACE	0.89 AC (38,768 SQ FT)
REQUIRED OPEN SPACE	0.68 AC (38,332 SQ FT)

FLOOR AREA RATIO

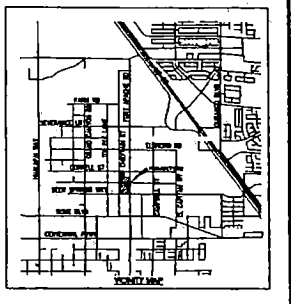
PLAN 1 - 0.31:1
PLAN 2 - 0.34:1
PLAN 3 - 0.62:1
PLAN 4 - 0.64:1

LEGEND

LOTS (55' x 85')
LANDSCAPE AREAS INCLUDING SIDEWALK
STREETS

NOTE

SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNATE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

NO.	DESCRIPTION	DATE	BY	APP.

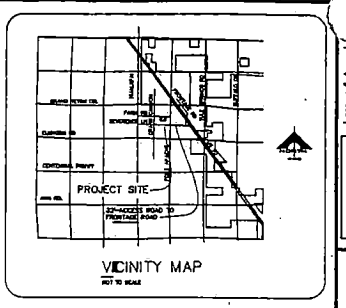
PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 55 NO. 4
SITE PLAN

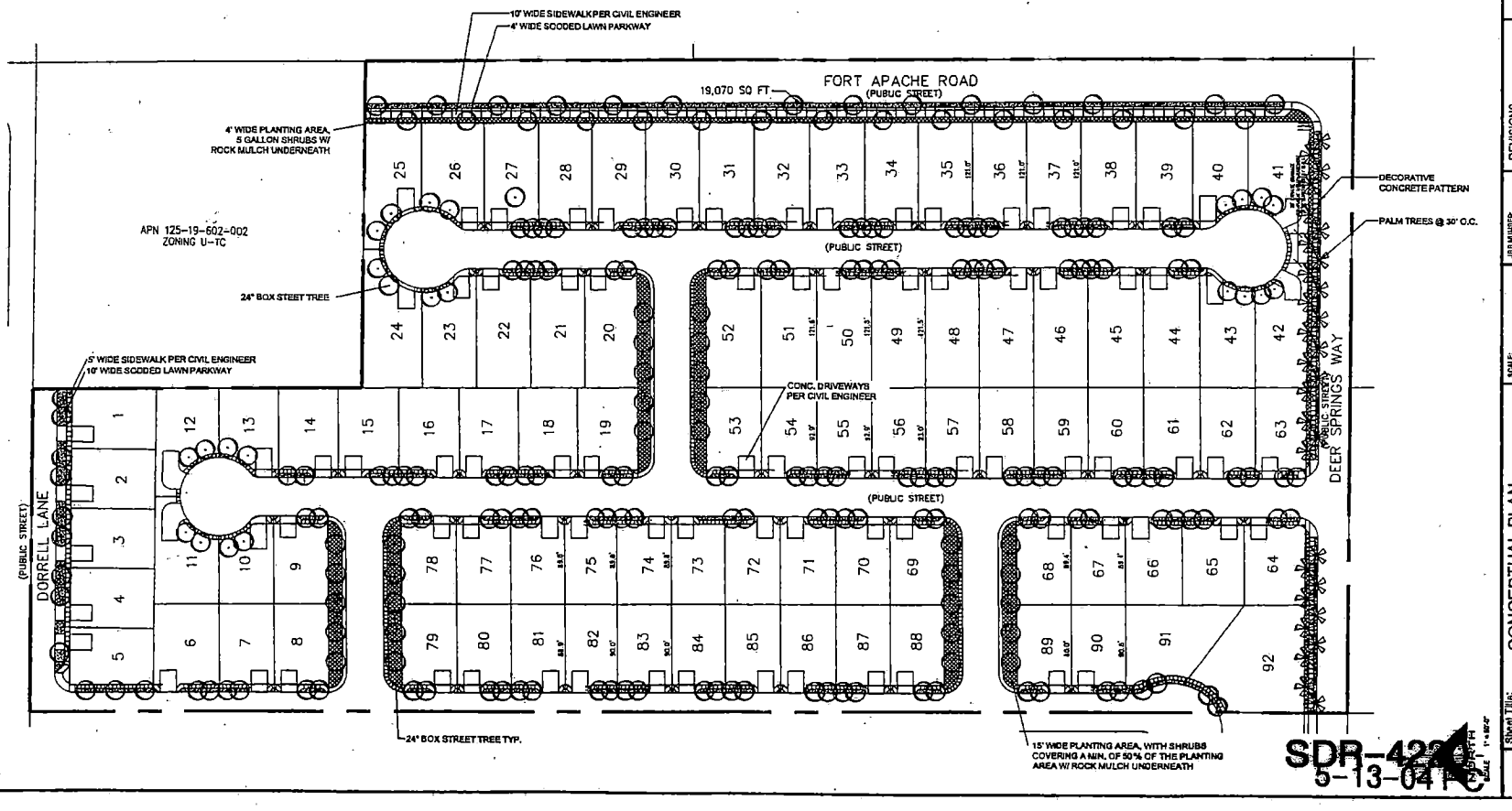
DATE: 3/15/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-006

C-1
SHEET 1 OF 1

PLANT MATERIAL LEGEND

STREET TREES		
BOTANICAL NAME	COMMON NAME	SIZE
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
QUERCUS ILEX	HOLLY OAK	36" BOX
ROBINIA AMBIGUA	PURPLE ROBE LOCUST	24" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' BTH
SHRUBS		
ALOE BARBADENSIS	CAPE ALOE	5 GALLON
COTONEASTER LACTEUS	COTONEASTER	5 GALLON
DIETES SPP.	FORTNIGHT LILY	5 GALLON
ELAEOCARPUS DECIPINES	JAPANESE BLUEBERRY TREE	5 GALLON
EUONYMUS SPP.	EUONYMUS	5 GALLON
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON
HEMEROCALLIS 'SPP'	HYBRID DAYLILY	5 GALLON
HYMENOXIS ACAULIS	ANGELITA DAISY	1 GALLON
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GALLON
SALVIA SPP.	SAGE	5 GALLON
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON
XYLOSMA CONGESTUM	XYLOSMA	5 GALLON
GROUNDCOVER		
COTONEASTER HORIZONTALIS	ROCK COTONEASTER	FLATS @ 18" o.c.
LANTANA MONTIVIDENSIS	LANTANA 'NEW GOLD'	FLATS @ 18" o.c.
MYOPORUM PACIFICUM	MYOPORUM	FLATS @ 18" o.c.
ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	FLATS @ 18" o.c.
VERBENA RIGIDA	VERBENA	FLATS @ 18" o.c.
SODDED LAWN	HYBRID TIFGREEN BERMUDA	





SDR-4220
5-13-04 PC

Lenon & Assoc.
Landscape Arch
4080 S. Industrial Rd.
Las Vegas, NV 89103
Phone (702) 736-4663
FAX (702) 736-0733
PRESIDENT
James R. Lenon
Nevada Lic. No. 361
PRINCIPAL-In Charge
Richard Lo, No. 560

STATE STAMP

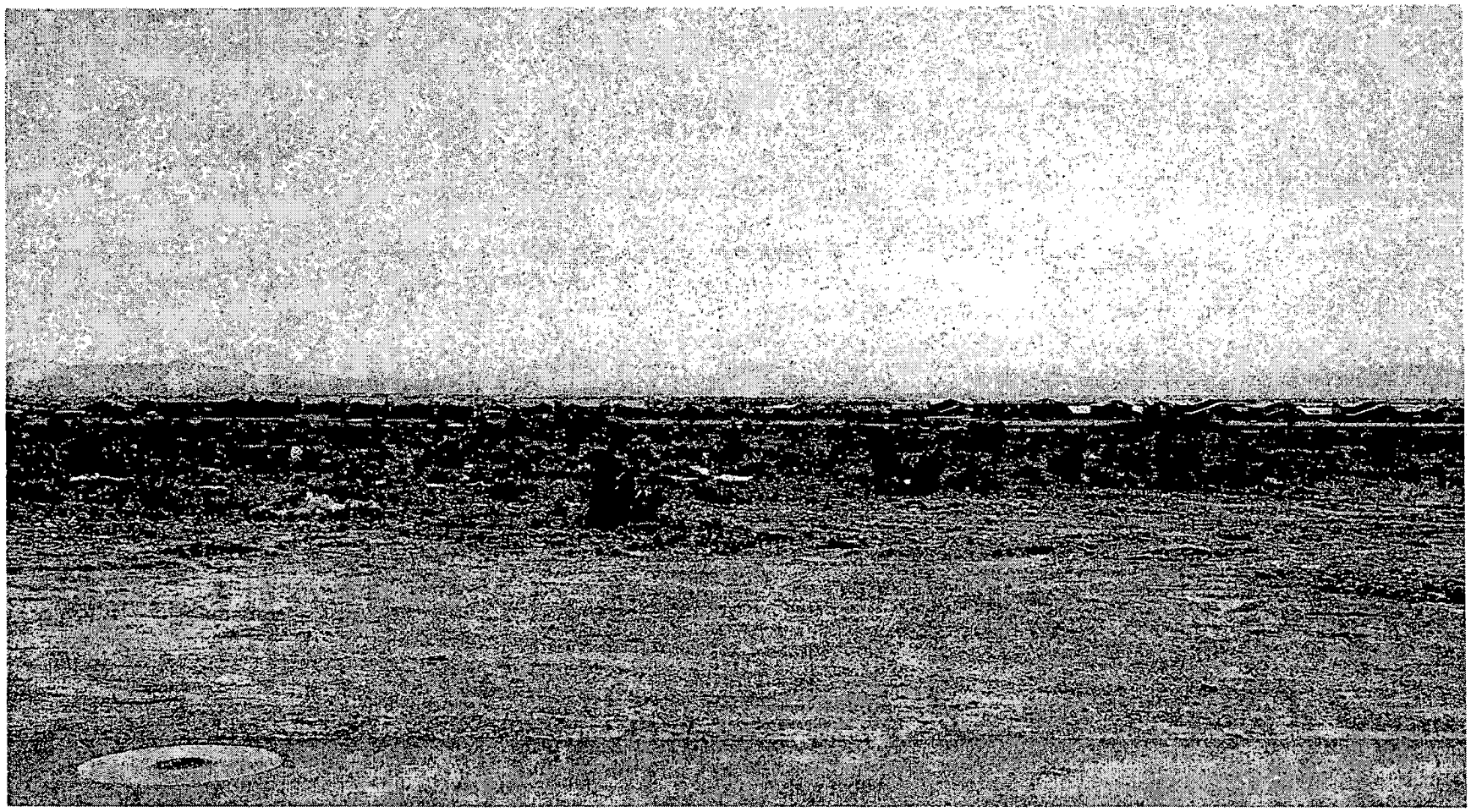
REVISIONS

No.	Date	Description	By

JOB NUMBER: 1812
ISSUED FOR: REVIEW
DRAWN BY: KLP
SCALE: 1"= 50'
DATE DRAWN: 03-17-04
DESIGNED BY: DAC

LAYDEN ASSOCIATES DRAWINGS AS INSTRUMENTS OF SERVICE, REMAIN ITS PROPERTY AND ARE NOT TO BE COPIED OR REPRODUCED IN ANY FORM OR MANNER WHATSOEVER OR FURNISHED TO ANOTHER PROJECT OR FOR ANY PURPOSE WHATSOEVER, WITHOUT THE EXPRESSED AND WRITTEN PERMISSION OF LAYDEN ASSOCIATES

Sheet Title: CONCEPTUAL PLAN
Project: TOWN CENTER TC-55 #4
Client: PARDEE HOMES
1999 AVENUE OF THE STARS, SUITE #1900
LOS ANGELES, CA 90067 (310) 475-3525
Sheet No. L0.CP



SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4216 AND VAC-4218 - PUBLIC HEARING - SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
MAY 13, 2003 PLANNING COMMISSION

4/26/04

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4216 AND VAC-4218 - PUBLIC HEARING - SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
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MAY 13, 2003 PLANNING COMMISSION

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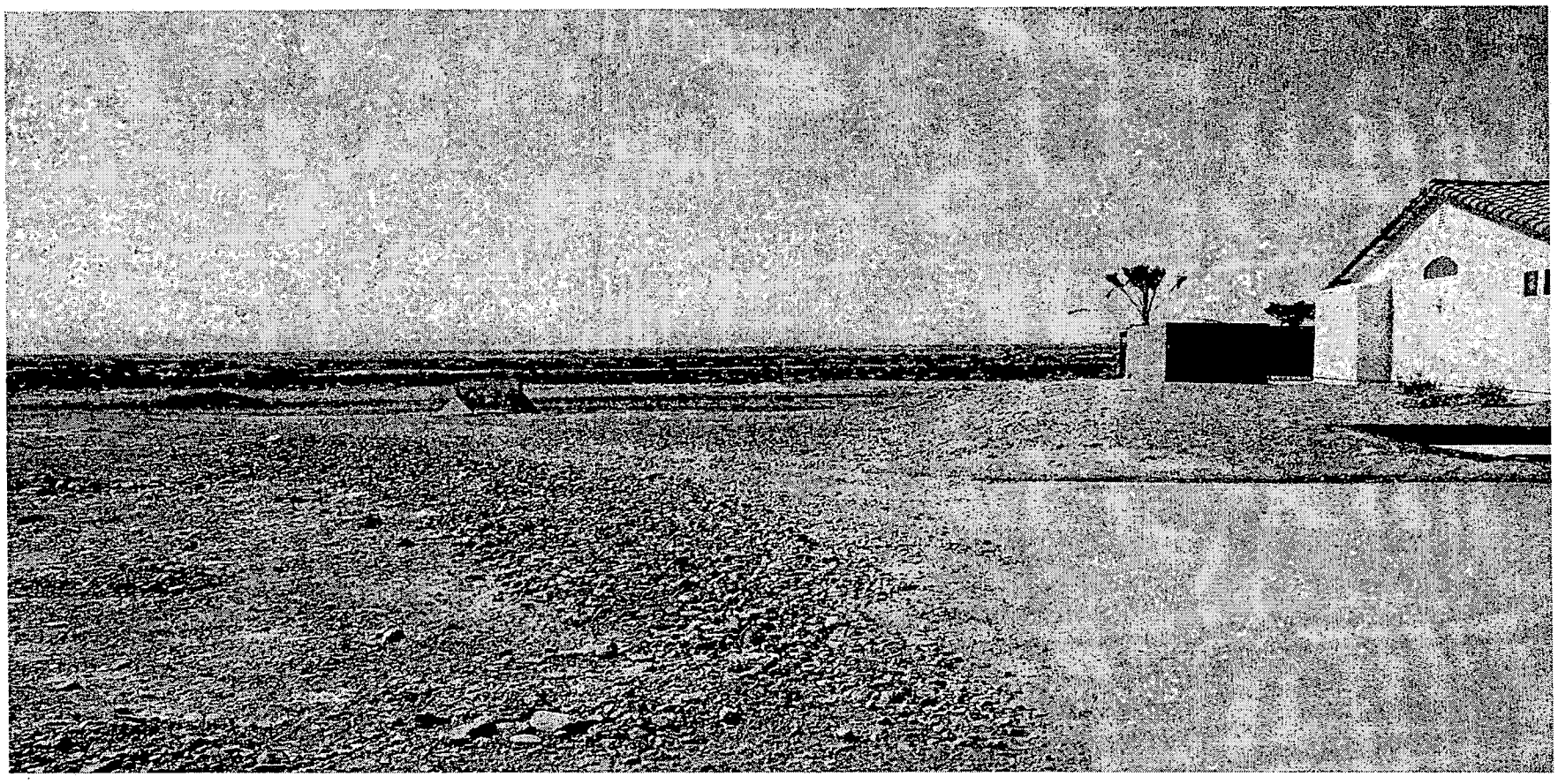

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ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012), Ward 6 (Mack).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 33 [ZON-4226], Item 34 [VAR-4223], Item 35 [WVR-4224], Item 36 [VAC-4221] and Item 37 [SDR-4227].

GARY LEOBOLD, Planning and Development Department, stated this is a site that the applicant has continued to work on for the past couple of years. Regarding the zoning, this parcel is outside the Town Center, directly adjacent to Tee Pee Lane. The request for the rezoning to R-PD5 will conform to the maximum density allowed under the General Plan Designation of Low Density Residential. The rezoning will allow residential development in keeping with the size and character surrounding residential development, including those in the nearby Town Center. Approval of the rezoning is recommended.

MINUTES – Continued:

The Variance for the open space is to provide .33 acres of open space where 1.35 acres are required, an approximate 75% reduction. The applicant has agreed to the payment of monies, the improvement of parks in the area in lieu of open space. In the past, this type of project has been approved on other parcels for the applicant within the Town Center assemblage. The condition of approval addresses the amount and timing of the in lieu payment. Although in lieu payments are not generally encouraged, this method was previously negotiated in conjunction with this assemblage. Staff recommended approval of the Variance.

The Waiver is a Title 18 Subdivision Ordinance Waiver on the five-acre northern portion, which are the three cul-de-sacs that come out to Tee Pee Lane. The southern one is within 135 feet of Haley and the northern one is within a 140 feet of Dorell and do not meet the standards to allow 220 feet which allows adequate stacking for left turns. Given the low traffic volumes in the area and the small number of lots with each cul-de-sac, the reduced separation distance is acceptable. Therefore, staff recommended approval.

The Vacation is a U.S. Government Patent Reservation. These easements will no longer be needed in the current configurations. The Vacation will allow the development as proposed and will not result in any reduced access or traffic handling capability in the area. Therefore, staff recommended approval of the Vacation.

The Site Plan will allow 82 lots in the development, as 29 lots will be in the northern portion and the remaining 53 lots will be in the southern portion. The Site Plan does not meet Town Center collector trail standard or the street standards for local public streets. However, it was a standard agreed to pursuant to SDR-1104, which states a number of street segments within or adjacent to the Town Center area that form part of the assemblage would be developed with slightly different standards to ensure a consistent look throughout the area. The proposed Site Plan does meet these standards. Therefore, staff recommended approval.

JANINE WALLACE, Bosser Developer Services, appeared on behalf of the applicant and concurred with staff's recommendations, with the exception of one revision on Item 37 [SDR-4227]. On Condition 5, the applicant would like to change the verbiage to state "22 feet to the front of the garage as measured from right-of-way". There is a detached four-foot sidewalk and a four-foot landscape strip that are both within a pedestrian access easement. Therefore, the applicant would like the distance measured from the right-of-way to the front of the garage. MR. LEOBOLD stated this would be an acceptable revision provided the applicant can provide staff with a revised Site Plan to reflect this. The main objective is to ensure a clear 18 feet from the garage face (front of the house) to any passage by vehicles or pedestrians. Since the sidewalk is provided on private property, the condition will ensure that the 18 feet is clear for parked vehicles.

MINUTES – Continued:

TODD FARLOW, 240 N. 19th Street, expressed his confusion and wanted clarification if the application met the adjusted trail standards and what the minimum size of the sidewalks were to be. MR. LEOBOLD replied that the Town Center collector trail applies to Tee Pee Lane because that is the Town Center agile; however, this site is not in Town Center. The goal was to match the edges on both sides, as it calls for a 7-1/2 feet amenities zone with a 7-foot sidewalk. The proposal is for a 5-foot amenity zone with a 5-foot sidewalk and another 5-foot amenity zone. For practical purposes, it occupies the same area but it matches the design that was agreed upon other parcels within the Town Center assemblage to the north that were done on SDR-1104 approximately 18 months ago. CHAIRMAN TRUESDELL questioned if it would provide the consistent trailscape along Tee Pee Lane through the adjacent properties as well as the two parcels. MR. LEOBOLD confirmed and stated that the four-foot sidewalks are part of the same design that was approved through SDR-1104.

COMMISSIONER McSWAIN asked if the amenities and the landscaping areas are part of what is inclusive of the open space. MR. LEOBOLD replied yes and utilizing the overhead, he pointed out the area that was inclusive of the open space. The applicant is allowed to count the trail not the sidewalk portion of the trail. Staff has reviewed the calculations with the applicant. TODD STEADHAM, Slater Hanifan Group, stated that per Title 19, they did not include anything except for common lots and side yards, so the site plan shows a lot more of the landscaping and the amenities than what was actually accounted for. COMMISSIONER McSWAIN responded that she liked the plan.

DAVID GUERRA, Public Works Department, expressed concern on Condition No. 5 of Item 37 [SDR-4227]. There was a request to revise the setbacks from the garage to the right-of-way line as being 22 feet. He pointed out that if the applicant has a 4-foot amenity zone and a 4-foot sidewalk, 22 feet from the right-of-way would put the 18 feet right at the sidewalk line. So, if someone is walking along the sidewalk of a public street, the vehicle would probably block the sidewalk and the pedestrian would have to enter the amenity zone in order to cross over the concrete area of the driveway. MR. STEADHAM responded that the sidewalk is attached at the driveway locations. MR. GUERRA continued explaining that if a vehicle is parked on the edge of their driveway and the vehicle is approximately 18 feet long, the corner of its bumper would be at the corner of the amenity zone in the sidewalk area where it would become landscaping.

CHAIRMAN TRUESDELL commented that the important issue is to make sure the development is consistent with what is adjacent to it. MR. STEADHAM replied that this project will be the sixth one they have done and they are all the same. They have 22 feet from the face of the garage to the back of the curb and there is a four-foot sidewalk so each project is identical. MR. GUERRA responded that he is not aware of any similar projects that have been approved in

MINUTES – Continued:

the past. If the applicant has the 22 feet from the right-of-way line, it would place the very edge of the amenity zone at 18 feet. He felt that if this was approved in the past, then it might have been overlooked in the past. He suggested a meandering sidewalk at each driveway as the sidewalk would approach the curb line.

COMMISSIONER EVANS stated that he would support the application; however, he would have preferred history on prior applications because it does not appear that any of these applications have met the Code. The staff Report simply states that this has been done before and should be allowed again. He asked that staff might want to provide some input in this regard. He does not feel that this is the most appropriate thing to do simply because it has been done before. MR. STEADHAM responded that the Code has been met because they have allowed 18 feet for the vehicles to park and an additional four feet for the pedestrian to pass by on the sidewalk. MR. GUERRA responded that if a person parked right along the edge of the driveway, their bumper would come right to the corner where the sidewalk and the amenities zone meet. However, if a handicapped individual in a wheelchair came along, the 18 feet would be right at the corner of the bumper of the vehicle assuming that the vehicle is 18 feet long.

MR. LEOBOLD verified that the applicant is requesting 18 feet from the face of the garage to the closest edge of the sidewalk, which would then accommodate a parked vehicle, then the sidewalk would be beyond that and then there is an amenity zone before the curb. MR. GUERRA then stated that he would accept the condition if it read "18 feet to the back of the sidewalk", which would give them the opportunity to meander the sidewalk if necessary. COMMISSIONER EVANS then stated the issue is whether or not a vehicle would be sticking out into the sidewalk. DAVID CLAPSADDLE responded that staff does not allow this to happen and this is why it is written 18 feet or more, 5 feet or less. Staff will work with the applicant to ensure this does not happen. He also mentioned that there were some changes made, such as streetscapes, to some of the Standards in return for some contributions made to parks, which is why staff supports the open space variance. It is part of an overall assemblage plan that will have a coordinated look up and down the street. COMMISSIONER EVANS appreciated the explanation and commented that the open space and its concept is more important than the contribution, yet the contributions do allow the development of parks as an additional resource.

COMMISSIONER McSWAIN felt comfortable with this application as the landscaping is increased because of the landscaping amenities along the streetscape. She asked that Condition No. 5 remain as written, since staff will be working with the applicant to clarify the condition and the fact that the item will be going to City Council.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 33 – ZON-4226

MINUTES – Continued:
NOTE: All discussion for Item 33 [ZON-4226], Item 34 [VAR-4223], Item 35 [WVR-4224], Item 36 [VAC-4221] and Item 37 [SDR-4227] was held under Item 33 [ZON-4226].

(6:52 – 7:126)
1-1845

CONDITIONS:
Planning and Development

1. This Rezoning request shall go direct to Ordinance.

2. Variance (VAR-4223), Title 18 Waiver (WVR-4224), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for those portions of Deer Springs Way not previously dedicated, 30 feet of right-of-way for those portions of Haley Avenue Way not previously dedicated, an additional 10 feet for Tee Pee Lane for a total half-street width of 40 feet, and 40 feet for those portions of Tee Pee Lane not previously dedicated prior to the issuance of any permits.

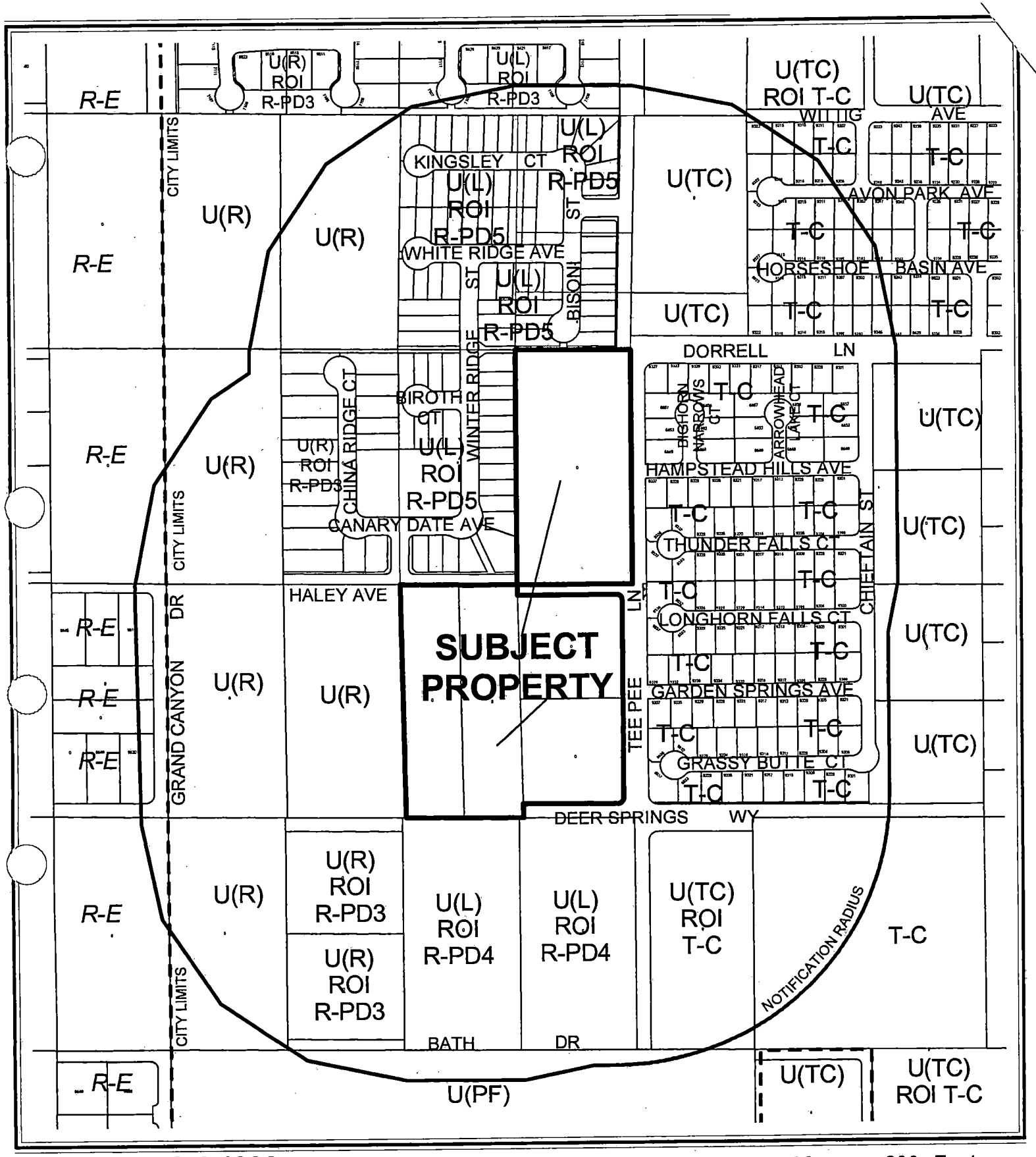
4. Construct half-street improvements including appropriate transitional paving on Deer Springs Way, Haley Avenue, and Tee Pee Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

6. If not already constructed, extend oversized public sewer in Deer Springs Way to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

CONDITIONS – Continued:

7. 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-4226**

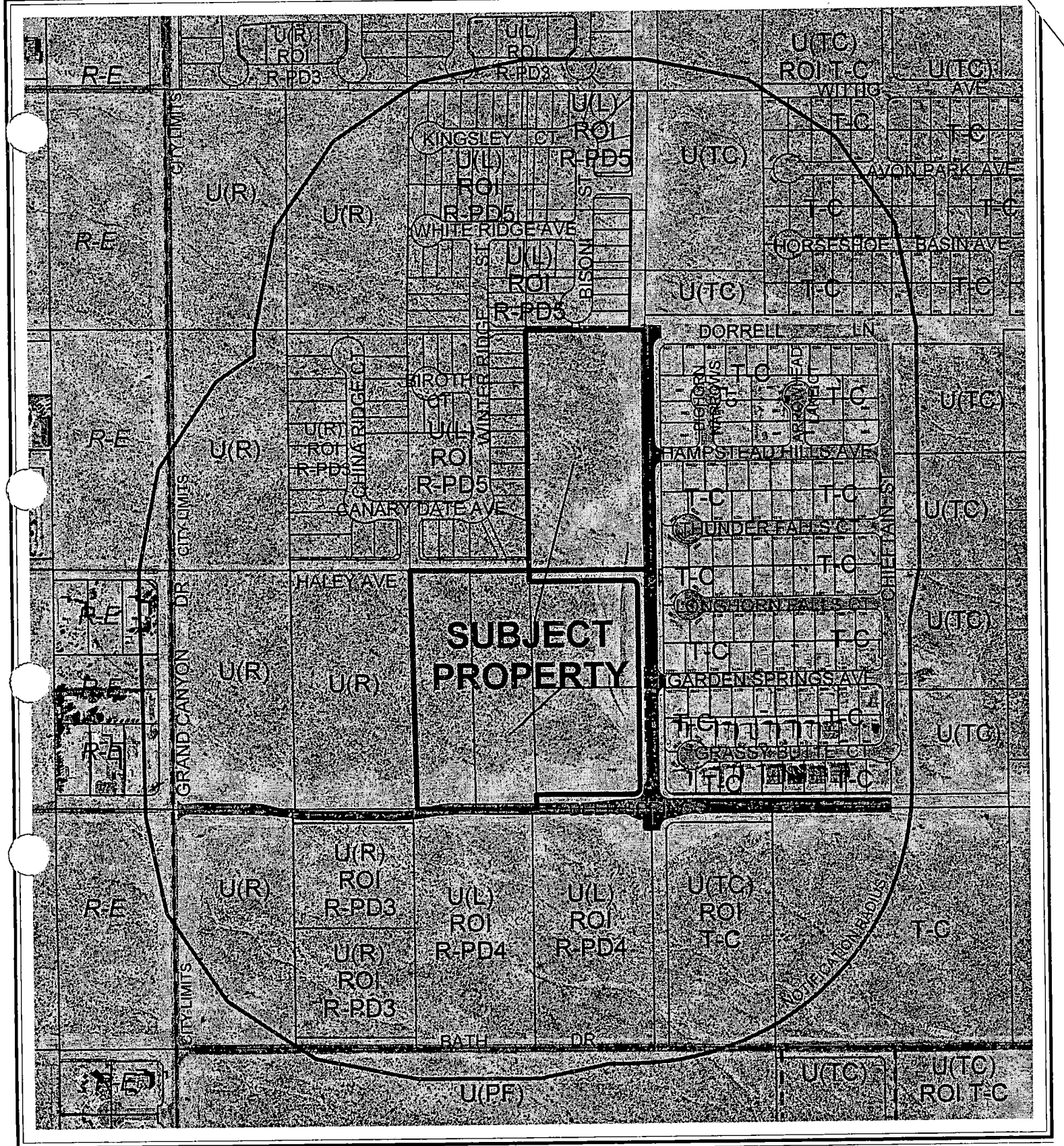
RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N



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RADIUS: 750 FT

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ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. This Rezoning request shall go direct to Ordinance.

2. Variance (VAR-4223), Title 18 Waiver (WVR-4224), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre) on approximately 15.18 acres located at the northwest corner of Tee Pee Lane and Deer Springs Way. Companion applications for an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), a Site Development Plan Review for 82 single-family lots (SDR-4227) and a Vacation of Government Patent Easements (VAC-4221) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that this proposed Rezoning will allow a residential development that is in keeping with the size and character of surrounding residential developments, including those within the nearby Town Center.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.

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

05/13/03 The Planning Commission will consider companion applications for an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), a Vacation of Government Patent Easements (VAC-4221), and a Site Development Plan Review for 82 single-family lots (SDR-4227) on the subject site concurrently with this request.

GL

B) Pre-Application Meeting

03/15/04 The two other sites which form part of the Pardee Homes Town Center assemblage, and this site, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.18
Net Acres:	9.74

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	L (Low Density Residential)
South:	L (Low Density Residential)
East:	L-TC (Low Density Residential - Town Center)
West:	L (Low Density Residential) and R (Rural Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
North:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)
South:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre)
East:	T-C (Town Center)

GL

West: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and
U (Undeveloped) [L (Low Density Residential) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes and related activities. Local supporting uses are also allowed. The request for R-PD5 (Residential Planned Development - 5 Units per Acre) zoning conforms to the L (Low Density Residential) land use designation.

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

Trails – There is a Town Center Collector Trail required along Tee Pee Lane to the east of the site, pursuant to the street cross-sections in the Town Center Development Standards Manual. Although the site plan (5' amenity zone, 5' sidewalk, 5' amenity zone) does not meet the trail standard for a Town Center Collector Trail (7.5' amenity zone, 7' sidewalk), it was agreed pursuant to SDR-1104 that a number of street segments within and adjacent to the Town Center area that formed part of the Pardee Town Center assemblage would be developed at slightly different standards to ensure a consistent look throughout the area. The site plan as proposed meets these adjusted standards.

FINDINGS

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

GL

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

   The subject site is designated L (Low Density Residential) on the Centennial Hills Sector Plan map. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The requested Rezoning to R-PD5 (Residential Planned Development - 5 Units per Acre) is consistent with this land use designation.

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

   The proposed R-PD5 (Residential Planned Development - 5 Units per Acre) zoning district allows for the proposed residential development on the subject site. The density of the proposed use, as indicated as 5.4 units per acre on companion Site Development Plan Review (SDR-4227), is within the stated density range of the current L (Low Density Residential) land use designation. The proposed development will be consistent with the planned and zoned density of the adjacent single-family residential developments either approved or under construction on all four sides of the subject site.

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

   The proposed Rezoning will facilitate the development of low-density residential uses within this portion of the Centennial Hills Sector and the nearby Town Center areas designated for such 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 adjacent to Tee Pee Lane to the east (a Town Center Residential [80-foot] Collector); also, Deer Springs Way to the south of the site is designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. These streets will be adequate to provide access to the subject site for the density of development that will be allowed under the proposed R-PD5 (Residential Planned Development - 5 Units per Acre) zoning district.

NOTICES MAILED **59 [Mailed with VAR-4223, WVR-4224, SDR-4227 and VAC-4221]**

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4226 APN: 125-19-601-004, 009, 010, 011, 012

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

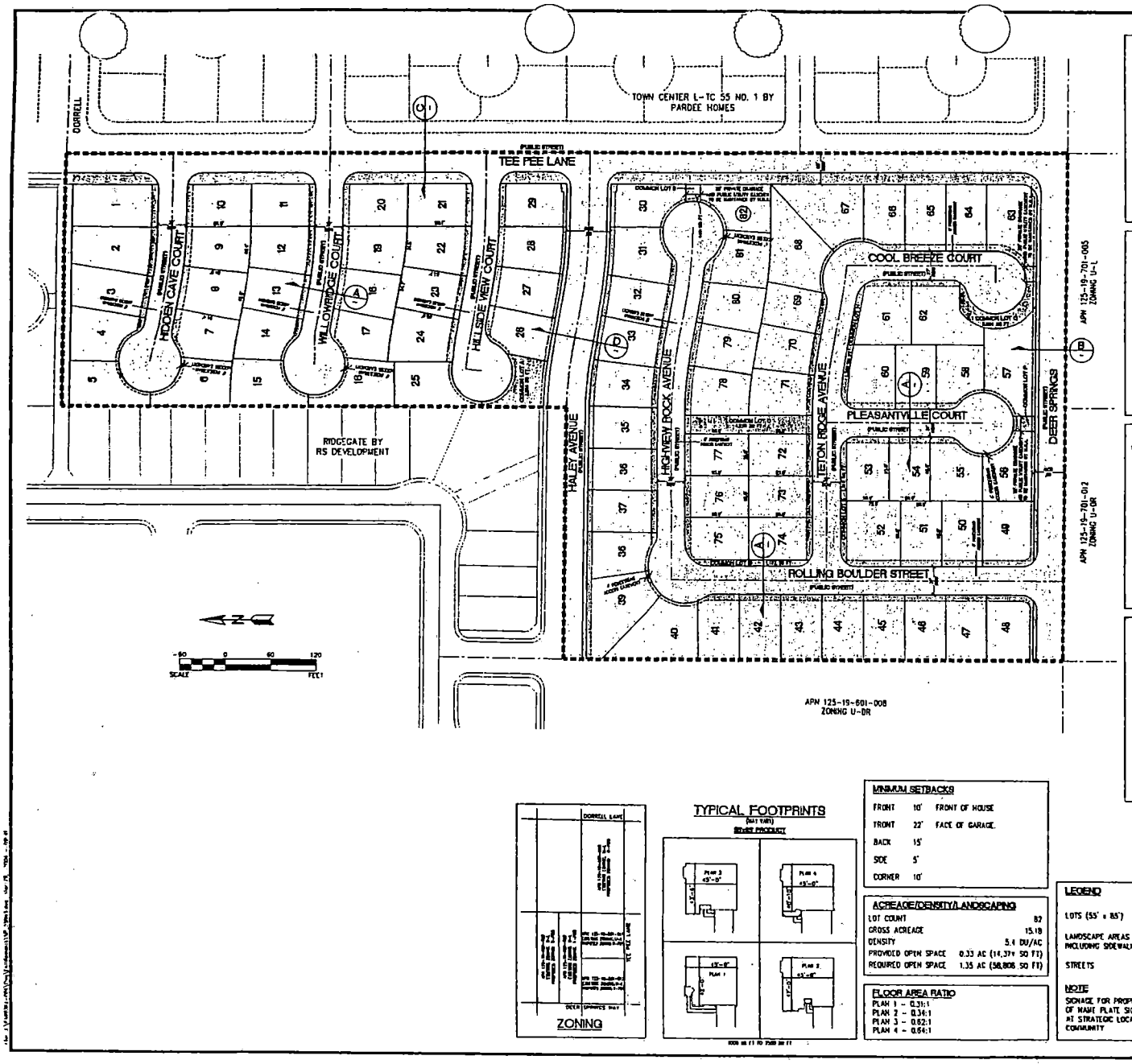
Print Name: Klif Andrews

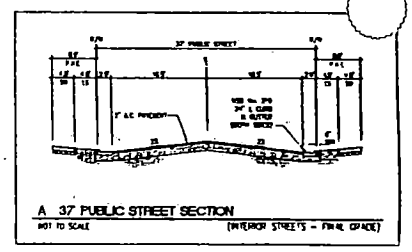
Subscribed and sworn before me

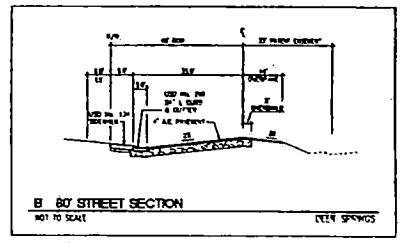
This 18 day of March, 2004

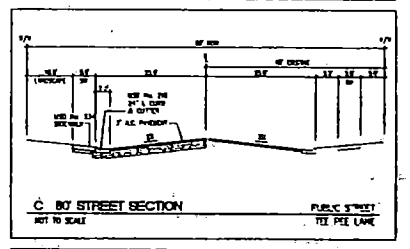
[signature]
Notary Public in and for said County and State

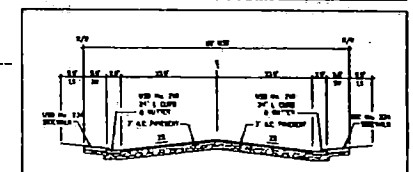
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006











TYPICAL FOOTPRINTS

MINIMUM SETBACKS		
FRONT	10'	FRONT OF HOUSE
FRONT	22'	FACE OF GARAGE.
BACK	15'	
SIDE	5'	
CORNER	10'	

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	82
GROSS ACREAGE	15.19
DENSITY	5.4 DU/AC
PROVIDED OPEN SPACE	0.33 AC (14,379 SQ FT)
REQUIRED OPEN SPACE	1.35 AC (58,806 SQ FT)

FLOOR AREA RATIO
PLAN 1 - 0.31:1
PLAN 2 - 0.34:1
PLAN 3 - 0.62:1
PLAN 4 - 0.64:1

LEGEND

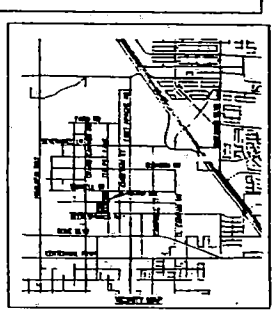
LOTS (55' x 85')

LANDSCAPE AREAS INCLUDING SIDEWALK

STREETS

NOTE

SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNAGE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
9140 S. ARVILLE STREET #215, LAS VEGAS, NV 89110
PHONE (702) 795-9300 FAX (702) 795-9310

PARDEE HOMES OF NEVADA
TOWN CENTER R-PD5 55 NO. 3
SITE PLAN

DATE 3/9/04
DRAWN JDP
DESIGNED JDP
CHECKED TJS
PROJECT NO
PAR0302-004

C-1
SHEET 1 OF 1

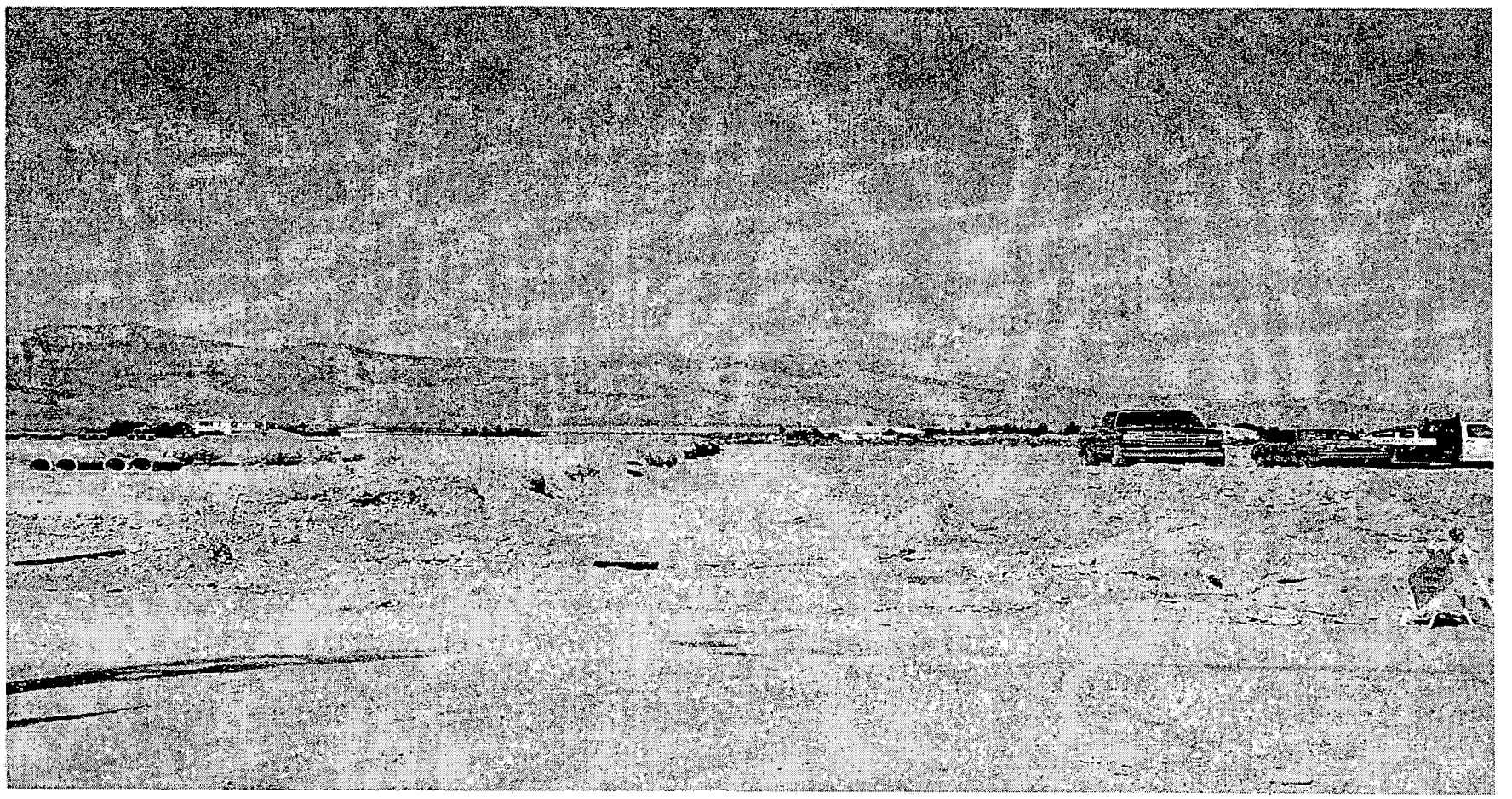
ZON-4226
5-13-04 PC

REZONING - PUBLIC HEARING - ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

REZONING - PUBLIC HEARING - ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



REZONING - PUBLIC HEARING - ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
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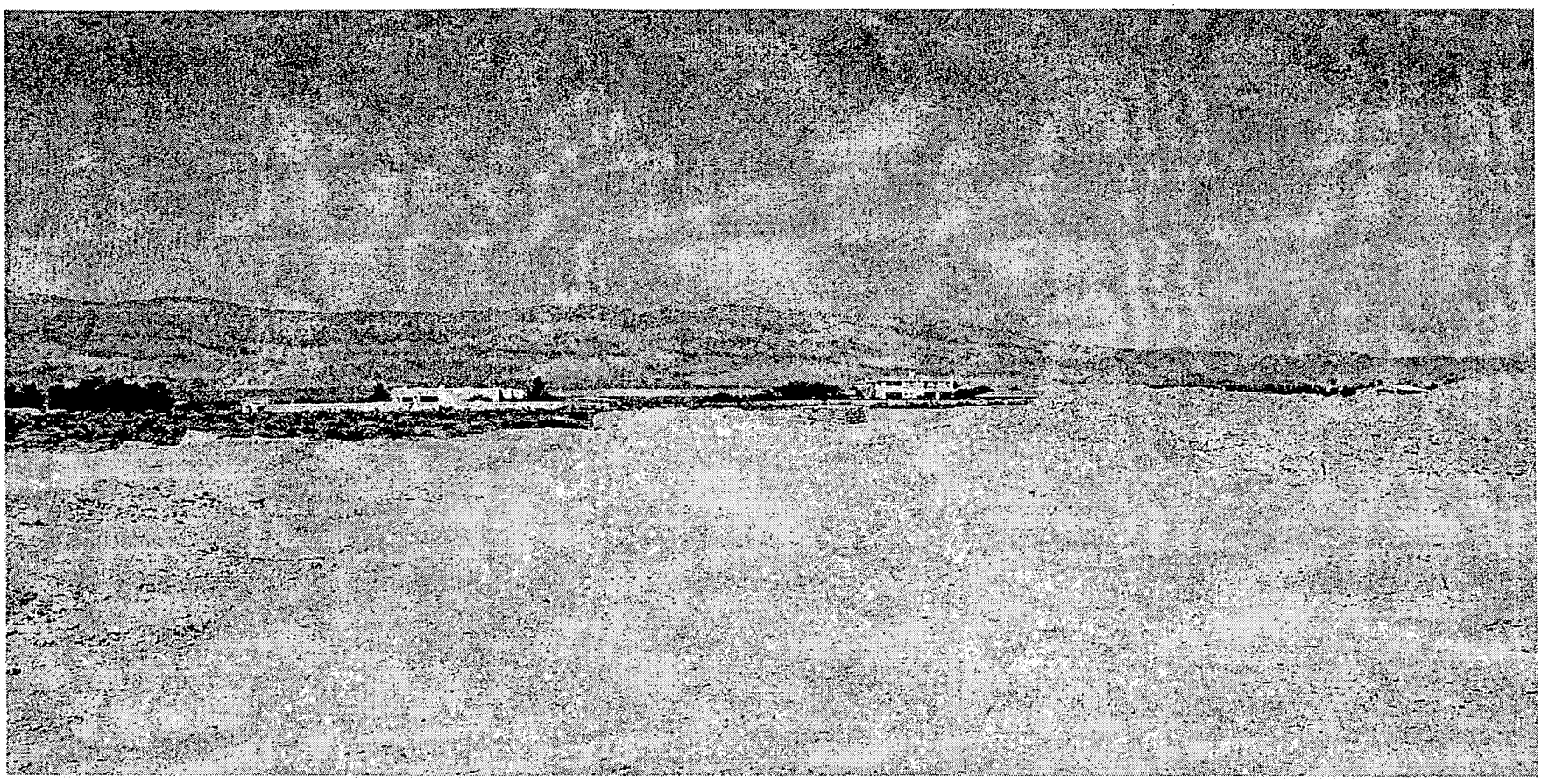


REZONING - PUBLIC HEARING - ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
VARIANCE RELATED TO ZON-4226 - PUBLIC HEARING - VAR-4223 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Variance TO ALLOW 0.33 ACRES OF OPEN SPACE WHERE 1.35 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)] , Ward 6 (Mack).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:
NOTE: See Item 33 [ZON-4226] for all related discussion.

(6:52 – 7:126)

1-1845

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Title 18 Waiver (WVR-4224), Vacation (VAC-4221) and Site Development Plan Review [SDR-4227].

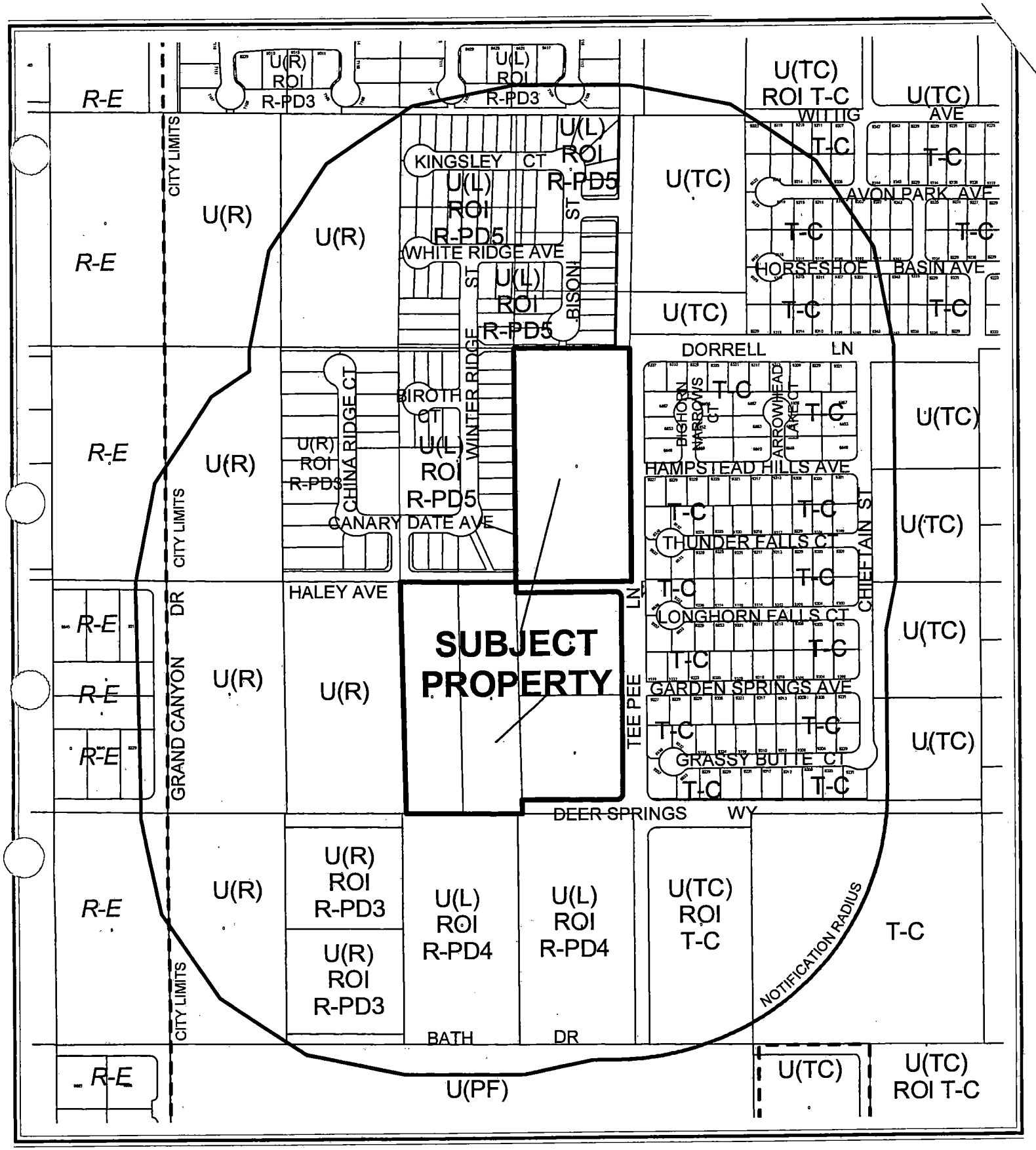
PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 34 – VAR-4223

CONDITIONS – Continued:

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.

Public Works

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $177,724.80 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



CASE: **VAR-4223**

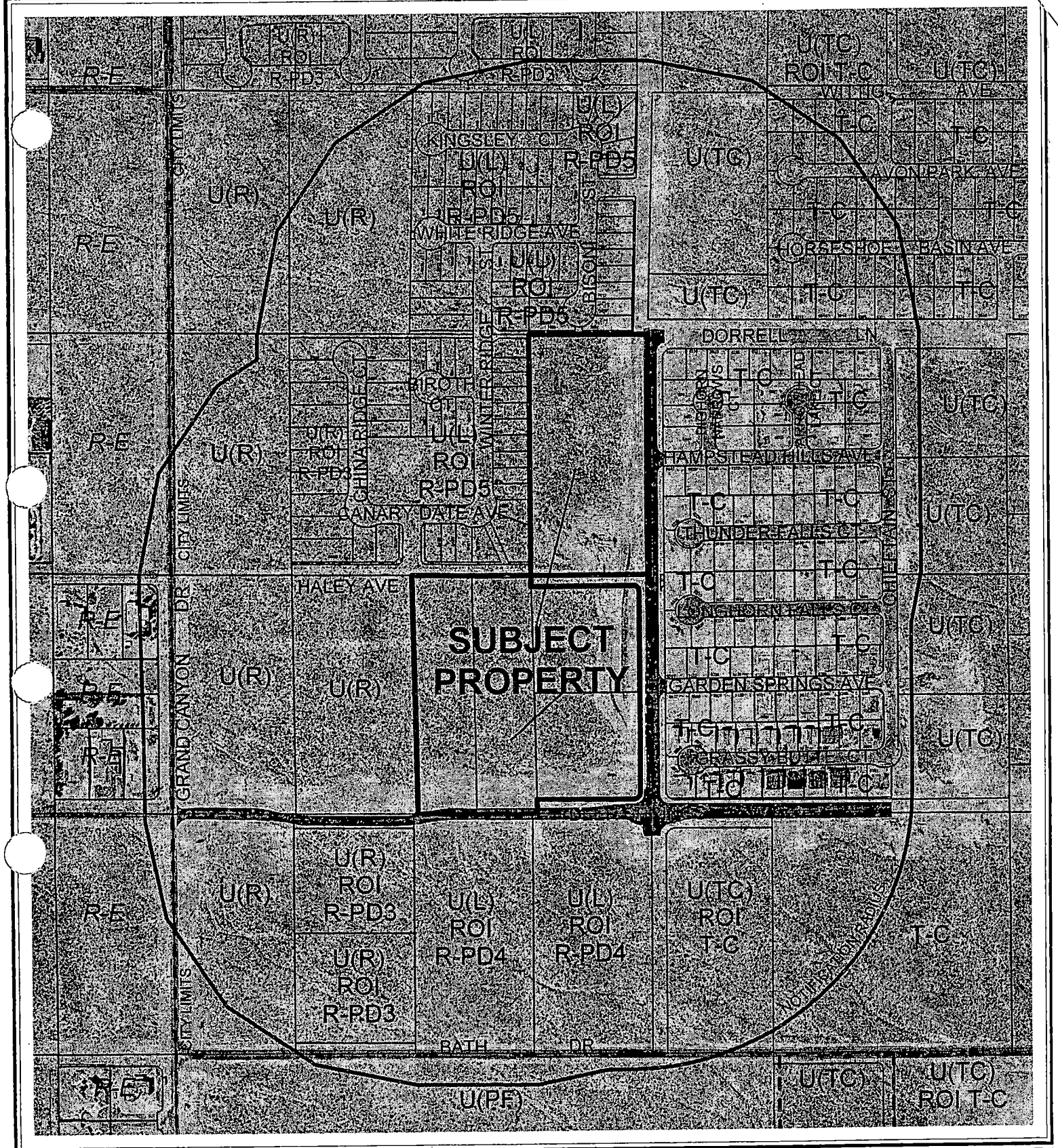
RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N



CASE: **VAR-4223**

0 300 600 Feet

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4223 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Title 18 Waiver (WVR-4224), Vacation (VAC-4221) and Site Development Plan Review [SDR-4227].

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.

Public Works

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $177,724.80 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to the open space provisions of the Code, to allow 0.33 acres of open space where 1.35 acres are required, on approximately 15.18 acres located at the northwest corner of Tee Pee Lane and Deer Springs Way. Companion applications for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), a Site Development Plan Review for 82 single-family lots (SDR-4227) and a Vacation of Government Patent Easements (VAC-4221) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the lots in this project are large enough to provide private open space for each homeowner, and that eliminating the open space requirement would be consistent with former approvals on other Pardee Homes holdings and developments in the area.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99. Staff had recommended approval.

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

05/13/03 The Planning Commission will consider companion applications for an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), a Vacation of Government Patent Easements (VAC-4221), and a Site Development Plan Review for 82 single-family lots (SDR-4227) on the subject site concurrently with this request.

GL

B) Pre-Application Meeting

03/15/04 At the pre-application meeting, two other sites which form part of the Pardee Homes Town Center assemblage, and this site, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.18
Net Acres:	9.74

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	L (Low Density Residential)
South:	L (Low Density Residential)
East:	L-TC (Low Density Residential - Town Center)
West:	L (Low Density Residential) and R (Rural Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
North:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)
South:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre)
East:	T-C (Town Center)

GL

West: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and
U (Undeveloped) [L (Low Density Residential) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes and related activities. Local supporting uses are also allowed. The requested Variance is not directly related to any specific General Plan policies.

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

Trails – There is a Town Center Collector Trail required along Tee Pee Lane to the east of the site, pursuant to the street cross-sections in the Town Center Development Standards Manual. Although the site plan (5' amenity zone, 5' sidewalk, 5' amenity zone) does not meet the trail standard for a Town Center Collector Trail (7.5' amenity zone, 7' sidewalk), it was agreed pursuant to SDR-1104 that a number of street segments within and adjacent to the Town Center area that formed part of the Pardee Town Center assemblage would be developed at slightly different standards to ensure a consistent look throughout the area. The site plan as proposed meets these adjusted standards.

ANALYSIS

A) Zoning Code Compliance

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
20.29 acres	4.2 u.p.a.	1.65	6.9 %	1.35ac	1.7%	0.33 acre

A Variance from the requirement will be necessary for the development as proposed to proceed. The subject deviation is 75%.

B) General Analysis and Discussion

The applicant is proposing to develop an 82-lot single-family residential development on the subject site. This development will be a portion of an overall assemblage of lands by the applicant within Town Center and immediately to the west of Town Center. In earlier phases of the development, the applicant was allowed to provide monies in lieu of open space, as the density of the proposed developments is relatively low. The applicant is requesting a continuation of this established policy with respect to the overall lands assembled by the applicant.

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."

Although no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing open space within the project, the applicant is in agreement with the provision of monies for the improvement of parks in the vicinity in lieu of open space. As this practice has been approved on other lands held by the applicant on other parcels of land within the Town Center assemblage in the past, it is recommended that the Variance be approved. A condition of approval will address the amount and timing of the in-lieu payment.

NOTICES MAILED **59 [Mailed with ZON-4226, WVR-4224, SDR-4227 and VAC-4221]**

APPROVALS 0

PROTESTS 0

GL

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-4224 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Variance (VAR-4223), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 140-foot separation between intersections, where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, for two cul-de-sacs on a site located on the northwest corner of Haley Avenue and Tee Pee Lane.

This site is a portion of a larger proposed development approximately 15.18 acres in size, located at the northwest corner of Tee Pee Lane and Deer Springs Way; however, the Waiver is only applicable to two streets. Companion applications for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), an open space Variance (VAR-4226), a Site Development Plan Review for an 82-lot single-family development (SDR-4227) and a Vacation of Government Patent Easements (VAC-4221) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the Waiver would allow for the efficient planning of local streets on the northern portion of the site.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a Petition to annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.

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GL

B) Pre-Application Meeting

03/15/04 The two other sites, which form part of the Pardee Homes Town Center assemblage, and this site, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Title 18 Waiver application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.18
Net Acres:	9.74

B) Existing Land Use

Subject Property:	Undeveloped
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North:	L (Low Density Residential)
South:	L (Low Density Residential)
East:	L-TC (Low Density Residential - Town Center)
West:	L (Low Density Residential) and R (Rural Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
North:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)
South:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre)
East:	T-C (Town Center)
West:	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) [L (Low Density Residential) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes and related activities. There are no General Plan policies that are directly relevant to the requested Waiver of Title 18 standards.

ANALYSIS

A) Zoning Code Compliance

This report seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The applicant will demonstrate that the design will still allow adequate stacking and turning movements between each of the two cul-de-sac entrances and the Tee Pee Lane/Haley Avenue intersection (135 feet), and the Tee Pee Lane/Dorrell Lane intersection (140 feet), respectively. The applicant also indicates that reconfiguration of these access points is not possible without substantially compromising the concept and design of the project. The requested reductions represent 39% and 36% reductions respectively in the minimum standard.

FINDINGS

The proposed design does not appear to present left turn traffic conflicts, nor is it expected to hinder area traffic flows. The hardship generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project; therefore, approval of the Waiver is recommended.

NOTICES MAILED **59 [Mailed with ZON-4226, VAR-4223, SDR-4227 and VAC-4221]**

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4223 APN: 125-19-601-004, 009, 010, 011, 012

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____Yes X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

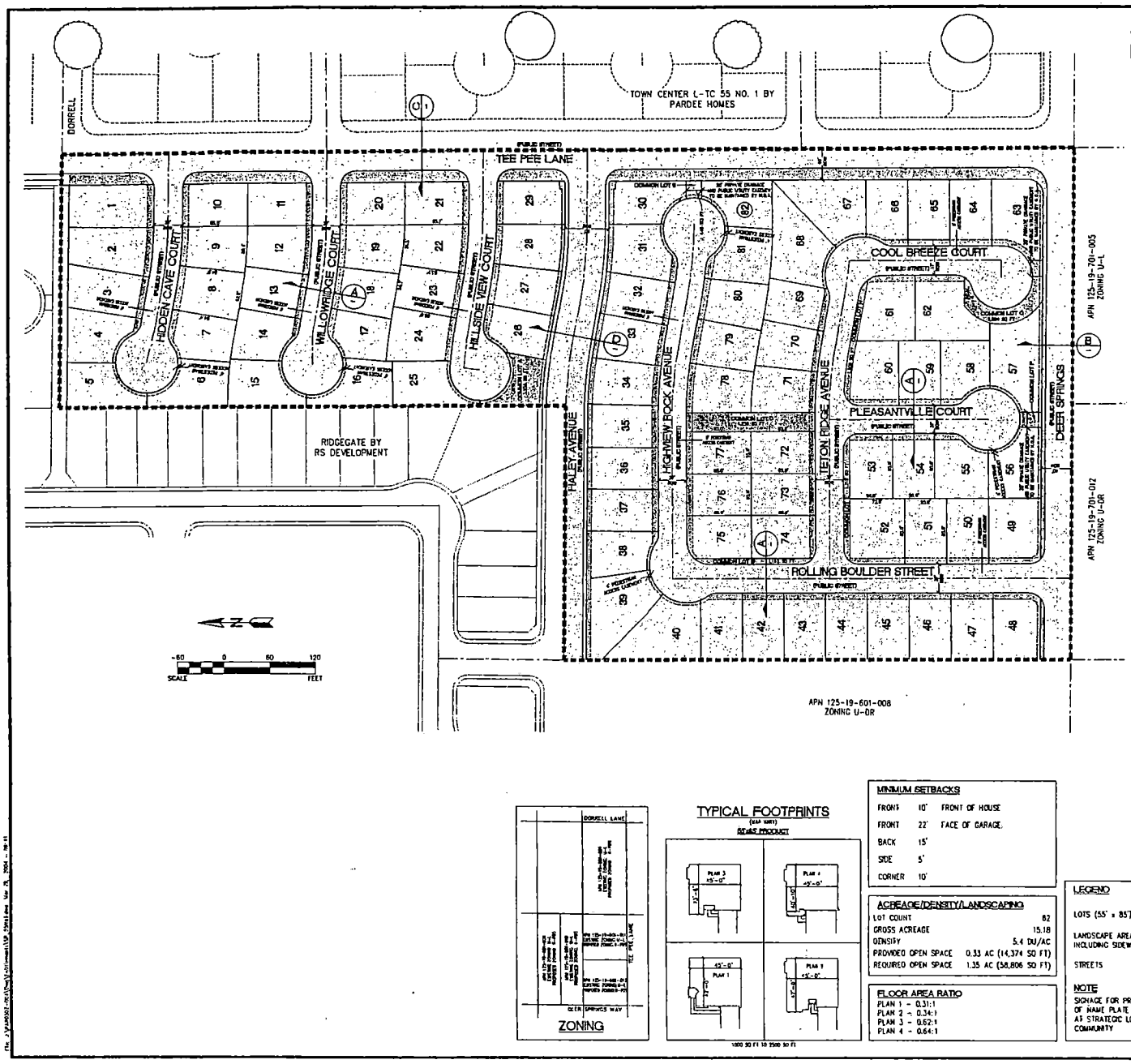
Subscribed and sworn before me

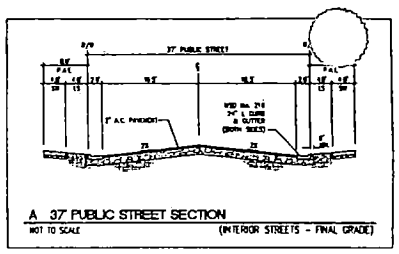
This 18 day of March, 2004

Kathleen Fallon

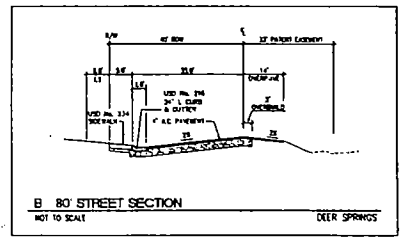
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

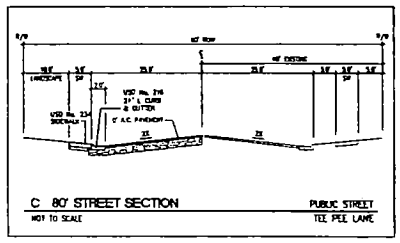




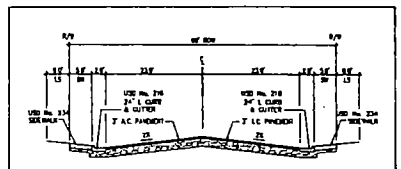
A 37' PUBLIC STREET SECTION
NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



B 80' STREET SECTION
NOT TO SCALE DEER SPRINGS



C 80' STREET SECTION
NOT TO SCALE PUBLIC STREET TEE PEE LANE



D 60' STREET SECTION
NOT TO SCALE PUBLIC STREET HALEY AVENUE

ZONING

TYPICAL FOOTPRINTS
(EAR UNIT)
ATRIUS PRODUCT

1800 SQ FT TO 2500 SQ FT

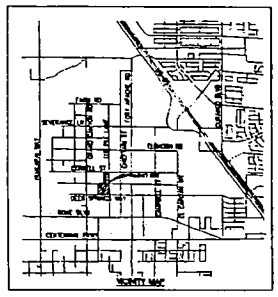
MINIMUM SETBACKS		
FRONT	10'	FRONT OF HOUSE
FRONT	22'	FACE OF GARAGE.
BACK	15'	
SIDE	5'	
CORNER	10'	

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	82
GROSS ACREAGE	15.18
DENSITY	5.4 DU/AC
PROVIDED OPEN SPACE	0.33 AC (14,374 SQ FT)
REQUIRED OPEN SPACE	1.35 AC (58,806 SQ FT)

FLOOR AREA RATIO
PLAN 1 - 0.31:1
PLAN 2 - 0.34:1
PLAN 3 - 0.62:1
PLAN 4 - 0.64:1

LEGEND
LOTS (55' x 85')
LANDSCAPE AREAS INCLUDING SIDEWALK
STREETS

NOTE
SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNATE ON BLOCK WALLS AS STRATEGIC LOCATIONS THROUGHOUT COMMUNITY



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
1140 S. HOWELL STREET #210, LAS VEGAS, NV 89119
PHONE (702) 384-5388 FAX (702) 384-5389

NO	DESCRIPTION	DATE	BY	APP

PARDEE HOMES OF NEVADA
TOWN CENTER R-PD5 55 NO. 3
SITE PLAN

DATE: 3/15/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-004

C-1
SHEET 1 OF 1

VAR-4223
5-13-04 PC

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
WAIVER RELATED TO ZON-4226, VAR-4223, - PUBLIC HEARING - WVR-4224 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 140 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)] , Ward 6 (Mack).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

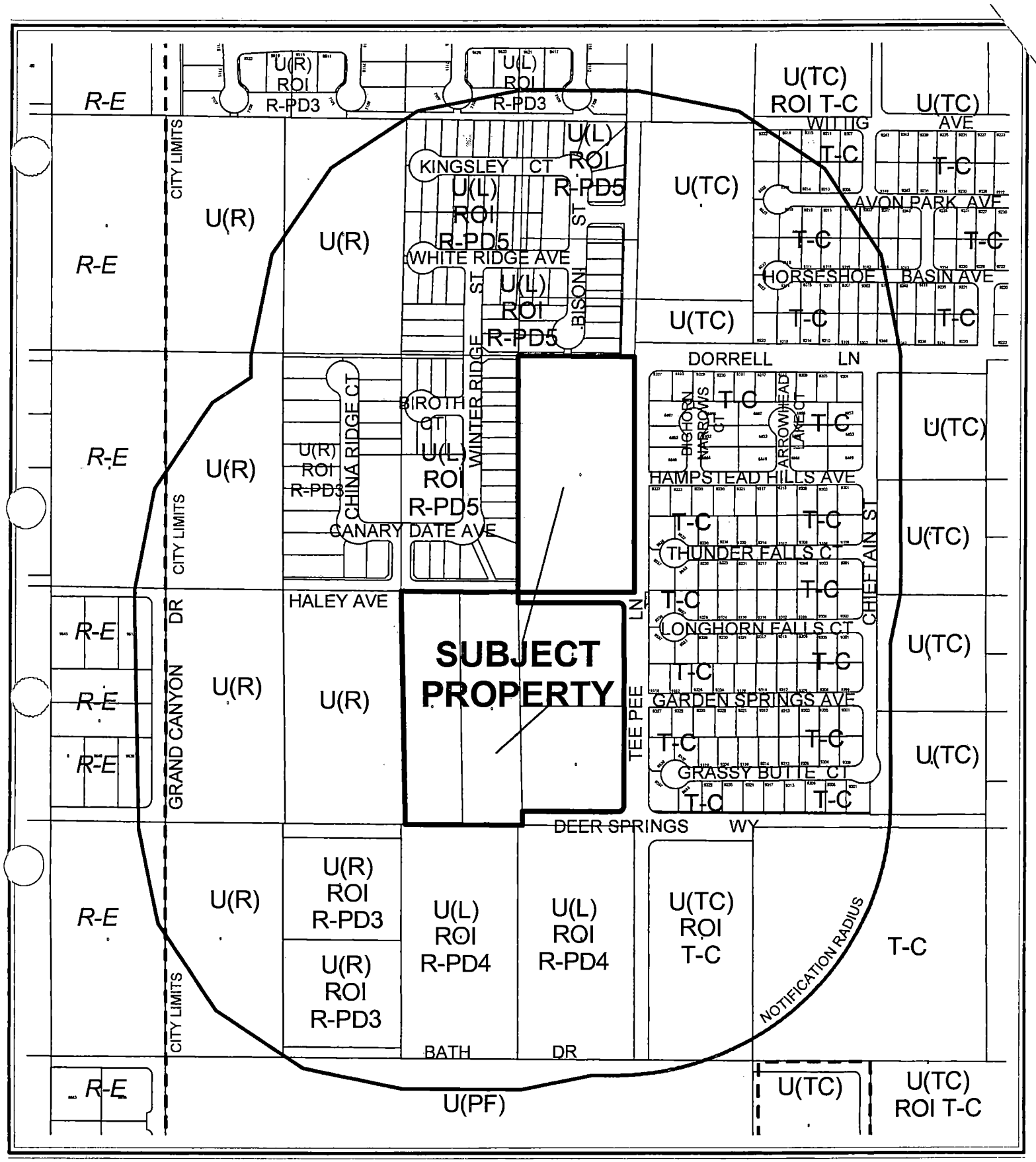
MINUTES:
NOTE: See Item 33 [ZON-4226] for all related discussion.
(6:52 – 7:126)
1-1845

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Variance (VAR-4223), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221).

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 35 – WVR-4224

CONDITIONS – Continued:

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.



CASE: **WVR-4224**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-4224 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Variance (VAR-4223), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 140-foot separation between intersections, where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, for two cul-de-sacs on a site located on the northwest corner of Haley Avenue and Tee Pee Lane.

This site is a portion of a larger proposed development approximately 15.18 acres in size, located at the northwest corner of Tee Pee Lane and Deer Springs Way; however, the Waiver is only applicable to two streets. Companion applications for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), an open space Variance (VAR-4226), a Site Development Plan Review for an 82-lot single-family development (SDR-4227) and a Vacation of Government Patent Easements (VAC-4221) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the Waiver would allow for the efficient planning of local streets on the northern portion of the site.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a Petition to annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.

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

05/13/03 The Planning Commission will consider companion applications for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224) and a Vacation of Government Patent Easements (VAC-4221) on the subject site concurrently with this request.

GL

B) Pre-Application Meeting

03/15/04 The two other sites, which form part of the Pardee Homes Town Center assemblage, and this site, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Title 18 Waiver application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.18
Net Acres:	9.74

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	L (Low Density Residential)
South:	L (Low Density Residential)
East:	L-TC (Low Density Residential - Town Center)
West:	L (Low Density Residential) and R (Rural Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
North:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)
South:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre)
East:	T-C (Town Center)
West:	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) [L (Low Density Residential) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes and related activities. There are no General Plan policies that are directly relevant to the requested Waiver of Title 18 standards.

ANALYSIS

A) Zoning Code Compliance

This report seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The applicant will demonstrate that the design will still allow adequate stacking and turning movements between each of the two cul-de-sac entrances and the Tee Pee Lane/Haley Avenue intersection (135 feet), and the Tee Pee Lane/Dorrell Lane intersection (140 feet), respectively. The applicant also indicates that reconfiguration of these access points is not possible without substantially compromising the concept and design of the project. The requested reductions represent 39% and 36% reductions respectively in the minimum standard.

FINDINGS

The proposed design does not appear to present left turn traffic conflicts, nor is it expected to hinder area traffic flows. The hardship generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project; therefore, approval of the Waiver is recommended.

NOTICES MAILED **59 [Mailed with ZON-4226, VAR-4223, SDR-4227 and VAC-4221]**

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-4224** APN: 125-19-601-004, 009, 010; 011, 012

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

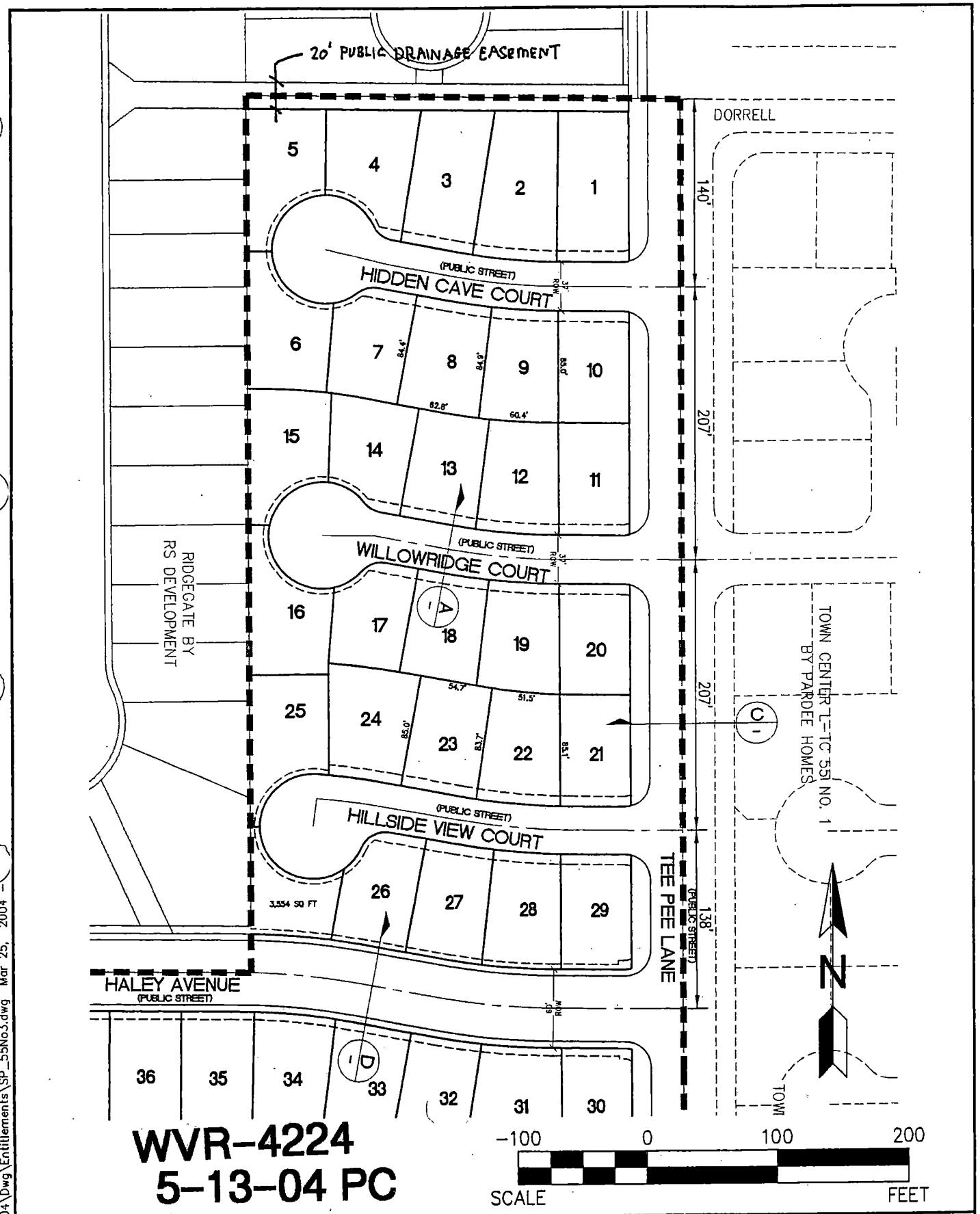
Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006



WVR-4224
5-13-04 PC

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #218, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

PARDEE HOMES

TOWN CENTER 55 NO. 3
TITLE 18 STREET OFFSET WAIVER

DATE: 3/24/04	PROJECT NO. PAR0302-004
DRAFTER: JDP	
DESIGNER: JDP	C-1
CHECKED: TJS	SHEET 1 OF 1

File: J:\PAR0302-004\Dwg\Entitlements\SP_55No3.dwg Mar 25, 2004 -

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
VACATION RELATED TO ZON-4226, VAR-4223, WVR-4224 - PUBLIC HEARING - VAC-4221 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate U.S. Government Patent Easements generally located west of Tee Pee Lane, north of Deer Springs Way, Ward 6 (Mack).

SET DATE: 06/02/2004
C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:
NOTE: See Item 33 [ZON-4226] for all related discussion.
(6:52 – 7:126)
1-1845

CONDITIONS:
1. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Relinquishment of Interest. Additional right-of-way or easements may be required if shown in the approved plan. Alternatively, appropriate public sewer easements shall be retained within the Haley Avenue alignment for the proposed sewer alignment.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 36 – VAC-4221

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 Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-4226 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

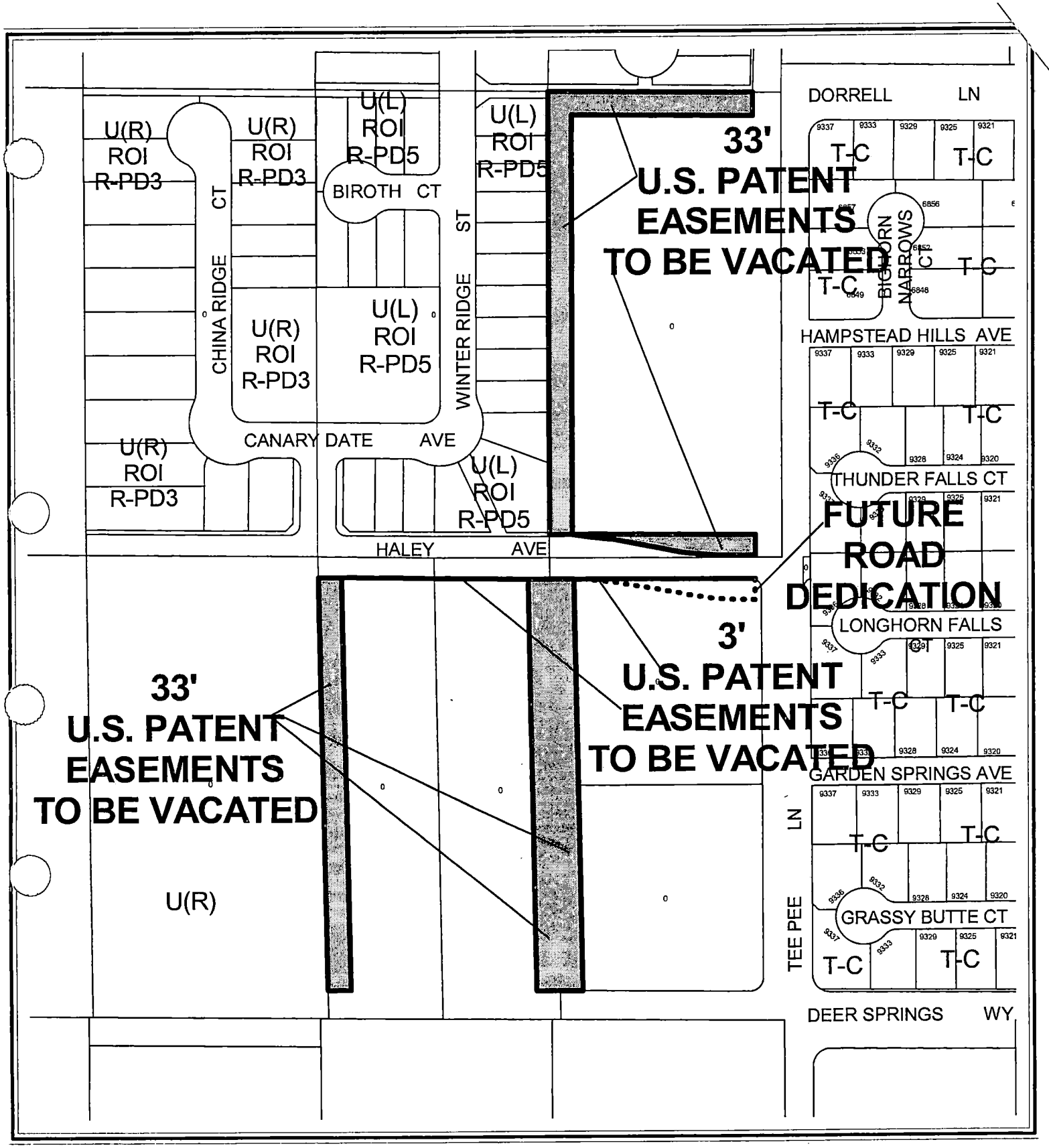
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

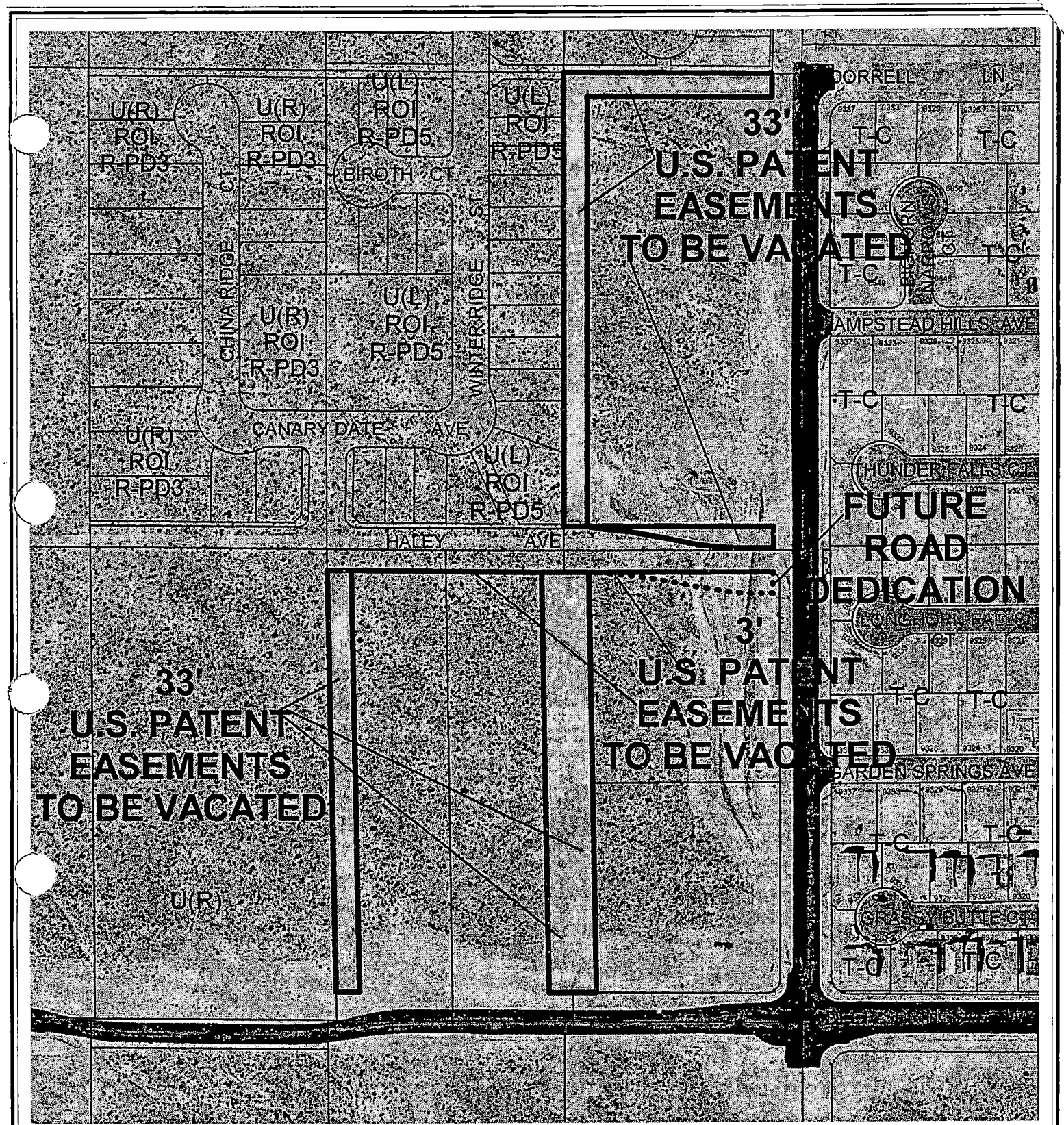
6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof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

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

8. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4226, Site Development Plan Review SDR-4227 and all other applicable site-related actions.



CASE: VAC-4221



0 80 160 Feet

CASE: VAC-4221

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4221 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Relinquishment of Interest. Additional right-of-way or easements may be required if shown in the approved plan. Alternatively, appropriate public sewer easements shall be retained within the Haley Avenue alignment for the proposed sewer alignment.

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 Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-4226 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

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

4. 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.

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

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

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

8. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4226, Site Development Plan Review SDR-4227 and all other applicable site-related actions.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate U. S. Government Patent Easements generally located north of Deer Springs Way, west of Tee Pee Lane.

B) Applicant's Justification

The applicant's justification letter states that the adjacent parcel is proposed to be developed as an 82-lot single-family residential development.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01	The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.
02/05/03	The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02. The effective date was 02/14/03.
05/13/03	The Planning Commission will consider companion applications for an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), an open space Variance (VAR-4223), and a Site Development Plan Review for 82 single-family lots (SDR-4227) on the subject site concurrently with this request.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Southeast Quarter (SE¼) and the east half (E½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 19, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U.S. Government Patent Reservations because they are no longer needed in their current configuration. This will allow the development of the single-family subdivision on this site. This request is appropriate, as the subject grant is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally on the northwest corner of Deer Springs Way and Tee Pee Lane.

NOTICES MAILED **59 [Mailed with ZON-4226, VAR-4223, WVR-4224, and SDR-4227]**

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAL-4221 APN: 125-19-601-004, 009, 010; 011, 012

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

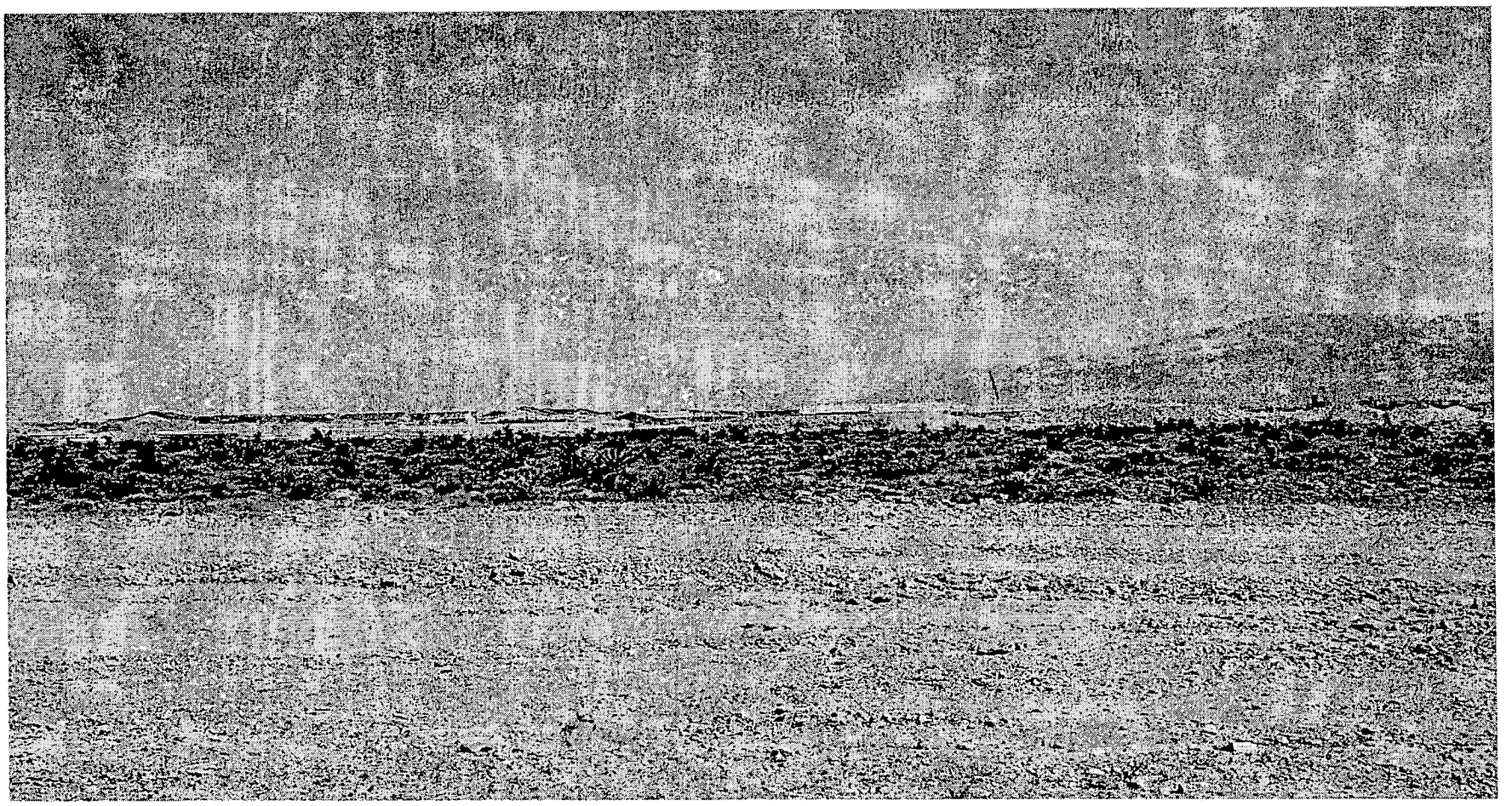
Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 20 04

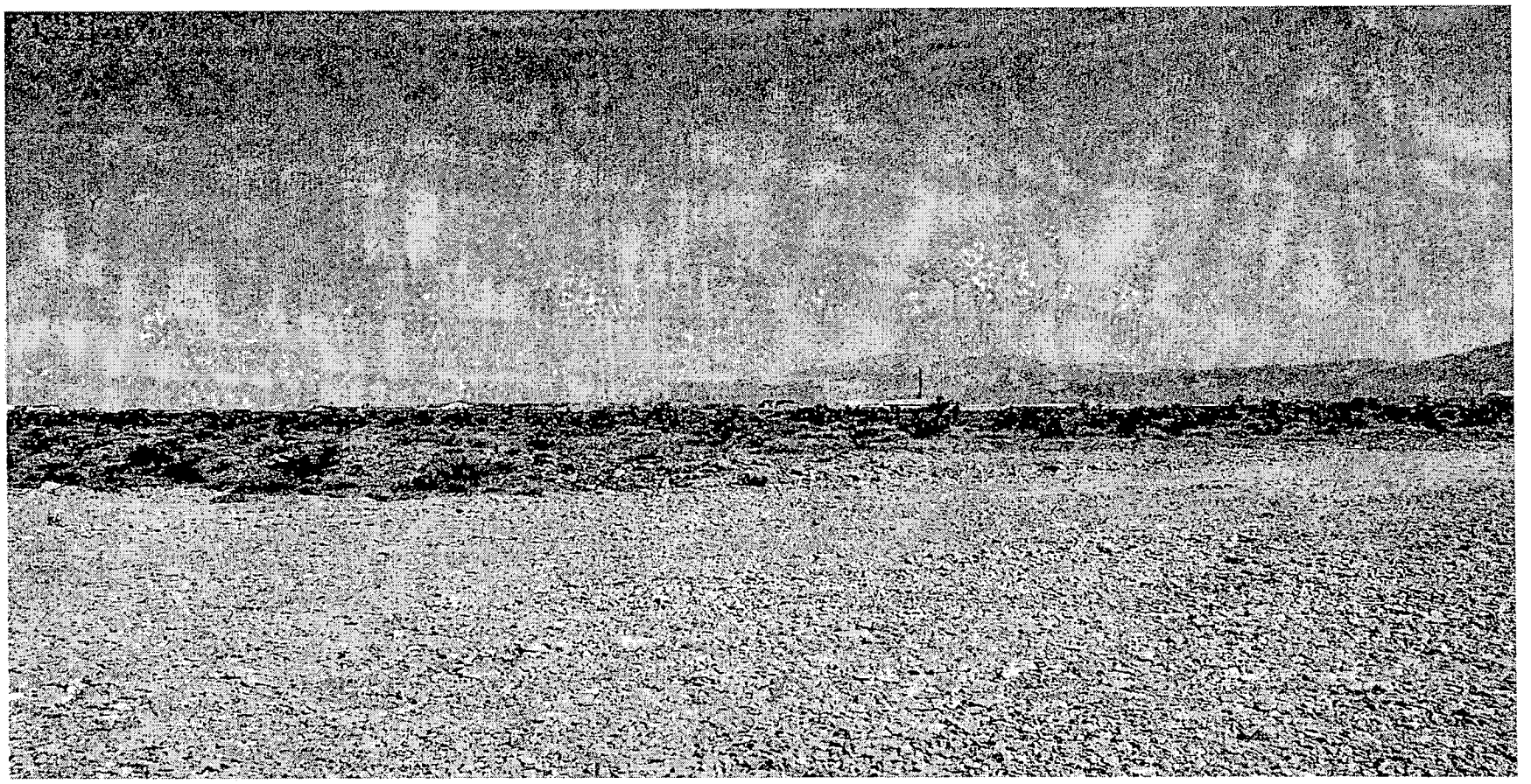
[signature]
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006



VACATION RELATED TO ZON-4226, VAR-4223, WVR-4224 - PUBLIC HEARING - VAC-4221 -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED WEST OF TEE PEE LANE, NORTH OF DEER SPRINGS WAY
MAY 13, 2003 PLANNING COMMISSION

4/26/04



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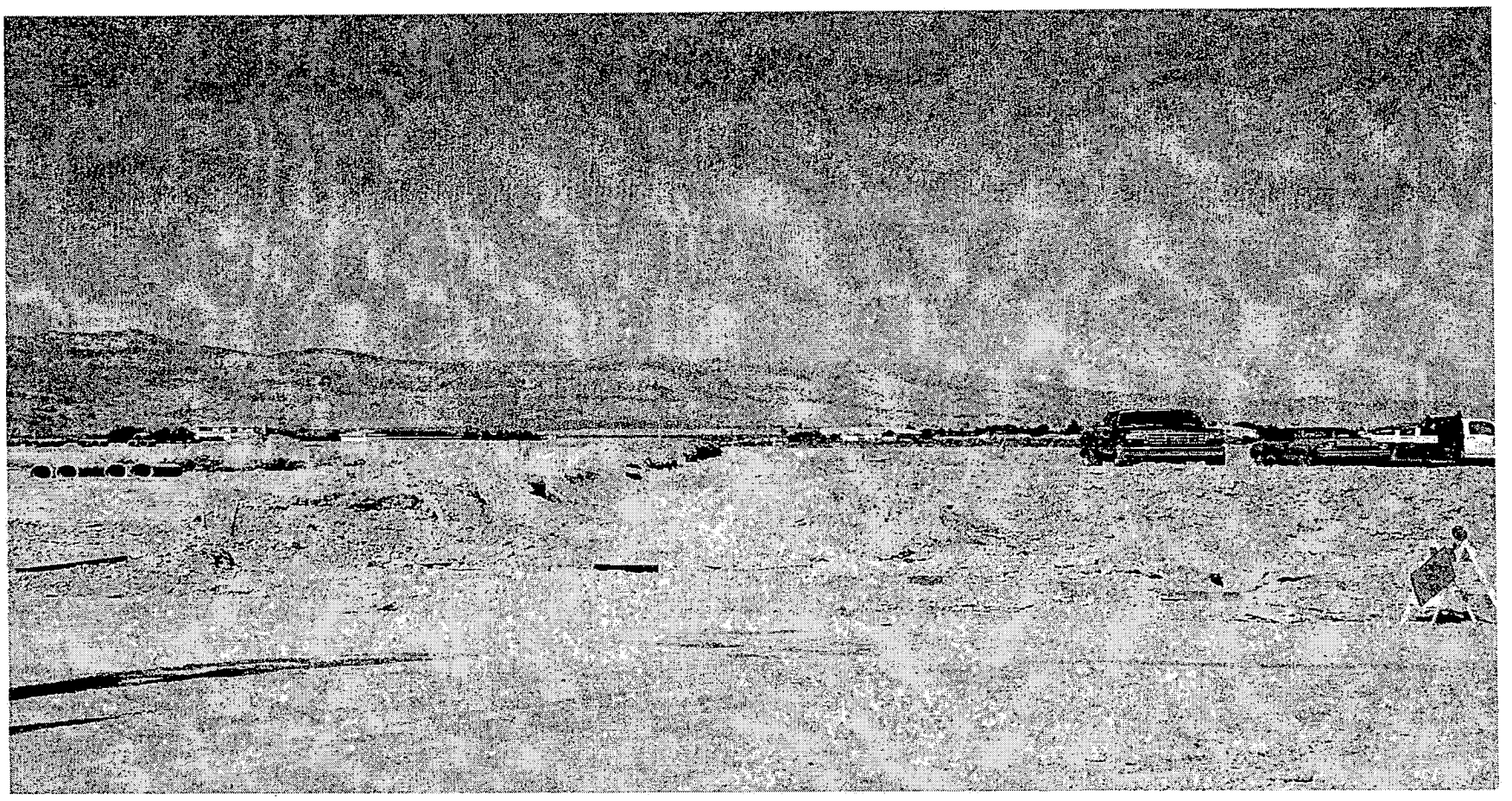

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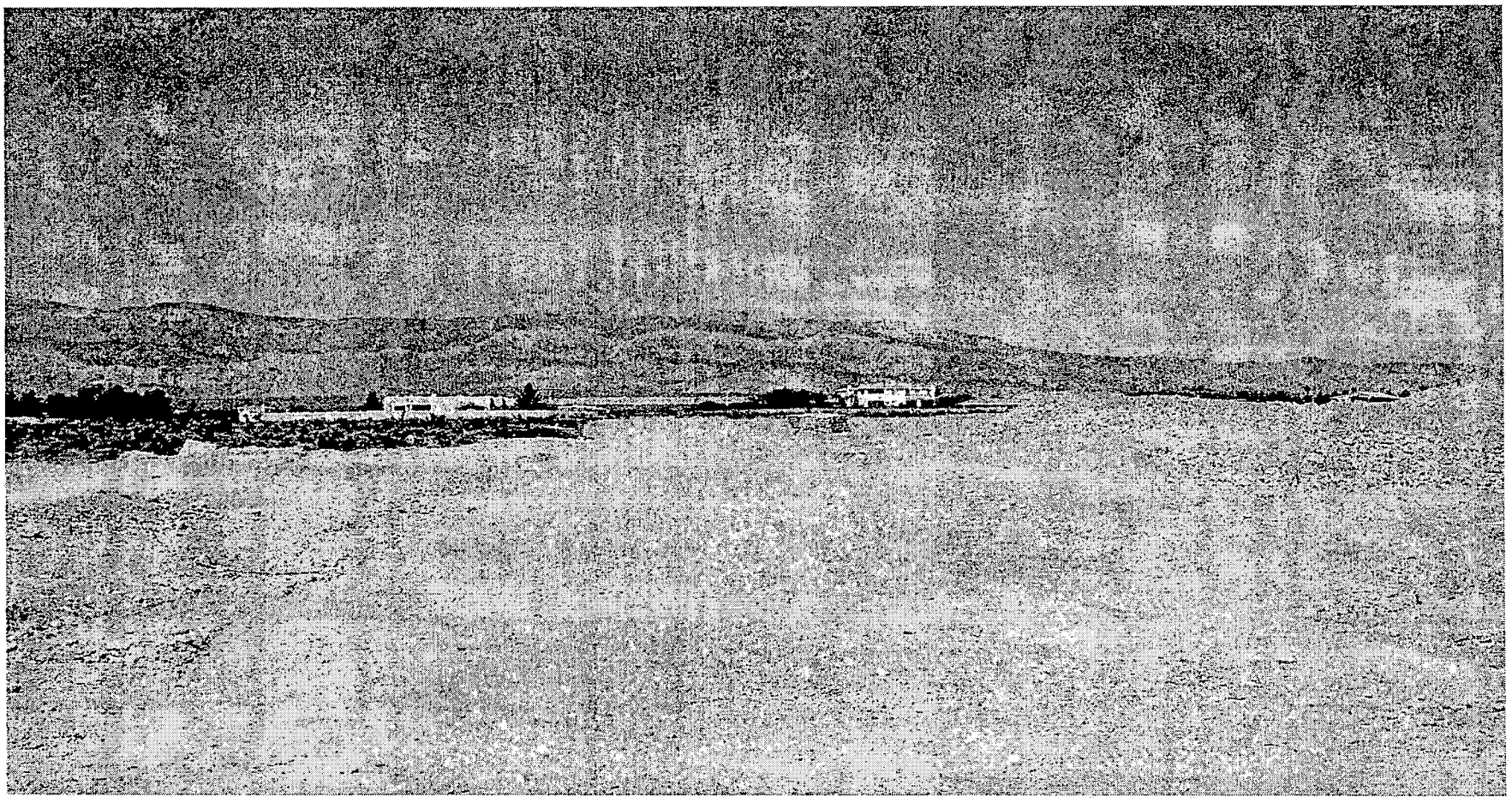


VACATION RELATED TO ZON-4226, VAR-4223, WVR-4224 - PUBLIC HEARING - VAC-4221 -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED WEST OF TEE PEE LANE, NORTH OF DEER SPRINGS WAY
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4226, VAR-4223, WVR-4224 AND VAC-4221 - PUBLIC HEARING - SDR-4227 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)] , Ward 6 (Mack).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:
NOTE: See Item 33 [ZON-4226] for all related discussion.
(6:52 – 7:126)
1-1845

CONDITIONS:
Planning and Development
1. A Rezoning [ZON-4226] to an R-PD5 (Residential Planned Development – 5 Units per Acre) Zoning District, a Variance of open space standards (VAR-4223), a Title 18 Waiver to reduce the minimum separation distance between intersections (WVR-4224) and a Vacation of government patent easements (VAC-4221) approved by the City Council.

CONDITIONS – Continued:

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

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

4. The standards for this development shall include the following, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Deer Springs Way, and a maximum of 30 feet on-center along Tee Pee Lane.

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

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

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

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

CONDITIONS – Continued:

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

14. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/04, except as amended by conditions herein.

Public Works

15. A Homeowner's Association or other private maintenance organization shall be established to maintain all commonly held perimeter walls, 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.

16. Construct appropriate street improvements adjacent to this site concurrent with development of this site. Four-foot sidewalks will be allowed on the interior streets provided that all street furnishings and appurtenances are placed outside the sidewalk area. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

17. Provide pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way.

18. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

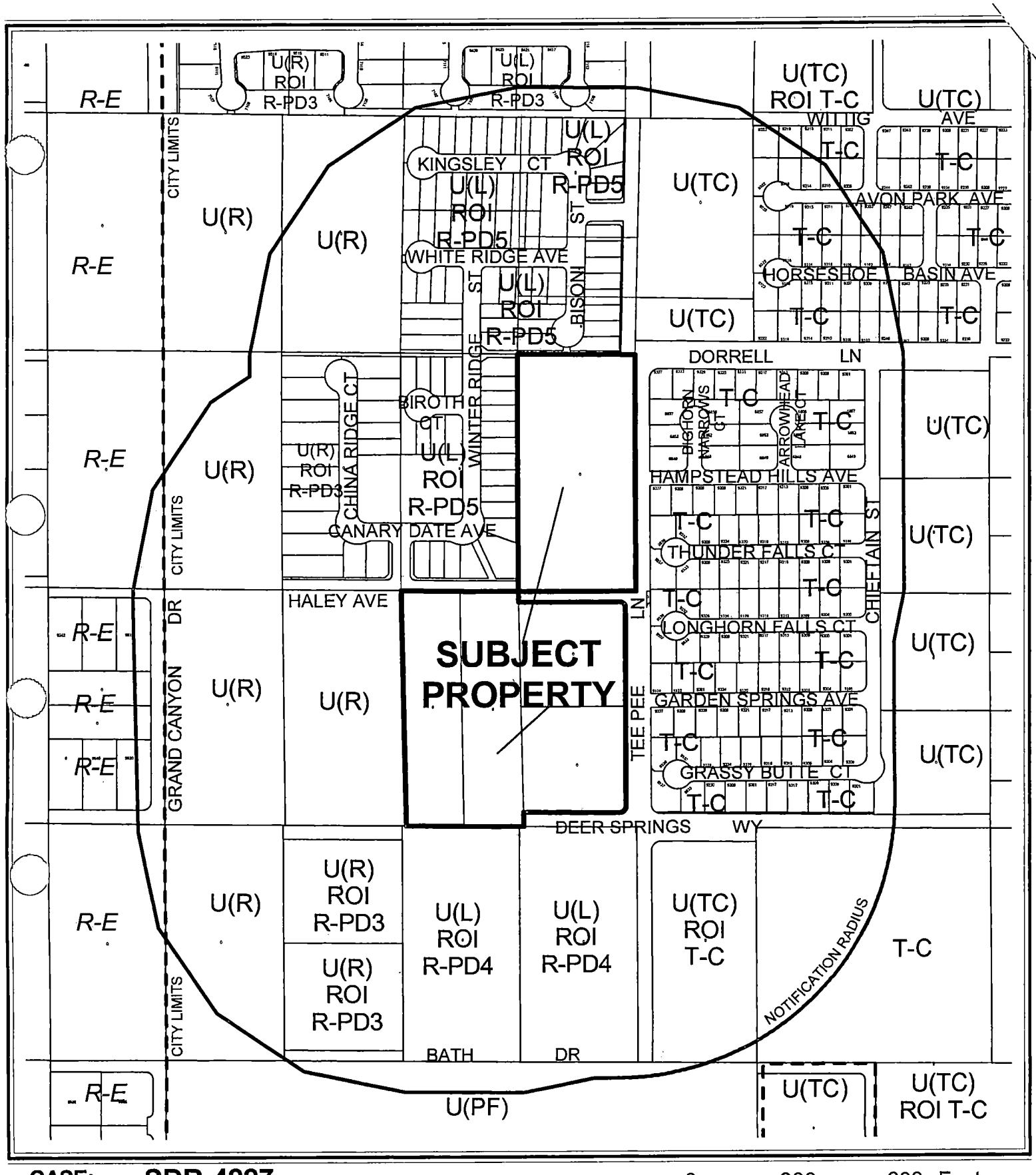
19. Landscape and maintain all unimproved right-of-way on adjacent to this site concurrent with development of this site.

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4226 and all other subsequent site-related actions.

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

CONDITIONS – Continued:

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



CASE: **SDR-4227**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4227 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-4226] to an R-PD5 (Residential Planned Development – 5 Units per Acre) Zoning District, a Variance of open space standards (VAR-4223), a Title 18 Waiver to reduce the minimum separation distance between intersections (WVR-4224) and a Vacation of government patent easements (VAC-4221) approved by the City Council.

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

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

4. The standards for this development shall include the following, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.

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GL

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GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for 82 single-family lots on approximately 15.18 acres located at the northwest corner of Tee Pee Lane and Deer Springs Way. Companion applications for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224) and a Vacation of Government Patent Easements (VAC-4221) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that this proposed Site Development Plan Review will allow a residential development that is in keeping with the size and character of surrounding residential developments, including those within the nearby Town Center.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01	The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.
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GL

B) Pre-Application Meeting

03/15/04 The two other sites, which form part of the Pardee Homes Town Center assemblage, and this site, were discussed. The applicant was advised of the various application requirements necessary to develop single-family homes, as proposed by the applicant, on these parcels.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.18
Net Acres:	9.74

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	L (Low Density Residential)
South:	L (Low Density Residential)
East:	L-TC (Low Density Residential - Town Center)
West:	L (Low Density Residential) and R (Rural Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
North:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)
South:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre)
East:	T-C (Town Center)

GL

West: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and
U (Undeveloped) [L (Low Density Residential) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes and related activities. Local supporting uses are also allowed. The request for R-PD5 (Residential Planned Development - 5 Units per Acre) zoning conforms to the L (Low Density Residential) land use designation.

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

Trails – There is a Town Center Collector Trail required along Tee Pee Lane to the east of the site, pursuant to the street cross-sections in the Town Center Development Standards Manual. Although the site plan (5' amenity zone, 5' sidewalk, 5' amenity zone) does not meet the trail standard for a Town Center Collector Trail (7.5' amenity zone, 7' sidewalk), it was agreed pursuant to SDR-1104 that a number of street segments within and adjacent to the Town Center area that formed part of the Pardee Town Center assemblage would be developed at slightly different standards to ensure a consistent look throughout the area. The site plan as proposed meets these adjusted standards.

PROJECT DESCRIPTION

The proposed development consists of 82 single-family lots covering the 15.18-acre site. Four basic floor plan configurations are proposed. The designs are both one and two-story products with two-car and three-car garages.

The open space provided with this project is 14,374 square feet within landscaped amenity zones and several small common areas scattered around the site. The total amount of open space provided is below that required by Title 19 open space standards. A companion Variance request (VAR-4223) seeks relief from this requirement.

GL

A network of public streets, all 37 feet in width, with L-type curb and gutter design, serves the development. These street-sections are consistent with street sections that were approved for development within the assemblage of land within and adjacent to Town Center by Pardee Homes.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD zoned project are set out on the site plan. In the case of the subject proposal, these are as follows:

Standards	**Proposed**
Average Lot Size	4,675 SF
Min. Lot Width	55 Feet
Min. Setbacks • Front - to house • Front - Face of garage • Side • Corner • Rear	 10 Feet 22 Feet 5 Feet 10 Feet 7 Feet
Max. Lot Coverage	Not indicated
Max. Building Height	2 Stories / 35 Feet

These development standards are similar to other residential products developed by the applicant in the area.

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

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

Uses	Units	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	82 Units	2 spaces/unit	164 spaces	N/A	164 spaces	N/A

GL

The project as proposed meets the parking requirements of Title 19.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer:			
• Min. Trees	1 Tree/20 Linear Feet along Deer Springs (610 Feet) + 1 Tree	32 Trees	19 Trees
	1 Tree/30 Linear Feet (T.C. stds) along Tee Pee (1,080 Feet) + 1 Tree	37 Trees	37 Trees
• Min. Zone Width	6 Feet along Deer Springs, 5 Feet along Tee Pee		6 Feet 5 Feet
• Wall height	6 Feet		6 Feet

The project meets the perimeter landscaping standards of the Code along Tee Pee Lane (a Town Center Residential Collector), since the west side of the street, although outside the Town Center area, must be designed to match the east side of the street, which is within Town Center. The standard along Deer Springs Way, however, pursuant to Title 19.12.050, requires 20-foot on-center spacing between street trees; also, if palms are used, the minimum height to the top of the tree must be 15 feet. The applicant has agreed to submit a modified landscape plan that meets these requirements of the Code.

In terms of perimeter zone width, the west side of Tee Pee Lane is designed to match the east side of the street, which was built pursuant to standards negotiated for the Tee Pee Lane frontage through approval of SDR-1104. These revised standards included a five-foot amenity zone against the curb, a five-foot sidewalk and a five-foot amenity zone against the property. The project as proposed meets those standards. Elsewhere, the Deer Springs frontage of the site must contain a minimum six-foot landscape buffer outside the perimeter wall, pursuant to Title 19.12.050. The applicant has indicated that the revised landscape plan will reflect this requirement.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
15.18 acres	5.4 u.p.a.	1.65	8.9 %	58,850 SF (1.35 ac)	2.9%	14,374 SF (0.33 ac)

As currently configured, the site plan is deficient in open space. The applicant has submitted a Variance application (VAR-4223) to request relief from that standard.

B) General Analysis and Discussion

- Zoning

Approval of companion Rezoning application (ZON-4226), will result in R-PD5 (Residential Planned Development - 5 Units per Acre) zoning for this site. The proposed Site Development Plan conforms to, and is an integral part of, the proposed zoning for the site.

- Site Plan

The plan as proposed will require the concurrent approval of an open space Variance and a Waiver of certain Title 18 standards to be approved. These companion cases are referenced below.

- Waivers

A companion Variance (VAR-4223) to reduce the required amount of open space by approximately 67% has been submitted and will be considered concurrently. Approval of a Waiver of Title 18.12.160 (WVR-4224) is also required to allow the development of two of the proposed intersections to be placed closer than 220 feet to other intersections.

- Landscape Plan

The conceptual landscaping plan indicates an alternating arrangement of 36" box Holly Oak and 24" box Chinese Pistache and Purple Robe Locust planted 30 feet on-center along each side of the perimeter and interior streets. These trees meet or exceed the landscaping standards of the Code. Although 24" box trees are stipulated by Title 19 landscaping requirements, the use of these Fan Palms will be an acceptable alternative in these two locations. The landscaping plan also depicts a variety of five and one-gallon ground shrubs, and a variety of ground cover plantings.

- Elevation
  Four basic floor plans are proposed. The homes all have two or three-car garages, are one or two stories in height and are arranged along 37-foot wide private streets, except for a number of lots which front Solar Avenue.

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 will be consistent with the density of the adjacent and surrounding single-family residential developments, and with the approved density for undeveloped areas in the vicinity of the site.

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 subject site is designated L (Low Density Residential) on the Centennial Hills Sector Plan map of the General Plan. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The companion Rezoning application (ZON-4226) will rezone the subject site to the R-PD5 (Residential Planned Development - 5 Units per Acre) zoning district. The proposed site plan conforms to the General Plan land use designation for the site. The proposed site plan conforms to other city policies and standards, with the exception of open space standards and Title 18 minimum intersection separation distances.

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

   The site is divided into two segments; the area to the north of Haley Avenue, containing 29 lots, will be accessed directly from Tee Pee Lane, an 80-foot Town Center Residential Collector, by three 37-foot wide public streets, pursuant to the street sections negotiated as part of the previous approval of SDR-1104. These interior public streets will use 4-foot wide sidewalks, which are conditioned to remain clear of utilities and street furniture. The larger segment to the south of Haley Avenue, containing 53 lots, will be again served by a network of 37-foot wide public streets, accessed by a single entry from Deer Springs Way to the south of the site. Deer Springs Way is designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. These streets will be adequate for allowable development under the proposed T-C (Town Center) zoning district.

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

   The building and landscape materials are appropriate for this type of development in this portion of the City.

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

   The building elevations are typical of single-family residential developments and will be compatible with single-family residential development surrounding the site.

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 59 [Mailed with ZON-4226, VAR-4223, WVR-4224 and VAC-4221]

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4227 APN: 125-19-601-004, 009, 010; 011, 012

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

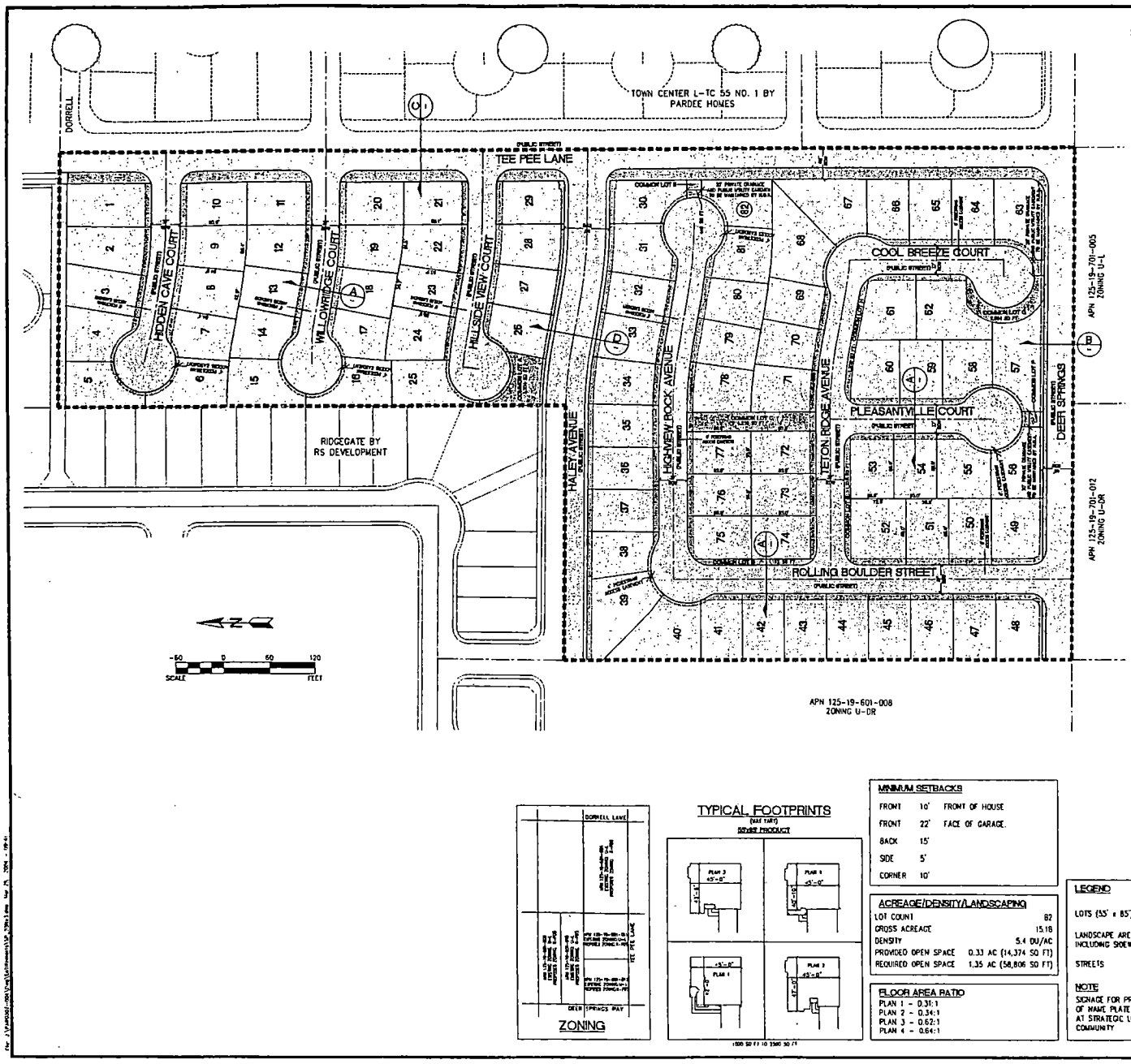
Print Name: Klif Andrews

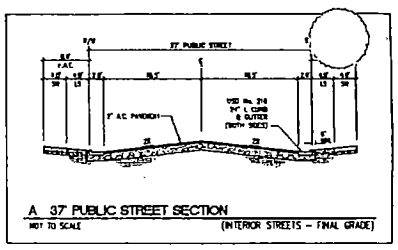
Subscribed and sworn before me

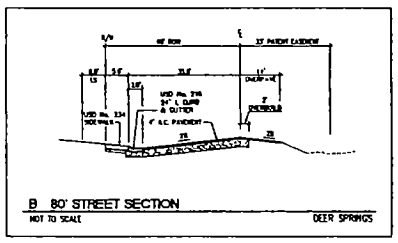
This 18 day of March, 2004

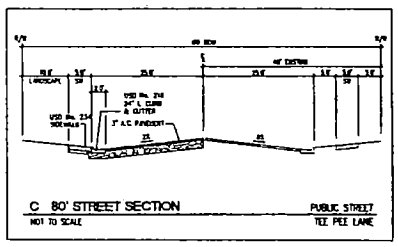
[signature]
Notary Public in and for said County and State

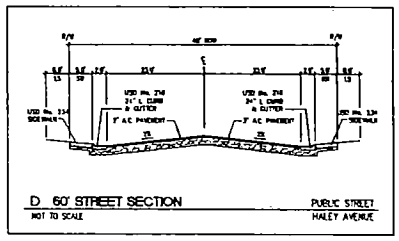
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006











MINIMUM SETBACKS		
FRONT	10'	FRONT OF HOUSE
FRONT	22'	FACE OF GARAGE
BACK	15'	
SIDE	5'	
CORNER	10'	

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	82
GROSS ACREAGE	15.18
DENSITY	5.4 DU/AC
PROVIDED OPEN SPACE	0.33 AC (14,374 SQ FT)
REQUIRED OPEN SPACE	1.35 AC (58,806 SQ FT)

FLOOR AREA RATIO
PLAN 1 - 0.31:1
PLAN 2 - 0.34:1
PLAN 3 - 0.62:1
PLAN 4 - 0.64:1

LEGEND

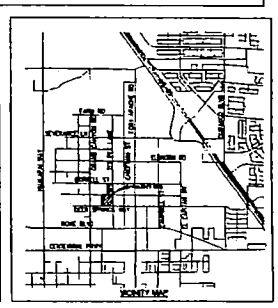
LOTS (55' x 85')

LANDSCAPE AREAS INCLUDING SIDEWALK

STREETS

NOTE

SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNAGE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
3145 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-3300 FAX (702) 384-5349

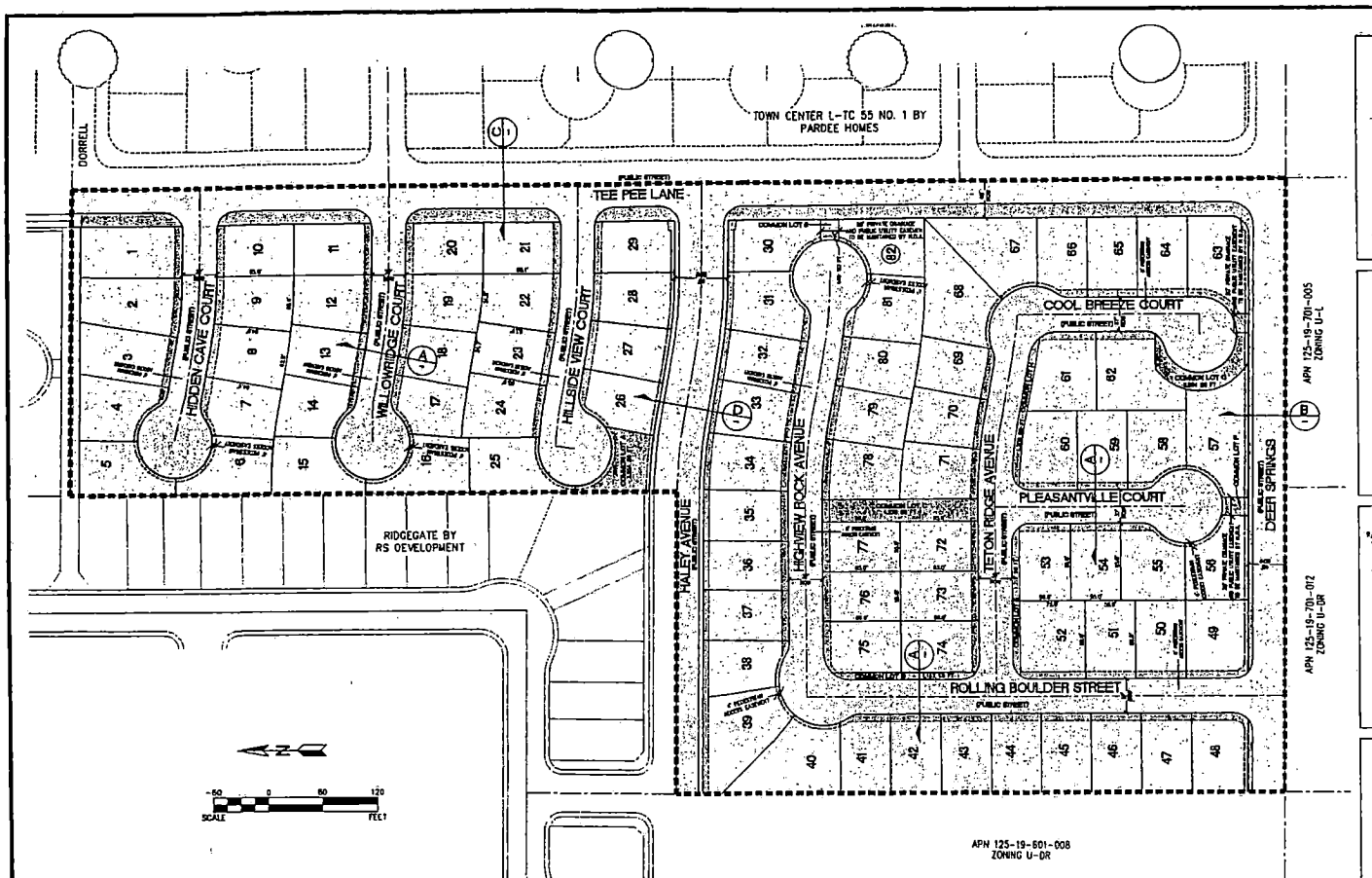
NO.	DESCRIPTION	DATE	BY	APP.

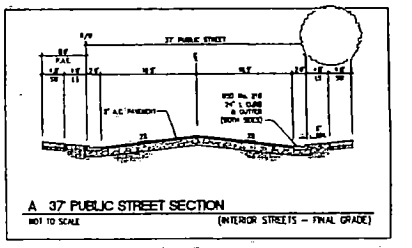
PARDEE HOMES OF NEVADA
TOWN CENTER R-PD5 55 NO. 3
SITE PLAN

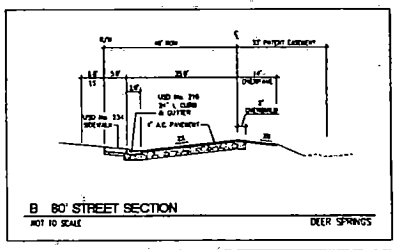
DATE: 3/15/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-004

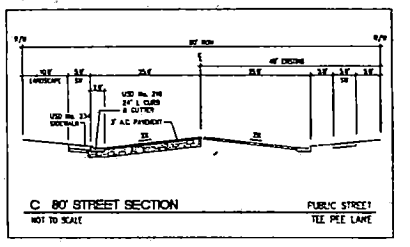
C-1
SHEET 1 OF 1

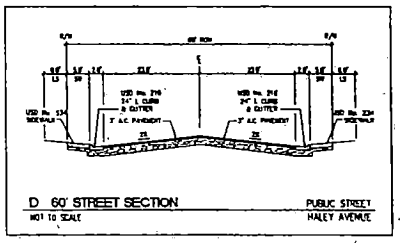
SDR-4227
5-13-04 PC

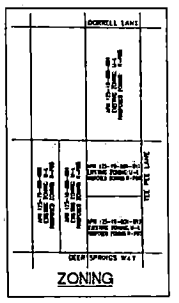




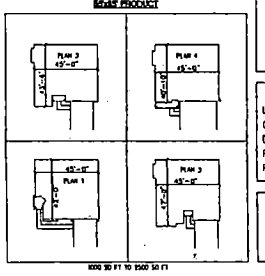








TYPICAL FOOTPRINTS



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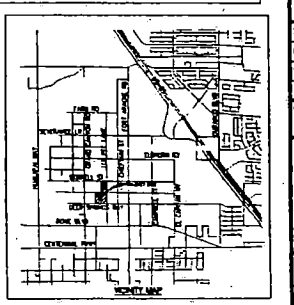

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PHONE (702) 384-6300 FAX (702) 384-6399

NO.	DESCRIPTION	DATE	BY	APP

PARDEE HOMES OF NEVADA

TOWN CENTER R-PD5 55 NO. 3

SITE PLAN

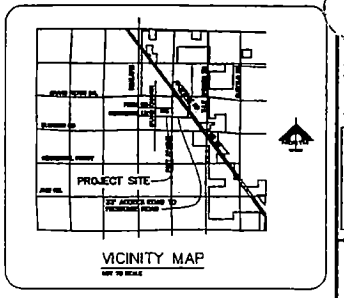
DATE 3/15/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO
PAR0302-004

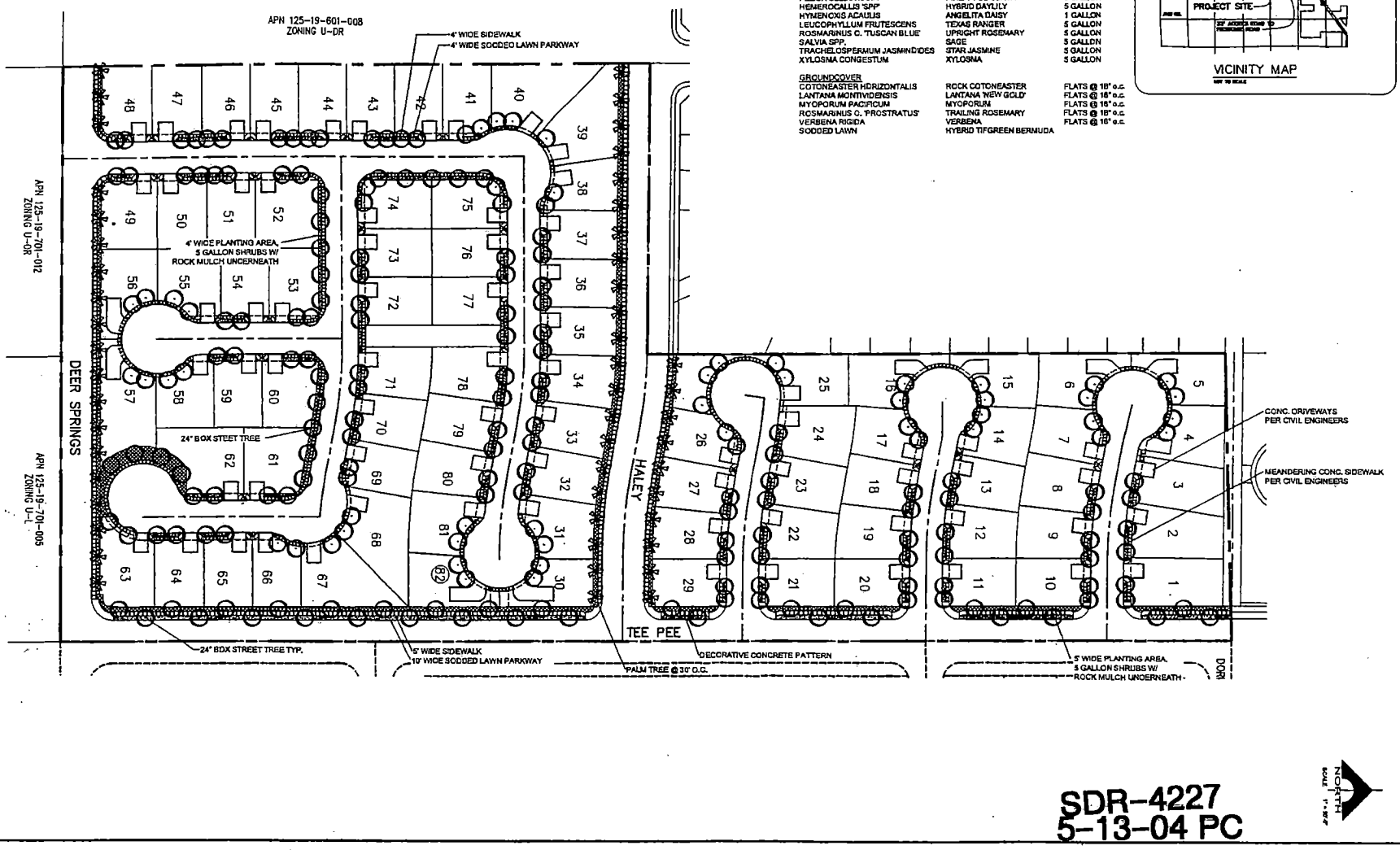
C-1
SHEET 1 OF 1

SDR-4227
5-13-04 PC

PLANT MATERIAL LEGEND

STREET TREES BOTANICAL NAME	COMMON NAME	SIZE
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
QUERCUS ILEX	HOLLY OAK	36" BOX
ROBINIA AMBIGUA	PURPLE ROBE LOCUST	24" BOX
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' BTH
SHRUBS		
ALOE BARBADENSIS	CAPE ALOE	5 GALLON
COTONEASTER LACTEUS	COTONEASTER	5 GALLON
DIETES SPP.	FORTNIGHT LILY	5 GALLON
ELAEOCARPUS DECIPINES	JAPANESE BLUEBERRY TREE	5 GALLON
EUONYMUS SPP.	EUONYMUS	5 GALLON
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON
HEMEROCALLIS 'SPP'	HYBRID DAYLILY	5 GALLON
HYMENOCIS ACAULIS	ANGELITA DAISY	1 GALLON
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GALLON
SALVIA SPP.	SAGE	5 GALLON
TRACHELOSPERMUM JASMINDIDES	STAR JASMINE	5 GALLON
XYLOSMA CONGESTUM	XYLOSMA	5 GALLON
GROUNDCOVER		
COTONEASTER HORIZONTALIS	ROCK COTONEASTER	FLATS @ 18" o.c.
LANTANA MONTIVIDENSIS	LANTANA 'NEW GOLD'	FLATS @ 18" o.c.
MYOPORUM PACIFICUM	MYOPORUM	FLATS @ 18" o.c.
ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	FLATS @ 18" o.c.
VERBENA RIGIDA	VERBENA	FLATS @ 18" o.c.
SODDED LAWN	HYERID TIFGREEN BERMUDA	





SDR-4227
5-13-04 PC

NORTH

Larson & Associates
Landscape Architecture
4496 S. Industrial Rd.
Las Vegas, NV 89103
Phone (702) 736-4563
FAX (702) 736-8763
PRESIDENT:
Kimball L. Larson
Nevada Lic. No. 1
PRINCIPAL:
Lisa Contreras
Nevada Lic. No. 560

STATE STAMP

REVISIONS

No.	Date	Description	By

JOB NUMBER: 1811
ISSUED FOR: REVIEW
DRAWN BY: BR
SCALE: 1" = 30'-0"
DATE DRAWN: 03-17-04
DESIGNED BY: GMD

ASSIGN & ARTICLES (1) DRAWINGS & SPECIFICATIONS OF SERVICE: (2) ALL RIGHTS IN PROPERTY AND ARE NOT TO BE COPIED, OR REPRODUCED IN ANY FORM WHATSOEVER, NOR ARE THEY TO BE USED FOR ANOTHER PROJECT OR ANY PURPOSE WHATSOEVER, WITHOUT THE EXPRESSED AND WRITTEN PERMISSION OF LARSON & ASSOCIATES.

Sheet Title: CONCEPTUAL PLAN
Project: TOWN CENTER TC-55 #3
Client: PARDEE HOMES
10880 WILSHIRE BLVD., SUITE #1900
LOS ANGELES, CA 90024 (310) 475-3525

Sheet No. L0.CP

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-2 (Medium-Low Density Residential) on 2.10 acres adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), Ward 6 (Mack).

ABEY: 06/10/2004

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 38 [ZON-4215] and Item 39 [WVR-4217] to 6/10/2004 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her company is presently doing work for the owner of this parcel

To be held in abeyance until June 10, 2004 Planning Commission meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 38 [ZON-4215] and Item 39 [WVR-4217].

DAVID CLAPSADDLE, Planning and Development Department, stated that not many request are made for R-2. In some respects, R-2 is similar to R-1. It requires a minimum 6500 square foot lot, but with some differences. With R-1, each lot has to have a minimum width of 65 feet and there is no minimum width standard with R-2. Staff believes this is why the applicant has requested R-2 because some of the lots do not meet the 65-foot minimum lot width standard. In addition, R-2 allows duplex units and attached single family where R-1 does not. Even though

MINUTES – Continued:

this a conforming zone change, what the applicant is requesting is not compatible with the neighborhood. If R-2 was built at some point, then it would not be compatible with the area. There is R-1 to the north of the project, which these lots meet the R-1 standards. There is R-E south of Dorrell Lane, which are very large lots. There is no Site Plan required for R-1 or R-2. The Site Plan presented is a sketch of what the applicant plans to do, but a Site Plan application has not been presented to the Commission. Staff recommended denial on both applications.

PAIGE ROSE, 10994 Willow Valley Court, Las Vegas, was under the impression that a Site Plan was submitted for approval. MR. CLAPSADDLE verified that a Site Plan Review application was not filed. MS. ROSE rebutted that their intent was to submit a site plan and clarified that their intent is not to do duplexes but single-family homes. She stated that the lots are approximately 7500 square feet and up, and the only reason they are requesting for R-2 is because they are approximately 4 feet 8 inches short in width on four of the lots. The depth is up to 139 feet, which is in fact excessive. The parcel is a perfect square, and as a result, a constraint existed to keep that 65-foot width. The applicant is in compliance with the sidewalk along the bulb of the cul-de-sac and around the perimeter of the property. There are approximately 600 lineal feet of landscape easement but 6 feet deep. Using the overhead she pointed out their parcel and the larger parcels that are R-E in the surrounding area. Across the street from the proposed site is R-1 and down the street DR Horton is building a duplex. They believe they are in conformance with the development of the area.

MIKE SPRINGER, 5311 Dorrell, resides on two acres west of this parcel. He purchased the property with the intent of having horses as some of the nearby neighbors already have horses. He understands that Las Vegas is growing, but he moved into this area specifically with the idea of preserving the lifestyle and heritage of rural Nevada. The proposed project will increase traffic in the community, which will endanger the horses. He does not object to a small community being built on this two-acre parcel; however, he does not support the R-2 because of the possibility of having duplexes.

JAMES LIMRICK owns a home east of the parcel. Their side yard is the full length of the back of this proposed development. He does not agree with the R-2 zoning and the idea that 10 houses can be built on a two-acre parcel where is surrounded with R-E zoning. It would be a travesty and questioned why the big developers are putting in horse paths when it seems that residents with horses are being forced out of the area. He is aware of other duplexes built out to the east of the parcel, but they border on Decatur, which is a major street and located several blocks away from R-E zoned homes. He did agree that other similar developments have been

MINUTES – Continued:

built in the area, such as DR Horton. However, those developments were built on a larger scale. They were built prior to some residents purchasing their property. He feels there may be an attempt to profit from a small piece of property, without being advantageous to the residents and the community. He prefers that the parcel remains R-E zoning and not be changed to R-1 or R-2.

LAWRENCE and JANICE SPENDLOVE, 6910 Unicorn Street, reside kitty corner to the proposed project. They purchased their property because of a dead end on both ends of the street. Initially, there was vacant land, and they voiced their concern that they did not want to open the dead end, as it would create more traffic. The property is surrounded by properties that are two and a half acres or quarter acre lots. The proposed property is smaller than their front yard. If the zoning were changed, it would create a problem because it allows an open door for amending the Site Plan at any time. They prefer that the parcel remain R-E zoning and that the application be denied.

KIM CLINTON-GREEN, 6810 Unicorn Street, resides on the opposite side of the proposed project. The possibility of this parcel zoning being changed has raised strong concern with the residents, and they strongly oppose the R-2 zoning.

KYLE CARTER and DENISE DEEDER, 6911 Unicorn, opposed the project. They purchased a two and a half acre lot as R-E over a year ago located south of the proposed project. She indicated that DR Horton worked very closely with the neighbors to ensure that the homes facing Unicorn are on larger lots. The residents are concerned about the R-2 zoning.

MS. ROSE responded that she understands the residents' concern about duplexes or condominiums. In the Las Vegas Valley, R-E zoning is the default; as a result, this situation arises with growing areas. She believes that the City placed a General Plan Amendment on the entire area as a direct result of growth. MR. CLAPSADDLE explained that in the Centennial Hills Future Land Use Plan there is a rectangular area between Decatur, Bradley, Lynbrook south to 215 that is designated Medium Low, which allows 5.6 to 8 units per acre. There has been an increase in density in this area and some rezoning to R-1. West from Thom to this particular property, there is some R-1 zoning. Between Bradley and Unicorn there has been some R-1.

MINUTES – Continued:

Lynbrook on the north side of Dorrell Lane is all R-1 zoning. Although it is designated on the General Plan that R-2 is allowed, neighborhood compatibility still needs to be considered. The concern is that if this developer went away and this is zoned R-2, by right, another developer could come in and build duplexes.

MS. ROSE asked if the zone was changed to R1, could the width requirement be waived on some of the lots and reduced from 65 to 60 due to the cost of land and development. Water and sewer has to be provided on streets whether you have four lots or eight. The applicant's goal is to provide an affordable product to buyers in the Centennial Hills area. MR. CLAPSADDLE clarified that to do that it would take a rezoning request to R-1 with a Variance to reduce the lot width. Historically, staff's does not favor that approach because it leans towards a Use Variance. R-1 is being allowed, but a lot dimension is being allowed that is not allowed by the Code. In addition, MR. CLAPSADDLE pointed out that the applicant would have to file a new application. The site plan indicates that the applicant is interested in building casitas, however they are not allowed in R-2. They are allowed in R1 zoning; however, if they apply for this type of zoning, they would have to have a minimum lot width of 80 feet and not 65 feet.

COMMISSIONER EVANS deferred the discussion to COMMISSIONER NIGRO, as he may have suggestions for a resolution. COMMISSIONER NIGRO reiterated that the applicant thought there was a Site Plan submitted for review; however, without one, it would be difficult to evaluate whether the applicant should request a Waiver of 5 feet, a Waiver for the casita or any of the items unless the Commission was able to review in its entirety. He did not feel comfortable with approving the application for -R2 without a Site Plan Review because it allows certain things the developer stated they will not do, the Commission has no way to enforce the restrictions without a Site Plan Review. He requested that both items be held in abeyance to allow the applicant time to obtain residents' names and addresses and meet with them regarding their concerns, consider those concerns and have time to submit a Site Plan Review.

COMMISSIONER EVANS asked whether the provision that disallows the casita is waivable or is not allowed. MR. CLAPSADDLE replied that the casita is not allowed in R-2. COMMISSIONER NIGRO indicated that this issue will definitely come up because the neighborhood will be sensitive to whatever site plan is brought forward.

MS. ROSE asked if the items could be abeyed and apply for a site plan review and change the request to an R-1. MR. CLAPSADDLE responded that if the applicant is requesting R-1, a waiver of the lot width and a waiver of the casita lot width, it would require a new application. To do this a 30-day cycle is required. If the applicant brings a site plan review as part of the R-2, it could be done in two weeks. However, he would prefer 30-days because the applicants needs to meet with the neighbors as part of the site plan review. Therefore, he suggested holding it for 30-days for them to decide what approach to take, meet with the neighbors, and come back before the Planning Commission with all appropriate applications.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 38 – ZON-4215

MINUTES – Continued:

CHAIRMAN TRUESDELL emphasized that whatever is brought back, it must be sensitive to the existing R-E, even in a compatible nature.

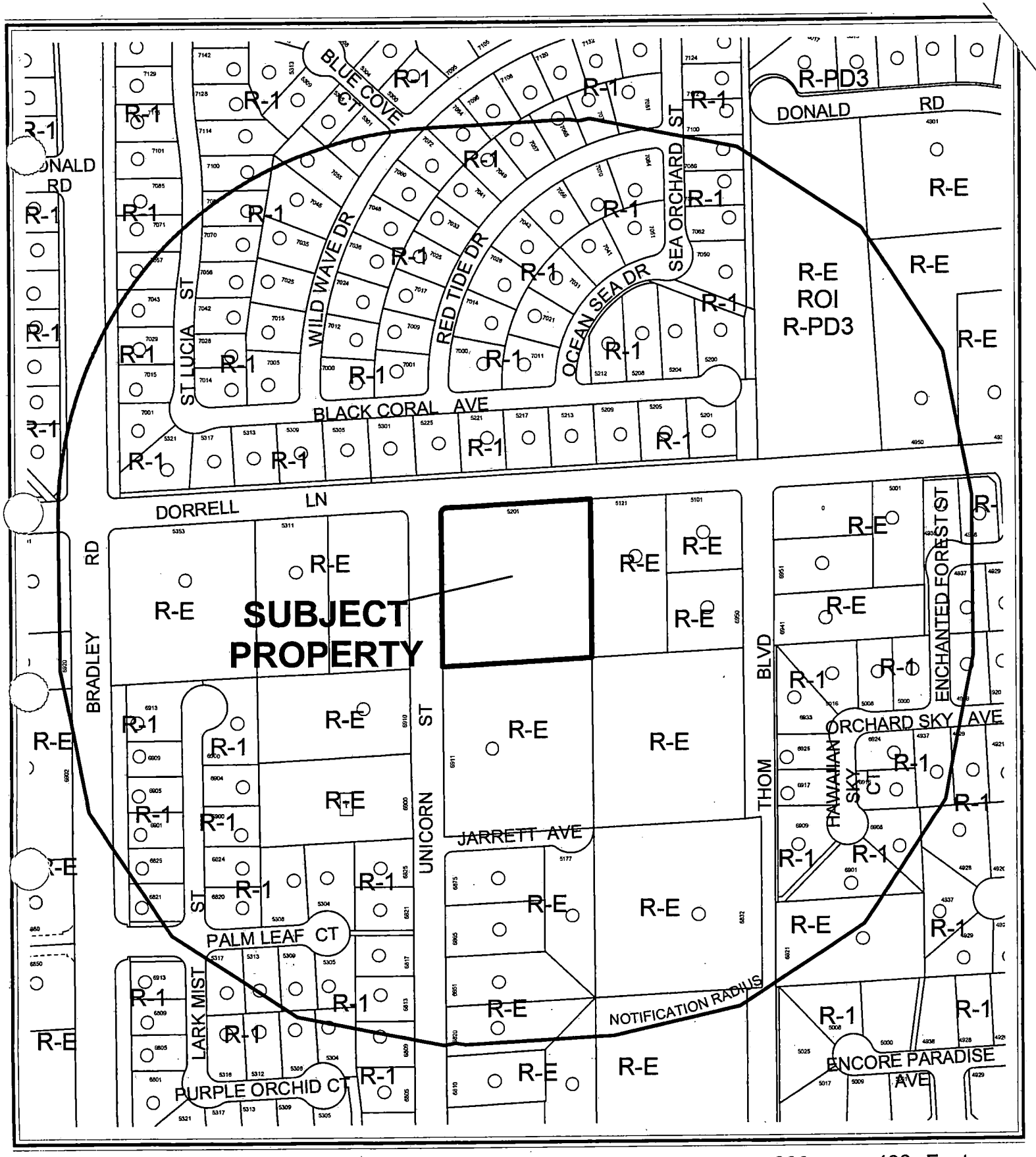
ROBERT GENZER, Director, Planning and Development Department, asked that the applicant provide those changes to staff within two weeks. MS. ROSE agreed.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 38 [ZON-4215] and Item 39 [WVR-4217].

NOTE: All discussion for Item 38 [ZON-4215] and Item 39 [WVR-4217] was held under Item 38 [ZON-4215].

(7:12 – 7:40)

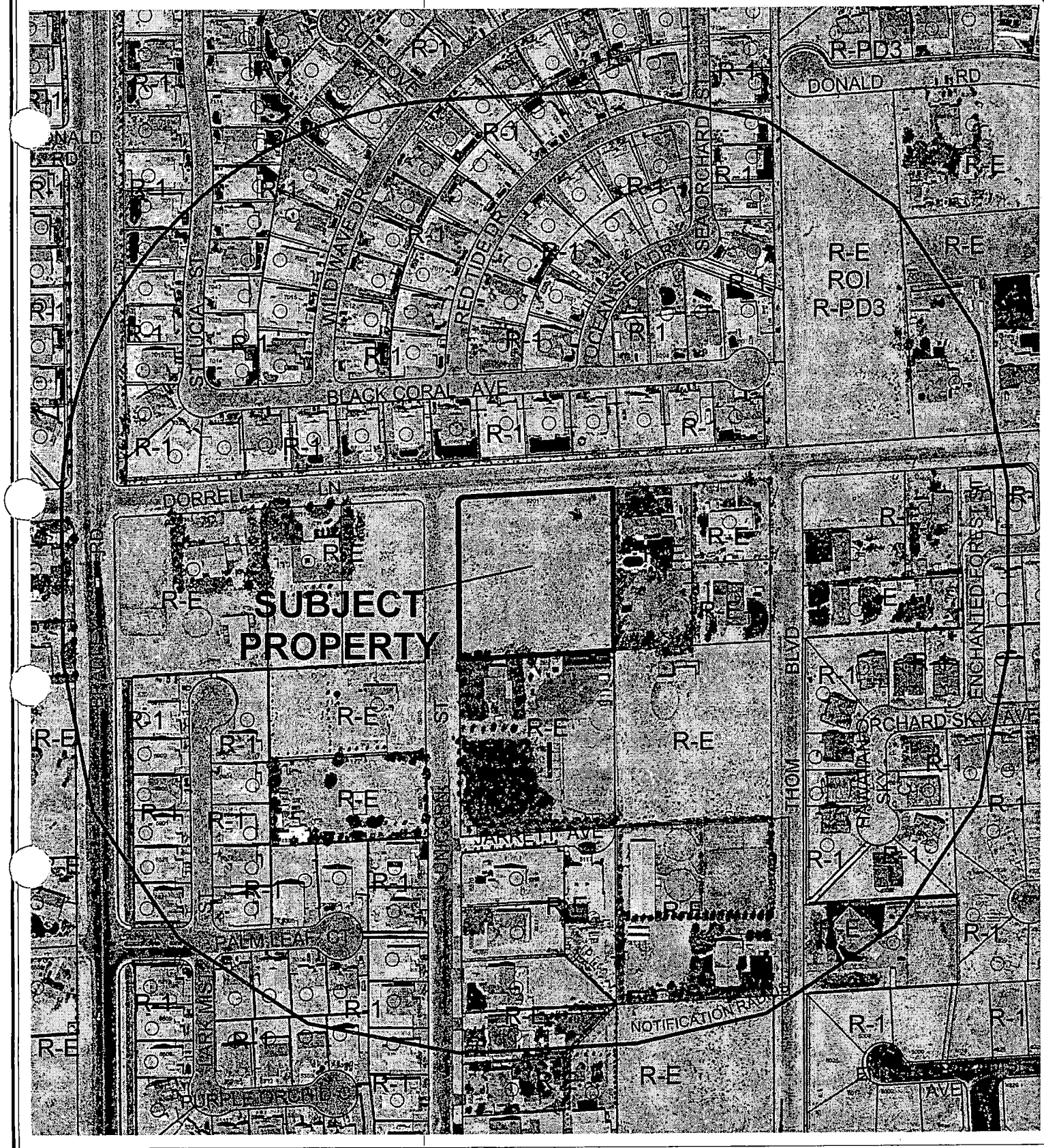


CASE: **ZON-4215**

RADIUS: 750 FT

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

PORPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)



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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

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

Public Works

2. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southeast corner of Dorrell Lane and Unicorn Street prior to the issuance of any permits.

3. Construct half-street improvements including appropriate transitional paving on Dorrell Lane and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

5. 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 **

A) Action Requested

The request is for a Rezoning from R-E (Residence Estates) to R-2 (Medium-Low Density Residential District) for a 10 lot residential development on 2.10 acres located adjacent to the southeast corner of Dorrell Lane and Unicorn Street. A companion Title 18 Waiver (WVR-4217) will be considered concurrently with this application.

B) Applicant's Justification

The request for R-2 (Medium-Low Density Residential District) falls under the General Plan designation of ML (Medium Low Density Residential District) and allows for up to eight units per acre, zero lot lines, and compact lots.

BACKGROUND INFORMATION

A) Previous Actions

05/13/04 The Planning Commission will hear a related Title 18 Waiver (WVR-4217) to allow to allow approximately 186 feet between street intersections where 220 feet is the minimum distance required. Staff recommends denial.

B) Pre-Application Meeting

03/11/04 It was recommended that the applicant reduce the number of lots and increase lot size in order for the development to be harmonious and compatible with surrounding development in the area.

C) Neighborhood Meetings

A neighborhood meeting is not required for Rezoning applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.10

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	ML (Medium Low Density Residential District)
North:	ML (Medium Low Density Residential District)
South:	ML (Medium Low Density Residential District)
East:	ML (Medium Low Density Residential District)
West:	ML (Medium Low Density Residential District)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-1 (Single-Family Residential District)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a ML (Medium-Low Density Residential District) designation, which allows for single family and duplex developments with up to eight units per acre. The proposed R-2 (Medium-Low Density Residential District) is consistent with the General Plan designation.

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

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

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Feet	6,587 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y

The proposal meets all applicable Title 19 development standards.

B) General Analysis and Discussion

The request is for a Rezoning from R-E (Residence Estates) to R-2 (Medium-Low Density Residential District) on 2.10 acres located adjacent to the southeast corner of Dorrell Lane and Unicorn Street. The proposed R-2 (Medium-Low Density Residential District) zoning district is intended for medium to low-density detached single-family and duplex units, and is not appropriate for the area. The proposed site plan depicts 10 lots with an average lot size of approximately 7,722 square feet, which is significantly less than those in the vicinity. The R-E (Residence Estates) zoned parcels to the east, south, and west have minimum lot sizes of approximately one acre, and the R-1 (Single-Family Residential District) zoned district to the north has minimum lot sizes of approximately one-quarter acre. Given the established development pattern of the area, an application for R-1 (Single Family Residential District) zoning would be appropriate.

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 R-2 (Medium-Low Density Residential) zoning district is consistent with the existing ML (Medium-Low Density Residential District) 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 R-2 zoning district allows for detached single-family homes and duplexes with up to eight units per acre. The proposed site plan depicts 10 lots with an average lot size of approximately 7,722 square feet. The R-E (Residence Estates) zoned parcels to the east, south, and west have minimum lot sizes of approximately one acre, and the R-1 zoned district to the north has minimum lot sizes of approximately one-quarter acre. The proposed residential development is not consistent or compatible with the surrounding development in the area.

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

   While the area is experiencing an increase in residential growth, the proposed R-2 zoning district is not appropriate as all the parcels in the area are zoned R-1 (Single-Family Residential District) or R-E (Residence Estates), which allow for larger lot sizes and lower densities than the proposed development.

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 abutting streets, Unicorn Street and Dorrell Lane, are adequate in size to meet the requirements of the R-2 (Medium-Low Density Residential) zoning district.

NOTICES MAILED **147 [Mailed with WVR-3217]**

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4215 APN: 125-24-602-001

Name of Property Owner: Kim Walker et al

Name of Applicant: Kim Walker

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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

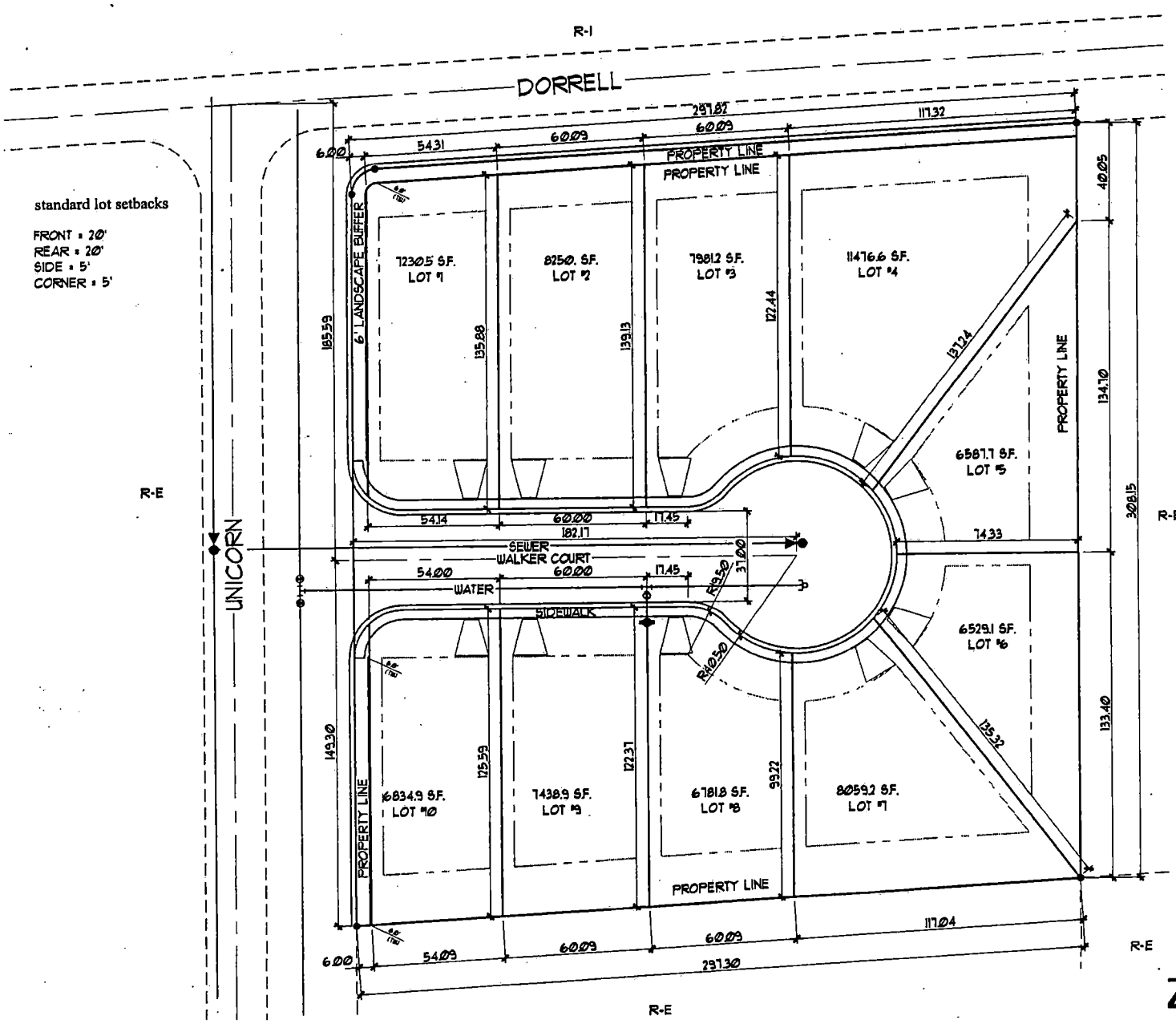
Subscribed and sworn before me

This 27th day of February, 2004

Doll Stikeleather

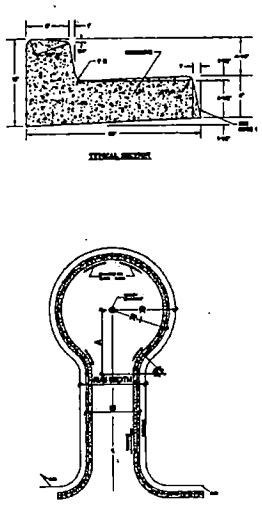
Notary Public in and for said County and State

DOLL STIKELEATHER
Notary Public State of Nevada
No.93-1314-1
My appt. exp. Apr. 3, 2005



standard lot setbacks

FRONT = 20'
REAR = 20'
SIDE = 5'
CORNER = 5'



owner

PDF INVESTMENTS, L.L.C.
LAS VEGAS, NV.

lot location

5201 DORRELL LN.
LAS VEGAS, NV.

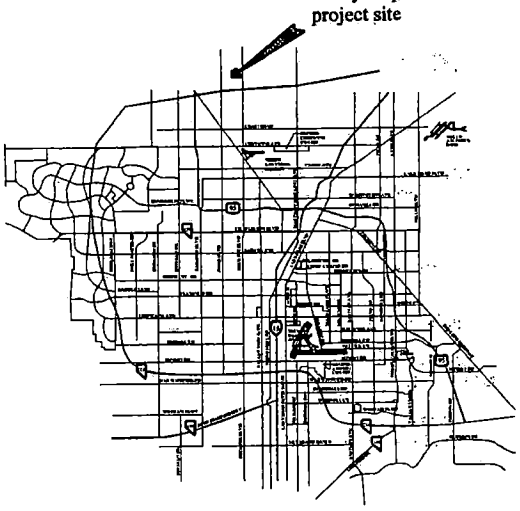
assessor description

APN: 125-24-602-001
SURVEY FILE 52 PAGE 70
LOT 246
DECATUR ALIGNMENT
2.10 GROSS ACRES

scale

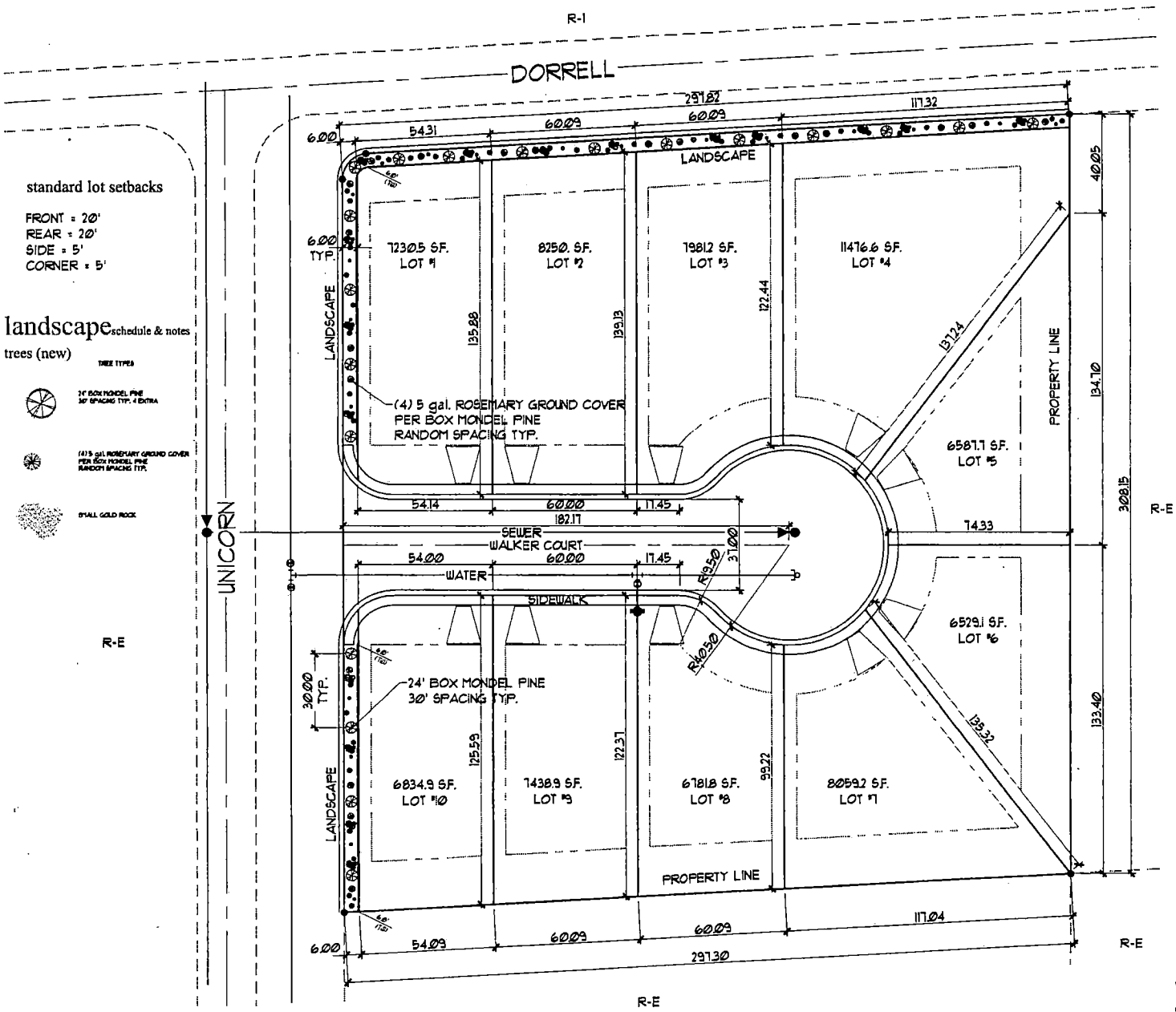
1"=40'

vicinity map
project site



SITE PLAN

ZON-4215
WVR-4217
05-13-04 PC



standard lot setbacks

FRONT = 20'
REAR = 20'
SIDE = 5'
CORNER = 5'

landscape schedule & notes

trees (new)

TREE TYPES

24" BOX MONDEL PINE
30' SPACING TYP. 4 EXTRA

(4) 5 gal. ROSEMARY GROUND COVER
PER BOX MONDEL PINE
RANDOM SPACING TYP.

BYALL GOLD ROCK

n.

owner

PDF INVESTMENTS, L.L.C.
LAS VEGAS, NV.

lot location

5201 DORRELL LN.
LAS VEGAS, NV.

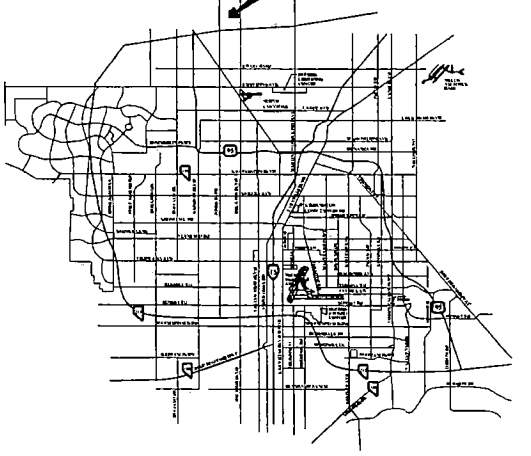
assessor description

APN: 125-24-602-001
SURVEY FILE 52 PAGE 70
LOT 246
DECATUR ALIGNMENT
2.10 GROSS ACRES

scale

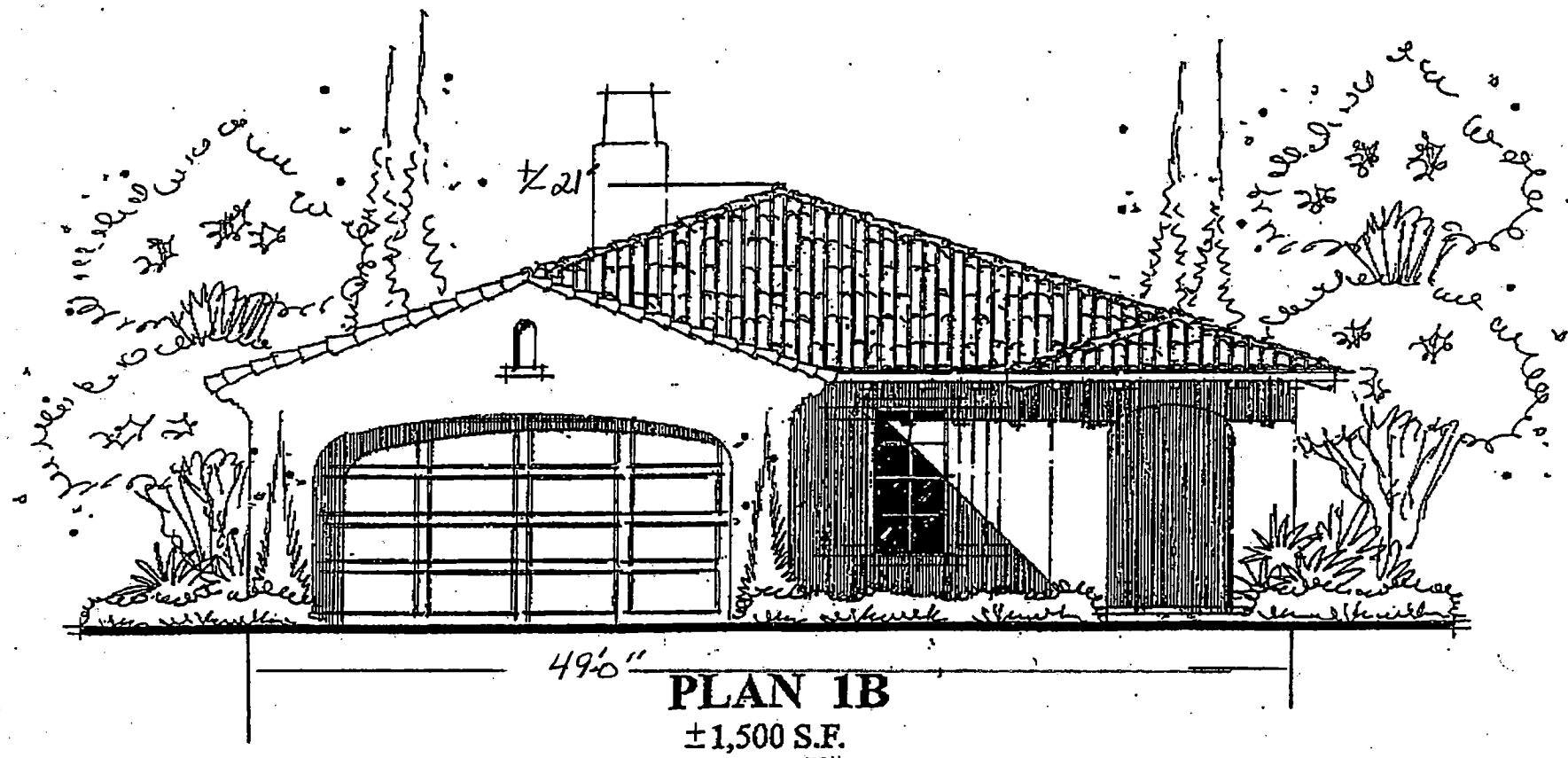
1" = 40'

vicinity map
project site



LANDSCAPE PLAN

ZON-4215
WVR-4217
05-13-04 PC

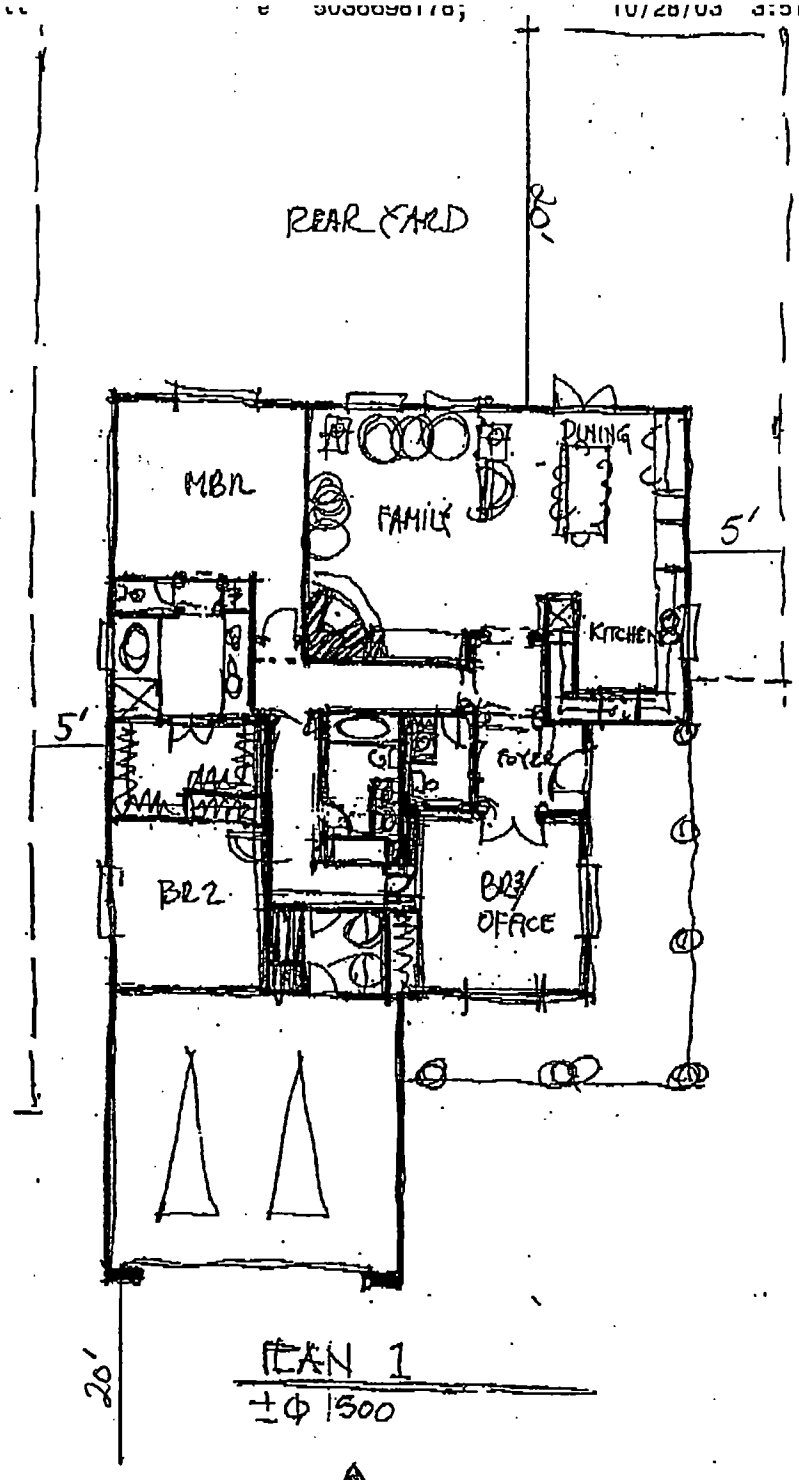


PLAN 1B

±1,500 S.F.

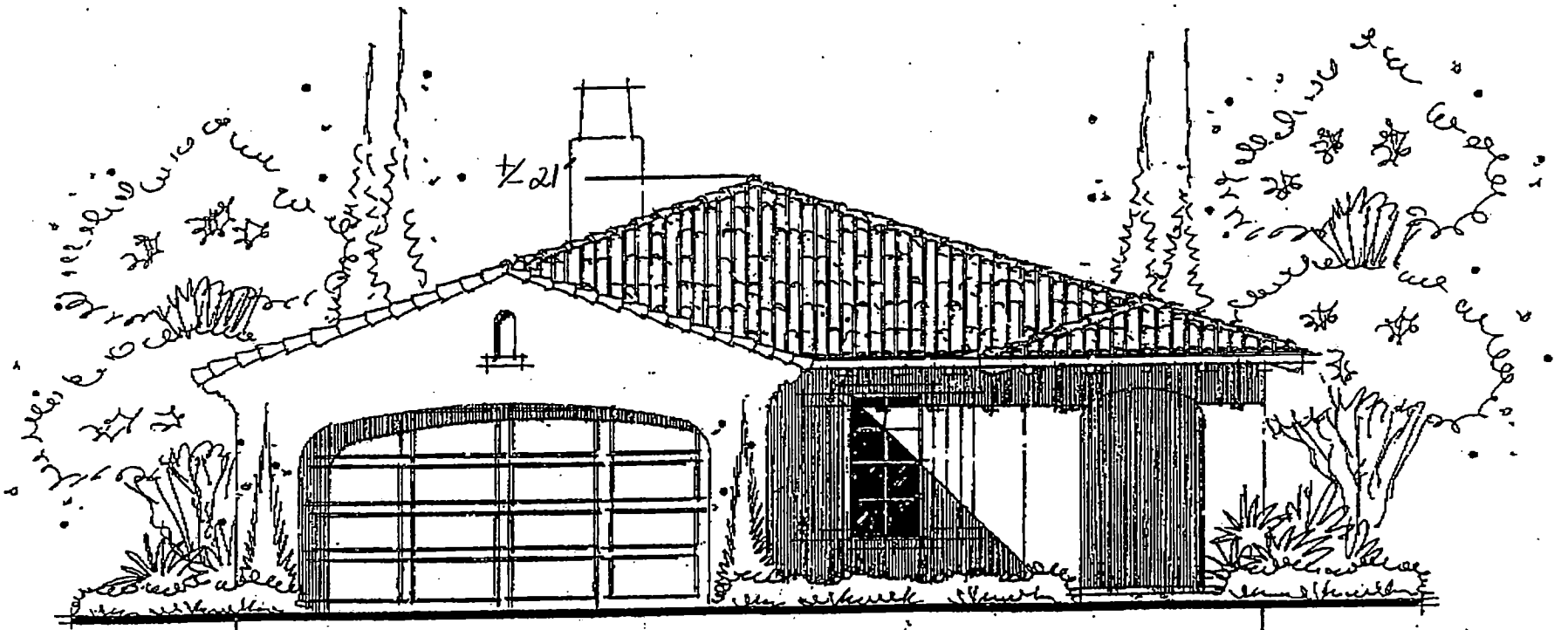
ZON-4215
WVR-4217
5-13-04 PC

Scale = 1/8" = 1'-0"



Front Elevation.

ZON-4215
WVR-4217
5-13-04 PC



PLAN 1B

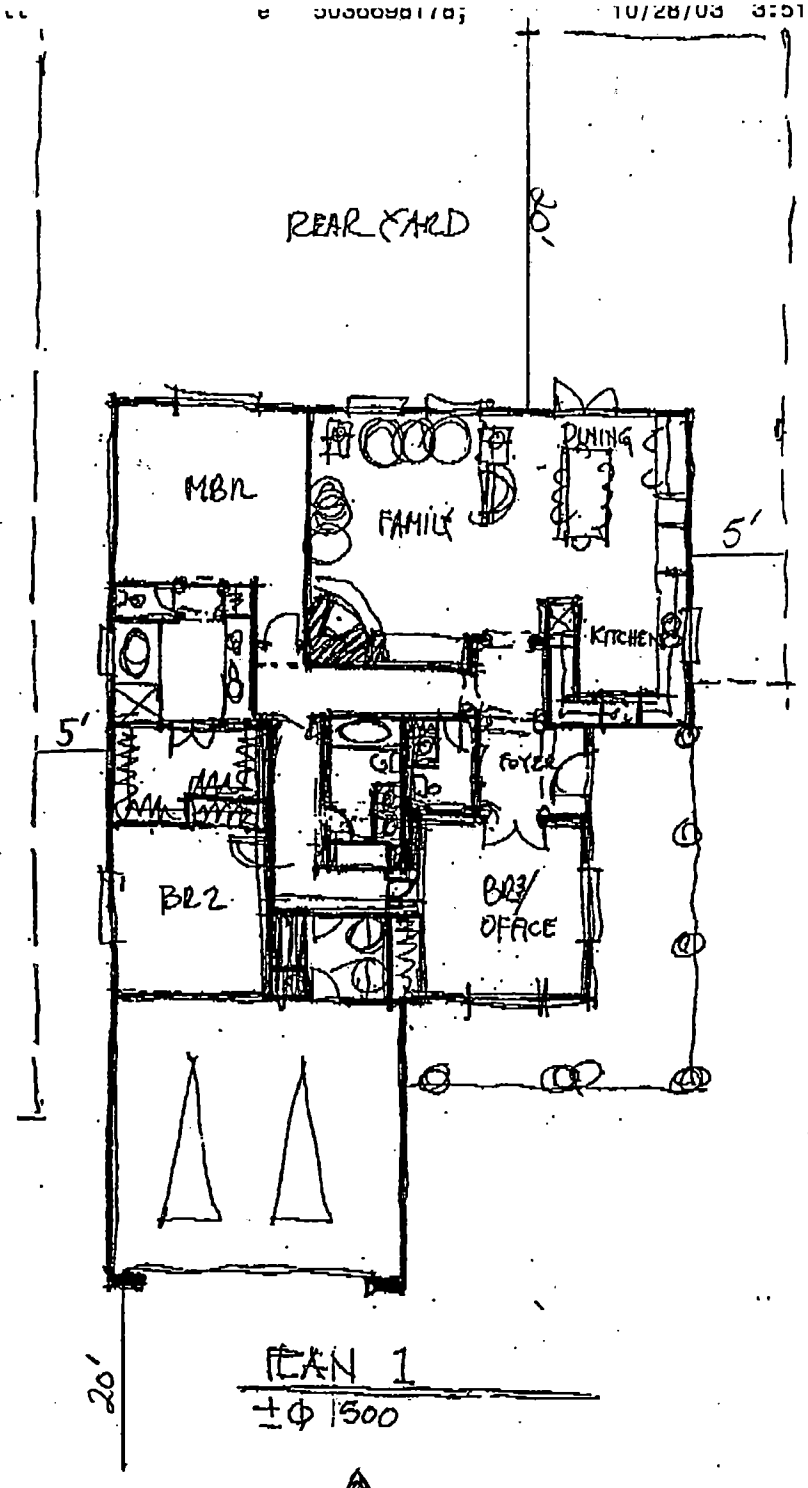
±1,500 S.F.

ZON-4215

WVR-4217

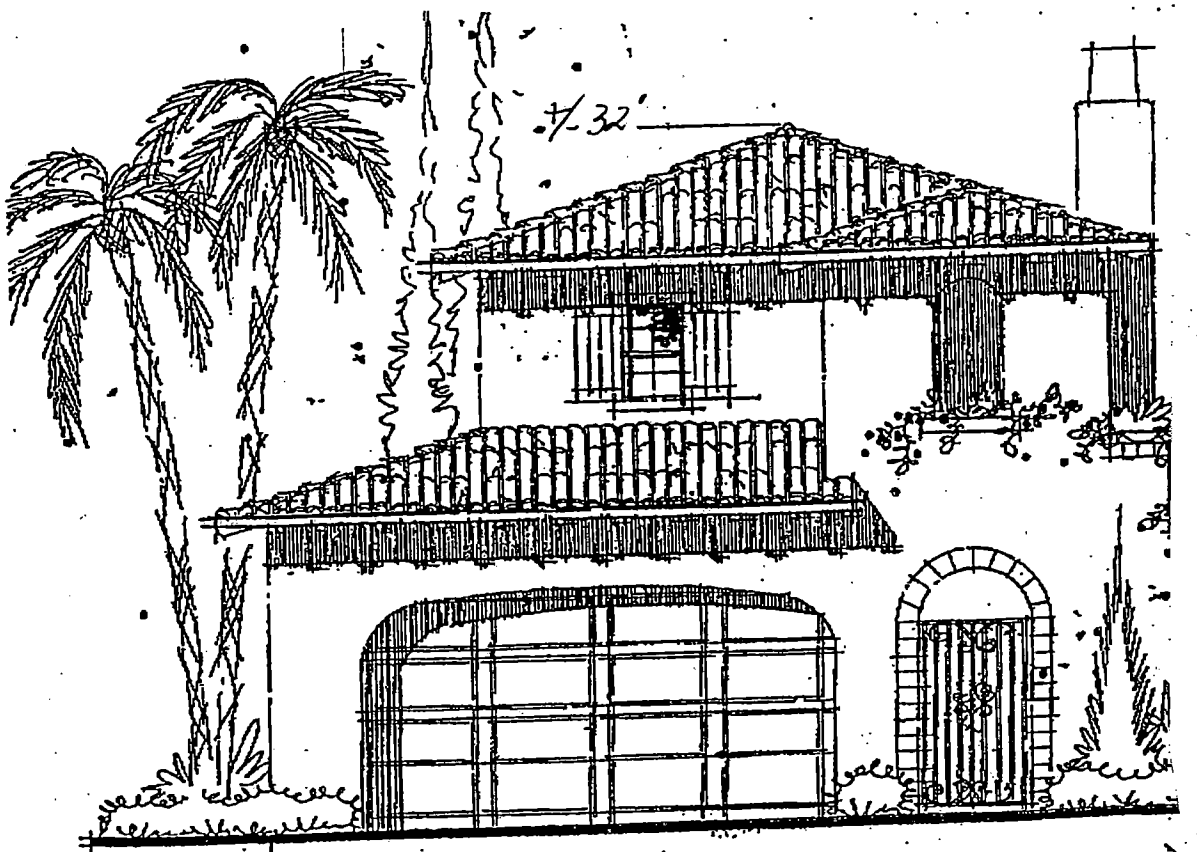
5-13-04 PC

Scale = 1/8" = 1'-0"



Front Elevation.

ZON-4215
WVR-4217
05-13-04 PC

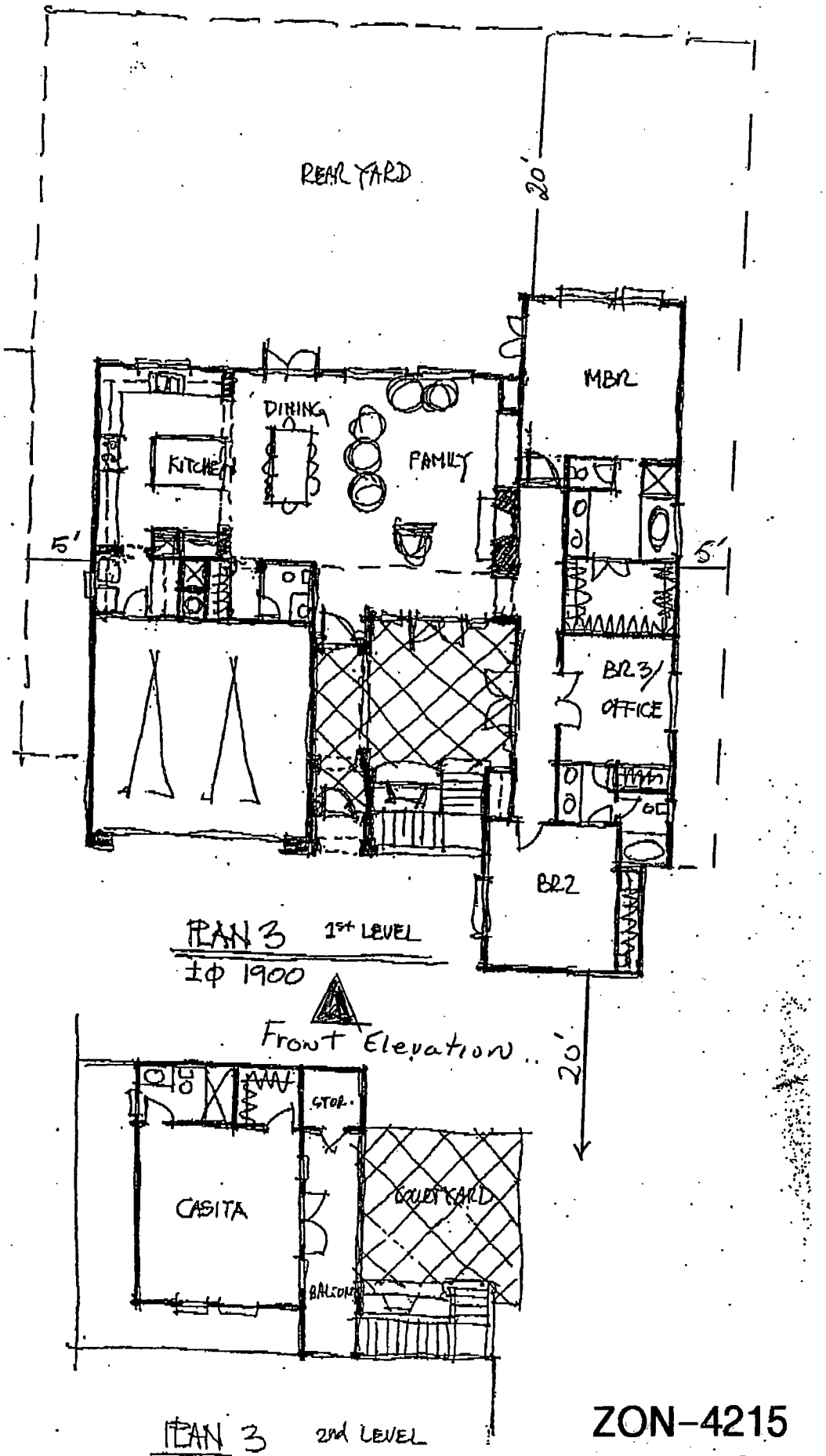


PLAN 3A
±1,900 S.F.

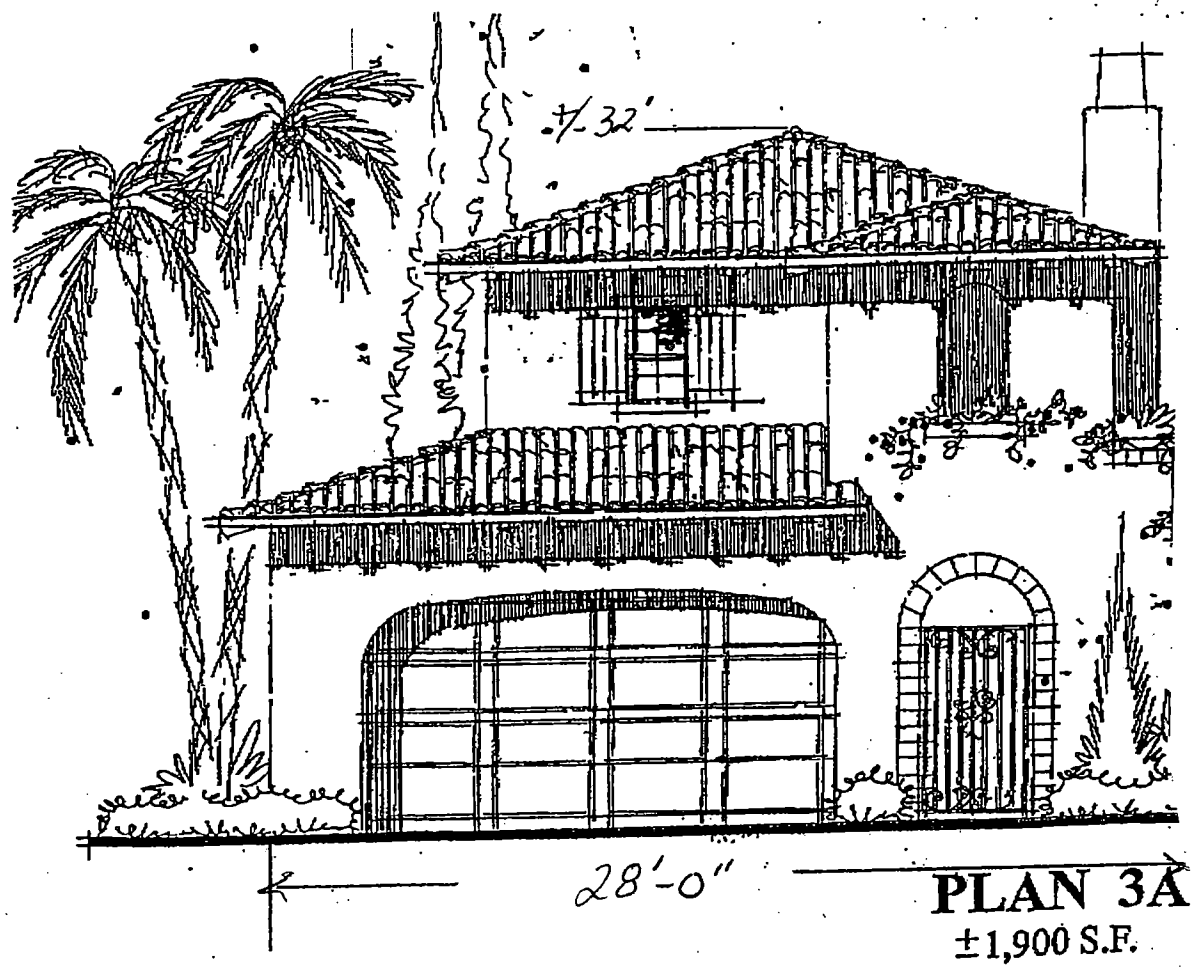
Scale = 1/8" = 1'0"

ZON-4215
WVR-4217

05-13-04 PC



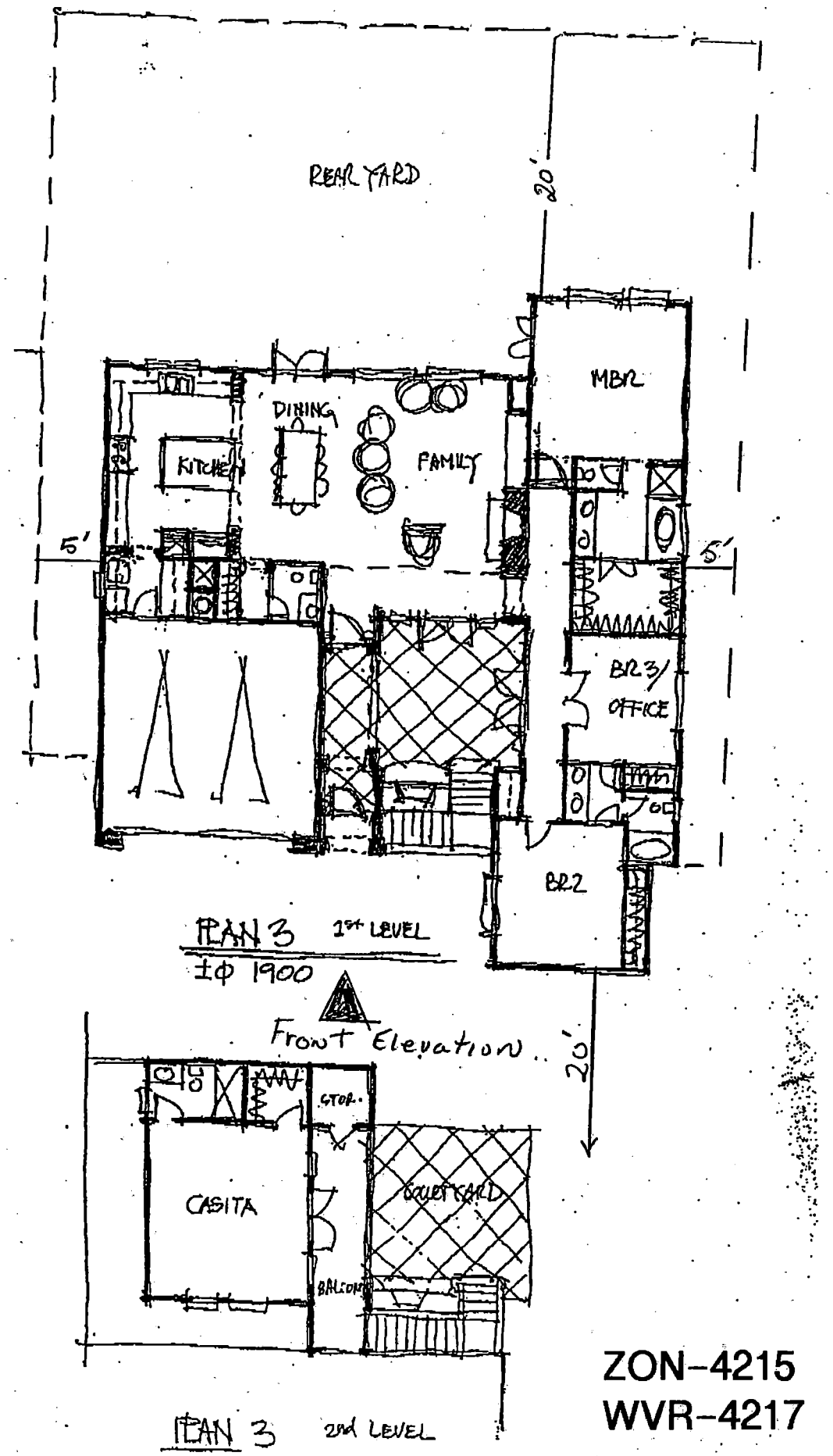
ZON-4215
WVR-4217
05-13-04 PC



PLAN 3A
±1,900 S.F.

Scale = 1/8" = 1'0"

ZON-4215
WVR-4217
05-13-04 PC



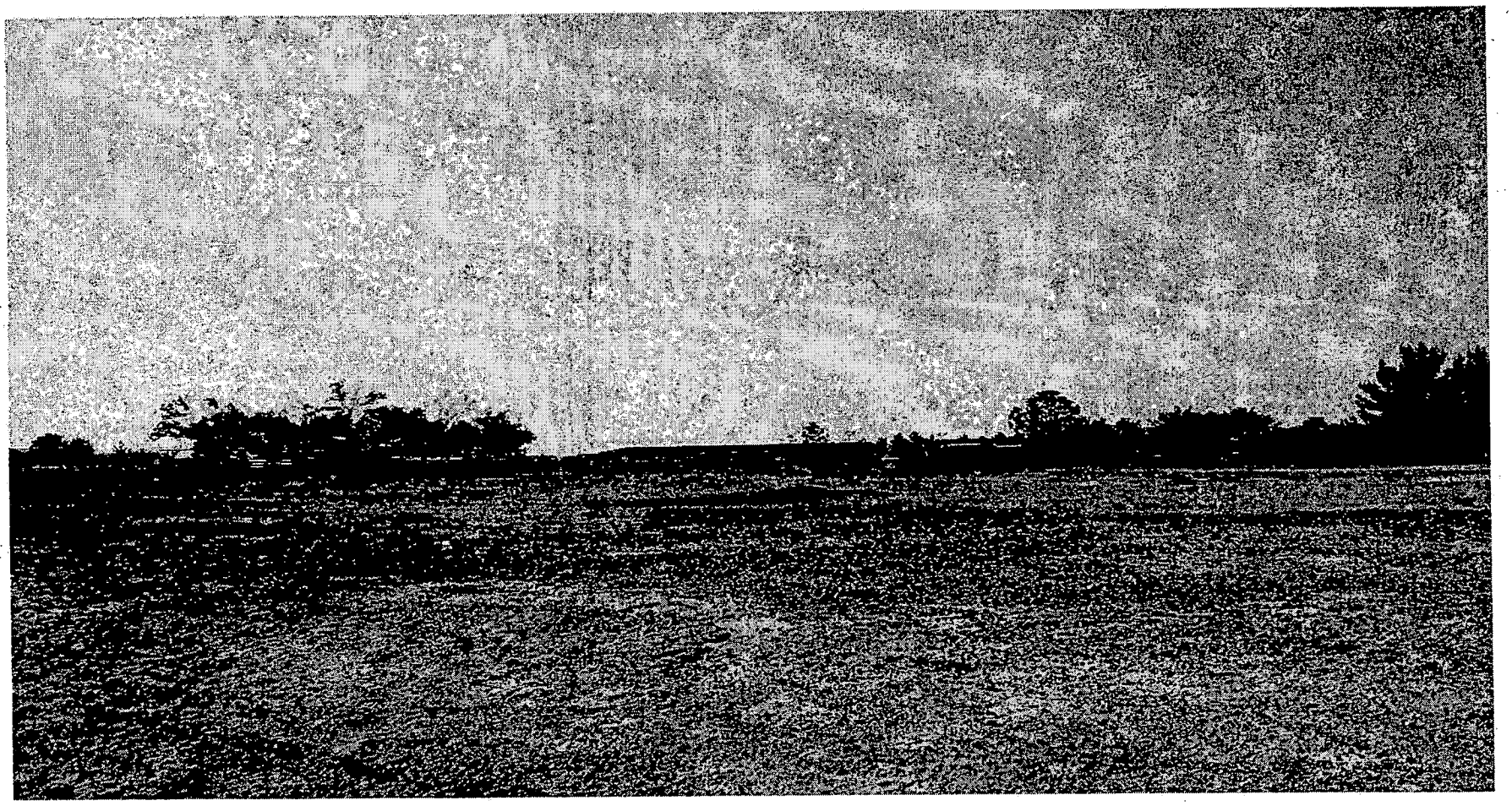
ZON-4215
WVR-4217
5-13-04 PC

REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL -
ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
MAY 13, 2003 PLANNING COMMISSION

4/26/04

REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL -
ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
MAY 13, 2003 PLANNING COMMISSION

4/26/04



REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL -
ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
WAIVER RELATED TO ZON-4215 - PUBLIC HEARING - WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 186 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED in conjunction with a proposed 10-lot single-family residential development adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential) Zone], Ward 6 (Mack).

ABEY: 6/10/2004

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

RECOMMENDATION:
Staff recommends DENIAL

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

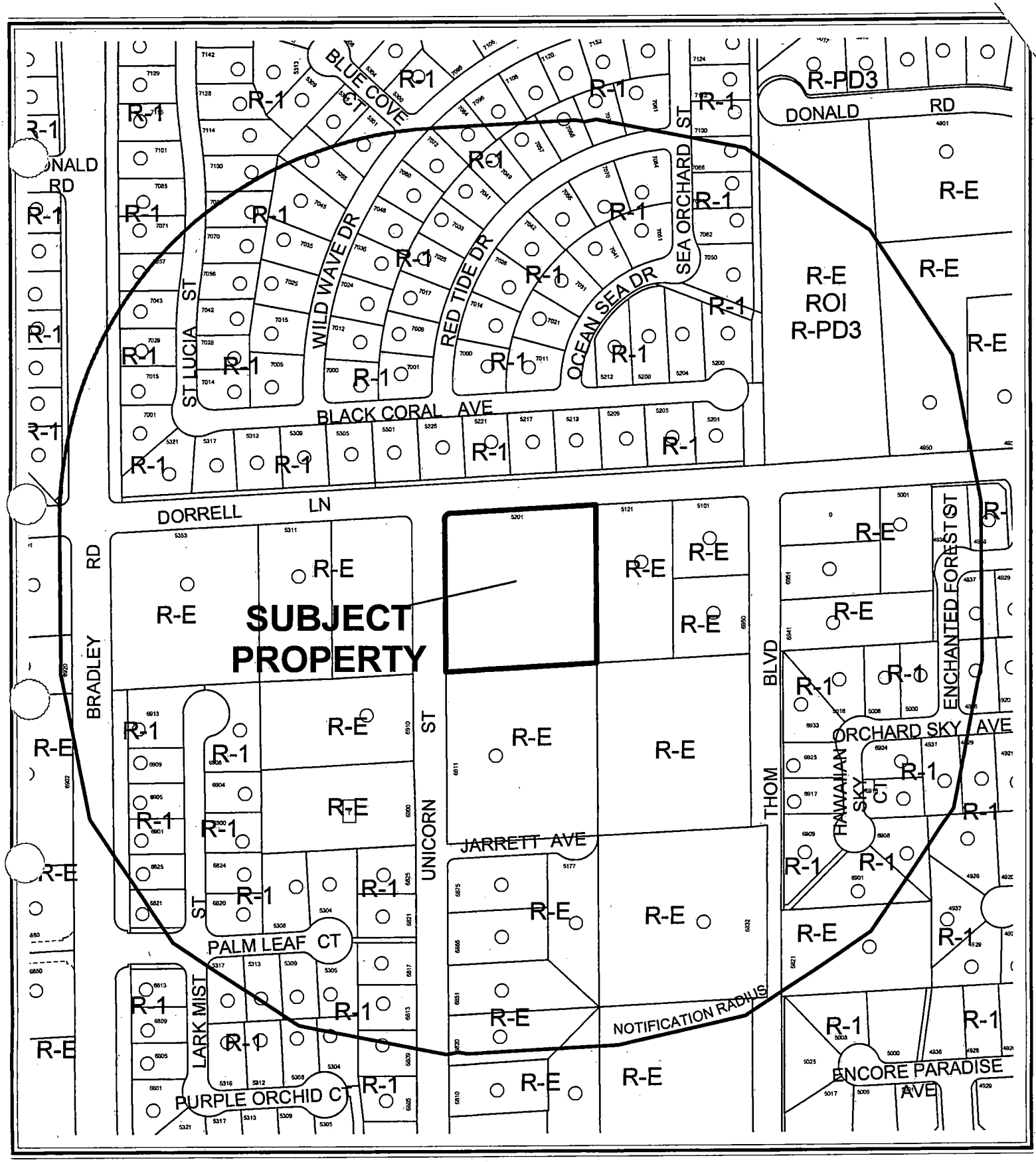
MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 38 [ZON-4215] and Item 39 [WVR-4217] to 6/10/2004 Planning Commission meeting – UNANIMOUS

To be held in abeyance until June 10, 2004 Planning Commission meeting

MINUTES:
NOTE: See Item 38 [ZON-4215] for all related discussion.

(6:22 – 6:26)

1-800



CASE: **WVR-4217**

RADIUS: 750 FT

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

PORPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4215).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Title 18 waiver to allow approximately 186 feet between street intersections where 220 feet is the minimum distance required. A companion Rezoning (ZON-4215) will be considered concurrently with this application.

B) Applicant's Justification

The street entrance at the center of the parcel maintains uniformity of the neighborhood and is similar in nature to cul-de-sacs in the area.

BACKGROUND INFORMATION

A) Previous Actions

05/13/04 The Planning Commission will consider a related Rezoning (ZON-4215) from R-E (Residence Estates) to R-2 (Medium-Low Density Residential District).

B) Pre-Application Meeting

03/11/04 No significant issues regarding the proposed Waiver were identified.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Waiver application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.10

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	ML (Medium Low Density Residential District)
North:	ML (Medium Low Density Residential District)
South:	ML (Medium Low Density Residential District)
East:	ML (Medium Low Density Residential District)
West:	ML (Medium Low Density Residential District)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-1 (Single-Family Residential District)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a ML (Medium-Low Density Residential District) designation, which allows for single family and duplex developments with up to eight units per acre. The proposed R-2 (Medium-Low Density Residential District) is consistent with the General Plan designation.

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

The subject site is not located within any Special Districts or Zones.

PROJECT DESCRIPTION

The proposed residential development consists of a 10-lot subdivision with an average lot size of approximately 7,722 square feet. Access is provided to Unicorn Street, and a Title 18 Waiver has been requested to provide relief from the 220-foot intersection offset requirement. A companion Rezoning request to R-2 (Medium-Low Density Residential District) will be considered concurrently with this application.

ANALYSIS

The request is to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The applicant states that due to the parcel's small size, the only logical location for the proposed drive is at the center of the site. This location will also maintain uniformity of the neighborhood and is similar in nature to cul-de-sacs in the area.

FINDINGS

Staff is recommending denial of a companion Rezoning (ZON-4215) request from R-E (Residence Estates) to R-2 (Medium-Low Density Residential District) because the proposed R-2 zoning district is not appropriate for this site. As a result, Staff is also recommending denial of the requested Title 18 Waiver, as the proposed subdivision is not consistent with development in the area.

NOTICES MAILED **147 [Mailed with ZON-4215]**

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-4217 APN: 125-24-602-001

Name of Property Owner: Kim Walker et al (PDF Investments LLC)

Name of Applicant: Kim Walker (PDF Investments 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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Kim Walker

Print Name: Kim Walker

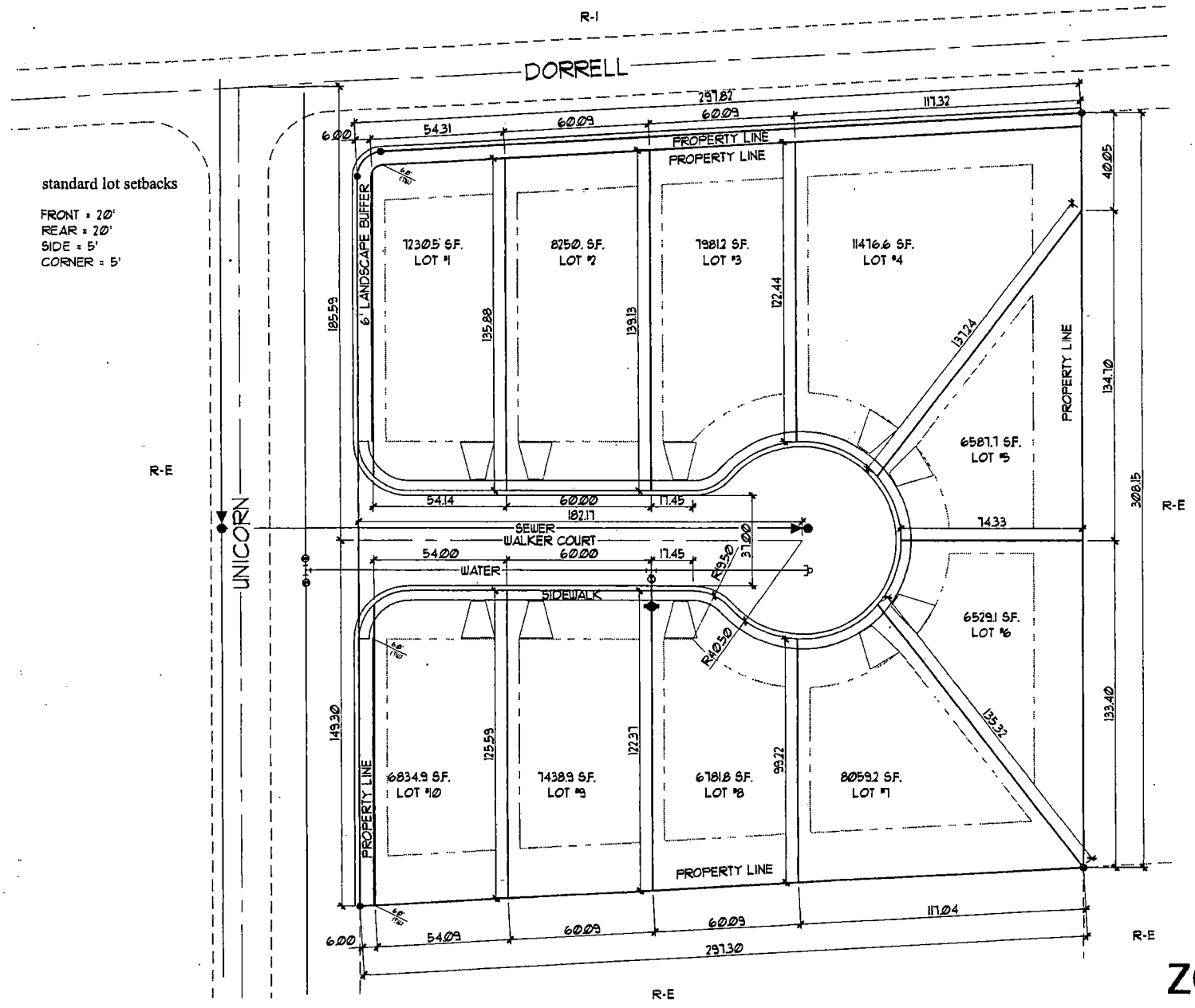
Subscribed and sworn before me

This 30th day of March, 2004

Doll Stikeleather

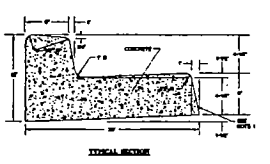
Notary Public in and for said County and State

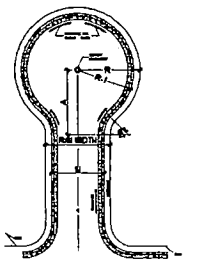
DOLL STIKELEATHER
Notary Public State of Nevada
No.93-1314-1
My appt. exp. Apr. 3, 2005



standard lot setbacks

FRONT = 20'
REAR = 20'
SIDE = 5'
CORNER = 5'





owner

PDF INVESTMENTS, L.L.C.
LAS VEGAS, NV.

lot location

5201 DORRELL LN.
LAS VEGAS, NV.

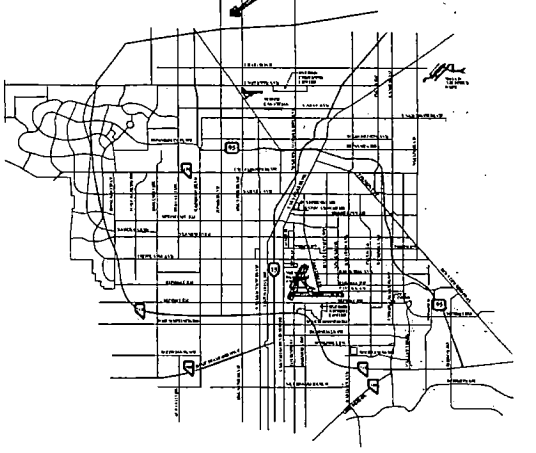
assessor description

APN: 125-24-602-001
SURVEY FILE 52 PAGE 10
LOT 246
DECATUR ALIGNMENT
2.10 GROSS ACRES

scale

1"=40'

vicinity map
project site



SITE PLAN

ZON-4215
WVR-4217
5-13-04 PC

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4219 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), Ward 4 (Brown).

ABEY: 05/27/04

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

RECOMMENDATION:
Staff recommends ITEM TO BE HELD IN ABEYANCE

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

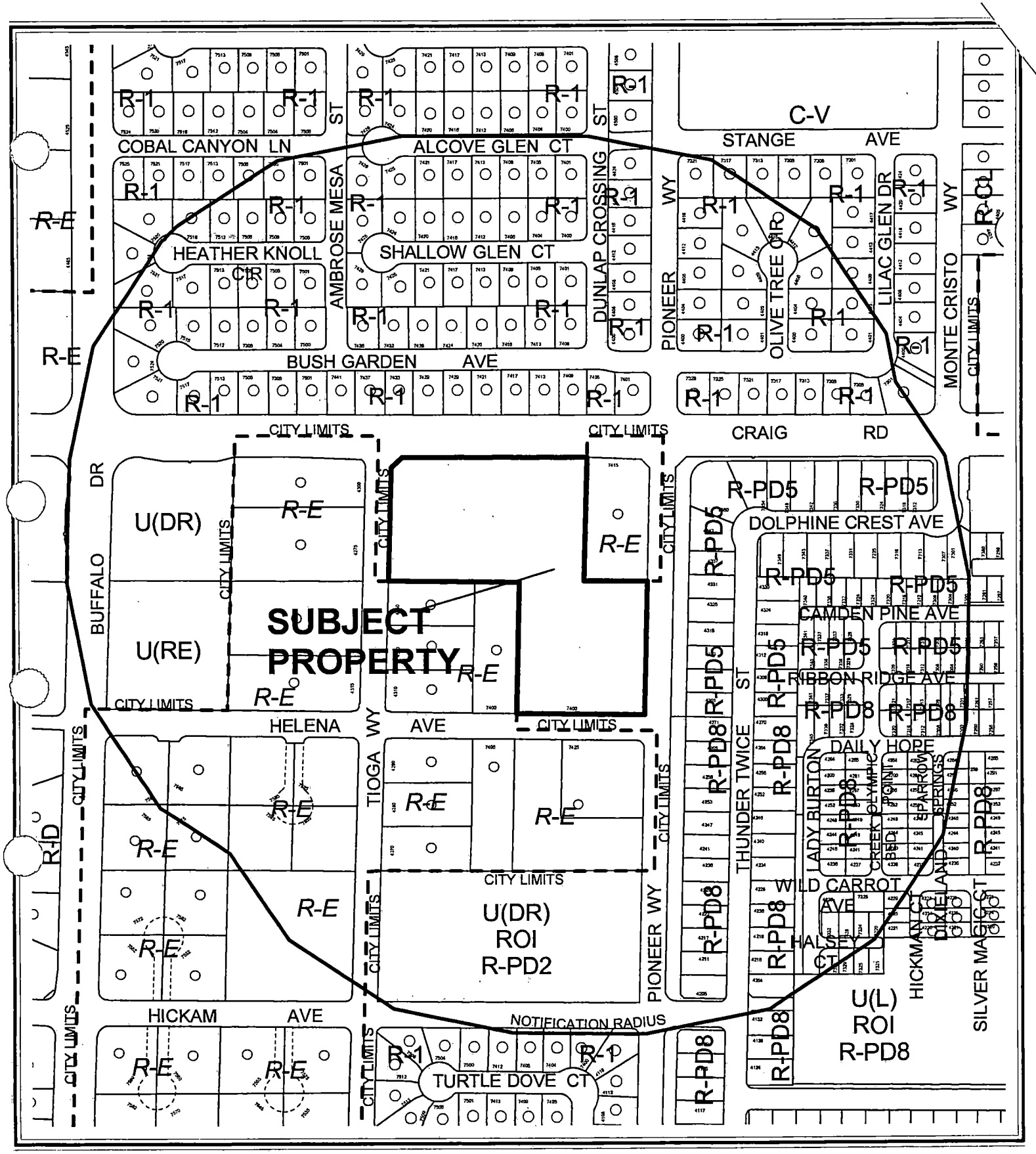
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)



CASE: **ZON-4219**

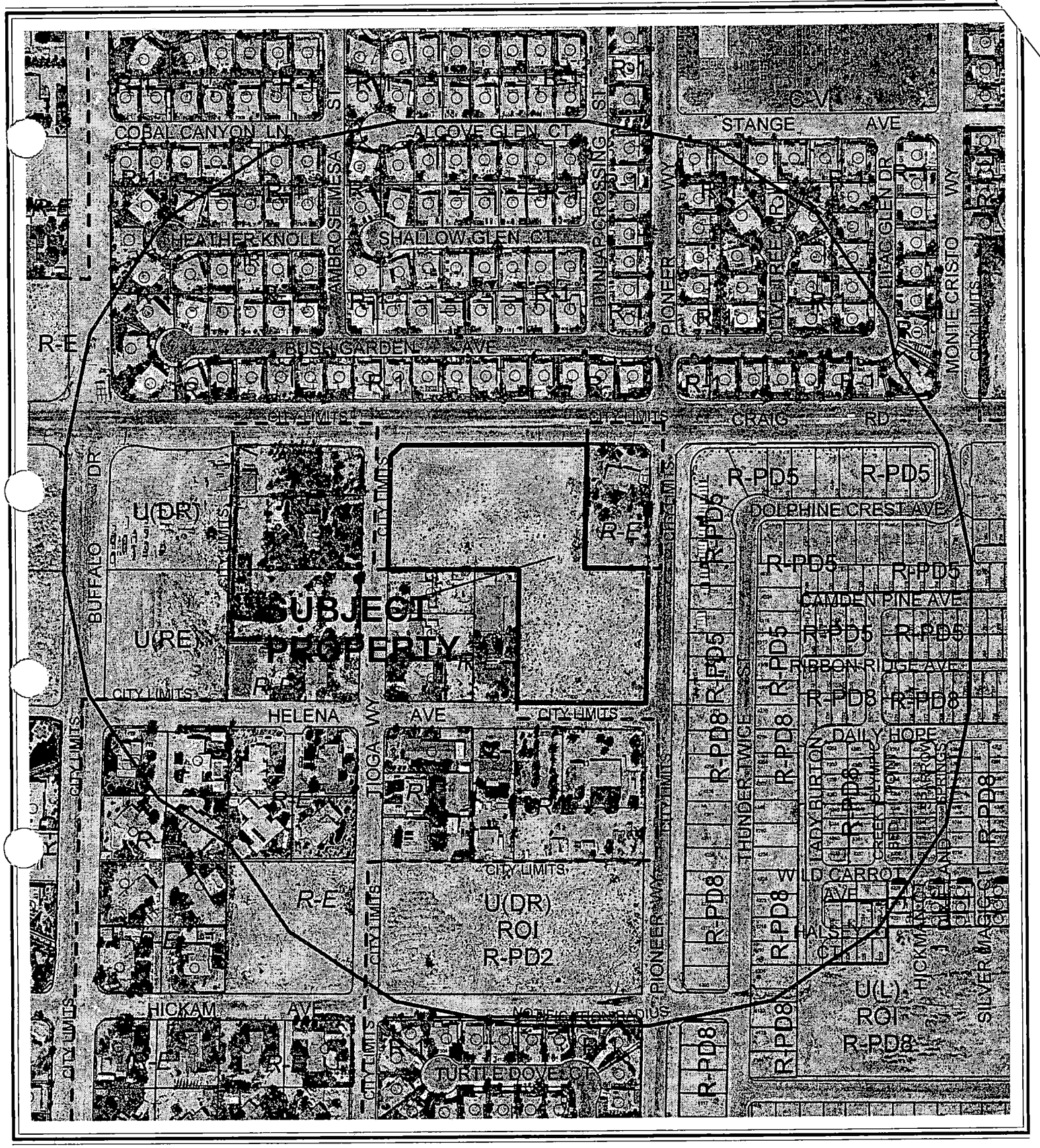
RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N



CASE: **ZON-4219**

RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4219 - APPLICANT/OWNER: HORIZON HOMES, INC.

ON MAY 10, THE APPLICANT REQUESTED THIS ITEM TO BE HELD IN ABEYANCE TO THE MAY 27, 2004 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4219 APN: 138-03-302-001

Name of Property Owner: HORIZON HOMES, INC.

Name of Applicant: HORIZON HOMES, INC.

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

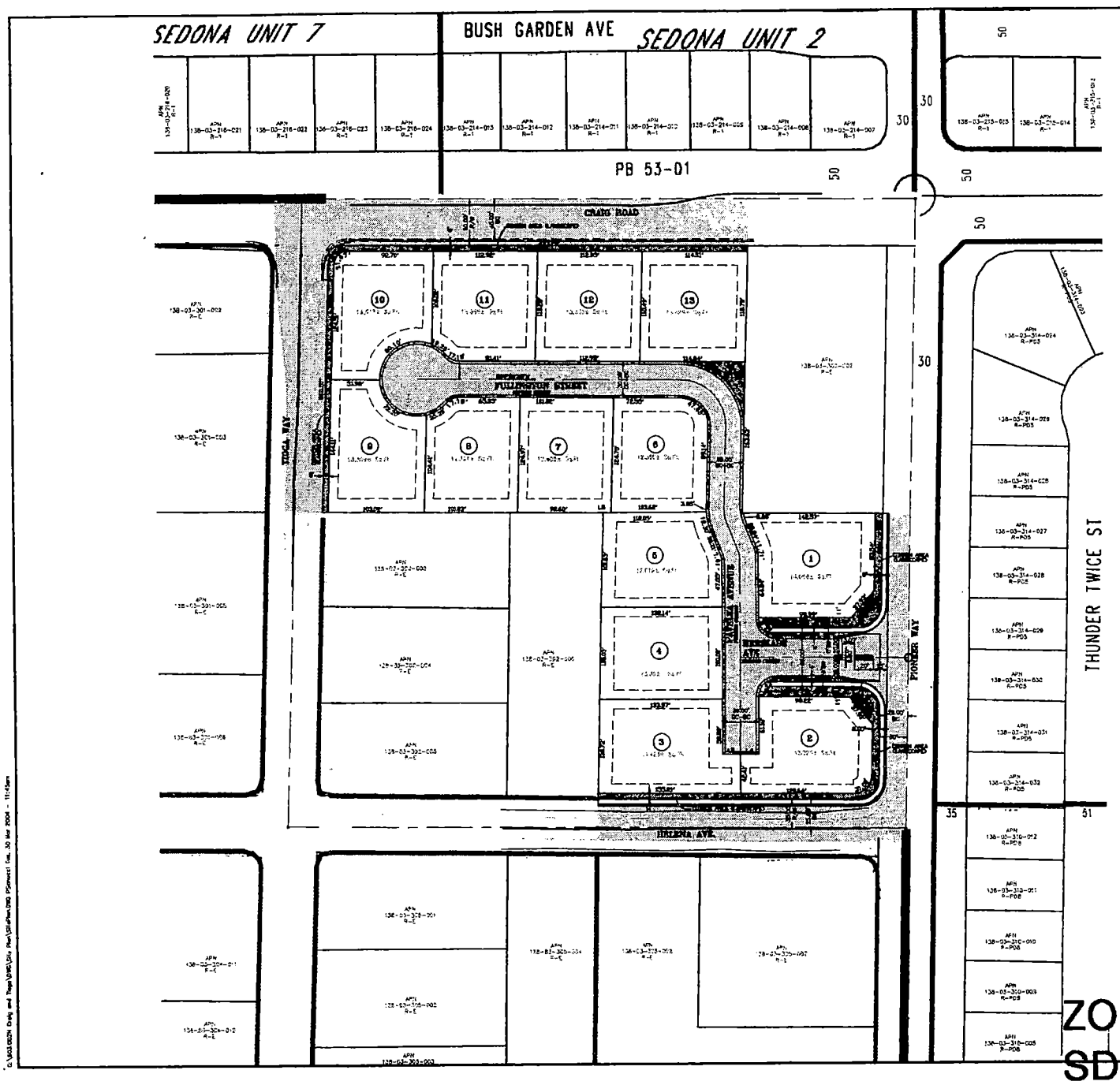
Print Name: LAWRENCE H. POWERS

Subscribed and sworn before me

This 10TH day of MARCH, 2004

Marie E. Borkowski
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARIE E. BORKOWSKI
My Appointment Expires
February 17, 2006
No: 97-0442-1



SITE DATA

PROPOSED USE :	RPD-2 (UP TO 2.49 UPA)
AREA :	5.23 GROSS ACRES
CURRENT GEN. PLAN DESIGNATION:	DESERT RURAL (DR)
PROPOSED GEN. PLAN DESIGNATION:	DESERT RURAL (DR)
PROPOSED UNITS:	13
PROPOSED DENSITY:	2.49 UNITS/ACRE
MINIMUM LOT AREA:	12,321 SF
AVERAGE LOT AREA:	13,220 SF
MIN LOT WIDTH :	100'
MIN FRONT SETBACK :	20'
MIN SIDE YARD SETBACK :	5'
MIN CORNER SIDEYARD SETBACK:	5'
MIN REAR YARD SETBACK	15'
MAX BUILDING HEIGHT :	2 STORIES OR 35' (WHICHEVER IS LESS)
BUILDING SIZE	4430 sf – 4454 sf SINGLE STORY 4426 sf – 5238 sf 2 STORY
F.A.R.	32.5% – 38.5%
PARKING	2 PARKING SPACES PER UNIT

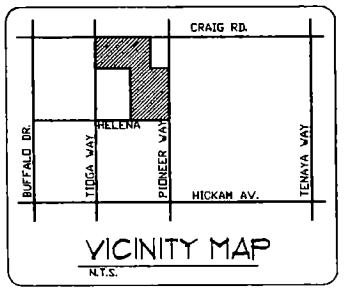
APN NUMBERS

APN: 138-03-302-001

LEGEND

- SINGLE FAMILY RESIDENTIAL
- LANDSCAPING
- PAVEMENT

CLARK COUNTY APN
CITY OF LAS VEGAS APN



VICINITY MAP
N.T.S.

NORTH

1"=50'

GRAPHIC SCALE

(20 FEET)
1 inch = 50 ft.

ZON-4219
SDR-4222
05-13-04 PC

PROJ MGR: BG/DSH
DESIGN: LG
DATE: 03/17/04
SCALE: AS SHOWN
CAD FILE:

TRC
Community-Focused Solutions
1050 E. FLAMINGO ROAD
Suite #136 Las Vegas, NV 89119
Tel: 702-650-0572
Fax: 702-650-0577
Web: trcsolutions.com
BV Engineering Nevada

CRAIG AND TIOGA
CNC PROPERTIES - KEITH CLEGG
SITE PLAN

SHEET
1
1 OF 1 SHTS
PROJECT ID
XX-XX

G:\AGLDGN\Craig and Tioga\SPR\Site Plan\SitePlan.DWG PSetup=1 Tue, 30 Mar 2004 - 11:45am

PB 53-01

CRAIG ROAD

PRIVATE STREET

HELENA AVE.

TIOGA WAY

PIONEER WAY

COMMON AREA (LANDSCAPED)

LEDGEND

SYM.	TYPE	QTY
	24" Box Modesto Ash	26
	24" Box Nondel Pine	27
	5 gallon Texas Ranger	74
	5 gallon Autumn Sage	74
	5 gallon Deer Grass	72
	CLARK COUNTY APN	
	CITY OF LAS VEGAS APN	

VICINITY MAP
N.T.S.

NORTH

1"= 40'
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

ZON-4219
SDR-4222
05-13-04 PC

CRAIG AND TIOGA
CNC PROPERTIES - KEITH CLEGG
LANDSCAPING PLAN

PROJ NO: 602.001H
DESIGN: LO
DATE: 05/07/04
SCALE: AS SHOWN
CADFILE:

SHEET 1
1 OF 1 SHTS
PROJECT ID XX-XX

TRC
Customer-Focused Solutions
BV Engineering Nevada

1050 E. FLAMINGO ROAD
Suite N136
Las Vegas, NV 89119
Ph: 702-650-6572
Fax: 702-650-6573
Web: trcsolutions.com

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4219 - PUBLIC HEARING - SDR-4222 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Site Development Plan Review for a 13-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends THIS ITEM BE HELD IN ABEYANCE

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

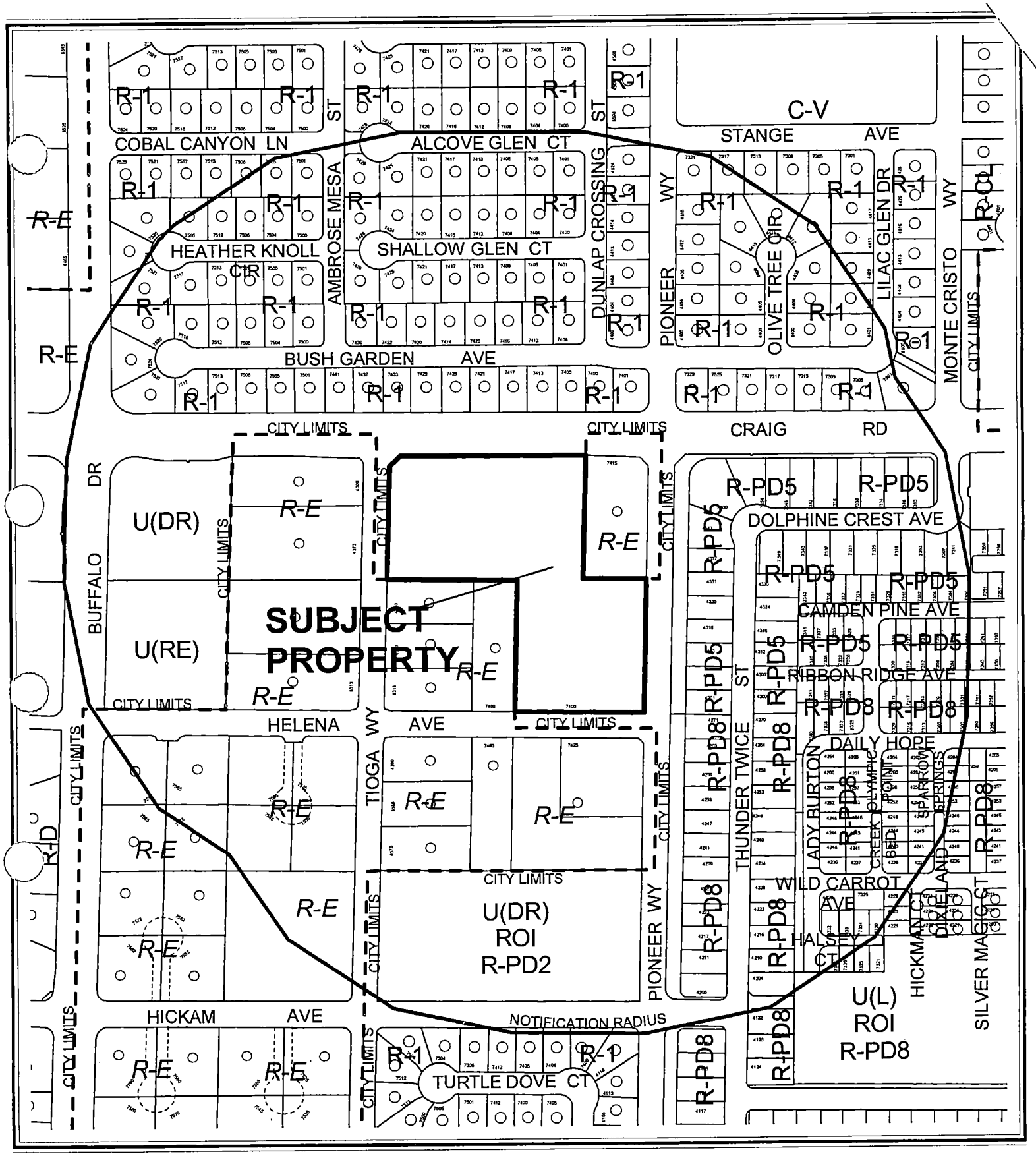
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)



CASE: **SDR-4222**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4222 - APPLICANT/OWNER: HORIZON HOMES, INC.

ON MAY 10, THE APPLICANT REQUESTED THIS ITEM TO BE HELD IN ABEYANCE TO THE MAY 27, 2004 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4222 APN: 138-03-302-001

Name of Property Owner: HORIZON HOMES, INC.

Name of Applicant: HORIZON HOMES, INC.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

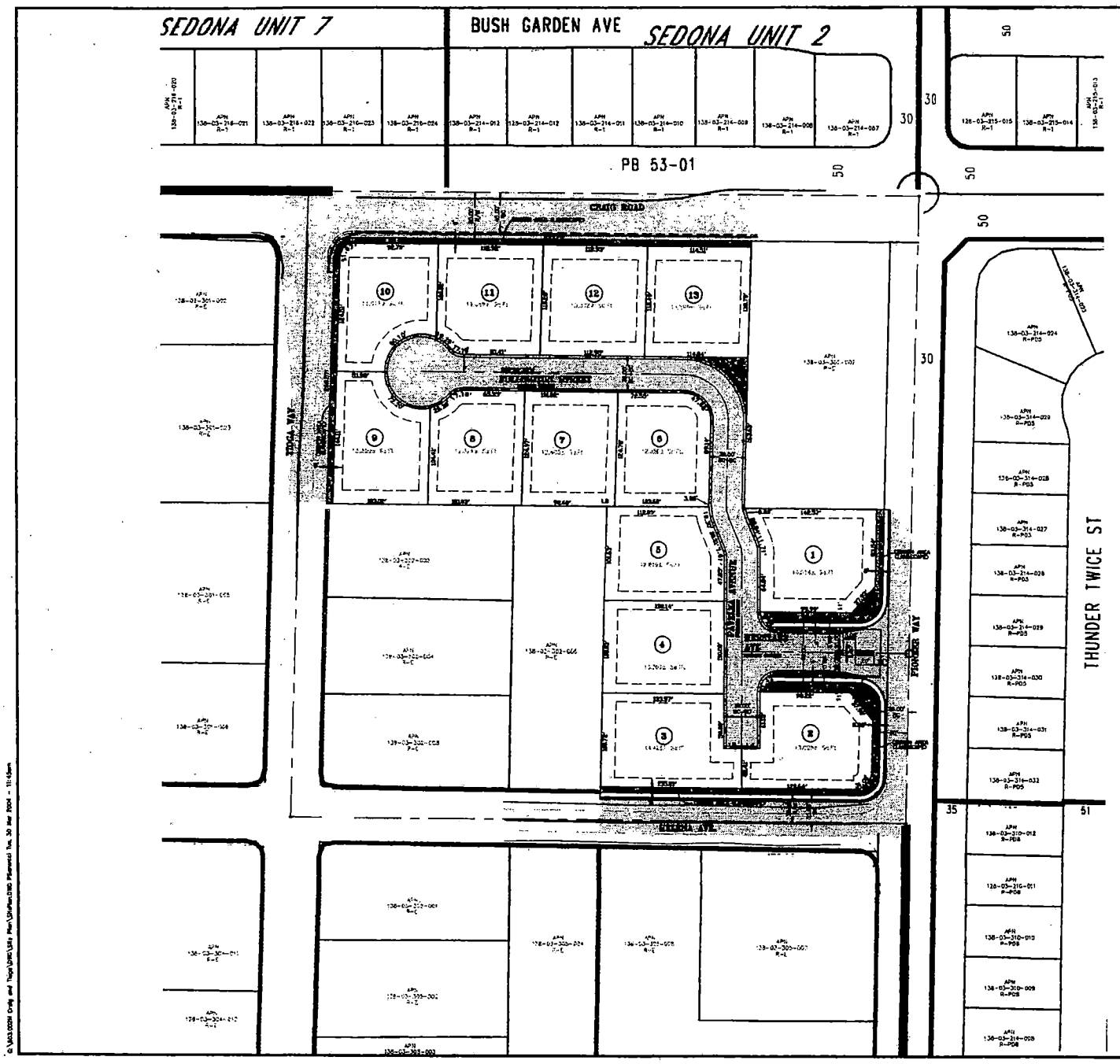
Print Name: LAWRENCE H. POWERS

Subscribed and sworn before me

This 10TH day of MARCH, 2004

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

Notary Public - State of Nevada
County of Clark
MARIE E. BORKOWSKI
My Appointment Expires
February 17, 2005
No: 97-0442-1



SITE DATA

PROPOSED USE :	RPD-2 (UP TO 2.49 UPA)
AREA :	5.23 GROSS ACRES
CURRENT GEN. PLAN DESIGNATION:	DESERT RURAL (DR)
PROPOSED GEN. PLAN DESIGNATION:	DESERT RURAL (DR)
PROPOSED UNITS:	13
PROPOSED DENSITY:	2.49 UNITS/ACRE
MINIMUM LOT AREA:	12,331 SF
AVERAGE LOT AREA:	13,220 SF
MIN LOT WIDTH :	100'
MIN FRONT SETBACK :	20'
MIN SIDE YARD SETBACK :	5'
MIN CORNER SIDEYARD SETBACK:	5'
MIN REAR YARD SETBACK	15'
MAX BUILDING HEIGHT :	2 STORIES OR 35' (WHICHEVER IS LESS)
BUILDING SIZE	4430 sf – 4484 sf SINGLE STORY 4428 sf – 5236 sf 2 STORY
F.A.R.	32.5% – 36.5%
PARKING	2 PARKING SPACES PER UNIT

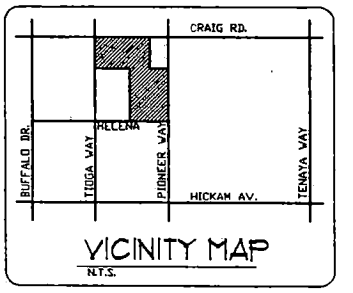
APN NUMBERS

APN: 138-03-302-001

LEGEND

- SINGLE FAMILY RESIDENTIAL
- LANDSCAPING
- PAVEMENT

CLARK COUNTY APN
CITY OF LAS VEGAS APN



VICINITY MAP
N.T.S.

ZON-4219
SDR-4222
5-13-04 PC

NORTH

1"=50'
GRAPHIC SCALE

PROJ NO: 952.07R
DESIGN: LG
DATE: 02/17/04
SCALE: AS SHOWN
CADFILE:

STAMP DATE:
EXP. DATE:

1050 E. FLAMINGO ROAD
Suite N134
Las Vegas, NV 89119
tel: 702-605-0272
fax: 702-605-0273
Web: trcsolutions.com

TRC
Customer-Focused Solutions
BV Engineering Nevada

CRAIG AND TIOGA
CNC PROPERTIES - KEITH CLEGG
SITE PLAN

SHEET
1
1 OF 1 SHTS
PROJECT ID
XX-XX

PB 53-01

CRAIG ROAD

COMMON AREA (LANDSCAPE)

PRIVATE STREET

PIONEER WAY

TIOGA WAY

HELENA AVE.

APN 138-03-216-021 R-1
APN 138-03-216-022 R-1
APN 138-03-216-023 R-1
APN 138-03-216-024 R-1
APN 138-03-214-013 R-1
APN 138-03-214-012 R-1
APN 138-03-214-011 R-1
APN 138-03-214-010 R-1
APN 138-03-214-009 R-1
APN 138-03-214-008 R-1
APN 138-03-214-007 R-1
APN 138-03-215-015 R-1
APN 138-03-215-014 R-1
APN 138-03-301-002 R-E
APN 138-03-301-003 R-E
APN 138-03-301-005 R-E
APN 138-03-301-006 R-E
APN 138-03-304-011 R-E
APN 138-03-302-003 R-E
APN 138-03-302-004 R-E
APN 138-03-302-005 R-E
APN 138-03-302-006 R-E
APN 138-03-302-007 R-E
APN 138-03-305-007 R-E
APN 138-03-305-008 R-E
APN 138-03-305-009 R-E
APN 138-03-314-024 R-PD5
APN 138-03-314-028 R-PD5
APN 138-03-314-027 R-PD5
APN 138-03-314-026 R-PD5
APN 138-03-314-029 R-PD5
APN 138-03-314-030 R-PD5
APN 138-03-314-031 R-PD5
APN 138-03-314-032 R-PD5
APN 138-03-310-012 R-PD8
APN 138-03-310-011 R-PD8
APN 138-03-310-010 R-PD8

ZON-4219
SDR-4222
05-13-04 PC

CRAIG RD.
HELENA
BUFFALO DR.
TIOGA WAY
PIONEER WAY
HICKAM AV.
TENAYA WAY

VICINITY MAP
N.T.S.

LEDGEND

SYM.	TYPE	QTY
⊙	24" Box Modesto Ash	26
⊙	24" Box Mondel Pine	27
•	5 gallon Texas Ranger	74
•	5 gallon Autumn Soge	74
✿	5 gallon Deer Grose	72
	CLARK COUNTY APN	
	CITY OF LAS VEGAS APN	

NORTH

1"=40'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PROJ NO. 802.00TIN
DESIGN: LG
DATE: 02/17/04
SCALE: AS SHOWN
CADFILE:

DESCRIPTION

STAMP DATE:
EXP. DATE:

TRC
Customer-Focused Solutions
BV Engineering Nevada
1000 E. FLAMINGO ROAD
Suite N136
Las Vegas, NV 89119
Tel: 702-650-0017
Fax: 702-650-0517
Web: trcsolutions.com

CRAIG AND TIOGA
CNC PROPERTIES - KEITH CLEGG
LANDSCAPING PLAN

SHEET
1
1 OF 1 SHTS
PROJECT ID
XX-XX

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
VARIANCE - PUBLIC HEARING - VAR-4173 - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.22 acres at 554 Wandering Violets Way (APN: 137-34-615-055), P-C (Planned Community) Zone, Ward 2.

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to condition – Motion carried with STEINMAN and TRUESDELL voting No, with GOYNES not voting, and McSWAIN abstaining because her firm has a contract with KB Homes

NOTE: An initial motion by STEINMAN failed with DAVENPORT, NIGRO and EVANS voting No, with GOYNES not voting and McSWAIN abstaining because her firm has a contract with KB Homes.

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the request for the rear setback applies to the northeast corner of the site. The steepness of the slope on the adjacent street restricts the location of the driveway that has to be at the northern portion of the lot. The driveway would be too deep going up to the house if you slid the house down to the south. The property

MINUTES – Continued:
restricts the location of the driveway; therefore, Staff believes the Variance is justifiable and is recommended subject to one condition. Forty-one notices mailed with no approvals or protests.

MICHAEL GRAY, 6655 Bermuda, appeared on behalf of the applicant and concurred with Staff's recommendations.

COMMISSIONER STEINMAN stated that he viewed the property today and believes it is a self-imposed hardship. Everything around is 10-15 feet lower than the property. He does not believe it would be wise to place a building in the corner with a five-foot rear yard, which would be next to a very steep drop. He then asked about the space at the south end of the lot, which is over 40 feet. He asked the applicant about redesigning it in a way that could still use the driveway entrance to come in and turn into the garage but move the house down to the south. By placing the house to the north of this project, it would create a huge backyard. MR. GRAY replied that it would create a turning hazard for the vehicles pulling out of the garage to make the 90-degree turn. In addition, the house on this particular lot comes with a side-loaded garage, which does not allow for the driveway to come in on that end. COMMISSIONER STIENMAN suggested that the applicant find a model that works. In addition, he dislikes the building built on the corner. MR. GRAY stated that the lot configuration is due to the surrounding street network patterns leaving an odd shaped lot. COMMISSIONER STEINMAN commented that lots located on Ivy Springs could have been built as deep as the ones to the north; instead, the applicant created a floating lot that is a hardship. Therefore, he would not support the application.

MR. GRAY explained that part of the process they had to go through Summerlin, who approved this project.

No one appeared in opposition.

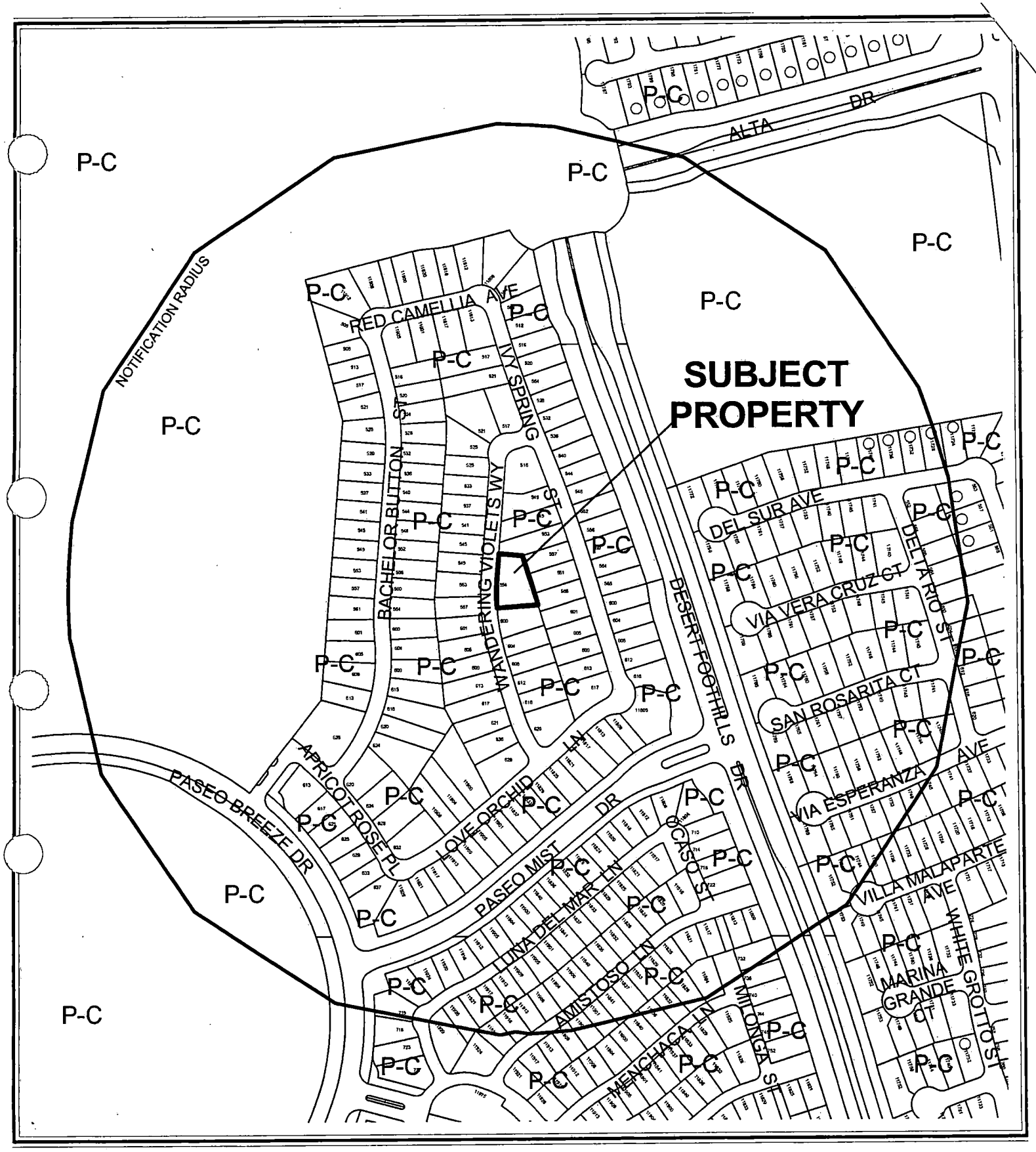
CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:40 – 7:46)

2-330

CONDITIONS:
Planning and Development

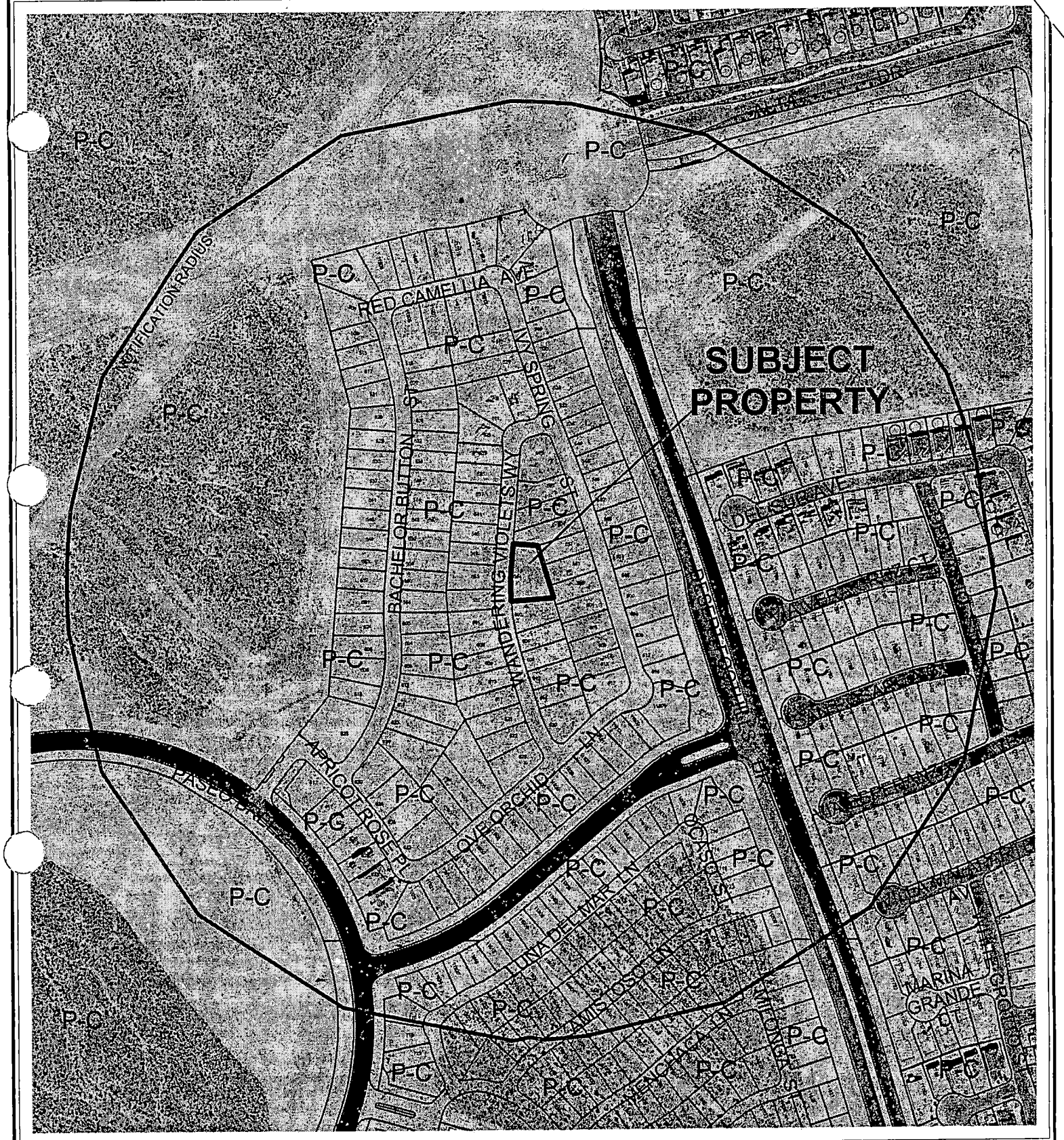
1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: **VAR-4173**

RADIUS: 1000 FT

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



0 200 400 Feet

CASE: **VAR-4173**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4173 - APPLICANT/OWNER: KB HOME NEVADA, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Variance to allow a five-foot rear yard setback where 15 feet is the minimum setback required for Lot 122 of the Mariposa at the Paseos Unit 2 Subdivision.

B) Applicant's Justification

The adjacent street, which serves the lot, is at a steep slope due the existing terrain of the site thereby restricting the location of the driveway to its current location. The deviation is only for the area adjacent to the rear corner of the garage.

BACKGROUND INFORMATION

A) Previous Actions

01/27/97	The City Council approved a request for a Rezoning (Z-0119-96) to P-C (Planned Community) for this site as a part of a larger request. The Planning Commission recommended approval on 01/19/97.
01/16/02	The City Council approved a Master Development Plan Review (SV-0018-01) to establish Land Use designations within Summerlin Villages 23A and 23B. The Planning Commission recommended approval on 10/04/01.
04/30/03	The City Referral Group approved a request for a Master Development Plan Review (CRG-2243) to establish Land Use designations within Summerlin Villages 23A and 23B.

B) Pre-Application Meeting

03/17/04	No significant issues were identified during the pre-application meeting.

C) Neighborhood Meetings

A neighborhood meeting is not required for Variance applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: .21

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:	Summerlin Master Plan Area
North:	Summerlin Master Plan Area
South:	Summerlin Master Plan Area
East:	Summerlin Master Plan Area
West:	Summerlin Master Plan Area

D) Existing Zoning

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

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

The subject site is located within the Summerlin Master Plan area.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Setbacks • Rear	15 Feet	5 Feet	N

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The subject site does not meet rear yard setbacks, and this Variance has been requested to provide relief from this condition.

B) General Analysis and Discussion

The request is for a Variance to allow a 5-foot rear set back where 15 feet is required for Lot 122 of the Mariposa at the Paseos Unit 2 subdivision. The adjacent street is at a steep slope and restricts the location of the driveway to the northern portion of the lot. The house will utilize a side-loaded garage and only the rear corner will encroach into the required rear set back.

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."

Staff recommends the Variance as the topography of the site restricts the location of the driveway to the north portion of the site. The steep road does not allow for the relocation of the drive or garage, and therefore, the Variance is justifiable.

NOTICES MAILED 41

APPROVALS 0

PROTESTS 0

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4173 APN: **137-34-614-041**

Name of Property Owner: **KB HOME Nevada Inc.**

Name of Applicant: **KB HOME**

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

_____ Yes **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: Randall J. Tarr

Print Name: Randall J. Tarr SR VP Land Development and Forward Planning

Subscribed and sworn before me

This 13th day of February ,20 04

C. Squillante

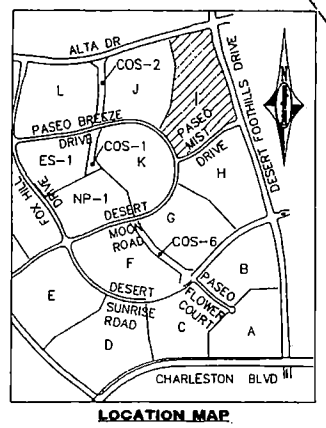
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
C. SQUILLANTE
Appt. No. 99-56809-1
My Appt. Expires July 8, 2007

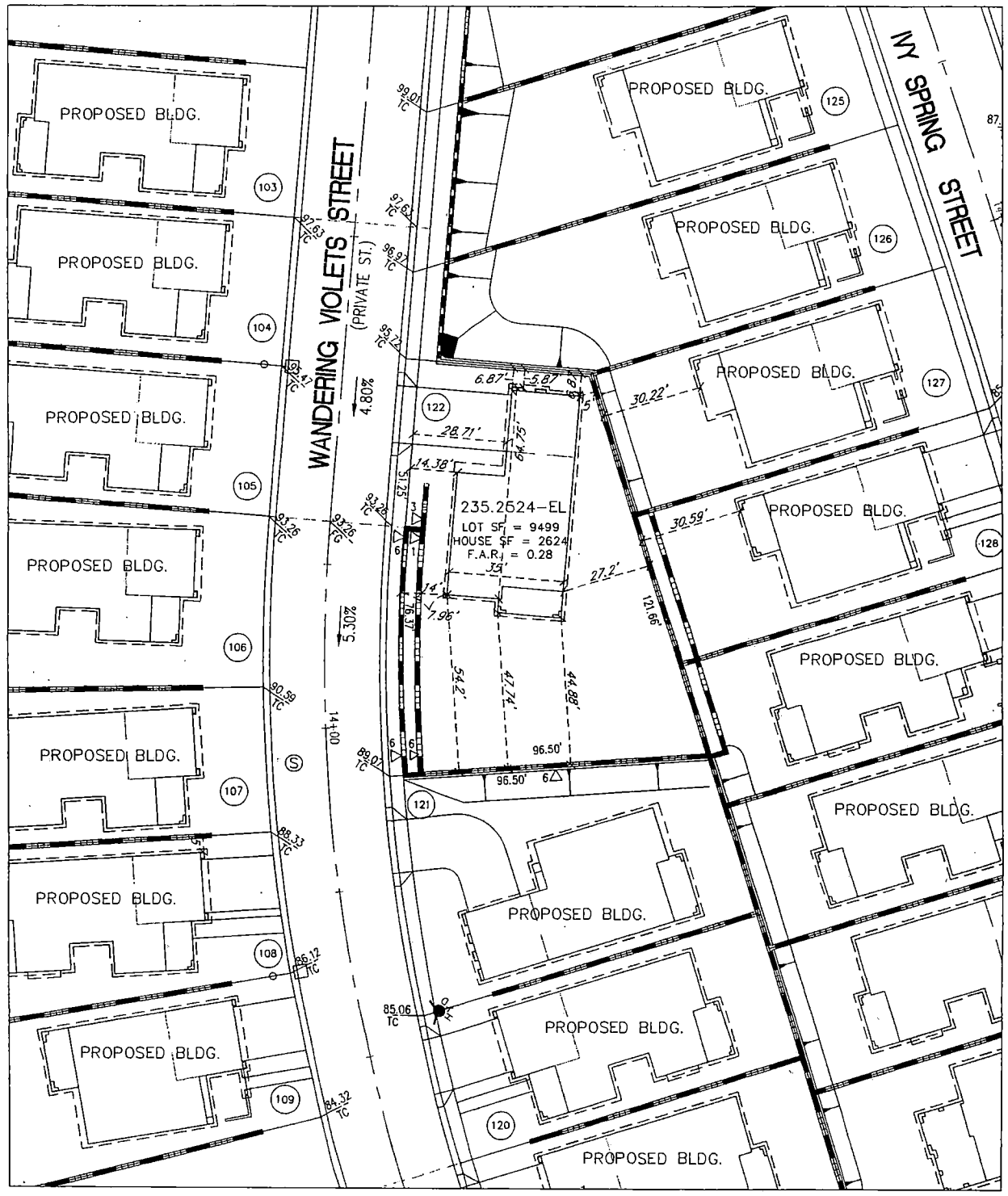
KBHOME SM
750 Pilot Road, Suite F
P.O. Box 98895
Las Vegas, NV 89193-8895
(702) 614-2500

Lot 122

SCALE=1:30



LOCATION MAP



VAR--4173
05-13-04 PC

MARIPOSA @ THE PASEOS UNIT 2