Agenda City of Las Vegas

PLANNING COMMISSION MEETING

MAY 13, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the April 8, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TMP-4055 - ASTORIA AT TOWN CENTER NORTH - APPLICANT: ASTORIA HOMES CORP. - OWNER: ASTORIA NORTHWEST 40. LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 749-LOT SINGLE FAMILY CLUSTER SUBDIVISION on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone [SX-TC (Surburban Mixed Use – Town Center) Land Use Designation], Ward 6 (Mack).

2. **TMP-4150 - DURANGO/DORRELL - OWNER/APPLICANT: M T C 118 INC.** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.09 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017) T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

3. **TMP-4175 - SUMMERLIN VILLAGE 24 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 20-LOT RESIDENTIAL SUBDIVISION on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010, P-C (Planned Community) Zone, Ward 2.

4. **TMP-4213 - BUNKER COMMONS II - APPLICANT/OWNER: SF INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION and a Waiver OF TITLE 18.12.160 TO ALLOW A 192-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED on 5.00 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

5. **ANX-4129 - AKMA GROUP, LIMITED LIABILITY COMPANY** - Petition to Annex property generally located on the southwest corner of Bronco Street and Peak Drive, containing approximately 2.50 acres, APN: 138-14-701-003, Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

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

6. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER OF THE MINIMUM SEPARATION DISTANCE REQUIREMENT at 3900 North Rancho Drive, Suite 107 (APN: 138-12-110-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

7. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE CHURCH** - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER IN AN EXISTING BUILDING at 1603 North Tonopah Drive (APN: 139-20-802-009), U (Undeveloped) Zone [M (Medium-Low Density Residential) General Plan Designation], Ward 5 (Weekly).

8. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL FACILITY at 9851 West Charleston Boulevard (APN: 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2.

9. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 20 East Bonneville Avenue (APN: 139-34-311-017), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

10. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED CONVALESCENT CARE FACILITY NURSING HOME at 3371 North Buffalo Drive (APN: 138-09-801-021), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 4 (Brown).

11. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER: LONNIE WALSTON** - Request for a Special Use Permit FOR A PROPOSED BAIL BOND SERVICE at 1100 Martin L. King Boulevard, Suite #E (APN: 139-28-604-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

12. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4192 - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 136-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and 025), PD (Planned Development) Zone [Medium-Low Density Residential Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

13. **SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING - SDR-4235 - APPLICANT: REDWOOD CONSTRUCTION, INC. - OWNER: F & F HORIZONS ASSOCIATES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED PERIMETER WALL ADDITION, ACCESS GATES, AND PERIMETER LANDSCAPING IMPROVEMENTS AT AN EXISTING 408-UNIT CONDOMINIUM DEVELOPMENT on 17.55 acres at 8600 West Charleston Boulevard (APN: 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2.

PUBLIC HEARING ITEMS:

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

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

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

17. **ABEYANCE - SITE DEVELOPMENT RELATED TO ZON-3884 - PUBLIC HEARING - SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST** - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

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

19. **REZONING RELATED GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION – OWNER: DIPAK K & KUSUM D DESAI** - Request for a Rezoning FROM: O (OFFICE), R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

20. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072, ZON-4202 - PUBLIC HEARING - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION – OWNER: DIPAK K & KUSUM D DESAI -** Request for a Site Development Plan Review FOR A 116 UNIT CONDOMINIUM DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development – 11 Units Per Acre)], Ward 6 (Mack).

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

22. **ABEYANCE - ZONING RELATED TO GPA-4079 - PUBLIC HEARING - ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack).

23. **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).

24. **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).

25. **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).

26. **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).

27. **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).

28. **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).

29. **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).

30. **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).

31. **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).

32. **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).

33. **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).

34. **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).

35. **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).

36. **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).

37. **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).

38. **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).

39. **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).

40. **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).

41. **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).

42. **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.

43. **VARIANCE - PUBLIC HEARING - VAR-4193 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: FARLEY ANDERSON, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 131 PARKING SPACES WHERE 161 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT ON 2.27 ACRES adjacent to the north side of Lake Mead Boulevard approximately 200 feet West of Torrey Pines Drive (APN: 138-23-201-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

44. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4176 - APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED WAREHOUSE/DISTRIBUTION CENTER at 2651 Crimson Canyon Drive (APN: 138-15-310-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

45. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4176 - PUBLIC HEARING - SDR-4174 - APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED WAREHOUSE/DISTRIBUTION CENTER, A WAIVER OF COMMERCIAL DEVELOPMENT STANDARDS, AND A REDUCTION IN THE AMOUNT OF REQUIRED PARKING LOT LANDSCAPING on 2.91 acres at 2651 Crimson Canyon Drive (APN: 138-15-310-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

46. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4120 - APPLICANT: VAL-U-CASH - OWNER: RAINBOW EXPRESS VILLAGE LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 1750 South Rainbow Boulevard, Suite 10 (APN: 163-02-212-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

47. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4137 - APPLICANT: VINCENT YALDO - OWNER: THOMAS E. PATRICK, LIVING TRUST** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 4921 Vegas Drive (APN: 138-25-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

48. **VARIANCE - PUBLIC HEARING - VAR-4340 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES** - Request for a Variance TO ALLOW A REDUCTION OF THE AMOUNT IN REQUIRED PARKING at 1401 North Decatur Boulevard, Suite #34 (APN: 138-25-503-007), C-1 (LIMITED COMMERCIAL) Zone, Ward 1 (Moncrief).

49. **SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES** - Request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NON-PROFIT at 1401 North Decatur Boulevard, Suite 34 (APN: 138-25-503-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

50. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MARK P. MILFORD AND LORILYN MILFORD TRUST** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1615 North Decatur Boulevard (APN: 138-24-804-013), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SHAHRAM AND TAWNYA SHEIKHAN** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 300 South Decatur Boulevard (APN: 138-36-601-004), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

52. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4195 - OWNER/APPLICANT: M G B, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Reduction in the amount of required perimeter landscaping FOR AN EXISTING AUTO REPAIR GARAGE, MINOR at 2027 North Decatur Boulevard (APN: 138-24-611-062), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

53. **SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING - SDR-4147 - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 126-UNIT CONDOMINIUM COMPLEX on 10.29 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Density Attached) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone, Ward 6 (Mack).

54. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4163 - APPLICANT/OWNER: FOURTH & BONNEVILLE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED EIGHT-LEVEL, 150,000 SQUARE-FOOT RETAIL AND PARKING STRUCTURE on 0.29 acres adjacent to the southeast corner of Fourth Street and Bonneville Avenue (APN: 139-34-311-133), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Weekly).

55. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING SDR-4186 - APPLICANT: BONNIE ADAR-BURLA - OWNER: MABEL I ENRIGHT, ET AL** - Request for a Site Development Plan Review and for a Waiver of the Las Vegas Medical District Streetscape Design Guidelines and Landscape Buffer Requirements FOR A PROPOSED 1,469 SQUARE FOOT OFFICE CONVERSION on 0.23 acres at 500 Rose Street (APN: 139-33-301-008), PD (Planned Development) Zone [MD-1 (Medical Support) Medical District Special Land Use Designation], Ward 5 (Weekly).

56. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4196 - APPLICANT: STORAGE ONE - OWNER: W J D, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a reduction of the Required Perimeter Buffering FOR A PROPOSED MINI-WAREHOUSE AND RECREATIONAL VEHICLE STORAGE FACILITY on 2.85 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-611-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

57. **MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING - MSH-4197 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request to Amend the Master Plan of Streets and Highways FOR THE ADDITION OF MAJOR ROADS WITHIN THE CLIFF'S EDGE MASTER PLAN generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way, Ward 6 (Mack).

58. **VACATION - PUBLIC HEARING - VAC-4098 - APPLICANT/OWNER: PULTE HOMES** - Petition to Vacate public sewer and drainage easements in Antibes Street, south of Monte Viso Drive, Ward 6 (Mack).

59. **VACATION - PUBLIC HEARING - VAC-4104 - APPLICANT: EVAN RANES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Petition to Vacate a twenty-foot (20') wide public alley generally located west of Maryland Parkway and north of Carson Avenue, Ward 5 (Weekly).

60. **VACATION - PUBLIC HEARING - VAC-4158 - APPLICANT/OWNER: PULTE HOMES** - Petition to Vacate spandrel portions of Monte Viso Drive west of Rainbow Boulevard, Ward 6 (Mack).

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF POSTING

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

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

I John Holloway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 7th day of May, 2004, at the hour of 10:30, there were posted copies of the May 13, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

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

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

John P Holloway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 7th day of May, 2004.

Kathryn M. McDonald
Notary Public in and for said County and State

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

Agenda City of Las Vegas
PLANNING COMMISSION MEETING
MAY 13, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the April 8, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TMP-4055 - ASTORIA AT TOWN CENTER NORTH - APPLICANT: ASTORIA HOMES CORP. - OWNER: ASTORIA NORTHWEST 40. LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 749-LOT SINGLE FAMILY CLUSTER SUBDIVISION on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone [SX-TC (Surburban Mixed Use – Town Center) Land Use Designation], Ward 6 (Mack).

2. **TMP-4150 - DURANGO/DORRELL - OWNER/APPLICANT: M T C 118 INC.** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.09 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017) T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

3. **TMP-4175 - SUMMERLIN VILLAGE 24 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 20-LOT RESIDENTIAL SUBDIVISION on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010, P-C (Planned Community) Zone, Ward 2.

4. **TMP-4213 - BUNKER COMMONS II - APPLICANT/OWNER: SF INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION and a Waiver OF TITLE 18.12.160 TO ALLOW A 192-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED on 5.00 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

5. **ANX-4129 - AKMA GROUP, LIMITED LIABILITY COMPANY** - Petition to Annex property generally located on the southwest corner of Bronco Street and Peak Drive, containing approximately 2.50 acres, APN: 138-14-701-003, Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

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

6. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER OF THE MINIMUM SEPARATION DISTANCE REQUIREMENT at 3900 North Rancho Drive, Suite 107 (APN: 138-12-110-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

7. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE CHURCH** - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER IN AN EXISTING BUILDING at 1603 North Tonopah Drive (APN: 139-20-802-009), U (Undeveloped) Zone [M (Medium-Low Density Residential) General Plan Designation], Ward 5 (Weekly).

8. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL FACILITY at 9851 West Charleston Boulevard (APN: 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2.

9. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 20 East Bonneville Avenue (APN: 139-34-311-017), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

10. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED CONVALESCENT CARE FACILITY NURSING HOME at 3371 North Buffalo Drive (APN: 138-09-801-021), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 4 (Brown).

11. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER: LONNIE WALSTON** - Request for a Special Use Permit FOR A PROPOSED BAIL BOND SERVICE at 1100 Martin L. King Boulevard, Suite #E (APN: 139-28-604-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

12. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4192 - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 136-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and 025), PD (Planned Development) Zone [Medium-Low Density Residential Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

13. **SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING - SDR-4235 - APPLICANT: REDWOOD CONSTRUCTION, INC. - OWNER: F & F HORIZONS ASSOCIATES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED PERIMETER WALL ADDITION, ACCESS GATES, AND PERIMETER LANDSCAPING IMPROVEMENTS AT AN EXISTING 408-UNIT CONDOMINIUM DEVELOPMENT on 17.55 acres at 8600 West Charleston Boulevard (APN: 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2.

PUBLIC HEARING ITEMS:

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

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

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

17. **ABEYANCE - SITE DEVELOPMENT RELATED TO ZON-3884 - PUBLIC HEARING - SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST** - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

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

19. **REZONING RELATED GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION – OWNER: DIPAK K & KUSUM D DESAI** - Request for a Rezoning FROM: O (OFFICE), R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

20. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072, ZON-4202 - PUBLIC HEARING - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION – OWNER: DIPAK K & KUSUM D DESAI -** Request for a Site Development Plan Review FOR A 116 UNIT CONDOMINIUM DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development – 11 Units Per Acre)], Ward 6 (Mack).

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

22. **ABEYANCE - ZONING RELATED TO GPA-4079 - PUBLIC HEARING - ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack).

23. **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).

24. **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).

25. **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).

26. **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).

27. **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).

28. **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).

29. **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).

30. **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).

31. **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).

32. **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).

33. **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).

34. **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).

35. **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).

36. **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).

37. **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).

38. **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).

39. **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).

40. **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).

41. **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).

42. **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.

43. **VARIANCE - PUBLIC HEARING - VAR-4193 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: FARLEY ANDERSON, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 131 PARKING SPACES WHERE 161 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT ON 2.27 ACRES adjacent to the north side of Lake Mead Boulevard approximately 200 feet West of Torrey Pines Drive (APN: 138-23-201-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

44. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4176 - APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED WAREHOUSE/DISTRIBUTION CENTER at 2651 Crimson Canyon Drive (APN: 138-15-310-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

45. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4176 - PUBLIC HEARING - SDR-4174 - APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED WAREHOUSE/DISTRIBUTION CENTER, A WAIVER OF COMMERCIAL DEVELOPMENT STANDARDS, AND A REDUCTION IN THE AMOUNT OF REQUIRED PARKING LOT LANDSCAPING on 2.91 acres at 2651 Crimson Canyon Drive (APN: 138-15-310-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

46. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4120 - APPLICANT: VAL-U-CASH - OWNER: RAINBOW EXPRESS VILLAGE LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 1750 South Rainbow Boulevard, Suite 10 (APN: 163-02-212-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

47. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4137 - APPLICANT: VINCENT YALDO - OWNER: THOMAS E. PATRICK, LIVING TRUST** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 4921 Vegas Drive (APN: 138-25-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

48. **VARIANCE - PUBLIC HEARING - VAR-4340 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES** - Request for a Variance TO ALLOW A REDUCTION OF THE AMOUNT IN REQUIRED PARKING at 1401 North Decatur Boulevard, Suite #34 (APN: 138-25-503-007), C-1 (LIMITED COMMERCIAL) Zone, Ward 1 (Moncrief).

49. **SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES** - Request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NON-PROFIT at 1401 North Decatur Boulevard, Suite 34 (APN: 138-25-503-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

50. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MARK P. MILFORD AND LORILYN MILFORD TRUST** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1615 North Decatur Boulevard (APN: 138-24-804-013), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SHAHRAM AND TAWNYA SHEIKHAN** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 300 South Decatur Boulevard (APN: 138-36-601-004), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

52. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4195 - OWNER/APPLICANT: M G B, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit and a Reduction in the amount of required perimeter landscaping FOR AN EXISTING AUTO REPAIR GARAGE, MINOR at 2027 North Decatur Boulevard (APN: 138-24-611-062), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

53. **SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING - SDR-4147 - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 126-UNIT CONDOMINIUM COMPLEX on 10.29 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Density Attached) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone, Ward 6 (Mack).

54. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4163 - APPLICANT/OWNER: FOURTH & BONNEVILLE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED EIGHT-LEVEL, 150,000 SQUARE-FOOT RETAIL AND PARKING STRUCTURE on 0.29 acres adjacent to the southeast corner of Fourth Street and Bonneville Avenue (APN: 139-34-311-133), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Weekly).

55. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING SDR-4186 - APPLICANT: BONNIE ADAR-BURLA - OWNER: MABEL I ENRIGHT, ET AL** - Request for a Site Development Plan Review and for a Waiver of the Las Vegas Medical District Streetscape Design Guidelines and Landscape Buffer Requirements FOR A PROPOSED 1,469 SQUARE FOOT OFFICE CONVERSION on 0.23 acres at 500 Rose Street (APN: 139-33-301-008), PD (Planned Development) Zone [MD-1 (Medical Support) Medical District Special Land Use Designation], Ward 5 (Weekly).

56. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4196 - APPLICANT: STORAGE ONE - OWNER: W J D, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a reduction of the Required Perimeter Buffering FOR A PROPOSED MINI-WAREHOUSE AND RECREATIONAL VEHICLE STORAGE FACILITY on 2.85 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-611-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

57. **MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING - MSH-4197 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request to Amend the Master Plan of Streets and Highways FOR THE ADDITION OF MAJOR ROADS WITHIN THE CLIFF'S EDGE MASTER PLAN generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way, Ward 6 (Mack).

58. **VACATION - PUBLIC HEARING - VAC-4098 - APPLICANT/OWNER: PULTE HOMES** - Petition to Vacate public sewer and drainage easements in Antibes Street, south of Monte Viso Drive, Ward 6 (Mack).

59. **VACATION - PUBLIC HEARING - VAC-4104 - APPLICANT: EVAN RANES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Petition to Vacate a twenty-foot (20') wide public alley generally located west of Maryland Parkway and north of Carson Avenue, Ward 5 (Weekly).

60. **VACATION - PUBLIC HEARING - VAC-4158 - APPLICANT/OWNER: PULTE HOMES** - Petition to Vacate spandrel portions of Monte Viso Drive west of Rainbow Boulevard, Ward 6 (Mack).

CITIZENS PARTICIPATION:

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 13, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:30 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

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

EXCUSED: MEMBERS GOYNES and NIGRO

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

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

Item 14 [ZON-3794]	Withdraw Without Prejudice
Item 15 [SDR-3796]	Withdraw Without Prejudice
Item 18 [GPA-4072]	Abeyance to 6/10/04 Planning Commission meeting
Item 19 [ZON-4202]	Abeyance to 6/10/04 Planning Commission meeting
Item 20 [SDR-4204]	Abeyance to 6/10/04 Planning Commission meeting
Item 28 [ZON-4200]	Abeyance to 6/10/04 Planning Commission meeting
Item 29 [SDR-4198]	Abeyance to 6/10/04 Planning Commission meeting
Item 30 [ZON-4216]	Abeyance to 6/10/04 Planning Commission meeting
Item 31 [VAC-4218]	Abeyance to 6/10/04 Planning Commission meeting
Item 32 [SDR-4220]	Abeyance to 6/10/04 Planning Commission meeting
Item 40 [ZON-4219]	Abeyance to 5/27/04 Planning Commission meeting
Item 41 [SDR-4222]	Abeyance to 5/27/04 Planning Commission meeting

MR. CLAPSADDLE stated that a letter is on file for each item that was either held in abeyance or withdrawn. He further indicated that Item 12 [SDR-4192] would need to be removed from One Motion/One Vote as they have tried contacting the applicant several times but did not receive a response or a letter from the applicant.

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Briefing

MINUTES – Continued:

The handout, Goals of Revised Residential Planned Development District, was distributed to Commission for their review in the next two weeks. This handout is in response to the City Council and Planning Commission joint meeting held back in December 2003 regarding open space and RPD. They discussed coming up with a separate small lot ordinance like the City of North Las Vegas but decided against it and, instead, took a look at the Residential Plan Development District. FLINN FAGG, Urban Design Committee and MR. CLAPSADDLE will provide the Commission with pictures and slides within those two weeks. They have spent time in the City on the south side taking photographs and coming up with ideas for what they are trying to achieve.

The basic goal is to implement the directives received at the joint meeting. Discussions have been made regarding creative design and the R-PD projects. If incentives are built into this ordinance and provide more livable communities for the long-term, then it will be a success. Open space standards were also discussed at the joint meeting, involving the amount of open space variances received and the approach taken to meet the targeted square footage. It is more important to get programmable open space that is accessible and usable and not so much the square footage. In addition, MR. CLAPSADDLE and MR. FAGG drove around neighborhoods on the south side and reported the findings to Council. He also noted some suggestions as a result of their findings. Staff is open to some of the larger R-PD lots with bigger back yards not having to provide open space. Anything larger than a R-1 lot that has sufficient front and back yards do not have to provide open space. There may be alternatives such as programmable parks like basketball courts, drainage easements, etc.

In addition, staff is looking into standards for the cluster lot developments. They have seen up to 11 lots along a cluster where there is not a dedicated driveway for each house and there is no streetscape. Maybe the number should be limited along the cluster and approach it like a Town Center Standard where there is an amenity zone, which would include the streetscapes and landscaping. Maybe they can find a way to encourage variable setbacks. A lot of developments have houses lined up in a row without any variation in the setback or elevations, sides to front. Another idea would be narrower streets. There are a lot of wide residential streets in the R-PD subdivisions. It would be a more livable community with narrower streets, no parking allowed, sidewalks on both sides, amenity zones on both sides in order to get the requested density. There may be a way to provide incentives for alleys in the back to provide rear access and no driveway in the front. There is a way to discourage parking in private driveways where the vehicle does not hang out into the street. Another issue is density bonuses. If the standards are met and exceed, then one will get a bonus as a way of building more livable communities.

MINUTES – Continued:

MR. CLAPSADDLE encouraged the Commission to review the handout, and then staff will return in two weeks and discuss their feedback before staff presents it to the homebuilders' association. After meeting with the homebuilders' association, staff will bring back the homebuilders' feedback and discuss moving this project forward. Should the Commission have any questions, he encouraged them to contact him.

CHAIRMAN TRUESDELL responded that he hopes the overriding issue for doing this will be a development of a better quality and not a lower threshold for someone to get into the door just because one thinks that it is a better economic approach. That aspect should be presented. MR. CLAPSADDLE stated that the biggest seminar he attended was Designing Cluster in Open Space Developments. The seminar was very informative.

COMMISSIONER McSWAIN asked that bring the photos at the next meeting as examples to either encourage or discourage the plan. MR. CLAPSADDLE concurred. In addition, she stated she attended a conference where one of the main topics was a downtown area they were having trouble with getting it up and going. What they did was to make the process simpler. So, they created criteria for setbacks, vertical heights, and all of the applicable components and it did not matter what type of project was placed there, whether it was commercial, residential or mixed use. The area has really taken off as they have managed to revitalize a very deteriorated area as a result of revising standards. COMMISSIONER McSWAIN also commented on how frequent the debates are as to whether or not commercial or residential should go on a parcel. To her, the market dictates a lot of what ends up happening. MR. CLAPSADDLE agreed with COMMISSIONER McSWAIN'S comments and added that time is money, as the private sector wants some certainty in the process if they meet Code Standards.

MR. CLAPSADDLE was under the impression that Items 38 and 39 were going to be held but would not. On the Site Plan, the applicant is showing casitas, which are not allowed in the R-2 District. As a result, staff will state this information for the record in the applicant's presence or impose a condition that requires the casitas to be deleted should the Commission approve the application.

DAVID GUERRA confirmed for MR. CLAPSADDLE that he was not aware of any other conditions needing changes.

MINUTES – Continued:

MR. CLAPSADDLE apologized to the Commission because the Site Plan included in their draft backup for the medical district house conversion was an old one. The new one was included in their backup, and he assured the Commission that the report would make more sense because the access is much better. There is only one access to Alta and it is an entry only. The exit would be off of Rose. The old plan was convoluted with two accesses to Alta. The Department of Public Works met with the applicant and came up with a design that everyone can live with.

MEETING ADJOURNED AT 5:40 P.M.

GOALS OF REVISED RESIDENTIAL PLANNED DEVELOPMENT DISTRICT

- IMPLEMENT DIRECTIVES FROM JOINT PC/CC MEETING
- ACHIEVE CREATIVELY DESIGNED RESIDENTIAL PROJECTS
- PROVIDE LIVABLE COMMUNITIES FOR THE LONG TERM
- REVISE OPEN SPACE STANDARDS TO REDUCE VARIANCES
- ESTABLISH STANDARDS FOR CLUSTER STYLE DEVELOPMENTS

PROPOSED TECHNIQUES TO ACHIEVE THESE GOALS

- NARROW STREETS WITH LANDSCAPED AMENITY ZONES
- NO ON-STREET PARKING; PROVIDE ADEQUATE GUEST PARKING AREAS
- SIDEWALKS ON BOTH SIDES OF THE STREET
- PROGRAMMED PARKS AS RECREATIONAL AMENITIES OF CENTRALIZED OPEN SPACE ALLOCATION
- LIMIT CLUSTER UNITS TO FOUR LOTS OFF A COMMON DRIVE
- SET STANDARDS FOR VARYING SETBACKS AND BUILDING ELEVATIONS
- ENCOURAGE ALLEYS
- REQUIRE PRIVATE OUTDOOR SPACE ON EACH LOT

Revised R-PD and Residential District Development Standards

Annotated Table of Contents

Title 19.06.040 R-PD RESIDENTIAL PLANNED DEVELOPMENT DISTRICT

A. Intent of R-PD District and Minimum Site Area *(no changes)*

B. Pre-Submission Conference *(no changes)*

C. Development Review *(no changes)*

D. Development Standards
   1) *General Standards (revised)*
   2) *Parking Requirements (new)*
   3) *Private Yard Space (new)*
   4) *Garages and Driveways (new)*
   5) *Sidewalks and Streetscape Requirements (new)*
   6) *Residential Design Standards (new)*
   7) *Cluster Housing Development Standards (new)*

E. Permitted Land Uses *(no changes)*

F. Plans Approval, Conditions, Conformance *(no changes)*

G. Allocation of Open Space & Common Recreational Facilities *(revised as follows)*:
   1) *Purpose*
   2) *Common Open Space Required (new formula)*
   3) *Non-qualifying Open Space Elements*
   4) *Minimum Dimensions*
   5) *Open Space Facilities*
   6) *Open Space Credits*
   7) *Access*
   8) *Density Bonuses*

H. Subdivision Procedure Conformance *(no changes)*

I. Variances *(new section)*

Title 19.08.040 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

A. Tables *(no changes)*

B. General Standards for Residential Districts *(revised as follows):*
   1) Accessory Structures *(no changes)*
   2) Fences and Walls *(razor wire/barbed wire no longer permitted)*
   3) Lot Size *(no changes)*
   4) Projections into Setback Area *(R-PD districts added)*

C. Specialized Standards By Zoning District *(no changes)*
   1) R-CL (Single Family Compact-Lot) District *(no changes)*
   2) R-MH (Residential Mobile/Manufactured Home) District *(no changes)*
   3) R-MHP (Residential Mobile/Manufactured Home Park) District *(no changes)*
   4) R-PD (Residential Planned Development) District *(revised text)*
   5) Downtown Overlay District *(no changes)*

19.06.040 R-PD RESIDENTIAL PLANNED DEVELOPMENT DISTRICT

A. Intent of the R-PD District and Minimum Site Area

The R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, the provision of community open space and recreation facilities, higher quality streetscape treatments, and the separation of pedestrian and vehicular traffic. As with previous versions of this Title, the R-PD District represents an exercise of the City Council's general zoning power as set forth in NRS Chapter 278. The density allowed in the R-PD District shall be reflected by a numerical designation for that district. (Example, R-PD4 allows up to four units per gross acre.)

The minimum site area that is eligible for rezoning to the R-PD zoning district is five acres. Any additional tract which contains less than the minimum site area, but which is contiguous to property previously zoned R-PD, may also be zoned R-PD by the City Council if it otherwise qualifies for the R-PD zoning designation. Both such properties must be owned by or be under the control of the same property owner.

B. Pre-Application Conference

Prior to the acceptance of a rezoning application to an R-PD District, a pre-application conference is required with the developer or an authorized representative and the staff of the Department of Planning and Development.

C. Development Review

1. Concurrently with the submission of a rezoning application to an R-PD District, the owner shall submit a Development Review application for the proposed project.

2. Site Development Plans shall show the following information:

   a. The proposed uses for the property and the dimensions and locations of all proposed lots, setbacks, heights, open space and common areas, private drives, public streets and the exterior boundaries. In addition, the layout and design of all perimeter walls, landscaping, access control gates, and guard stations shall be provided. If the development is to be constructed in phases, each phase shall be delineated on the Site Development Plan. Each set of plans shall also include floor plans and elevations of the buildings.

b. Drainage and grading information which shall consist of either a contour map or sufficient information indicating the general flow pattern or percentage of slope.

c. For any development site where 20% or more of the aggregate site has a slope of natural grade above 4%, a cross section, which must extend a minimum of 100 feet beyond the limits of the project at each property line, showing the location and finish floor elevations of adjacent structures; the maximum grade differentials; and the elevations of existing and proposed conditions.

3. The conditions, covenants and restrictions proposed for the development shall also be submitted.

D. Development Standards

~~The development standards for a project, including minimum front, side and rear yard setbacks, grade changes, maximum building heights, maximum fence heights and fence design, parking standards, standards for any guest houses/casitas and other design and development criteria, shall be established by the Site Development Plans.~~

1. General Standards Established Upon Site Development Plan Approval. The following development standards for R-PD Districts shall be established upon approval of a Site Development Plan:

   a. Front, side and rear yard setbacks;

   b. Permitted lot coverage;

   c. Maximum building height;

   d. Maximum retaining wall height and perimeter wall design standards;

   e. Standards for guest houses/casitas.

2. Parking Requirements. Parking for each dwelling unit shall be provided in accordance with the requirements of Title 19.10. In addition, off-street parking spaces for guests shall be provided at a ratio of one space for every six residences.

3. Private Yard Space. Private yard space shall be provided for each residential lot in single-family residential districts as follows:

   a. Minimum Area Required. A minimum of 225 square feet of private yard space shall be provided on each residential parcel.

b. Dimensions. The private yard space shall have a minimum dimension of 15 feet in both length and width.

c. Location. The private yard space may be located in side or rear yard setback areas, but shall not be located in the front yard setback area. The space shall be located at or near grade level, and shall be directly accessible from the habitable rooms of the residence.

d. Permitted Improvements. The private yard space may include improvements such as patios, patio covers, decks, terraces, landscaping, or other similar improvements. Accessory structures shall not be permitted to encroach the private yard space.

4. Garages and Driveways.

a. Garage, Front Loaded. Front-loaded garages shall be recessed a minimum of five feet behind the front façade of the habitable portion of the residential dwelling.

b. Garage, Side Loaded. Side-loaded garages may be located at or behind the front-yard setback line, and are not required to be recessed behind the front façade of the habitable portion of the residential structure.

c. Garage, Alley Loaded. Alley-loaded garage structures shall be subject to the setback requirements listed in Section 19.08.040(B)(1).

d. Carports. Carports shall be subject to the setback requirements described above. A solid wall shall be provided on the front façade elevation for side-loaded carports in order to screen the carport from view; the screen wall shall be consistent with the materials and architectural detailing of the residential structure.

e. Driveway Length. In order to prevent the obstruction of sidewalks, driveways shall be equal to or greater than 18 feet in length, as measured from the back of the sidewalk.

5. Streets, Sidewalks and Streetscape Requirements. The following requirements shall apply for all R-PD developments:

a. Street Width. The street width for R-PD developments may be reduced to 24 feet, subject to the following requirements:

1) No on-street parking shall be permitted. Signage shall be installed and the curbing shall be painted to reflect this parking restriction.

2) Guest parking shall be provided in separate off-street parking spaces.

b. Landscape Amenity Zone. A five-foot deep landscape amenity zone shall be installed directly abutting the street curb. The amenity zone shall include the following:

1) Trees. A minimum of one 24-inch box shade tree shall be installed for every 20 linear feet of street frontage or portion thereof.

2) Shrubs. A minimum of (5) five-gallon shrubs shall be provided for every required tree.

3) Groundcover. All amenity zones shall include a two-inch layer of ground cover or rock mulch.

4) Irrigation. A drip irrigation system shall be provided for all landscape amenity zones.

5) Maintenance. A Homeowners Association or Landscape Maintenance Association shall be responsible for the operation and maintenance of the amenity zone irrigation system and the upkeep and maintenance of all plant materials and groundcovers in the amenity zone.

c. Sidewalk. A minimum five-foot wide sidewalk shall be installed between the Landscape Amenity Zone and the front residential property line. The sidewalk shall not be located directly abutting the street curb.

6. Residential Design Standards. The following requirements shall apply to single-family subdivisions with 50 or more residential lots:

a. Architectural Features and Details. Elevations shall incorporate varied wall planes and massing, trim details, and other features to accentuate architectural elements. Trim detailing, window styles, and exterior materials shall be consistent on all four elevations of each dwelling.

b. Floor Plans. In order a achieve variety in massing and appearance, a minimum of three different floor plans shall be prepared and available for each subdivision.

c. Elevations. A minimum of three distinct elevation styles shall be provided for each floor plan.

d. Window orientation. Where side yard setbacks are less than five feet, windows on adjacent houses should be located so as to prevent views into the neighboring residence.

e. Roofs. A minimum of two different roof colors and materials shall be available for each subdivision.

f. Exterior Colors. In order to achieve variety in appearance, a minimum of three color schemes shall be available for each model. The color scheme for each model shall include a base color, trim color, and accent color. Base colors shall be earth tone or neutral colors indigenous to the Las Vegas Valley; trim and accent colors shall be complementary and provide contrast in order to highlight architectural details and give variety to the dwelling unit.

7. Cluster Housing Development Standards. In addition to the other requirements listed in this Section, Cluster Housing Developments shall adhere to the following standards:

a. Maximum Number of Units Per Cluster. No more than four dwelling units shall share a private drive, as established by Title 18.

b. Minimum Lot Size. The minimum residential lot size for Cluster Housing Developments shall be 2,700 square feet.

E. Permitted Land Uses

1. Single-family and multi-family residential and supporting uses are permitted in the R-PD District to the extent they are determined by the Director to be consistent with the density approved for the District and are compatible with surrounding uses. In addition, the following uses are permitted as indicated:

a. Home Occupations for which proper approvals have been secured.

b. Child Care-Family Home and Child Care-Group Home, to the extent the Director determines that such uses would be permitted in the equivalent standard residential district.

2. For any use which, pursuant to this Section, is deemed to be permitted within the R-PD District, the Director may apply the development standards and procedures which would apply to that use if it were located in the equivalent standard residential district.

3. For purposes of this Section, the "equivalent standard residential district" means a residential district listed in the Land Use Tables which, in the Director's judgment, represents the (or a) district which is most comparable to the R-PD District in question, in terms of density and development type.

F. Plans Approval, Conditions, Conformance

Site Development Plans shall be reviewed and approved by the Planning Commission and the City Council during the rezoning public hearing. The Planning Commission and the City Council may attach to the Site Development Plans whatever conditions they deem necessary to ensure the proper amenities and to assure that the proposed development will be compatible with surrounding existing and proposed land uses.

G. Allocation of Open Space and Common Recreational Facilities

1. Purpose. Open space requirements have been adopted in order to provide opportunities for recreation and outdoor activities in developments where lot sizes are reduced and density is increased. ~~Each residential planned development containing 12 or more dwelling units shall allocate and provide open space and common recreational facilities which, at a minimum, comply with the following formula:~~

~~**DENSITY (UNITS PER ACRE, TO THE NEAREST TENTH) X 1.65 = PERCENTAGE OF GROSS LAND REQUIRED FOR OPEN SPACE/ RECREATIONAL AREA**~~

2. Common Open Space Required. For R-PD developments where all residential lots within the development are a minimum of 6,500 square feet in area or greater, no common open space is required. For all other R-PD developments, common open space shall be provided based on the following formula:

# of residential lots x 500 square feet
= open space required

~~2.~~3. Non-Qualifying Open Space Elements. Except as otherwise permitted under Subsection (6) of this Section (G), the following do not qualify as required open space ~~or common recreational facilities~~:

a. Rights-of-way;

b. Private streets or private drives;

~~b.~~c. Required setback areas;

~~c.~~d. Drainage channels or easements;

~~d.~~e. Vehicle parking areas;

~~e.~~f. Landscaped entry features;

~~f.~~g. Landscaped planters located along major thoroughfares or collector streets; or

~~g.~~h. Any area which is not platted as a separate lot, unless it is made available for public use by means of an appropriate access and use easement.

~~3. Any area allocated for public multi-use trails may be counted toward the requirement for open space and common recreation facilities unless it is not intended for open space or common recreational facilities as indicated on the list of exclusions for the trail area.~~

4. Minimum Dimensions. The minimum length or width of any provided open space shall be 45 feet in either dimension, except as otherwise permitted under Subsection (6) of this Section (G).

5. Open Space Facilities. In addition to passive open space, the following community elements are permitted as part of the development of required open space:

a. Playgrounds;

b. Picnic shelters;

c. Swimming pools and associated restroom and changing facilities;

d. Basketball courts, tennis courts, gymnasia or other similar recreational facilities.

~~4.~~6. Open Space Credits. ~~Any area allocated for streetscape within a subdivision may be counted toward the requirement for open space and common recreational facilities if~~ The following elements may be credited towards the amount of open space required for the development:

a. The total square footage of any area allocated for required public multi-use trails, as designated by the General Plan of the City of Las Vegas.

b. The total combined square footage of any Streetscape Amenity Zone provided in conformance with the requirements of Section 19.08.040B(70), excluding paved areas.

c. The total square footage of any drainage channels or arroyos, if left in their natural state.

~~a. The streetscape conforms to the following:~~

~~1) A minimum of one (1) twenty four inch (24″) tree shall be provided for every thirty feet (30′) gross frontage, with a maximum distance of thirty feet (30′) on center between any such tree and the tree nearest to it, whether on the same or different lot;~~

~~2) A minimum of four (4) shrubs, each with a minimum size of five (5) gallons, shall be provided for every tree; and~~

~~3) Bare soil is not permitted. Any streetscape area not covered by vegetation must contain a minimum of two inches (2″) of rock mulch or decomposed granite.~~

~~b. Where practical, such streetscape is provided on both sides of the street on all internal streets within the subdivision;~~

~~c. The area allocated for streetscape is not less than five feet (5′) in width, and is directly adjacent to the sidewalk or curb; and~~

~~d. The area allocated for streetscape is dedicated as a common lot and maintained by an owners' association.~~

~~5.~~7. Access. Open space and common recreational facilities shall be configured so as to permit optimal utilization and shall be more or less centrally located so as to be reasonable and readily accessible from all residences built or proposed for the development. A sidewalk system shall be provided to connect all residential areas to required open space and common recreational facilities. Easy and safe shortcut access to such facilities (or to any adjacent trail system, public park or public recreational facility) should be provided by means of alleyways or pathways that:

a. Are cleared and provide for the safe passage of pedestrians or bicycle traffic only, or both;

b. Are improved, either with or without paving;

c. Have minimum widths as follows:

1) When lined on at least one side with a solid wall of a height not greater than forty-two (42) inches, a minimum width of five (5) feet;

2) In any other case in which the alleyway or pathway does not exceed one hundred sixty (160) feet in length, a minimum width of ten (10) feet; or

3) In the case of an alleyway or pathway that exceeds one hundred sixty (160) feet in length, a minimum width of ten (10) feet, plus one (1) additional foot in width for each additional eight (8) feet in length beyond one hundred sixty (160) feet.

8. Density Bonuses. City Council may award density bonuses of up to .5 units per gross acre upon approval of a Site Development Plan Review application for R-PD developments that provide additional open space and recreational amenities. Density bonus applicants are required to provide the additional open space as required below; other listed amenities may be provided as appropriate. In no case shall the density bonuses exceed the maximum density permitted by the General Plan. No density bonuses shall be awarded for developments that require variances from any Residential Planned Development standards contained in this section or in the general residential standards contained in Sections 19.08.040(B)(5) through 19.040(B)(8). In no case shall density bonuses be combined with any existing development. Density bonuses may be awarded as follows:

a. Additional Open Space (Required): Provision of 1.5 times or greater of the amount of open space required in subsection 19.06.040(H)(2) equals an increase of .25 maximum dwelling units per gross acre.

b. Recreational Facilities (Optional): Provision of any of the following items equals an increase of .25 maximum dwelling units per gross acre:

1) Community swimming pool (minimum size: 20 feet by 40 feet);

2) Basketball court (regulation size);

3) Community exercise room (minimum size: 20 feet by 20 feet);

4) Two tennis courts (regulation size);

5) Indoor racquetball court (regulation size).

c. Alleys (Optional): The provision of alleys to serve 50% or more of the lots in the subdivision equals an increase of .25 maximum dwelling units per gross acre.

d. Guest Houses (Above Alley-Loaded Garage–Optional): The provision of a guest house over an alley-loaded garage for a minimum of 25% or more of the residential lots in the subdivision equals an increase of .25 maximum dwelling units per gross acre.

H. Subdivision Procedure Conformance

A Residential Planned Development shall follow the standard subdivision procedure. The tentative map shall include the public and private street design and dimension, lot design and dimension, location of driveways, buildings, walls, fences, walkways, open space areas, parking areas, drainage information, street names and location of utilities. The final map shall indicate the use, location and dimension of all proposed structures, streets, easements, driveways, walkways, parking areas, recreational facilities, open spaces and landscaped areas.

I. Variances

The requirements listed in this subsection are minimum standards that shall be satisfied. Any requests for deviations from these standards shall require the submittal of a Variance application, except as otherwise noted herein. Variances shall be processed in accordance with the requirements of Title 19.18.070.

Title 19.08.040 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

A. Tables

Except as otherwise noted, the minimum lot size, maximum unit density, minimum lot width, minimum building setbacks, maximum lot coverage, minimum building separation and maximum building height for uses in each district shall be governed by the dimensional standards in Table 1 (Single-Family Residential district Development

Standards) and Table 2 (Residential District Development Standards, other than Single-Family) below. Explanatory notes for provisions in the Tables follow the Tables.

B. General Standards for Residential Districts

The following standards apply to all residential zoning districts:

1. Accessory Structures. Accessory structures on any lot in any residential district shall conform to the following:

a. Accessory Only to Main Use. No accessory structure shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.

b. Height. A detached accessory structure shall not exceed two stories in height (with a maximum of 35 feet), or the height of the main building, whichever is less.

c. Size and Coverage. A single, detached accessory structure shall not exceed the floor area of the principal dwelling unit constructed on the same lot. In addition, the main aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard; and further, in the zoning districts where lot coverage provisions exist, the aggregate total of the ground floor areas of all structures and dwellings shall not exceed the percentage of lot coverage permitted in that zoning district.

d. Side and Rear Yards. Detached accessory structures are permitted in the rear and side yard areas as follows:

1) Detached, accessory structures (excluding patio covers) in the rear yard area must be located a minimum distance of three feet from the side and rear property lines and must be separated a minimum distance of six feet from the main dwelling. On corner lots, the roof of an accessory structure may be attached to the main dwelling, if there is a minimum six foot separation between the walls of the accessory structure and the main building and provided that at least two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction may be attached to one end of the breezeway. In addition, accessory structures in the rear yard of corner lots may not be located closer to the side property line than that required for the main dwelling.

2) Detached accessory structures (excluding patio covers) in the side yard area must be located a minimum distance of three feet from the side property line and must be separated a minimum distance of six feet from the main dwelling.

3) Except as provided in Paragraph (e) below, detached accessory structures are not permitted in front of the primary structure.

4) No setback is required for a detached accessory structure from a property line which abuts an alley.

e. **Front Yards.** No detached accessory structure is permitted in the front yard unless:

1) The structure is a side-loaded garage which is used strictly as an ancillary use;

2) The garage conforms to the requirements and limitations applicable to a guest house/casita, as set forth in Sections 19.04.010 and 19.04.040; and

3) The front yard does not contain a guest house/casita.

2. Fences and Walls

a. Height. Except as otherwise specifically permitted in this Title, the maximum permitted height of walls, fences and hedges in residential districts shall be governed by the following:

1) Rear Yard Area–Eight feet solid or open.

2) Side Yard Area–Eight feet solid or open.

3) Required Front Yard Area–Four feet total, with the top two vertical feet 50 percent open to permit visibility. Hedges planted along the front yard property line shall not exceed three vertical feet. Retaining walls along the front property line may not retain more than two feet. Where the grade of the front yard slopes more than 2:1 ratio, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping.

4) The maximum height of permitted fences/walls along the front property line shall be measured from the elevation of the

adjoining sidewalk. Where such walls are set back, they shall be measured from the finished grade.

5) The maximum height of permitted fences/walls in the side and rear yard areas shall be measured on the side with the least vertical exposure above finished grade.

6) Screening or fencing for tennis/sports courts is permitted in the rear or side yard area. Such structures may exceed the height of six feet, but shall not be higher than 12 feet. The portion above the height of six feet shall be open so as not to restrict light or ventilation and provided such fencing shall be setback a minimum of 5 feet from the side and rear property lines.

b. Barbed Wire/Razor Wire Fences. The use of ~~barbed or~~ razor wire ~~or similar security fencing materials shall comply with the standards set forth in the most recent edition of the Uniform Building Code, as adopted by the City~~ in residential zoning districts shall be prohibited. Barbed wire fencing shall only be permitted in conjunction with corral and stable fencing as listed below.

c. Corral and Stable Fencing. Fencing for corrals and stables is permitted in accordance with Section 19.04.040(C).

3. Lot Size. Lot size refers to the amount of horizontal land area contained within property lines. No lot area shall be so reduced that the yards, required open space or total lot area is smaller than prescribed by this Title; nor shall the unit density be increased in any manner, except in conformity with the regulations established in this subsection.

a. Utility Facilities. Public and private utility facilities (i.e. pumping and switching stations, reservoirs, power substations, etc.) using land or an unoccupied building requiring less than 500 square feet of site area are exempt from the minimum lot size requirements of all zoning districts, provided that all other applicable provisions of this chapter are satisfied.

b. Reduction of Existing Lot. When an existing lot is reduced as a result of conveyance to a federal, state or local government for a public purpose and the remaining area is at least ninety (90) percent of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to be in compliance with the minimum lot size standards of this chapter, without the necessity of further administrative approvals.

4. **Projections into Setback Area.** The following structures are permitted to project into the established setback area for the lot or parcel as indicated:

a. **Patio Covers.** As illustrated in Figure 4 below, a patio cover may encroach to within five feet from the rear and side property lines in the R-D, R-1, R-CL, R-2, R-3, R-4, R-5, R-PD3 and greater, R-MH, and R-MHP zoning districts and may encroach to within 15 feet from the rear and side property lines in the U, R-A, ~~and~~ R-E and R-P2 zoning districts.

1) The setback shall be measured from the supporting posts, however the overhang of a patio cover may not extend closer than three feet from a property line.

2) Any patio cover extending into the established setback area for the lot or parcel may not be enclosed with any materials, including wood, metal, canvas, plastic, glass or any other screening material. An enclosed patio cover must conform to the setback standards applicable to the main dwelling.

3) The height of the patio cover shall not exceed 12 feet.

b. **Architectural Features.** Bay windows, fireplaces, roof eaves, cabinets designed to screen utility meters and similar architectural features may encroach no more than two feet into any required setback area, provided that the encroachments:

1) Remain at least three feet from the property line; and

2) Do not increase the living space of the structure at the floor level.

c. **Other Architectural Embellishments.** Architectural embellishments and institutional symbols for churches, public buildings and quasi-public buildings may extend into any required setback area, provided that they are clearly shown and approved as a part of a Special Use Permit, Site Development Plan or other required application.

d. **Lots Adjacent to Open Space.** On any lot which adjoins a golf course, park area, common open space or similar open space, open balconies may extend up to five feet into the required setback for the dwelling and toward the open space; provided, however, that the projection extends no closer than three feet from the property line.

e. **Mechanical Equipment.** Mechanical equipment such as air-conditioning units, pool filtering and heating equipment, water softeners, and similar mechanical equipment may occupy the required rear and side yard setback areas if totally screened from abutting lots and streets by fences, walls or landscaping, and if such mechanical equipment does not restrict required access through such setback areas as determined by the Department of Planning and Development.

C. Specialized Standards By Zoning District

In addition to the standards set forth in Tables 1 and 2, the following standards shall apply to each zoning district as indicated:

1. **R-CL (Single Family Compact-Lot) District.** The following specialized standards apply in the R-CL District:

   a. **Zero Lot Line Development.** When zero lot line setbacks are used, the dwelling unit and garage (if provided) shall be placed on one interior side property line, with the adjacent dwelling unit set back a minimum of ten feet from the common property line. (See Figure 5 below)

      1) A perpetual easement, with a minimum width of three feet, shall be provided on the adjacent lot for the maintenance of the wall of the dwelling with the zero lot line. With the exception of walls, fences, vertical trellises or other connecting elements, the required easement shall be kept free of structures. No doors, windows, air conditioning units, utility meters, electrical panel boxes or openings of any kind shall be permitted on the wall of a dwelling or garage placed on a zero lot line. The roof must be designed to prevent waste runoff from draining on to the adjoining lot. Required easements shall be shown on the Final Map and shall be incorporated into each deed transferring title to the property.

      2) In no case shall the owner of any zero lot line property be granted an easement on the adjoining property for the use or enjoyment of any portion of that property.

   b. **Separation Between Structures.** All dwellings located less than 10 feet from a side property line must maintain a separation of at least ten feet between principal structures (including garages) on adjacent lots.

2. **R-MH (Residential Mobile/Manufactured Home) District.** The following specialized standards apply in the R-MH District:

   a. **Living Quarters.** Any building attached to a mobile home and used for living purposes shall have interior access and shall contain no kitchen facilities. No living quarters of any kind will be permitted in any accessory building and no residential use of the property shall be permitted unless the lot contains a mobile home.

   b. **Removal of Wheels.** The wheels on a mobile home may be removed and the mobile home may be permanently attached to a footing and foundation in accordance with all requirements of the Department of Planning and Development.

3. **R-MHP (Residential Mobile/Manufactured Home Park) District.**

   a. **Mobile Home Access.** Every mobile home space shall have direct access to a private street and the private street shall clear and unobstructed access to a public street.

      1) No private street shall be less than 32 feet in width and at least one side shall be used for on-street parking. If mobile home sites do not abut both sides of a private street, then that private street may be 24 feet in width.

      2) All private streets shall include lighting and be paved to the full width in accordance with the requirements of the Department of Public Works.

   b. **Walls.** Every mobile home park shall be enclosed with a decorative masonry wall six feet in height. Any wall abutting a public street shall be set back a minimum of five feet and landscaping shall be installed and permanently maintained between the wall and the public streets. Walls along interior property lines butting R-MHP Districts are not required.

   c. **Utilities.** Every mobile home park shall be served with an approved gas, water, sewer and electrical distribution system with connections on every mobile home site. The system shall comply with Municipal Code requirements governing such installations.

   d. **Minimum Mobile Home Size.** A mobile home shall exceed 8 feet in width and 32 feet in length, and shall contain a minimum of 450 square feet, and have within its interior walls a toilet, sink and bathtub or shower.

e. **Removal of Wheels.** The wheels on a mobile home may be removed and the mobile home may be temporarily attached to a footing and foundation with written agreement from the park owner/manager and in accordance with the requirements of the Department of Planning and Development.

4. R-PD (Residential Planned Development) District

~~a.~~ Development Standards. The development standards for a project shall be established by the approval of an R-PD District and the approved Site Development Plan as described in Subchapter 19.18.050. Development standards ~~shall include minimum front, side and rear setbacks, maximum building heights, wall and fence design and heights, parking standards, landscaping and other design and development criteria~~ for R-PD developments are listed in Section 19.06.040.

5. Downtown Overlay District

Building Height, Setback and Lot Coverage. All structures located in the Downtown Overlay District are exempted from the automatic application of the building height, building setback and lot coverage provisions of this Chapter 19.08, including Residential Adjacency Setback provided, however, that this exemption does not prohibit the City Council from imposing a building height, setback or lot coverage requirement in connection with the approval of a Site Development Plan.

Title 19.20.020 WORDS AND TERMS DEFINED

Cluster. A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and the preservation of environmentally sensitive areas.

Landscape Amenity Zone. A landscape area, typically within the public right-of-way, which is located between a sidewalk and the back of the street curb.

Private Yard Space. A private or semi-private outdoor area, located to the side or the rear of a residential dwelling unit and directly accessible from the habitable portion of the dwelling unit, which may include landscape, hardscape, or recreational amenities.

Note:
Text that is underlined is to be added;
~~Text with strikethrough formatting is to be removed.~~

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

SUBJECT:
Approval of the minutes of the April 8, 2004, Planning Commission Meeting

MOTION:
NIGRO - APPROVED - UNANIMOUS

MINUTES:
There was no discussion.

(6:02)
1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Victoria Alvarez**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **30th** day of **April**, **2004**, a copy of the **May 13, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

30TH day of APRIL, 2004

NOTARY PUBLIC in and for said County and State

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
TMP-4055 - ASTORIA AT TOWN CENTER NORTH - APPLICANT: ASTORIA HOMES CORP. - OWNER: ASTORIA NORTHWEST 40. LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 749-LOT SINGLE FAMILY CLUSTER SUBDIVISION on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone [SX-TC (Surburban Mixed Use – Town Center) Land Use Designation], Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1 and 2 as the property is adjacent to a property his firm represents and McSWAIN abstaining on Item 1 as she is presently under contract with Astoria Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)

1-160

CONDITIONS:
Planning and Development

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

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-3482] and the Town Center Development Standards as applicable.

3. All perimeter walls, including a combination of retaining and screen walls, shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards, and shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate stepbacks or an acceptable alternative as approved by the Planning and Development and Public Works Departments.

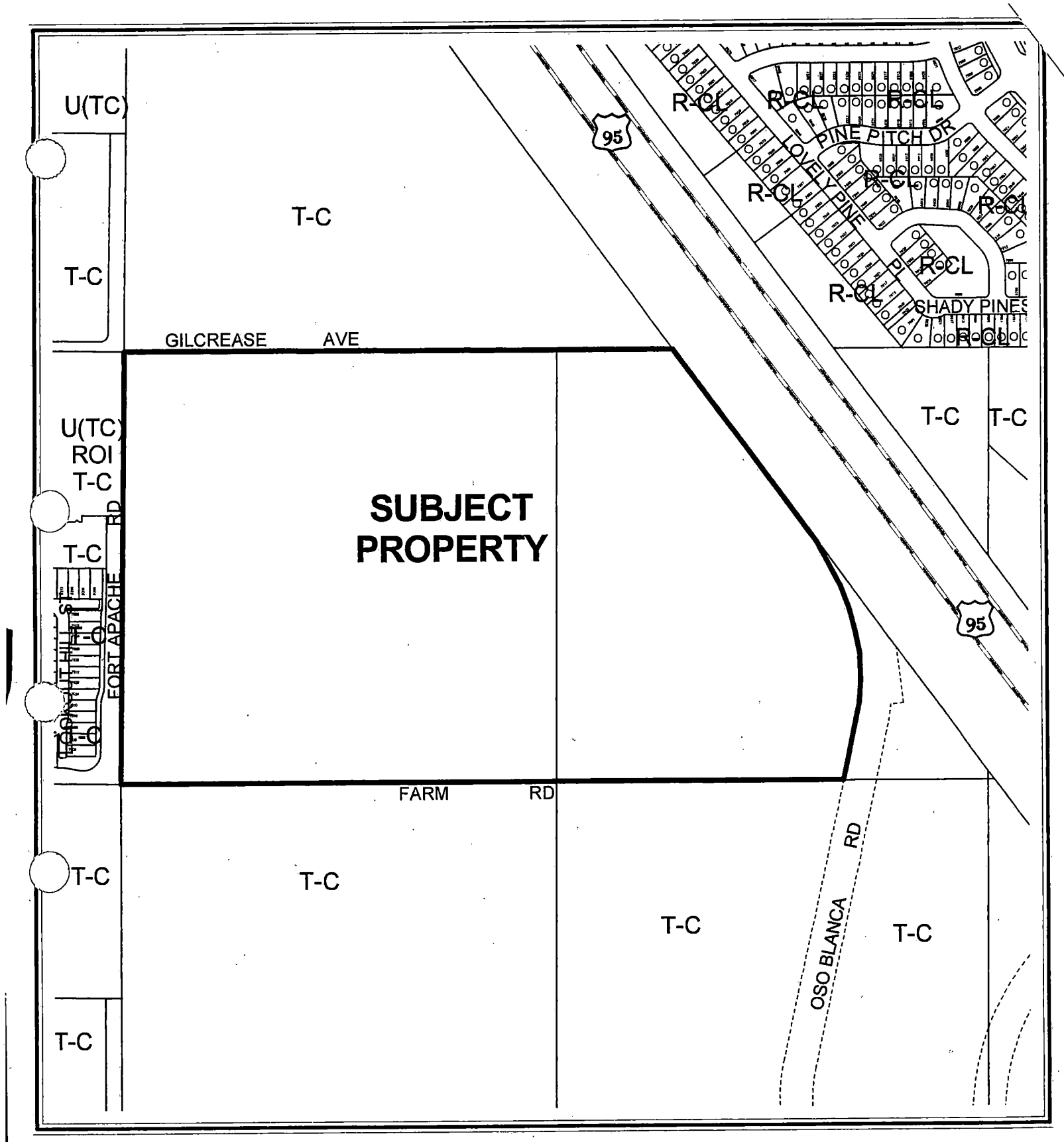
4. Street names must be provided in accord with the City's Street Naming Regulations.

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

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

Public Works

7. The Final Map for this site shall show the remnant parcel on the east side of the frontage road (Oso Blanca Road). Alternatively, this parcel may be eliminated using an alternative mapping process; coordinate with the City Surveyor to determine such mapping mechanism. If the parcel is eliminated using an alternative mapping process, such map shall record prior to recordation of a Final Map for this site.



CASE: TMP-4055

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: TMP-4055 - ASTORIA AT TOWN CENTER NORTH - APPLICANT: ASTORIA HOMES CORP. - OWNER: ASTORIA NORTHWEST 40. LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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Public Works

7. The Final Map for this site shall show the remnant parcel on the east side of the frontage road (Oso Blanca Road). Alternatively, this parcel may be eliminated using an alternative mapping process; coordinate with the City Surveyor to determine such mapping mechanism. If the parcel is eliminated using an alternative mapping process, such map shall record prior to recordation of a Final Map for this site.

8. Dedicate appropriate right-of-way adjacent to this site for the full width of the frontage road (Oso Blanco Road).

9. Meet with the Clark County School District to discuss this site as it relates to area schools.

10. The non-standard knuckles and public street section deviations as approved by the City Engineer on January 20, 2004 may be incorporated into the Final Map for this site. Crafty Coffer Street must be 39-feet wide with "L" curb as required by Site Development Plan Review, SDR-3482, Condition No. 15.

11. Site development to comply with all applicable conditions of approval for SDR-3482 and all other applicable site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 749-lot subdivision on 66.34 acres adjacent to the northeast corner of Farm Road and Fort Apache Road.

B) Applicant's Justification

No justification letter is required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on this site as part of a larger request. The Planning Commission recommended approval on 11/05/98. Staff had recommended approval.

03/06/02 The City Council approved a General Plan Amendment (GPA-0053-01) to SX-TC (Suburban Mixed Use - Town Center) on the western 40 acres of this site. The Planning Commission recommended approval on 01/24/02. Staff had recommended approval.

06/05/02 The City Council approved a General Plan Amendment (GPA-0004-02) to SX-TC (Suburban Mixed Use - Town Center) on the eastern 26 acres of this site. The Planning Commission recommended approval on 04/25/02. Staff had recommended approval.

02/18/04 The City Council approved requests for a Site Development Plan Review (SDR-3482) for a proposed 751-lot single-family residential development and waiver of Town Center street-section, retaining wall height, Suburban Mixed-Use buffer and building height restriction standards, a Variance (VAR-3488) to allow one parking space per single-family dwelling where a minimum of two spaces is required, and a Waiver of Title 18.12.105a (WVR-3492) to allow private drives to exceed 200 feet where 150 feet is the maximum length The Planning Commission recommended approval of all applications on 01/22/04. Staff had recommended denial of all applications.

B) Pre-Application Meeting

02/25/04 At the meeting, the applicant was advised to ensure that the cross-sections submitted reflected Town Center standards for perimeter and retaining walls and to illustrate a wall detail.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 67.34

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Rancho Drive/U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed Use - Town Center)
North:	EC-TC (Employment Center Mixed Use - Town Center)
South:	M-TC (Medium Low Density Residential - Town Center)
East:	Rancho Drive/U. S. 95 Right-of-Way
West:	ML-TC (Medium Low Residential - Town Center) and M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

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

E) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated SX-TC (Suburban Mixed Use - Town Center) within the Town Center Land Use Map, which allows a mix of commercial uses and residential densities from 0 to 25 units per acre. The proposed single-family development is within the range of uses permitted in this 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

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The development of the site will be according to the Town Center Development Standards except where specifically waived through previous approvals. Trail requirements for this site are the sidewalks incorporated into the perimeter street sections around the site, per Map 4A of the Town Center Development Standards Manual.

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 and the Town Center Development Standards. The development standards that have been approved for this site through the Site Development Plan Review (SDR-3482) are as follows:

Approved Standards	
Typical Lot Size	
• Single lot product	• 1,587 s.f.
• 6-unit cluster product	• 2,000 s.f.
• 8-unit cluster product	• 1,687 s.f.
Min. Setbacks - Front	
• Single lot product	5 Feet to courtyard fence 18 Feet to face of garage (4-ft sidewalk easement)
• 6-unit cluster product	3 Feet to front living space
• 8-unit cluster product	3 Feet to front living space

Min. Setbacks - Side	
• Single lot product	3 Feet
• 6-unit cluster product	3 Feet/0 Feet to courtyard
• 8-unit cluster product	3 Feet
Min. Setbacks - Rear	
• Single lot product	3 Feet
• 6-unit cluster product	2 Feet to courtyard 3 Feet to living space/rear entry garage
• 8-unit cluster product	3 Feet to rear entry garage
Max. Building Height	3 Stories / 35 Feet

The above list shows the approved development standards for the subject site. These standards were approved under Site Development Plan Review case (SDR-3482).

Pursuant to subsection E.F of the Town Center Development Standards Manual (pg. 125), residential development using public streets in Town Center must comply with the standards for open space listed on the table on page 125, as follows:

Total Acreage	Density	**Required**			**Provided**	
		Density Range	Percent	Area	Percent	Area
67.41 acres	11.1	8.1 to 12 u.p.a.	10 %	6.74 acres	14.1%	9.5 acres

The proposal exceeds the requirement for open space per the Town Center standards.

B) General Analysis Discussion

- General information

The proposed site plan illustrates a development that consists of 749 single-family lots on the 67-acre site. About 54% of the products are arranged in clusters of six or eight units, with shared vehicular access from 24-foot common private drives. The remaining 344 units have direct access from a network of local public streets 37 or 39 feet in width, with four-foot sidewalks on both sides of the street, and two or four-foot amenity zones. These streets will have no on-street parking restrictions. Open space areas are provided which exceed Code requirements. It should be noted that a triangular parcel of land on the eastern portion of the overall site is intended for future commercial development, will be subject to future independent approvals and does not form part of this current application.

Most of this proposed open space is contained in strips of landscaping throughout the development, there are two larger common recreational areas for use of the residents. The development will be served by four access points, two from Farm Road to the south, and one each from Fort Apache Road to the west and Gilcrease Avenue to the north.

The City Council previously approved two Site Development Plan Reviews (SDR-1769 and SDR-3482), which included a waiver to amend the street section of Farm Road, a waiver of minimum sidewalk widths and a waiver of the tandem parking restriction for single-family development for the subject site.

- Cross Section

The east/west cross-section depicts maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The cross sections show a maximum retaining wall height of 4.4 feet along the west side of this site adjacent to Fort Apache Road and a 6 foot maximum retaining wall height interior to this site.

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

- Trails

Trail requirements for this site are the sidewalks incorporated into the perimeter street sections around the site, as follows:

i. Fort Apache Road to the west – a Primary (100-foot) Arterial, which requires a 5' sidewalk and a 2.5' amenity zone;
ii. Gilcrease Avenue to the north – a Town Center Collector (80-foot) with special design guidelines (5' amenity zones on either side of a 7' sidewalk);
iii. Oso Blanca Road to the east – a Frontage Road (90-foot), with a 5' sidewalk and a 4' amenity zone; and
iv. Farm Road to the south – a Town Center Aretrial (80-foot)/Secondary Collector, with a 5' sidewalk and a 3' amenity zone (modified to 5' amenity zones on either side of a 5' sidewalk, per SDR-1769).

The Tentative Map as proposed meets these trail conditions.

- Special Conditions of Approval (from Zoning or SDPR)

4. The standards for this development shall include the following: minimum distance between buildings of 6.5 feet and building height shall not exceed two stories or 35 feet, whichever is less. Development may occur in accordance with any waivers that have been granted with respect to this application, which include a waiver to amend the street section of Farm Road and a waiver of the tandem parking restriction for single-family development in Title 19.

6. The setbacks for this development shall be:

   Product 1 - a minimum of 5 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side and 3 feet in the rear;

   Product 2 (8-unit cluster) - a minimum of 3 feet to the front of the house, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side; and

   Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the courtyard, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side.

11. Any perimeter property line wall shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

15. Construct half-street improvements to Town Center Standards including appropriate overpaving, if legally able, on Farm Road, Fort Apache Road and Gilcrease Avenue adjacent to this site concurrent with development. Also, construct the full width of the frontage road (Oso Blanca Road including appropriate overpaving, if legally able. Also, construct the unnamed north/south public street connecting Farm Road to Gilcrease Avenue through this site (aka the realigned Campbell Road) as 39-feet wide from back of curb to back of curb with "L" curbing and post this street as "No Parking", in accordance with Town Center Tertiary Street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Farm Road may be constructed per the proposed 87 foot-wide cross-section, including the full-width of the 15 foot wide landscaped median, provided that the developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the Frontage Road will be developed to this cross section, and the adjacent

developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards.

NOTICES MAILED 0

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4055 APN: 125-17-201-001, 002

Name of Property Owner: Astoria Northwest 40 LLC

Name of Applicant: Astoria 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]

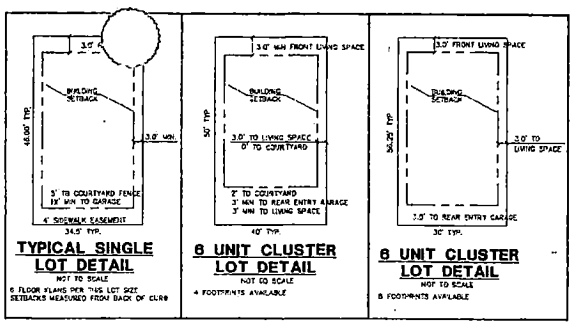
Print Name: Thomas McCormick

Subscribed and sworn before me

This 13 day of November, 2003

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

Notary Public - State of Nevada
COUNTY OF CLARK
PATRICIA WHIPPLE
No. 00-63238-1 My Appointment Expires May 9, 2004



SITE DATA

APN : 001 & 125-17-201-007
GROSS AREA: 88.34 ACS.±
RESIDENTIAL AREA: 64.50 ACS.±
COMMERCIAL USE: 1.78 ACS.±
CURRENT ZONING: RA-TC
CURRENT USE: VACANT
PROPOSED ZONING: RA-TC
PROPOSED USE: STD RESIDENTIAL
PROPOSED STREET SIDE UNITS: 346
PROPOSED 4 UNIT CLUSTERS: 286
PROPOSED 6 UNIT CLUSTERS: 145
PROPOSED NUMBER OF UNITS: 758
PROPOSED NUMBER OF COMMON LOTS: 170
SITE DENSITY : 11.1 DU/AC
OPEN SPACE REQUIRED: 64.50 RESIDENTIAL ACRES X 10% = 6.5 ACRES
OPEN SPACE PROVIDED:
PARKS: 2.7
EXTERIOR L/S AND AMENITY AREAS: 4.2
INTERIOR AMENITY AREAS: 3.9
TOTAL PROVIDED: 9.5 ACRES

APPROVED DEVIATIONS FROM STANDARDS

1.) TO ALLOW CONSTRUCTION OF NON-STANDARD KNUCKLES AT SW LOCATIONS

2. TO ALLOW CONSTRUCTION OF 4-FOOT SIDEWALKS ON INTERIOR STREETS EXCEPT AS FOLLOWS:

A.) THE N/S STREET THAT INTERSECTS W/FARM ROAD AND GILCREASE AVENUE MUST BE CONSTRUCTED WITH STANDARD WIDE SIDEWALKS.

B.) THE E/W STREET THAT INTERSECTS W/FORT APACHE MUST BE CONSTRUCTED W/STANDARD WIDTH SIDEWALKS WEST OF LOT 247 (KNOWN MEMORIES STREET)

GENERAL NO

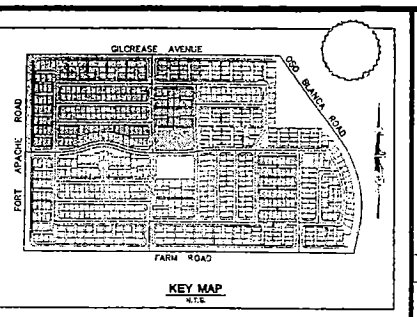
1. ALL IMPROVEMENT ... TO THE UNIFORM STANDARDS AND SPECIFICATIONS O... NEVADA
2. UTILITY SERVICES P... FOLLOWS :
WATER: ... LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC: ... NEVADA POWER COMPANY
GAS: ... SOUTHWEST GAS CORPORATION
SEWER: ... CITY OF LAS VEGAS
SOLID WASTE DISPOSAL: ... SILVER STATE DISPOSAL SERVICE
TELEPHONE: ... SPRINT CENTRAL-NEVADA
2. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. SEWER CONSTRUCTION :
AVERAGE FLOW = 0.1075
PEAK FLOW = 0.5375
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FIRM MAP #32003C0174E, DATED 09-27-2002
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PUBLIC 30' WIDE UNLESS OTHERWISE SHOWN
11. ALL PROPERTY LINE RADIUS ARE 15' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THE GLORIOSO MAIL HAVE CLUB'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.

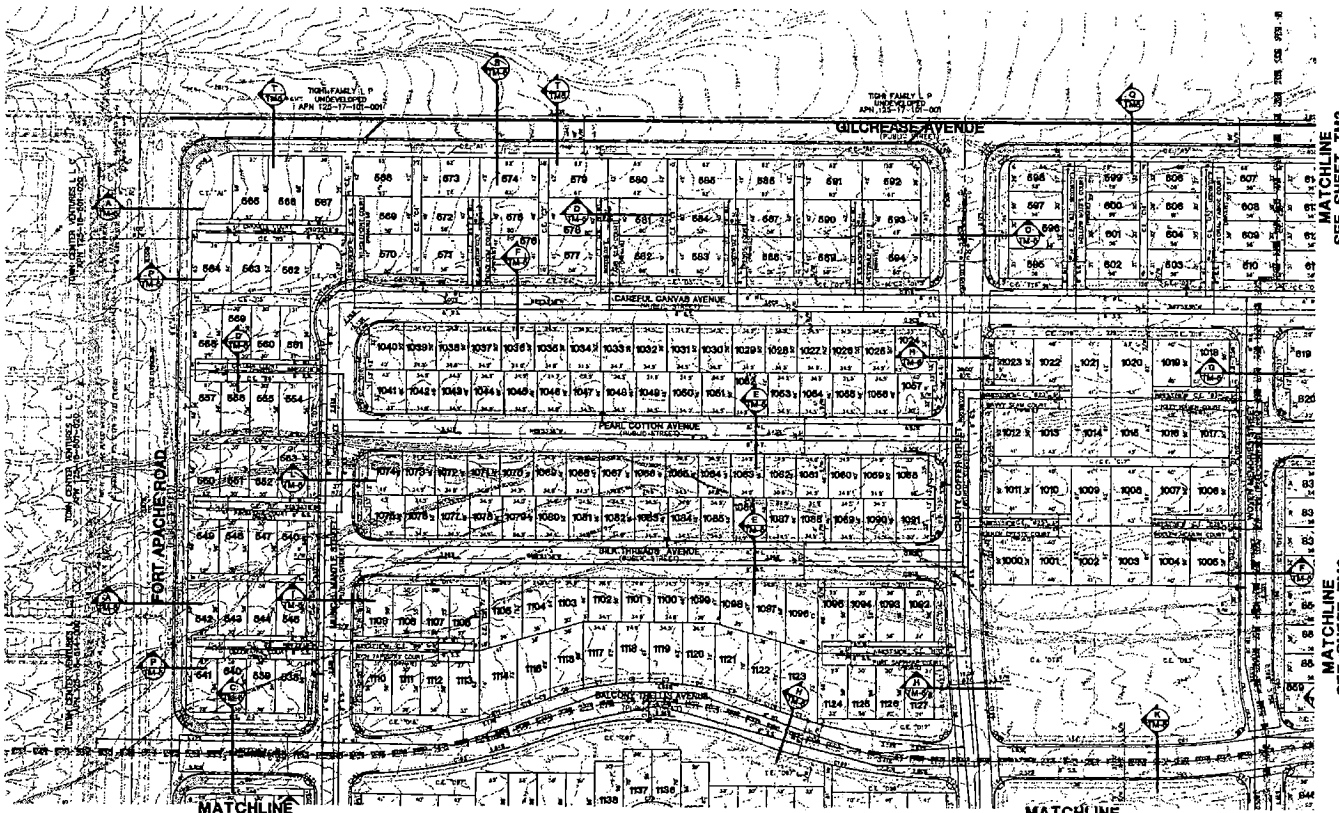
LEGEND

- CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- CE 8"S — EXISTING SEWER LINE AND MANHOLE
- CE 8"W — EXISTING WATER LINE
- 8"S — PROPOSED SEWER LINE AND MANHOLE
- 8"W — PROPOSED WATER LINE
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- POC — POINT OF CONNECTION TO EXIST UTILITIES
- 3.14% — RATE OF GRADE AND DIRECTION OF SLOPE (ARROWS TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 3875 — EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT
- MB — PROPOSED MAIL BOXES PER USPS

NOTES

1. SEE SHEET TM3 FOR CURVE DATA.
2. SEE SHEET TM5 FOR DETAILS AND SECTIONS
3. SEE SHEET TM6 AND TM7 FOR SITE SECTIONS "A" & "B"





GRAPHIC SCALE
1" = 60'

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

DEVELOPER

THE ASTORIA CORPORATION
8555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188
CONTACT: RICK BARRON

OWNER

ASTORIA NORTHWEST 40 LLC.
ASTORIA THE ASTORIA CORPORATION
8555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188

CONTRACTOR NOTE

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

BENCHMARKS

PROJECT DATUM : NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY BENCHMARK : 0090176S
ELEVATION : 998.157 METERS (3921.77 FEET)

ROCK AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 LOAR MAX MARKER 90-15

BASIS OF BEARINGS

NORTH 00°37'42" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 114 OF SURVEYS, AT PAGE 37.

THE ASTORIA CORPORATION
8555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188

CITY OF LAS VEGAS

vtn nevada
2317 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-3148
PH: (702) 873-7500 FAX (702) 362-2987
ENGINEERING ● PLANNING ● SURVEYING ● LAND DEVELOPMENT

NO	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			

TENTATIVE MAP

ASTORIA
AT
TOWN CENTER NORTH

DRAWN BY: BLM/TP 2/2/04
DESIGNED BY: DS 2/2/04
CHECKED BY: DSE 2/2/04
PROJECT NO: 5019
SCALE: 1"=60' HORIZ. VERT.

EXPIRES 06-30-05 2/2/04

SHEET TM1
1 OF 7 SHEETS
DRAWING NO.

TMP-4055
05-13-04 PC

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	160.00	580.50	80.80	15°47'29"
C2	41.40	580.50	20.70	4°05'15"
C3	35.67	318.50	17.85	6°25'07"
C4	34.69	318.50	17.35	6°14'19"
C5	34.57	318.50	17.30	6°13'06"
C6	34.56	318.50	17.30	6°13'04"
C7	34.67	318.50	17.50	6°14'17"
C8	35.84	318.50	17.94	6°26'54"
C9	13.31	318.50	6.65	2°23'51"
C10	23.42	580.50	11.71	2°18'40"
C11	41.19	580.50	20.60	4°03'57"
C12	35.91	44.00	19.03	46°45'36"
C13	18.44	44.00	9.50	24°18'31"
C14	19.41	44.00	9.88	25°16'52"
C15	5.44	44.00	2.72	7°05'07"
C16	33.41	44.00	18.82	43°30'17"
C17	27.60	44.00	14.27	35°56'03"
C18	29.18	44.00	14.95	38°00'18"
C19	13.72	44.00	13.60	34°57'51"
C20	6.40	100.00	6.20	4°46'55"
C21	34.36	518.50	17.18	3°47'52"
C22	34.39	518.50	17.19	3°47'57"
C23	34.36	518.50	17.18	3°47'52"
C24	34.36	518.50	17.18	3°47'52"
C25	34.38	518.50	17.19	3°47'55"
C26	5.53	518.50	2.76	0°36'34"
C27	34.39	643.00	17.20	3°03'18"
C28	34.48	643.00	17.33	3°04'36"
C29	34.55	643.00	17.28	3°04'10"
C30	34.69	643.00	17.35	3°05'43"
C31	34.60	643.00	17.30	3°04'48"
C32	35.00	588.00	17.53	3°24'50"
C33	6.58	540.00	4.28	0°41'54"
C34	31.18	180.00	15.78	11°54'18"
C35	44.47	30.00	27.48	84°56'15"

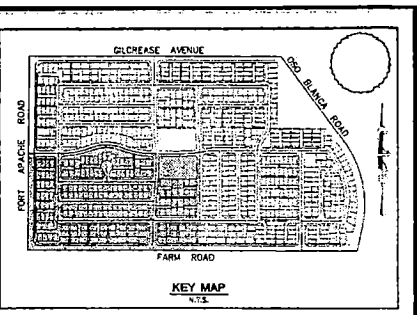
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C36	114.68	358.00	58.01	18°21'13"
C37	53.77	358.00	31.50	8°36'27"
C38	3.82	44.00	1.91	4°58'51"
C39	41.72	30.00	24.30	119°10'22"
C40	24.16	30.00	13.78	46°08'24"
C41	64.86	608.00	32.45	6°07'02"
C42	29.64	30.00	15.90	56°36'19"
C43	14.98	100.00	7.41	8°35'08"
C44	31.31	100.00	15.78	17°56'51"
C45	19.65	313.50	9.83	3°35'51"
C46	36.78	44.00	19.43	47°53'29"
C47	41.58	30.00	24.91	79°24'50"
C48	190.04	480.50	96.40	22°40'10"
C49	93.63	605.00	46.83	8°51'27"
C50	30.64	845.00	14.42	2°04'49"
C51	384.39	765.00	197.23	28°47'54"
C52	53.45	30.00	37.10	102°05'06"
C53	40.86	30.00	24.39	77°54'54"
C54	51.57	44.00	28.63	67°08'24"
C55	26.43	100.00	13.28	15°08'34"
C56	31.42	20.00	20.00	90°00'00"
C57	31.42	20.00	20.00	90°00'00"
C58	31.42	20.00	20.00	90°00'00"
C59	31.43	20.00	20.00	90°00'00"
C60	31.42	20.00	20.00	90°00'00"
C61	10.15	218.50	5.08	2°39'43"
C62	5.72	181.50	2.86	1°48'34"
C63	42.84	181.50	21.52	13°31'27"
C64	51.53	218.50	25.91	13°30'31"
C65	95.50	731.50	48.10	7°28'42"
C66	95.64	738.33	48.04	7°25'49"
C67	28.10	100.00	13.78	15°06'34"
C68	0.61	44.00	0.31	0°47'39"
C70	47.12	30.00	30.00	90°00'00"

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C71	31.42	20.00	20.00	90°00'00"
C72	31.42	20.00	20.00	90°00'00"
C73	31.42	20.00	20.00	90°00'00"
C74	31.42	20.00	20.00	90°00'00"
C75	31.42	20.00	20.00	90°00'00"
C76	31.42	20.00	20.00	90°00'00"
C77	17.42	18.50	9.57	53°57'14"
C78	18.39	18.50	8.56	47°25'47"
C79	197.13	46.50	34.83	242°54'47"
C80	31.43	100.00	15.80	18°00'41"
C81	31.31	100.00	15.76	17°56'58"
C82	84.51	44.00	61.18	109°04'22"
C83	39.90	20.00	30.87	114°17'31"
C84	28.92	20.00	15.64	77°26'35"
C85	91.36	152.58	47.16	34°18'24"
C86	37.68	113.58	19.11	19°00'34"
C87	115.71	152.58	60.60	43°27'06"
C88	84.14	113.58	44.20	42°27'06"
C89	31.43	20.00	20.00	90°00'00"
C90	31.42	20.00	20.00	90°00'00"
C91	47.12	30.00	30.00	90°00'00"
C92	31.43	20.00	20.00	90°00'00"
C93	28.74	20.00	17.48	82°20'27"
C94	33.69	20.00	22.37	96°31'44"
C95	93.73	773.33	46.92	6°56'45"
C96	31.42	20.00	20.00	90°00'00"
C97	72.51	20.00	21.38	207°47'37"
C98	31.43	20.00	20.00	90°00'00"
C100	31.42	20.00	20.00	90°00'00"
C101	31.41	20.00	20.00	89°59'30"
C102	31.42	20.00	20.00	90°00'00"
C103	31.41	20.00	20.00	89°59'30"
C104	100.13	20.00	18.78	286°49'16"
C105	29.87	20.00	18.51	85°33'36"
C106	31.88	20.00	20.58	91°21'10"

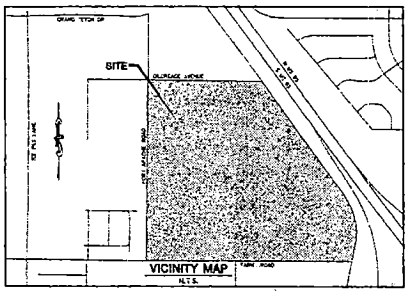
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C107	34.51	20.00	22.52	98°51'47"
C108	23.54	580.50	11.77	2°19'24"
C109	203.82	618.50	103.46	18°52'38"
C110	33.93	20.00	20.00	97°11'45"
C111	31.41	20.00	20.00	89°58'30"
C112	39.80	30.00	18.45	76°01'47"
C113	36.15	20.00	17.53	103°33'20"
C114	32.98	20.00	21.29	94°28'22"
C115	93.33	1918.50	37.67	2°47'31"
C116	30.39	20.00	19.00	87°02'36"
C117	32.53	20.00	22.23	93°12'37"
C118	157.80	1460.50	78.98	6°11'26"
C119	4.71	1.50	INFINITE	180°00'00"
C120	31.42	20.00	20.00	90°00'00"
C121	31.42	20.00	20.00	90°00'00"
C122	39.55	180.00	19.83	12°35'14"
C123	85.93	49.00	71.44	111°08'33"
C124	47.12	30.00	30.00	90°00'00"
C125	34.97	1918.50	17.44	1°02'37"
C126	20.22	1486.50	10.11	0°46'47"
C127	35.90	20.00	18.49	85°41'47"
C128	31.23	19.96	19.82	89°38'27"
C129	31.42	20.00	20.00	90°00'00"
C130	31.94	20.00	20.53	91°30'38"
C131	197.20	1460.50	72.23	7°43'58"
C132	22.64	1319.50	11.32	0°58'53"
C133	33.93	1460.50	16.96	1°19'48"
C134	339.64	1319.50	170.58	14°44'36"
C135	107.61	1319.50	53.83	4°40'19"
C136	142.84	1460.50	71.40	5°36'11"
C137	31.60	20.00	20.19	90°31'40"
C138	31.39	20.00	19.87	89°54'55"
C139	31.43	20.00	20.03	90°05'14"
C140	31.53	20.00	19.93	90°18'05"
C141	31.42	20.00	20.00	90°00'00"

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C142	31.42	20.00	20.00	90°00'00"
C143	31.30	100.00	15.76	17°56'18"
C144	28.53	100.00	13.29	15°58'34"
C145	64.11	44.00	50.79	132°31'18"
C146	31.40	20.00	19.99	90°01'40"
C147	31.42	20.00	20.00	90°00'00"
C148	31.42	20.00	20.00	90°00'00"
C149	98.55	30.00	29.72	188°12'22"
C150	4.71	1.50	INFINITE	180°00'00"
C151	39.27	25.00	25.00	90°00'00"
C152	39.57	25.00	25.50	90°00'00"
C153	48.65	36.00	28.72	89°28'29"
C154	13.03	318.50	6.51	2°20'38"
C155	208.36	240.50	109.26	49°38'40"
C156	31.42	20.00	20.00	90°00'00"
C157	31.42	20.00	20.00	90°00'00"
C158	115.58	580.50	57.97	11°24'33"
C159	4.71	1.50	INFINITE	180°00'00"
C160	4.71	1.50	INFINITE	180°00'00"
C161	30.91	20.00	19.83	88°32'54"
C162	197.52	618.50	99.69	18°18'14"
C163	12.79	20.00	21.45	93°36'19"
C164	7.47	25.00	3.79	17°06'54"
C165	4.46	25.00	2.23	10°13'28"
C166	31.52	20.00	28.00	90°00'00"
C167	31.42	20.00	20.00	90°00'00"
C170	31.43	20.00	20.00	90°00'00"
C171	31.42	20.00	20.00	90°00'00"
C172	31.00	20.00	20.00	89°31'40"
C173	31.23	20.00	19.91	89°27'40"
C174	31.43	20.00	20.03	90°00'14"
C175	31.53	20.00	20.18	90°18'05"
C176	31.53	20.00	20.18	90°18'05"

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C177	4.71	1.50	INFINITE	180°00'00"
C178	4.71	1.50	INFINITE	180°00'00"
C179	4.71	1.50	INFINITE	180°00'00"
C180	4.71	1.50	INFINITE	180°00'00"
C181	47.35	30.00	30.22	90°24'39"
C182	47.12	30.00	30.00	90°00'00"
C183	0.73	691.00	0.36	0°03'12"
C184	35.34	691.00	17.67	2°55'43"
C185	36.16	691.00	18.08	3°00'11"
C186	37.90	691.00	18.95	3°08'51"
C187	37.72	691.00	18.87	3°07'41"
C188	37.80	691.00	18.90	3°08'03"
C189	37.50	691.00	18.75	3°06'33"
C190	37.43	691.00	18.72	3°06'16"
C191	37.48	691.00	18.71	3°06'25"
C192	37.41	691.00	18.71	3°06'07"
C193	37.48	691.00	18.73	3°06'19"
C194	37.53	691.00	18.77	3°06'42"
C195	37.54	691.00	18.77	3°06'43"
C196	37.78	691.00	18.89	3°07'56"
C197	37.98	691.00	18.99	3°08'51"
C198	54.79	691.00	27.38	4°32'56"
C199	5.53	691.00	2.77	0°27'32"
C200	84.33	54.00	53.56	89°28'29"
C201	31.42	20.00	20.00	90°00'00"
C202	97.30	276.00	49.10	20°12'21"
C203	74.15	54.00	45.23	78°40'51"
C204	521.72	691.00	315.14	46°31'56"
C205	75.43	54.00	43.68	77°51'40"
C206	31.42	20.00	20.00	90°00'00"
C207	31.41	20.00	20.00	89°58'30"
C208	85.33	54.00	54.51	90°32'10"



KEY MAP
N.T.S.



VICINITY MAP
N.T.S.

GRAPHIC SCALE

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

DEVELOPER
THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1126
CONTACT: NICK BARRON

OWNER
ASTORIA NORTHWEST 40 LLC
C/O THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1126

CONTRACTOR NOTE
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

BENCHMARKS
PROJECT DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY BENCHMARK I: 0283TH6
ELEVATION: 765.117 METERS (2501.77 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 93 NEAR MILE MARKER 90.15

BASIS OF BEARINGS
NORTH 00°39'40" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 174 OF SURVEYS, AT PAGE 57.

NOTES
1. SEE SHEET TM3 FOR CURVE DATA.
2. SEE SHEET TM6 FOR DETAILS AND SECTIONS.
3. SEE SHEET TM5 AND TM7 FOR SITE SECTIONS "A" & "B".

MATCHLINE SEE SHEET TM1

MATCHLINE SEE SHEET TM1

MATCHLINE SEE SHEET TM4

MATCHLINE SEE SHEET TM4

FORT APACHE ROAD

FARM ROAD

EXISTING "TOWN CENTER SOUTH" FOR ASTORIA NORTHWEST 40 LLC BY VIN NEVADA APN 125-17-301-001

EXISTING "TOWN CENTER SOUTH" FOR ASTORIA NORTHWEST 40 LLC BY VIN NEVADA APN 125-17-301-001

EXISTING "TOWN CENTER SOUTH" FOR ASTORIA NORTHWEST 40 LLC BY VIN NEVADA APN 125-17-301-001

REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1126

CITY OF LAS VEGAS

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH: (702) 933-7550 FAX: (702) 933-7551

TENTATIVE MAP

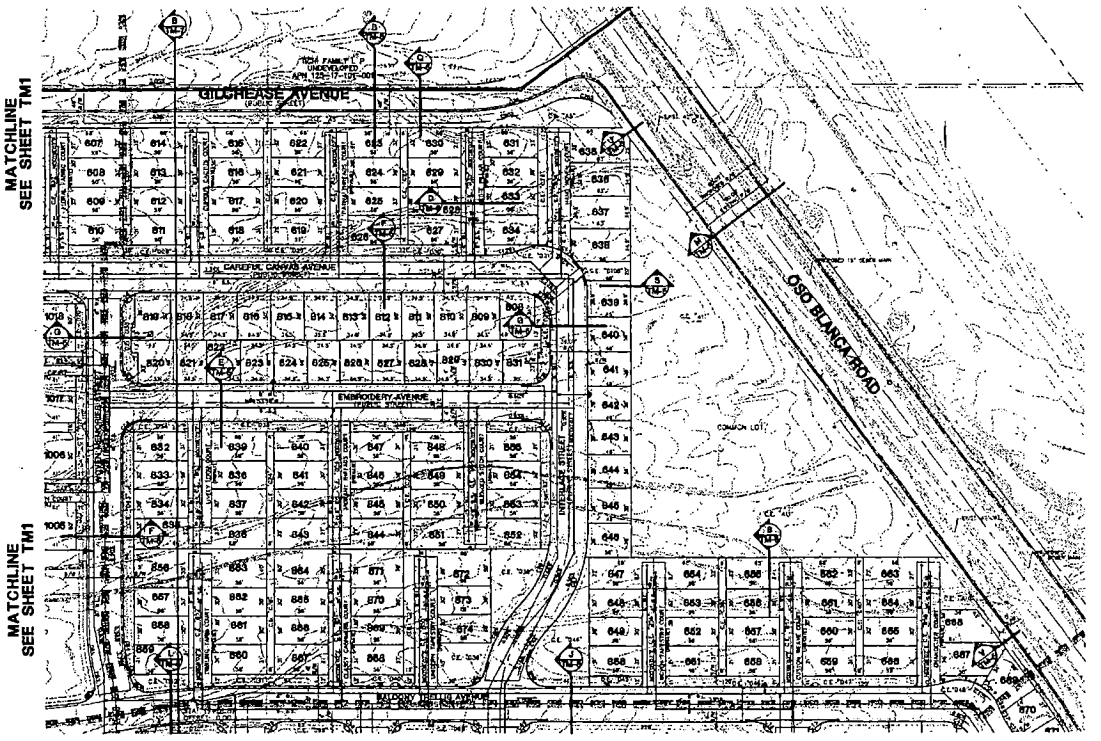
ASTORIA AT TOWN CENTER NORTH

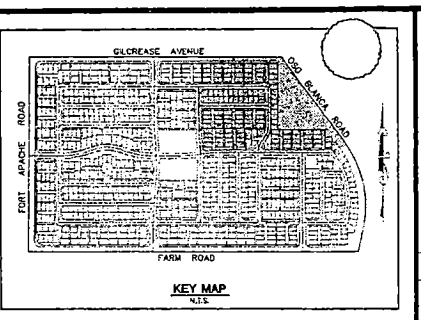
DRAWN BY: 3/1/04
DESIGNED BY: 3/2/04
CHECKED BY: 3/2/04
PROJECT NO: 619
SCALE: 1"=60'
SHEET NO: TM2

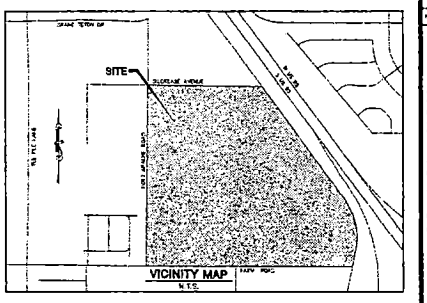
CHRISTOPHER J. VAN HOY
NEVADA No. 10958
EXPIRES 06-30-05
3/2/04

SHEET TM2
2 OF 7 SHEETS
DRAWING NO.

TMP-4055
05-13-04 PC







GRAPHIC SCALE

1" = 60'

NORTH

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Call before you Overhead 1-702-227-2929

DEVELOPER
THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188
CONTACT: RICK BARRON

OWNER
ASTORIA SOUTHWEST AD LLC
C/O THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188

CONTRACTOR NOTE
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

BENCHMARKS
PROJECT DATUM : NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY BENCHMARK : GOODYEAR
ELEVATION : 799.117 METERS (2621.77 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 93 NEAR MILE MARKER 90.15

BASIS OF BEARINGS
NORTH 00°37'42" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 174 OF SURVEYS, AT PAGE 37.

NOTES
1. SEE SHEET TM2 FOR LEGEND DATA.
2. SEE SHEET TM3 FOR DETAILS AND SECTIONS.
3. SITE SHEET TM2 AND TM7 FOR SITE SECTIONS "A" & "B".

7							
6							
5							
4							
3							
2							
1							
NO.	BY	DATE					REVISION

THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188

CITY OF LAS VEGAS

2317 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5418
PH. (702) 873-7500 FAX (702) 873-7549

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

ASTORIA AT TOWN CENTER NORTH

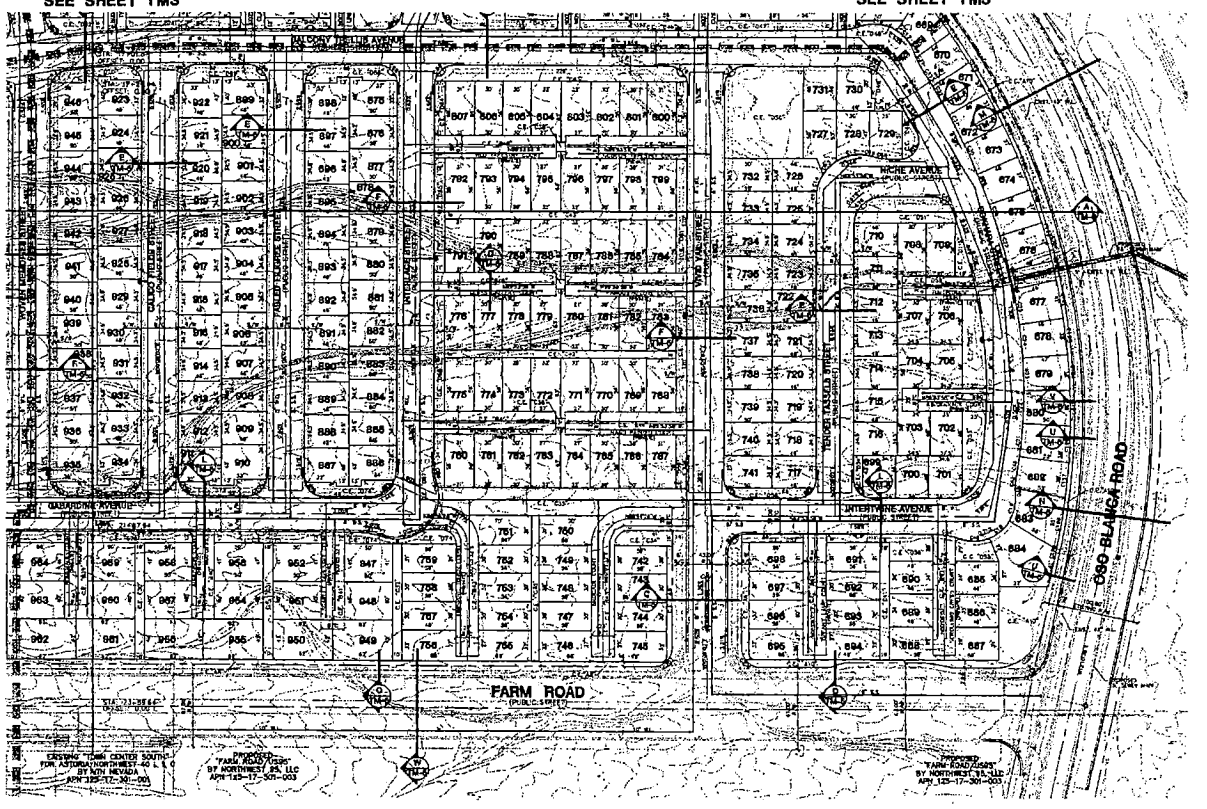
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BLM/TP	
DESIGNED BY:	3/2/04
BM	
CHECKED BY:	3/2/04
DAG	
PROJECT NO.	SCALE: 1"=60' (HORIZ.) (VERT.)
4048	

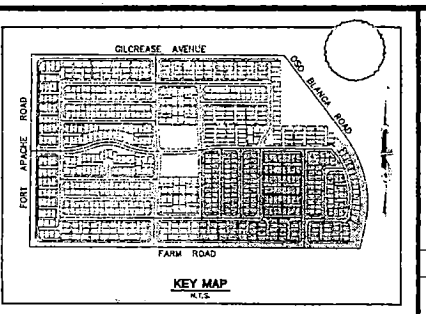
PROFESSIONAL ENGINEER
DAVID A. GOTTLIEB
No. 13956
CIVIL
STATE OF NEVADA
EXPIRES 06-30-05
5/20/04

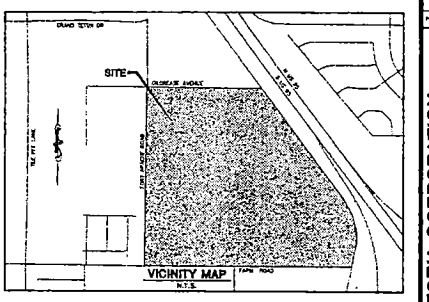
SHEET
TM3
3 of 7 SHEETS
DRAWING NO.

TMP–4055

05–13–04 PC







GRAPHIC SCALE

NORTH

DEVELOPER
THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 287-1100
CONTACT: RICK WARREN

OWNER
ASTORIA NORTHWEST 95 LLC
C/O THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 287-1100

CONTRACTOR NOTE
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

BENCHMARKS
PROJECT DATUM : NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY BENCHMARK : EXISTING
ELEVATION : 2841.17 METERS (9321.75 FEET)

BRASS AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 NEAR MILE MARKER 90.15.

BASIS OF BEARINGS
NORTH 89°51'41" EAST BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 119 OF SURVEYS, AT PAGE 97.

NOTES
1. SEE SHEET TM2 FOR CURVE DATA.
2. SEE SHEET TM5 FOR DETAILS AND SECTIONS
3. SEE SHEET TM6 AND TM7 FOR SITE SECTIONS "A" & "B"

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 287-1100

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX: (702) 362-7337

vtn nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

REV	DATE	BY	REVISION
7			
6			
5			
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TENTATIVE MAP

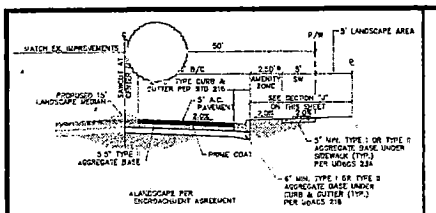
ASTORIA AT TOWN CENTER NORTH

DRAWN BY: EM/TP — 2/3/04
DESIGNED BY: DB — 2/3/04
CHECKED BY: DBC — 2/3/04
SCALE: 1"=40' (HORIZ.) (VERT.)
PROJECT NO: 6548

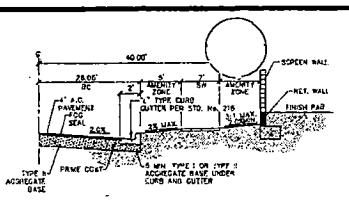
PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 13955 — CIVIL
EXPIRES 06-30-05

SHEET
TM4
4 OF 7 SHEETS
DRAWING NO.

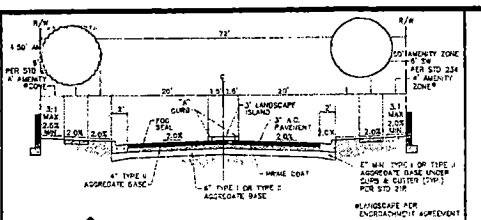
TMP-4055
05-13-04 PC



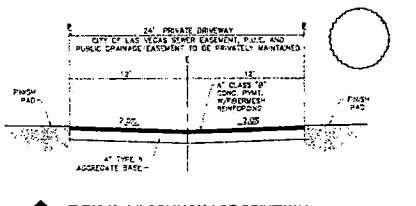
A **TYPICAL STREET SECTION**
FORT APACHE ROAD
N.T.S. (PUBLIC STREET)



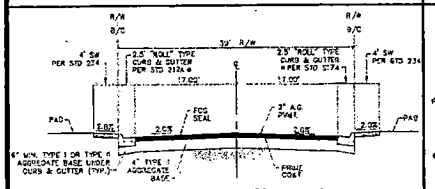
B **TYPICAL STREET SECTION**
GILCREASE AVENUE
N.T.S. (PUBLIC STREET)



C **TYPICAL PUBLIC ENTRY**
STREET SECTION
N.T.S.

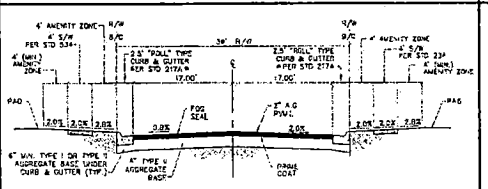


D **TYPICAL 24' COMMON LOT DRIVEWAY**
N.T.S.



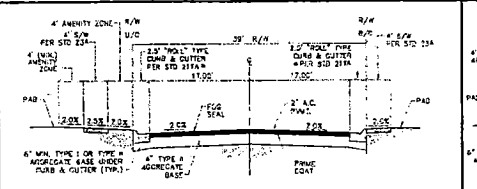
* 37' B/C TO B/C WIDTH IF "L" CURB & GUTTER IS USED
** AMENITY ZONES PER TOWN CENTER GUIDELINES

E **TYPICAL 39' PUBLIC STREET SECTION**
N.T.S.



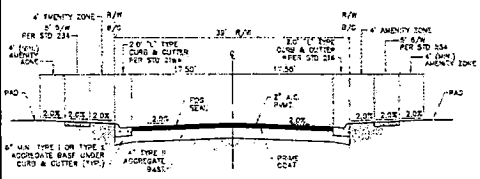
* 37' B/C TO B/C WIDTH IF "L" CURB & GUTTER IS USED
** AMENITY ZONES PER TOWN CENTER GUIDELINES

F **TYPICAL 39' PUBLIC STREET SECTION**
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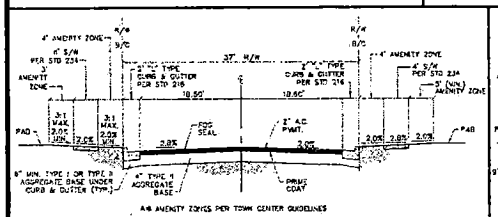
* 37' B/C TO B/C WIDTH IF "L" CURB & GUTTER IS USED
** AMENITY ZONES PER TOWN CENTER GUIDELINES

G **TYPICAL 39' PUBLIC STREET SECTION**
N.T.S.



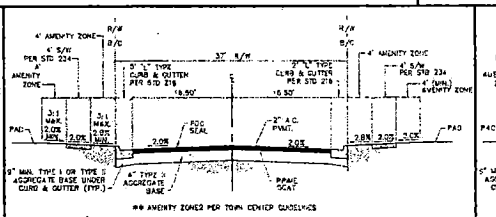
* 37' B/C TO B/C WIDTH IF "L" CURB & GUTTER IS USED
** AMENITY ZONES PER TOWN CENTER GUIDELINES

H **TYPICAL 39' PUBLIC STREET SECTION**
N.T.S.



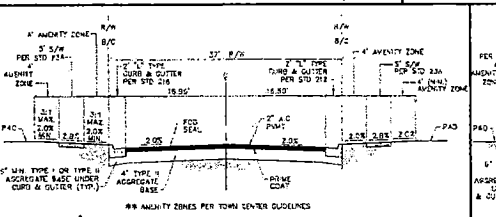
** AMENITY ZONES PER TOWN CENTER GUIDELINES

I **TYPICAL 37' PUBLIC STREET SECTION**
N.T.S.



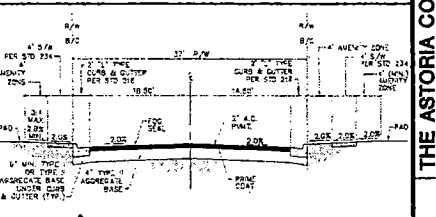
** AMENITY ZONES PER TOWN CENTER GUIDELINES

J **TYPICAL 37' PUBLIC STREET SECTION**
N.T.S.

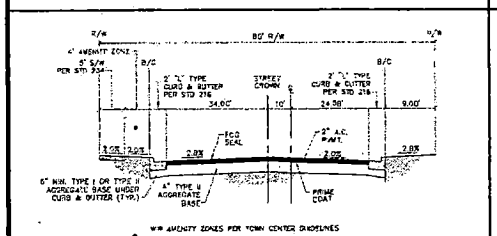


** AMENITY ZONES PER TOWN CENTER GUIDELINES

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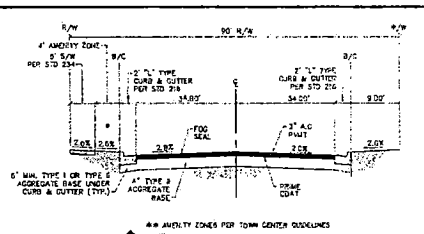


L **TYPICAL 37' PUBLIC STREET SECTION**
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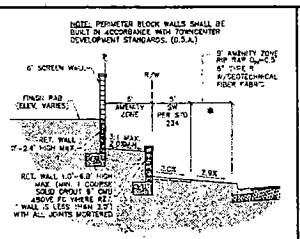
** AMENITY ZONES PER TOWN CENTER GUIDELINES

M **80' STREET SECTION (OFFSET CROWN)**
OSO BLANCA ROAD
N.T.S. (PUBLIC STREET)

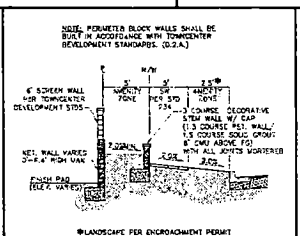


** AMENITY ZONES PER TOWN CENTER GUIDELINES

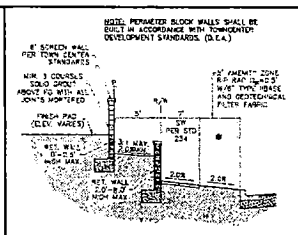
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OSO BLANCA ROAD
N.T.S. (PUBLIC STREET)



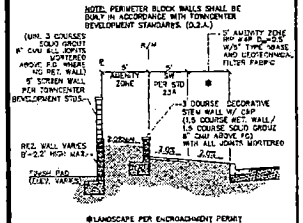
O **PERIMETER WALL SECTION**
N.T.S. (FARM ROAD)



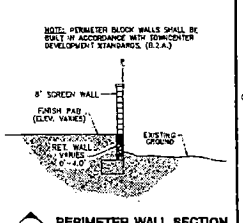
P **PERIMETER WALL SECTION**
N.T.S. (FORT APACHE ROAD)



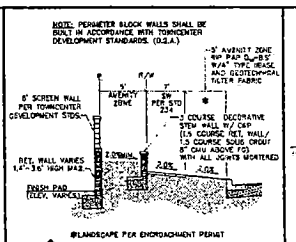
Q **PERIMETER WALL SECTION**
N.T.S. (OLDCREASE AVE.)



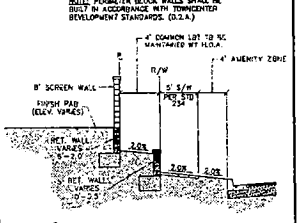
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N.T.S. (FARM ROAD)



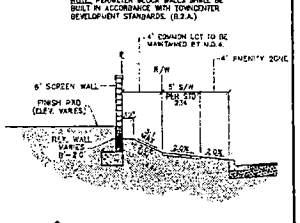
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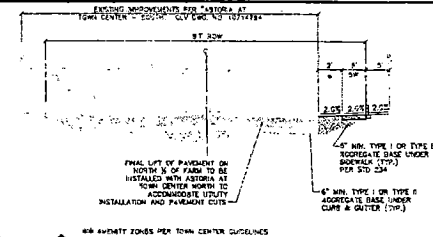
T **PERIMETER WALL SECTION**
N.T.S. (OLDCREASE AVE.)



U **PERIMETER WALL SECTION**
N.T.S. (FRONTAGE ROAD)



V **PERIMETER WALL SECTION**
N.T.S. (FRONTAGE ROAD)



** AMENITY ZONES PER TOWN CENTER GUIDELINES

W **TYPICAL STREET SECTION**
FARM ROAD
N.T.S. (PUBLIC STREET)

THE ASTORIA CORPORATION
8358 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 255-1166

CITY OF LAS VEGAS

3727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5149
PH (702) 255-2500 FAX (702) 255-2555

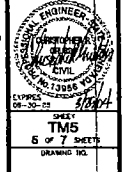
vtn nevada CIVIL ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

NO.	DATE	REVISION
7		
6		
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2		
1		

TENTATIVE MAP

ASTORIA AT TOWN CENTER NORTH

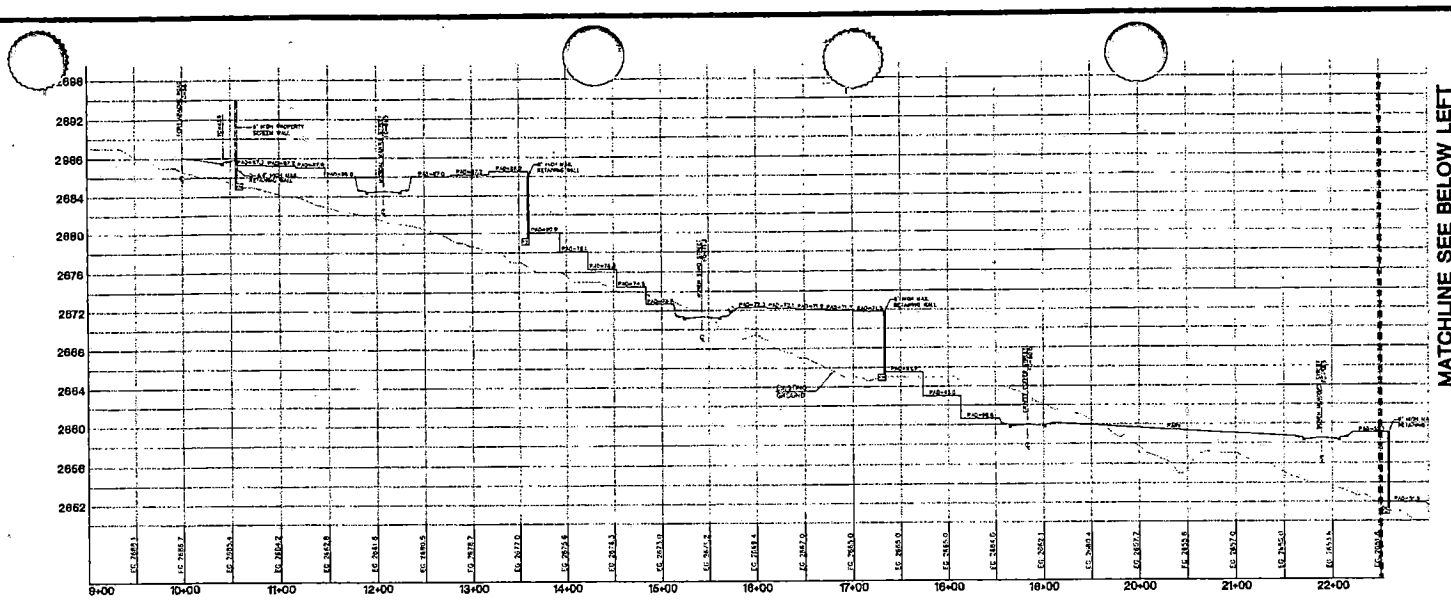
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DESIGNED BY: 1/2/04
CHECKED BY: 1/2/04
PROJECT NO: 1303
SCALE: 1"=40' HORIZ. NOTED



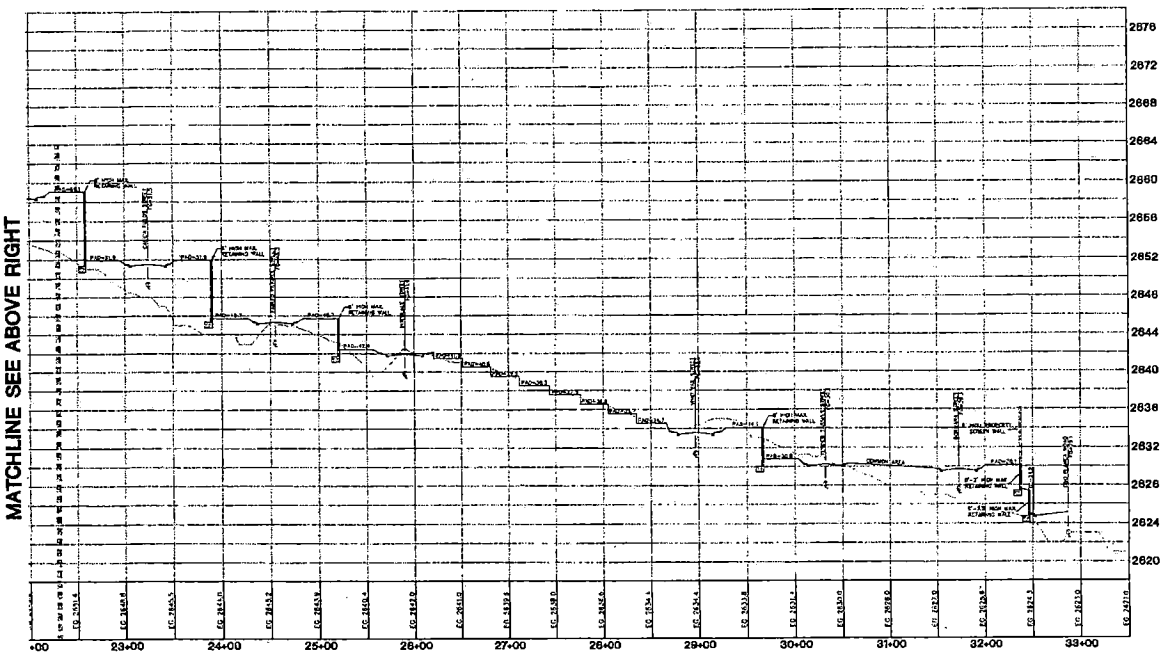
SHEET
TM5
6 OF 7 SHEETS
DRAWING NO.

TMP-4055

05-13-04 PC



MATCHLINE SEE BELOW LEFT



MATCHLINE SEE ABOVE RIGHT

SECTION "A" (EAST / WEST)

THE ASTORIA CORPORATION
3993 HOWARD HUGHES PARKWAY
SUITE 750
LAS VEGAS, NEVADA 89134
(702) 237-1166

CITY OF LAS VEGAS

vtn nevada 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5416 (702) 228-7900 FAX (702) 228-7719

NO.	DATE	BY	REVISION
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7			

TENTATIVE MAP

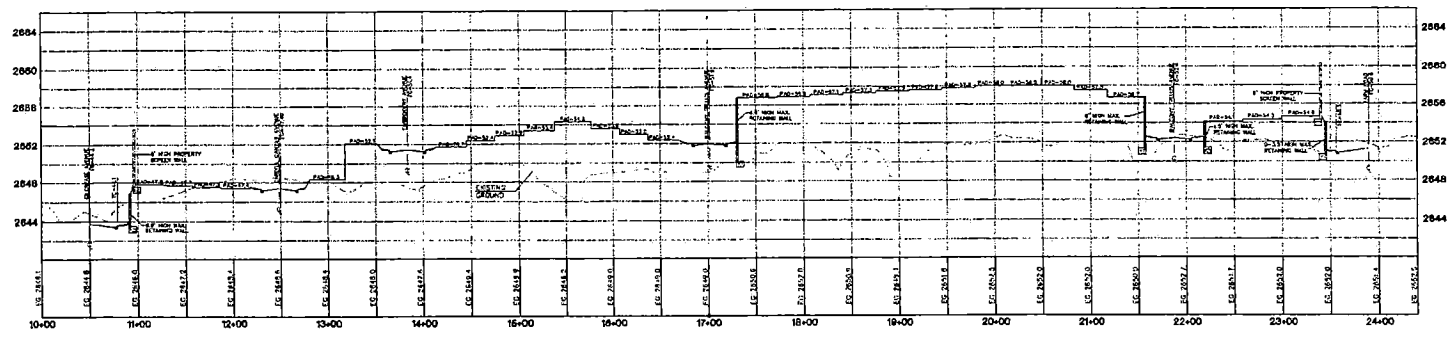
ASTORIA AT TOWN CENTER NORTH

DRAWN BY: BLK/MP 3/2/04
DESIGNED BY: BM 3/2/04
CHECKED BY: DRG 3/2/04
PROJECT NO: 6049
SCALE: 1"=40' HORIZ. VERT.

EXPIRES 06-30-05

SHEET TM8
6 OF 7 SHEETS
DRAWING NO.

TMP-4055
05-13-04 PC



SECTION "B" (NORTH / SOUTH)

TENTATIVE MAP	THE ASTORIA CORPORATION 8335 DEL WEBB BOULEVARD LAS VEGAS, NEVADA 89134 (702) 255-1188
ASTORIA AT TOWN CENTER NORTH	CITY OF LAS VEGAS
	3227 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5142 PH. (702) 870-7555 FAX (702) 364-2297 nevada CORPORATION ● PHOENIX ● SAN DIEGO ● LAKE ISAHOOKS

REV.	DATE	BY	REVISION
1			
2			
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7			

DRAWN BY: BMP 3/1/04
DESIGNED BY: BB 3/1/04
CHECKED BY: CTG 3/1/04
PROJECT NO: 1055
SCALE: 1"=40' HORIZ. 1"=4' VERT.

CHRISTOPHER T. GIUNCHIGLIANI — No. 13958 — CIVIL — STATE OF NEVADA — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12-31-05
3/1/04

SHEET TM7
7 OF 7 SHEETS
DRAWING NO.

TMP-4055
05-13-04 PC

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
TMP-4150 - DURANGO/DORRELL - OWNER/APPLICANT: M T C 118 INC. - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.09 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017) T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1 and 2 as the property is located adjacent to a property his firm represents and McSWAIN abstaining on Item 1 as she is presently under contract with Astoria Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)

1-160

CONDITIONS:
Planning and Development

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

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-3764 and the Montecito Town Center Development Agreement.

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

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

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

Public Works

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

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

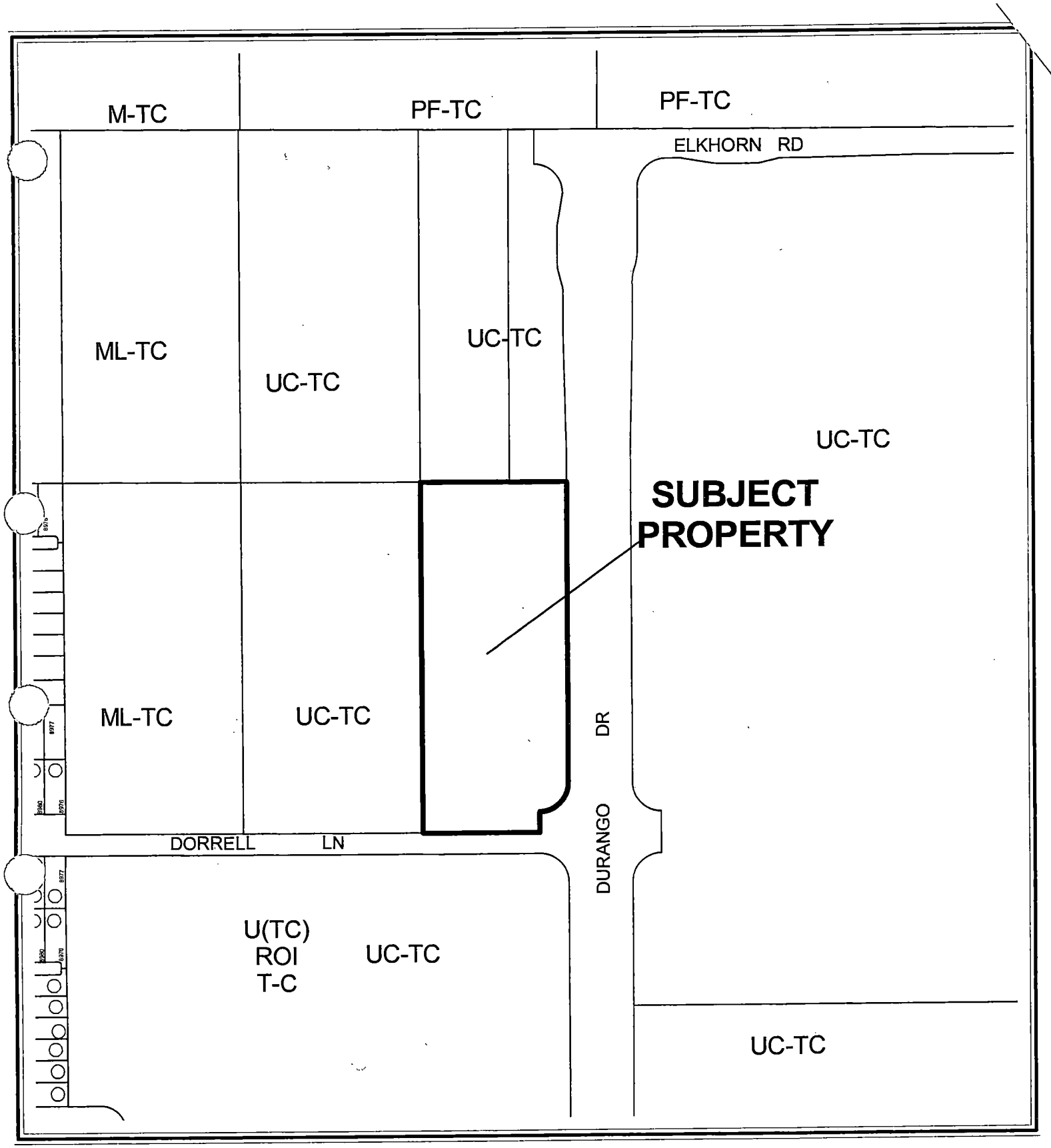
   - Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

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

7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works.

8. Site development to comply with all applicable conditions of approval for ZON-3840, the Montecito Town Center Development Agreement and all other site-related actions.

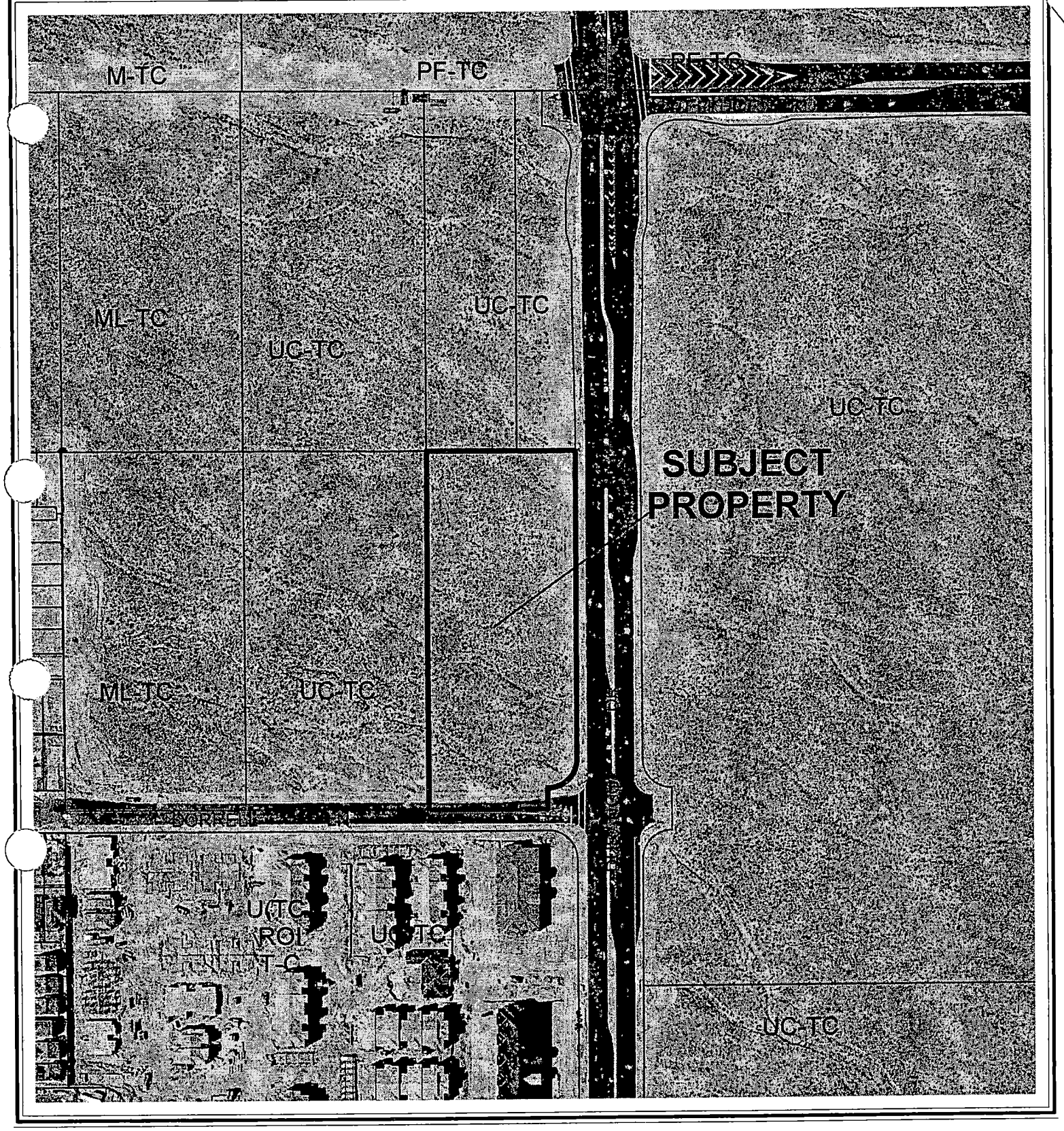
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-4150

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) GENERAL PLAN DESIGNATION]

N



0 100 200 Feet

CASE: TMP-4150

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) GENERAL PLAN DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4150 - DURANGO/DORRELL - OWNER/APPLICANT: M T C 118 INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-3764 and the Montecito Town Center Development Agreement.

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

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

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

Public Works

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

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

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

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

7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works.

8. Site development to comply with all applicable conditions of approval for ZON-3840, the Montecito Town Center Development Agreement and all other site-related actions.

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

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a one-lot commercial subdivision on 4.09 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.

01/17/01 The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the westerly five acres of the subject site. The effective date of this annexation was January 26, 2001. The Planning Commission and staff recommended approval on March 25, 1999.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

4/07/04 The City Council approved a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement to add 5.00 acres to the overall plan under the "Montecito Town Center Mixed Use Commercial" special land use designation and to modify section 4.1 to increase commercial square footages and residential units accordingly. Staff had recommended approval. The Planning Commission and staff recommended approval on 3/11/04.

4/07/04 The City Council approved a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center). The Planning Commission and staff recommended approval on 3/11/04.

4/07/04 The City Council approved a Site Development Plan Review (SDR-3764) for a 587,750 square-foot mixed-use commercial development (Montecito Marketplace) on 45.6 acres. The Planning Commission and staff recommended approval on 3/11/04.

4/07/04 The City Council approved a number of Special Use Permits to allow Taverns, Liquor Sales, Incidental Gaming, a Car Wash, Gasoline Sales and Drive-Through Facilities on the overall subject site. The Planning Commission and staff recommended approval on 3/11/04.

B) Pre-Application Meeting

03/16/04 Issues discussed included the need for revised cross sections and general Tentative Map submittal requirements.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.09

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center)
North:	UC-TC (Urban Center Mixed Use - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center)
East:	UC-TC (Urban Center Mixed Use - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a UC-TC (Urban Center Mixed Use - Town Center) land use designation, which allows for multi-story buildings with retail or office on the ground floor, and residential uses on the upper floors. The parcel is zoned T-C (Town Center) and is governed by the Montecito Town Center Development Agreement.

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

Town Center – The subject site is located within the Town Center Special Area Plan and the Montecito Town Center Development Agreement. The parcel is designated as "Montecito Town Center Mixed Use Commercial," and the proposed Tentative Map is in compliance with the provisions of the Development Agreement.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the east boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street.

ANALYSIS

A) General Analysis Discussion

- General information

The request is for a Tentative Map for a one-lot commercial subdivision on 4.09 acres. Access is provided via two drives from Dorrell Road, an 80-foot Collector Street, and one drive from Durango Drive, a Parkway (120-foot) Arterial on the Master Plan of

Streets and Highways. The parcel is a 4.09 acre portion of the overall Montecito Marketplace site plan (SDR-3764) and will consist of five pad sites, which are intended for a pharmacy, restaurants, and other commercial uses.

- Trails

  There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

  Durango Drive, on the east boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. These street section improvements will need to be reflected on any future site plans for the area.

- Special Conditions of Approval (from Zoning and SDPR)

  1. This site shall be responsible for all usual and customary street improvements for Durango Drive not secured by the Special Improvement District for Special Improvement District number 1481 El Capitan Way prior to occupancy of this site.

  2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a revision to the parking area to provide an additional 12 spaces or to otherwise alter the plan to conform with the parking requirements of the Code.

  3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf, and which contains plant species that appear on Appendix B (Plant Palette) to the Montecito Town Center Development Agreement.

  4. Final Map FMP-2819 for the Montecito Town Center North must record prior to the approval of construction drawings or the issuance of any permits for this site.

  5. The stubbed portion of Dorrell Lane (AKA Wittig Avenue) east of Durango Drive must be vacated prior to the approval of construction drawings or issuance of any permits for this site or the recordation of a Final Map overlying or abutting the stubbed portion of Dorrell Lane (AKA Wittig Avenue) east of Durango Drive, whichever may occur first.

FS

6. Provide a copy of a recorded Joint Access Agreement between parcel 125-20-101-017 and parcels 125-20-101-008 and 125-20-101-009 prior to the issuance of any permits.

The proposed map implements these previously imposed conditions of approval.

NOTICES MAILED 0

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4150 APN: 125-20-101-017

Name of Property Owner: M T C 118 INC.

Name of Applicant: M T C 118 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 _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Frank Nielsen

Subscribed and sworn before me

This 4 day of March, 2004

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

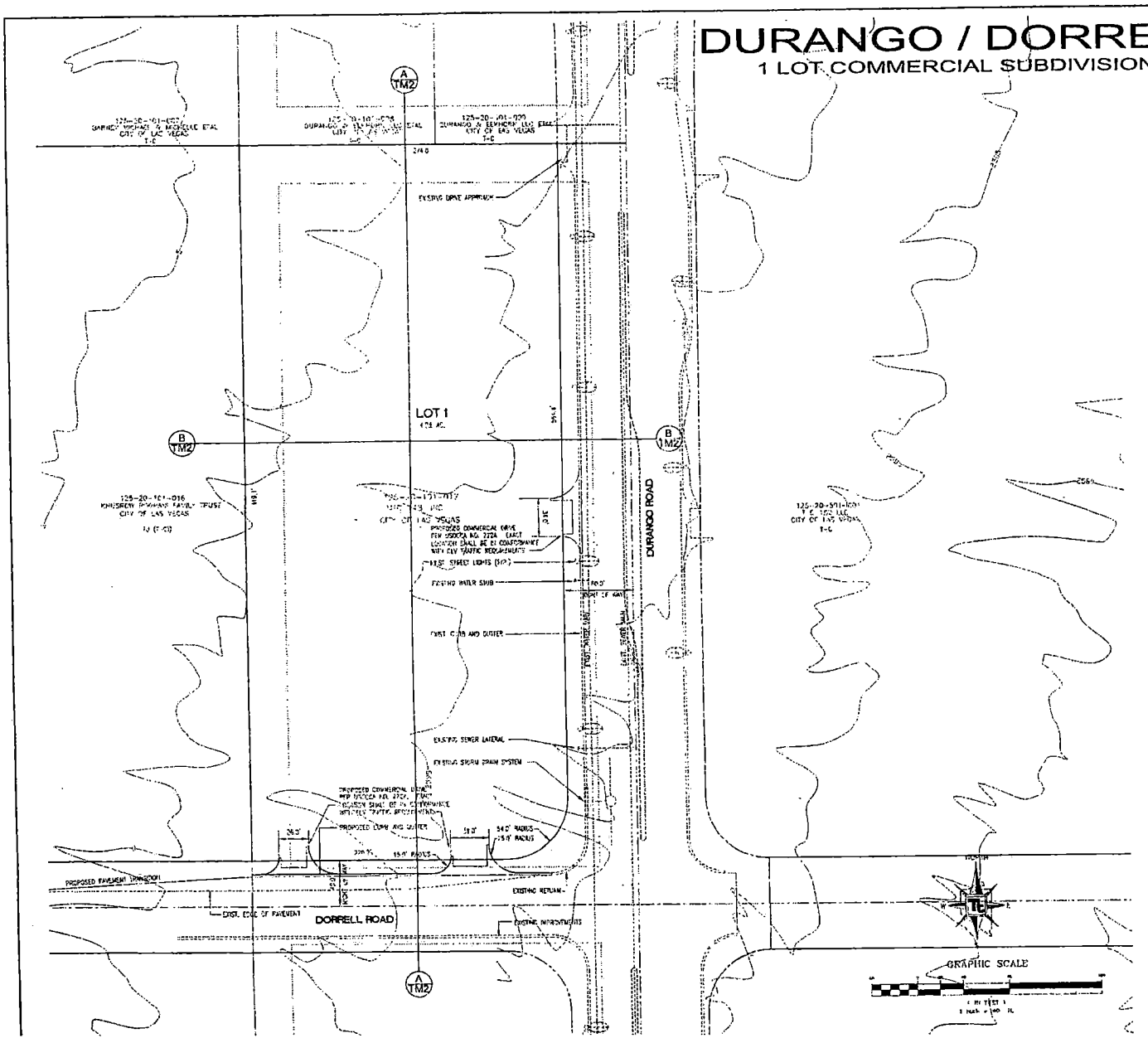
Marsha Bloss
Notary Public in and for said County and State

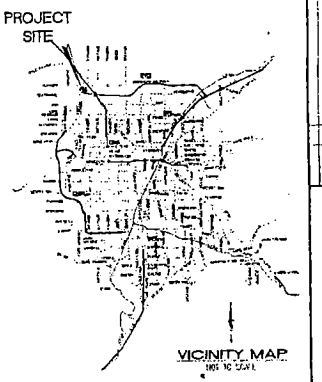
TMP-4150

05-13-04 PC

DURANGO / DORRELL

1 LOT COMMERCIAL SUBDIVISION





TABULATIONS

APN# ——— 125-20-101-017
EXISTING ZONING ——— T-C
EXISTING LAND USE ——— D-C (URBAN MIXED USE)
PROPOSED LAND USE ——— D-C (URBAN MIXED USES)
NUMBER OF LOTS ——— 1
ACREAGE ——— 4.09 AC

DEVELOPER

MTC 118 INC.
6900 W. CHARLESTON #126
LAS VEGAS, NV
PHONE: (702) 259-1277

OWNERS

MTC 118 INC
6900 W. CHARLESTON, #126
LAS VEGAS, NV
PHONE: (702) 259-1277

LEGAL DESCRIPTION

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

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER ..... LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC ..... NEVADA POWER COMPANY
GAS ..... SOUTHWEST GAS CORPORATION
SEWER ..... CITY OF LAS VEGAS SOLID WASTE
DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
TELEPHONE ..... SPRINT CENTRAL - NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO PERTINENT AGENCIES.
4. ESTIMATED SEWER CONSUMPTION (0.0004 MGD x 1 LOTS) = 0.0004 M.G.D.
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY LARGER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER HAS NOT BEEN DETERMINED.
8. WERE APPLICABLE EXISTING STRUCTURES LOCATED ON THIS SITE.
9. ALL STREETS SHALL MEET CAL CODES.
10. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
11. AT THIS TIME BUILDINGS ARE NOT PLANNED FOR THIS DEVELOPMENT.

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- FIRE HYDRANT
- 2 LOT NUMBER
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- 3875 EXISTING GROUND CONTOUR LINE

MTC 118, INC.
6900 W. CHARLESTON BLVD., SUITE 126
LAS VEGAS, NEVADA
(702) 259-1277

TERRA TECH, INC.
ENGINEERS/SURVEYORS/PLANNERS
401 N. Durango Dr., Suite 105, Las Vegas, Nevada 89145 (702) 242-4300

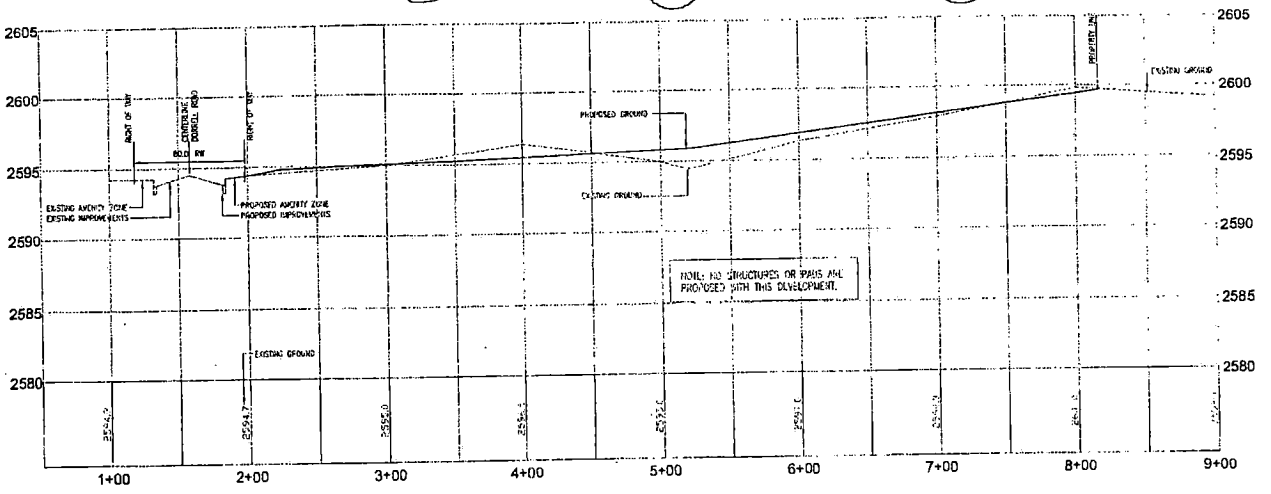
TENTATIVE MAP

DURANGO / DORRELL
CITY OF LAS VEGAS, NEVADA

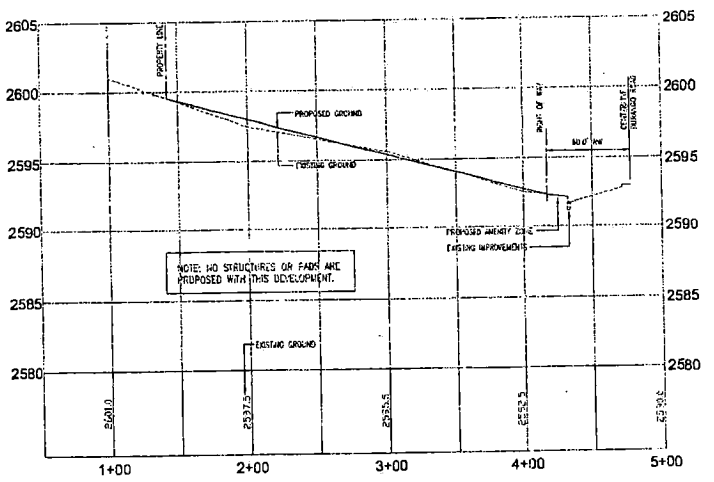
DRAWN BY	DATE	SHEET
L. LEWIS	1/29/04	
CHECKED BY	SCALE	
K. YAMADA	1"=100'	
APPROVED BY	JOB NO.	
K. YAMADA	P09072-0007	

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. YAMADA
No. 9808
CIVIL
STATE OF NEVADA

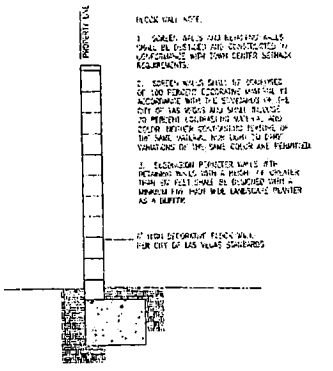
SHEET TM1
1 OF 2



NORTH-SOUTH (A)
1"=40' HORIZONTAL
1"=4' VERTICAL



EAST - WEST (B)
1"=40' HORIZONTAL
1"=4' VERTICAL



BLOCK WALL DESIGN DETAIL
NTS

DURANGO / DORRELL
1 LOT COMMERCIAL SUBDIVISION

MTC 118, INC.
6600 W. CHARLESTON BLVD. SUITE 126
LAS VEGAS, NEVADA
(702) 382-1727

TETRA TECH, INC.
INFRASTRUCTURE SERVICES GROUP (702) 240-5300

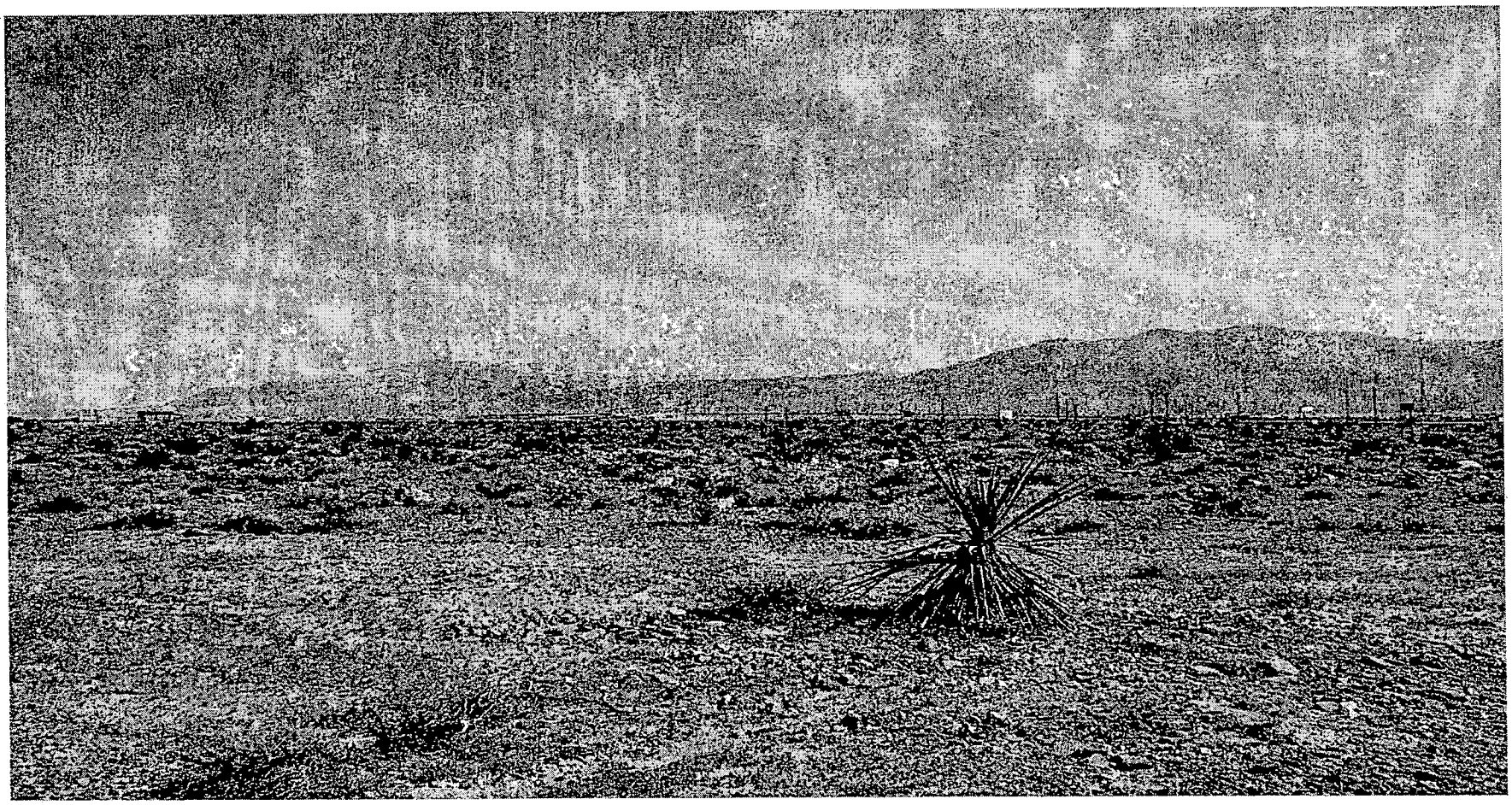
TENTATIVE MAP

DURANGO / DORRELL
CITY OF LAS VEGAS, NEVADA

P09072-0007

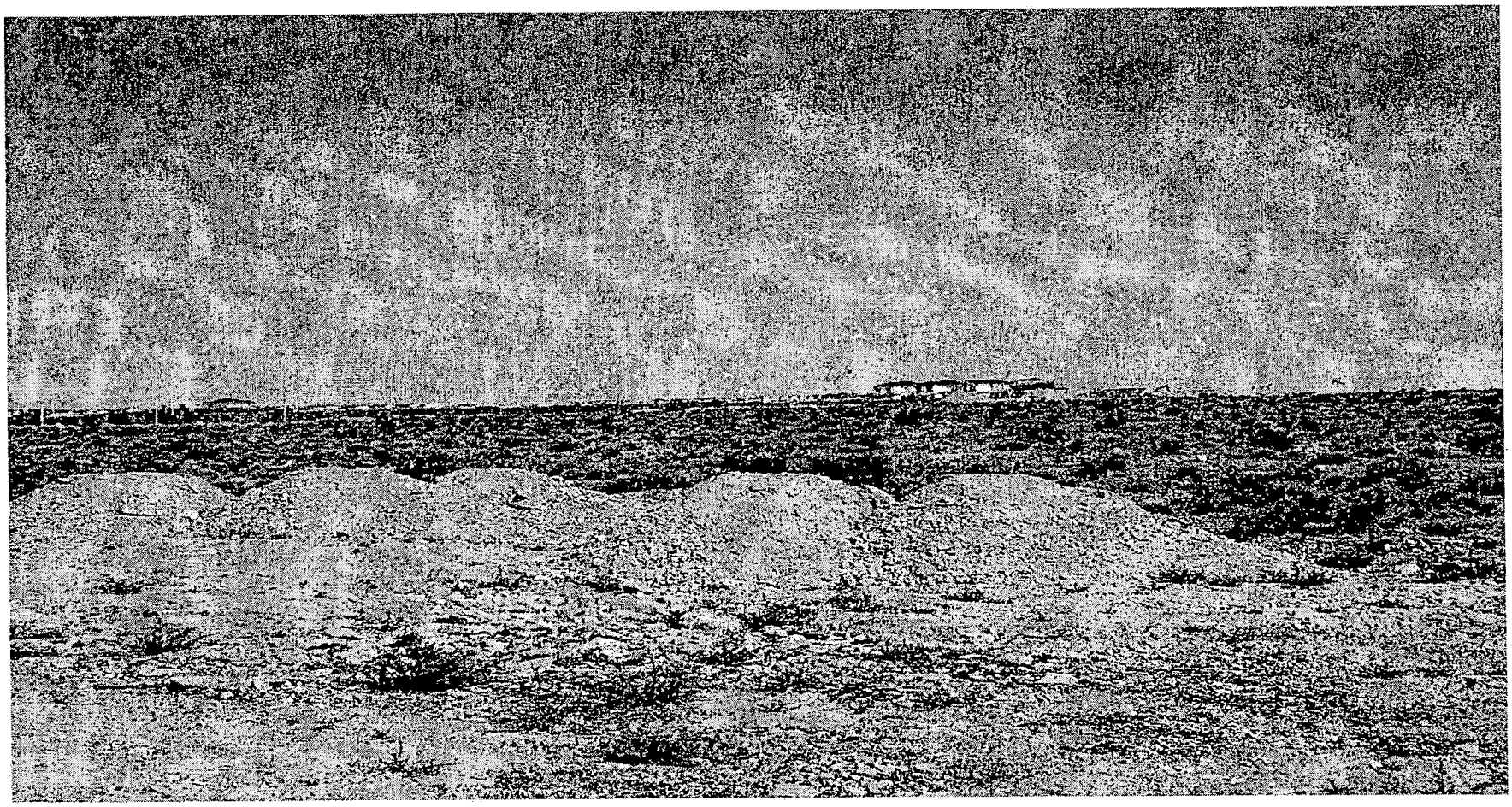
TM2
2 OF 2

TMP-4150
05-13-04 PC



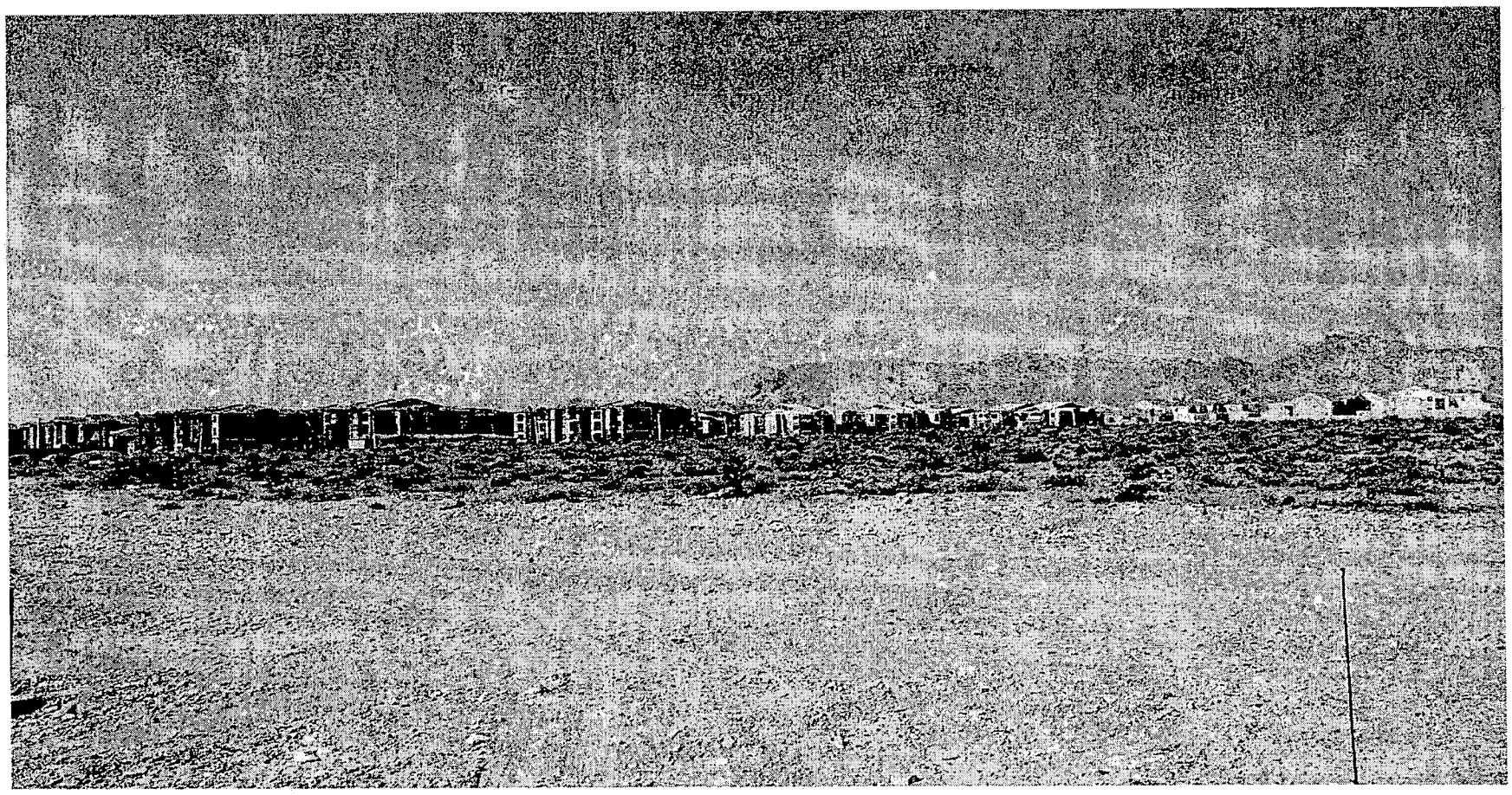
TMP-4150 - DURANGO/DORRELL - OWNER/APPLICANT: M T C 118 INC.
NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



TMP-4150 - DURANGO/DORRELL - OWNER/APPLICANT: M T C 118 INC.
NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



TMP-4150 - DURANGO/DORRELL - OWNER/APPLICANT: M T C 118 INC.
NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
TMP-4175 - SUMMERLIN VILLAGE 24 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 20-LOT RESIDENTIAL SUBDIVISION on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010, 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 Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1 and 2 as the property is adjacent to a property his firm represents and McSWAIN abstaining on Item 1 as she is presently under contract with Astoria Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)
1-160

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

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Master Development Plan Review (MDR-3867), the Summerlin West Development Agreement (DA-0001-96) and the Summerlin Development Standards.

3. Subsequent Tentative Maps for each parcel shall conform to the standards contained in the Revised Summerlin Development Standards Manual.

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

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

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

Public Works

7. Deviations for roadway design configurations and streetlight locations as accepted by the City Engineer on March 18, 2004, and as shown on the Tentative Map, may be incorporated into the submitted construction drawings and recorded Final Map for this site.

8. Dedicate appropriate public street right-of-ways and construct public and private streets in accordance with Summerlin Development and Improvement Standards.

9. In accordance with the Summerlin West Master Plan Sewer Update for the Charleston Boulevard sewer submitted on April 22, 2004, construct the relief sewer segment identified at Desert Foothills Drive at a location and depth acceptable to the City Engineer prior to the issuance of any building permits within Village 24. Per the Master Plan Sewer Update, development of Village 24 and Village 30 connecting to the Charleston Boulevard sewer line is limited to the equivalent of 2,100 single family units and 750 multi-family units.

10. A Master Drainage Plan and Technical Drainage Study and a Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the recordation of any Final Map creating any development pod sites anywhere on the overall Tentative Map subdivision site.

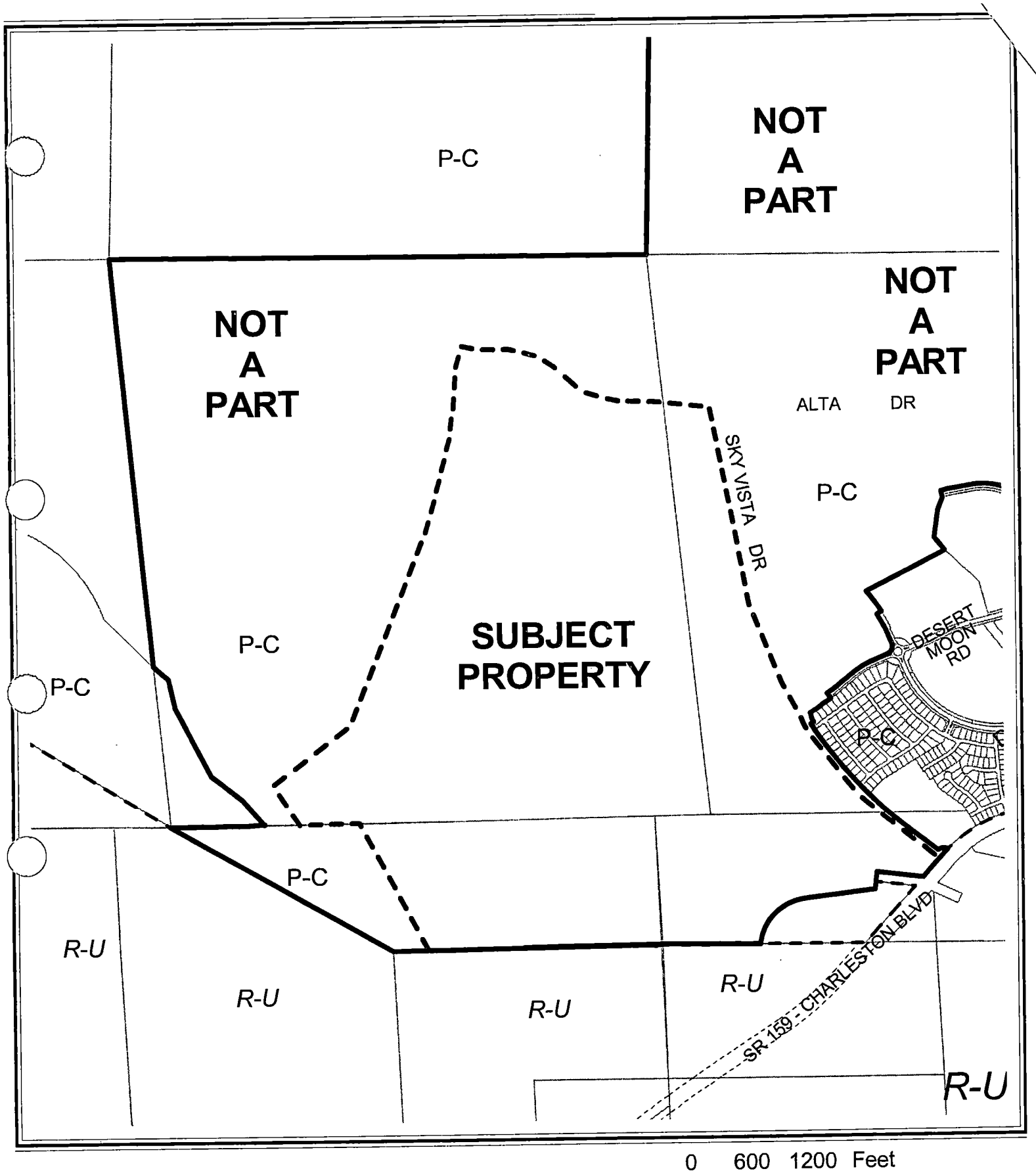
CONDITIONS – Continued:

11. A Master Streetlight Plan for Summerlin Village 24 must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.

12. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.

13. Site development to comply with all applicable conditions of approval for Z-0119-96, MDR-3867 and all applicable Summerlin Standards.

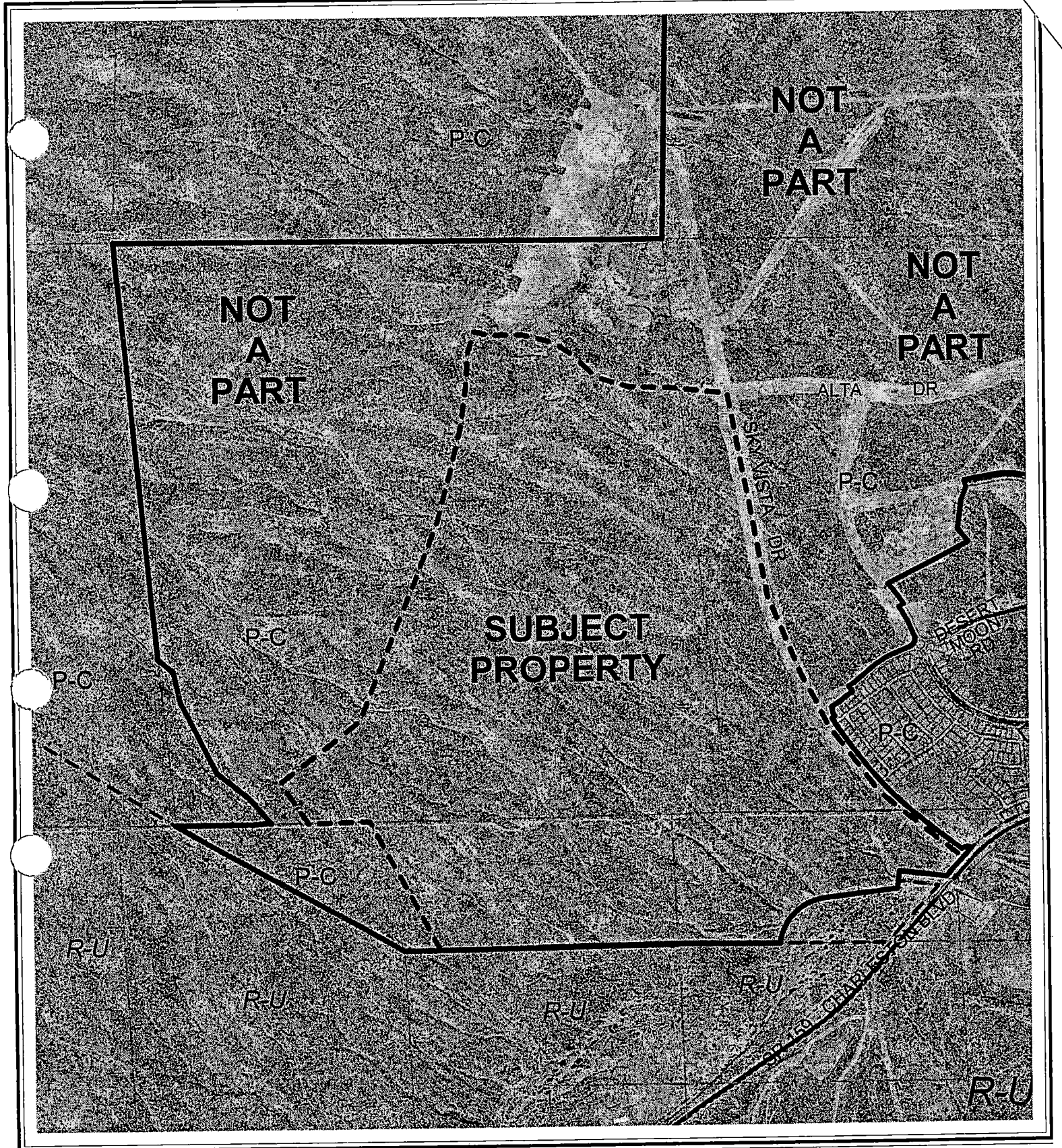
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: **TMP-4175**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



0 600 1200 Feet

CASE: **TMP-4175**

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: TMP-4175 - SUMMERLIN VILLAGE 24 -
APPLICANT/OWNER: HOWARD HUGHES CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Master Development Plan Review (MDR-3867), the Summerlin West Development Agreement (DA-0001-96) and the Summerlin Development Standards.

3. Subsequent Tentative Maps for each parcel shall conform to the standards contained in the Revised Summerlin Development Standards Manual.

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

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

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

Public Works

7. Deviations for roadway design configurations and streetlight locations as accepted by the City Engineer on March 18, 2004, and as shown on the Tentative Map, may be incorporated into the submitted construction drawings and recorded Final Map for this site.

8. Dedicate appropriate public street right-of-ways and construct public and private streets in accordance with Summerlin Development and Improvement Standards.

9. In accordance with the Summerlin West Master Plan Sewer Update for the Charleston Boulevard sewer submitted on April 22, 2004, construct the relief sewer segment identified at Desert Foothills Drive at a location and depth acceptable to the City Engineer prior to the issuance of any building permits within Village 24. Per the Master Plan Sewer Update, development of Village 24 and Village 30 connecting to the Charleston Boulevard sewer line is limited to the equivalent of 2,100 single family units and 750 multi-family units.

10. A Master Drainage Plan and Technical Drainage Study and a Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the recordation of any Final Map creating any development pod sites anywhere on the overall Tentative Map subdivision site.

11. A Master Streetlight Plan for Summerlin Village 24 must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.

12. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.

13. Site development to comply with all applicable conditions of approval for Z-0119-96, MDR-3867 and all applicable Summerlin Standards.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 20-lot mixed-use development on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard. The "lots" shown on the proposed Tentative Map are actually parent parcels or "pods" that will each contain a separate development and land use designation as approved by the Master Development Plan for Summerlin Village 24. The parent parcels will be further subdivided as land is sold or leased to individual developers.

B) Applicant's Justification

No justification letter is required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

01/27/97 The City Council approved a Development Agreement (DA-0001-96) for this site as a part of a larger request. The Planning Commission recommended approval on 1/09/97.

01/27/97 The City Council approved a request for Rezoning (Z-0119-96) on 8,318 acres of property located along the west side of the Beltway, between Charleston Boulevard and Lake Mead Boulevard, including the subject site, from N-U (Non-Urban) to P-C (Planned Community). The Planning Commission and Staff recommended approval on 01/09/97

05/05/04 The City Council approved a Master Development Review (MDR-3867) to establish land use designations within Summerlin Village 24, comprising 502 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard. The Planning Commission recommended approval on 04/08/04. Staff recommended approval.

05/19/04 The City Council will consider the adoption of a revision (DIR-3934) to the Summerlin Development Standards Manual, dated February 10, 2004. The Planning Commission and Staff recommended approval on 04/22/04.

SS

B) Pre-Application Meeting

03/15/04 Roadway design details were discussed, as well as the need for a Traffic Impact Analysis, drainage study, and sewer update. The applicants were to meet with the City Engineer March 18 regarding proposed deviations from standards.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 502.2

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped (Red Rock Conservation Area)
East:	Single-Family Residential, Undeveloped
West:	Undeveloped (Red Rock Conservation Area)

C) Existing Zoning

Subject Property:	P-C (Planned Community)
North:	P-C (Planned Community)
South:	R-U (Rural Open Land – Clark County)
East:	P-C (Planned Community)
West:	P-C (Planned Community)

D) General Plan Compliance

The subject site is located within the Summerlin West Master Plan Area and is designated by the Summerlin Village 24 Master Development Plan as SF2 (Single-Family Residential Detached), which allows a maximum density of six dwelling units per gross acre; SF3 (Single-Family Residential Detached), which allows a maximum density of 10 dwelling units per gross acre; and MF2 (Medium Density Multi-Family Residential), which allows a maximum density of 21 dwelling units per gross acre. The proposed Tentative Map conforms to these designations. The remaining portions of the tract are devoted to common open space and public facilities.

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

SS

This site is located within the Summerlin West Master Plan area. The proposed Tentative Map is in conformance with the requirements of the Summerlin West Master Plan.

According to the Summerlin Multi-Use Trail Alignments Map (Map No. 4) of the Transportation Element of the Las Vegas Master Plan 2020, there are a number of proposed trails within this 502-acre tract. In addition, this Tentative Map identifies several other trails internal to the parent development. It is the responsibility of the Master Developer to install and properly maintain all required trails.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Summerlin West Development Standards, the following Development Standards apply to the subject proposal:

SF2 (Single-Family Residential Detached) Tracts

Standards	Required	Provided
Min. Setbacks		
• Front	18 Feet	N/A
• Side	6 Feet	N/A
• Corner	15 Feet	N/A
• Rear	15 Feet	N/A
Max. Building Height	36 Feet	N/A
Max. Density	6 Units Per Gross Acre	N/A

SF3 (Single-Family Residential Detached) Tracts

Standards	Required	Provided
Min. Setbacks		
• Front	18 Feet	N/A
• Side	5 Feet	N/A
• Corner	15 Feet	N/A
• Rear	15 Feet	N/A
Max. Building Height	36 Feet	N/A
Max. Density	10 Units Per Gross Acre	N/A

MF2 (Multi-family Residential) Tracts

Standards	Required	Provided
Min. Setbacks • Front • Side • Corner • Rear	20 Feet From the Exterior Property Lines of the Development and 10 Feet Between Buildings	N/A
Max. Building Height	60 Feet	N/A
Max. Density	21 Units Per Gross Acre	N/A

The purpose of this parent Tentative Map is to divide a 502-acre tract into several smaller tracts for future development. Detailed Tentative Maps submitted for future development will be required to comply with the Revised Summerlin Development Standards expected to be adopted by the City Council May 19, 2004.

B) General Analysis and Discussion

- General information

The subject Tentative Map consists of 502.2 gross acres and designates a mix of residential, public, quasi-public and recreational land uses. The major street network connecting all the parcels is defined. Residential development will consist of 11 single-family parcels ranging in size from 22.1 acres to 45.6 acres, and four multi-family development parcels ranging in size from 14.9 acres to 17.9 acres. One of the multi-family tracts is reserved for the development of an elementary school. Four parcels primarily consisting of drainage corridors are designated as Community Open Space. Access to the Village will be from Charleston Boulevard on the south, Sky Vista Drive on the north, and Alta Drive on the east. The applicant notes that sewer connections between parcels will not be constructed until individual developments are improved.

Subsequent Tentative Maps for each parcel will be subject to conformance to the Revised Summerlin Development Standards Manual, to be adopted May 19.

- Cross Section

Cross sections across the entire site were not submitted with this Tentative Map. Since the purpose of this "parent map" is to subdivide the site into large "pod" sites, and future Tentative Maps will subsequently be submitted with specific details, the Department of Public Works has no objection to letting this Tentative Map proceed through the approval process.

- Trails

According to the Summerlin Multi-Use Trail Alignments Map (Map No. 4) of the Transportation Element of the Las Vegas Master Plan 2020, there are a number of proposed trails within this 502-acre tract. In addition, this Tentative Map identifies several other trails internal to the parent development. Bike lanes are integrated into the village arterial and collector street designs. It is the responsibility of the Master Developer to install and properly maintain all required trails.

- Special Conditions of Approval (from Master Development Review)

1. All development shall conform to the Summerlin Development Standards.

2. Prior to or concurrent with development of each parcel/village, appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

3. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

4. A Master Sewer Plan for the overall site must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additional specific village and/or site sewer plan/studies may be required with each individual pod or phase of development activity based upon sewer capacities at the time of development.

5. Provide a Conceptual Master Flood Study for Summerlin Village 24. Technical updates to the Summerlin Village 24 Flood Control Master Flood Study must be submitted to and approved by the Department of Public Works prior to the issuance of any site specific grading or building permits or the recordation of a Final Map, whichever may occur first. Additionally, specific village and/or site drainage plan/studies will be required with each individual pod or phase of development activity. If the Master Flood Study for Summerlin Village 24 does not conform to the Summerlin West Master Drainage Study, the developer will be required to update the Summerlin West Master Plan.

6. A Master Traffic Impact Analysis for this overall site (including sections addressing impacts to the proposed roadway network based on the proposed maximum densities, proposed street widths, locations of turn lanes, Las Vegas Beltway Project impacts, proposed traffic signal locations, proposed multi-use trail corridors and a master pedestrian circulation plan including pedestrian/school crosswalks) shall be submitted to and approved by the Department of Public Works prior to the recordation of any maps dedicating public street rights-of-way. The Master Developer shall be responsible for its proportionate share of all related signal systems with construction and funding details to be

contained in a written agreement to be developed within the Master Traffic Impact Analysis and acceptable to the Director of Public Works prior to or concurrent with the approval of the Master Traffic Impact Analysis. The Pedestrian Circulation section shall identify the location and width of all proposed pedestrian crossing signals (if any) and how each Village's pedestrian circulation plan integrates with adjoining development areas.

7. An update to the "Village" Traffic Impact Analyses may be required to be submitted to and approved by the Department of Public Works prior to the recordation of any maps subdividing any village site. The Village Traffic Impact Analyses shall include a section specifically addressing those subdivisions with single-point entries and provide an Access Analysis for those sites. The Village analyses shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to each village, if any; dedicate all areas recommended by the approved Village Traffic Impact Analyses. Phased compliance will be allowed if recommended by the approved Village Traffic Impact Analyses. No recommendation of the approved Village Traffic Impact Analyses or the Master Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. An Encroachment Agreement shall be obtained prior to installation of any private improvements or landscaping within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

9. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc) as required by the Department of Public Works.

10. The developer shall submit an application to Amend the current Master Plan of Streets and Highways, as necessary, to allow the proposed development plan submitted with this rezoning application. The application, if required, to amend the Master Plan shall be submitted following approval of the Master Traffic Impact Analysis.

11. The proposed Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4175 APN: 137-22-000-010

Name of Property Owner: The Howard Hughes Corporation

Name of Applicant: -same-

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: 137-22-000-010

Signature of Property Owner/Authorized Agent: _____

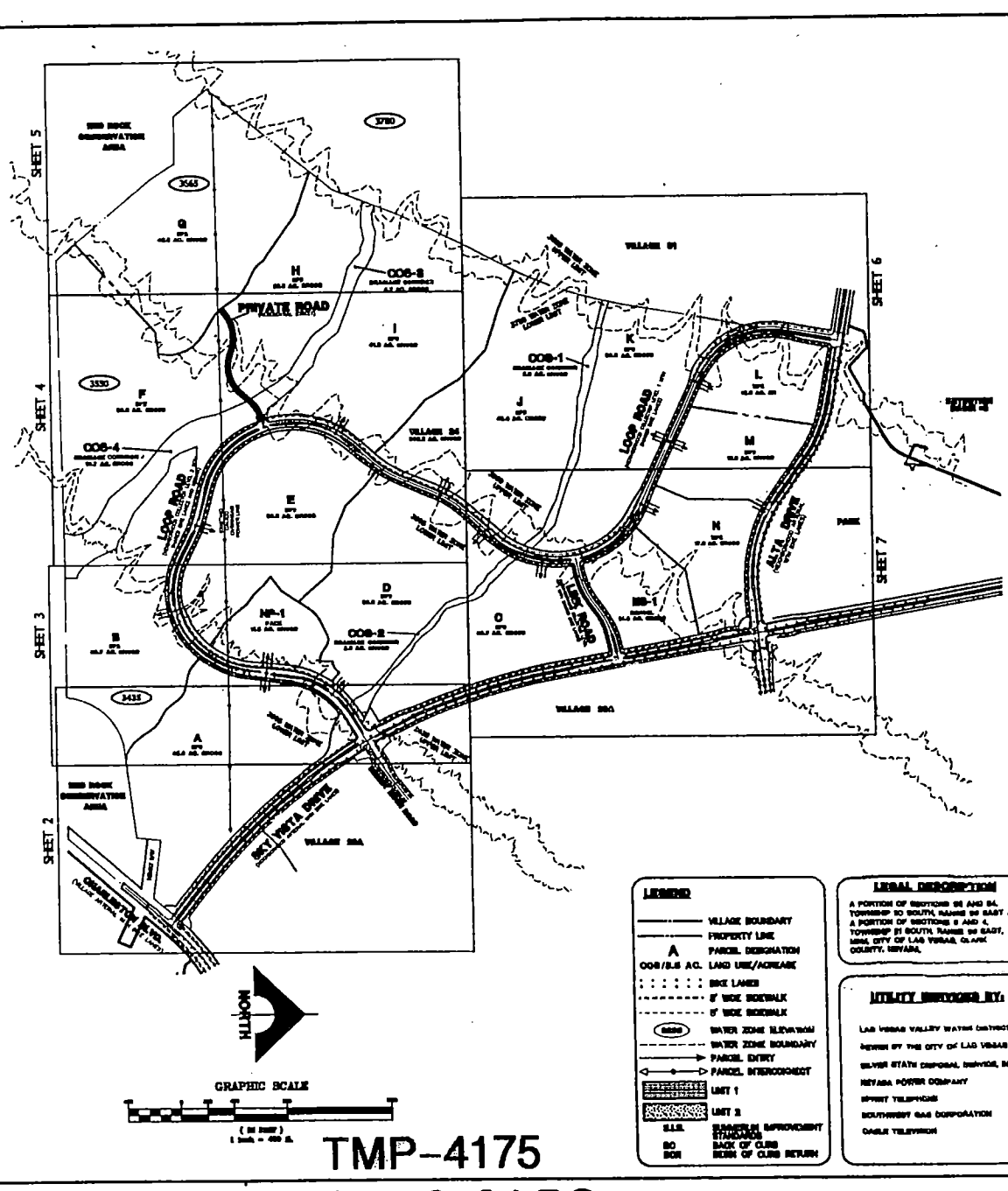
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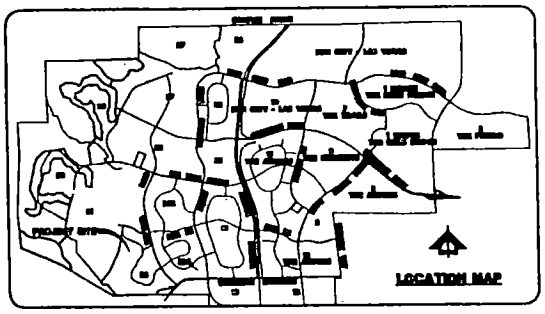
Subscribed and sworn before me

This 29 day of MARCH, 2004

Angela K. Henderson
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
ANGELA K. HENDERSON
No. 00-62470-1 My Appointment Expires May 1, 2004





REQUESTED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED:

1. WE REQUEST TO DEFER THE CONSTRUCTION OF ANY AND ALL SEWER, STORM DRAIN, WATER AND ACCESS INTERCONNECTS REQUIRED BETWEEN ONE PARCEL AND ANOTHER AND LIES OUTSIDE THE IMPROVED ROADWAYS. THESE IMPROVEMENTS WILL BE DESIGNED WITH AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.

APPROVED DEVIATIONS FROM SUMMERLIN STANDARDS

1. ADD RAISED MEDIAN TO NEIGHBORHOOD COLLECTOR LEVEL 2 PER S.I.S. DWG NO 2-40 TO ENHANCE MARKETING AND SALES ENTRIES INTO VILLAGE 24. RIGHT-OF-WAY 60'-0" EXPANDS TO 67.64 FEET TO 84.06 FEET (AS MEDIAN ISLAND VARIES, IN LIEU OF 84.06 FEET. TRAVEL LANES REMAIN UNCHANGED.
2. REDUCE LANDSCAPE MEDIAN ISLAND IN FUTURE "ALTA" PARCEL ENTRIES PER S.I.S. DWG NO 2-40J FROM 84.06 FEET TO 91.84 FEET, IN EXCHANGE FOR MORE COMMON AREAS WHICH ARE PROPOSED 20 FEET WIDE IN LIEU OF 16 FEET. THIS ADDITIONAL AREA WILL BE UTILIZED FOR GRADING AND SLOPE ADJUSTMENTS. CORRESPONDINGLY, THE RIGHT-OF-WAY IS REDUCED FROM 84.06 FEET TO 91.84 FEET. TRAVEL LANES REMAIN UNCHANGED.
3. STREET LIGHTS AT ALL FUTURE PARCEL ENTRIES WILL BE SET AT 18 FEET OUTSIDE OF BOR ARE 8.6 FEET OF SO AS LIEU OF LOCATIONS SET PER S.I.S. 2-19 FOR MEANDERING SIDEWALK. THIS WILL ALLOW ADJUSTMENTS TO PARCEL ENTRIES WITHOUT AFFECTING STREET LIGHT LOCATIONS.

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE VILLAGE 24 MASTER TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE 24 IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES AND WATER SERVICE AVAILABILITY.
4. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES AND FINAL ENGINEERING IMPROVEMENT DESIGNS.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT TO BE DETERMINED.
6. ALL HOME OWNER ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUGHES CORPORATION, AT A LATER DATE.
7. ALL UTILITIES SERVICES STUBS AND PARCEL ENTRIES TO EACH PARCEL EXCEPT ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.

VILLAGE 24 - LAND USE TABULATION

UNIT	PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	MAX. RESIDENTIAL UNITS
-	A	SF3	10.0	45.6	456
-	B	SF3	10.0	33.9	339
-	C	SF3	10.0	30.7	307
-	D	SF3	10.0	33.3	333
-	E	SF3	10.0	36.8	368
-	F	SF2	8.0	36.3	290
-	G	SF2	8.0	42.8	342
-	H	SF2	8.0	22.5	180
-	I	SF3	10.0	41.3	413
-	J	SF3	10.0	45.4	454
-	K	SF3	10.0	33.3	333
-	L	MF2	21.0	15.0	315
-	M	MF2	21.0	19.6	353
-	N	MF2	21.0	17.8	374
-	ES-1	MF2	21.0	14.9	313
-	NP-1	COS	-	11.3	-
-	COS-1	COS (PASEO)	-	2.8	-
-	COS-2	COS (PASEO)	-	2.5	-
-	COS-3	COS (PASEO)	-	4.7	-
-	COS-4	COS (PASEO)	-	10.7	-
PROJECT TOTALS -				502.2	5000

SF2	SINGLE FAMILY DETACHED	COS	COMMUNITY OPEN SPACE
SF3	SINGLE FAMILY DETACHED	ES	ELEMENTARY SCHOOL
MF2	MEDIUM DENSITY MULTI-FAMILY	NP	NEIGHBORHOOD PARK

LEGEND

- VILLAGE BOUNDARY
- PROPERTY LINE
- A — PARCEL DESIGNATION
- COS/8.6 AC. — LAND USE/ACREAGE
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- 3650 — WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- PARCEL ENTRY
- PARCEL INTERCONNECT
- UNIT 1
- UNIT 2
- S.I.S. — SUMMERLIN IMPROVEMENT STANDARDS
- BO — BACK OF CURB
- BOR — BEGIN OF CURB RETURN

LEGAL DESCRIPTION

A PORTION OF SECTIONS 26 AND 34, TOWNSHIP 19 SOUTH, RANGE 59 EAST AND A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
SILVER STATE DISPOSAL SERVICE, INC.
NEVADA POWER COMPANY
SPRINT TELEPHONE
SOUTHWEST GAS CORPORATION
CABLE TELEVISION

DEVELOPER

The Howard Hughes Corporation

THE HOWARD HUGHES CORPORATION
a Delaware Corporation
10080 W. ALTA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89145
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4040

PLANNER

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAMPART BOULEVARD, SUITE 210
LAS VEGAS, NEVADA 89145
TELEPHONE: (702) 804-8000 FAX: (702) 804-8001

SUMMERLIN

VILLAGE 24
TENTATIVE MAP

MARCH 26, 2004

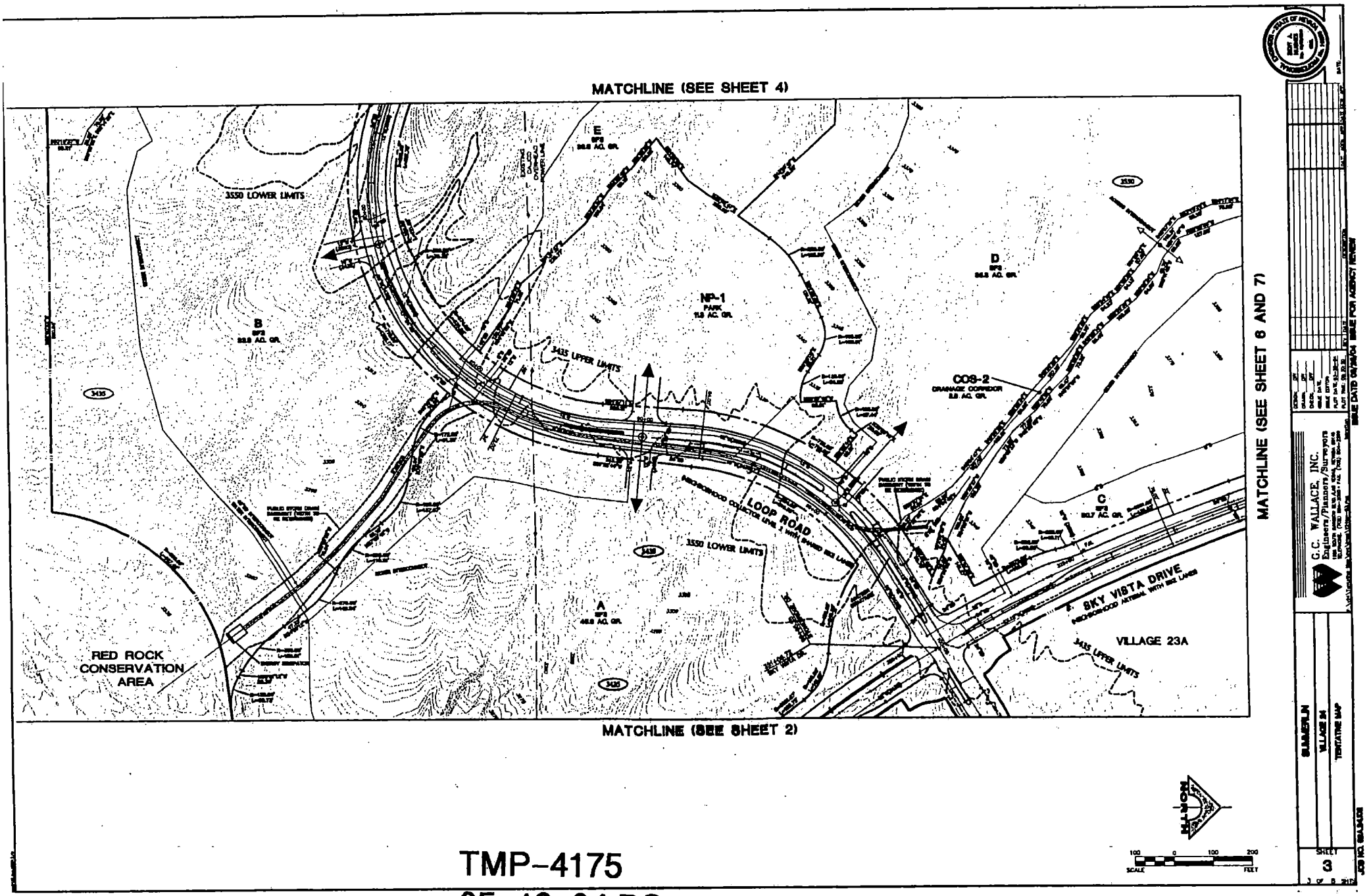
SHEET 1 OF 6

ISSUE DATE: 05/26/04 ISSUE FOR AGENCY REVIEW

DRAWING 1 OF 6 SHTS

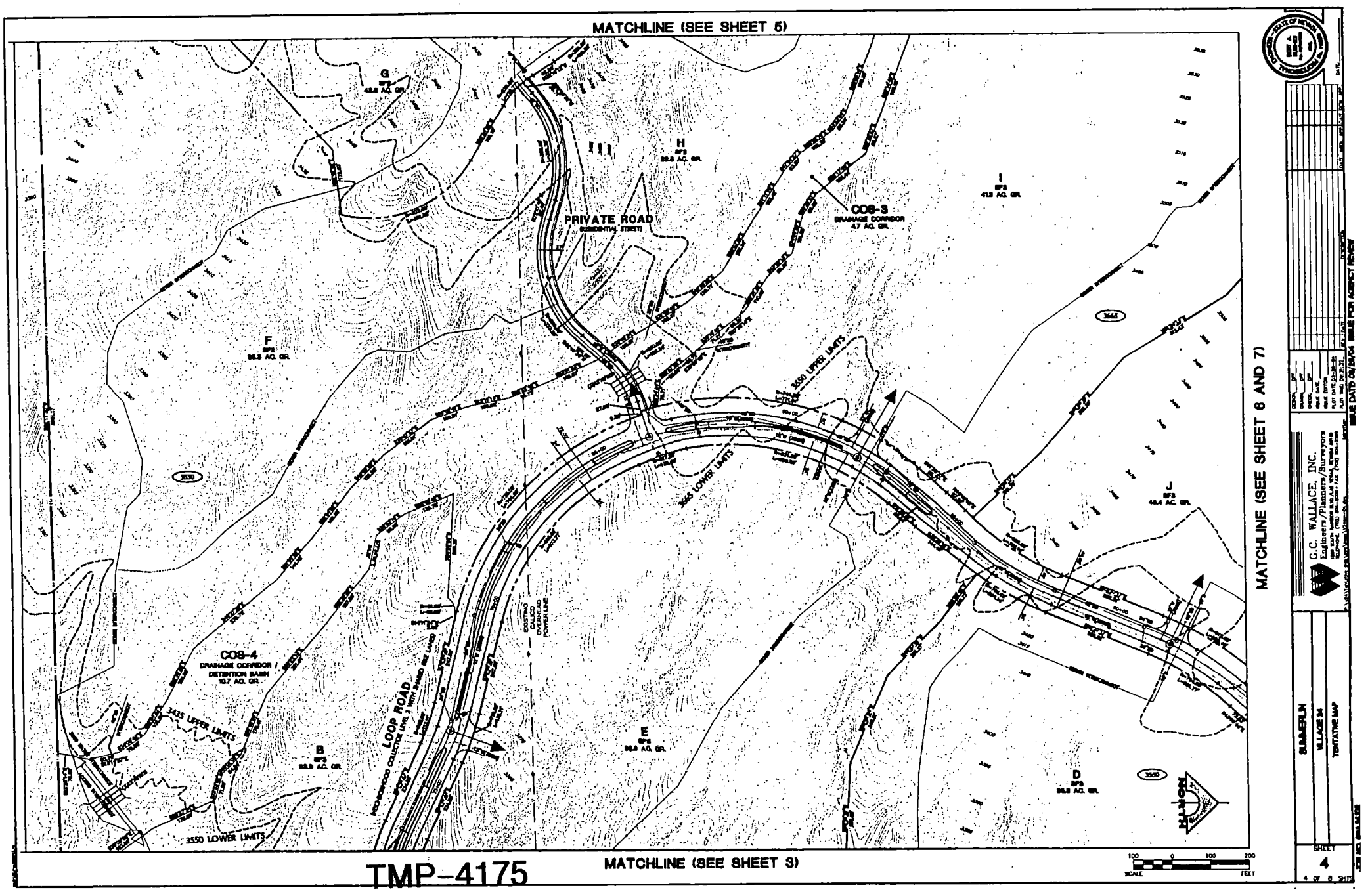
TMP-4175

05-13-04 PC



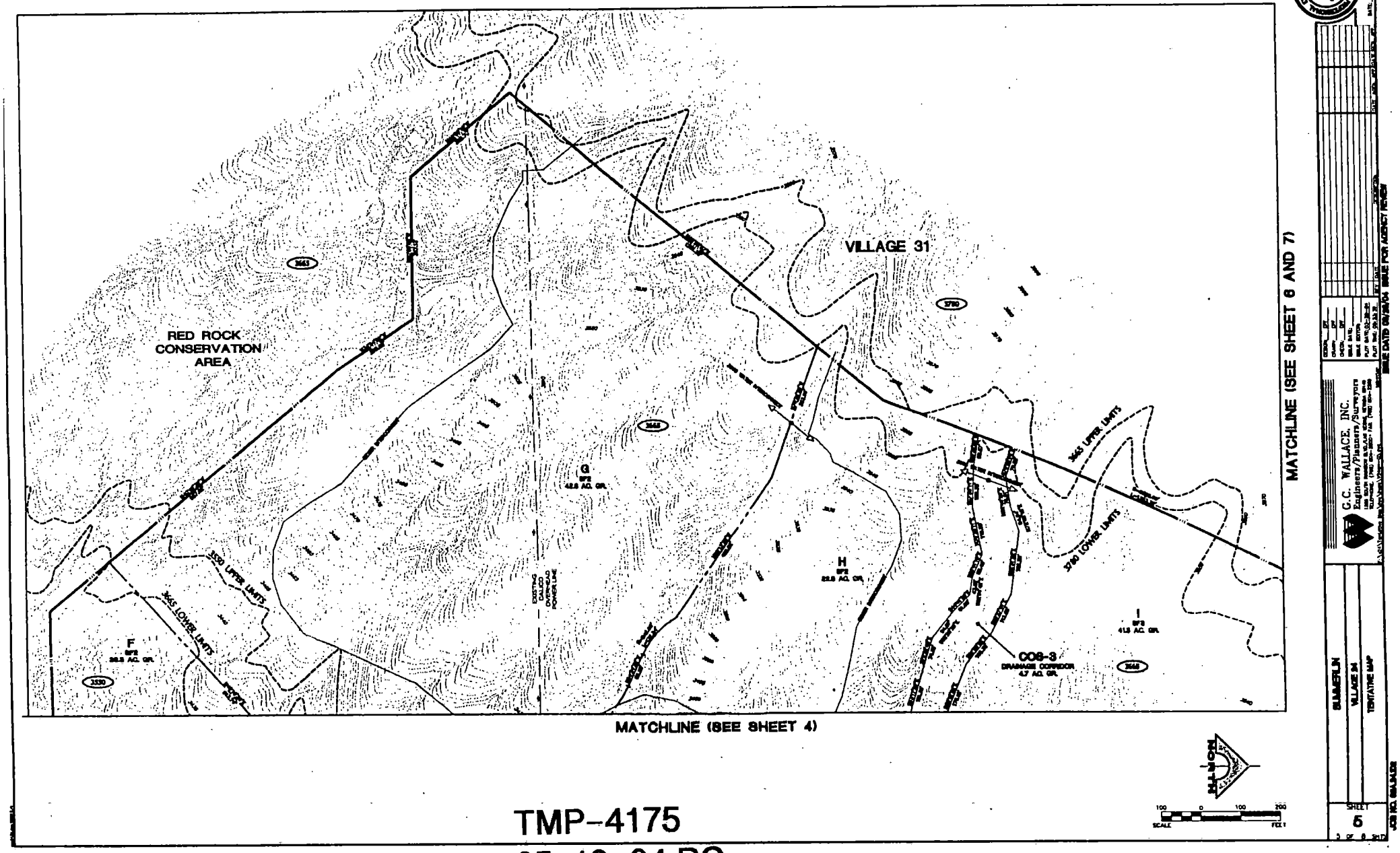
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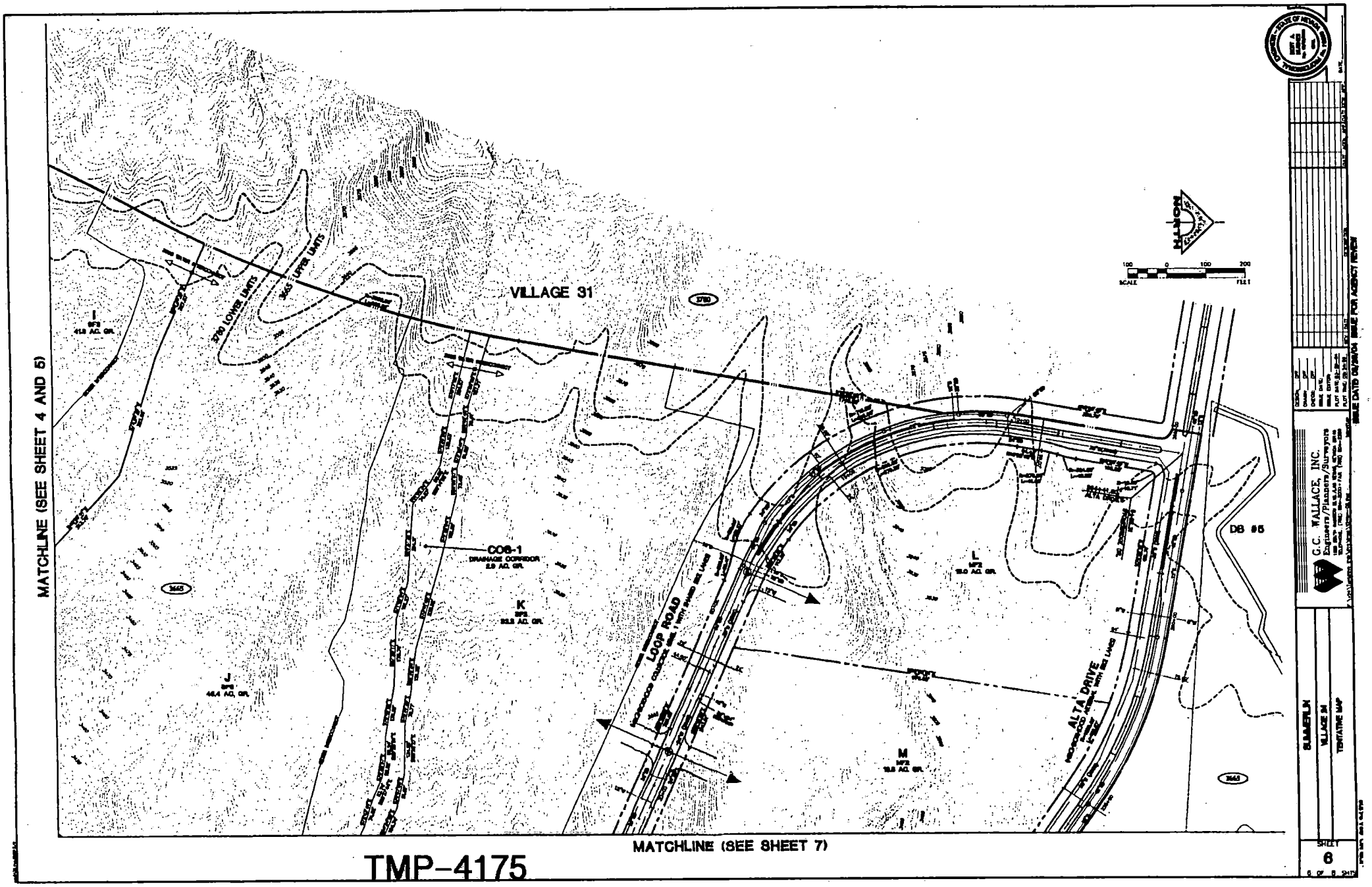
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TMP-4175

05-13-04 PC

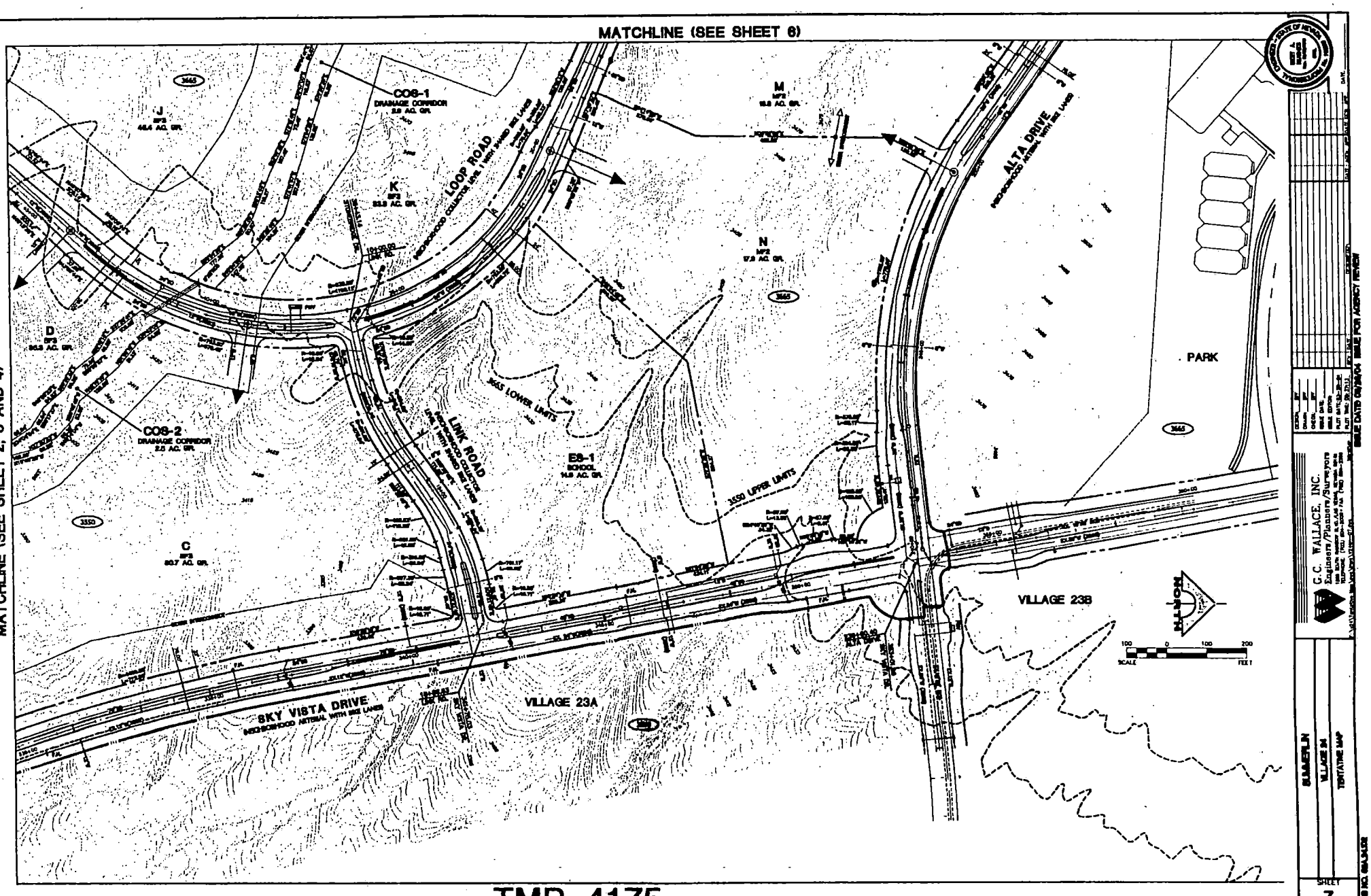


TMP-4175

05-13-04 PC

MATCHLINE (SEE SHEET 8)

MATCHLINE (SEE SHEET 2, 3 AND 4)



ISSUE DATE 05/28/04 ISSUE FOR AGENCY REVIEW

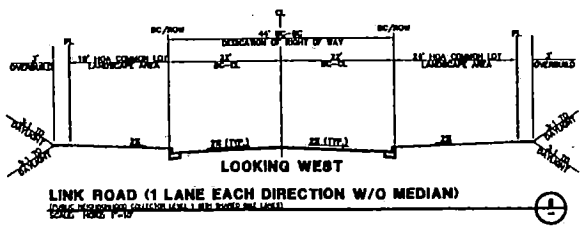
C.C. WALLACE, INC.
Engineers/Planners/Surveyors

SUMMERLIN
VILLAGE 24
TENTATIVE MAP

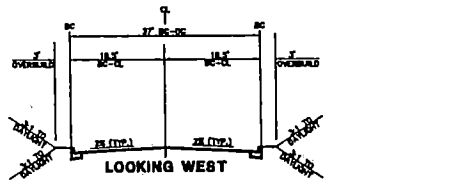
SHEET 7

TMP-4175

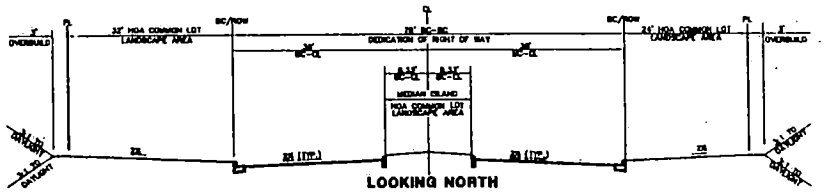
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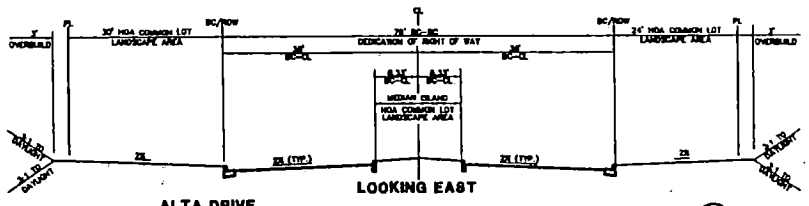
LINK ROAD (1 LANE EACH DIRECTION W/O MEDIAN)



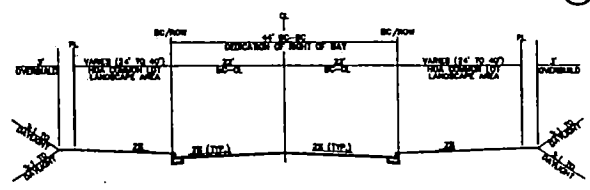
37' WIDE PRIVATE ROAD



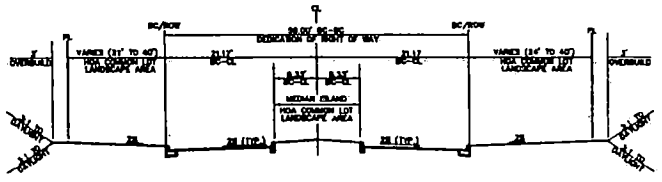
SKY VISTA DRIVE



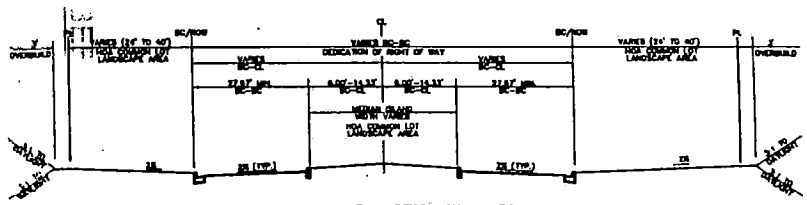
ALTA DRIVE



LOOP ROAD (1 LANE EACH DIRECTION W/O MEDIAN)



LOOKING WEST
LOOP ROAD (1 LANE EACH DIRECTION W MEDIAN)



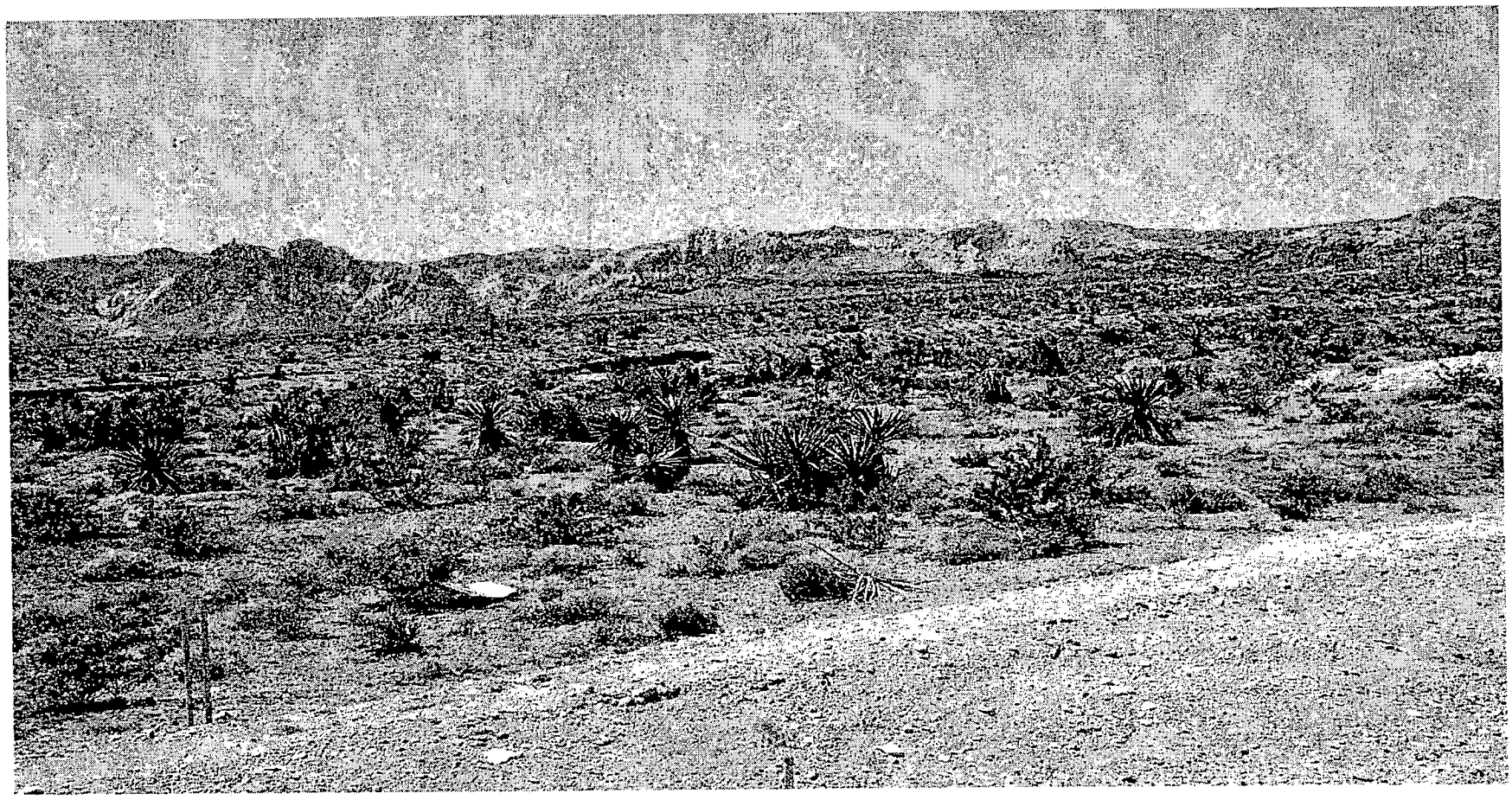
LOOP ROAD (2 LANES EACH DIRECTION W/ MEDIAN)

TMP-4175
05-13-04 PC

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

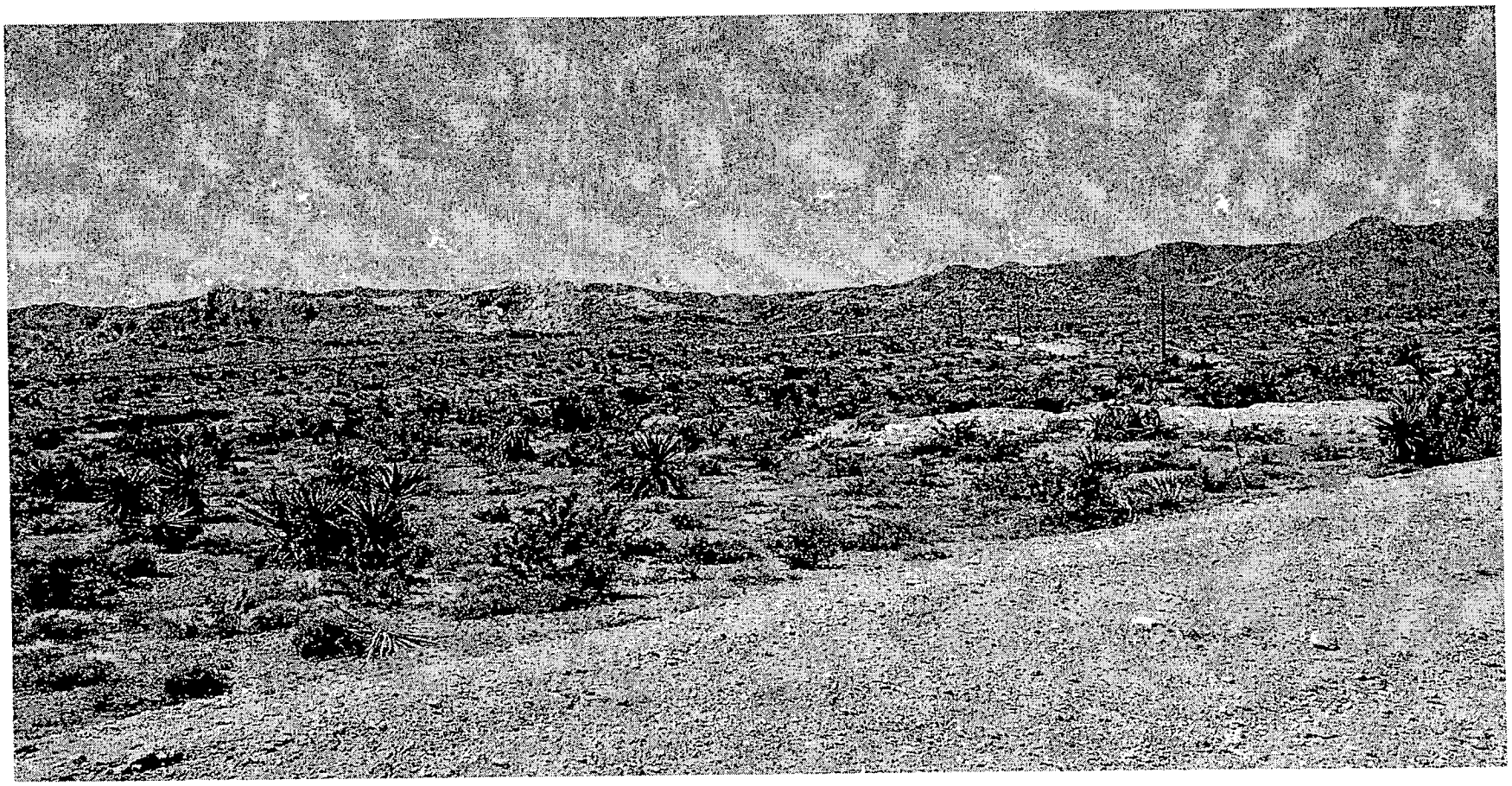
SUMMERLIN
VILLAGE 24
TENTATIVE MAP

SHEET
8



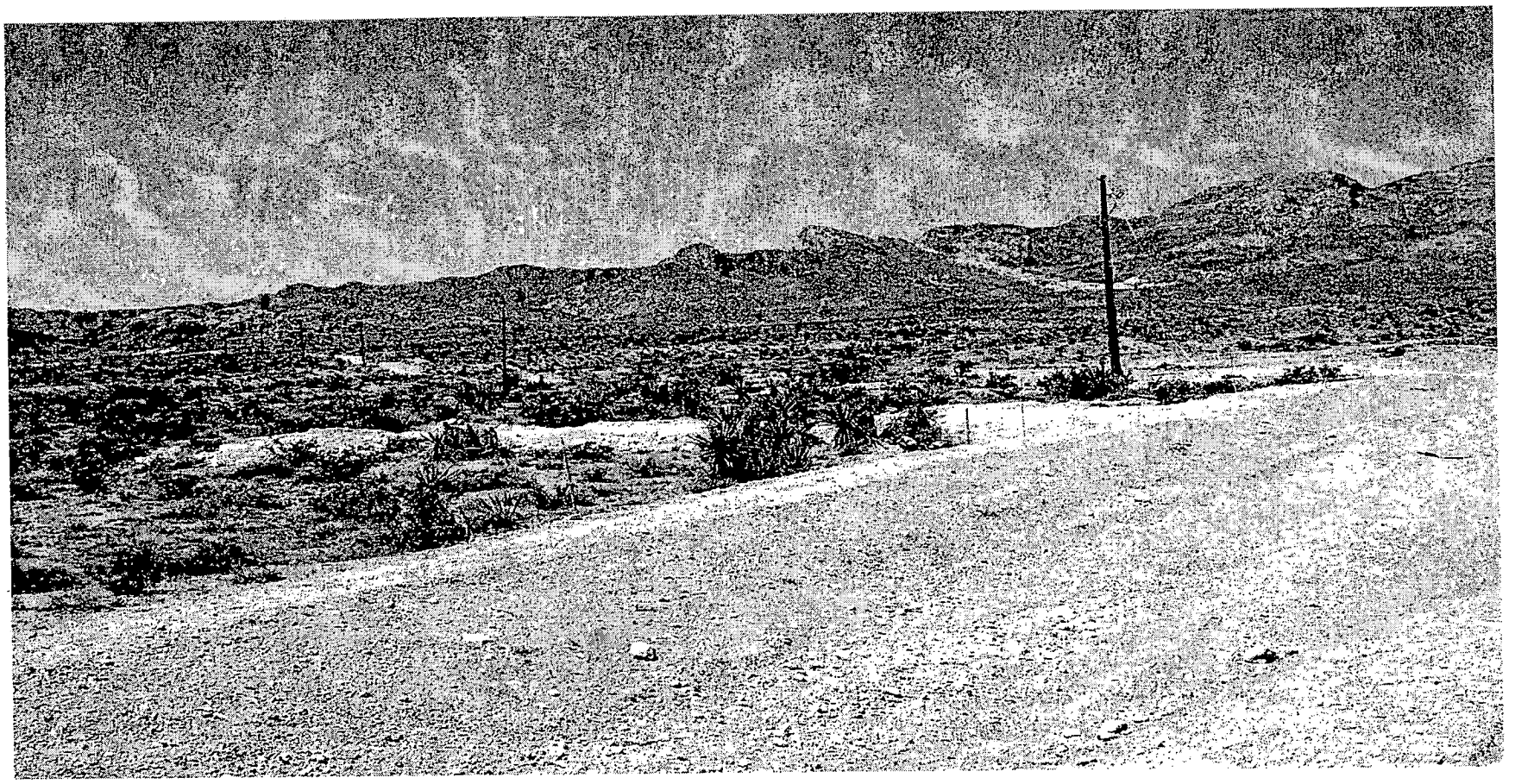
TMP-4175 - SUMMERLIN VILLAGE 24 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION
ADJACENT TO THE WEST SIDE OF SKY VISTA DRIVE, BETWEEN ALTA DRIVE AND CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04



TMP-4175 - SUMMERLIN VILLAGE 24 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION
ADJACENT TO THE WEST SIDE OF SKY VISTA DRIVE, BETWEEN ALTA DRIVE AND CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04



TMP-4175 - SUMMERLIN VILLAGE 24 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION
ADJACENT TO THE WEST SIDE OF SKY VISTA DRIVE, BETWEEN ALTA DRIVE AND CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
TMP-4213 - BUNKER COMMONS II - APPLICANT/OWNER: SF INVESTMENT, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION and a Waiver OF TITLE 18.12.160 TO ALLOW A 192-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED on 5.00 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1 and 2 as the property is adjacent to a property his firm represents and McSWAIN abstaining on Item 1 as she is presently under contract with Astoria Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 4 – TMP-4213

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-3521].

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

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

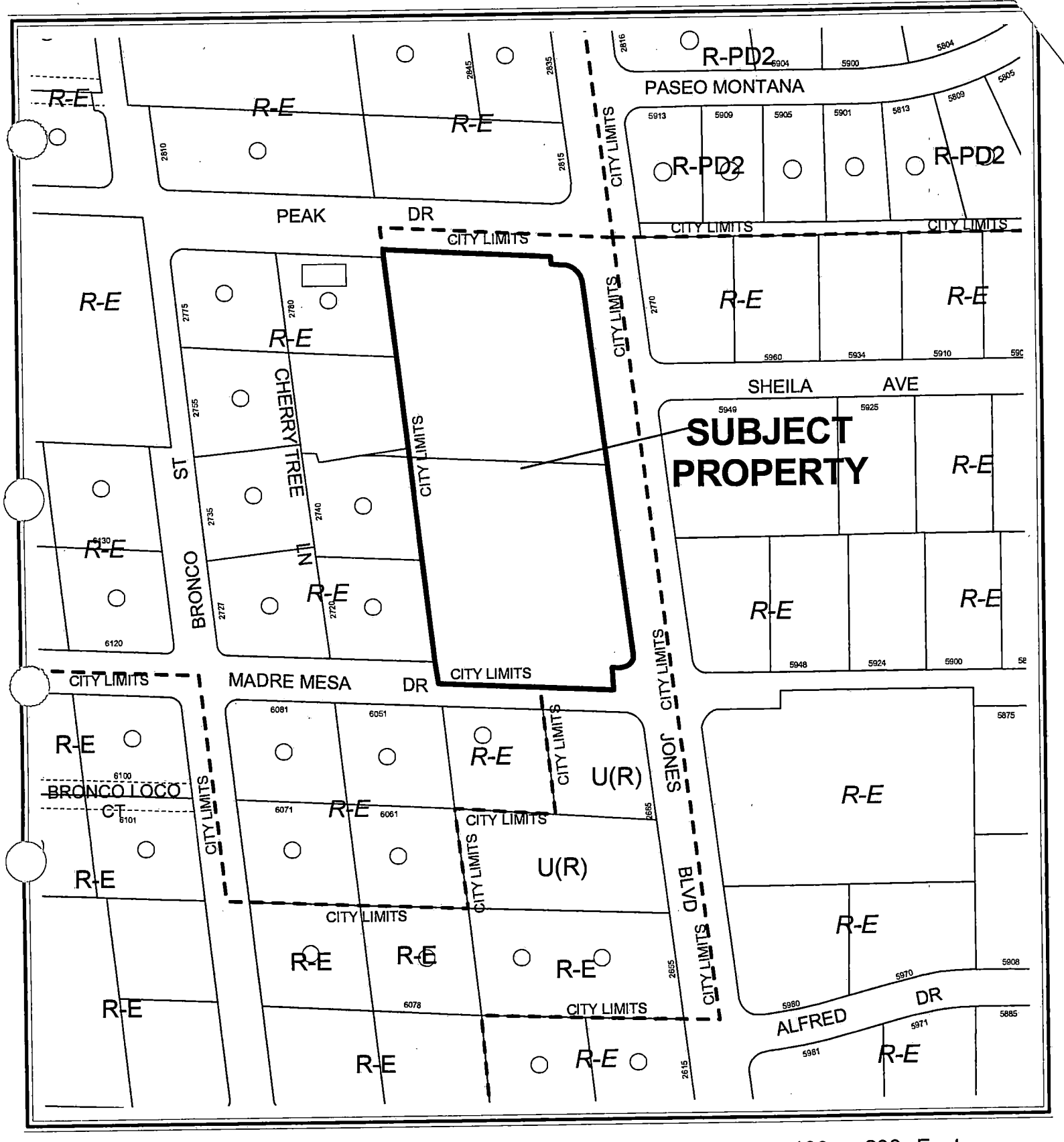
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-3520 and all other applicable site-related actions.

7. The Final Map for this site shall show the interior public street having a right-of-way width of 51-feet; remove the reference to the unimproved sidewalk area as "Common Lot C". Improvements within the 51-foot right-of-way shall be as required in Condition No. 6 of Rezoning application ZON-3520.

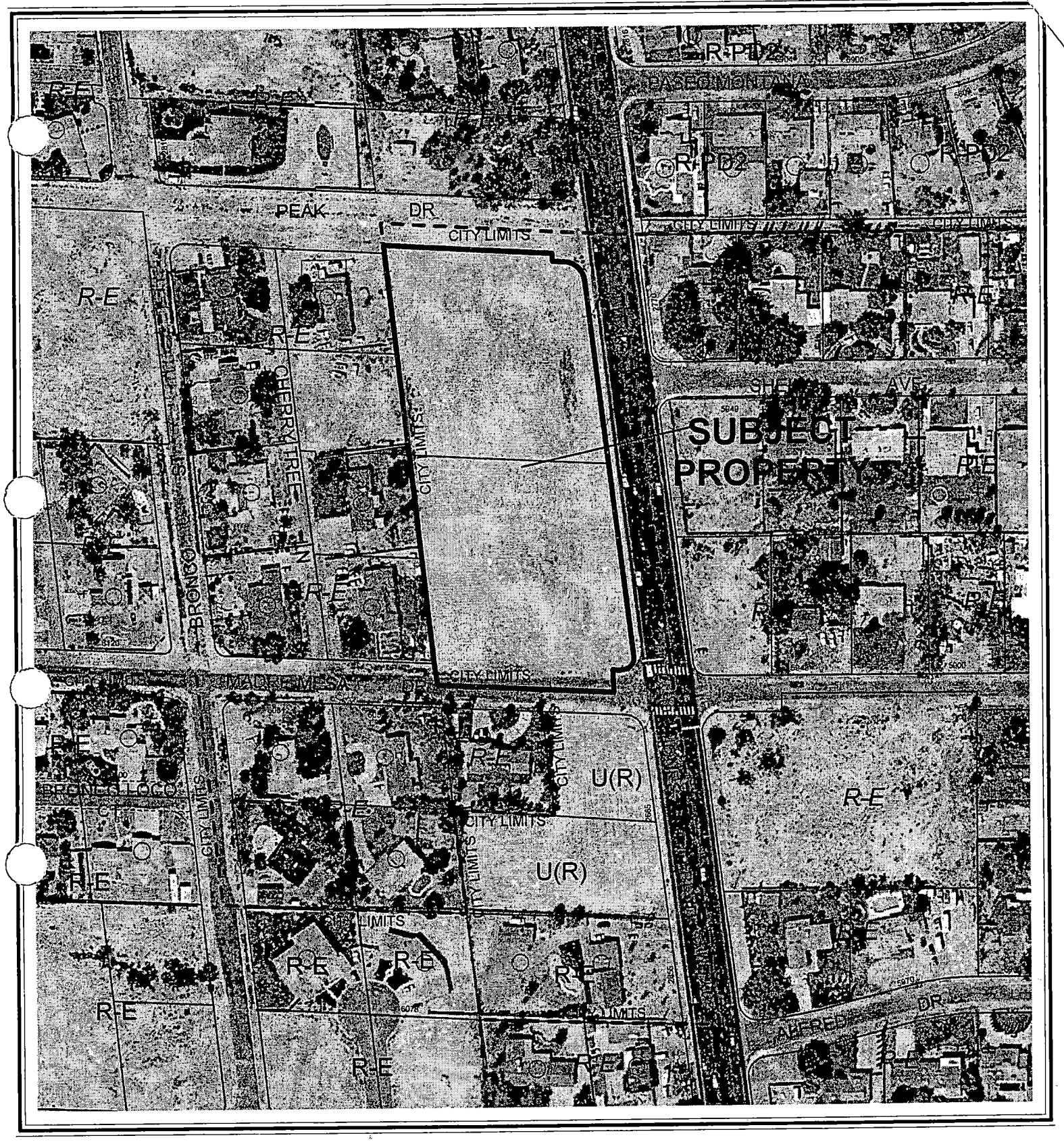
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: TMP-4213

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO R-1 (SINGLE FAMILY RESIDENTIAL)

N



CASE: TMP-4213

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4213 - BUNKER COMMONS II - APPLICANT/OWNER: SF INVESTMENT, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-3521].

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

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

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

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-3520 and all other applicable site-related actions.

7. The Final Map for this site shall show the interior public street having a right-of-way width of 51-feet; remove the reference to the unimproved sidewalk area as "Common Lot C". Improvements within the 51-foot right-of-way shall be as required in Condition No. 6 of Rezoning application ZON-3520.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 16-lot single-family residential subdivision on 3.7 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard. As part of the Tentative Map process, the applicant has requested approval of a Waiver of Title 18.12.160, to allow a 192-foot separation distance between intersections where 220 feet is the minimum required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

03/20/96 The City Council approved the annexation (A-0028-95) of 2.35 acres of the southern portion of the subject property. The effective date was 03/29/96. The Planning Commission recommended approval on 12/28/95.

06/19/96 The City Council approved the annexation (A-0001-96) of 2.33 acres of the northern portion of the subject property. The effective date was 06/28/96. The Planning Commission recommended approval on 04/11/96.

09/18/02 The City Council denied the request to amend the General Plan (GPA-0026-02) for the subject property from R (Rural Density Residential) to M (Medium Density Residential) on the overall site. The Planning Commission and staff recommended denial on 08/22/02.

09/18/02 The City Council denied a request to Rezone the subject property (Z-0050-02) from a U (Undeveloped) district to an R-3 (Medium Density Residential) district. The Planning Commission and staff recommended denial on 08/22/02.

09/26/02 A request to vacate a portion of Peak Drive (VAC-0053-02) was tabled by the Planning Commission in an effort to provide the applicant an opportunity to submit an application for an amendment to the Master Plan of Streets and Highways.

GL

02/18/04 The City Council approved requests (GPA-3515) to amend a portion of the Interlocal Land Use Plan from R (Rural Density Residential) to L (Low Density Residential), for a Rezoning (ZON-3520) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-1 (Single Family Residential), and a Site Development Plan Review (SDR-3521) for a 16-lot single family residential development on the subject site. Staff had recommended denial of all applications. The Planning Commission recommended approval on 01/22/04.

B) Pre-Application Meeting

03/17/04 Issues discussed included the need a Title 18 Waiver, and general Tentative Map submittal requirements.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.7 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Across Peak Drive – single family residential
South	Across Middle Mesa Drive – undeveloped and single family residential
East	Across Jones Boulevard – undeveloped and single family residential
West	Undeveloped and single family residential

C) Planned Land Use

Subject Property	L (Low Density Residential)
North	Across Peak Drive – R (Rural Density Residential)
South	Across Middle Mesa Drive – R (Rural Density Residential)
East	Across Jones Boulevard – R (Rural Density Residential)
West	R (Rural Density Residential)

D) Existing Zoning

Subject Property	R-1 (Single Family Residential)
North	Across Peak Drive – Unincorporated R-E (Rural Estates Residential)
South	Across Middle Mesa Drive – Unincorporated R (Rural Density Residential) and Unincorporated R-E (Rural Estates Residential)
East	Across Jones Boulevard – Unincorporated R-E (Rural Estates Residential)
West	Unincorporated R-E (Rural Estates Residential)

D) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an L (Low Density Residential) land use designation, which allows for single-family dwellings and support uses. The parcel is zoned R-1 (Single Family Residential) which conforms to the L land use designation. The approved site plan conforms to the provisions of the R-1 zoning district, and the proposed Tentative Map mirrors the approved site plan.

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

The site is located within a Rural Preservation Neighborhood (RPN) buffer area created by the RPN to the west of the site, which would limit overall density to an average of three units per acre within the buffer area; however, the local entity is allowed to disregard this limit for good cause and has done so through City Council approval of the precedent cases on this site. Also, it should be noted that these buffer provisions in state law will expire as of 05/31/04.

ANALYSIS

A) General Analysis Discussion

- General information

  The request is for a Tentative Map for a 16-lot single-family residential subdivision on 4.09 acres. Access is provided via a single public street to Madre Mesa Drive, a 60-foot local street on the Master Plan of Streets and Highways.

  This request also seeks to waive the requirements of the Subdivision Code with regard to the minimum separation distance between intersections. Title 18.12.160 states:

  "Intersections – Length

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 twenty feet, measured from centerline to centerline.

GL

> 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 subject site has approximately 270 feet of frontage on Madre Mesa Drive. In order to provide a logical entryway to the site that also allows for the greatest number of uniform lots, the entrance has to be located in the center of this frontage. The centerline of the street thus created will be approximately 192 feet from the centerline of Jones Boulevard, abutting this development on the east. The Madre Mesa Drive frontage is a more logical choice for the street entrance than either Jones Boulevard or Peak Drive (which would also require a Waiver of this type).

The configuration of the site and the relatively low traffic volumes on Madre Mesa Drive and into the proposed development contribute to the finding that the reduced separation distance is acceptable.

- Cross Section

The submitted east/west and north/south cross-sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross-sections appear to depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections indicate a maximum retaining wall height of 2-feet.

- Trails

There are no trails that affect the subject site.

- Special Conditions of Approval (from Zoning or SDPR)

4. Dedicate 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 10 feet for a total half-street width of 40 feet on Peak Drive adjacent to this site prior to the issuance of any permits.

5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).

GL

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Madre Mesa Drive from Michael Way to the west edge of this site 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.

NOTICES MAILED 0

APPROVALS 0

PROTESTS 0

GL

LOT DATA

LOT INFORMATION

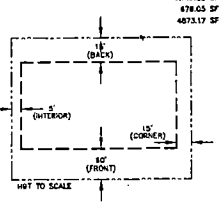
JURISDICTION	CITY OF LAS VEGAS
CURRENT GENERAL PLAN DESIGNATION	LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE)
PROPOSED GENERAL PLAN DESIGNATION	LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE)
AIRPORT ENVIRONS OVERLAY DISTRICT	NOT APPLICABLE
GROSS ACREAGE	5.0 ACRES
NET ACREAGE	2.91 ACRES
TOTAL PROPOSED UNITS	16

DENSITY REQUIREMENTS

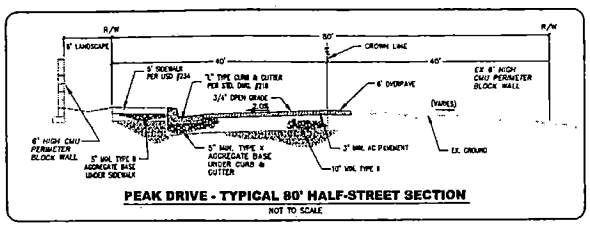
PROPOSED DENSITY	5.5 UNITS/ACRE NET (3.2 UNITS/ACRE GROSS)
MINIMUM LOT SIZE (REQUIRED)	6,500 SF
MINIMUM LOT SIZE (PROPOSED)	6,565 SF
AVERAGE LOT SIZE (PROPOSED)	7,000 SF
MINIMUM LOT WIDTH (REQUIRED)	65.00'
COMMON LOT A SIZE (PROPOSED)	5,819.22 SF
COMMON LOT B SIZE (PROPOSED)	678.05 SF
COMMON LOT C SIZE (PROPOSED)	4873.17 SF

MINIMUM YARD SETBACK REQUIREMENTS

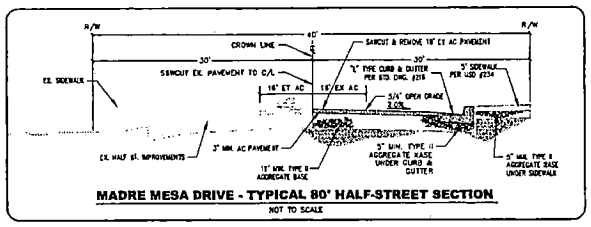
FRONT:	20'
SIDE (INTERIOR):	5'
SIDE (CORNER):	15'
REAR:	15'
MAX BLDG HEIGHT:	2 STORIES OR 35' (WHICHEVER IS LESS)
SETBACKS PROVIDED:	AS SHOWN
	(ALL COMPLY WITH CITY OF LAS VEGAS ZONING CODE)



NOT TO SCALE



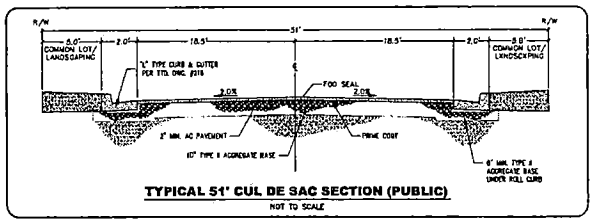
PEAK DRIVE - TYPICAL 80' HALF-STREET SECTION
NOT TO SCALE



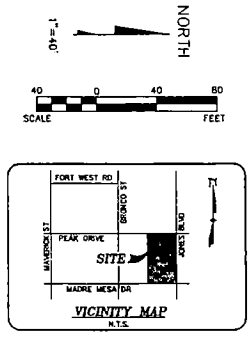
MADRE MESA DRIVE - TYPICAL 80' HALF-STREET SECTION
NOT TO SCALE

BOC LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N81°01'53"W
L2	81.47	S08°58'07"W
L3	382.92	N90°00'00"W
L4	373.70	N90°00'00"W
L5	29.43	S08°58'07"W
L6	5.00	S81°01'53"E
L7	5.00	S81°01'53"E
L8	254.95	S08°58'07"W
L9	5.00	N81°01'53"W

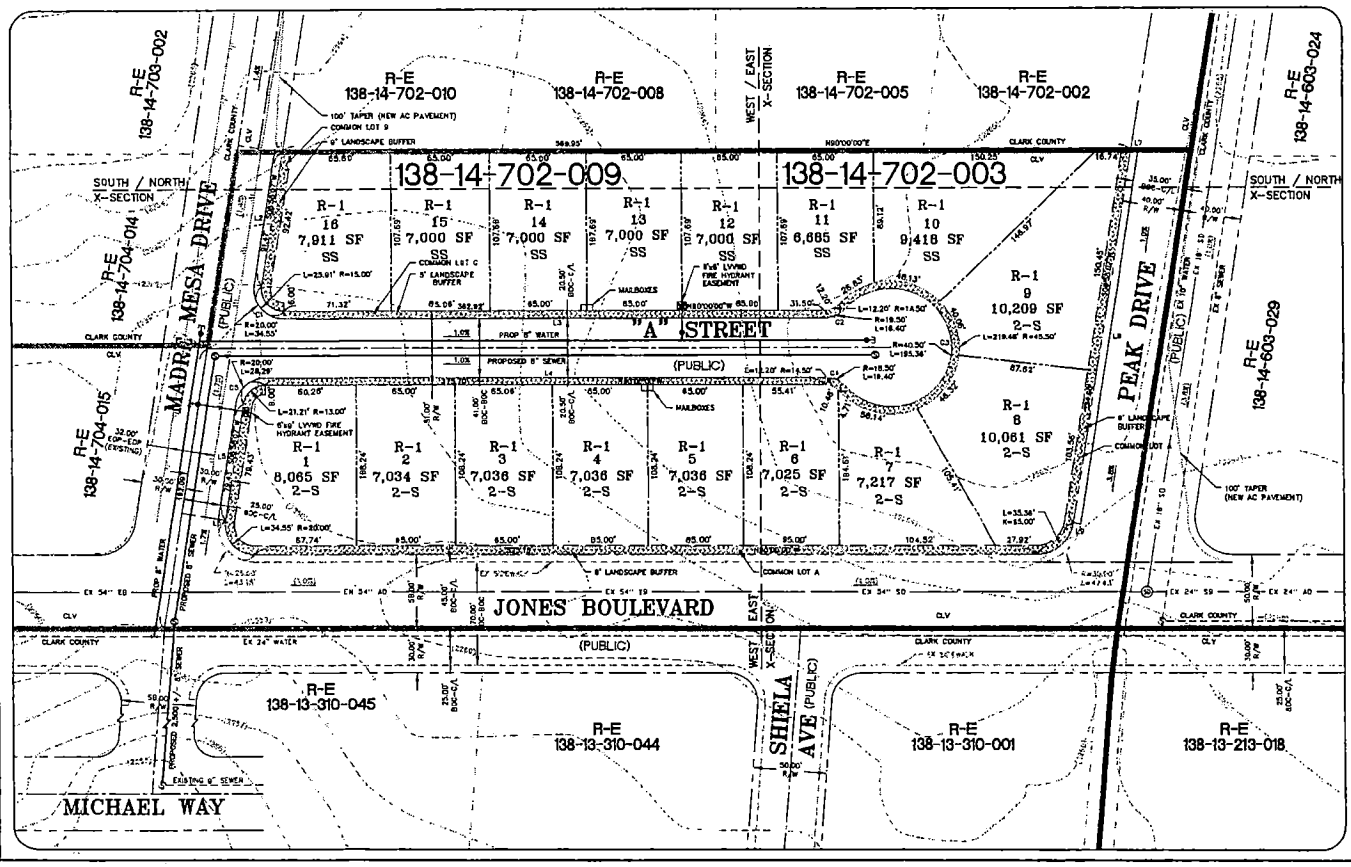
BOC CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	30.00	34.55	65°56'07"	25.40
C2	19.50	18.40	48°11'23"	9.72
C3	40.50	185.38	270°32'46"	36.22
C4	19.50	18.40	48°11'23"	9.72
C5	20.00	29.29	81°01'53"	17.09



TYPICAL 51' CUL DE SAC SECTION (PUBLIC)
NOT TO SCALE



VICINITY MAP
N.T.S.



SITE NOTES

THIS PROJECT SITE HAS NO EXISTING STRUCTURES OR OTHER NOTABLE PHYSICAL FEATURES.

THIS PROJECT INCLUDES TWO (2) 8"x8" LAS VEGAS VALLEY WATER DISTRICT (LVVWD) FIRE HYDRANT EASEMENTS.

THIS PROJECT INCLUDES NO OTHER EXISTING OR PROPOSED UTILITY, IRRIGATION, OR DRAINAGE CHANNEL RIGHTS-OF-WAY AND EASEMENT WIDTHS.

THIS PROJECT INCLUDES NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

ABBREVIATIONS

CE	COMMON ENTITY	PROP	PROPOSED
CLE	LIMITED COMMON ENTITY	P/L	PROPERTY LINE
TE	TRASH ENCLOSURE	FL	FLOW LINE
HC	HANDICAPPED	L	LENGTH
FH	FIRE HYDRANT	R	RADIUS
TYP	TYPICAL	EOP	EDGE OF PAVEMENT
EX	EXISTING	SD	STORM DRAIN
NTS	NOT TO SCALE	C/L	CENTERLINE
WTR	WATER	RET	RETAINING
SS	SANITARY SEWER		

OWNER/DEVELOPER

SF INVESTMENTS
4511 W. CHEYENNE BLVD.
N. LAS VEGAS, NEVADA 89032
TEL: 702-873-7773

ASSESSOR'S PARCEL NUMBER

APN: 138-14-702-003, 009

SEWER CONTRIBUTION

16 UNITS X 250 GPD/UNIT = 4,000 GPD (AVERAGE)
16 UNITS X 250 GPD/UNIT X 3.5 PEAK FACTOR = 14,000 GPD (PEAK)

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE QUARTER) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

3.0 ACRES±

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: #725, 6LVDD 14SE9, BEING A RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF MAVERICK STREET @ CARTIER.

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATION: 584.887± METERS (2279.81 FEET).

LEGEND

- EXISTING CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE (ROW)
- BOUNDARY LINE (SITE)
- BOUNDARY LINE (ADJACENT)
- CC/CLV BOUNDARY
- LANDSCAPE BUFFER BOUNDARY
- EASEMENT BOUNDARY
- EDGE OF PAVEMENT (EX)
- SAWCUT PAVEMENT
- EXISTING 5' EX GRADE CONTOUR
- EXISTING 1' EX GRADE CONTOUR
- 1.0% GRADE & DIRECTION (PROP)
- (1.0%) GRADE & DIRECTION (EX)
- SS SINGLE STORY PLAN
- 2-S TWO STORY PLAN
- NEW 8" WTR
- NEW 8" SS
- EX 6" WTR
- EX 12" SS
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED BLOCK WALL
- HANDICAPPED PARKING
- SIGHT VISABILITY ZONE
- HC CHEVRON/ACCESS
- COMMON LOT AREAS
- AC PAVEMENT (PROP)
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- WATER METER (PROP)
- WATER METER (EX)
- WATER VALVE (PROP)
- WATER VALVE (EX)
- BLOWOFF VALVE (PROP)
- BLOWOFF VALVE (EX)
- SEWER MANHOLE (PROP)
- SEWER MANHOLE (EX)
- FIRE HYDRANT (PROP)
- 100w HPS STREET LIGHT (PROP)
- 250w HPS STREET LIGHT (PROP)
- 100w HPS STREET LIGHT (PROP)
- 250w HPS STREET LIGHT (PROP)
- GROUP MAILBOX (PROP)
- GROUP MAIL BOX (PROP)
- TE TRASH ENCLOSURE (PROP)

CIVIL ENGINEER

AZTEC ENGINEERING
3330 N. BUFFALO DR.
SUITE 108
LAS VEGAS, NEVADA 89129
PHONE: 702-396-3428
FAX: 702-396-3758

DEVIATIONS FROM CLV STANDARDS

NONE

Call before you Dig
1-800-227-2600

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

DAVID PATRICK BROWN
EXP. 12/31/04
CIVIL
No. 15687
STATE OF NEVADA
PROFESSIONAL ENGINEER

STAMP DATE:
EXP. DATE: 12/31/04

NO.	DESCRIPTION	BY	DATE

PROJ MGR: XXXXXXXXX
DESIGN: DPB
DRAWN: DPB
DATE: 03/23/04
SCALE: AS SHOWN
CADFILE: XX.dwg

1200 E. FLAMINGO ROAD
Suite #138
Las Vegas, NV 89119
Tel: 702-650-0572
Fax: 702-650-0517
Web: trcsolutions.com

TRC
Customer-Focused Solutions
BV Engineering Nevada

BUNKER COMMONS II
PEAK DRIVE AND BRONCO STREET
TENTATIVE MAP

SHEET
TM1
1 OF 2 SHTS
PROJECT 10

TMP-4213
5-13-04 PC

LOT DATA

LOT INFORMATION

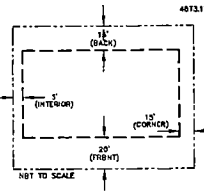
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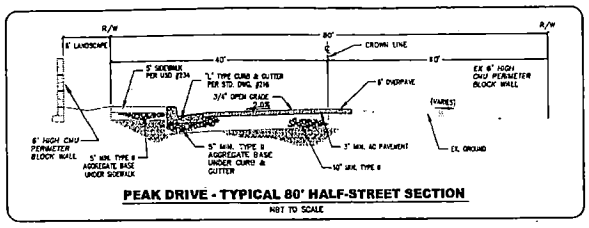
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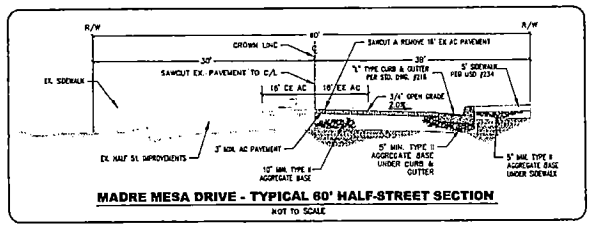
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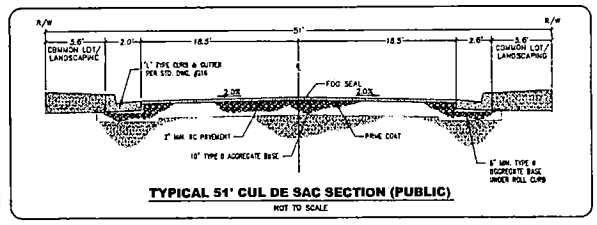
PEAK DRIVE - TYPICAL 80' HALF-STREET SECTION
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L4	375.10	N90°00'00"W
L5	18.43	S26°34'07"W
L6	5.00	S81°01'53"E
L7	5.00	S81°01'53"E
L8	254.85	S00°36'07"W
L9	5.00	N81°01'53"W

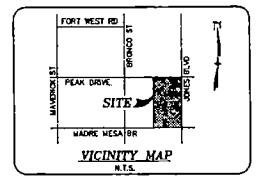
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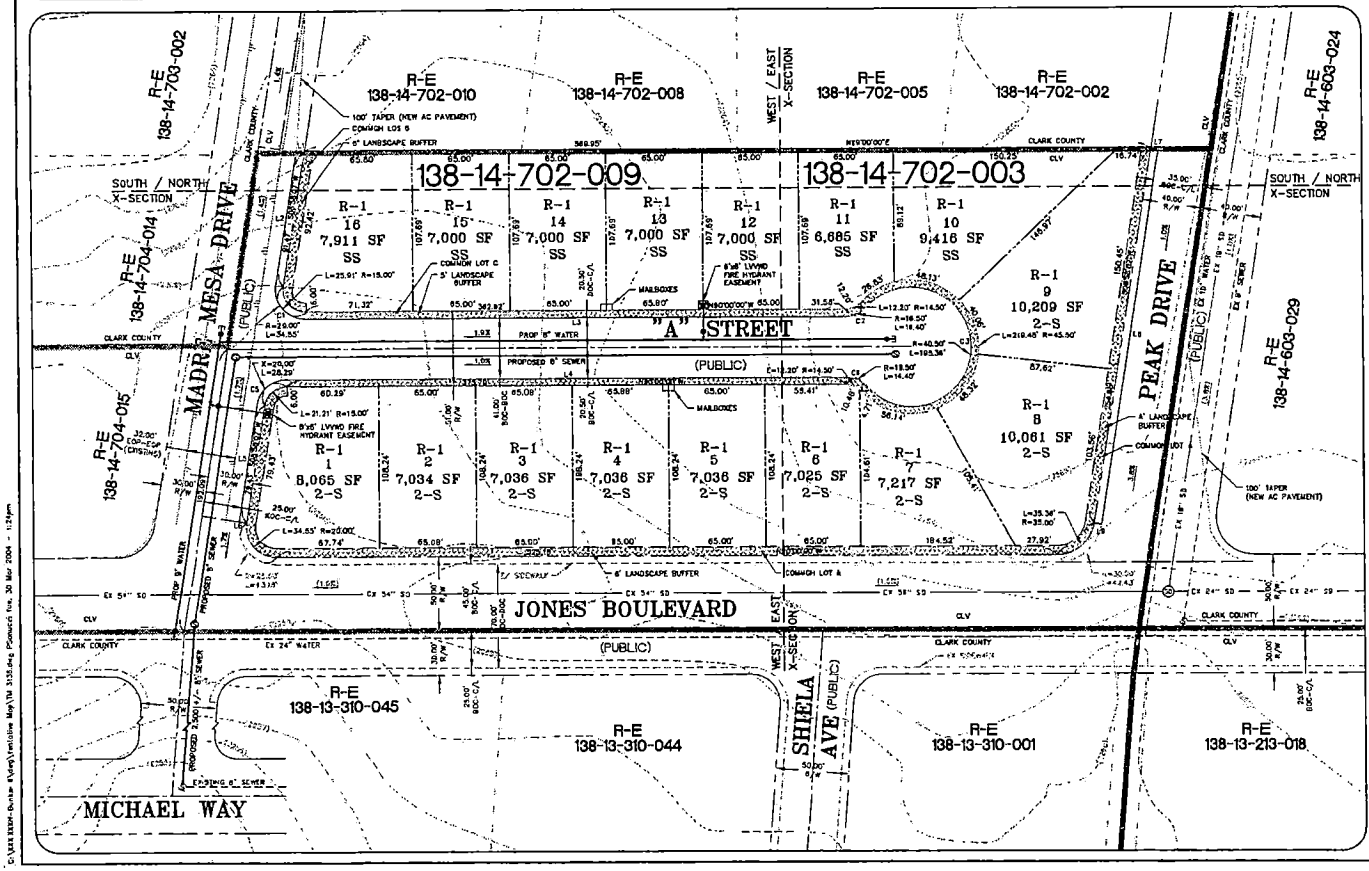


MADRE MESA DRIVE - TYPICAL 60' HALF-STREET SECTION
NOT TO SCALE



TYPICAL 51' CUL DE SAC SECTION (PUBLIC)
NOT TO SCALE





SITE NOTES

THIS PROJECT SITE HAS NO EXISTING STRUCTURES OR OTHER NOTABLE PHYSICAL FEATURES.

THIS PROJECT INCLUDES TWO (2) 6"x6" LAS VEGAS VALLEY WATER DISTRICT (LVVWD) FIRE HYDRANT EASEMENTS.

THIS PROJECT INCLUDES NO OTHER EXISTING OR PROPOSED UTILITY, IRRIGATION, OR DRAINAGE CHANNEL RIGHTS-OF-WAY AND EASEMENT WIDTHS.

THIS PROJECT INCLUDES NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

ABBREVIATIONS

CE	COMMON ENTITY	PROP	PROPOSED
LCE	LIMITED COMMON ENTITY	P/L	PROPERTY LINE
TE	TRASH ENCLOSURE	FL	FLOW LINE
HC	HANDICAPPED	L	LENGTH
FH	FIRE HYDRANT	R	RADIUS
TYP	TYPICAL	EOP	EDGE OF PAVEMENT
EX	EXISTING	SD	STORM DRAIN
NTS	NOT TO SCALE	C/L	CENTERLINE
WTR	WATER	RET	RETAINING
SS	SANITARY SEWER		

OWNER/DEVELOPER

SF INVESTMENTS
4511 W. SHEYENNE BLVD.
N. LAS VEGAS, NEVADA 89032
TEL: 702-873-7773

ASSESSOR'S PARCEL NUMBER

APN: 138-14-702-003, 009

SEWER CONTRIBUTION

16 UNITS X 250 GPD/UNIT = 4,000 GPD (AVERAGE)
16 UNITS X 250 GPD/UNIT X 3.5 PEAK FACTOR = 14,000 GPD (PEAK)

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE QUARTER) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

5.0 ACRES±

BENCHMARK

CITY OF LAS VEGAS BENCHMARK, #725, ELWOD 14SEY, BEING A RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF MAVERICK STREET 9' CARTER.

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATION: 984.5818 METERS (2279.61 FEET).

LEGEND

- EXISTING CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE (ROW)
- BOUNDARY LINE (SITE)
- BOUNDARY LINE (ADJACENT)
- CC/CLV BOUNDARY
- LANDSCAPE BUFFER BOUNDARY
- EASEMENT BOUNDARY
- EDGE OF PAVEMENT (EX)
- SAWCUT PAVEMENT
- EXISTING 5' EX GRADE CONTOUR
- EXISTING 1' EX GRADE CONTOUR
- 3.0% GRADE & DIRECTION (PROP)
- 1.0% GRADE & DIRECTION (EX)
- SS SINGLE STORY PLAN
- 2-S TWO STORY PLAN
- NEW 8" WTR
- NEW 8" SS
- EX 8" WTR
- EX 15" SS
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED BLOCK WALL
- HANDICAPPED PARKING
- SIGHT VISABILITY ZONE
- HC CHEVRON/ACCESS
- COMMON LOT AREAS
- AC PAVEMENT (PROP)
- WATER METER (PROP)
- WATER METER (EX)
- WATER VALVE (PROP)
- WATER VALVE (EX)
- BLOWOFF VALVE (PROP)
- BLOWOFF VALVE (EX)
- SEWER MANHOLE (PROP)
- SEWER MANHOLE (EX)
- FIRE HYDRANT (PROP)
- 100w HPS STREET LIGHT (PROP)
- 250w HPS STREET LIGHT (PROP)
- 100w HPS STREET LIGHT (PROP)
- 350w HPS STREET LIGHT (PROP)
- GROUP MAILBOX (PROP)
- GROUP MAIL BOX (PROP)
- TE TRASH ENCLOSURE (PROP)

CIVIL ENGINEER

AZTEC ENGINEERING
3320 N. BUFFALO DR.
SUITE 100
LAS VEGAS, NEVADA 89129
PHONE: 702-396-3426
FAX: 702-396-3758

DEVIATIONS FROM CLV STANDARDS

NONE

Call before you Dig
1-800-227-2600

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

TRC
Customer-Focused Solutions
BV Engineering Nevada
1050 E. FLAMINGO ROAD
Suite #130 NV 89119
Las Vegas, Nevada
Tel: 702-650-6572
Fax: 702-650-0517
Web: trcsolutions.com

PROJ NO:	xxx.xxxx
DESIGN:	DPB
DATE:	03/23/04
SCALE:	AS SHOWN
CADFILE:	XX.dwg

DAVID PATRICK BROWN
EXP. 12/31/04
CIVIL
No. 15687
STATE OF NEVADA
PROFESSIONAL ENGINEER

STAMP DATE:
EXP. DATE: 12/31/04

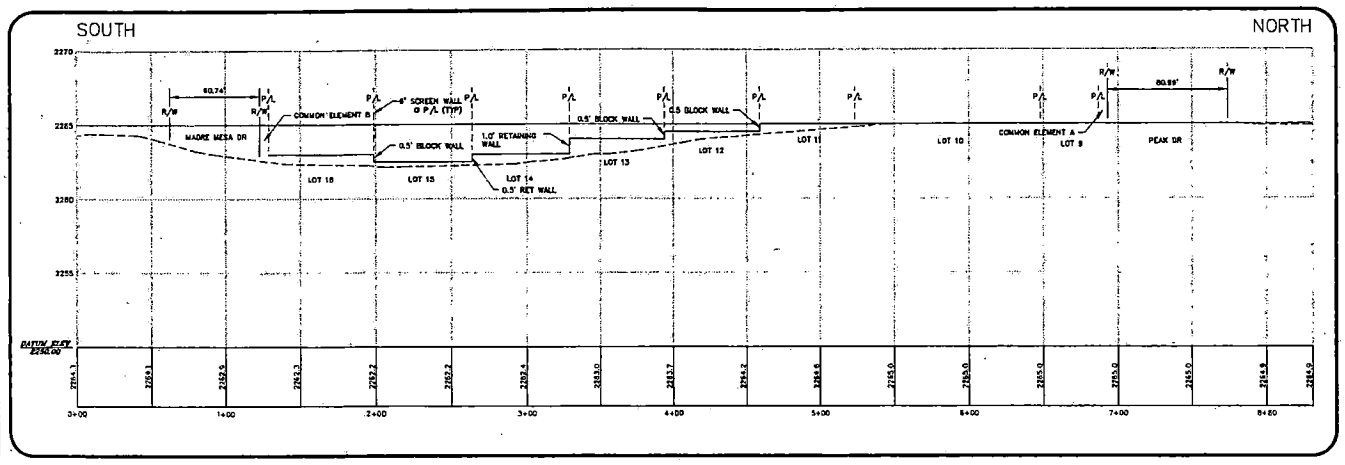
BUNKER COMMONS II

PEAK DRIVE AND BRONCO STREET

TENTATIVE MAP

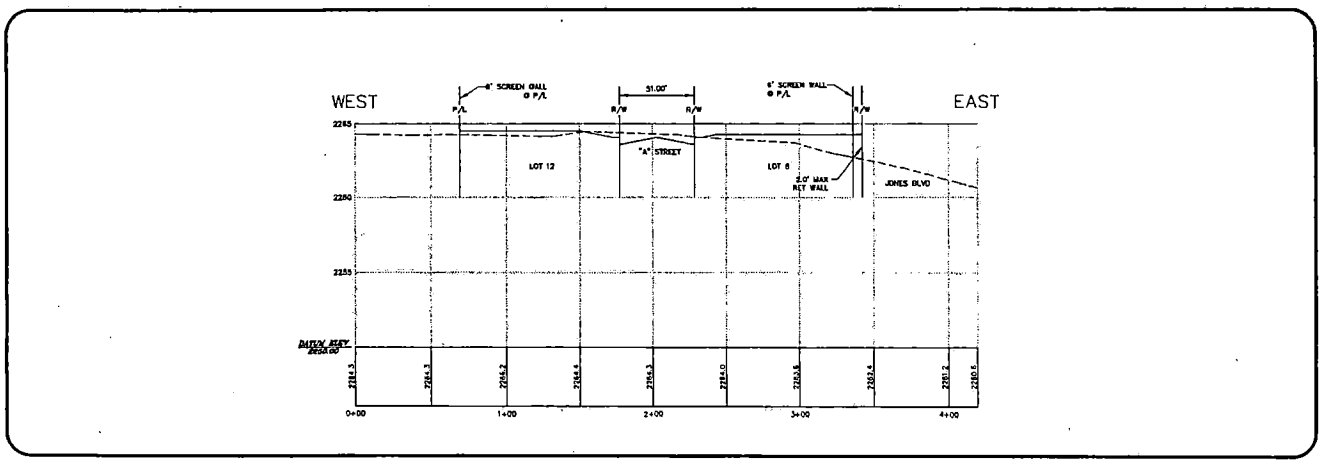
SHEET
TM1
1 OF 2 SHTS
PROJECT ID

TMP-4213
5-13-04 PC



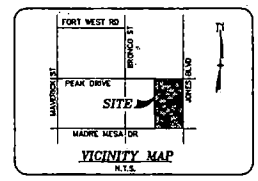
SOUTH / NORTH

CROSS SECTION
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'



WEST / EAST

CROSS SECTION
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'



VICINITY MAP
N.T.S.

SITE NOTES

THIS PROJECT SITE HAS NO EXISTING STRUCTURES OR OTHER NOTABLE PHYSICAL FEATURES.

THIS PROJECT INCLUDES TWO (2) 8"x6" LAS VEGAS VALLEY WATER DISTRICT (LVVWD) FIRE HYDRANT EASEMENTS.

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NTS	NOT TO SCALE	C/L	CENTERLINE
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SS	SANITARY SEWER		

OWNER/DEVELOPER

SF INVESTMENTS
4511 W. CHEYENNE BLVD.
N. LAS VEGAS, NEVADA 89032
TEL: 702-073-7773

ASSESSOR'S PARCEL NUMBER

APN: 138-14-702-003, 009

LEGAL DESCRIPTION

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5.0 ACRES±

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: #725, 4LVDD 14SE8, BRASS & RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF MAVERICK STREET @ CARTIER.

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATION: 684.8878 METERS (2270.81 FEET).

LEGEND

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- EASEMENT BOUNDARY
- EDGE OF PAVEMENT (EX)
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- 1.0% GRADE & DIRECTION (PROP)
- 1.0% GRADE & DIRECTION (EX)
- NEW 8" WTR
- NEW 8" SS
- EX 8" WTR
- EX 12" SS
- PROPOSED BLOCK WALL
- HANDICAPPED PARKING
- SIGHT VISABILITY ZONE
- HC CHEVRON/ACCESS
- COMMON LOT AREAS
- AC PAVEMENT (PROP)
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- WATER METER (PROP)
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- WATER VALVE (EX)
- BLOWOFF VALVE (PROP)
- BLOWOFF VALVE (EX)
- SEWER MANHOLE (PROP)
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- GROUP MAILBOX (PROP)
- GROUP MAIL BOX (PROP)
- TRASH ENCLOSURE (PROP) TE

CIVIL ENGINEER

AZTEC ENGINEERING
3320 N. BUFFALO DR.
SUITE 108
LAS VEGAS, NEVADA 89129
PHONE: 702-396-3426
FAX: 702-396-3758

DEVIATIONS FROM CLV STANDARDS

NONE

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

CALL BEFORE YOU DO OVERHEAD
1-702-693-6111

DAVID PATRICK BROWN
EXP. 12/31/04
CIVIL
No. 15607
PROFESSIONAL ENGINEER - STATE OF NEVADA

DATE: 03/23/04
SCALE: AS SHOWN
CADFILE: XX.dwg
DESIGN: DPB
PROJ NO: 1005.00xm

STAMP DATE:
EXP. DATE: 12/31/04

SHEET
TM2
2 OF 2 SHTS
PROJECT ID

BUNKER COMMONS II
PEAK DRIVE AND BRONCO STREET
CROSS SECTIONS

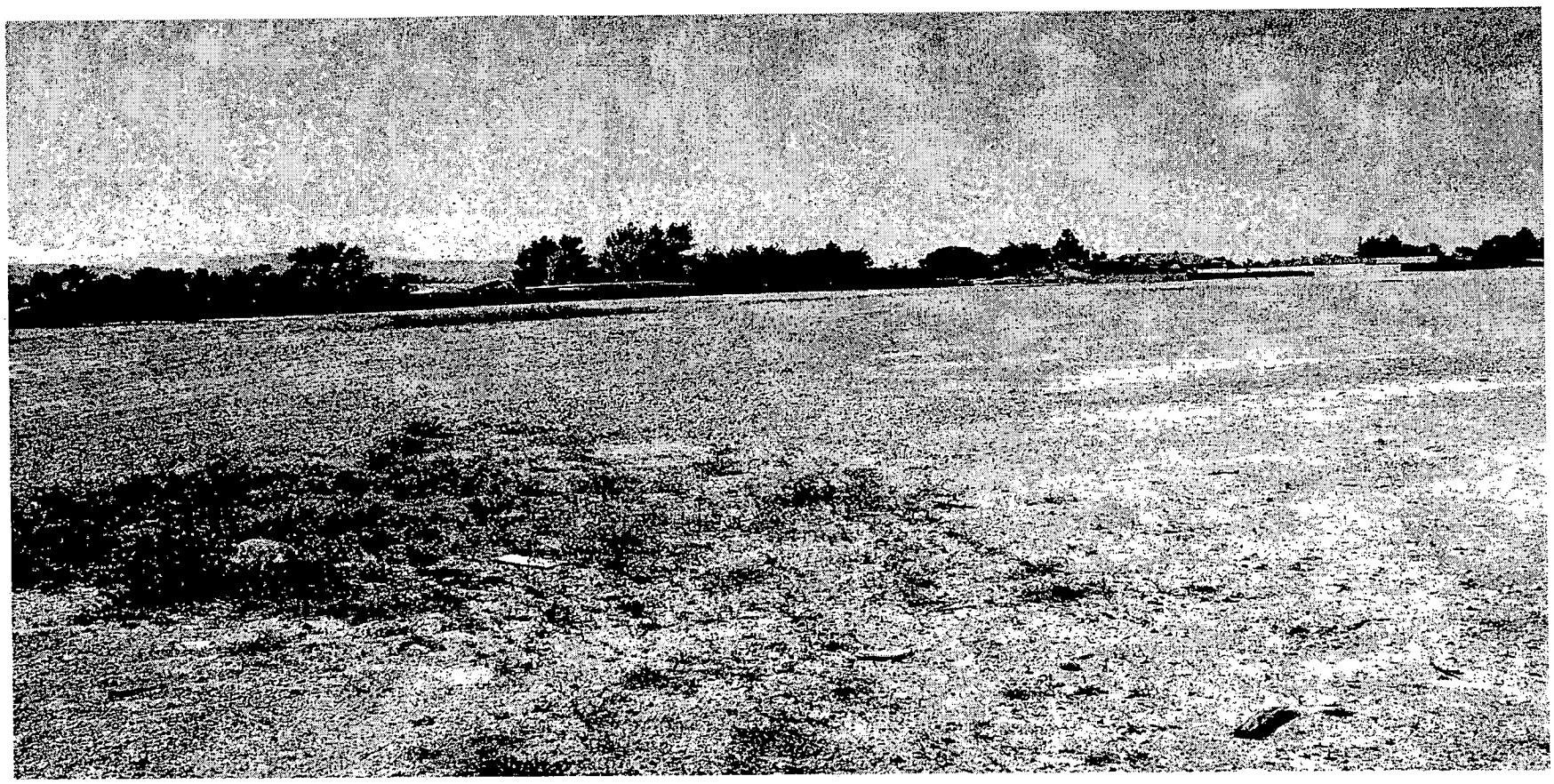
TRG
Customer-Focused Solutions
BV Engineering Nevada

1206 S. MARYLAND PARKWAY
Las Vegas, NV 89119
Tel: 702-650-0572
Fax: 702-650-0577
Web: trgnevada.com

NO.	DESCRIPTION	BY	DATE
	ADDED FOR CONDITIONAL		

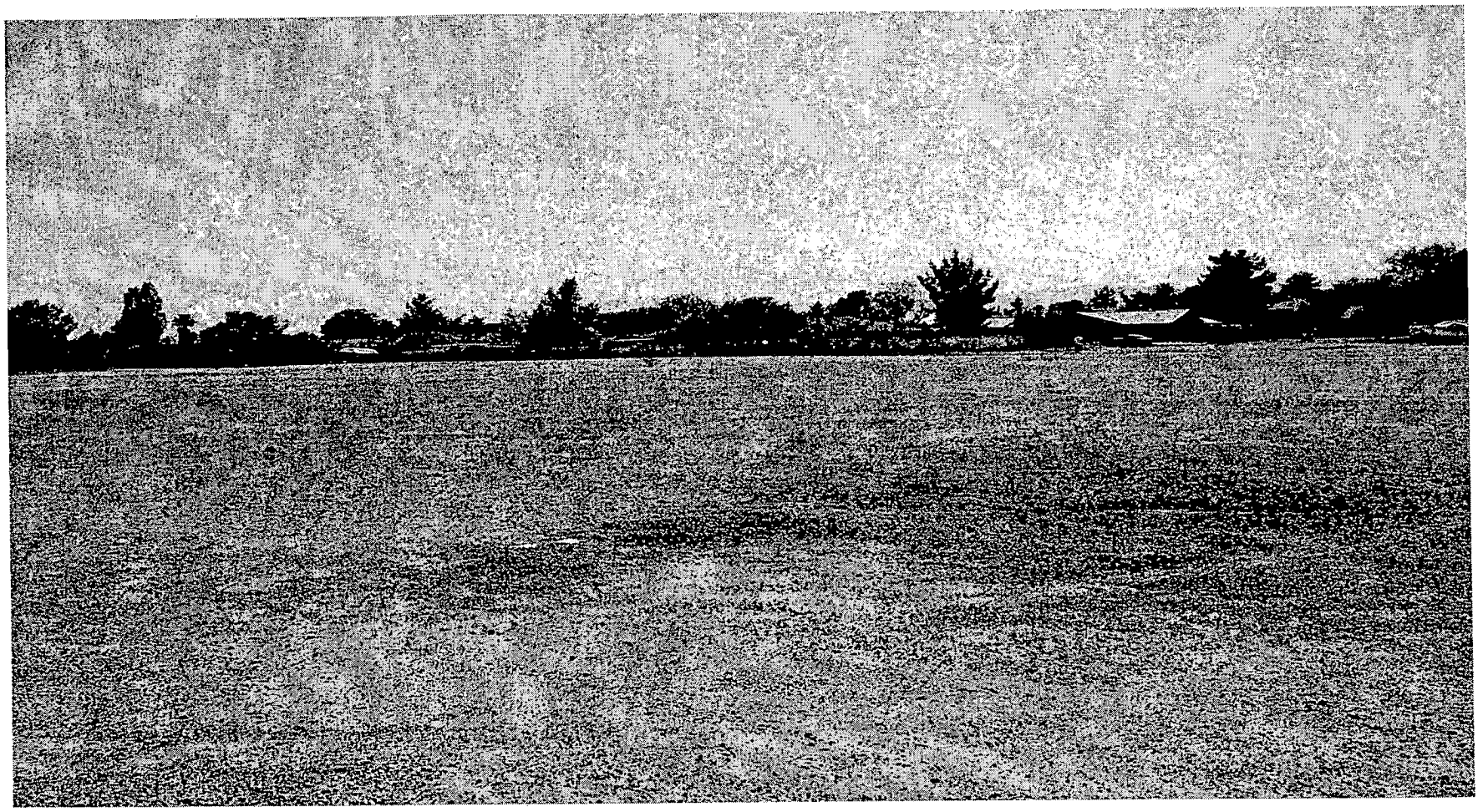
TMP-4213
5-13-04 PC

G:\XXX.XXX\- Bunker II\Civil\Tentative Map\TM 2136.dwg PCarroll Tue, 30 Mar 2004 - 1:21pm



TMP-4213 - BUNKER COMMONS II - APPLICANT/OWNER: SF INVESTMENT, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF PEAK DRIVE AND JONES BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/21/04



TMP-4213 - BUNKER COMMONS II - APPLICANT/OWNER: SF INVESTMENT, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF PEAK DRIVE AND JONES BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/21/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
ANX-4129 - AKMA GROUP, LIMITED LIABILITY COMPANY - Petition to Annex property generally located on the southwest corner of Bronco Street and Peak Drive, containing approximately 2.50 acres, APN: 138-14-701-003, Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL

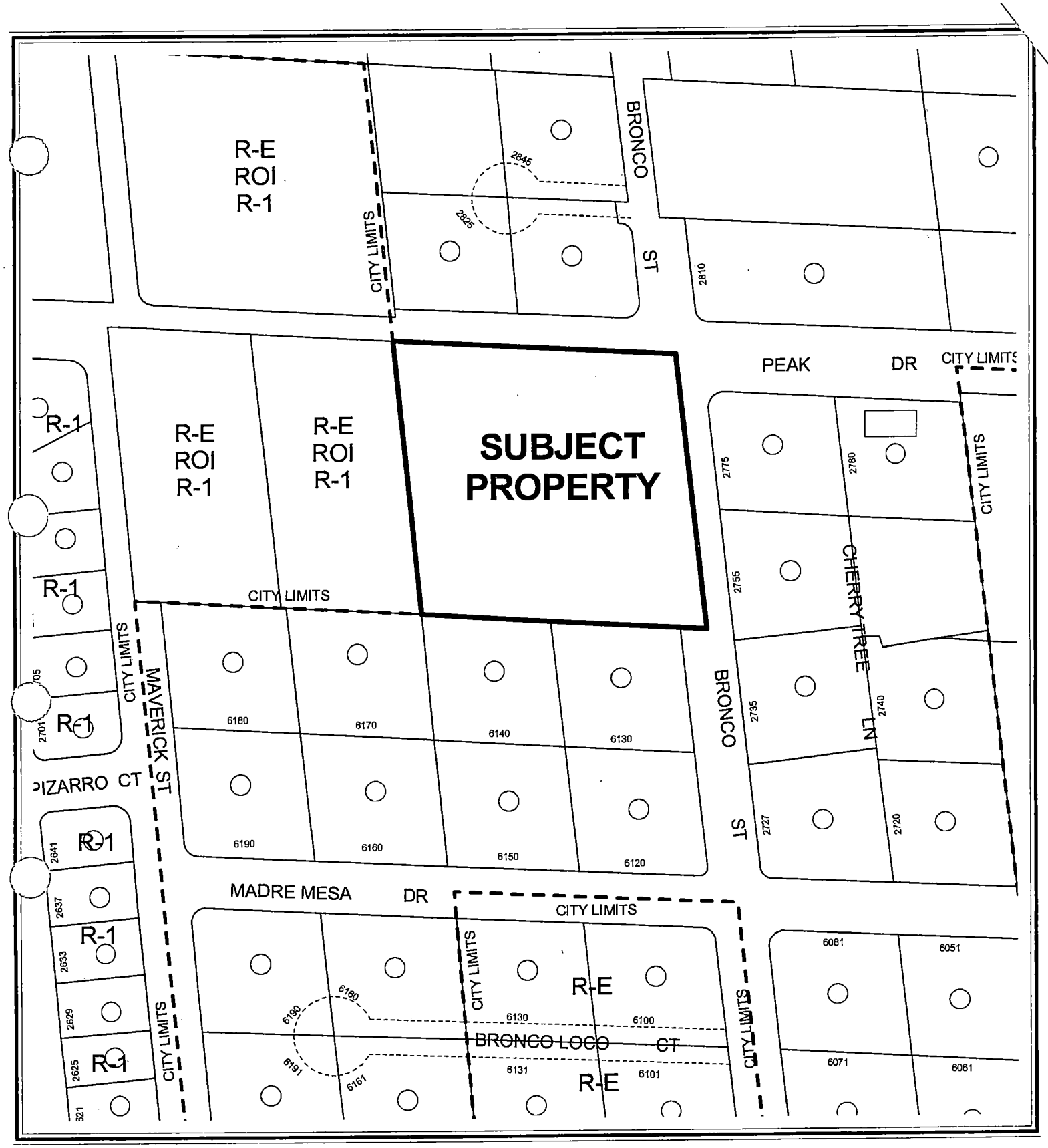
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1 and 2 as the property is adjacent to a property his firm represents and McSWAIN abstaining on Item 1 as she is presently under contract with Astoria Homes

To be forwarded to the City Council in Ordinance Form

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)



0 100 200 Feet

CASE: ANX-4129

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-4129 - AKMA GROUP, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SR

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex one parcel of land located on the southwest corner of Peak Drive and Bronco Street.

DETAILS OF APPLICATION REQUEST

A) Site Area
Gross Acres: 2.5

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family residential
South:	Single-family residential
East:	Single-family residential
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County designation]
North:	R-E (Rural Estates) [Clark County designation]
South:	R-E (Rural Estates) [Clark County designation]
East:	R-E (Rural Estates) [Clark County designation]
West:	R-E (Residence Estates) under resolution of intent to R-1 (Single-Family Residential)

D) Special Districts/Zones

This parcel is not within any special districts or plan areas.

E) Rural Preservation Neighborhood:

This parcel is within the buffer area of a Rural Preservation Neighborhood, however the section of the NRS governing this expires in May of 2004.

F) Excepted Area of Interlocal Agreement:

This parcel is not within the Excepted Area of the Interlocal Agreement.

SR

ANALYIS &FINDINGS

The subject property is currently undeveloped. The applicant's intention is to develop this parcel in conjunction with the property to the west. A General Plan Amendment and Rezoning will be requested for a proposed residential development at 5.5 units per acre.

This parcel is in an area of the city considered to be appropriate for annexation in that it meets the requirements of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The current county zoning on the site is R-E (Rural Estates). The city's zoning equivalent is U (Undeveloped) zone [R (Rural Density Residential) General Plan Designation].

Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-4129 APN: 138-14-701-003

Name of Property Owner: AKMA Group LLC

Name of Applicant: _____

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

_____Yes X (No)

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

City Official: _____

Partner(s): _____

APN: _____

† Signature of Property Owner/Authorized Agent: _____

† Print Name: Farnoosh Karim

Subscribed and sworn before me

This 27th day of Feb., 2004

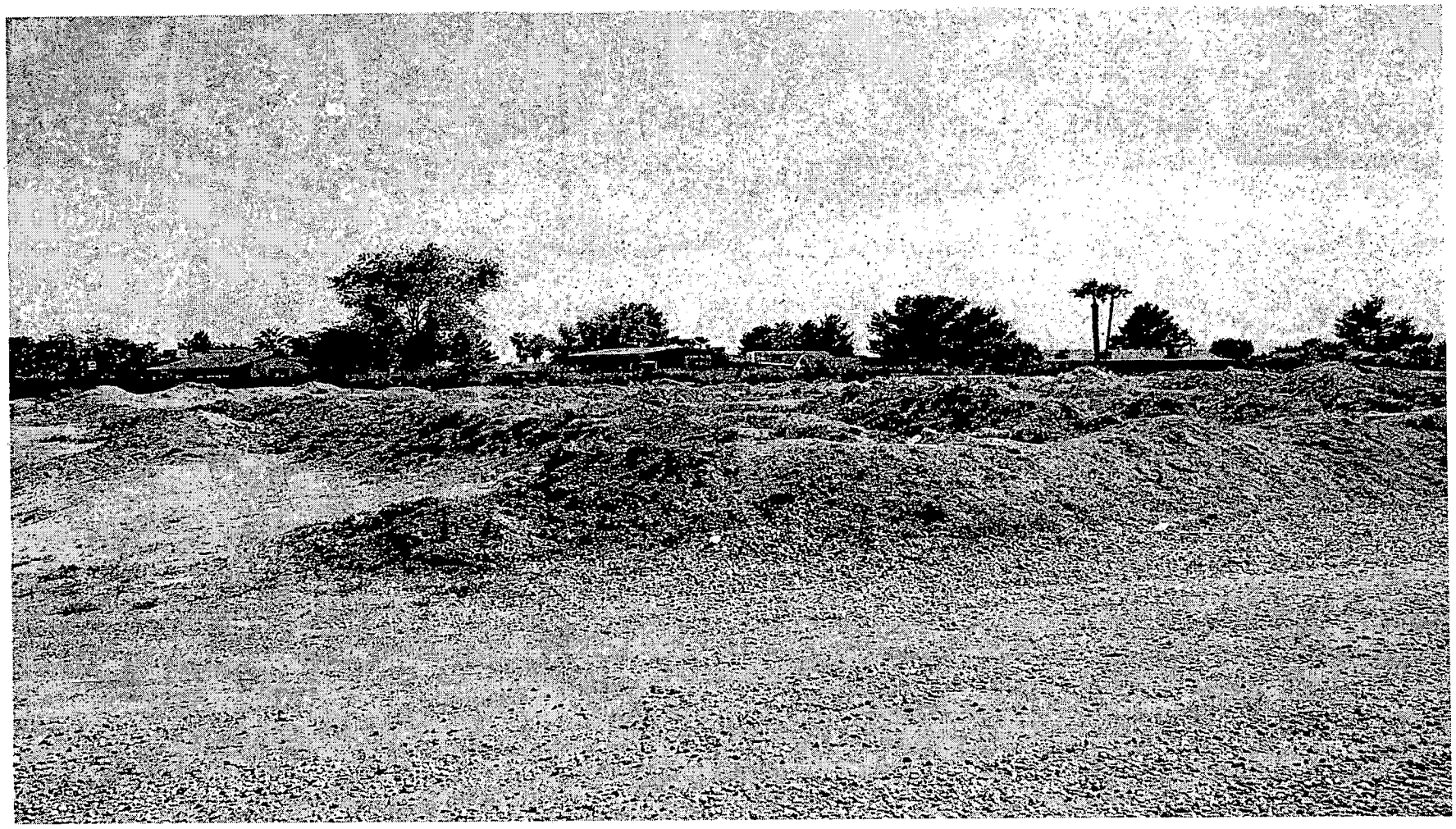
Vanessa Yvonne Santa Cruz
Notary Public in and for said County and State

VANESSA YVONNE SANTA CRUZ
COMM. #1416170
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
My Comm. Exp. May 6, 2007

Revised 2/12/02

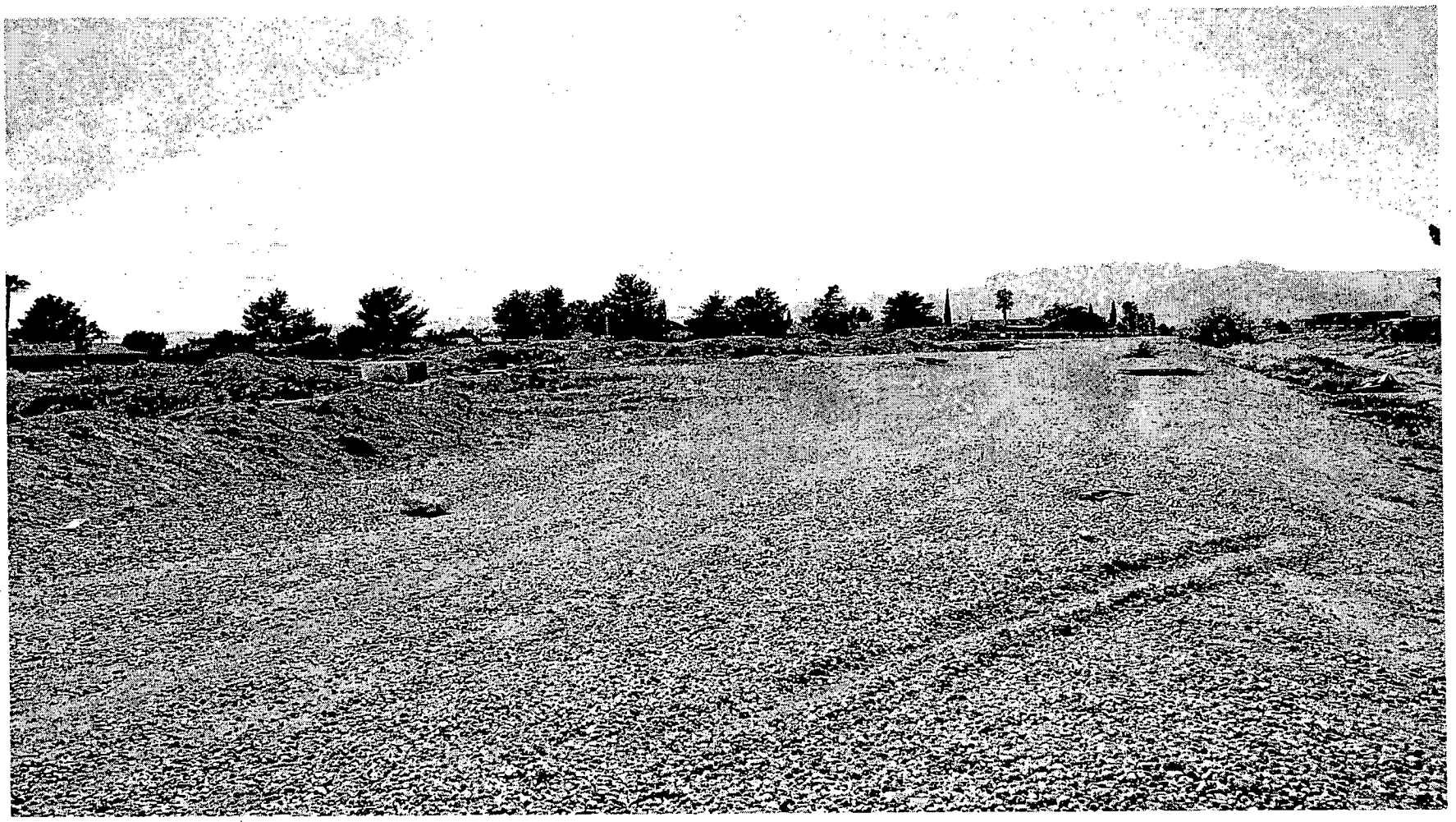
C:\depot\Application Packet\Statement of Financial Interest.doc

VANESSA YVONNE SANTA CRUZ
COMM. #1416170
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
My Comm. Exp. May 6, 2007



ANX-4129 - AKMA GROUP, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BRONCO STREET AND PEAK DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



ANX-4129 - AKMA GROUP, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BRONCO STREET AND PEAK DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/21/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER OF THE MINIMUM SEPARATION DISTANCE REQUIREMENT at 3900 North Rancho Drive, Suite 107 (APN: 138-12-110-012), C-2 (General Commercial) Zone, 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:
NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

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

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all the items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

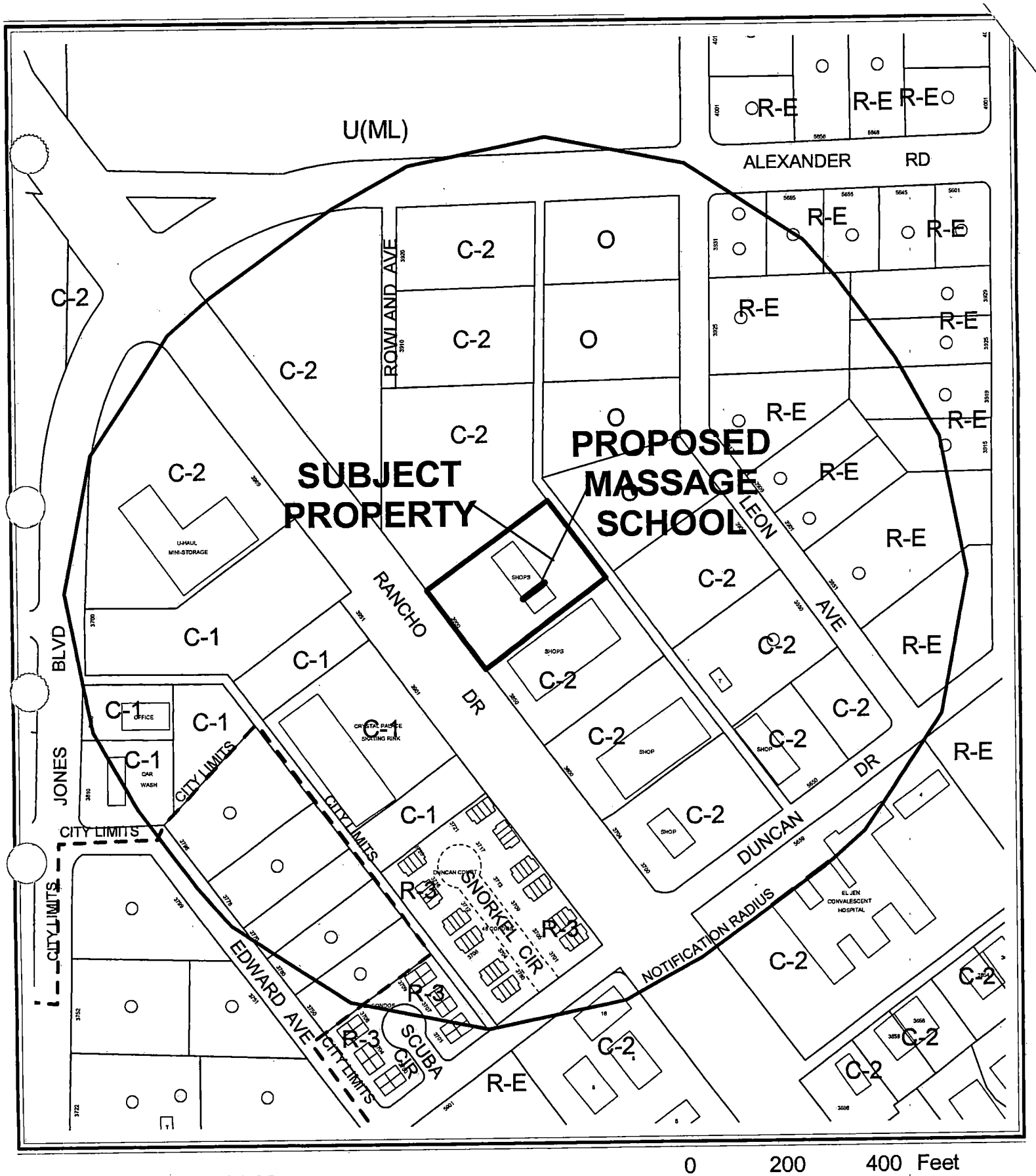
CONDITIONS:

Planning and Development

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

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

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

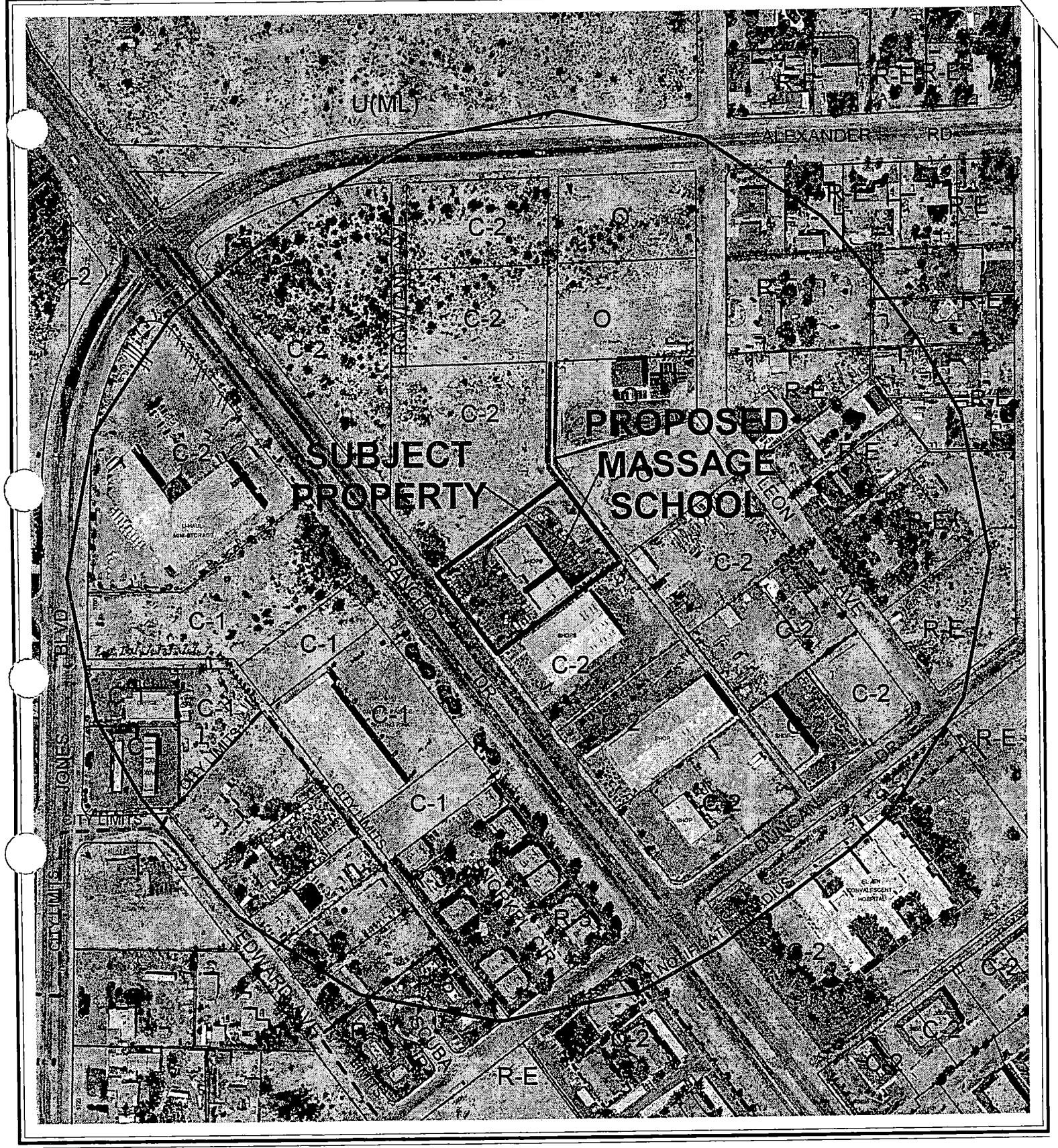


CASE: **SUP-4140**

RADIUS: 750 FT

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

N



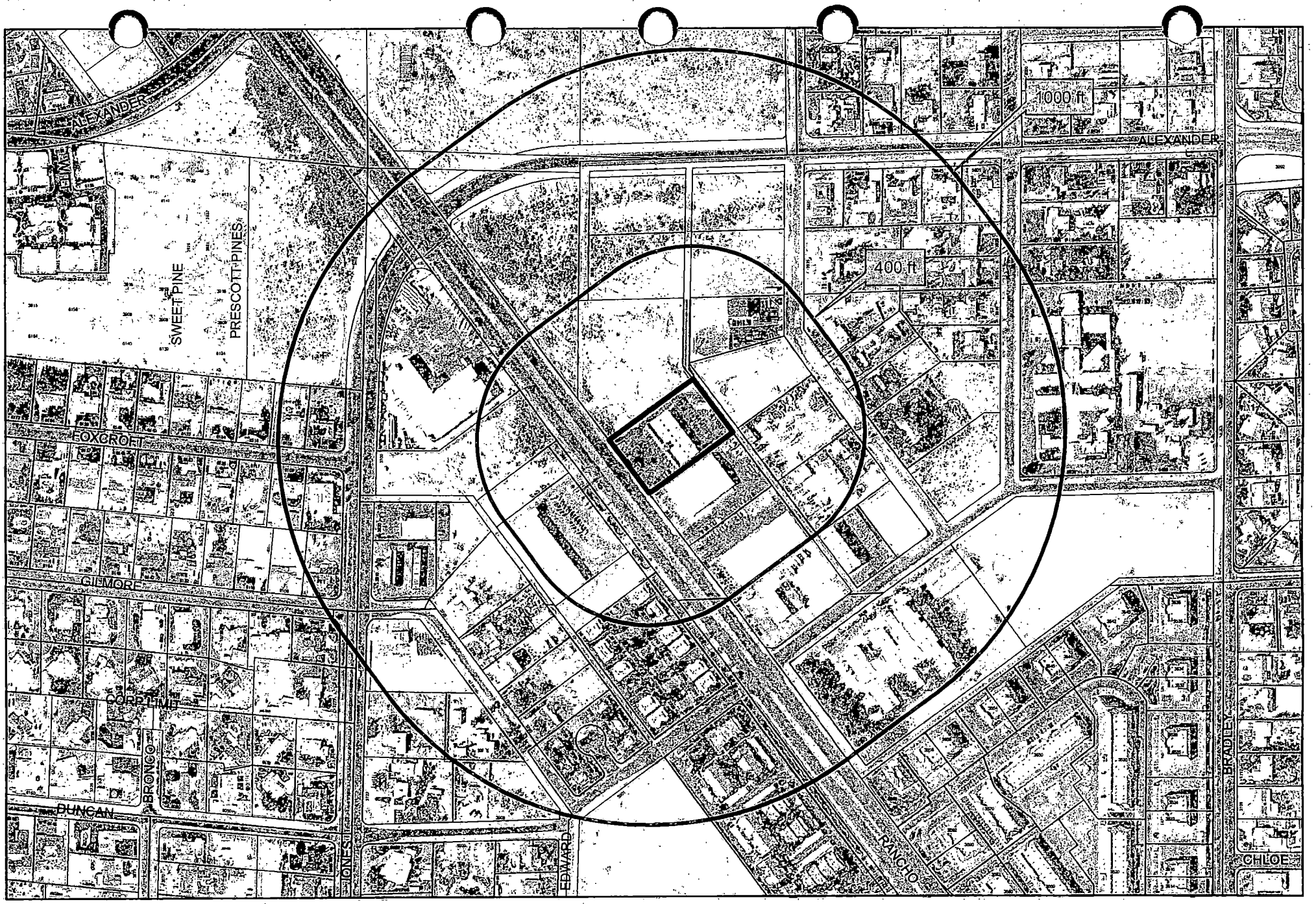
0 200 400 Feet

CASE: **SUP-4140**

RADIUS: 750 FT

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

N



SUP-4140

Protected Landuses

- Parks
- Religious
- Schools

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Subject Property

Buffers

0 345 690 1,380 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a Massage Establishment and a Waiver of Distance Separation Requirements at 3900 North Rancho Drive, Suite 107.

B) Applicant's Justification

The business will serve the needs of the people in the northwest area of Las Vegas, where there are presently few massage establishments. The business will comply with all requirements of Title 6 of the Las Vegas Municipal Code.

BACKGROUND INFORMATION

A) Previous Actions

There are no recent case histories.

B) Pre-Application Meeting

03/12/04 Issues discussed included the requirement of a distance separation waiver from a residentially zoned parcel, and the acknowledgement that the project is within 500 feet of Clark County and is considered a Project of Regional Significance.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.44

B) Existing Land Use

Subject Property:	Commercial / Retail Center
North:	Undeveloped
South:	Commercial / Retail Center
East:	Undeveloped
West:	Commercial / Retail Center

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	GC (General Commercial)
South:	SC (Service Commercial)
East:	O (Office)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	O (Office)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an SC (Service Commercial) land use designation, which allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not included more intense general commercial characteristics. The site is zoned C-2 (General Commercial), and a Massage Establishment is a permitted use with the approval of a Special Use Permit.

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

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of unincorporated Clark County.

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

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

FS

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Massage Establishment	1500 SF.	2 per Massage Table with a minimum of 6 spaces	14	1	14	2
Retail	10,500	1:250 GFA	42	2	53	2

The proposed site exceeds Title 19 parking requirements.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Massage Establishment	400 feet of any church, school, city park, or child care facility, or parcel zoned for residential use and 1000 feet from any other Massage Establishment	360 feet from a parcel zoned for residential use and over 1000 feet from any other Massage Establishment

The proposed use is within 400 feet of a parcel zoned for residential use, and a waiver has been requested to provide relief from this requirement. The subject site meets all other distance separation requirements.

B) General Analysis and Discussion

- Zoning

The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character. This district

should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

- Use

  A Massage Establishment is a facility that is occupied and used for the purpose of practicing massage therapy. The proposed Massage Establishment will occupy a suite within an existing retail center located at 3900 North Rancho Drive. The existing retail center is located in a commercial area along a major arterial and is an appropriate location for the proposed Massage Establishment use. The site is within 400 feet of a parcel zoned for a residential use, and a waiver has been requested to allow relief of this requirement. A waiver of the distance separation requirement will not have a detrimental effect on the residential parcel approximately 350 feet to the east, and is therefore justifiable.

- Conditions

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

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

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

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

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

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Despite the requested distance separation waiver, the proposed Massage Establishment can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the Master Plan.

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

   The existing shopping center is located along a major arterial and is an ideal location for the proposed Massage Establishment. With the approval of the requested distance separation waiver, the subject site will be physically suitable for the type and intensity of land use proposed.

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

   The site receives access via a drive from Rancho Drive, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the Massage Establishment use.

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

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

NOTICES MAILED 88

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4140 APN: 138 121 110 012

Name of Property Owner: GVIDAS NORTHRIDGE PLAZA LLC (GVIDAS SAKYS)

Name of Applicant: NEVCORP

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: GVIDAS SAKYS

Subscribed and sworn before me PAMELA A. FINDERS

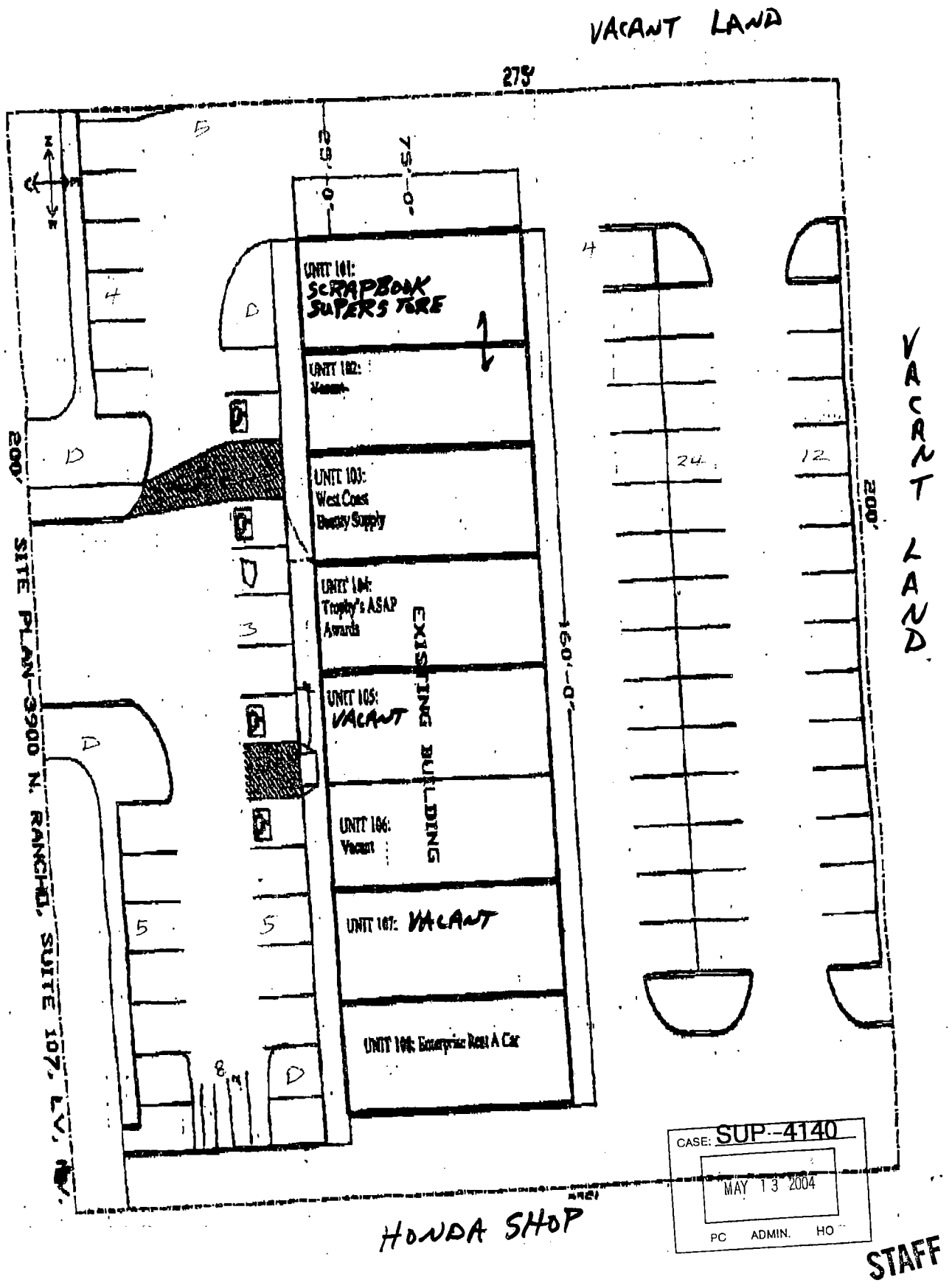
This 4th day of MARCH, 2004

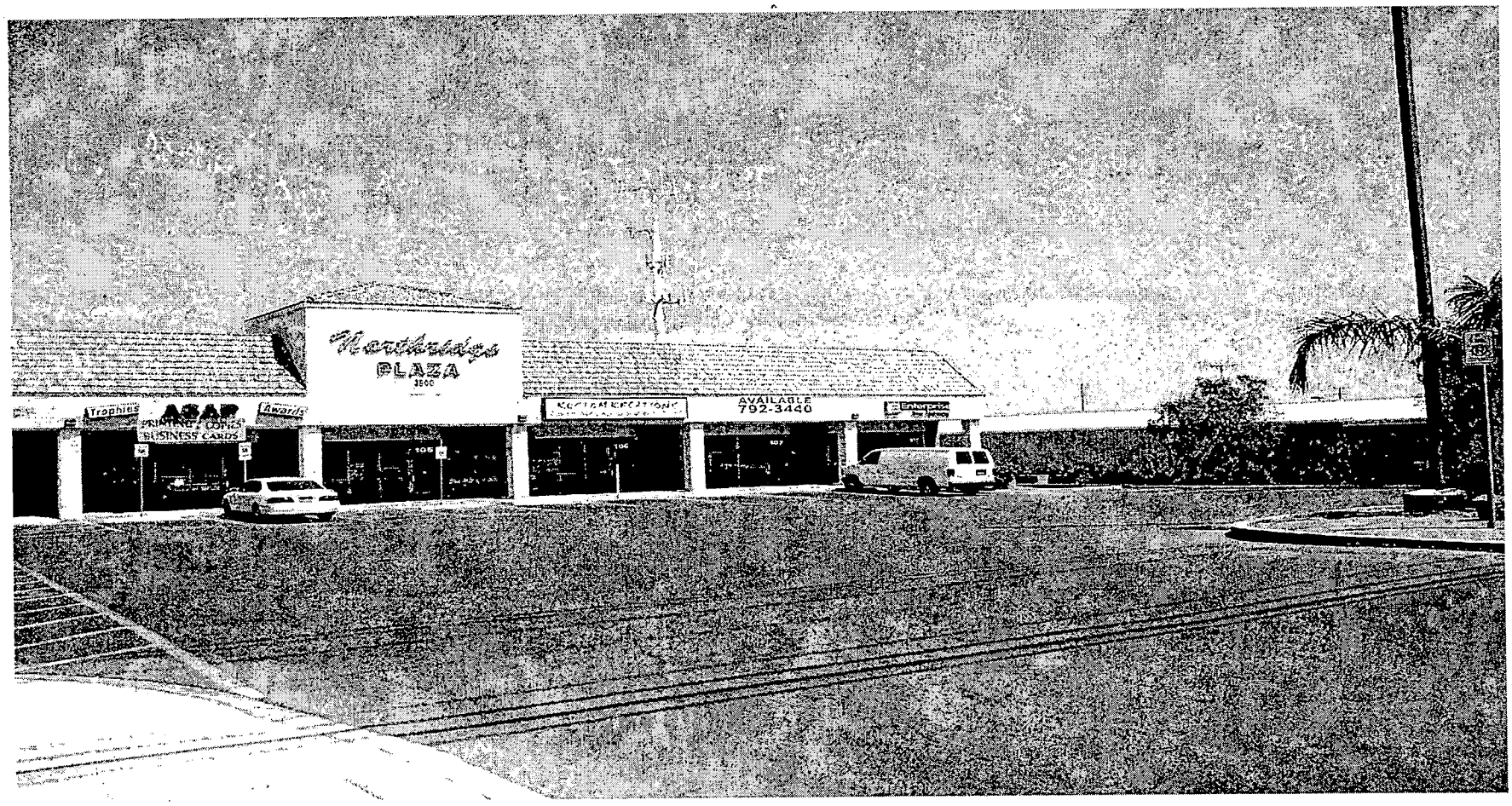
[signature]
Notary Public in and for said County and State

PAMELA A. FINDERS
COMM. # 1402056
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
COMM. EXP. MARCH 13, 2007

D = DESERT LANDSCAPE
WITH PLANTS

NEVCORP
THOMAS E. WILSON
702) 401-7896





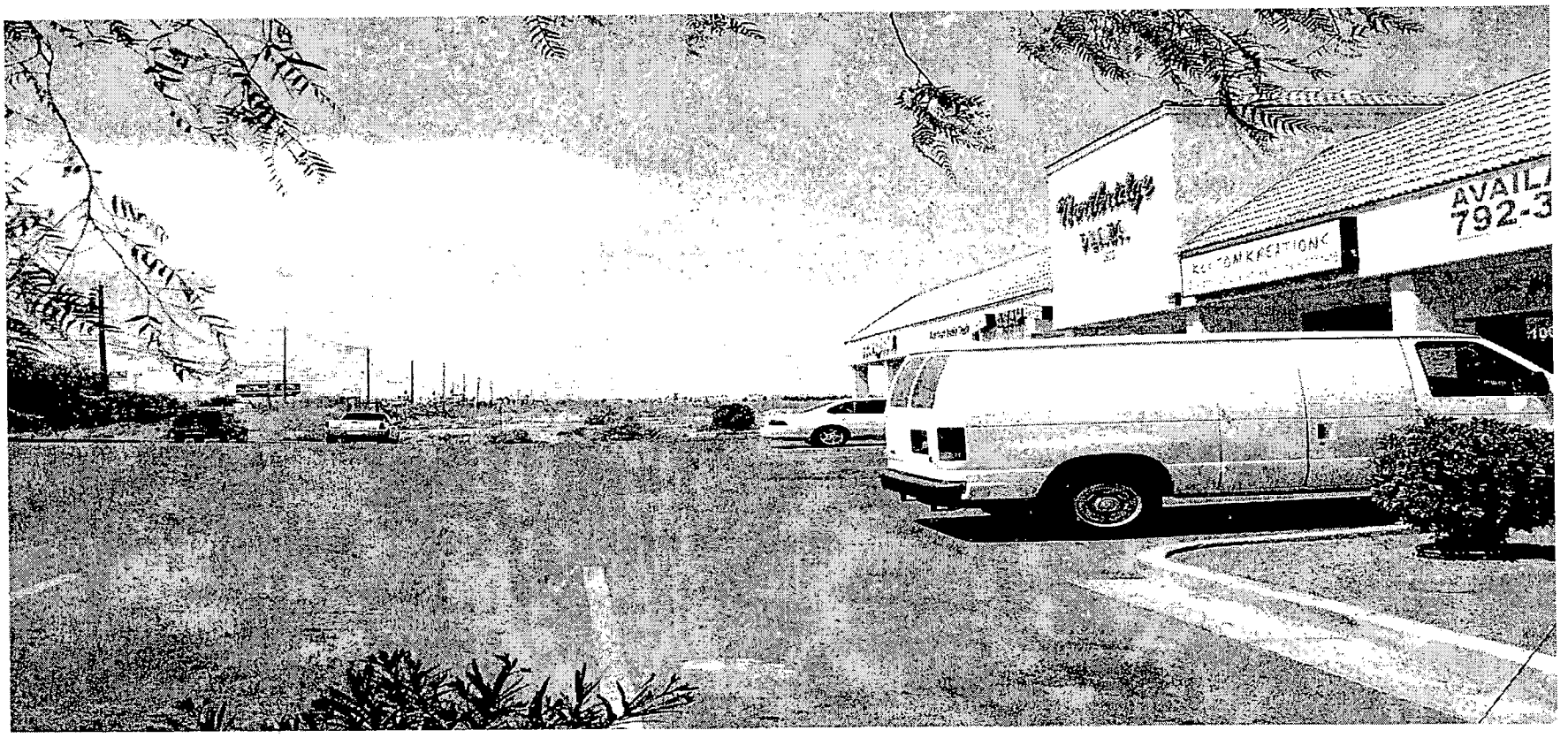
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY
3900 NORTH RANCHO DRIVE, SUITE 107
MAY 13, 2003 PLANNING COMMISSION

4/19/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY
3900 NORTH RANCHO DRIVE, SUITE 107
MAY 13, 2003 PLANNING COMMISSION

4/19/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY
3900 NORTH RANCHO DRIVE, SUITE 107
MAY 13, 2003 PLANNING COMMISSION

4/19/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE CHURCH - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER IN AN EXISTING BUILDING at 1603 North Tonopah Drive (APN: 139-20-802-009), U (Undeveloped) Zone [M (Medium-Low Density Residential) General Plan Designation], Ward 5 (Weekly).

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:
NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

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

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

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 7 – SUP-4180

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

CONDITIONS:

Planning and Development

1. A decorative wall or fence with a maximum height of four feet as measured from the elevation of the adjoining sidewalk shall be constructed on the eastern edge of the property. No more than two feet may be of solid construction per Residential District Development Standards.

2. Outdoor play shall be limited to daylight hours.

3. Outdoor lighting shall be designed so as not to shine directly onto any abutting residential property.

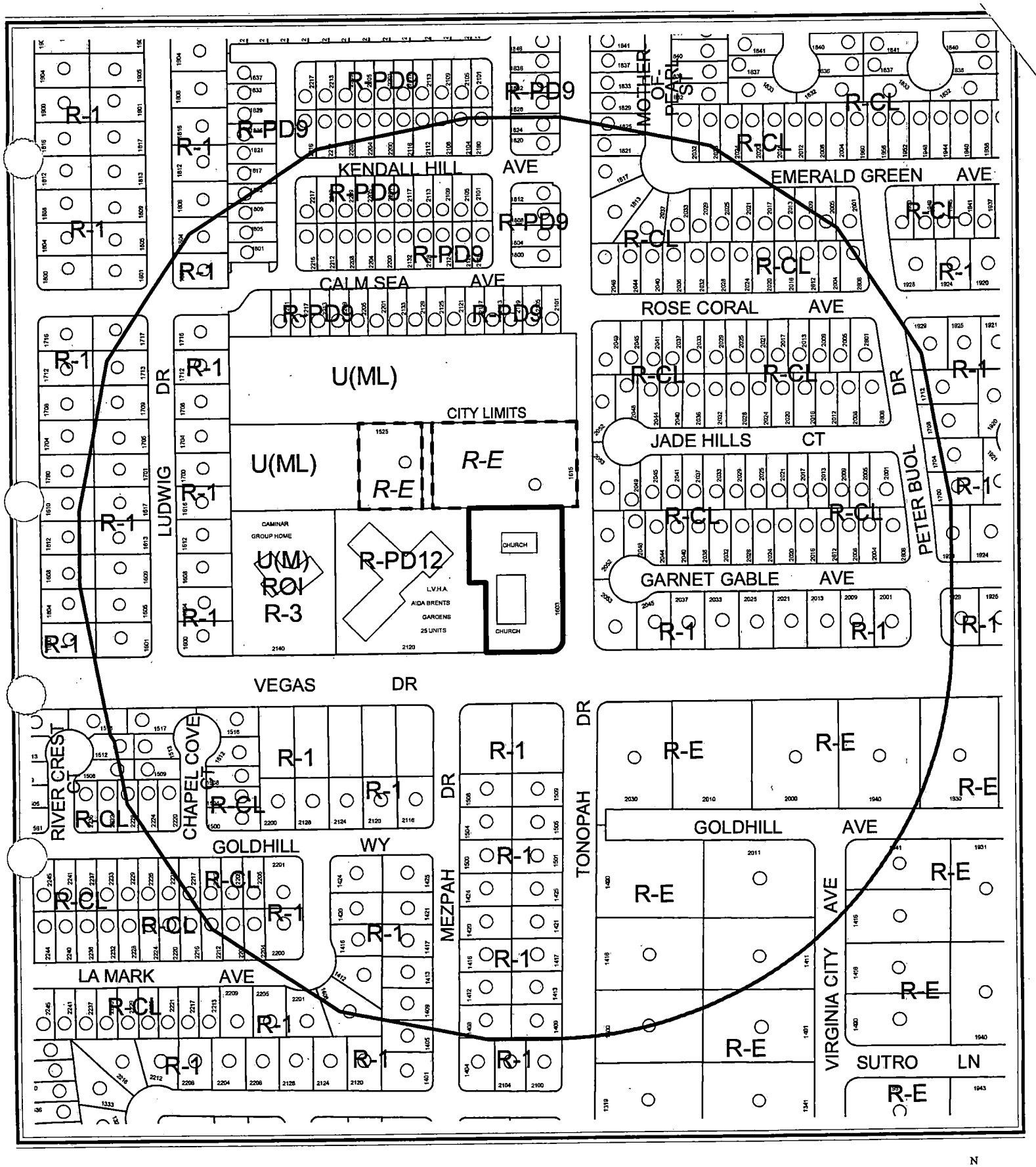
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CONDITIONS – Continued:

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

Public Works

6. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.



CASE: **SUP-4180**

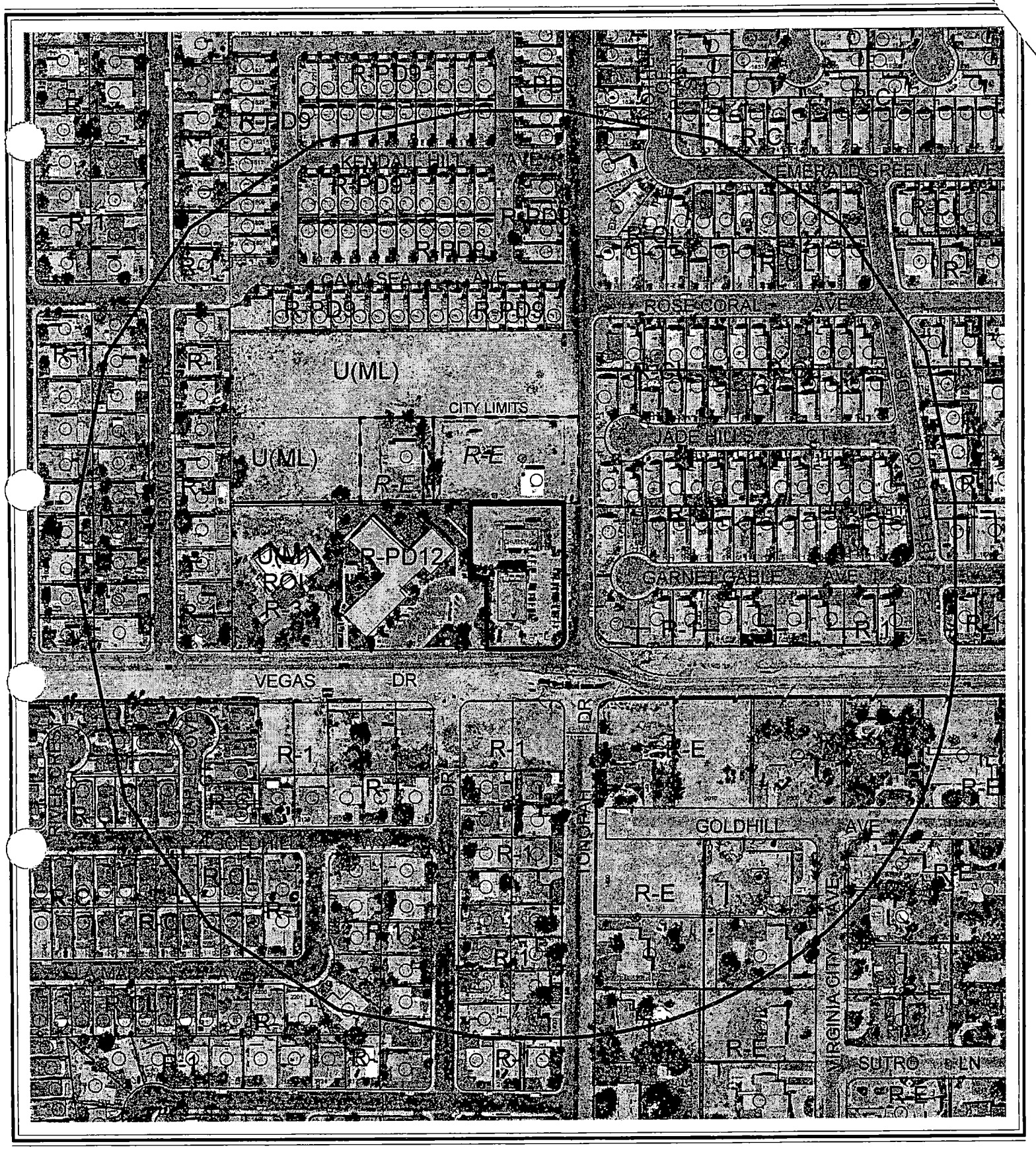
RADIUS: 705 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

N

0 200 400 Feet



CASE: **SUP-4180**

RADIUS: 705 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

N

0 200 400 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE CHURCH

** CONDITIONS **

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

Planning and Development

1. A decorative wall or fence with a maximum height of four feet as measured from the elevation of the adjoining sidewalk shall be constructed on the eastern edge of the property. No more than two feet may be of solid construction per Residential District Development Standards.

2. Outdoor play shall be limited to daylight hours.

3. Outdoor lighting shall be designed so as not to shine directly onto any abutting residential property.

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

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

Public Works

6. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a Child Care Center within an existing building at 1603 North Tonopah Drive. No changes to the exterior of the building are proposed.

B) Applicant's Justification

The applicant justifies this request by stating that the City requires a Special Use Permit for a Child Care Center in a "U" zoning district. The child care center will be an asset to the neighborhood, as parents will be able to bring their children to a safe building that is within walking distance from their homes. The project meets City parking requirements, which was an area of concern. Hours of operation will not conflict with church services or activities.

BACKGROUND INFORMATION

A) Previous Actions

07/25/95 The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0089-95) for a Church with Bible study classes in the current building at 1603 North Tonopah Drive. Staff recommended approval.

05/03/01 The Planning and Development Department Staff administratively approved a request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping (SD-0022-01) for a proposed 6,500 square foot church building at 1601 North Tonopah Drive.

B) Pre-Application Meeting

03/17/04 Submittal requirements for a Special Use Permit application were discussed. Parking on the site was a concern initially, as the applicant's plan indicated that the site could not accommodate the aggregate uses in both buildings. The suggested changes to the site plan were made, and the parking now complies with Title 19 and the approved Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, and one was not held for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.07

B) Existing Land Use

Subject Property:	Church/House of Worship
North:	Single-Family Residential
South:	Undeveloped
East:	Single-Family Residential
West:	Multi-Family Public Housing

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	ML (Medium-Low Density Residential)
South:	L (Low Density Residential)
East:	ML (Medium-Low Density Residential)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [M (Medium Density Residential) General Plan Designation]
North:	R-E (Rural Estates Residential – Clark County)
South:	R-1 (Single-Family Residential)
East:	R-1 (Single-Family Residential) and R-CL (Single-Family Compact-Lot)
West:	R-PD12 (Residential Planned Development – 12 Units per Acre)

E) General Plan Compliance

The subject site is designated M (Medium Density Residential) on the Southeast Sector Map of the General Plan. In addition to multi-family uses with a gross density of up to 25 units per acre, this land use category allows supporting uses such as parks, schools, and churches. The uses on the subject site are appropriate for the M (Medium Density Residential) category.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas Plan		
Special Overlay District	X	
Neighborhood Revitalization Area		
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 property is located within the West Las Vegas Plan area and has a future land use designation of M (Medium Density Residential). The area of the plan north of Vegas Drive and Tonopah Drive west to Rancho Drive, is primarily residential in character but does contain several churches and commercial properties. Several of the vacant areas in this district have filled in with residential development since the West Las Vegas Plan was adopted in 1994.

This area is also part of the Neighborhood Revitalization Area, identified by the Las Vegas Master Plan 2020 as neighborhoods where existing residential uses should be protected and proposed commercial development should be designed within the context of a walkable environment.

The proposed day care facility qualifies as a "Project of Regional Significance," triggered by the request for a Special Use Permit in an area close to parcels located within unincorporated Clark County. Clark County government was notified of the project. Information concerning possible impacts to public services are detailed below.

INTERAGENCY ISSUES

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

- Any Special Use Permit within 500 feet of unincorporated Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments were received from the various agencies.

SS

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Child Care Center	N/A	One space per staff member + one space per 10 children	12 (Based on 7 employ-ees and max. 45 children)			
Church/House of Worship	2,970 SF sanct-uary	One space per 100 SF non-fixed seating in gathering area	30			
Offices	1,136 SF	One space per 300 SF	4			
TOTAL			44 (not including HC spaces)	2	49	3

The number of spaces provided on site, including those provided for the proposed Child Care Center, exceeds the standards of the Zoning Code. The design of additional parking spaces around the building to be used as a Child Care Center was approved by the Site Development Plan Review (SD-0022-01) for the adjacent church.

The Department of Public Works notes that this site will be subject to the traffic signal impact fee at the time permits are issued, as required by Ordinance No. 5644. This will be a condition of approval of this Special Use Permit request.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Child Care Center use, and there are no other Child Care Centers within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The subject property is zoned U (Undeveloped) with a General Plan land use designation of M (Medium Density Residential). A Child Care Center is a permitted use within the U (Undeveloped) zoning classification with the approval of a Special Use Permit, as is the case for all residential zones where this use is permitted.

- Use

A Child Care Center is any commercial facility in which day or overnight care is provided for more than 12 children. The applicant's justification letter indicates that the proposed Child Care Center will serve a maximum of 45 children. The hours of operation will be from 6:00 a.m. to 6:00 p.m. Monday through Saturday and will not overlap with church services and activities, which are held on Sundays and on Tuesdays and Fridays after the Child Care Center closes.

The Child Care Center is to be located within an existing 2,276 square foot building in the northern portion of the site. A playground area is proposed to the east of this building. The site meets current parking code standards and waivers for the reduction of landscaping within the parking lot were obtained with the approval of the church building. A significant increase in neighborhood traffic is not expected.

- Conditions

There are no base conditions that must be met for the approval of a Special Use Permit for the Child Care Center use in the U (Undeveloped) zoning district. Because the proposed Child Care Center will be located close to single-family residences, it is recommended that outdoor play be limited to daylight hours only and that outdoor lighting be designed so as to not shine directly onto any abutting residential property. As the play area is proposed to be in front of the building, a low wall with a maximum height of four feet should be constructed so as to separate the play area from the public sidewalk and street.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Child Care Center will be located within an existing building on the site. No changes will be made to the building exterior. The hours of operation (6:00 a.m. to 6:00 p.m. Monday through Saturday) and maximum number of children served (45) are suitable for a site that is surrounded by residential property.

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

   The existing facilities are equipped to handle the demands of the Child Care Center use. The play area in front of the building should be enclosed out of concern for the safety of children.

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

   The subject site is served by Vegas Drive, designated as a 100-foot Primary Arterial westward to Rancho Drive; and Tonopah Drive, a 60-foot right-of-way. These roadways have been adequate to meet the demands of the existing church on the site and should also sufficiently accommodate the proposed Child Care Center use.

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

   The proposed Child Care Center will be subject to inspections for building and licensing, which will ensure that the public health, safety and general welfare will be safeguarded. The addition of a wall or fence will protect children from traffic along Tonopah Drive.

NOTICES MAILED 272

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4180** APN: 139-20-802-009

Name of Property Owner: REVIVAL TEMPLE CHURCH OF GOD IN CHRIST

Name of Applicant: DE'AIRE SHANNON

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: D'Aire Shannon

Print Name: DE'AIRE SHANNON

Subscribed and sworn before me

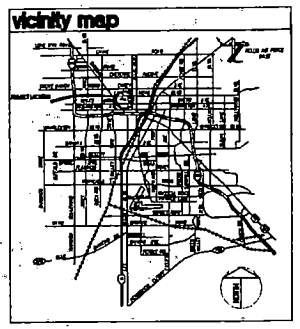
This 29th day of March, 2004

Rebecca D. Byrd

Notary Public in and for said County and State

REBECCA D. BYRD
Notary Public State of Nevada
No.97-2732-1
My appt. exp. May 29, 2005

vicinity map



parking analysis

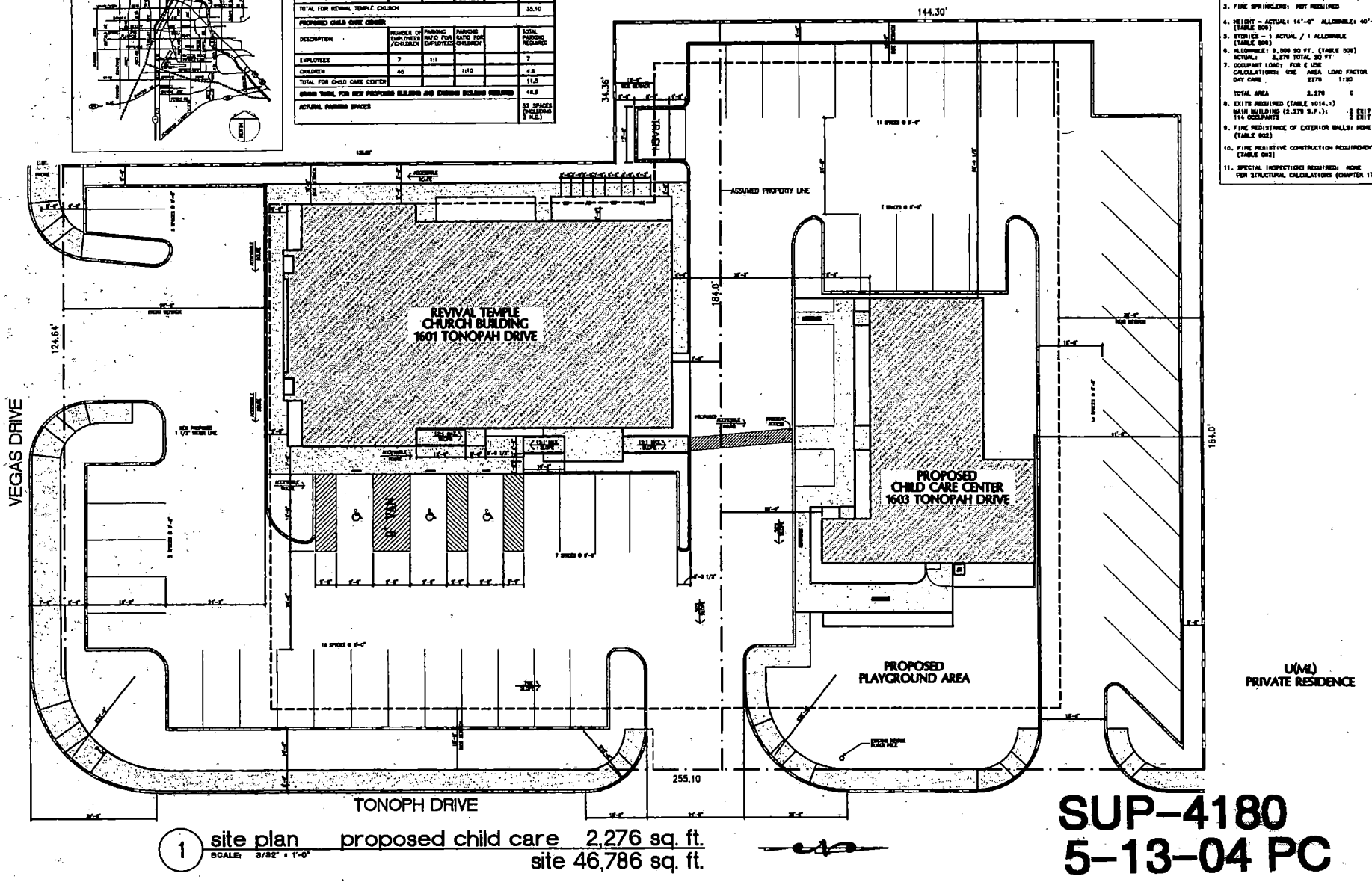
EXISTING REVIVAL TEMPLE CHURCH OF GOD IN CHRIST

DESCRIPTION	GROSS AREA SQ. FT OR ROOM	PARKING RATIO FOR NON FIXED SEATING	PARKING RATIO FOR CLASS ROOMS	PARKING RATIO FOR OFFICES	TOTAL PARKING REQUIRED
MAIN SANCTUARY WORSHIP AREA	2570	1:100			25.7
OFFICE ROOMS	1136			1:300	2.40
CLASS ROOMS	2 ROOMS		1 1/2 PER ROOM		3
TOTAL FOR REVIVAL TEMPLE CHURCH					33.10

PROPOSED CHILD CARE CENTER

DESCRIPTION	NUMBER OF EMPLOYEES /CHILDREN	PARKING RATIO FOR EMPLOYEES	PARKING RATIO FOR CHILDREN		TOTAL PARKING REQUIRED
EMPLOYEES	7	1:1			7
CHILDREN	45		1:10		4.5
TOTAL FOR CHILD CARE CENTER					11.5
GRAND TOTAL FOR BOTH PROPOSED BUILDING AND EXISTING BUILDING REQUIRED					44.6
ACTUAL PARKING SPACES					53 SPACES (INCLUDING 5 H.C.)

R-PD12
LV.H.A. AIDA BRENTS GARDENS
26 UNITS



1 site plan — proposed child care 2,276 sq. ft.
SCALE: 3/32" = 1'-0" — site 46,786 sq. ft.

code analysis

FOR: CHILD CARE CENTER
LOCATION: 1603 TONOPAH DRIVE
BUILDING: EXISTING CHURCH COMMUNITY BUILDING
CODE USED: 2003 IBC
ANALYSIS ITEM:

1. OCCUPANCY CLASSIFICATION: DAY CARE E SECTION 305.2
2. TYPE OF CONSTRUCTION: VB (CHAPTER 6)
3. FIRE SPRINKLERS: NOT REQUIRED
4. HEIGHT – ACTUAL: 14'-0" ALLOWABLE: 40'-0" (TABLE 503)
5. STORIES – 1 ACTUAL / 1 ALLOWABLE (TABLE 503)
6. ALLOWABLE: 9,500 SQ FT. (TABLE 506) ACTUAL: 2,276 TOTAL SQ FT
7. OCCUPANT LOAD: FOR E USE

CALCULATION: USE	AREA	LOAD FACTOR	QUANTITY
DAY CARE	2276	1:20	113.8
TOTAL AREA	2,276	0	113.8

8. EXITS REQUIRED (TABLE 1014.1): MAIN BUILDING (2,276 S.F.): 114 OCCUPANTS — 2 EXIT REQUIRED, 2 EXIT PROVIDED
9. FIRE RESISTANCE OF EXTERIOR WALLS: NONE (TABLE 602)
10. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: NONE (TABLE 601)
11. SPECIAL INSPECTIONS REQUIRED: NONE PER STRUCTURAL CALCULATIONS (CHAPTER 17)

SUP-4180
5-13-04 PC

PINNACLE ARCHITECTURAL STUDIO, INC.
GLENN G. BOSTENBORDER — PRESIDENT
PAUL YU, LTD — ARCHITECTURAL DESIGNER
ARCHITECTURAL DESIGN
PLANNING
6870 West Spring Mountain Road, Suite 102, Las Vegas, Nevada 89117 Phone (702)360-9600 FAX (702)360-0570

REVIVAL TEMPLE CHILD CARE CENTER
FOR REVIVAL TEMPLE C.O.G.I.C.
LOCATION: LAS VEGAS, NEVADA
SITE PLAN

Revisions
SCALE DRAWING NOTE

A1.1
040000
MARCH 24, 2004

code analysis

FOR: CHILD CARE CENTER

LOCATION: 1603 TONOPAH DRIVE

BUILDING: EXISTING CHURCH COMMUNITY BUILDING

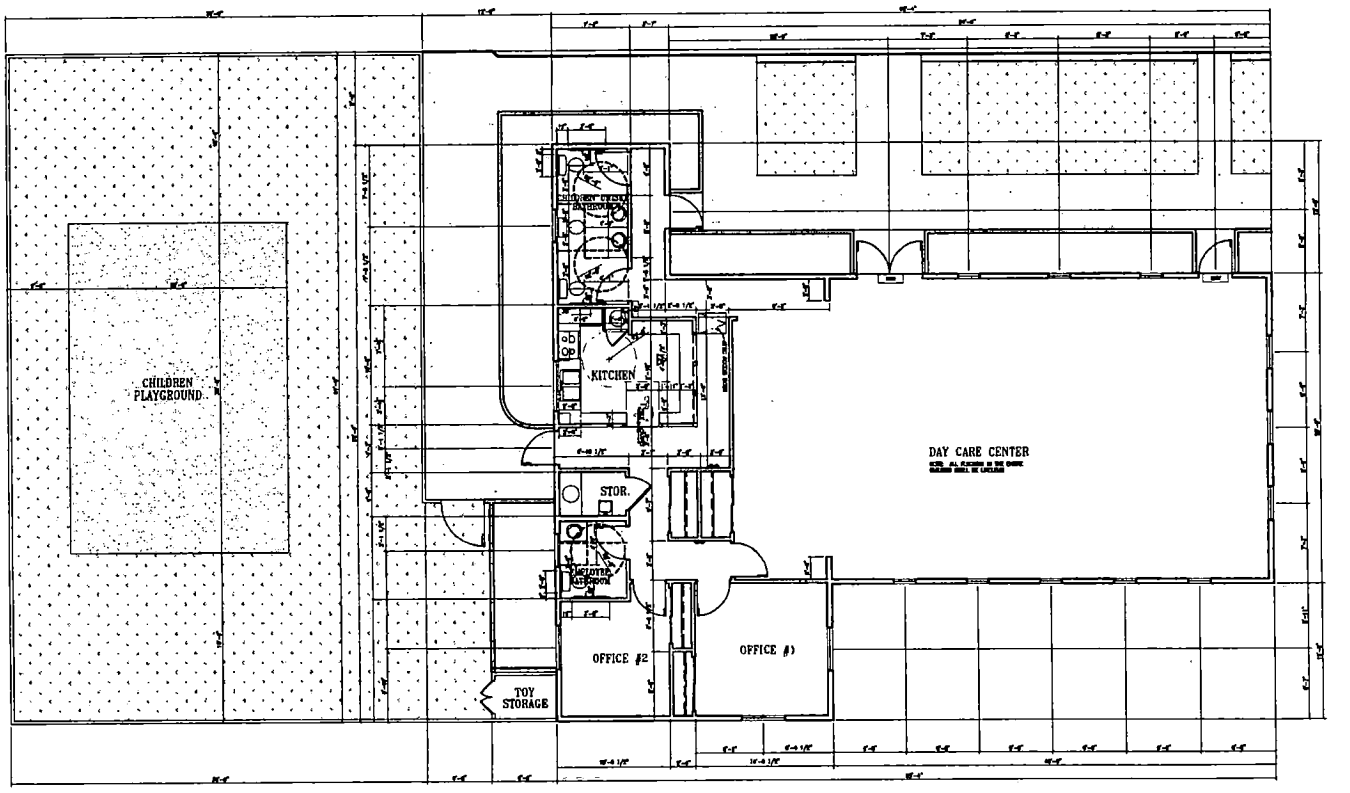
CODE USED: 2003 IBC

ANALYSIS ITEM:

1. OCCUPANCY CLASSIFICATION: DAY CARE
   E SECTION 305.2
2. TYPE OF CONSTRUCTION: VB (CHAPTER 6)
3. FIRE SPRINKLERS: NOT REQUIRED
4. HEIGHT - ACTUAL: 14'-2" ALLOWABLE: 40'-0"
   (TABLE 508)
5. STORIES - 1 ACTUAL / 1 ALLOWABLE
   (TABLE 506)
6. ALLOWABLE: 9,500 SQ FT. (TABLE 508)
   ACTUAL: 2,276 TOTAL SQ FT
7. OCCUPANT LOAD: FOR E USE

CALCULATIONS: USE	AREA	LOAD FACTOR	QUANTITY
DAY CARE	2276	1:20	113.8
TOTAL AREA	2,276	0	113.8

8. EXITS REQUIRED (TABLE 1014.1)
   MAIN BUILDING (2,276 S.F.): 2 EXIT REQUIRED
   114 OCCUPANTS 2 EXIT PROVIDED
9. FIRE RESISTANCE OF EXTERIOR WALLS: NONE
   (TABLE 602)
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    (TABLE 602)
11. SPECIAL INSPECTIONS REQUIRED: NONE
    PER STRUCTURAL CALCULATIONS (CHAPTER 17)



1 CHILD CARE FLOOR PLAN 2,276 sq ft
SCALE: 1/8" = 1'-0"

SUP-4180
5-13-04 PC

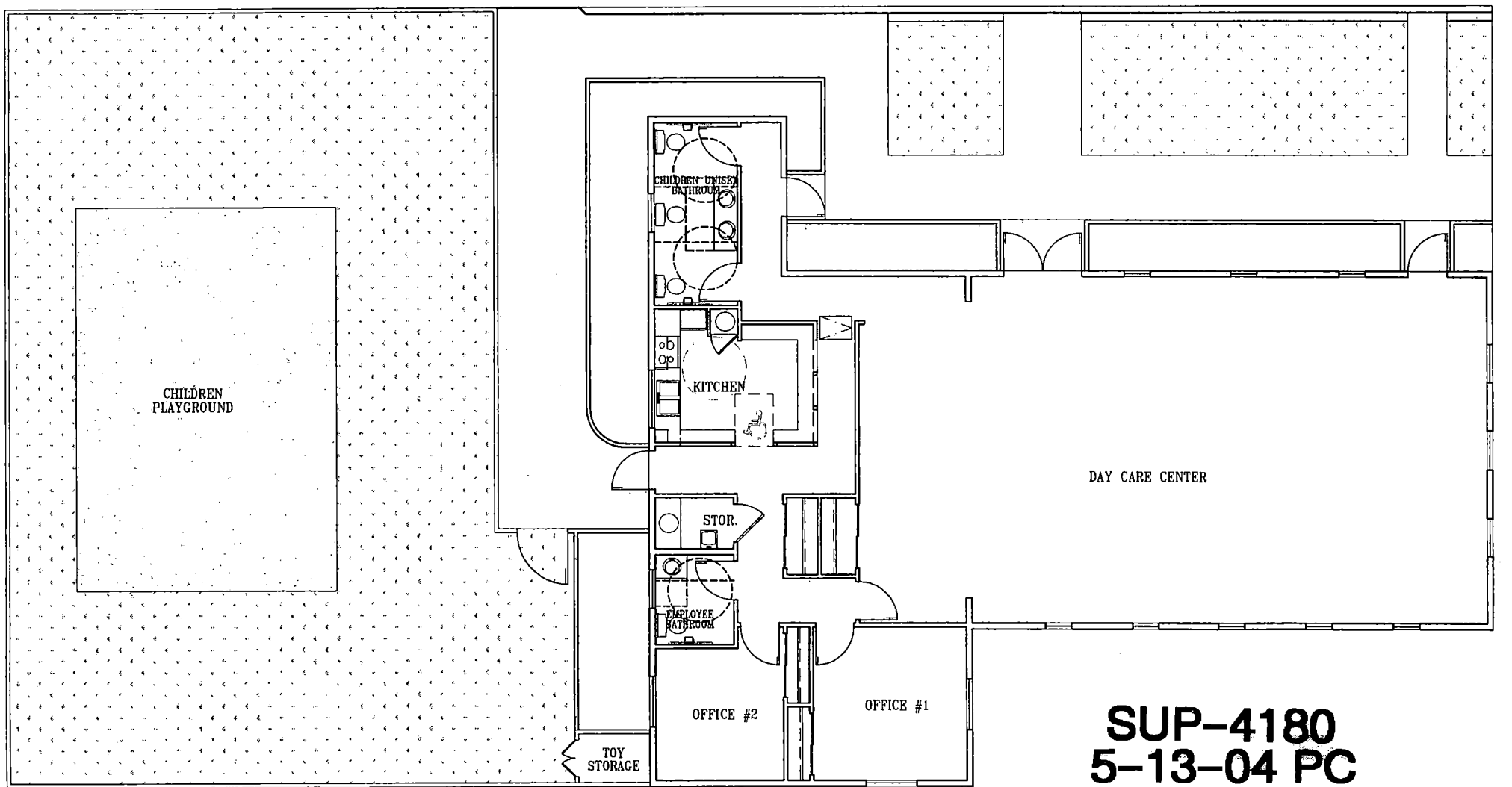
PINNACLE ARCHITECTURAL STUDIO, INC.
GLENN G. BOZARTH-DESIGNER
Professional Designer
9970 West Sahara Road, Suite 101
Nevada #9117 Phone (702)838-9068 Fax (702)242-0579

REVIVAL TEMPLE CHILD CARE CENTER
FOR REVIVAL TEMPLE C.O.G.I.C.
LOCATION: LAS VEGAS, NEVADA
FLOOR PLAN

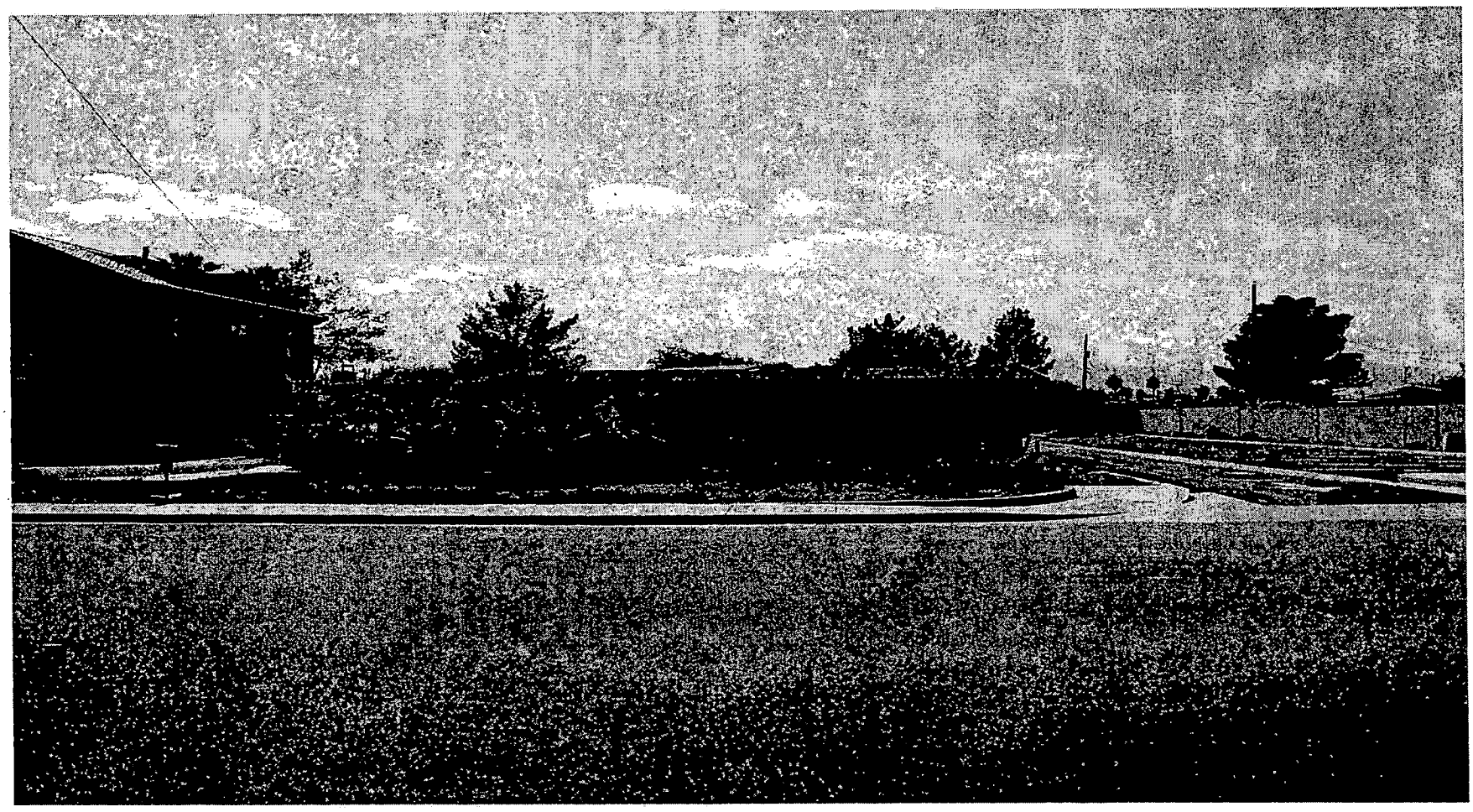
Revisions

SCALE DRAWING NOTE

A2.1
040000
MARCH 24, 2004



SUP-4180
5-13-04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE CHURCH
1603 NORTH TONOPAH DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL FACILITY at 9851 West Charleston Boulevard (APN: 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2.

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:
NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

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

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

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 8 – SUP-4189

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

CONDITIONS:

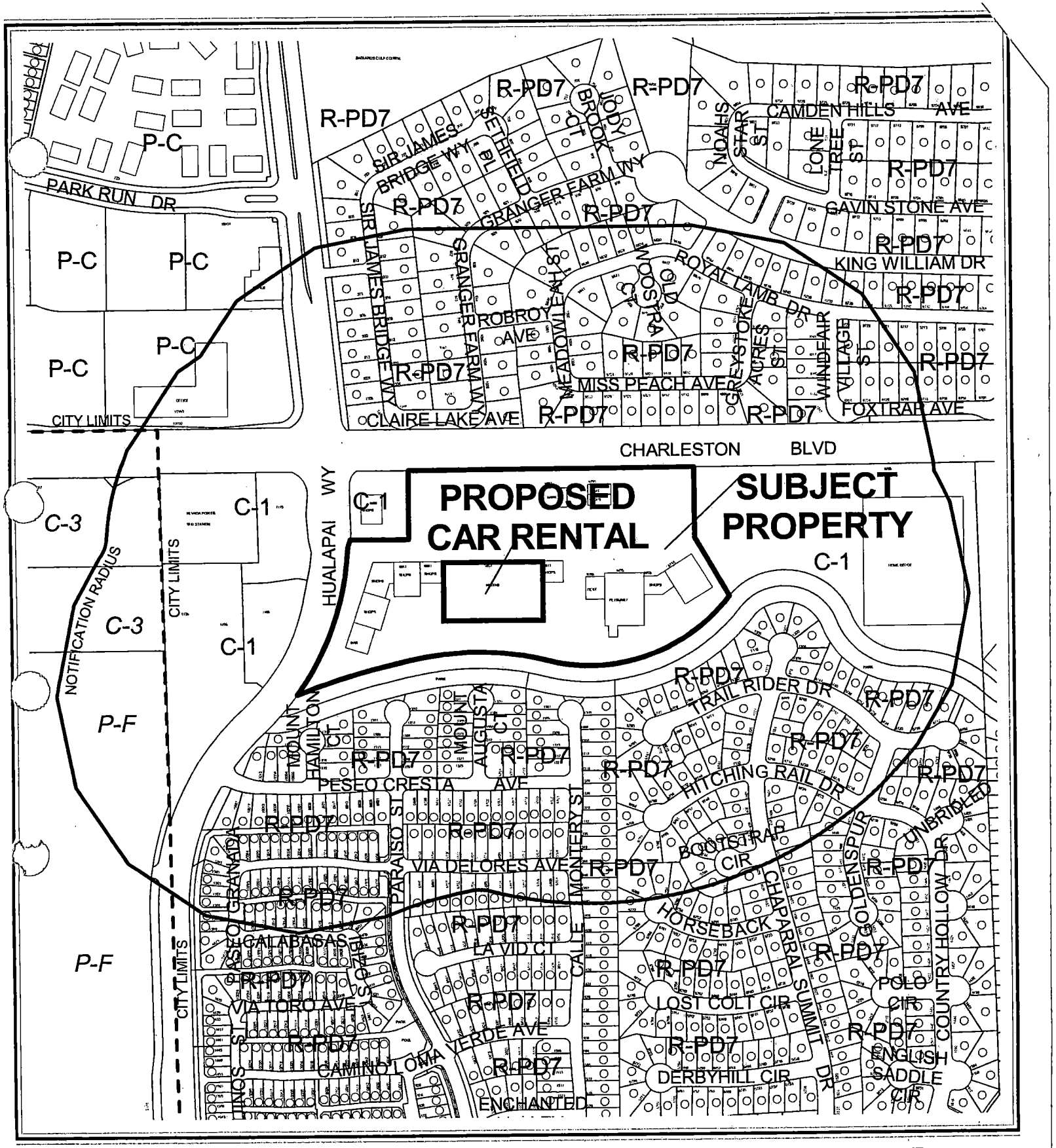
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Automobile Rental use.

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

3. All exterior signage shall conform to applicable requirements contained in Title 19.14.

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



CASE: **SUP-4189**

RADIUS: 750 FT

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



0 300 600 Feet

CASE: **SUP-4189**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Automobile Rental use.

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

3. All exterior signage shall conform to applicable requirements contained in Title 19.14.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an Automobile Rental Facility at 9851 West Charleston Boulevard. The administrative operations will take place within the Smith's grocery store, while a limited number of rental cars will be stored on the subject property.

B) Applicant's Justification

Title 19 requires a Special Use Permit to be approved for a rental car operation in the C-1 (Limited Commercial) zoning district. Similar services such as banks and cellular service providers are provided within grocery stores. The proposed service will not adversely impact the Smith's store or the connected shopping center.

BACKGROUND INFORMATION

A) Previous Actions

04/04/90 The City Council approved a rezoning to C-1 (Limited Commercial) as part of a larger request (Z-0017-90). The Planning Commission and staff recommended approval on 03/08/90.

11/24/97 The City Council approved a Site Development Plan Review for a 109,195 square foot commercial shopping center [Z-17-90(22)] on this site. The Planning Commission and staff recommended approval on 10/23/97.

01/14/99 The Planning Commission approved a Site Development Plan Review for a 236,237 square foot commercial shopping center [Z-17-90(29)] on the subject site. This was Phase II of the Hualapai Commons Shopping Center project. Staff recommended approval.

03/09/00 The Planning Commission approved a Site Development Plan Review [Z-0017-90(33)] for two proposed retail buildings totaling 9,000 square feet adjacent to the south side of Charleston, approximately 700 feet east of Hualapai Way. Staff recommended approval.

B) Pre-Application Meeting

03/11/04 The car rental area will be located inside the Smith's grocery store. A maximum of five cars will be available for rental at any one time. The need for an accurate parking analysis and details of external signage was indicated. The site plan should show where on site the rental cars are to be parked.

SS

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 14.69

B) Existing Land Use

Subject Property:	Retail Commercial
North:	Single-Family Residential
South:	Peccole Drainage Buffer
East:	Retail Commercial
West:	Animal Hospital, Undeveloped

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ML (Medium Low Density Residential)
South:	PR-OS (Park/Recreation/Open Space
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD7 (Residential Planned Development – 7 Units per Acre)
South:	R-PD7 (Residential Planned Development – 7 Units per Acre)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. The current C-1 (Limited Commercial) zoning district and the Automobile Rental use are compatible with this 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
County/North Las Vegas/HOA Notification	X	
Development Impact Notification Assessment		X
Project of Regional Significance	X	

SS

As the subject property is located within 500 feet of parcels in unincorporated Clark County, the Special Use Permit application is deemed a Project of Regional Significance. Clark County was notified of the project. Information concerning possible impacts to public services is detailed below.

INTERAGENCY ISSUES

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

Any Special Use Permit within 500 feet of unincorporated Clark County

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

1) The Regional Transportation Commission had no comment.
2) The Flood Control Division of Public Works indicated that the proposed project would not require a drainage study.
3) The Las Vegas Valley Water District indicated that the proposed project will not have a significant impact on the capacity of the water supply system.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to its decision on the proposal. There were no recent comments received.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail Store (25,000 SF or Greater)	750 SF	1 space per 250 SF GFA	3	0	539	--
						SS

The Automobile Rental use does not have a specific parking requirement listed in Title 19.10; however, according to Title 19.10.E.1, parking requirements not listed shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use. In this case, the General Retail Store Use (25,000 square feet or greater) ratio of one space per 250 square feet may be used.

The shopping center provides in excess of 500 spaces, including handicap spaces. A parking analysis submitted by the applicant indicates that 501 spaces are required, not including the proposed use, since it was already counted in the overall retail parking ratio. Five spaces in the front parking lot will be dedicated to rental vehicles; therefore, the proposed Automobile Rental Facility meets the Zoning Code standards.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Automobile Rental use.

B) General Analysis and Discussion

- Zoning

The Automobile Rental use is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

The rental car operation will be located in a 750 square foot area within the Smith's grocery store, adjacent to other services near the front of the building. A maximum of five passenger vehicles will be parked on site. No vehicles will be offered for sale, and no maintenance will be performed on the vehicles on the site. The vehicles will be parked in spaces located in the northwest corner of the parcel, away from most parking lot traffic. A small wall sign advertising the car rental operation will be placed on the front elevation of the Smith's building. This signage must comply with wall sign standards contained in Title 19.14 for the C-1 (Limited Commercial) zoning district.

- Conditions

Title 19.04.050 lists the following base conditions for approval of a Special Use Permit for an Automobile Rental Facility in a C-1 (Limited Commercial) zoning district. These conditions may be waived by the City Council if good cause is shown.

1. The use is limited to passenger vehicles only.
2. No more than five rental vehicles shall be stored on the site at any one time.
3. No vehicles shall be offered for sale on the premises.

The proposal conforms to these base conditions of approval.

SS

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Automobile Rental use will be located within an existing building and be similar to the existing retail uses on the site, which are also compatible with surrounding and future land uses. Vehicles stored on the site will not exceed the maximum allowed by the Zoning Code and will be located on the site so as not to conflict with or adversely affect parking and circulation on the site.

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

   The subject site is large enough to accommodate the proposed Automobile Rental facility, providing both functions of an indoor service counter and outdoor vehicle display/storage.

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

   The subject site is served by Charleston Boulevard and Hualapai Way, both Primary (100-foot) Arterials as designated on the Master Plan of Streets and Highways. These roadways will be adequate to meet the demands of the proposed Automobile Rental use.

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

   The proposed Automobile Rental Facility will be subject to inspections for building and licensing, which will ensure that the public health, safety and general welfare will be safeguarded.

NOTICES MAILED 357

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4189 APN: 163-06-111-008

Name of Property Owner: Hualapai Commons Ltd., LLC

Name of Applicant: Budget Rent-A-Car

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: Larry A. Miller

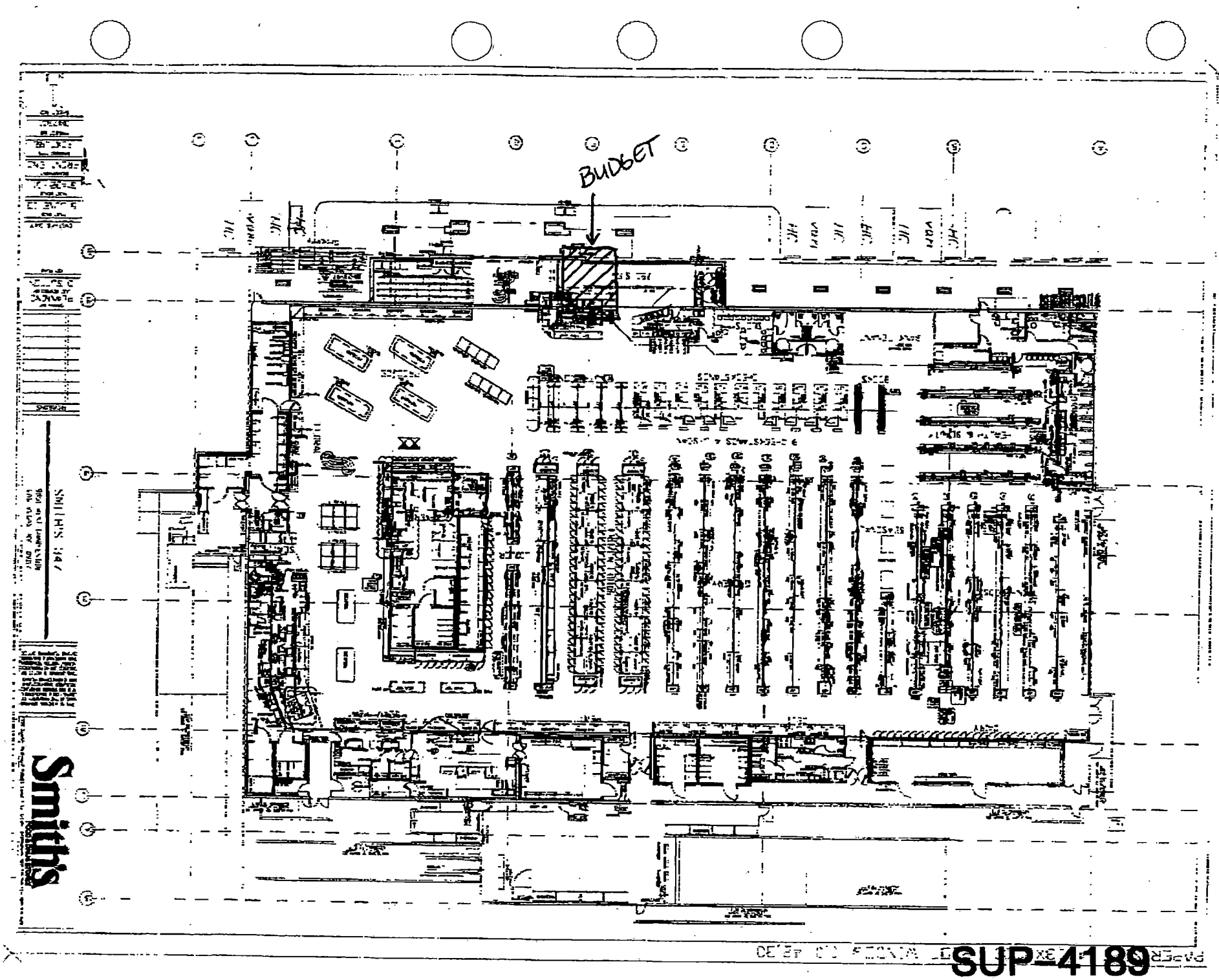
Print Name: Larry A. Miller

Subscribed and sworn before me

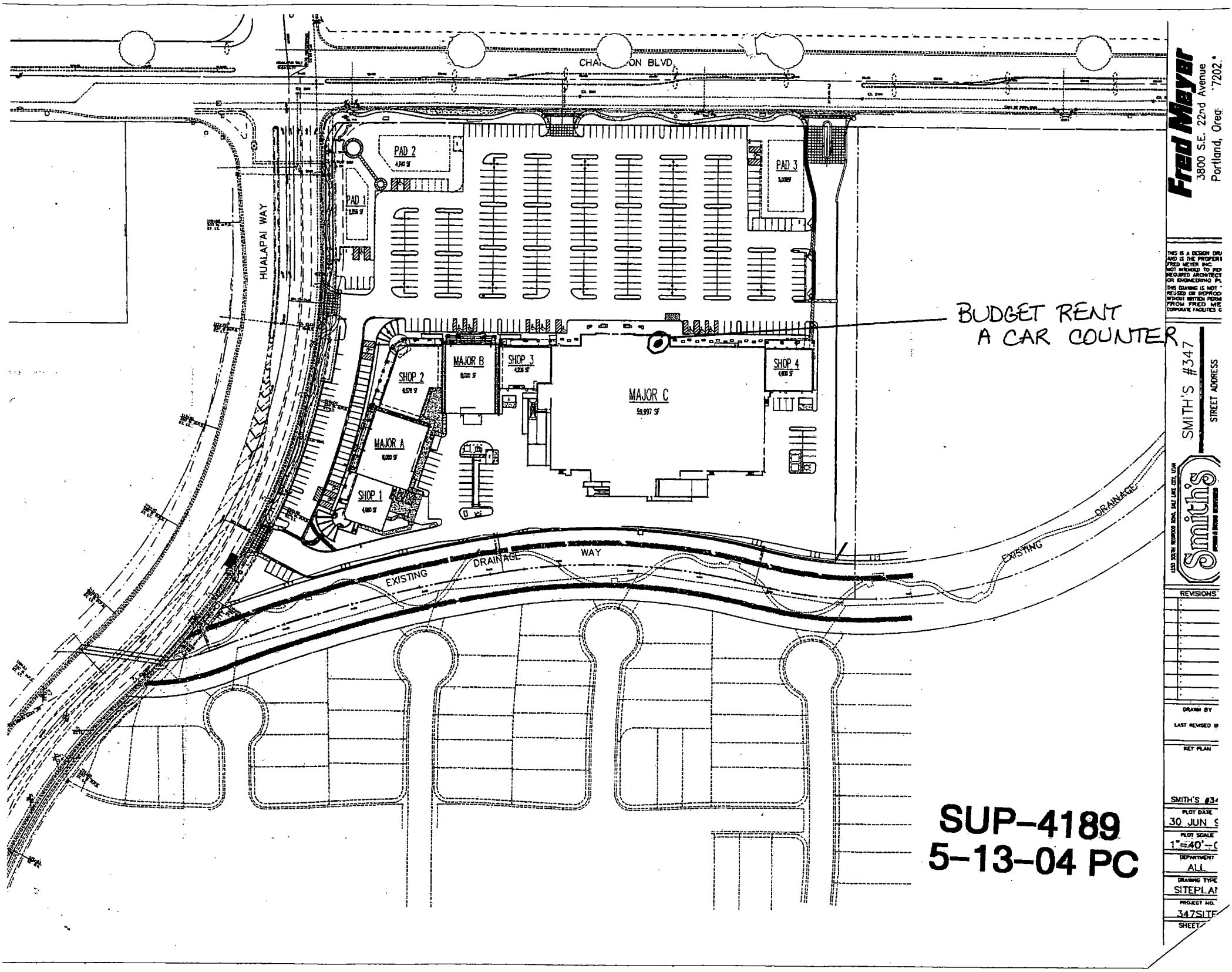
This 9th day of March, 2004

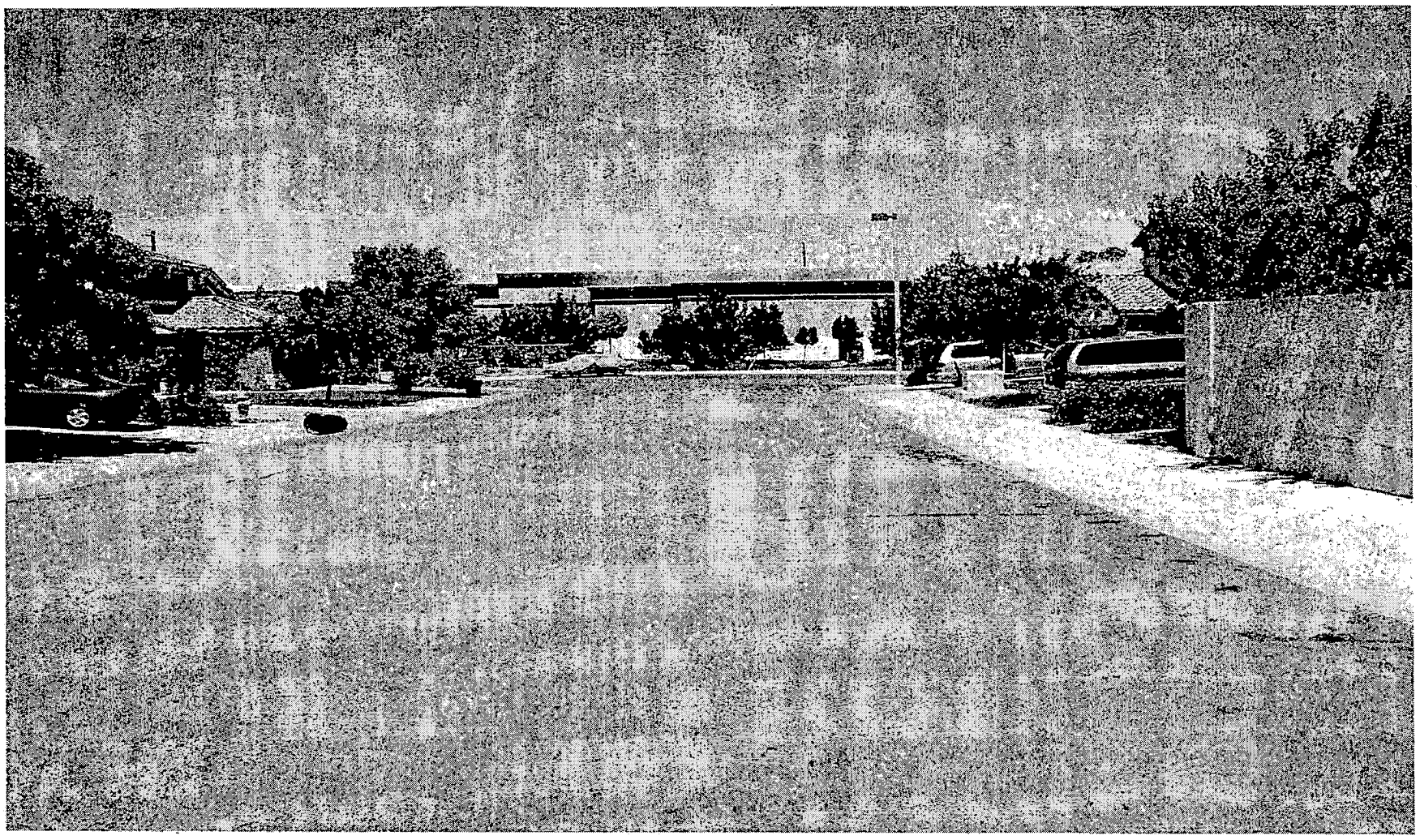
Joanne Baldassare

Notary Public in and for said County and State



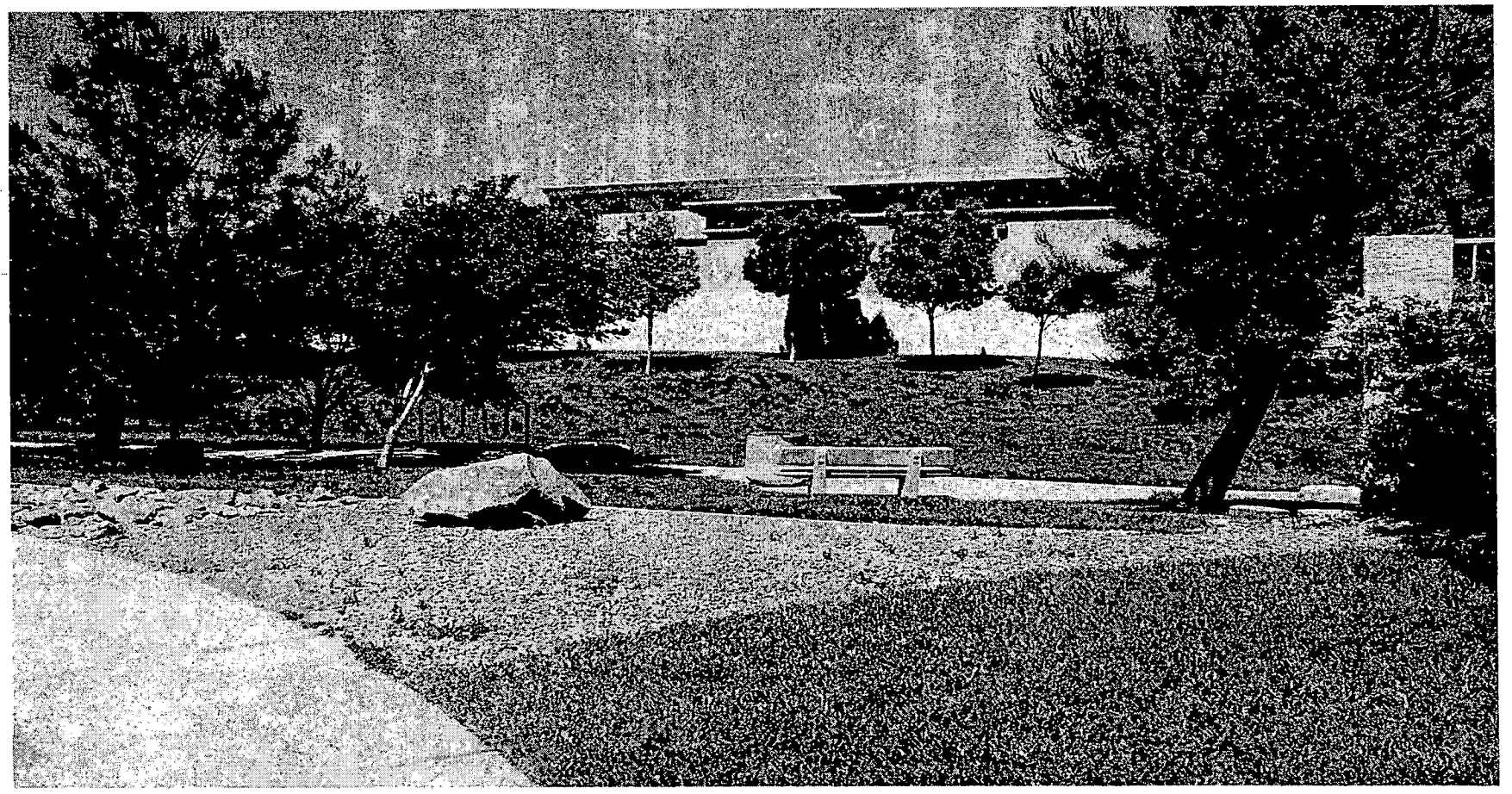
SUP-4189
5-13-04 PC


CHAMPION BLVD
HUALAPAI WAY
PAD 1
PAD 2
PAD 3
MAJOR A
MAJOR B
MAJOR C
SHOP 1
SHOP 2
SHOP 3
SHOP 4
EXISTING DRAINAGE WAY
EXISTING DRAINAGE
BUDGET RENT A CAR COUNTER
SUP-4189
5-13-04 PC
Fred Meyer
3800 S.E. 22nd Avenue
Portland, Oreg 7202.
SMITH'S #347
STREET ADDRESS
Smith's
REVISIONS
DRAWN BY
LAST REVISED
KEY PLAN
SMITH'S #3
PLOT DATE
30 JUN
PLOT SCALE
1"=40'--0
DEPARTMENT
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PROJECT NO.
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SHEET



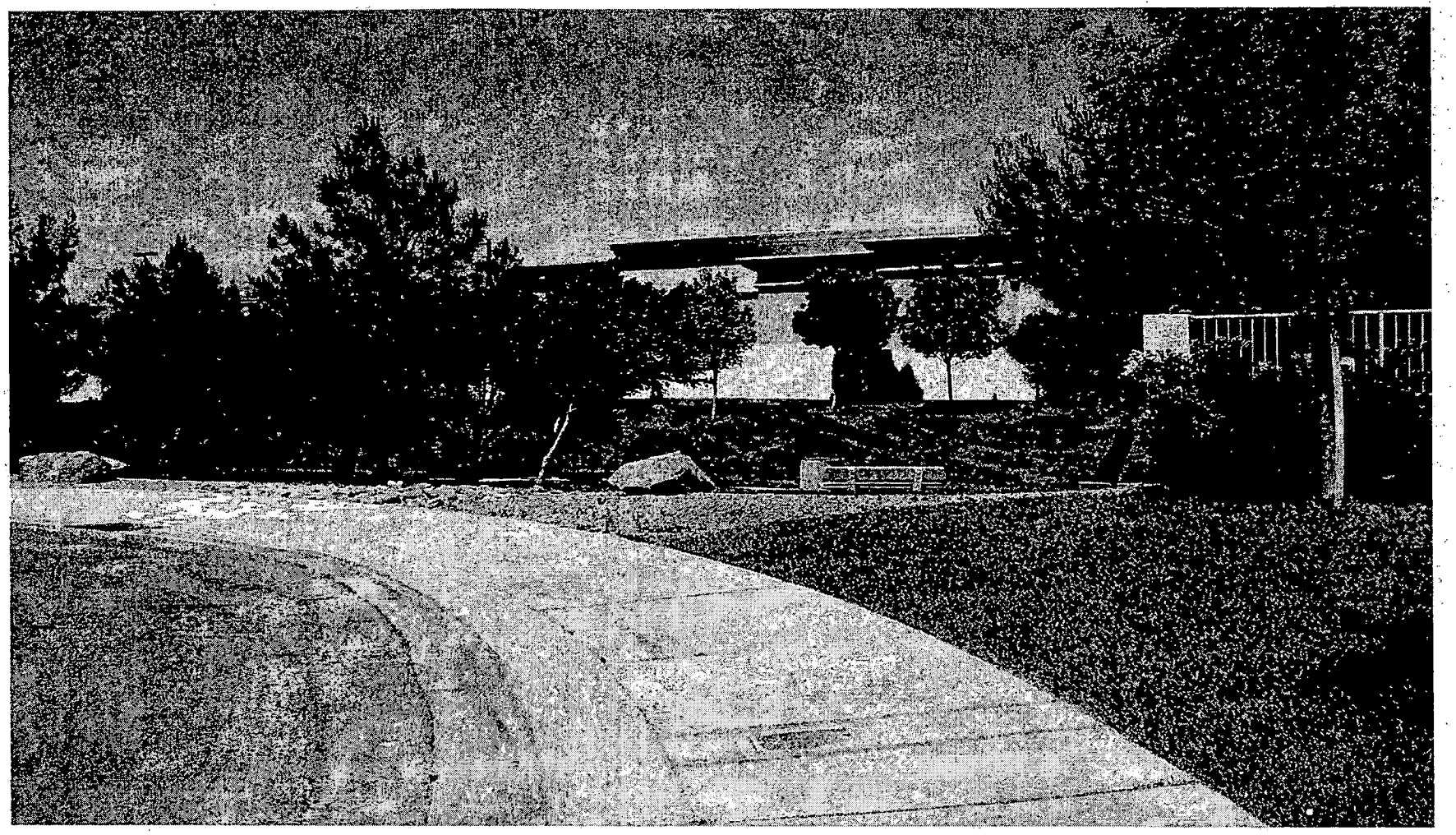
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY
9851 WEST CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY
9851 WEST CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY
9851 WEST CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 20 East Bonneville Avenue (APN: 139-34-311-017), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

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:
NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

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

MINUTES:
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PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 9 – SUP-4201

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

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No one appeared in opposition.

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(6:06 – 6:16)

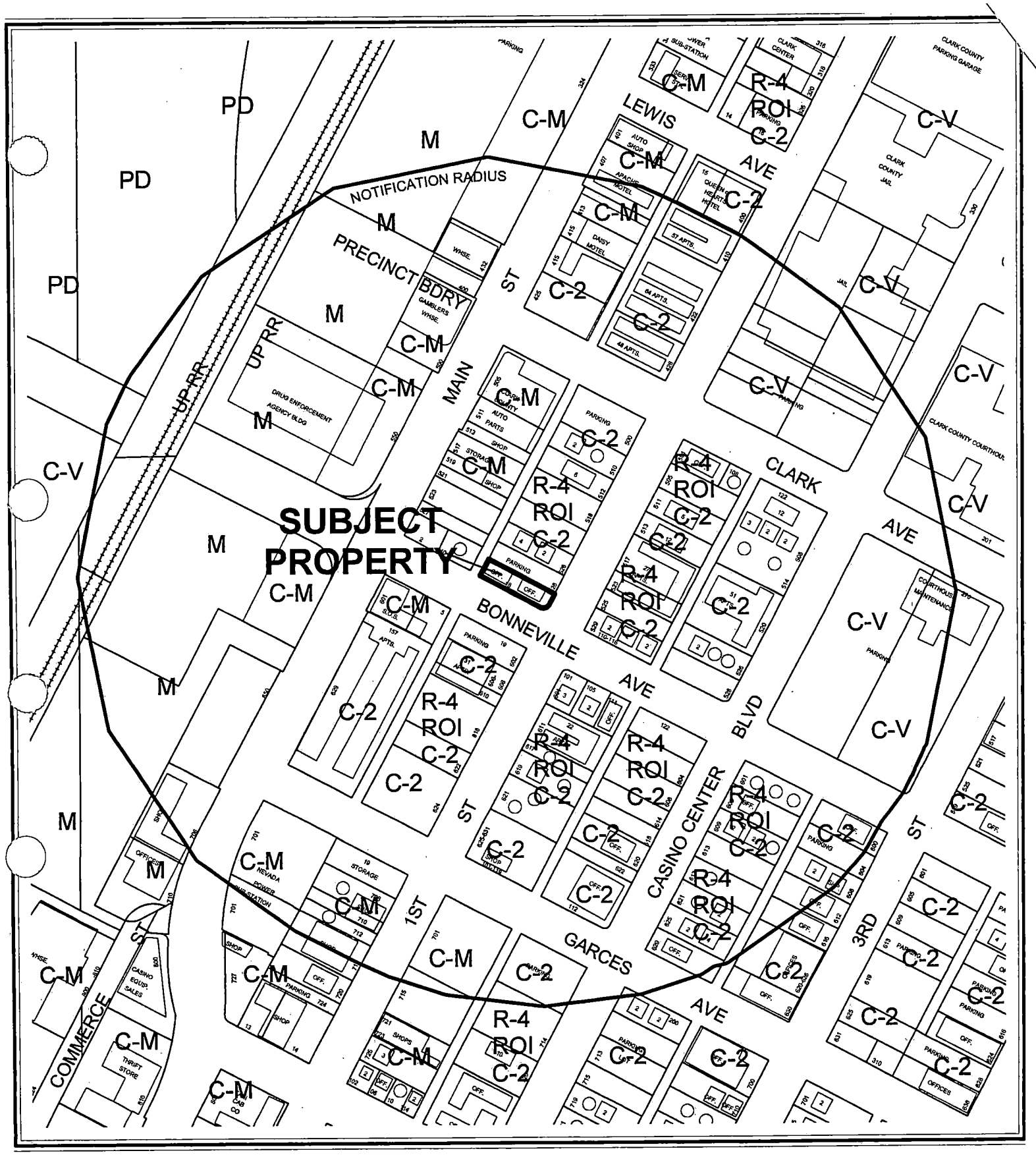
CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Bail Bond Service use.

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

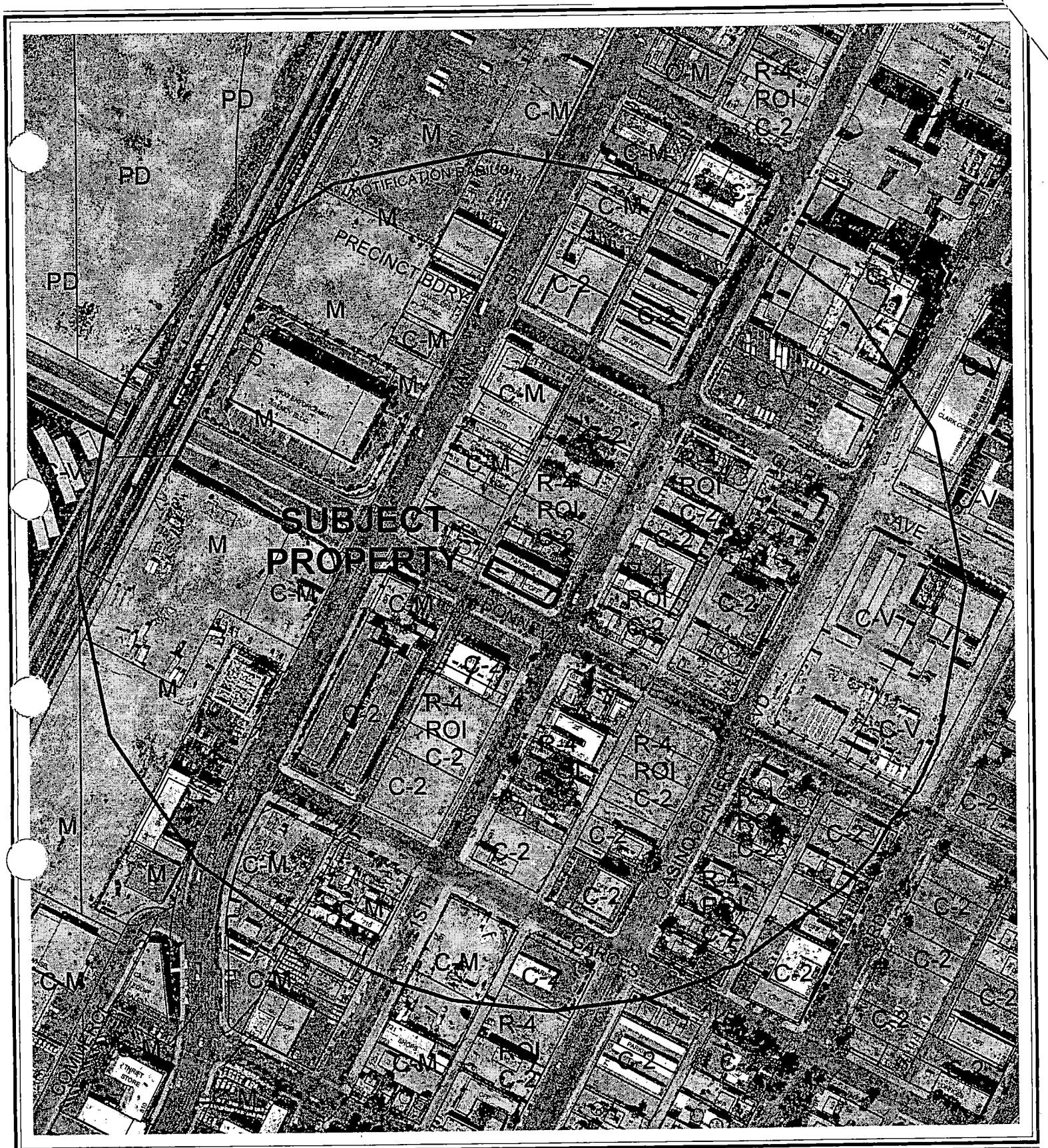
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **SUP-4201**

RADIUS: 750 FT

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

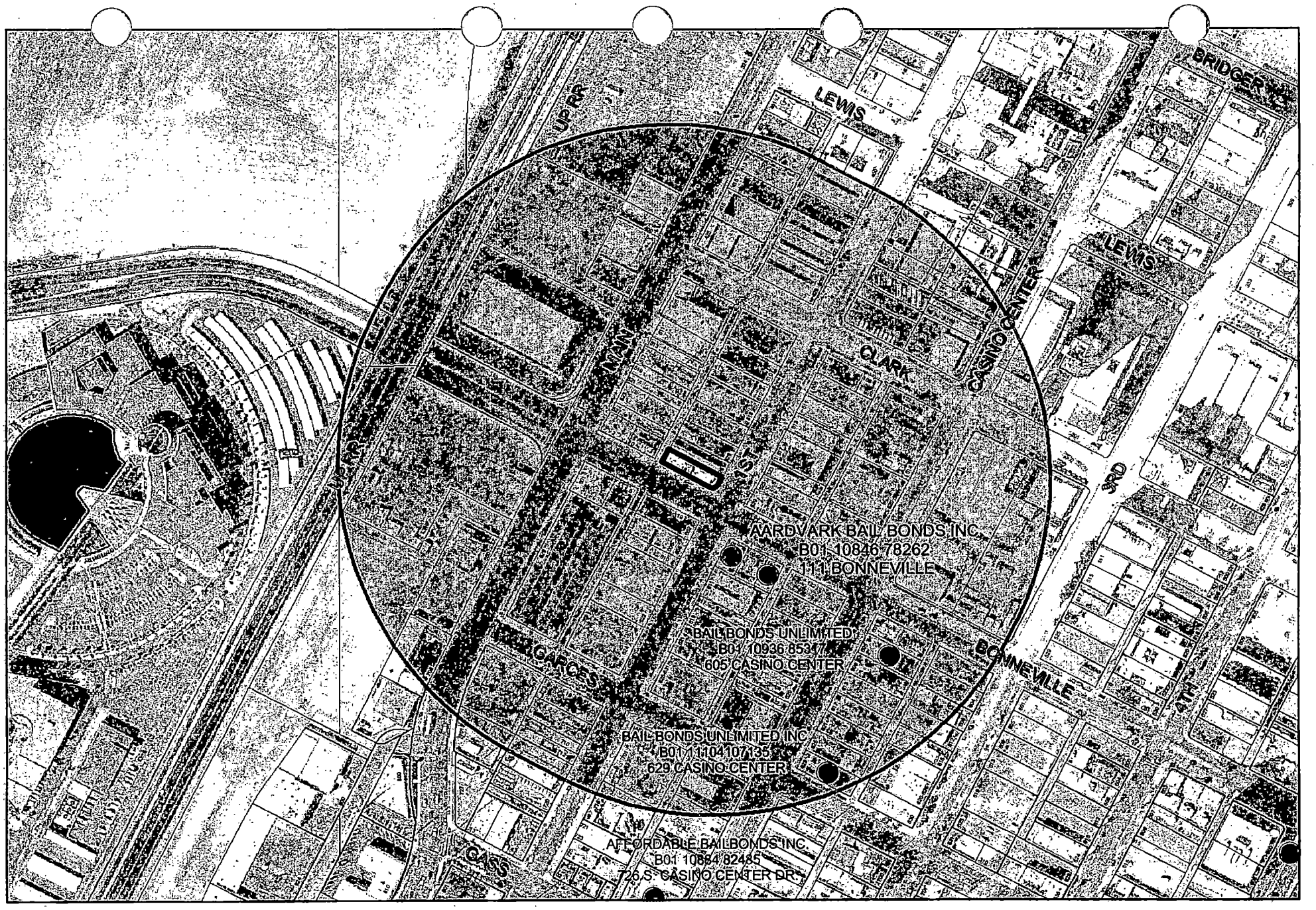


CASE: **SUP-4201**

RADIUS: 750 FT

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

N



SUP-4201

Business Licenses

Bail Bond

Parks

Subject Property

750 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Bail Bond Service use.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a Bail Bond Service located at 20 East Bonneville Avenue.

B) Applicant's Justification

The subject site is located approximately 200 yards from the Clark County Detention Center, and the Applicant would be providing a valuable service to those needing his assistance.

BACKGROUND INFORMATION

A) Previous Actions

12/16/64 The Board of City Commissioners approved a Reclassification of Property (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for this parcel as a part of a larger request. The Planning Commission recommended approval on 12/10/64.

03/15/00 The City Council approved a Special Use Permit (U-0005-00) for a Bail Bond Service. Staff and the Planning Commission recommended approval on 2/10/00.

B) Pre-Application Meeting

03/17/04 General site plan issues were discussed, including the need for a detailed parking analysis.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: .10

B) Existing Land Use

Subject Property: Professional Office
North: Professional Office

South:	Multi-Family Residential
East:	Professional Office
West:	Single-Family Residential

C) Planned Land Use

Subject Property:	DTR (Downtown Redevelopment Zone)
North:	DTR (Downtown Redevelopment Zone)
South:	DTR (Downtown Redevelopment Zone)
East:	DTR (Downtown Redevelopment Zone)
West:	DTR (Downtown Redevelopment Zone)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	R-4 (High Density Residential) Under Resolution of Intent to C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	R-4 (High Density Residential) Under Resolution of Intent to C-2 (General Commercial)
West:	C/M (Commercial/Industrial District)

E) General Plan Compliance

The subject site is located within the Downtown Redevelopment Plan Area of the General Plan with a C (Commercial) land use designation, which allows for office, limited commercial, and general commercial uses. The existing C-2 (General Commercial) zoning district is consistent with the General Plan and the proposed Bail Bond Service is a permitted use with the approval of a Special Use Permit.

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

Special Area Plan

The subject site is located within a C (Commercial) designated parcel of the Downtown Redevelopment Plan Area. The C (Commercial) designation allows for uses that are normally allowed in the O (Office), SC (Service Commercial), and GC (General Commercial) land use categories of the General Plan.

Special Overlay District

The subject site is located within the Downtown Overlay Distinct with an Office Core designation. The Downtown Overlay District's purpose is to establish special design standards for development within the City's established urban core. Properties within the Downtown Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements in Section 19.08.040, Section 19.08.050, Section 19.08.060, Chapter 19.10, and Chapter 19.12. However, the exemption does not prohibit City staff, the Planning Commission, or City Council from imposing limitations on the approval of a Site Development Plan. Site Development Plan applications within the Downtown Overlay District shall be evaluated on a case-by-case basis to determine the extent to which those standards shall be required.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Bail Bond Service	960 SF.	1 / 250 GFA	4	1	4	1
Professional Office	5,231	1 / 300 GFA	18	0	13	0

The site is deficient by five parking spaces, but it is located within the Downtown Overlay District, which allows for deviations from Title 19 parking requirements on a case-by-case basis. Staff believes that the minor deficiency is acceptable for this particular site.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Bail Bond Service use, however, there are five similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

  The C-2 (General Commercial) District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) District is also appropriate along commercial corridors. The C-2 (General Commercial) District is consistent with the General Commercial category of the General Plan.

- Use

  The request is for a Bail Bond Service located at 20 East Bonneville Avenue. The proposed Bail Bond Service will occupy a 960 square-foot suite within an existing 6,191 square-foot office building. Title 19 requires 23 parking spaces for the overall development, but only 18 spaces are provided. The site is located within the Downtown Overlay District, which allows for deviations from Title 19 parking requirements on a case-by-case basis. Due to the location of the building in the downtown area, and the minimal amount of vehicular traffic a Bail Bond Service generates, Staff believes this minor deviation from Title 19 parking requirements is acceptable.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Bail Bond Service will be located within an existing office building and will be harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

   With the approval of the parking deviation as allowed by the Downtown Overlay District, the subject site will be physically suitable for the proposed Bail Bond Service use.

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

   The site receives access via a drive from First Street, an 80-foot collector, which is adequate in size to meet the requirements of the Bail Bond Service use.

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

   The proposed Bail Bond Service will be subject to ongoing City inspection and enforcement and will not compromise the public health, safety, and welfare.

NOTICES MAILED 73

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4201 APN: _____

Name of Property Owner: Edward Blalock

Name of Applicant: Roman Santos

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

_____Yes _X_No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Edward Blalock

Subscribed and sworn before me

This 17 day of March, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHELE S. PANTAGES
Appt. No. 97-4363-1
My Appt. Expires Nov. 1, 2005

Parking Required = 6191 SF ÷ 400 = 15.48 ⇒ 16 spaces required
Parking Spaces Provided: 17 spaces, 18 spaces optional

Actual Building Height 26'-9"

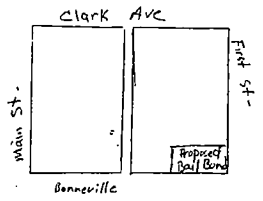
Lot Square Footage: 10,443.44 SF

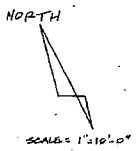
occupancy = $\overset{\text{OFFICE}}{A+B}$

open parking garage = A+B

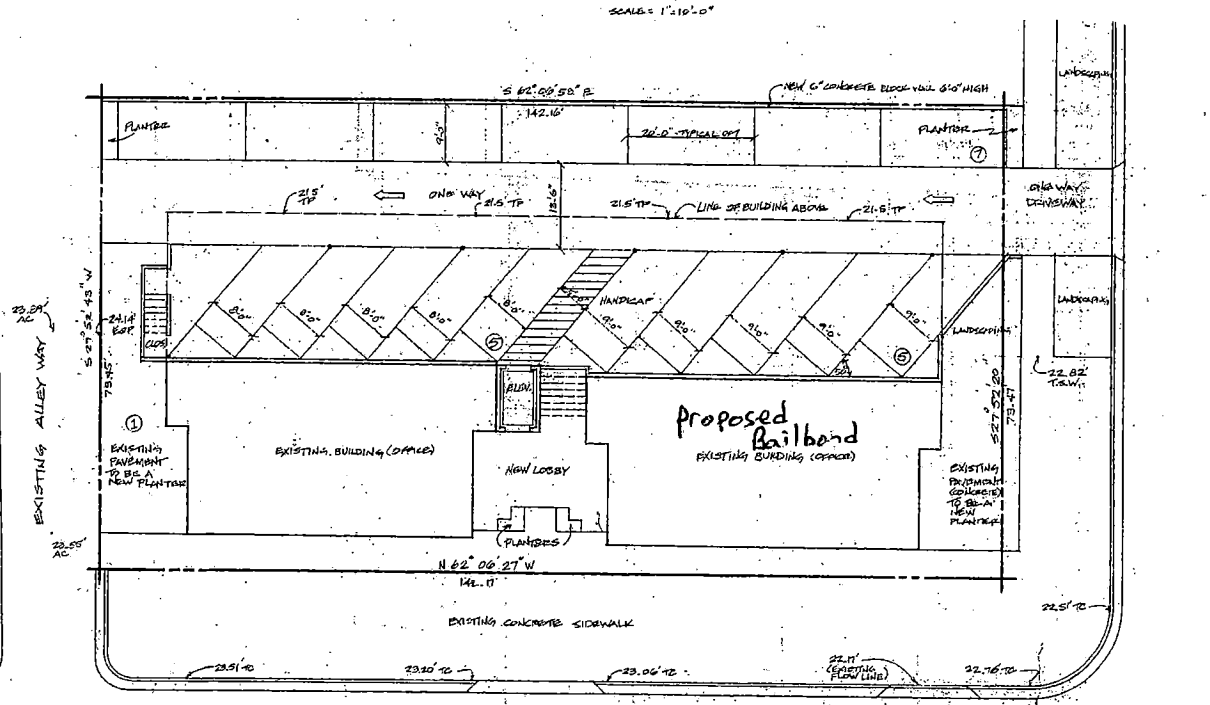
Basement Floor ~~AREA~~ = Parking A+B = 2866 SF

OFFice Floor Area = A+B 6191 SF





SCALE: 1"=10'-0"

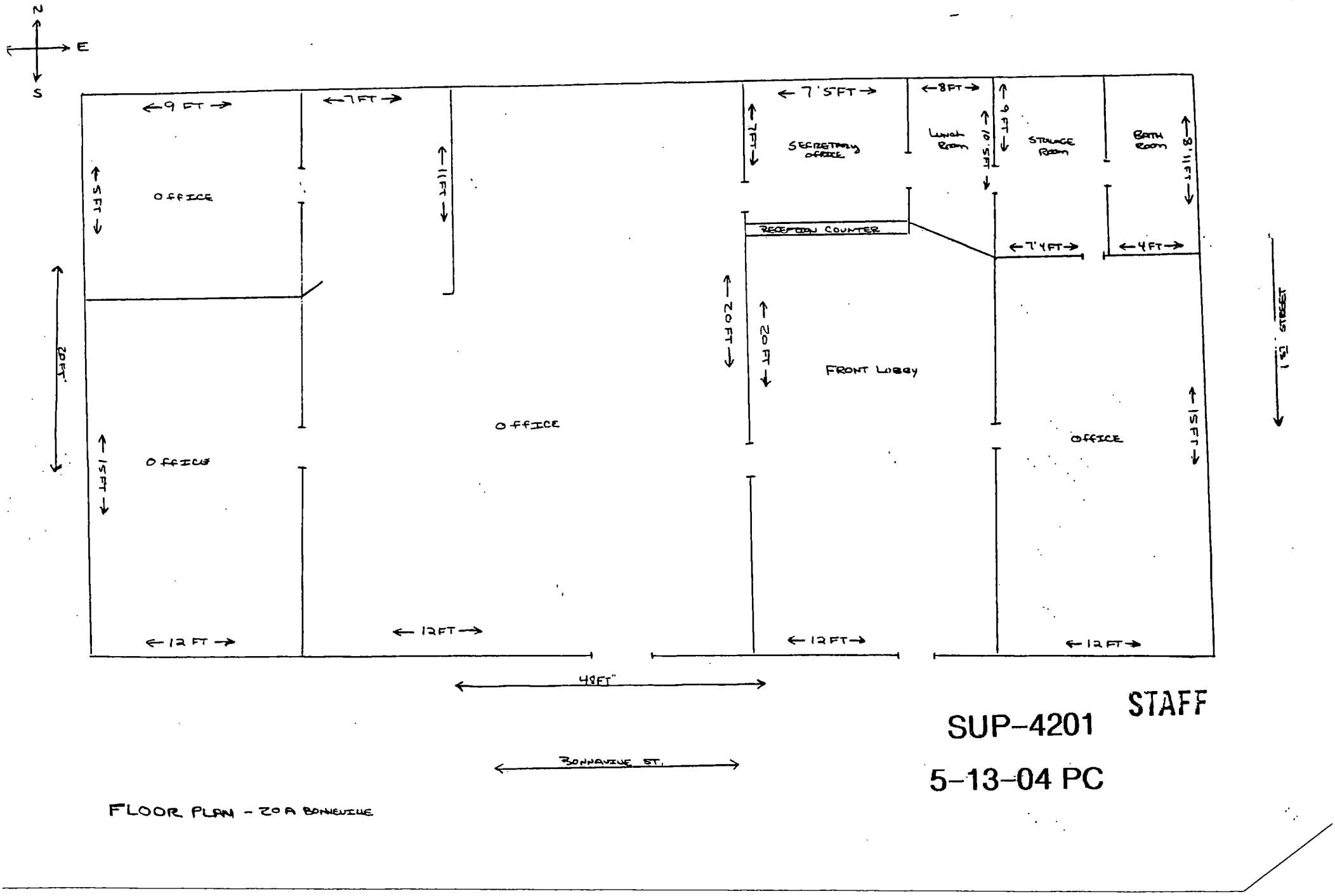


PLOT - PARKING PLAN

LOT SQUARE FOOTAGE = 10,443.44 SF

SUP–4201

5–13–04 PC



FLOOR PLAN - 20 A BONNEVILLE

STAFF

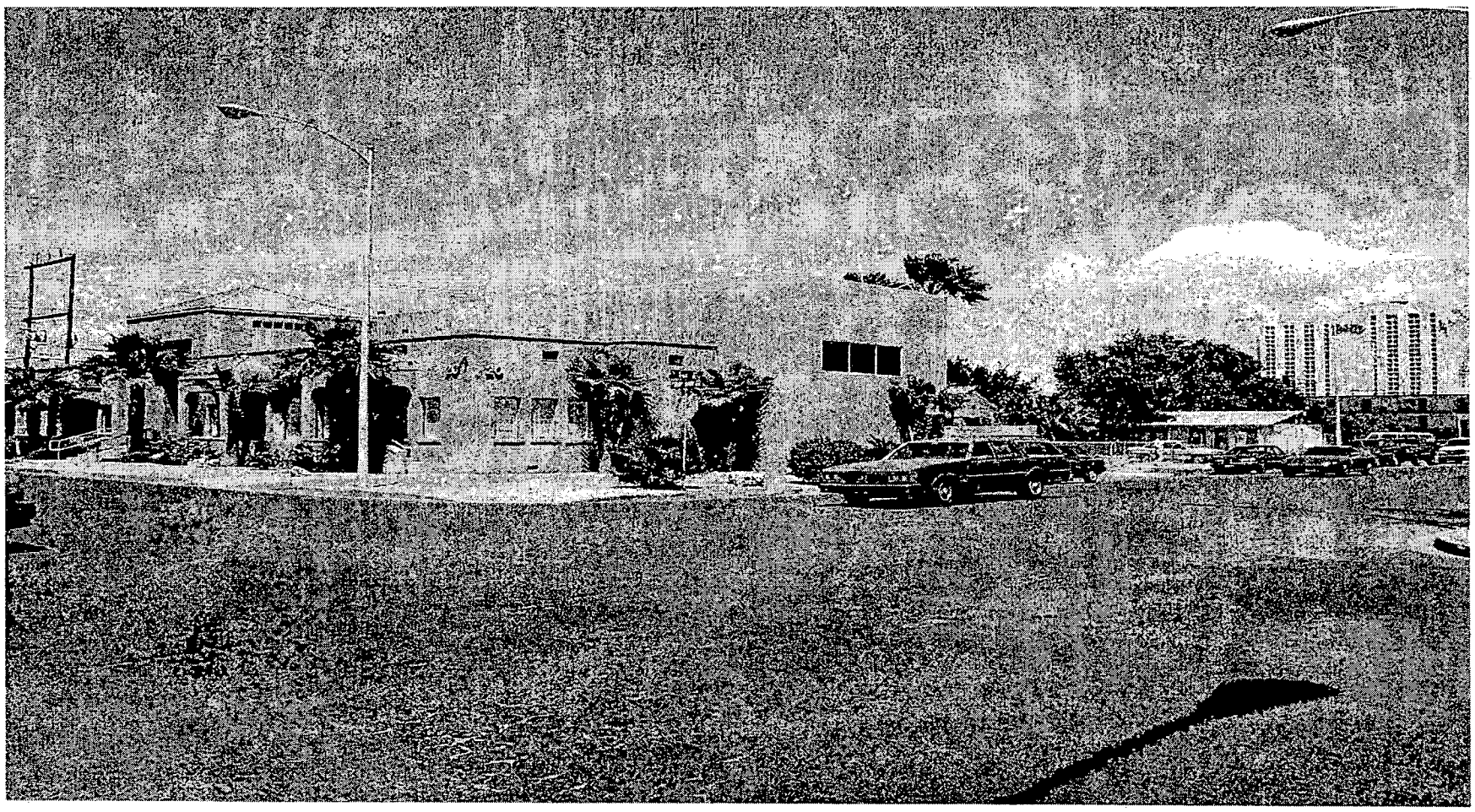
SUP-4201

5-13-04 PC



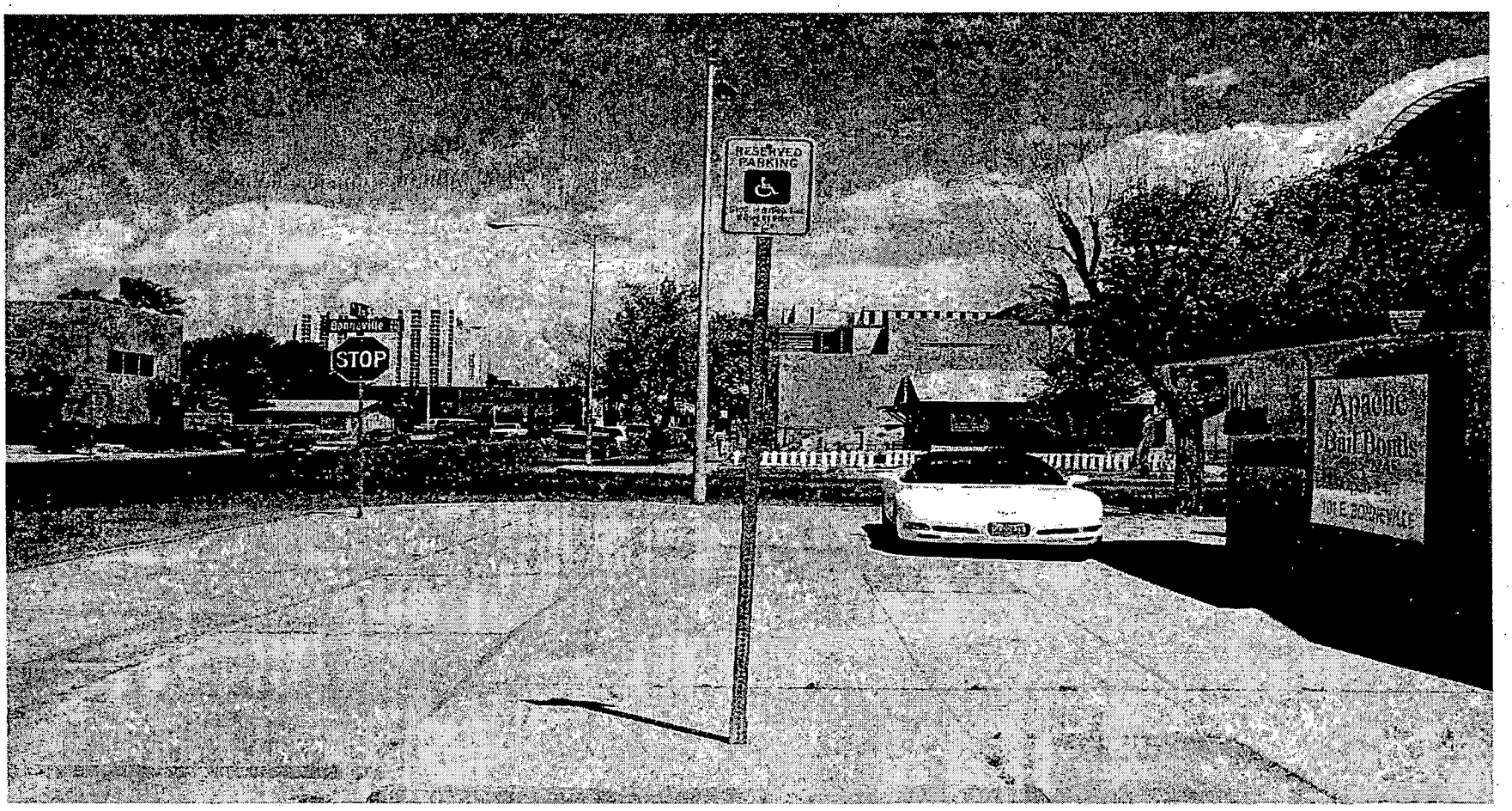
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST
20 EAST BONNEVILLE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST
20 EAST BONNEVILLE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST
20 EAST BONNEVILLE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST
20 EAST BONNEVILLE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/29/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED CONVALESCENT CARE FACILITY NURSING HOME at 3371 North Buffalo Drive (APN: 138-09-801-021), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], 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 and added condition for a one-year review – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE stated in this complex is the Ethel and Adelson Hospice, which is a medical and professional office to the south Willow Creek Memory Carefree Center. This current building is the Las Vegas Recovery Center. There is a Withdrawal Management Facility currently on this site, as defined by the Code. How the applicant describes their business is not well defined in the Code. The closest description staff could find is a convalescent care facility. The applicant is not increasing the footprint of the building; it is essentially an interior remodel to have the extra beds, which has already been done. The impact would be two-fold. The limit of stay would increase from 30 to 60 days and beds would increase from 25 to 41 beds.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 10 – SUP-4203

MINUTES – Continued:
BRAD GRENSTEIN, Administrative Director of LVRC Holdings, appeared on behalf of the applicant.

COMMISSIONER McSWAIN complimented the applicant on a lovely facility. She suggested a one-year review might be appropriate due to the nature of the operation, the expansion and its close proximity to residential since it is a Special Use Permit. MR. GRENSTEIN asked for clarification on what the one-year review entailed. ROBERT GENZER, Director, Planning and Development Department, explained what staff will keep track of this application and will notify the applicant at the time of review. MR. GRENSTEIN agreed to the one-year review.

No one appeared in opposition.

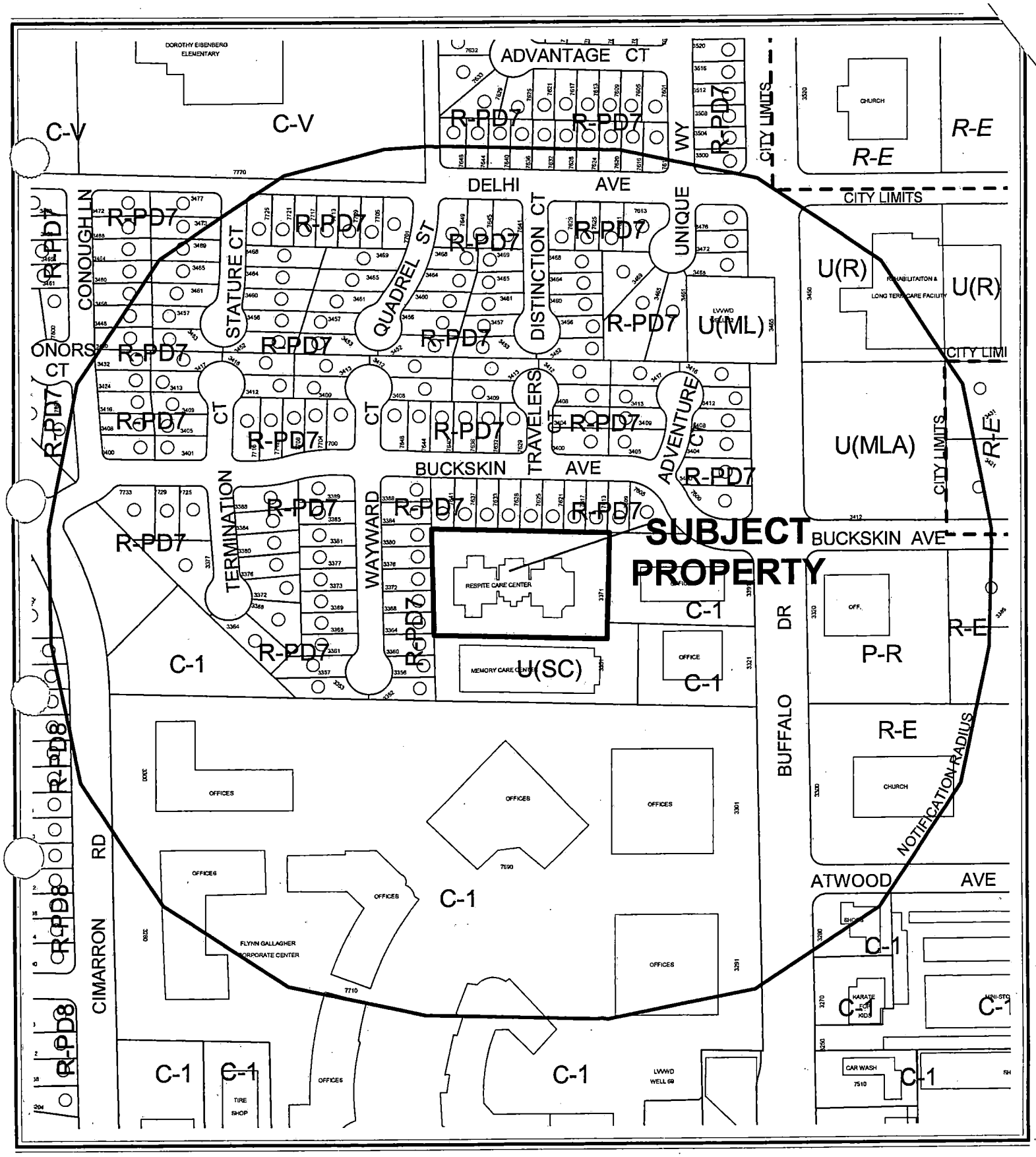
CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:12 – 6:16)

1-387

CONDITIONS:
Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Convalescent Care Facility.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted.

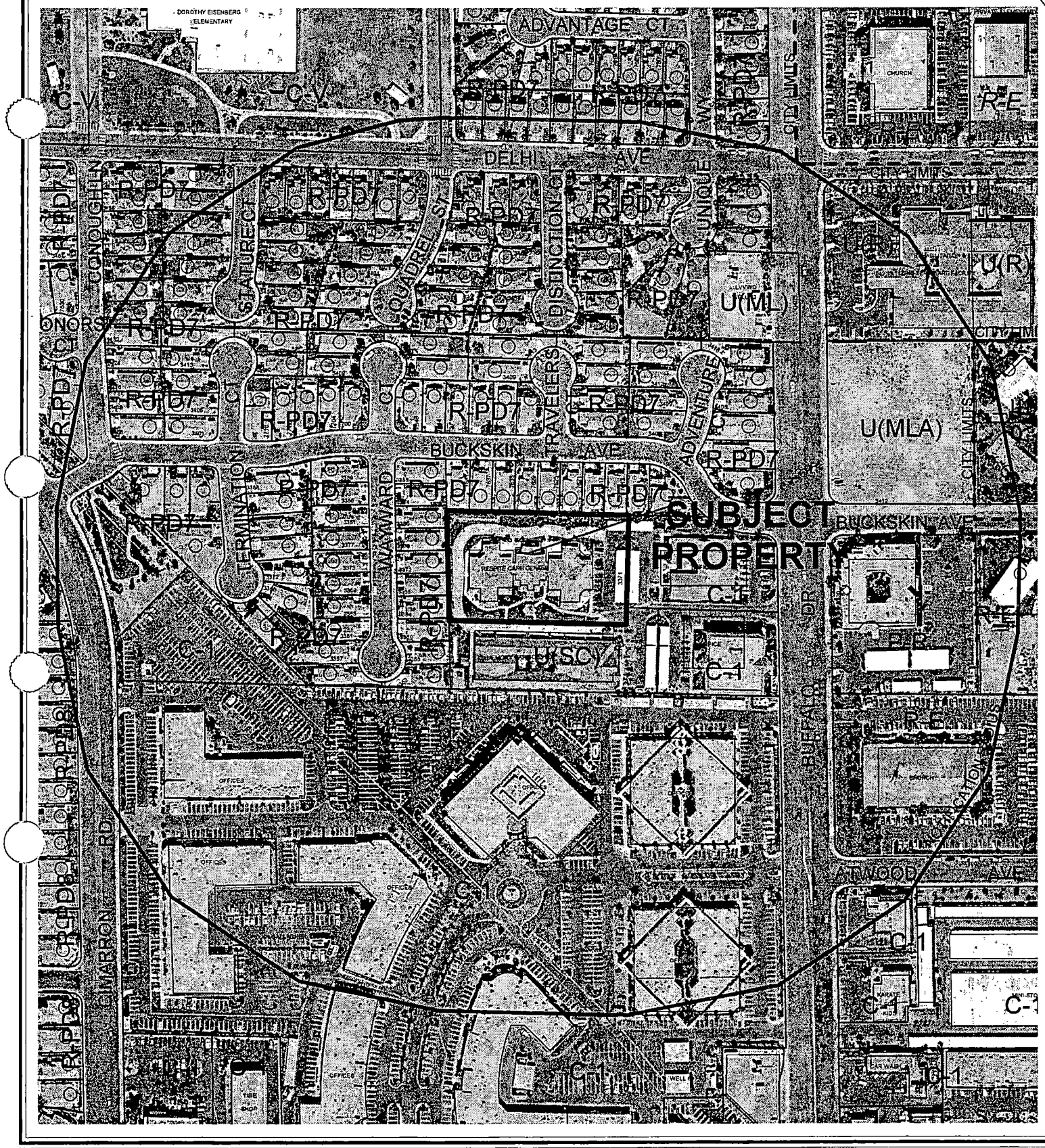


CASE: **SUP-4203**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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



0 200 400 Feet

CASE: **SUP-4203**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Convalescent Care Facility.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit to allow a convalescent care facility care facility on this site. It is currently occupied by the Las Vegas Recovery Center; approval this application would permit an increase in the number of beds from 25 to 41 and allow stays of greater than 30 days.

B) Applicant's Justification

The letter states that drug and alcohol treatment will be limited to adults early on a strictly voluntary basis. There will be no court ordered or mandated facility and be operated on a for-profit basis. The goal of the facility is to offer a complete and integrated continuum of care, such as detox, inpatient, outpatient and aftercare services. However no medication would be provided on an outpatient basis.

The maximum length of stay for an adult seeking inpatient drug and alcohol treatment would be 90 days. These individuals would not be permitted to keep their cars at the facility.

BACKGROUND INFORMATION

A) Previous Actions

01/26/98	The City Council approved a rezoning to C-1 (Limited Commercial) (Z-0120-97) for an 11,602 square foot senior day care center, a 24,082 square foot memory care center and a 16,848 square foot respite care center for the overall five acre site. The west half of the overall site was deleted.
01/26/98	The City Council approved a Special Use Permit (U-125-97) to allow these facilities.
06/19/02	The City Council approved a Review of Condition [U-120-97 (1)] relating to the location and design of mechanical equipment, air conditions units trash enclosures, landscaping and parking areas for the overall site.

B) Pre-Application Meeting

03/16/04 Items discussed with the applicant included providing a parking analysis and shared parking agreement with other offices. A project of regional significance application will not be required.

C) Neighborhood Meetings

There was no neighborhood meetings held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.65 Acres

B) Existing Land Use

Subject Property:	Las Vegas Recovery Center
North:	Single Family Residential
South:	Willow Creek Memory Care Center
East:	Nathan Adelson Hospice
West:	Single Family Residential

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ML (Medium-Low. Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	ML (Medium Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	R-PD7 (Residential Planned Development-7 units per acre)
South:	U (Undeveloped)
East:	C-1 (Service Commercial)
West:	R-PD7 (Residential Planned Devleopment-7 units per acre

E) General Plan Compliance

Centennial Hills General Plan

This site is designated SC (Service Commercial) on the Centennial Hills Sector Map of the General Plan. The proposed use is permitted in this land use category.

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

This site does not lie within any special area plan or overlay district.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Convalescent Care	17,224 square feet	1/6 beds; 1 each employee; 1 per each Doctor	21	1	28	

The proposed use exceeds the minimum parking standards of the Code. For the four medically related uses on the overall five acre parcel, a total of 126 spaces are required, with 129 provided. Handicapped parking needs to be added to the site plan prior to the issuance of a certificate of occupancy.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed convalescent care use.

B) General Analysis and Discussion

- Zoning

The site is zoned (U) Undeveloped. A convalescent care facility is allowed with the approval of a Special Use Permit.

- Use

The current use of the property is a withdrawal management facility. These are defined in Title 19.20 as:

"A facility that provides medically managed withdrawal treatment for alcohol and drug dependent persons who are3 experiencing acute withdrawal symptoms. The term does not include any facility that:

1. Provides treatment to a person for more than 30 days; or
2. Provides ongoing rehabilitation or outpatient services.

As discussed in the applicant's justification letter, they are seeking additional beds and the ability to provide treatment for more than 30 days and offer outpatient services. The type of facility proposed by the applicant is not well defined in the Code. However, the closest definition is that of a convalescent care facility, defined as:

"A building or structure designed, used, or intended to be sued to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital or special care facility. Convalescent care facility includes rest home and nursing home, but does not include assisted living apartment, hospital or special care facility".

The applicant is not proposing to increase the footprint of the building or size of the structure. In fact, the interior remodel has already taken place.

The proposed use is compatible with the surrounding area, which includes other medically related facilities such as the Nathan Adelsen Hospice, the Willow Creek Memory Care Center and general medical and office uses. The surrounding single family residences should not be adversely affected since there are no additions being made to the building, and all traffic directly accesses Buffalo Drive to the east.

- Conditions

The following base conditions are required to be met:

1. The minimum parcel size shall be 20,000 square feet.
2. The maximum number of beds per acre shall be 25.
3. Setbacks for building shall be the same as required for a single family dwelling in the zoning district where located.
4. The maximum building height of a convalescent care facility shall be two stories.
5. Care facilities shall be located on a collector street or larger.

The proposal meets all of these base conditions of approval.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed use is essentially a 16-bed expansion of the existing facility. It is bordered on two sides by medically related uses and single family to the north and west. The facility should continue to be harmonious and compatible, since no expansion of the actual building is being proposed.

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

   The site is currently used as the Las Vegas Recovery Center and continues to be suitable for a convalescent care facility.

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

   Buffalo Drive has a total right-of-way width of 100 feet, which is adequate to serve the needs of this facility.

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

   The General Plan designation for this site is SC (Service Commercial), which encourages development of these types of facilities.

NOTICES MAILED 171

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4203 APN: 138-09-801-021

Name of Property Owner: FOUNTAIN DP, LLC

Name of Applicant: LVRC Holdings, LLC (dba) Las Vegas Recovery Center

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This 24th day of MARCH, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FAYE SONNTAG
Appt No. 00-61775-1
My Appt. Expires March 28, 2004

Las Vegas Recovery Center
Special Use Permit Submittal

NOTES:
1. SITE PLAN BEING USED BY PERMISSION OF THE APPLICANT. DEKKER/PERICH/HOLMES/SABATINI DID NOT PREPARE THIS SITE PLAN BUT ASSUME ALL INFORMATION TO BE ACCURATE AND CORRECT.
2. ALL BUILDINGS AND PARKING ARE EXISTING. NO ADDITIONAL WORK IS REQUIRED TO ACCOMODATE THIS USE.
3. ALL PARKING SPACES ARE TYPICAL 9' x 19'. ALL HANDICAPPED SPACES HAVE ADA AND ANSI A117.1 COMPLIANT ACCESS AISLES BASED UPON APPROVED CITY OF LAS VEGAS PROJECT NUMBER C401-45.



LOCATION

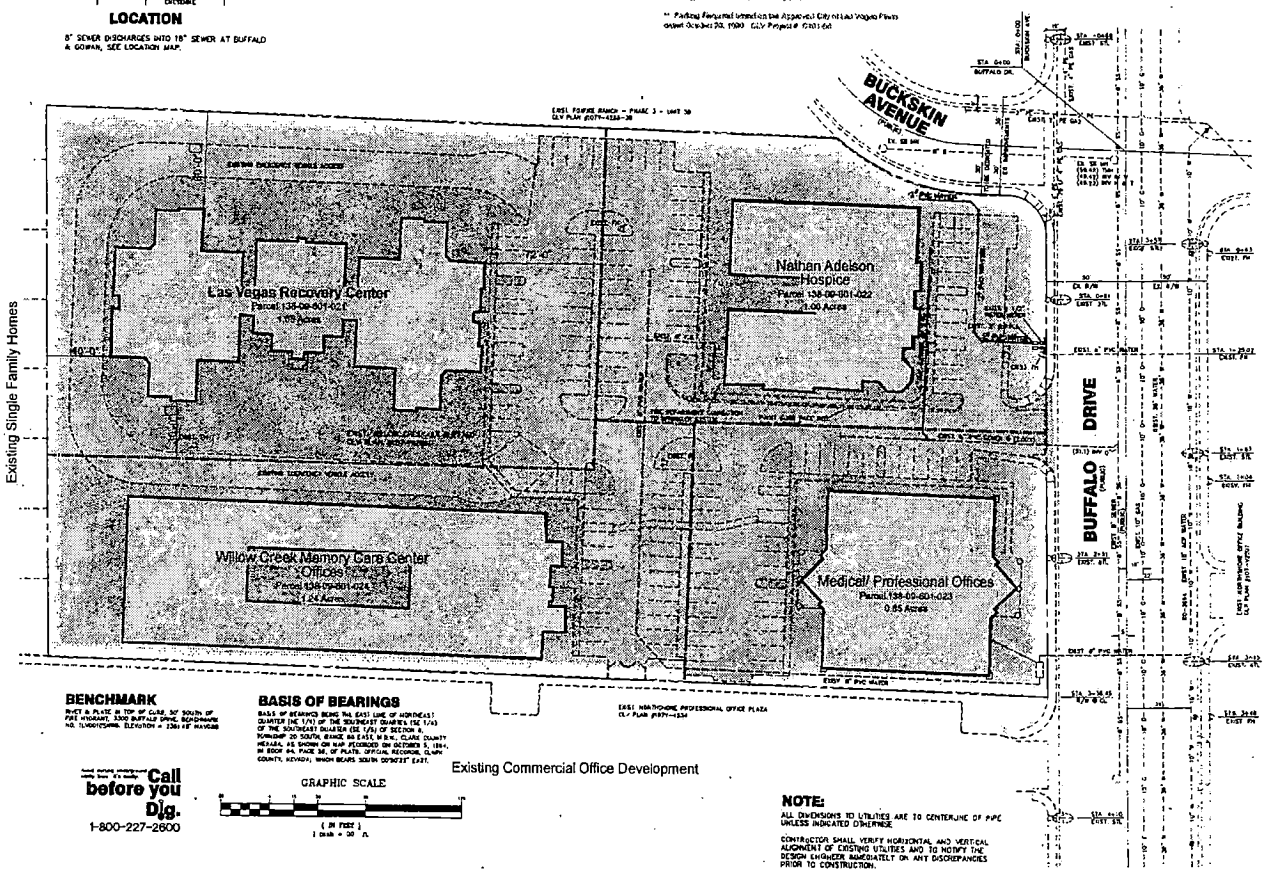
8" SEWER DISCHARGES INTO 18" SEWER AT BUFFALO & GOWAN, SEE LOCATION MAP.

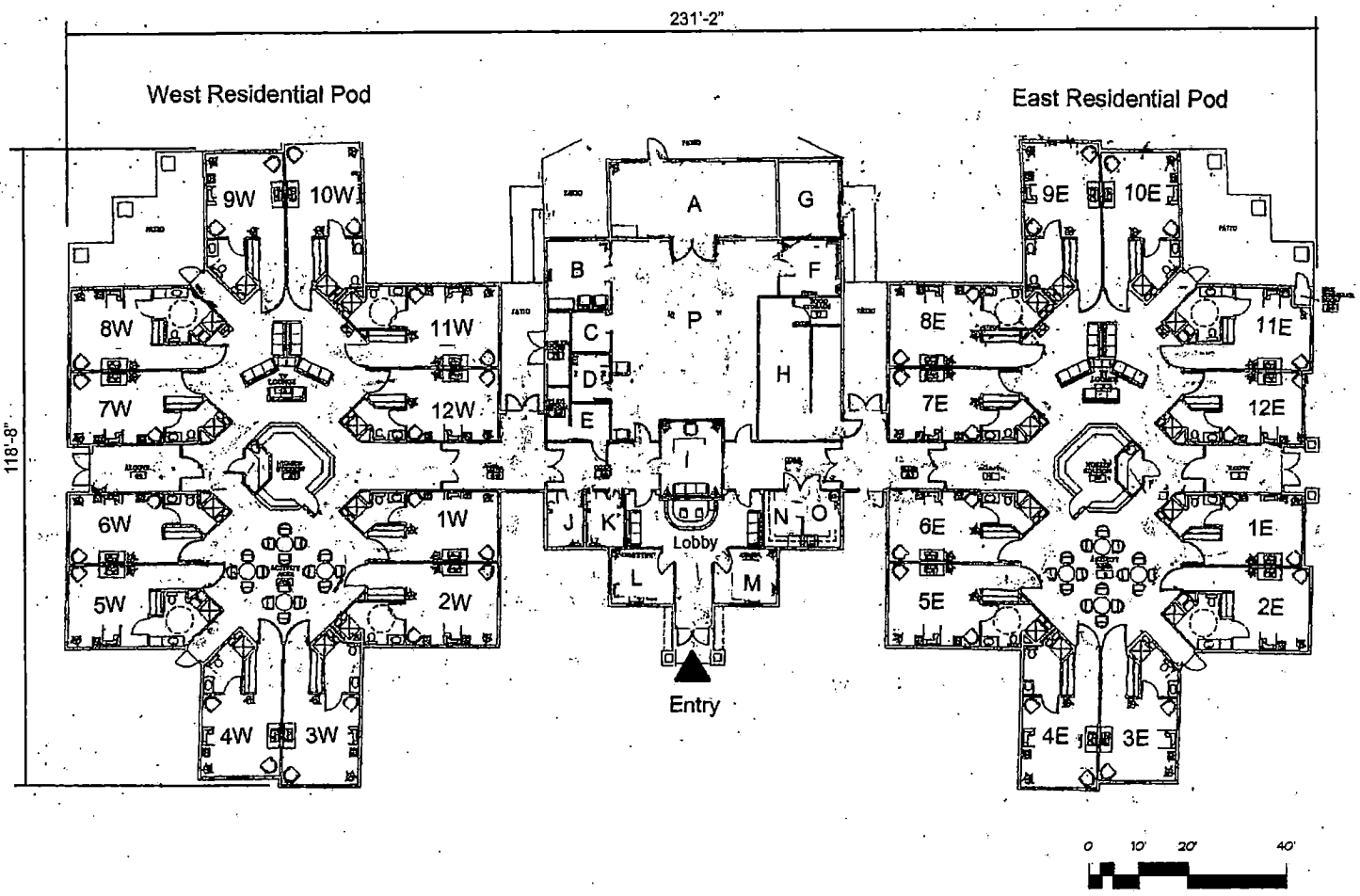
Parking Analysis

Address	Parcel Number	Lot Size	Bldg Size	Parking Required	Parking Provided on each parcel
3321	138-08-801-023	0.61 Acres	22,440 gsf	80 **	92
3351	138-08-801-024	1.24 Acres	20,283 gsf	73 **	74
3371	138-08-801-021	1.68 Acres	27,225 gsf	98 **	98
3361	138-08-801-022	1.00 Acres	12,525 gsf	72 **	96
			Total Required	120	120 Total Provided

* Based on the following for Convalescent Home:
1 space for each 5 beds - 41 beds = 7 spaces
1 space for each employee at largest shift = 12 spaces
1 space for each Doctor = 3 spaces

** Parking Required based on the Approved City of Las Vegas Plan dated October 20, 1999. City Project # 1701-6d


BUCKSKIN AVENUE
(Public)
BUFFALO DRIVE
(Public)
Las Vegas Recovery Center
Parcel 138-08-801-021
1.68 Acres
Nathan Adelson Hospice
Parcel 138-08-801-022
1.00 Acres
Willow Creek Memory Care Center
Offices
Parcel 138-08-801-024
1.24 Acres
Medical/ Professional Offices
Parcel 138-08-801-023
0.85 Acres
Existing Single Family Homes
Existing Commercial Office Development
EAST TORREY PINES – PHASE 3 – UNIT 3B
CITY PLAN #1071-4334-3B
EAST HORIZON PROFESSIONAL OFFICE PLAZA
CITY PLAN #1071-4334
EXIST. 8" PVC WATER
EXIST. 8" SEWER
EXIST. 12" SEWER
EXIST. 18" SEWER
EXIST. 8" FIRE WATER
EXIST. 12" WATER
EXIST. 16" WATER
EXIST. 8" WATER
EXIST. 6" WATER
EXIST. 4" WATER
EXIST. 1" WATER
EXIST. 2" WATER
EXIST. 3" WATER
EXIST. 4" SEWER
EXIST. 6" SEWER
EXIST. 8" SEWER
EXIST. 10" SEWER
EXIST. 12" SEWER
EXIST. 15" SEWER
EXIST. 18" SEWER
EXIST. 24" SEWER
EXIST. 30" SEWER
EXIST. 36" SEWER
EXIST. 42" SEWER
EXIST. 48" SEWER
EXIST. 54" SEWER
EXIST. 60" SEWER
EXIST. 66" SEWER
EXIST. 72" SEWER
EXIST. 78" SEWER
EXIST. 84" SEWER
EXIST. 90" SEWER
EXIST.



Key to Floor Plan

A	Conference Room
B	Office
C	Medication Storage
D	Employee Lounge
E	Electrical/ Phone System
F	Office
G	Office
H	Kitchen
I	Gym
J	Restroom
K	Restroom
L	Office
M	Office
N	Laundry
O	Laundry
P	Dining/ Recreation

East Residential Pod

1E	Office
2E	Client Room
3E	Client Room
4E	Client Room
5E	Client Room
6E	Client Room
7E	Group Room
8E	Client Room
9E	Storage
10E	Storage
11E	Dr. Office
12E	Storage

West Residential Pod

1W	Client Room
2W	Client Room
3W	Client Room
4W	Client Room
5W	Client Room
6W	Client Room
7W	Office
8W	Client Room
9W	Client Room
10W	Client Room
11W	Client Room
12W	Client Room

Dekker/Perich/Holmes/Sabatini
architecture
interiors
planning
engineering

FLOOR PLAN

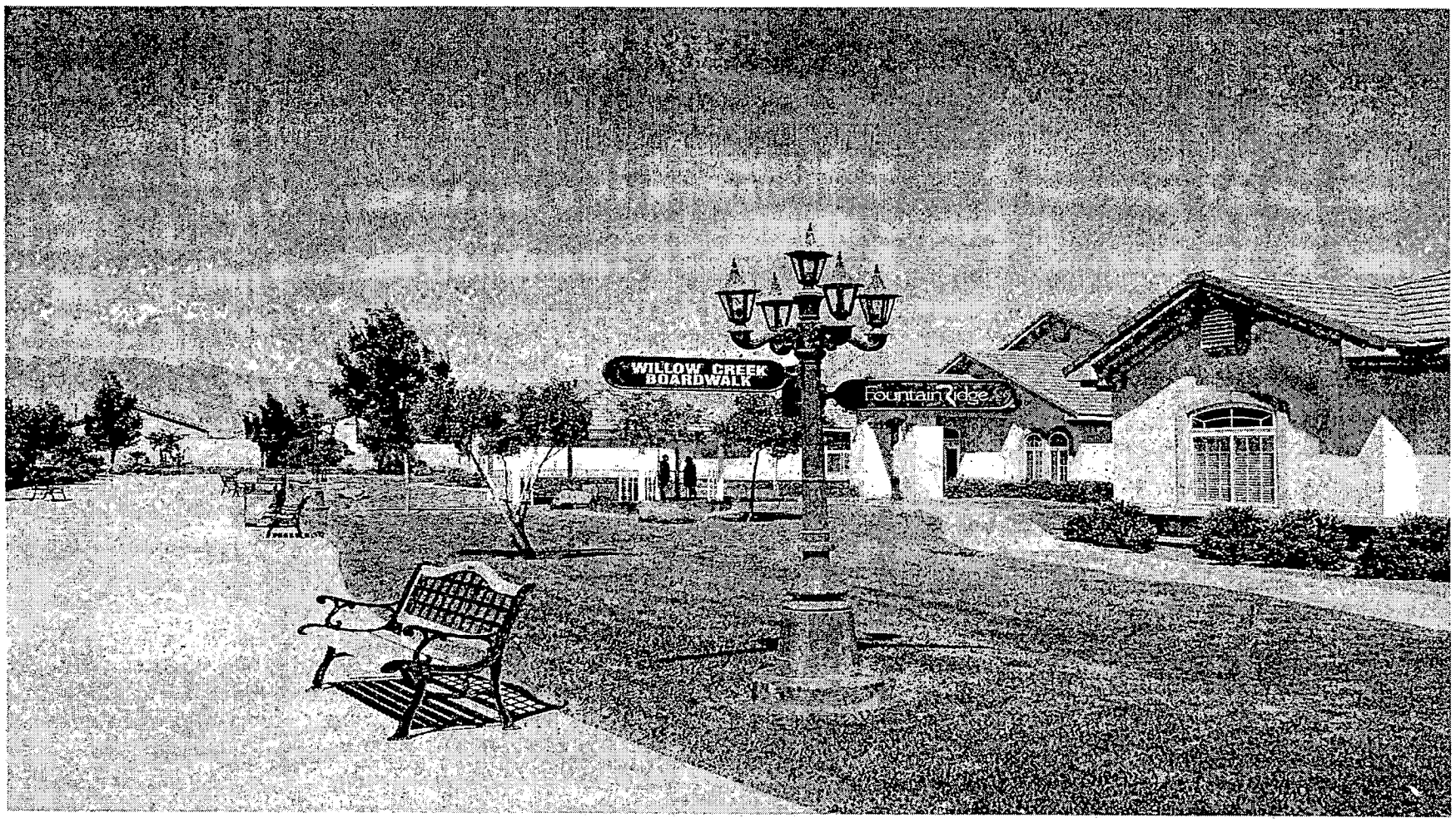
NORTH

SUP--4203
05-13-04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY
3371 NORTH BUFFALO DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY
3371 NORTH BUFFALO DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/29/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. McNEIL - OWNER: LONNIE WALSTON - Request for a Special Use Permit FOR A PROPOSED BAIL BOND SERVICE at 1100 Martin L. King Boulevard, Suite #E (APN: 139-28-604-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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:
NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

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

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], and Item 13 [SDR-4235].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

COMMISSIONER McSWAIN abstained on Item 12 [SDR-4192] as her company is currently working with Greystone. In addition, she abstained on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], and Item 13 [SDR-4235].

(6:06 – 6:16)

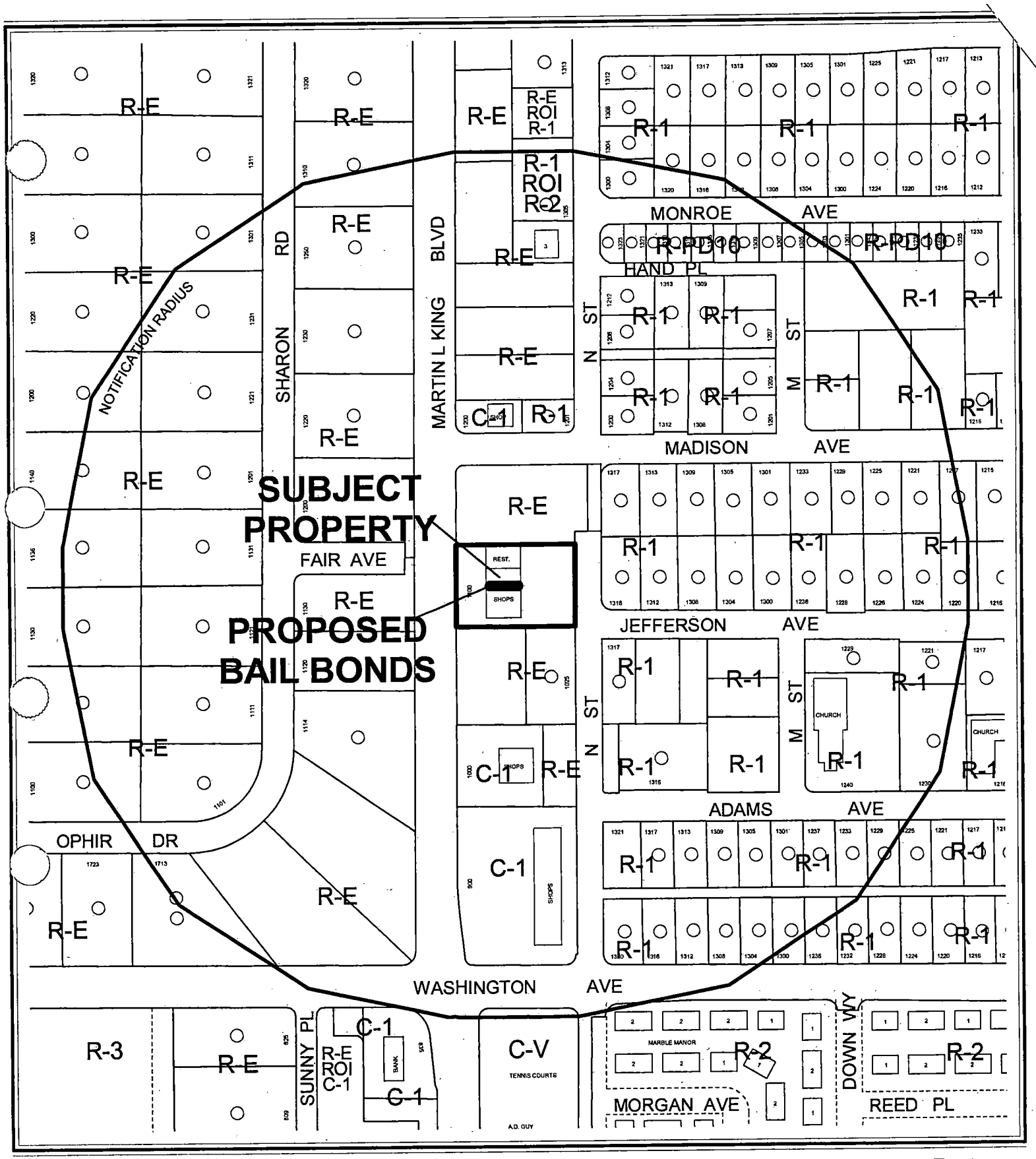
1-197

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Bail Bond Service.

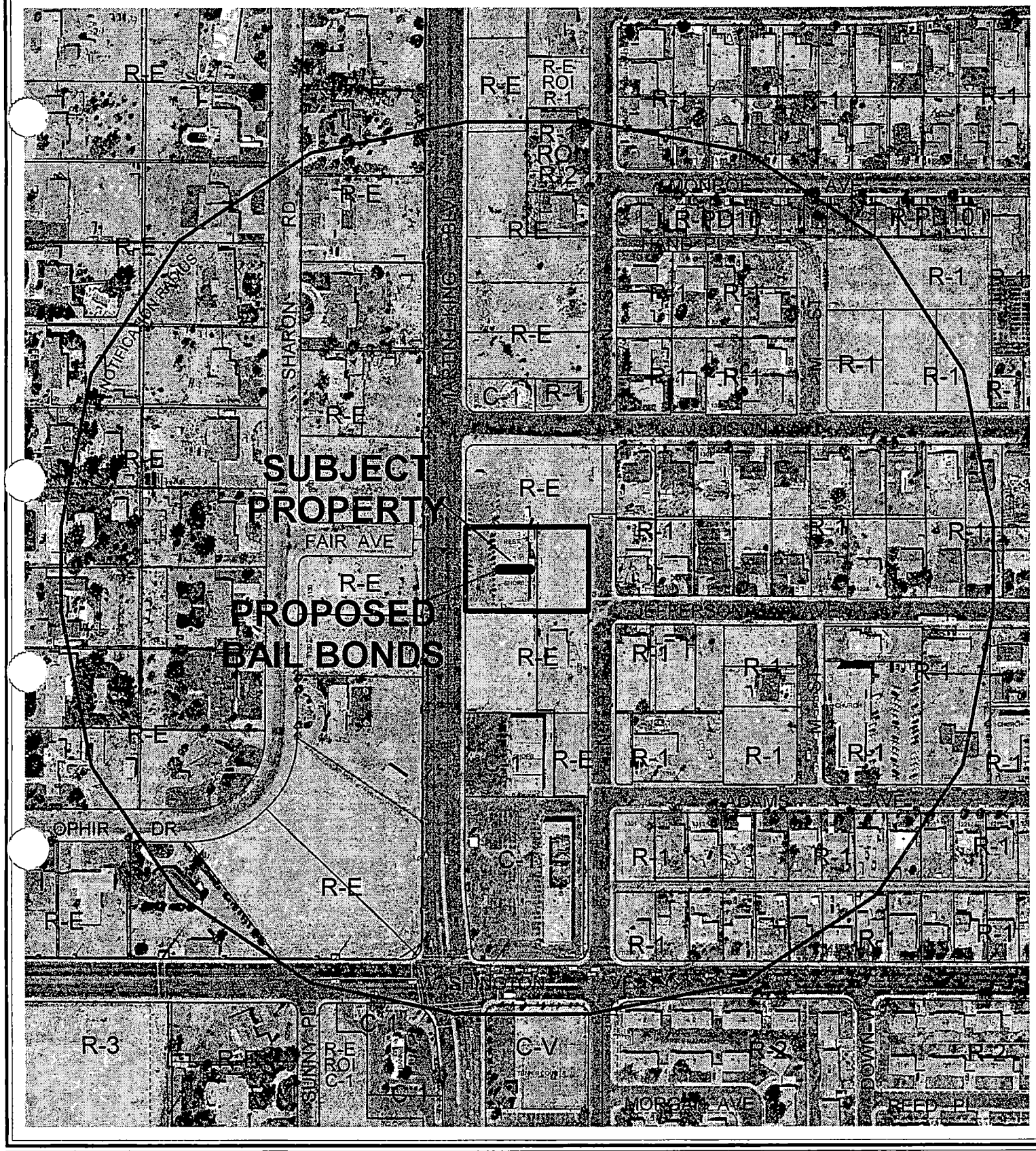
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an extension of time is granted.



CASE: **SUP-4233**

RADIUS: 750 FT

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



CASE: **SUP-4233**

RADIUS: 750 FT

0 200 400 Feet

N

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER: LONNIE WALSTON

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Bail Bond Service.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an extension of time is granted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit to allow a bail bonds business to operate on this site. The property is currently been operating under a temporary permit for this use; this application would make this use permanent.

B) Applicant's Justification

The letter states the property at this address is being use for the sole purpose of a bail bonding business. Nationwide Bail Bonds services North Las Vegas, the greater of Las Vegas and other parts of the country.

BACKGROUND INFORMATION

A) Previous Actions

09/07/83	The City Council approved a rezoning to C-1 (Limited Commercial) on this site. (Z-59-83).
01/09/86	The Planning Commission approved an expansion to the shopping center [Z-0059-83(1)].
07/20/94	The City Council approved a Special Use Permit for beer/wine in a restaurant located within the shopping center. (U-0113-94).
12/17/03	The City Council approved Ordinance No. 5653, which allowed a bailbond service in the C-1 (Limited Commercial) zoning district as a Special Use.

B) Pre-Application Meeting

03/10/04	It was determined that photographs of the site would be adequate since this use exists and no expansion of the building will be done.

C) Neighborhood Meetings

A neighborhood meeting is not required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.80

B) Existing Land Use

Subject Property:	Bail Bond Business/Commercial
North:	Undeveloped
South:	Undeveloped/Single Family
East:	Single Family
West:	Undeveloped

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E, Resolution if Intent to C-1 (Limited Commercial)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates
East:	R-1 (Single Family Residential)
West:	R-E (Residence Estates)

E) General Plan Compliance

Southeast General Plan

This site lies within the boundaries of the Southeast Sector Map of the General Plan. It is designated SC (Service Commercial), which permits the proposed use.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
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 site lies within the boundaries of the West Las Vegas Plan, which is designated as SC (Service Commercial). It is also designated for Region-Serving Support Businesses within the Redevelopment Plan Area. This designation allows those uses of the Service Commercial land use category.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Bail Bond Office	919 Square Feet	1/200 Square Feet	4	1	16	1

The use is within a developed shopping center with adequate parking for this type of use.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed bail bond service use. There are no similar approved uses within the 750 foot notification distance.

B) General Analysis and Discussion

- Zoning

  The C-1 (Limited Commercial) zoning district allows a bail bond service with the approval of a special use permit.

- Use

  This use has operated on this site with approval of a temporary permit. This temporary permit will no longer be necessary with the approval of this Special Use Permit.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The site is within an established commercial area of the City. The bail bond use is currently in operation and has not resulted in any adverse impacts.

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

   The site has proven to be suitable for this use.

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

   Martin L. King Boulevard is adequate to accommodate this facility.

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

Both the West Las Vegas Plan and Redevelopment Plan of the City of Las Vegas designate this site for Service Commercial uses. The bail bond service conforms to the overall objectives of the General Plan.

NOTICES MAILED 122

APPROVALS 0

PROTESTS 0

DC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4233 APN: _____

Name of Property Owner: Lonnie Walston

Name of Applicant: _____

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Lonnie Walston

Print Name: LONNIE WALSTON

Subscribed and sworn before me

This 4 day of March, 2004

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
LUCY FLORES
My Appointment Expires
No: 99-54051-1 November 6, 2007

Nationwide Bail bonds
Site plan

Martin L King BLVD

N

Madison Ave

Parking Lot

			Nationwide Bail bonds		

Property Size: .80 acres

NATIONWIDE BAIL BOND, INC.
702-647-2245
1100 N. MARTIN L. KING BLVD. STE E.
LAS VEGAS, NV 89106-2853

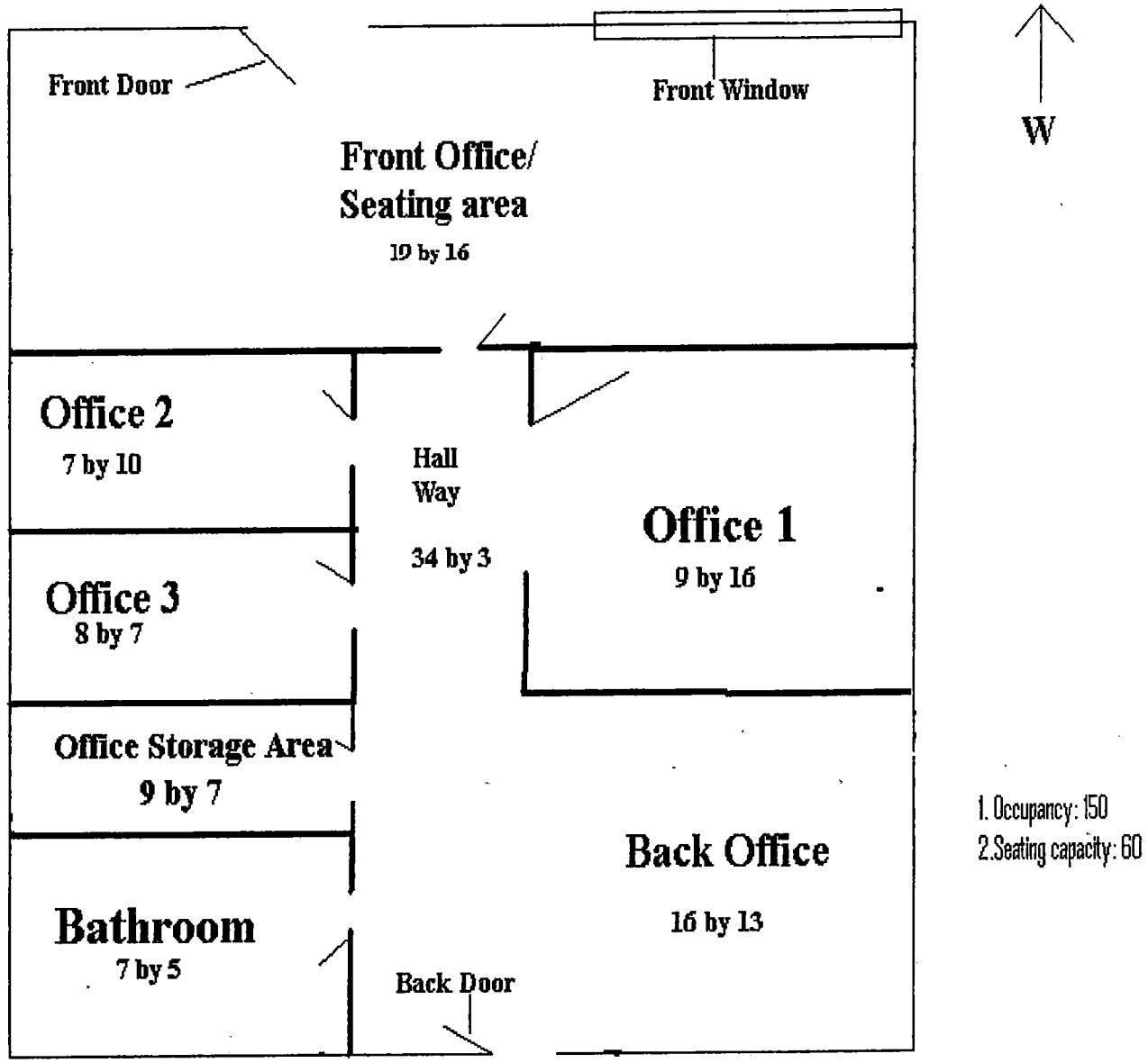
SUP-4233

5-13-04 PC

Ons Ave

N ST.

Nationwide Bail Bonds Inc
Floor Plan

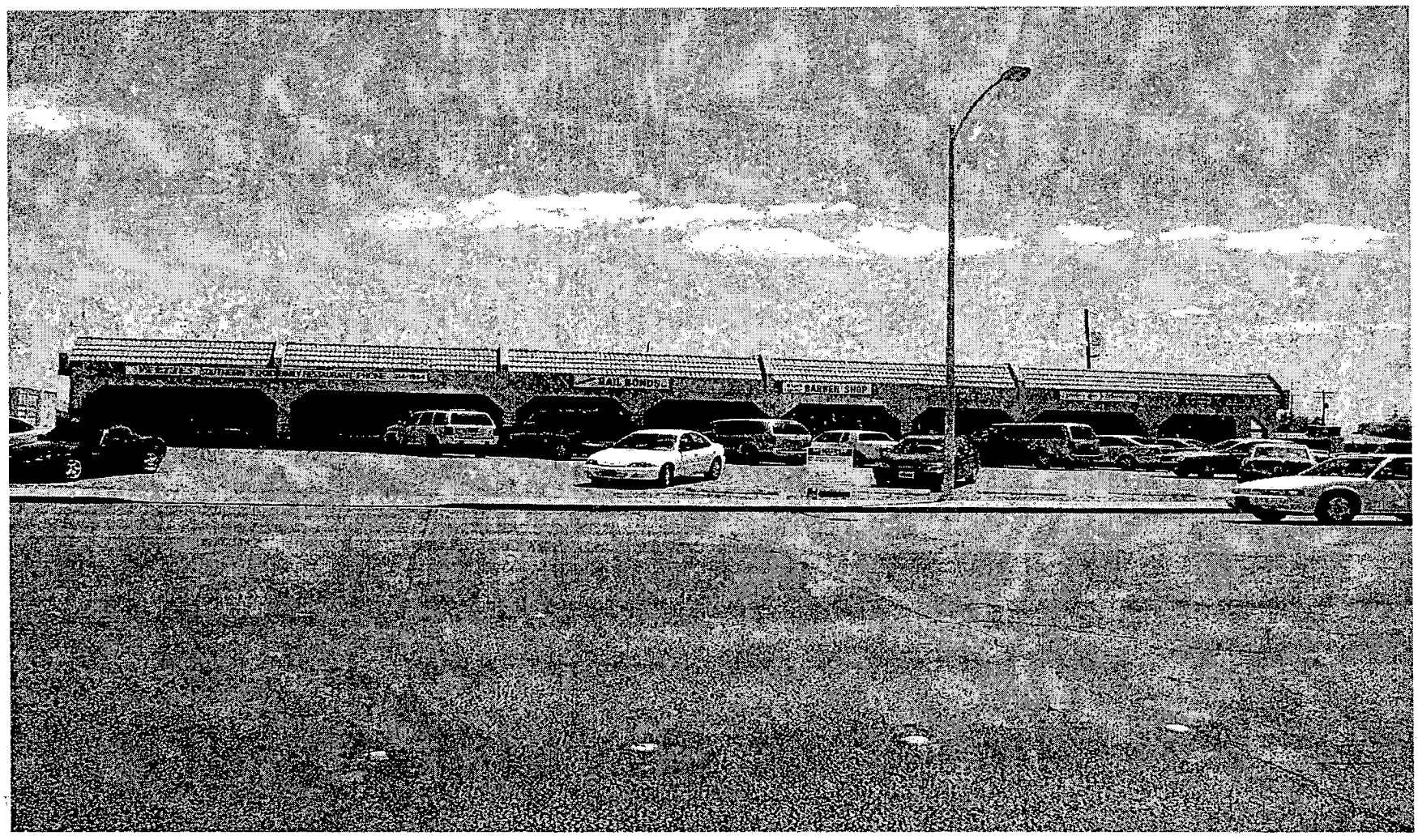


1. Occupancy: 150
2. Seating capacity: 60

NATIONWIDE BAIL BOND, INC.
702-647-2245
1100 N. MARTIN L. KING BLVD. STE E.
LAS VEGAS, NV 89106-2853

SUP-4233

5-13-04 PC



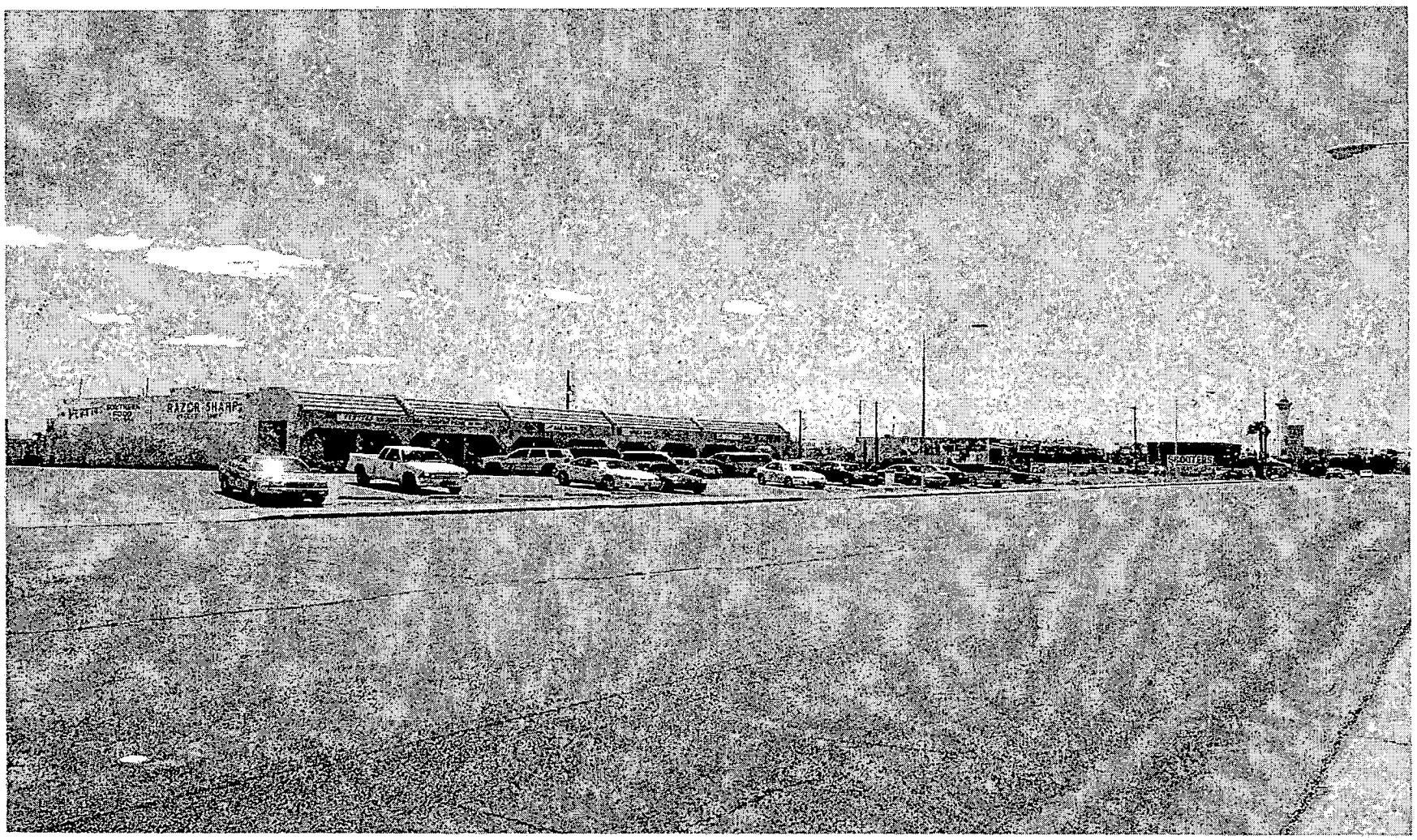
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER: LONNIE WALSTON
1100 MARTIN L. KING BOULEVARD, SUITE #E
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER: LONNIE WALSTON
1100 MARTIN L. KING BOULEVARD, SUITE #E
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER: LONNIE WALSTON
1100 MARTIN L. KING BOULEVARD, SUITE #E
MAY 13, 2003 PLANNING COMMISSION

4/29/04

City of Las Vegas

Agenda Item No.: 12

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 - PUBLIC HEARING - SDR-4192 - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC. - Request for a Site Development Plan Review FOR A PROPOSED 136-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and 025), PD (Planned Development) Zone [Medium-Low Density Residential Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 10 [SUP-4203], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

This is Final Action

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

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 12 – SDR-4192

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

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. 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 lot size of 2,000 square feet, minimum distance between buildings of 6 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

CONDITIONS – Continued:

5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 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.

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

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

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

Public Works

13. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. 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).

CONDITIONS – Continued:

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. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.

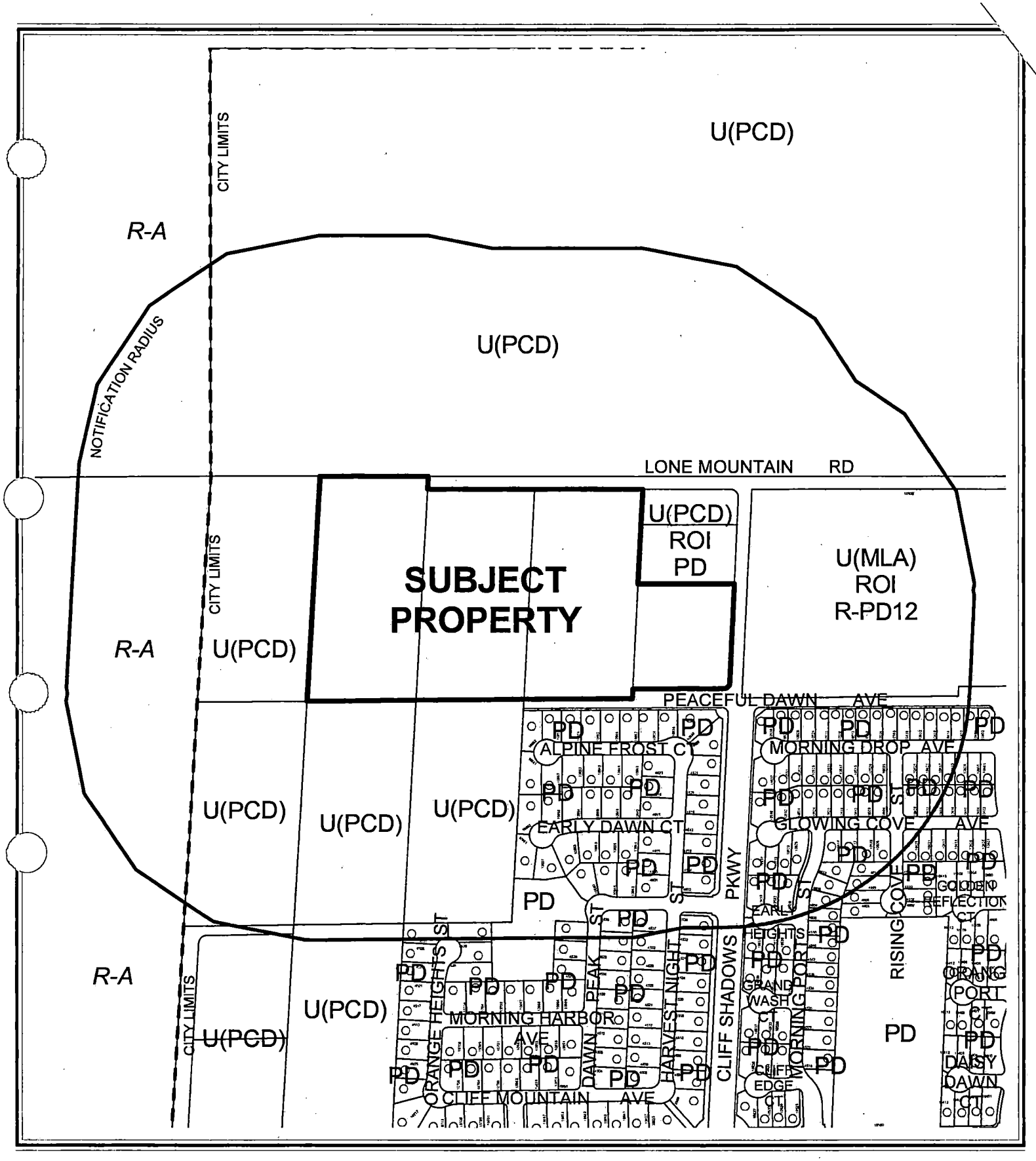
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

18. Coordinate with the Clark County School District regarding the possible provision of pedestrian access points from this subdivision.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1936, the Lone Mountain West Master Plan and all other subsequent site-related actions.

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

21. 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.



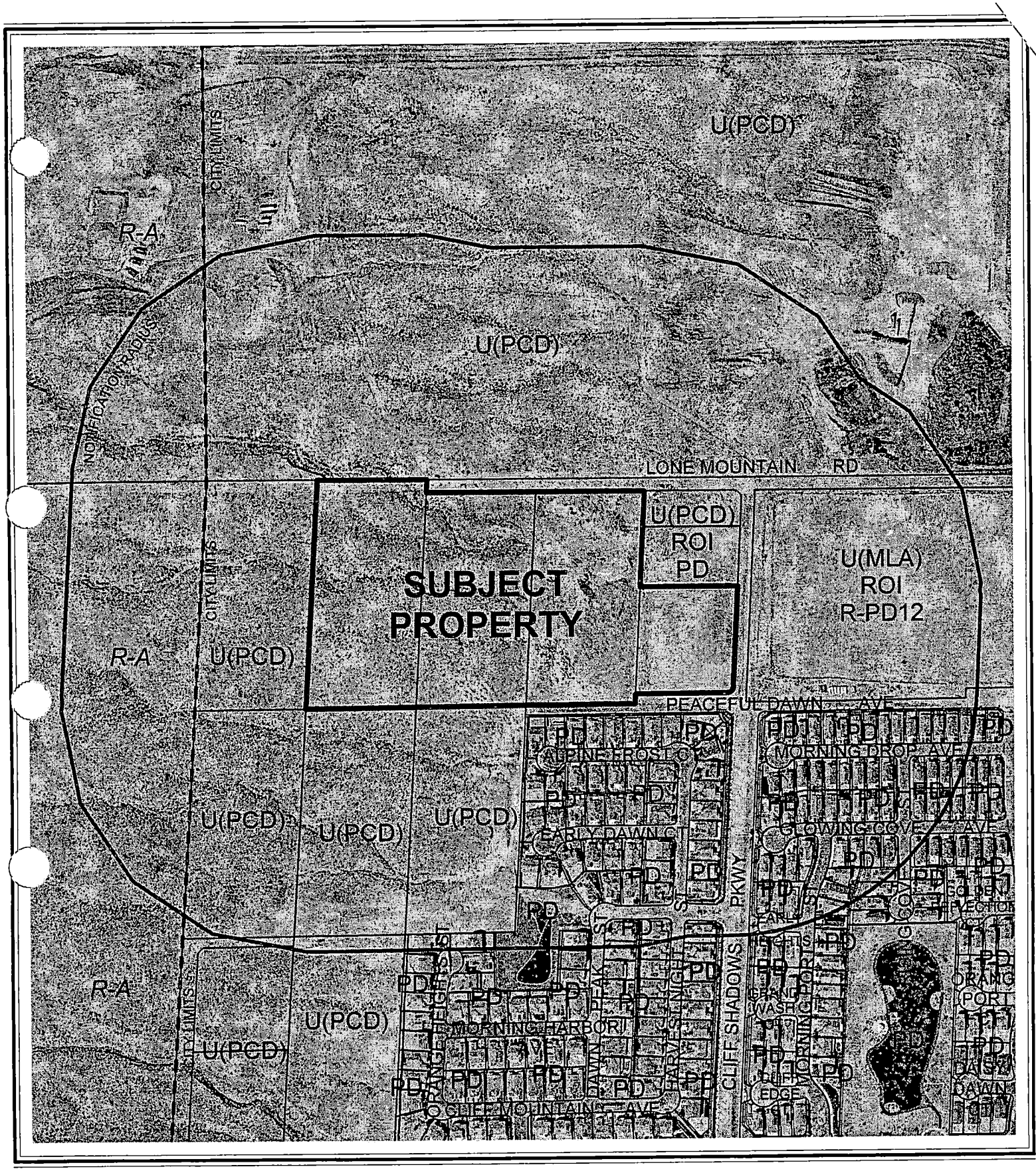
0 200 400 Feet

CASE: **SDR-4192**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [ML (MEDIUM-LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION]

N



0 200 400 Feet

CASE: **SDR-4192**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [ML (MEDIUM-LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4192 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

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. 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 lot size of 2,000 square feet, minimum distance between buildings of 6 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 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.

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

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

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

Public Works

13. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. 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).

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. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

18. Coordinate with the Clark County School District regarding the possible provision of pedestrian access points from this subdivision.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1936, the Lone Mountain West Master Plan and all other subsequent site-related actions.

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

21. 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a 136-lot Single-Family residential development on 18.83 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.

B) Applicant's Justification

The proposed community is consistent with the ML (Medium-Low Density Residential) Lone Mountain land use designation, and is appropriate for the area.

BACKGROUND INFORMATION

A) Previous Actions

09/18/02 The City Council approved a request for a Major Modification [Z-0024-99(44)] to the Lone Mountain West Master Development Plan to add approximately five acres to the Plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential); and a Site Development Plan Review [Z-0067-99(2)] for a convenience store with gasoline pumps and a tavern on a portion of a two-acre site adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005). The Planning Commission recommended approval on July 25, 2002, but due to a public hearing notice error, these items were renotified, rescinded and recommended for approval on August 22, 2002.

09/18/02 The City Council approved a Special Use Permit (U-0081-02) for the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store; a Special Use Permit (U-0082-02) for gasoline sales in conjunction with a proposed convenience store; and a Special Use Permit (U-0083-02) for a Tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005).

FS

09/18/02 The City Council approved a request by the City of Las Vegas to amend the Master Plan of Streets and Highways (MSH-0003-02) to designate Lone Mountain Road as an 80-foot wide Secondary Collector Roadway from the Western Beltway to the Westernmost City Limit; and a Petition to vacate the south ten feet of Lone Mountain Road, generally located west of Barden Road. The Planning Commission recommended approval on August 22, 2002.

10/02/02 The City Council approved a Major Modification [Z-0024-99(43)] to the Lone Mountain West Master Development Plan to add approximately 15 acres into the Plan and have the subject area designated as Medium Low Density Residential on the south side of Lone Mountain Road, approximately 330 feet west of Cliff Shadows Parkway. (APN: 137-01-101-002, 003, and 004). The Planning Commission recommended approval on September 12, 2002.

11/06/02 The City Council approved a Petition to annex (A-0014-02) 4.57 acres generally located on the south side of Lone Mountain Road, approximately 670 feet east of Puli Road (APN: 137-01-101-003).

11/06/02 The City Council approved an Annexation (A-0027-02) on property generally located on the south side of Lone Mountain Road, 330 feet east of Puli Road, containing approximately 4.96 acres, APN: 137-01-101-002. The effective date was November 15, 2002.

02/05/03 The City Council approved an Annexation (A-0038-02) for undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres. The effective date was February 14, 2003.

05/21/03 The City Council approved a Rezoning (ZON-1936) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development), and a Site Development Review (SDR-1937) for a 171-lot residential subdivision. Planning Commission recommended approval on April 24, 2003.

B) Pre-Application Meeting

06/16/04 Issues discussed included the changes made from previously approved Site Plan Development Review (SDR-1937), possible need for an open space variance, and the need for wall cross sections.

FS

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 18.83 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped; Single Family Residential
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
South:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and PD (Planned Development)
East:	U (Undeveloped) Zone [MLA (Medium-Low Attached Residential Density) General Plan Designation] Under Resolution of Intent to R-PD12 (Residential Planned Development – 12 Units Per Acre)
West:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain in average overall density ranging from two to eight dwelling units per gross

acre. The site is also located within the Lone Mountain West Master Plan and is designated as ML (Medium-Low Density Residential), which allows for a maximum density of 12 units per gross acre. The PD (Planned Development) zoning district is consistent with the General Plan and Lone Mountain West land use designations.

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

Special Area Plan

The subject project is located within the Lone Mountain West Master Plan and is designated as ML (Medium-Low Density Residential), which allows for detached single-family homes with a maximum density of 12 units per gross acre.

PROJECT DESCRIPTION

The site plan consists of a 136-lot single-family detached development on 18.83 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. The development proposes a density of 7.73 acres, which is consistent with both the General Plan and the Lone Mountain West Master Plan. The proposal meets or exceeds Title 19 and Lone Mountain West landscape and open space requirements. Access is provided via a drive from Peaceful Dawn Road, and the development is consistent and compatible with development in the area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, the Development Standards within a PD (Planned Development) District are established by the Site Development Plan. The development standards for this site are as follows:

Standards	Provided
Min. Lot Size	2,000 SF
Min. Lot Width	35 Feet
Min. Setbacks	
• Front	18 Feet
•	14 Feet
• Side	3 Feet
• Corner	10 Feet
• Rear	10 Feet
Max. Building Height	2 Stories / 35 Feet

A2) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Buffer:			
• Min. Trees	1 Tree / 30Linear Feet	91 Trees	91 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

The proposal meets all applicable Title 19 Landscape Standards.

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

Total Units/ Acres	Required Ratio	Provided
136 Lots 18.83 acres	330 SF per Dwelling Unit = 44,880 SF open space required	63,450 square feet

The proposal exceeds Open Space requirements as outlined in the Lone Mountain West Master Development Plan.

FS

B) General Analysis and Discussion

- Zoning

The PD (Planned Development) District is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD (Planned Development) District may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD (Planned Development) District is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative siting arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas.

- Site Plan

The site plan consists of a 136-lot single-family detached development on 18.83 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Access is provided via a drive from Peaceful Dawn Drive, and 39-foot private streets provide internal circulation. The site is located within the Lone Mountain West Master Plan area and the proposed density of 7.22 units per acre is consistent with both the PCD (Planned Community Development) General Plan designation and the ML (Medium Low Density Residential) Lone Mountain West land use designation. The site is compatible with development in the area, and is appropriate for the area.

- Waivers

No waivers are requested as a part of this application.

- Landscape Plan

The landscape plan depicts a minimum 6-foot buffer area planted with various 24-inch box trees 30 feet on center. 63,450 square feet of open space is provided on 7 common lots where 44,880 square feet is required. Typical front yards are planted with two 24-inch box trees and five one and five gallon shrub, which is in excess of Lone Mountain West design standards.

- Elevation

The building elevations depict typical two-story homes with an exterior of stone veneer and stucco in varying shades and colors.

- Floor Plan

The floor plans depict two-story homes of varying size, with living areas typical of detached single-family dwellings.

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 within the range of density permitted in both the Planned Community Development (up to 8 units per acre) General Plan designation and the Medium-Low Density Residential (up to 12 dwelling units per acre) Lone Mountain West land use designation. The project requires no waivers, and is consistent and compatible with adjacent development and development in the area.

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

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

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

   The site receives access via a drive from Peaceful Dawn Road, a 60-foot Collector, and adjacent roadways and neighborhood traffic will not be negatively impacted.

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

   The building and landscape materials are typical of those used for detached single-family homes in the area, and are in compliance with both Title 19 and the Lone Mountain West Master Plan guidelines. The building and landscape materials used and are appropriate for both the area and 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 depict two-story detached single-family homes that are not unsightly or obnoxious in appearance, and are harmonious and compatible with development in the area.

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

   The proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 126

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4192** APN: **137-01-101-002,003,004,025**

Name of Property Owner: **GMAC Model Home Finance, Inc.**

Name of Applicant: **Greystone Nevada, LLC**

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Brian K Murray

Subscribed and sworn before me

This 26th day of March ,20 06

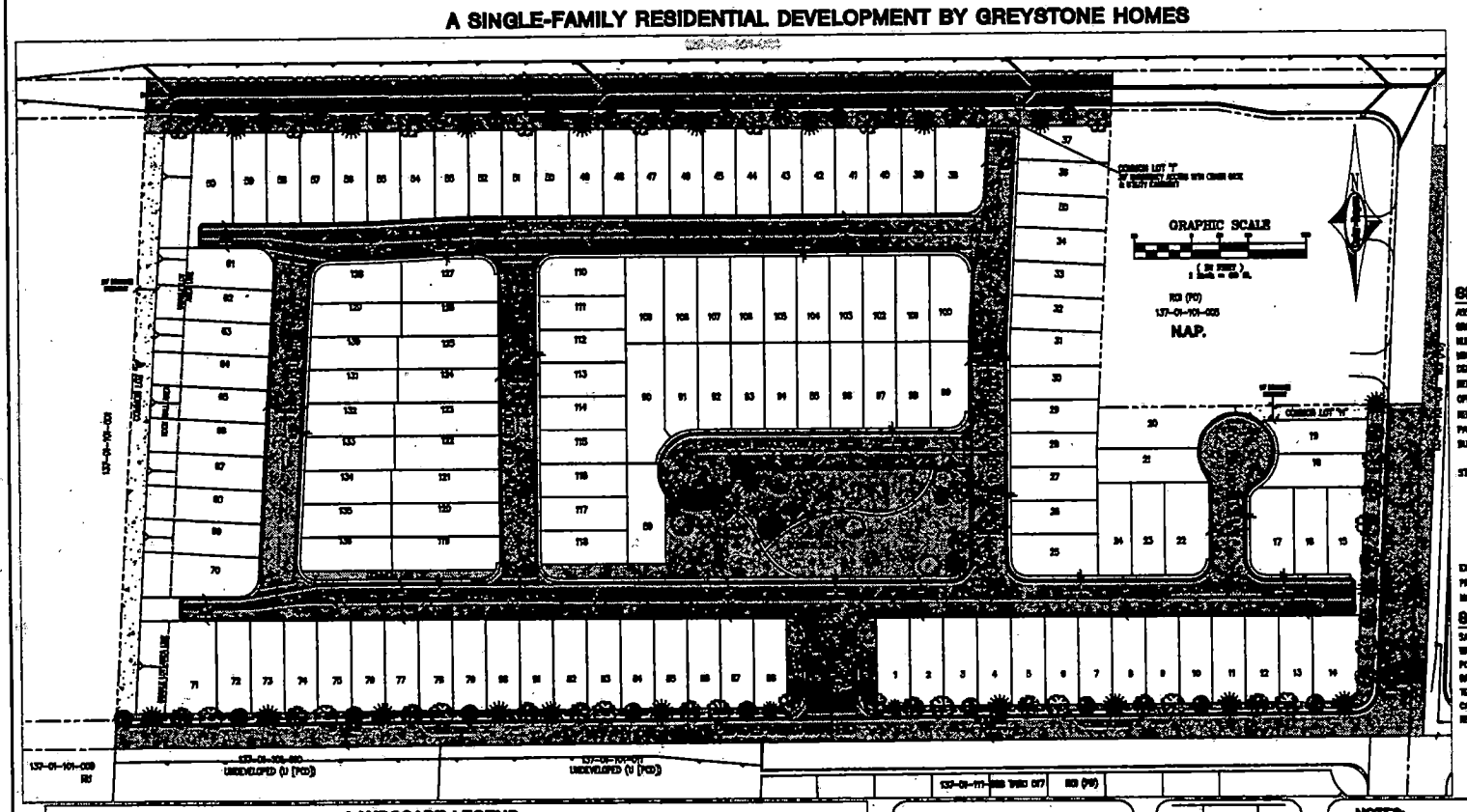
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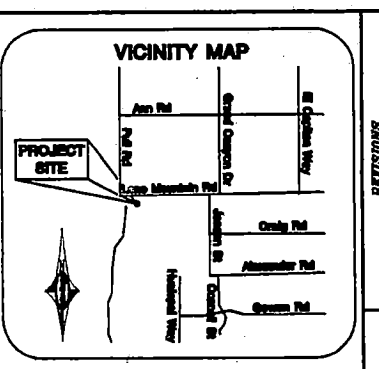
Notary Public in and for said County and State Henrico County, Virginia

My Commission Expires April 30, 2007

LONE MOUNTAIN / CLIFF SHADOWS

A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BY GREYSTONE HOMES





SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN): 137-01-101-003, 005, 004 & A PORTION OF 005
GROSS AREA: 58.65 +/- GROSS ACRES
NUMBER OF UNITS: 339 SINGLE FAMILY LOTS
MINIMUM LOT SIZE: 3570 X 60'D (3,059 SQ. FT.)
DENSITY: 7.22 DU/AC GROSS
REQUIRED OPEN SPACE: 339 SQ. FT./UNIT (44,650 SQ. FT.)
OPEN SPACE S.F. PROVIDED: 63,450 SQ. FT.
REQUIRED PARKING: 272 (2 ENCLOSED, OFF-STREET/UNIT)
PARKING PROVIDED: 272 TOTAL
BUILDING SETBACKS: 14' FRONT TO HOUSE,18' FRONT TO GARAGE, 10' REAR
5' SIDE, 10' CORNER
STREET WIDTHS: OFF-SITE: 40' HALF STREET (LONE MTN)
40' HALF STREET (CLIFF SHADOWS)
30' HALF STREET (PEASFUL DRIVE)
ON-SITE: 60' PRIVATE ENTRY
28' W PRIVATE STREET W/ 3.5'SW (1) SIDE
25' PRIVATE STUB, 30' PRIVATE STUB
EXISTING ZONING: RO (PD) & UNDEVELOPED (*CC)
PROPOSED ZONING: RPD (RESIDENTIAL PLANNED DEVELOPMENT)
MASTER PLAN: LONE MOUNTAIN & LONE MOUNTAIN WEST

SERVICES

SANITARY SEWER: CITY OF LAS VEGAS
WATER: LAS VEGAS VALLEY WATER DISTRICT
POWER: NEVADA POWER COMPANY
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: SPRINT
CABLE T.V.: COX COMMUNICATION
REFUSE: SILVER STATE DISPOSAL SERVICE, INC.

OWNERS

SOUTHWEST DESERT ESTATES, LLC
3320 N. BUFFALO DR
LAS VEGAS, NEVADA 89129

CS 4045, LLC
3029 CLAYTON ST
NORTH LAS VEGAS, NEVADA 89032

DEVELOPER

GREYSTONE HOMES
3295 E. SUNSET # 90
LAS VEGAS, NEVADA 89120
(702) 739-9900

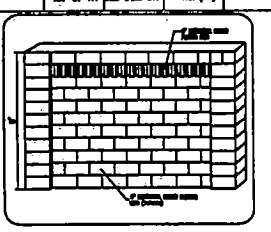
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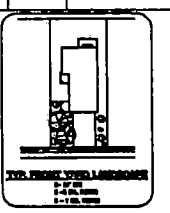
Carter::Burgess
Consultants in Engineering, Planning and the Environment
8655 NEVADA ROAD LAS VEGAS, NV 89119
(702) 839-5400 Fax (702) 839-5454

LANDSCAPE LEGEND

SYMBOL	SPECIES	COMMON NAME	SIZE	SPACING
	PROSOPIS CHILENSIS	CHILEAN MESQUITE (THORNLESS VAR.)	24" BOX	30'-O.C.
	ALBIZIA JULIBRISSIN	SILK TREE	24" BOX	30'-O.C.
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX	30'-O.C.
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	PER PLANTING PLAN
GROUND COVER				
	GENESTA HISPANICA	SPANISH BROOM	1 GAL	PER TITLE 17 60% COVERAGE
	JUNIPRUK (PROSTRATE)	JUNIPER	1 GAL	PER TITLE 17 60% COVERAGE
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	PER TITLE 17 60% COVERAGE

PARK TREES				
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX	PER PLANTING PLAN
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHURRY	24" BOX	PER PLANTING PLAN
	QUINCUS INEX	HONEY OAK	24" BOX	PER PLANTING PLAN
SHRUBS				
	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	5 GAL/ 1 GAL	PER PLANTING PLAN
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL/ 1 GAL	PER PLANTING PLAN
	LEUCOPHYLLUM FRUTICSORNS	TEXAS RANGER	5 GAL/ 1 GAL	PER PLANTING PLAN





NOTES:

1.) PURSUANT TO THE CITY OF LAS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS, EACH PIONEER LANDSCAPE PLANTER SHALL CONTAIN A MINIMUM OF ONE (1) 24-INCH BOX TREE FOR EVERY THIRTY (30) LINEAR FEET OF PLANTER, PLUS ONE (1) ADDITIONAL 24-INCH BOX TREE.

2) PURSUANT TO THE CITY OF LAS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS, GROUND COVER SHALL INCLUDE A MINIMUM OF FOUR (4)-5 GALLON MINIMUM EACH SHRUBS PER 24-INCH BOX TREE PROVIDED.

SDR-4192

5-13-04 PC

REVISED

REVISIONS			
NO.	DATE	DESCRIPTION	BY

GREYSTONE HOMES

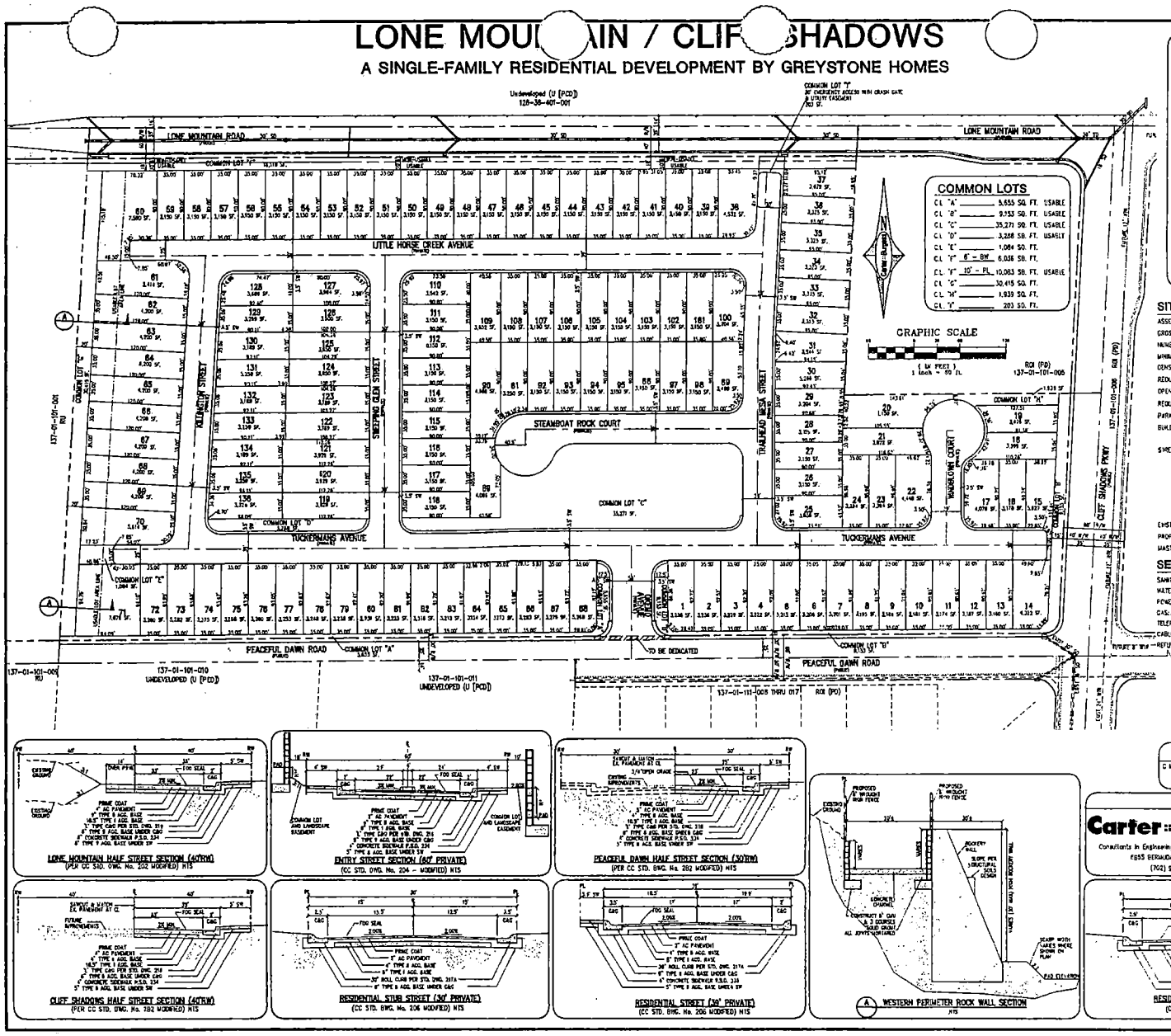
LANDSCAPE PLAN

PRELIMINARY

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LONE MOUNTAIN / CLIFF SHADOWS

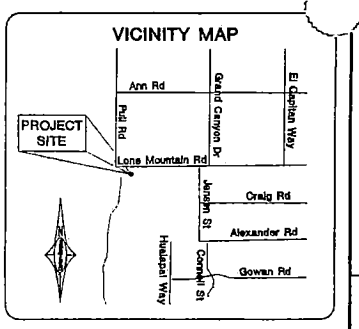
A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BY GREYSTONE HOMES



COMMON LOTS

COMMON LOT "A"	5,655 SQ. FT.	USABLE
COMMON LOT "B"	9,153 SQ. FT.	USABLE
COMMON LOT "C"	35,271 SQ. FT.	USABLE
COMMON LOT "D"	3,268 SQ. FT.	USABLE
COMMON LOT "E"	1,064 SQ. FT.	
COMMON LOT "F"	6' - 8W	6,036 SQ. FT.
COMMON LOT "G"	10' - PL	10,083 SQ. FT. USABLE
COMMON LOT "H"	30,415 SQ. FT.	
COMMON LOT "M"	1,939 SQ. FT.	
COMMON LOT "N"	203 SQ. FT.	

VICINITY MAP



SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN):	137-01-101-002, 003, 004 & A PORTION OF 005
GROSS AREA:	18.83 +/- GROSS ACRES
NUMBER OF UNITS:	136 SINGLE FAMILY LOTS
MINIMUM LOT SIZE:	35'W x 50'B (2,000 SQ. FT.)
DENSITY:	7.22 DU/AC GROSS
REQUIRED OPEN SPACE:	330 SQ. FT./UNIT (44,880 SQ. FT.)
OPEN SPACE S.F. PROVIDED:	63,450 SQ. FT.
REQUIRED PARKING:	272 (2 ENCLOSED, OFF-STREET/UNIT)
PARKING PROVIDED:	272 TOTAL
BUILDING SETBACKS:	14' FROM 1 TO HOUSE,18' FRONT TO GARAGE, 10' REAR 3' SIDE, 10' CORNER
STREET WIDTHS: OFF-SITE	40' HALF STREET (LONE MTN) 40' HALF STREET (CLIFF SHADOWS) 30' HALF STREET (PEACEFUL DAWN)
ON-SITE	50' PRIVATE ENTRY 39' W PRIVATE STREET W/ 3.5'SW (1) SIDE 25' PRIVATE STUB, 30' PRIVATE STUB
EXISTING ZONING:	ROI (PD) & UNDEVELOPED (PCD)
PROPOSED ZONING:	RPD (RESIDENTIAL PLANNED DEVELOPMENT)
MASTER PLAN:	LONE MOUNTAIN & LONE MOUNTAIN WEST

SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	SPRINT
CABLE T.V.:	COX COMMUNICATION
REFUSE:	SILVER STATE DISPOSAL SERVICE, INC.

DEVELOPER

GREYSTONE HOMES
3765 E. SUNSET #31
LAS VEGAS, NEVADA 89120
(702) 735-9100

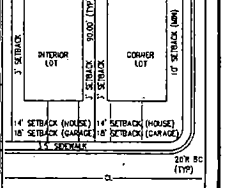
OWNERS

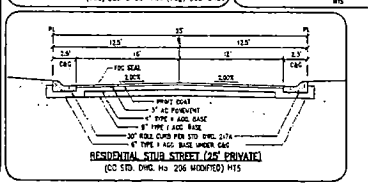
C M A C MODEL HOME FINANCE INC
3264 GLEN FOREST DR #201
RICHMOND VA 23228-3778

ENGINEER:

Carter::Burgess
Consultants in Engineering, Planning and the Environment
6855 BERMUDA ROAD LAS VEGAS, NV 89118
(702) 938-5400 Fax (702) 938-5454

TYPICAL LOT DETAIL





REVISIONS

No.	Date	CHK'D	APP'D

DESIGNED:	DMF	
DRAWN:	DMF	
CHECKED:		
JOB NO.		1-PD
SCALE:		N/A
DATE:		02/03

Carter::Burgess
Consultants in Planning, Engineering,
Construction Management, and Related Services
6855 Bermuda Road
Las Vegas, Nevada 89119
(702) 938-5400 FAX (702) 938-5454

PROJECT: GREYSTONE NEVADA LLC
LONE MOUNTAIN / CLIFF SHADOWS

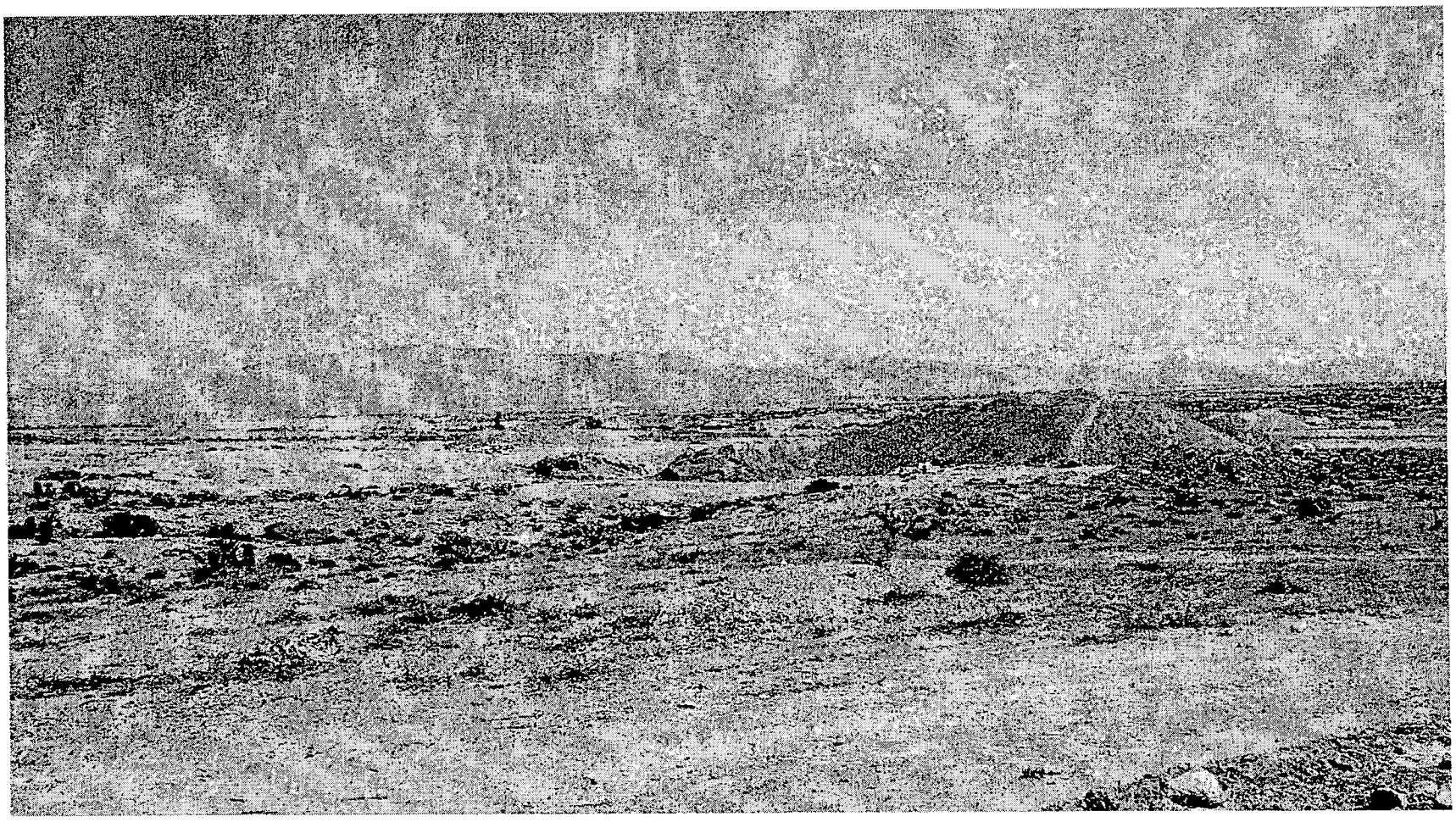
DESCRIPTION: REVISED SITE PLAN

SHEET 1 OF 2

SDR--4192

5-13-04 PC

REVISED



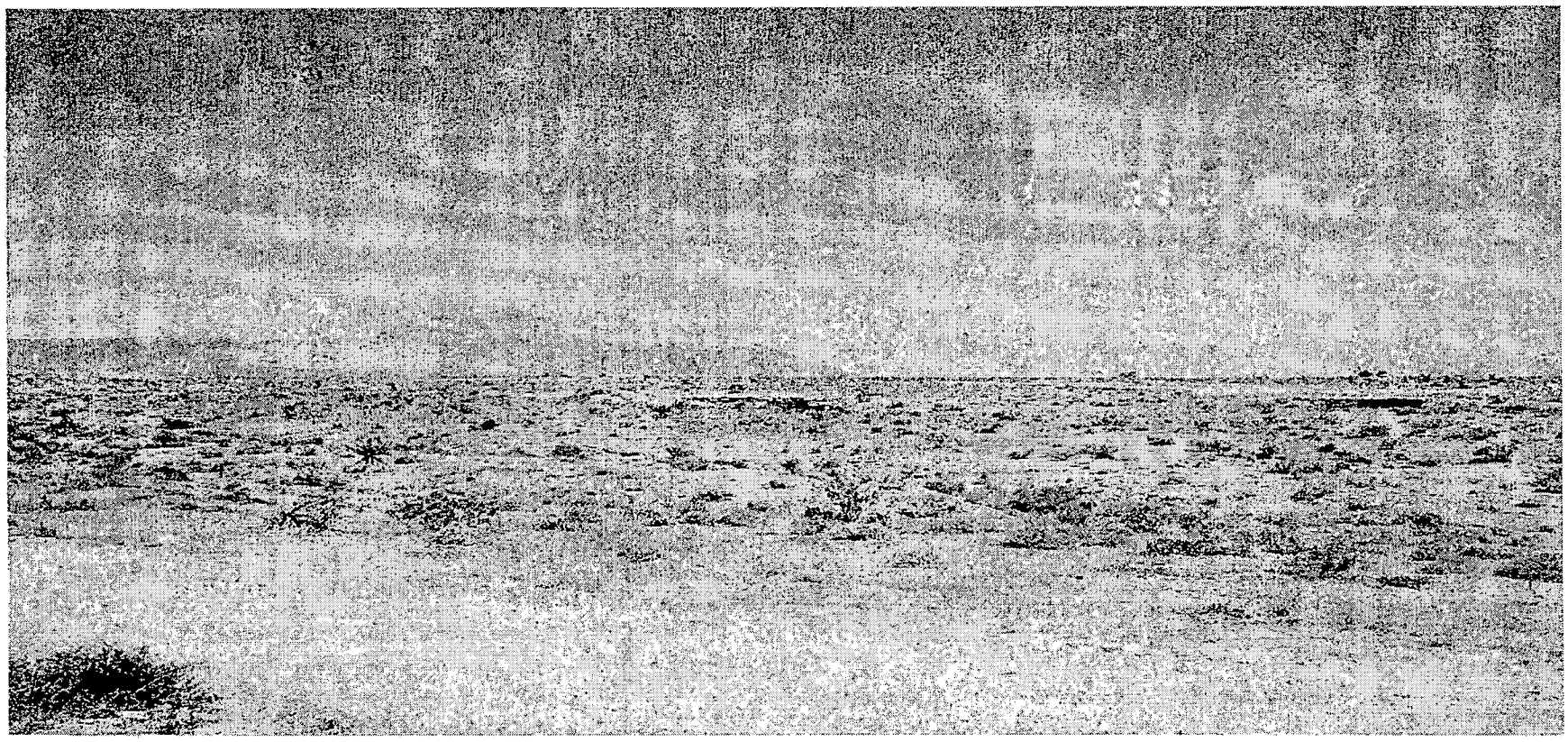
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4192 - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC.
ADJACENT TO THE NORTHWEST CORNER OF PEACEFUL DAWN AVENUE AND CLIFF SHADOWS PARKWAY
MAY 13, 2003 PLANNING COMMISSION

4/26/04



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MAY 13, 2003 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 13

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 - NON-PUBLIC HEARING - SDR-4235 - APPLICANT: REDWOOD CONSTRUCTION, INC. - OWNER: F & F HORIZONS ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED PERIMETER WALL ADDITION, ACCESS GATES, AND PERIMETER LANDSCAPING IMPROVEMENTS AT AN EXISTING 408-UNIT CONDOMINIUM DEVELOPMENT on 17.55 acres at 8600 West Charleston Boulevard (APN: 138-32-801-001), R-3 (Medium Density Residential) 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 conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 10 [SUP-4203], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

This is Final Action

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

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 13 – SDR-4235

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

CONDITIONS:

Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a six-foot high perimeter wall along the south, east and west property lines.

4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the south, east and west property lines.

CONDITIONS – Continued:

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

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

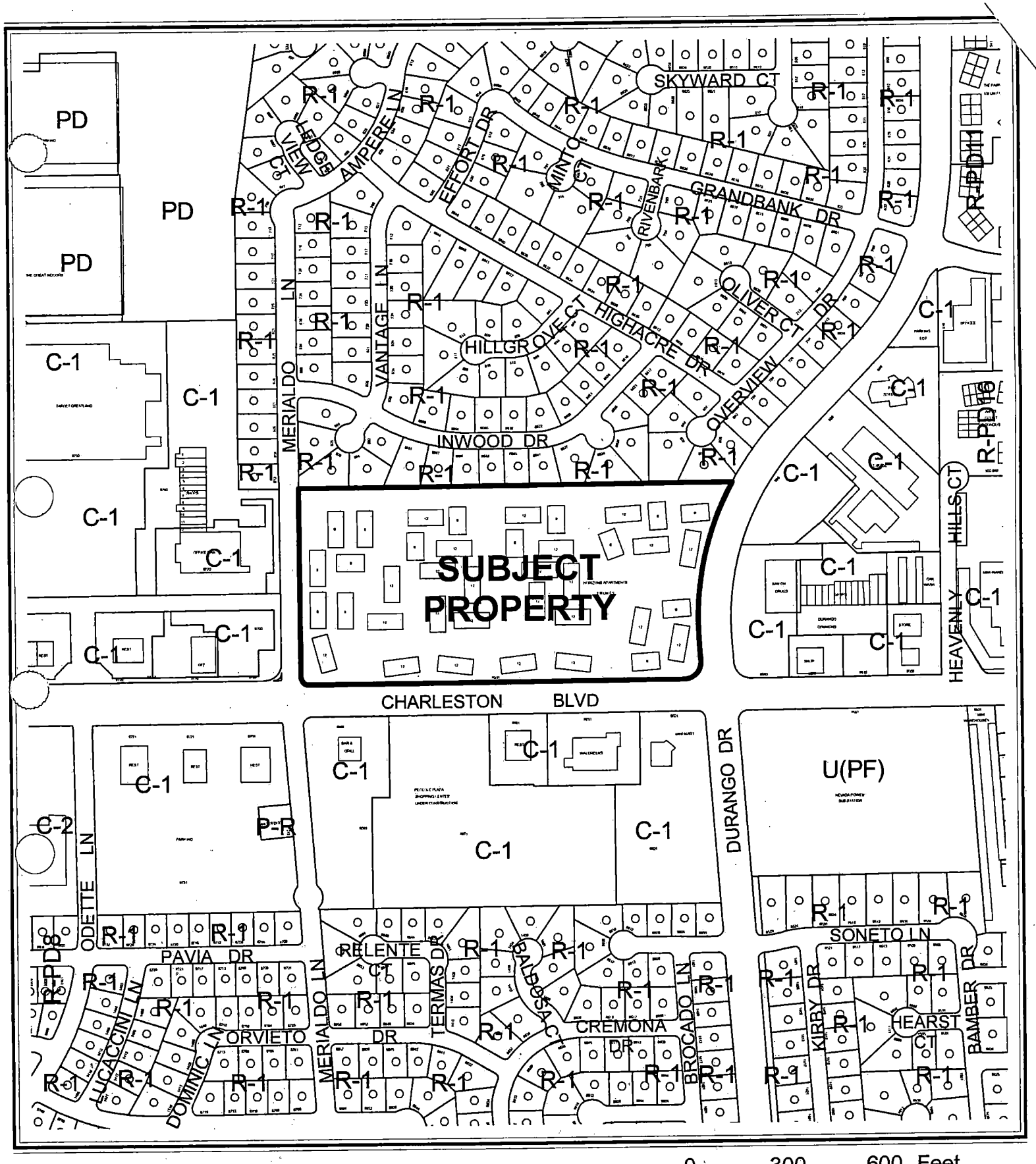
7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

8. 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.

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

Public Works

10. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.



CASE: **SDR-4235**

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



0 300 600 Feet

CASE: **SDR-4235**

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4235 - APPLICANT: REDWOOD CONSTRUCTION, INC. - OWNER: F & F HORIZONS ASSOCIATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a six-foot high perimeter wall along the south, east and west property lines.

4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the south, east and west property lines.

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

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

Public Works

10. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for the addition of access gates, a perimeter wall, and replacement of existing turf with drought resistant landscaping for an existing 408-unit condominium development located at the northwest corner of Charleston Boulevard and Durango Drive.

B) Applicant's Justification

No justification was provided.

BACKGROUND INFORMATION

A) Previous Actions

04/27/89	The Board of Zoning Adjustment approved a Variance (V-0039-89) to allow a proposed eight foot high block wall where six feet is the maximum height permitted in the rear and side yard areas, and four feet with the top two feet fifty percent open is the maximum height permitted in the front yard area.
09/05/90	The City Council approved a Variance (V-0062-90) to allow a proposed 64 square foot illuminated apartment identification sign, where 32 square feet is the maximum size permitted and illumination is not permitted. The Planning Commission recommended denial.

B) Pre-Application Meeting

09/05/90	No major issues were identified.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 17.55

B) Existing Land Use

Subject Property:	Apartment Complex
North:	Single Family Residential
South:	Commercial / Retail
East:	Commercial / Retail
West:	Commercial / Retail

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-3 (Medium Density Residential)
North:	R-1 (Single Family Residential)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with an M (Medium Density Residential) land use designation. The existing R-3 (Medium Density Residential) zoning district is compliance with the General Plan.

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

The subject site is not located with any Special District or Zone.

PROJECT DESCRIPTION

The request is for a Site Development Plan Review for the addition of access gates, a perimeter wall, and replacement of existing turf with drought resistant landscaping for an existing 408-unit condominium development. A 6-foot wall will be added to the along the south, east and west property lines, and access gates will be provided for security proposes along Durango Drive and Charleston Boulevard. Various turf areas within the development will be replaced with drought tolerant landscaping. The site is deficient in the amount of required perimeter trees. A condition of approval has been included to ensure compliance with this requirement.

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 (Street)	20 Trees / Linear Feet	120 Trees	77 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		Not Depicted

The site is deficient in the amount of required perimeter trees, and a condition of approval has been included to ensure compliance with this requirement. Also, wall height was not specified and a condition of approval has been included to require a 6-foot high wall.

B) General Analysis and Discussion

- Zoning

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

- Site Plan

The request is for a Site Development Plan Review for the addition of access gates, a perimeter wall, and replacement of existing turf with drought resistant landscaping for an existing 408-unit condominium development. There is an existing 6-foot wall along the rear property line that will remain, and the proposed wall to be added will be located around the

remainder of the site. Wall height was not specified and a Condition of Approval has been included to require a 6-foot high wall. Two access gates will provide controlled access from Durango Drive and Charleston Boulevard. There are no proposed changes to the buildings or structures within the condo development.

- Waivers

There are no waivers requested with this application.

- Landscape Plan

The Landscape Plan depicts areas of turf within the development being removed and replaced with drought resistant landscaping. There is a deficiency of required trees along the perimeter of the site, and a Condition of Approval has been included to ensure compliance with this requirement.

- Elevation

The elevations depict a conceptual wall constructed of stone veneer and stucco exterior.

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 improvements to the existing condominium complex are 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;"**

   With compliance with the added Condition of Approvals, the proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly adopted City Plans, policies and Standards

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

   Site access for this existing development will not be negatively impacted by the proposed improvements.

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

   With compliance with the added Condition of Approvals, the building and landscape materials are appropriate for the areas and for the City.

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

   The building elevations depict design characters that are not unsightly and are harmonious and compatible with development in the area.

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

   The proposed development will be subject to ongoing inspections, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 0

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4235** APN: 138-32-801-001

Name of Property Owner: F&F Horizons Association, LLC

Name of Applicant: Todd Stark, Redwood Construction Inc.

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

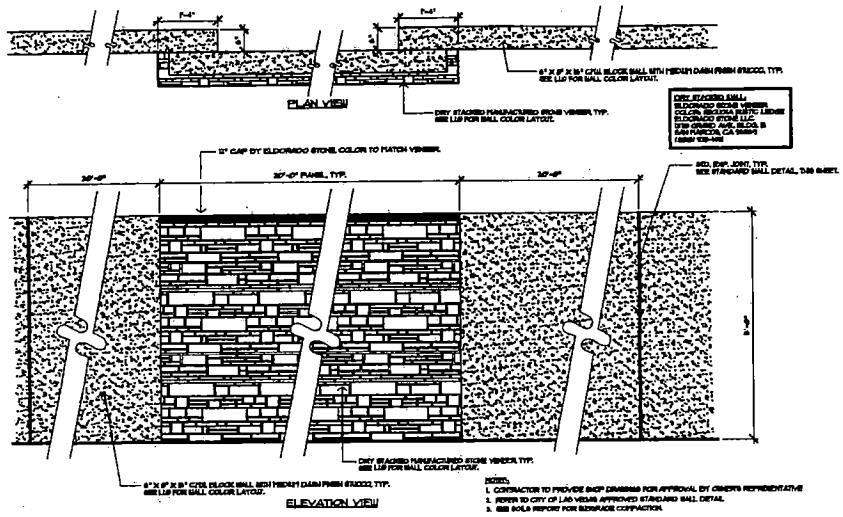
Print Name: Todd Stark

Subscribed and sworn before me

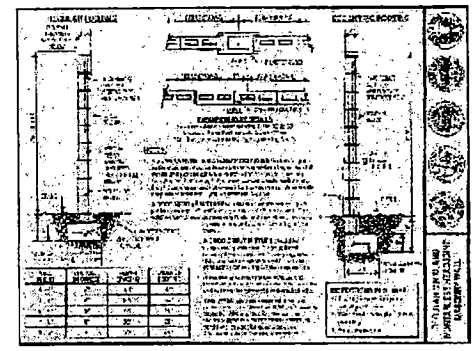
This 31 day of March, 2004

Notary Public - State of Nevada
County of Clark
DEBORAH M. BROWN
My Appointment Expires
No: 04-88849-1 January 23, 2008

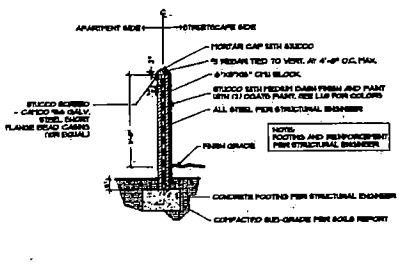
_____ Clark, Nevada
Notary Public in and for said County and State



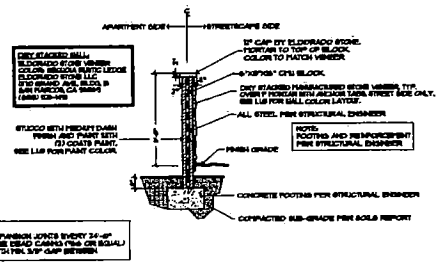
1 PERIMETER WALL DETAIL
SCALE: N.T.S.



2 STANDARD CMU MASONRY WALL
SCALE: NOT TO SCALE



3 STUCCO PERIMETER WALL
SCALE: NOT TO SCALE



4 STONE-FACED PERIMETER WALL
SCALE: NOT TO SCALE

INGRESS/EGRESS AUTO CONTROLLED ACCESS GATE NOTES

ELECTRICAL CONTRACTOR TO PROVIDE A SEPARATE 20 VAC APP ELECTRICAL CIRCUIT AT EACH GATE OPERATOR. SOURCE AT THE SWITCH PHONE UNIT. COORD. WITH INDEPENDENT INSPECTOR, OR PER EACH GATE.

4-GATE OPERATORS PER ENTRY-SLITE CSD 300-UL 325G TYPE MOUNTED TO CONCRETE PADS. LOOPS AND DETECTORS AS REQUIRED FOR VEHICLE DETECTION, AM (FOR FIRE ACCESS) AND FREE EXIT FOR EXITING. TELE-ENTRY-SENTEX INFINITY 3'F, MEMORY CAPACITY TO BE CUSTOMIZED TO NUMBER OF UNITS BEING SERVICED WITH FULL LOGIC TO ACCEPT "CLICK CARD" CODES. HAND-HELD PROGRAMMER AND SENTEX "SPS" NODEM (LARGE PROGRAMMER) AT OWNER'S OPTION. CLICK CARDS BY SENTEX ARE SINGLE BUTTON TYPE. GATE OPERATORS SHALL HAVE BATTERY BACK-UP FOR OPEN GATES IN EVENT OF POWER FAILURE.

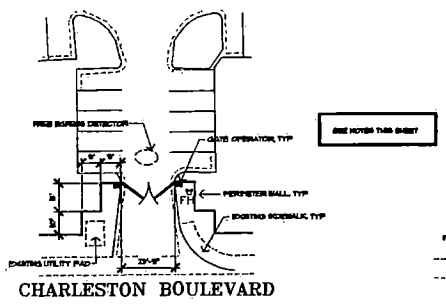
ELECTRICAL CONTRACTOR TO SUPPLY ELECTRICAL SERVICE TO ALL GATE OPENERS

GATE OPERATOR CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE EMERGENCY VEHICLE ACCESS CODE IS IDENTICAL FOR ALL INSTALLATIONS

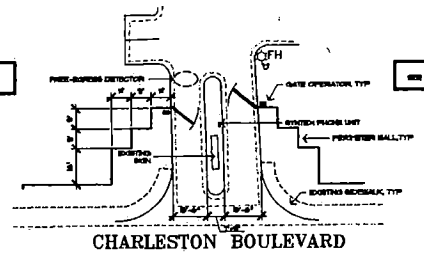
PHONE LINE SHALL BE STUBBED TO WITHIN 5' OF ENTRY. ENTRY FINAL HOOK-UP IS BY GATE OPERATOR CONTRACTOR.

GATE OPERATOR CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS AND FEES REQUIRED FOR INSTALLATION OF GATE OPERATING SYSTEM.

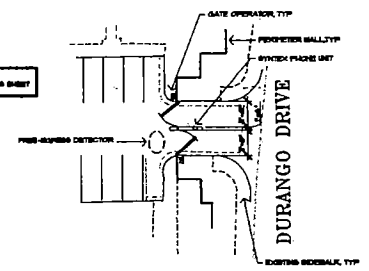
CONTRACTOR SHALL PROVIDE ALL DRAWINGS AND CALCULATIONS NECESSARY FOR THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS, INCLUDING, BUT NOT LIMITED TO:
- ELECTRICAL
- PHONE
- STRUCTURAL
- FIRE DEPARTMENT
- PLANNING DEPARTMENT
- BUILDING DEPARTMENT



5 EGRESS ONLY GATE - CHARLESTON
SCALE: NOT TO SCALE



6 INGRESS/EGRESS GATE - CHARLESTON
SCALE: NOT TO SCALE



7 INGRESS/EGRESS GATE - DURANGO
SCALE: NOT TO SCALE

SDR-4235
5-13-04 PC

REVISIONS

IN HOUSE COMMENTS:

The WLB Group Inc.
Engineering, Landscape Architecture, Planning, Surveying
2551 N. Green Valley Pkwy., Suite A425
HENDERSON, NV. 89014 (702) 438-2551

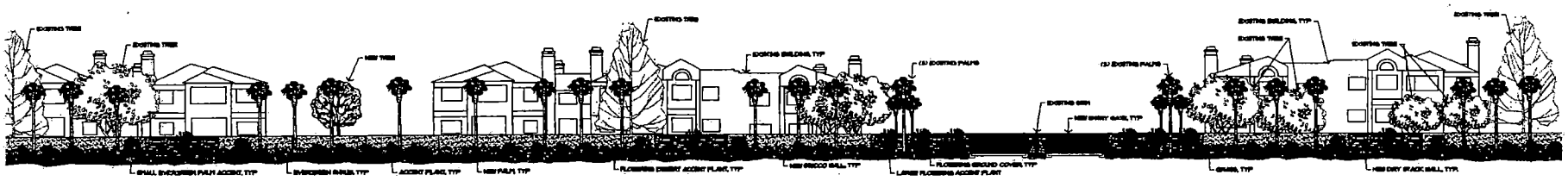
HORIZONS AT PECCOLE RANCH

PERIMETER WALL AND CONTROLLED GATE DETAILS

Drawn	Checked
CD	BP

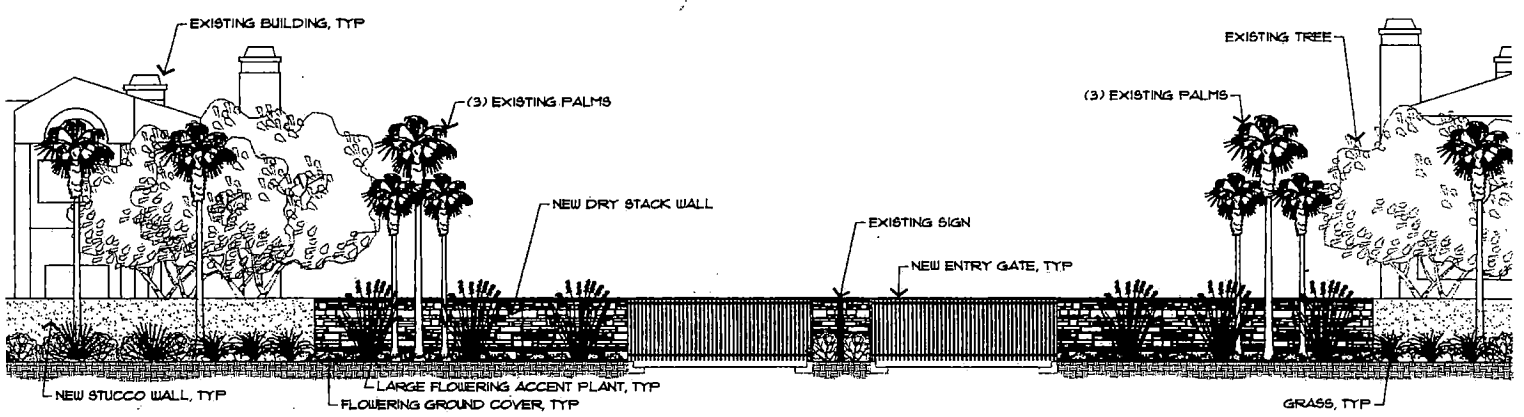
Date: MAR 5, 2004
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Job No.: 403073A001
File No.: 3073LSDWG
Sheet: L23

PLOT DATE: MAR 5, 2004



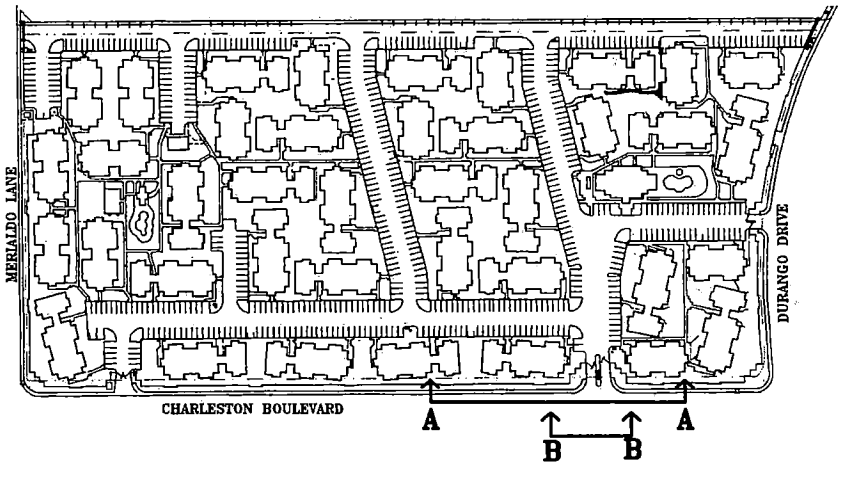
SECTION A-A

SCALE: N.T.S.



GATED ENTRY ENLARGEMENT B-B

SCALE: N.T.S.



KEYMAP

NORTH

SDR-4235

5-13-04 PC

REVISIONS

IN HOUSE COMMENTS:

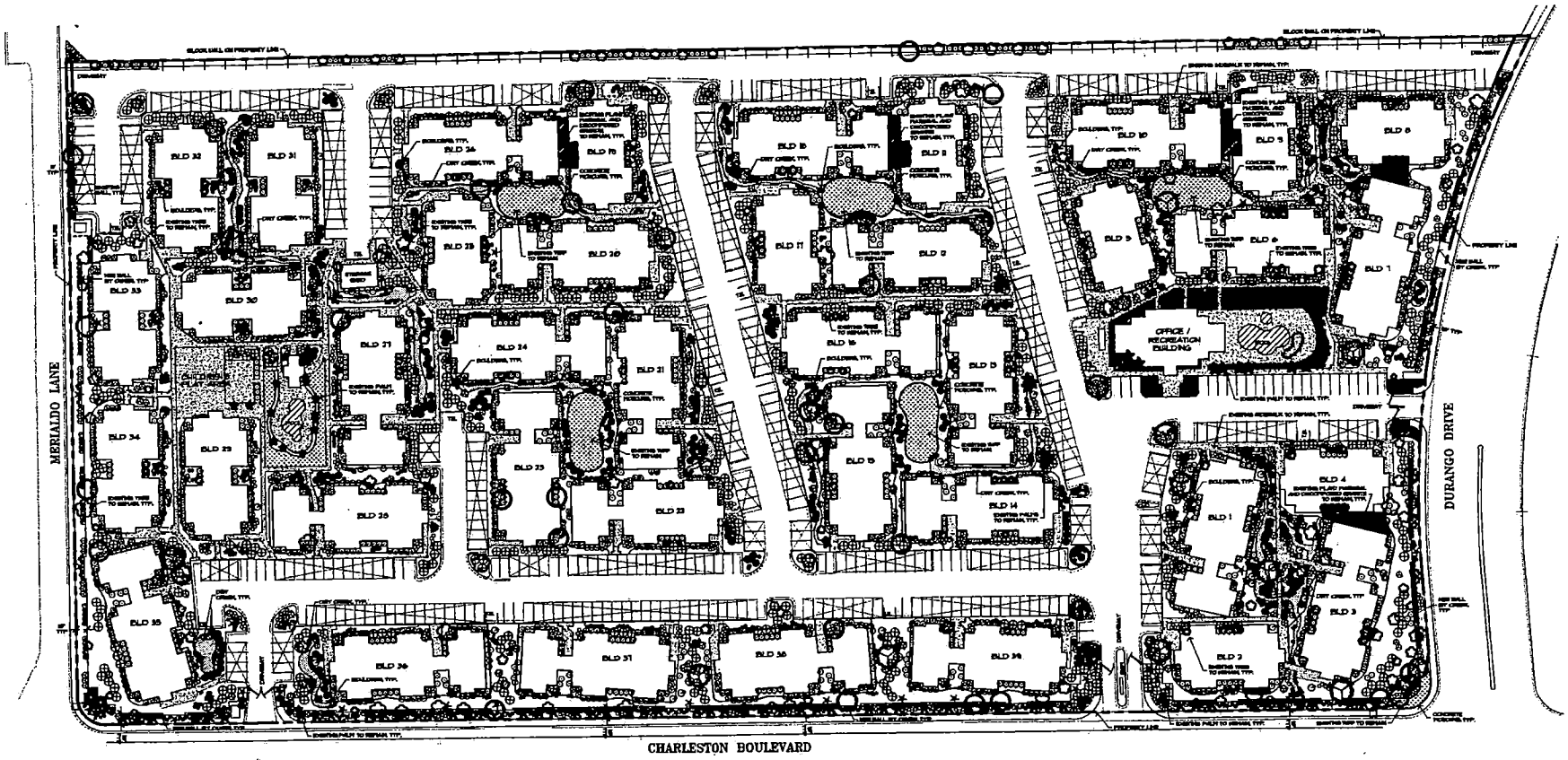
The WLB Group Inc.
Engineers ▪ Landscape ▪ Architecture
Planners ▪ Surveyors
2351 N. Green Valley Pkwy, Suite #425
HENDERSON, NV. 89014 (702) 498-2351

HORIZONS AT PECCOLE RANCH

CONCEPTUAL WALL ELEVATION

Drawn	Checked
GD	BP

Date: MAR 6, 2004
Scale: N.T.S.
Job No.: 403073A001
File No.: 3073WALL.DWG
Sheet: L4.1



NOTE: BOX SIZES ARE FOR CONVENIENCE ONLY. UTILIZE HEIGHT, WIDTH, AND CALIPER MEASUREMENTS FOR MINIMUM PLANT MATERIAL SIZE REQUIREMENTS.

PLANT SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	H x W x CALIPER
			TREES		
	19	36"-Box	Cercidium floridum	Blue Palo Verde	M, 16' X 8' X 2.5"
	62	15' BTH	Washingtonia robusta	Mexican Fan Palm	15' BTH, straight trunk, skirted
			SHRUBS / GROUND COVERS		
⊕	506	1-Gal	Acacia redolens 'Desert Carpet' tn	Desert Carpet Acacia Tagged variety only	6" X 6"
	47	5-Gal	Caesalpinia gilliesii	Yellow Bird of Paradise	36" X 14"
	171	5-Gal	Calliandra eriophylla	Fairy Duster	12" X 12"
	336	5-Gal	Cassia artemisioides	Feathery Cassia	36" X 14"
	290	1-Gal	Dalea capitata 'Sierra Gold' tn	Sierra Gold Dalea	Can Full
	90	5-10 canes min.	Fouquieria splendens	Ocotillo	5 4 15
	450	5-Gal	Hesperaloe parviflora	Red Yucca	12" X 12"
	332	1-Gal	Lantana 'New Gold' tn	New Gold Lantana	4" X 6"
	1567	5-Gal	Leucophyllum frutescens 'Green Cloud'	Green Cloud Ranger	14" X 14"
	485	1-Gal	Muhlenbergia emersleyi 'El Toro' tn	Bull Grass	4" X 10"
	424	1-Gal	Pennisetum s. 'Rubrum'	Ruby Fountain Grass	4" X 10"
	231	1-Gal	Teucrium chamaedrys 'Prostratum'	Dwarf Germander	6" X 6"
	426	5-Gal	Xyloena c. 'Compacta'	Shiny Xyloena	14" X 12"
	156	15-Gal	Yucca recurvifolia	Pendulus Yucca	STD, 2.5" X 15"

MISCELLANEOUS

- EXISTING TREES TO REMAIN - PUT ON SEPARATE IRRIGATION ZONE
- EXISTING PALMS TO REMAIN - PUT ON SEPARATE IRRIGATION ZONE
- EXISTING SHRUBS TO REMAIN - INCLUDE WITH NEW SHRUB IRRIGATION
- EXISTING TREES TO BE REMOVED
- EXISTING PLANT MATERIAL TO REMAIN
- EXISTING TURF TO REMAIN
- EXISTING DECOMPOSED GRANITE AND COBBLE TO REMAIN
- 510 SF — EXISTING RIVER ROCK TO BE REMOVED AND REPLACED WITH 3"-6" COBBLE COLOR: TO MATCH DECOMPOSED GRANITE
- 116,000 SF — = DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH (TYP.) COLOR: TO MATCH EXISTING ON SITE 3/4" SCREENED.
- 10,500 SF — 3"-6" COBBLE IN ALL DRY CREEK AREAS COLOR: TO MATCH DECOMPOSED GRANITE
- 224 — BOULDERS (30%) 8'x6'x3', (30%) 4'x3'x4', (40%) 3'x4'x3'. SEE ALSO NOTE SOURCE COLOR: TO MATCH DECOMPOSED GRANITE

TRADEMARKED PLANT MATERIAL SOURCE:
MOUNTAIN STATES NURSERY
10600 W. GLENDALE AVE.
GLENDALE, AZ 85307
(602) 247-8585

= NOTE:
PROVIDE 3"-6" COBBLE IN AREAS WITH SLOPES STEEPER THAN 3:1



VICINITY MAP

NORTH

SDR-4235
5-13-04 PC

REVISIONS

IN HOUSE COMMENTS:

The WLB Group
Engineering, Landscape Architecture
Planning, Urban Design
4850 N. Green Valley Pkwy., Suite 425
HENDERSON, NV. 89014 (702) 450-2351

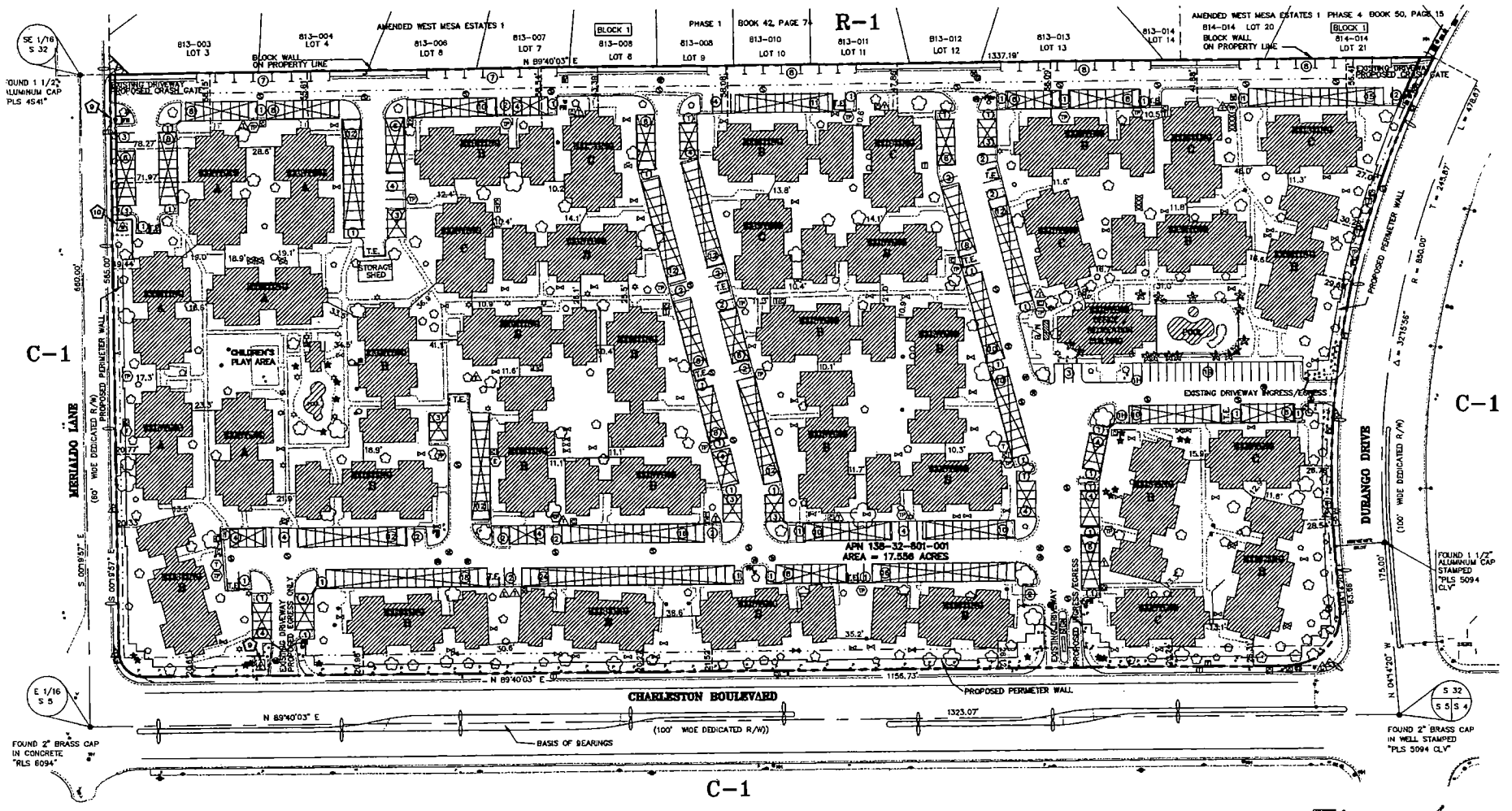
HORIZONS AT PECCOLE RANCH

OVERALL LANDSCAPE PLANTING PLAN

Drawn	Checked
CD	BP

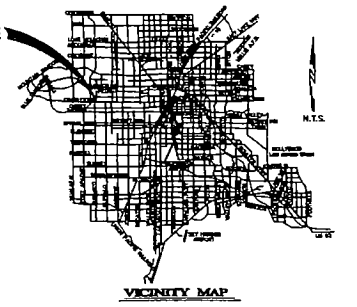
Date: MAR 30, 2004
Scale: 1"=60'-0"
Job No.: 403073A001
File No.: 3073LS-OVERALL
Sheet: LS-ALL

HORIZONS AT PECCOLE RANCH
SITE PLAN
PROPERTY SIZE = 17.56 AC +/-



LEGEND

FOUND MONUMENT AS INDICATED	APN ASSESSOR'S PARCEL NUMBER	ELECTRICAL VAULT	SIGN	TRANSFORMER PAD	WATER VALVE
BOUNDARY LINE	BAR-8-QUE	ELECTRICAL SWITCH BOX	STORM DRAIN MANHOLE	TELEPHONE BOX	NUMBER OF PARKING SPACES
CENTERLINE	CABLE TELEVISION	FIRE HYDRANT	STREET LIGHT	TELEPHONE PEDISTAL	WATER VAULT
EASEMENTS	ELECTRICAL METER	IRRIGATION CONTROL VALVE	SEWER MANHOLE	TELEPHONE MANHOLE	GAS TEST
SETBACK LINE	TITLE REPORT EASEMENT NUMBER	LANDSCAPE LIGHT	TREE	TRAFFIC SIGNAL CONTROL BOX	STREET LIGHT BOX
BLOCK WALL	ELECTRICAL MANHOLE	POLE/BOLLARD	TELEPHONE VAULT	TRASH ENCLOSURE	COVERED PARKING SPACES
			M/B MAILBOXES		



SDR-4235
5-13-04 PC

NORTH

REVISIONS

IN HOUSE COMMENTS:

WLB

Engineering Landscape Architecture
Planning Urban Design Surveying
2281 N. Green Valley Pkwy, Suite #428
HENDERSON, NV. 89014 (702) 558-2551

HORIZONS AT PECCOLE RANCH

SITE PLAN

Drawn	Checked
CD	BP

Date: MAR 30, 2004
Scale: 1"=60'-0"
Job No.: 4030734.001
File No.: 30734SITE-PLAN
Sheet: SITE

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

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

C.C.: 06/16/2004

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

RECOMMENDATION:
Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

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

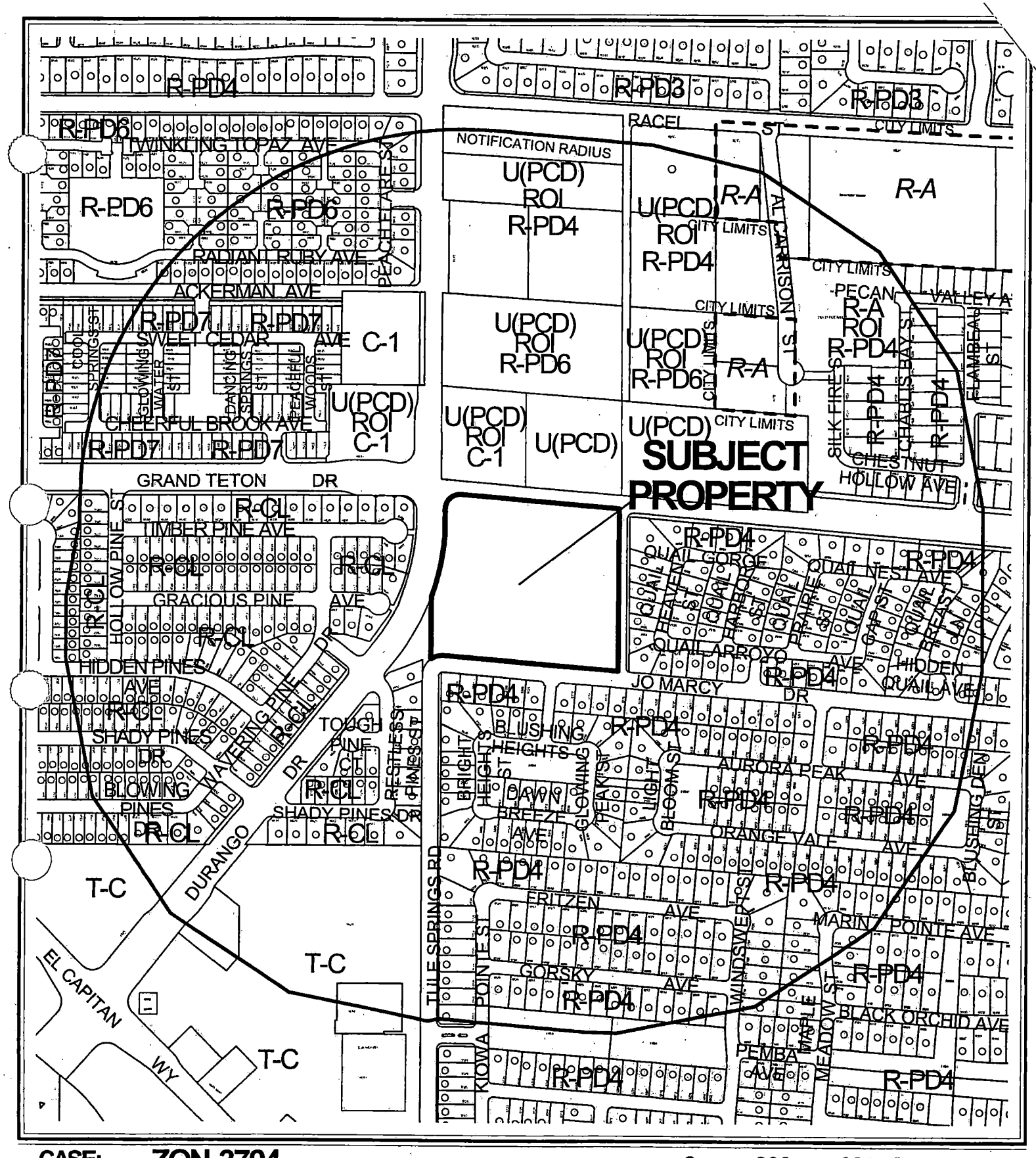
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004,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

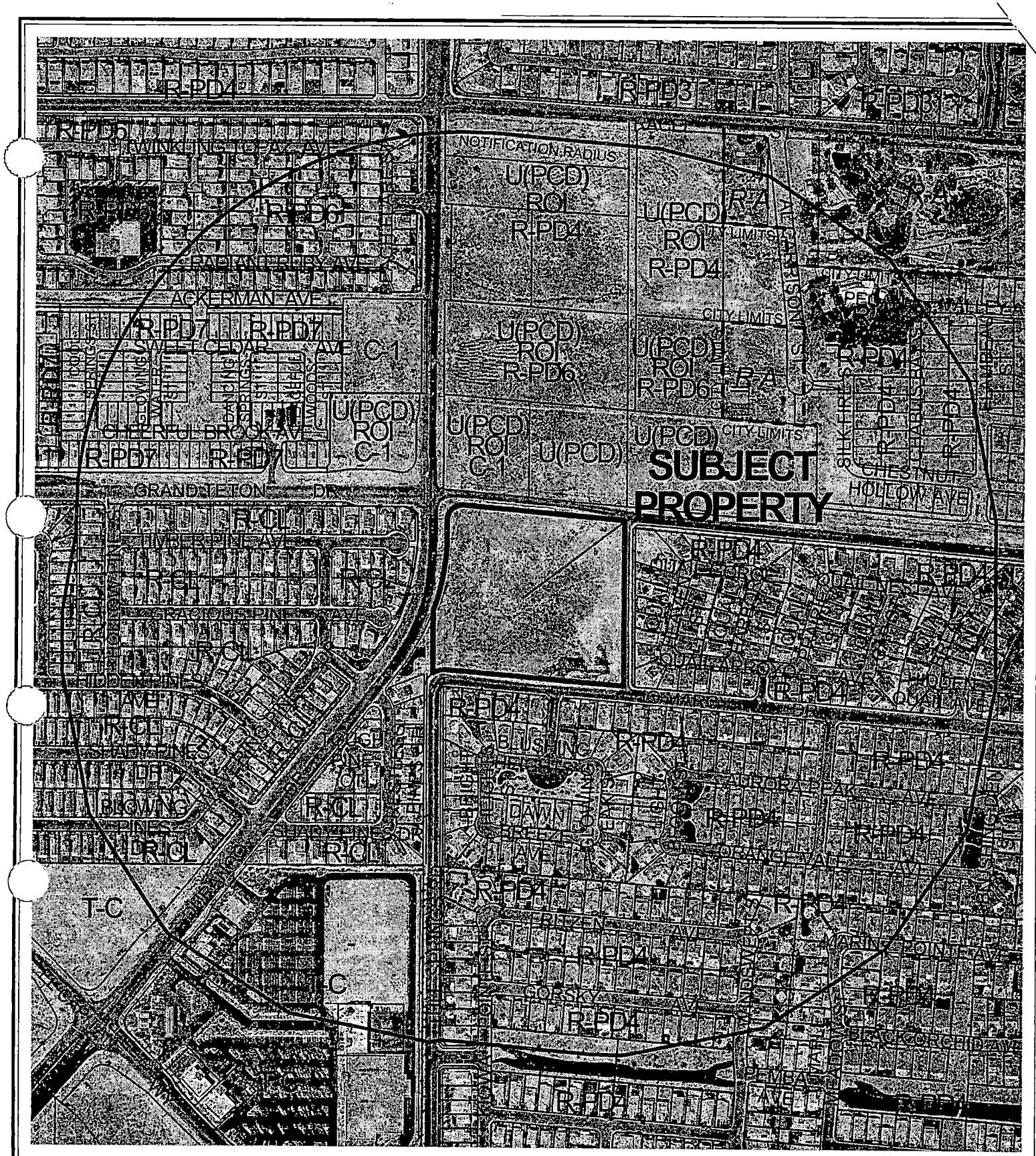
RADIUS: 1320 FT

0 300 600 Feet

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

PROPSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESEDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N



CASE: **ZON-3794**

RADIUS: 1320 FT

0 300 600 Feet

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

PROPSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESEDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-3794 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.

THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

** CONDITIONS **

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

Planning and Development

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

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

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half street width of 60 feet on Grand Teton Drive, an additional 10 feet of right-of-way for a total half street width of 60 feet on Durango Drive, 30 feet of right-of-way adjacent to this site for Quail View Street, a 54 foot radius at the southeast corner of Grand Teton Drive and Durango Drive, a 25-foot radius at the southwest corner of Grand Teton Drive and Quail View Street, and a 15-foot radius at the northwest corner of Quail View Street and Jo Marcy Drive. Additional dedications in accordance with Standard Drawings #201.1 and #234.1 shall also be provided. All required dedications shall be shown on the Tentative Map for this site.

4. Construct half-street improvements, including appropriate overpaving, on Durango Drive, Grand Teton Drive, Quail View Street and Jo Marcy Drive adjacent to this site concurrent with development. Also construct the complete median island required within Grand Teton Drive adjacent to 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.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [PCD (Planned Community Development)] to R-PD7 (Residential Planned Development – 7 Units per Acre) on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive. A companion Site Development Plan Review (SDR-3796) will be considered concurrently with this application.

B) Applicant's Justification

The project will be a buffer between the proposed C-1 zoning district to the north, and the R-PD4 district to the south.

BACKGROUND INFORMATION

A) Previous Actions

09/08/94 The Planning Commission approved an Annexation (A-0020-94), which included the subject site as a part of a larger request.

03/11/04 The Planning Commission held this item in abeyance to the 04/08/04 meeting at the request of the applicant to review and refine certain design aspects of the application.

04/08/04 The Planning Commission will consider a related Site Development Plan Review (SDR-3796) for a 64-lot single family residential development. Staff recommends approval.

B) Pre-Application Meeting

01/09/04 No significant issues were identified during the pre-application meeting.

C) Neighborhood Meetings

Neighborhood meetings are not required for Rezoning applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.49

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
North:	U (Undeveloped) [(PCD) Planned Community Development], and U [(PCD Planned Community Development) General Plan Designation], Under Resolution of Intent to C-1 (Limited Commercial)
South:	R-PD4 (Residential Planned Development – 4 Units per Acre)
East:	R-PD4 (Residential Planned Development – 4 Units per Acre)
West:	R-CL (Single Family Compact Lot)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses, while maintaining an overall density of two to eight dwelling units per acre depending upon compatibility with adjacent uses. The proposed zoning is R-PD7 (Residential Planned Development – 7 Units per Acre), which 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

Trails

A Multi-Use Transportation Trail shall be included within the development of this site along Grand Teton and Durango Drives as stipulated by the Trails Element of the 2020 Master Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to proposed Site Development Plan Review SDR-3796, the following Development Standards apply to the subject proposal:

Standards	**Proposed**
Min. Lot Size	2,847 Feet
Min. Lot Width	32.11 Feet
Min. Setbacks • Front (Garage) • Front (Building) • Side • Corner • Rear	 20 Feet 10 Feet 5 Feet 10 Feet 5 Feet
Max. Building Height	2 Stories / 35 Feet

The proposal meets all applicable development standards as proposed by Site Development Plan Review SDR-3796.

B) General Analysis and Discussion

The subject parcel is currently undeveloped. It is located within the Centennial Hills Sector of the General Plan and is currently designated PCD (Planned Community Development), which allows densities of up to eight units per acre. The proposed R-PD7 zoning district falls within the parameters of the PCD land use designation, and is in conformance with the General Plan.

The Department of Public Works requires the construction of a properly landscaped median island within Grand Teton Drive.

FINDINGS

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

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

   The existing General Plan designation of the subject site is PCD (Planned Community Development). The proposed rezoning to R-PD7 (Residential Planned Development – 7 Units per Acre) is consistent with the existing General Plan designation.

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

   The single-family residential use allowed by this rezoning to R-PD7 (Residential Planned Development – 7 Units per Acre) will serve as a buffer between the less intense R-PD4 (Residential Planned Development – 4 Units per Acre) district to the south, and the proposed C-1 (Limited Commercial) district to the north.

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

   The site is currently zoned U (Undeveloped) and the proposed R-PD7 (Residential Planned Development – 7 Units per Acre) is compatible with the surrounding residential uses and growth in the western portion of the Las Vegas Valley has increased demand for housing in the area. In addition, the rezoning will provide a buffer between the less intense R-PD4 (Residential Planned Development – 4 Units per Acre) district to the south and the proposed C-1 (Limited Commercial) district to the north.

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 receives access via a drive from Quail View Street, a 60-foot collector street, which is adequate in size to meet the requirements of the proposed R-PD7 (Residential Planned Development – 7 Units per Acre) zoning district.

NOTICES MAILED **0**

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3794 APN: 125-16-101-001

Name of Property Owner: Rainbow Valley Estates, Inc.

Name of Applicant: Carina Home

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Robert Cohen

Subscribed and sworn before me

This 12th day of January, 2004

_____ Clark County, Nevada

Notary Public in and for said County and State

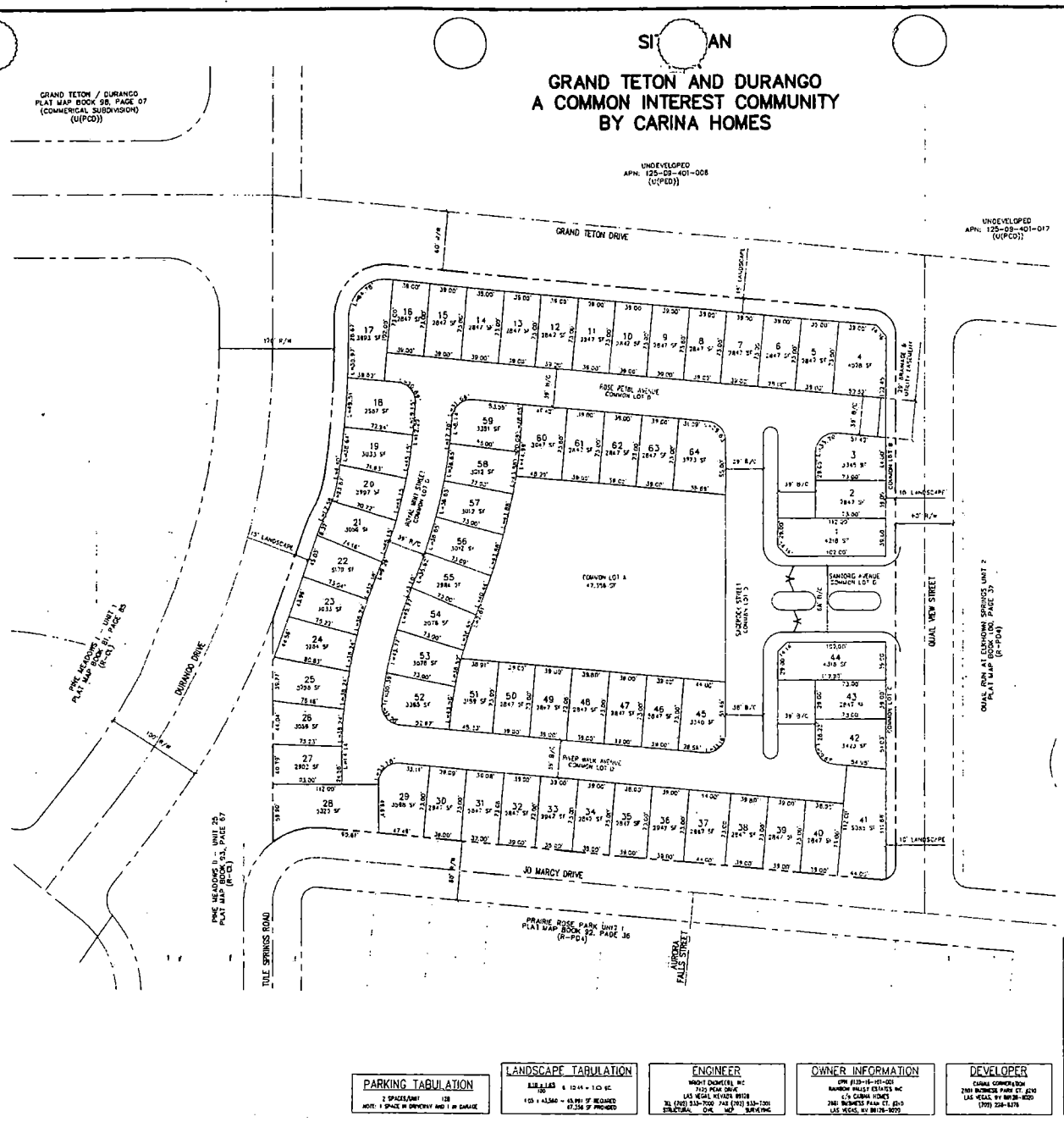
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY F. WILLIAMS
Appt. NO. 02-78998-1
My Appt. Expires Aug. 16, 2006

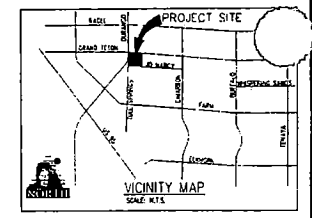
Revised 2/12/02

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

SITE PLAN

GRAND TETON AND DURANGO
A COMMON INTEREST COMMUNITY
BY CARINA HOMES



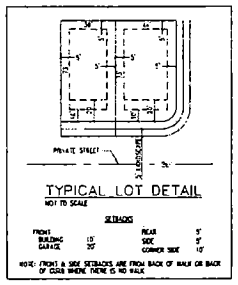


NORTH

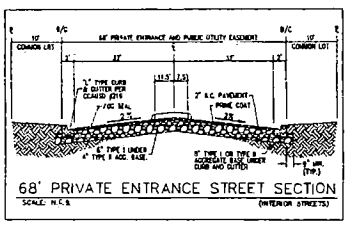
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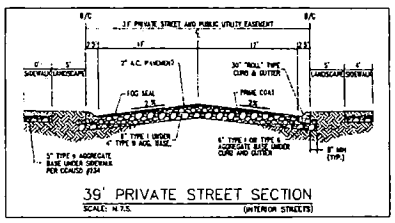
SITE DATA	
ASSESSORS PARCEL NUMBER	125-15-101-001
CURRENT ZONING	U(RPD)
PROPOSED ZONING	RPD-7
GROSS ACRES	10.49
NUMBER OF LOTS	64
COMMON LOTS	4
DU/AC	6.10
MINIMUM LOT SIZE	2,842 SF
MAXIMUM LOT SIZE	5,323 SF



TYPICAL LOT DETAIL
NOT TO SCALE



68' PRIVATE ENTRANCE STREET SECTION
SCALE: N.T.S. (INTERIOR STREETS)



39' PRIVATE STREET SECTION
SCALE: N.T.S. (INTERIOR STREETS)

PARKING TABULATION	LANDSCAPE TABULATION	ENGINEER	OWNER INFORMATION	DEVELOPER
2 SPACES/UNIT 128 NOTE: 1 SPACE IN DRIVEWAY AND 1 in GARAGE	10.49 ± AC. x 10.45 = 110 SF. 110 ÷ 43,560 = 45.991 % REQUIRED 47,356 SF PROVIDED	WRIGHT ENGINEERS, INC 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 933-7000 FAX (702) 933-7001 STRUCTURAL CIVIL MEP SURVEYING	CPN #33-16-101-001 RAINBOW VALLEY ESTATES INC c/o CARINA HOMES 7981 BUSINESS PARK CT. #240 LAS VEGAS, NV 89128-8020 (702) 228-8278	CASINO CORPORATION 7981 BUSINESS PARK CT. #240 LAS VEGAS, NV 89128-8020 (702) 228-8278

REV	DATE	BY	REVISION

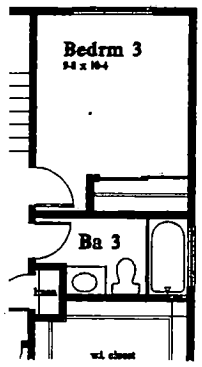
WRIGHT ENGINEERS, INC
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
STRUCTURAL CIVIL MEP SURVEYING

CARINA HOMES
GRAND TETON & DURANGO
SITE PLAN

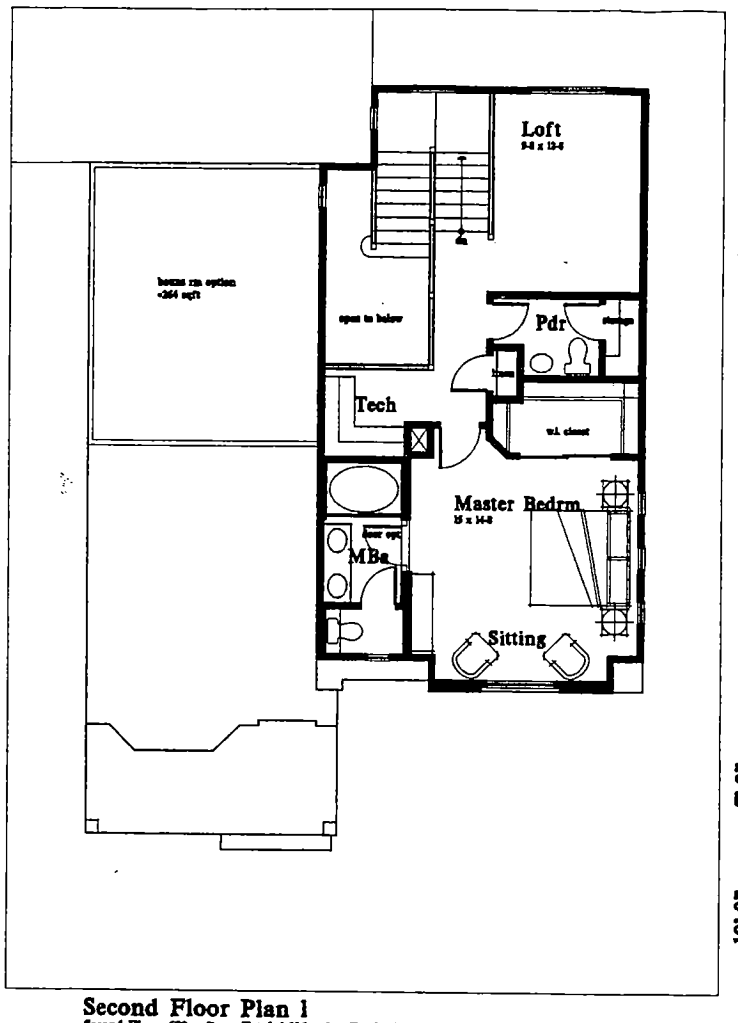
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DESIGNED BY: BP — DATE: 07/29/04
CHECKED BY: JSM — DATE: 07/29/04
PROJECT NO: — SCALE: 1"=50'

SHEET
1 OF 1 SHEETS
DRAWING NO.

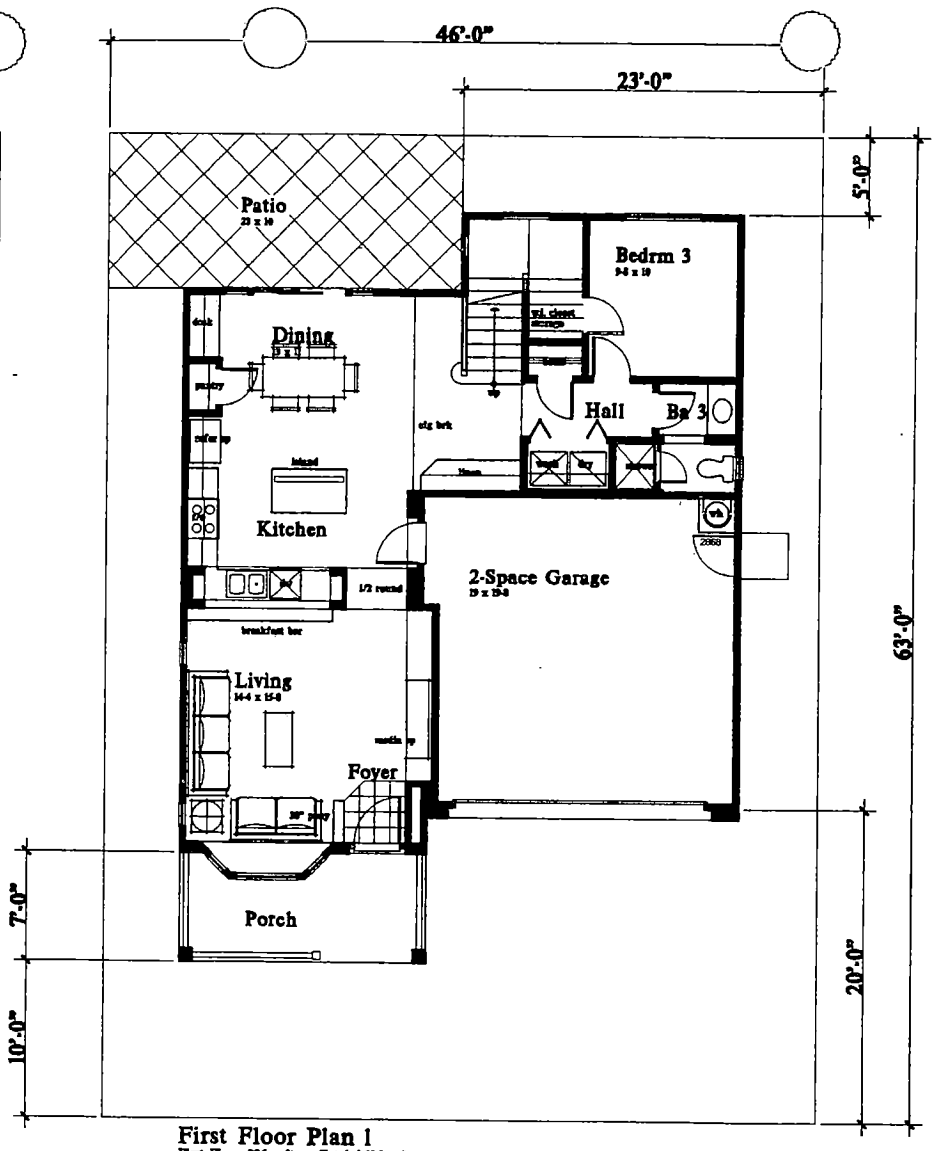
ZON-3794
SDR-3796
5-13-04 PC



om 3/ Bath 3 Option



Second Floor Plan 1
Second Floor: 650 sqft Total: 1,606 sqft Total w/ bonus rm: 1,870 sqft
Squares Series



First Floor Plan 1
First Floor: 926 sqft Total: 1,606 sqft
Squares Series

Conceptual Floor Plan 1 - 1,606 sqft - 1,870 sqft

ina Corporation

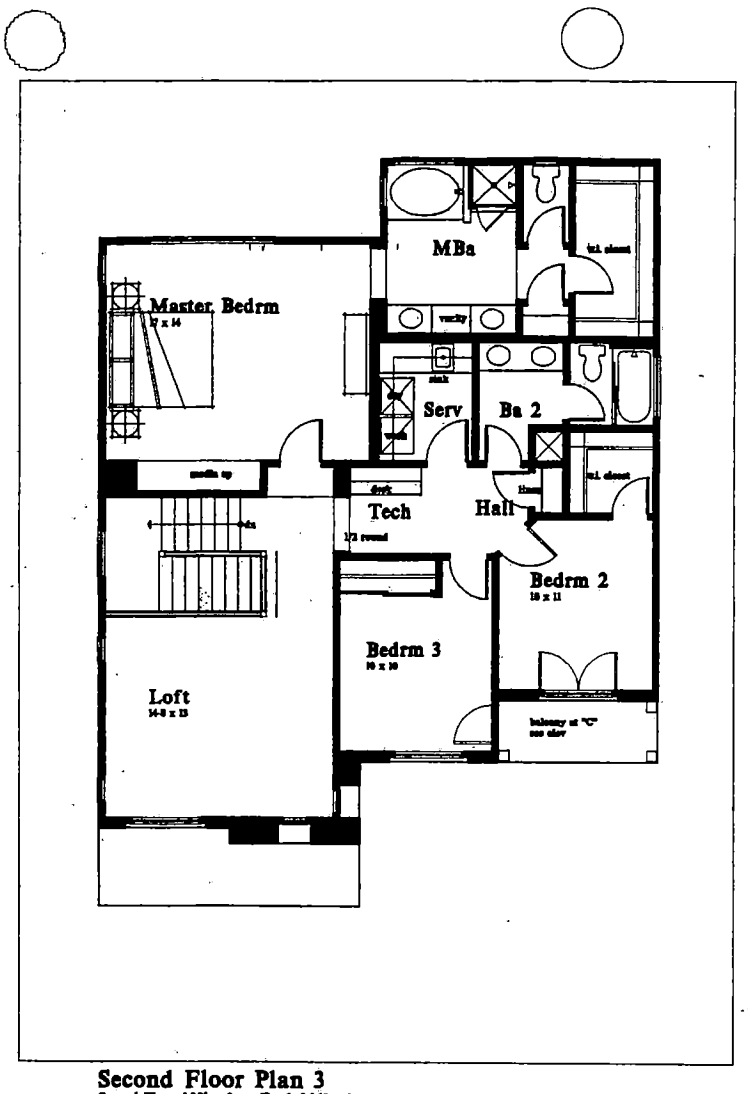
Lamplight Square II

Las Vegas, Nevada

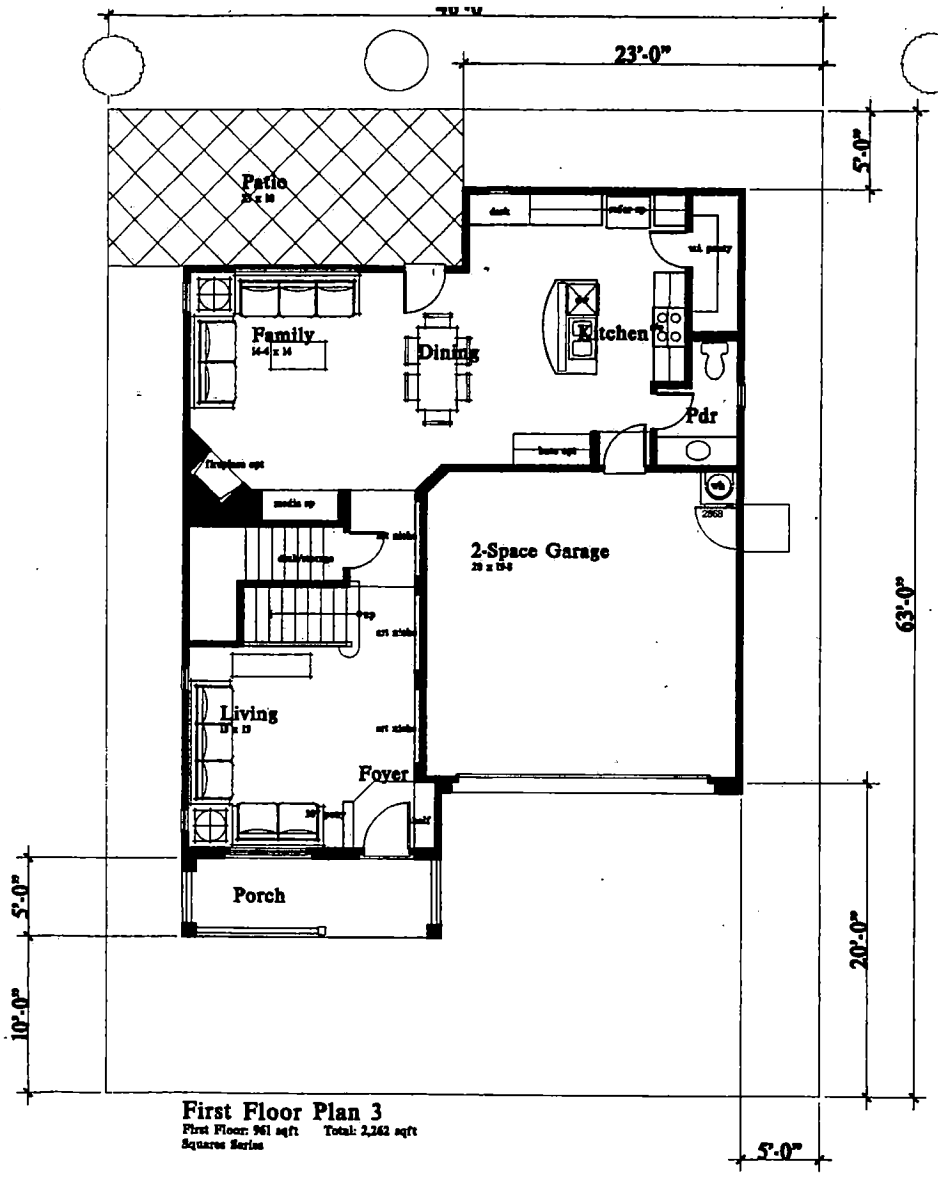
#2003-817

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-2158
© 1999 ALL RIGHTS RESERVED

ZON-3794
SDR-3796
5-13-04 PC



Second Floor Plan 3
Second Floor: 1,301 sqft Total: 2,262 sqft
Squares Series



First Floor Plan 3
First Floor: 961 sqft Total: 2,262 sqft
Squares Series

ina Corporation

B #2003-817

Conceptual Floor Plan 3 - 2,262 sqft

Lamplight Square II

Las Vegas, Nevada

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-2139
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ZON-3794
SDR-3796
5-13-04 PC

8313 Gorsky Ave.
Las Vegas, NV 89131
March 2, 2004

RECEIVED
04 MAR -5 PM 4:16
PLANNING AND
DEVELOPMENT

Gary M. Leobold, Senior Planner
Planning and Development Department,
Current Planning Division,
Development Services Center
731 South Fourth Street,
Las Vegas, NV 89101

Dear Sir:

I would like to voice my approval to case: ZON-3794. I feel Tule Springs Rd. is wide enough to support the added traffic expected from the development.

The only changes I see need to be made is stripping on Tule Springs Rd. The road is wide enough to support four lanes if properly marked.

I fear the "Appaloosa Canyon, Quarter Horse Falls" H.O.A. may voice opposition to this development. I definitely want it known that the H.O.A. does not speak for everyone in the developments it represents. In fact, there was no opinion poll taken up to this time. Thank you for the opportunity to voice my feelings on this matter.

Warren Colbert

Warren Colbert
8313 Gorsky Ave
Las Vegas, NV 89131

(702) 396-5483
warcolbe@aol.com

ZON-3794 A

City of Las Vegas

Agenda Item No.: 15

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

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 WITHDRAWN WITHOUT PREJUDICE.

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

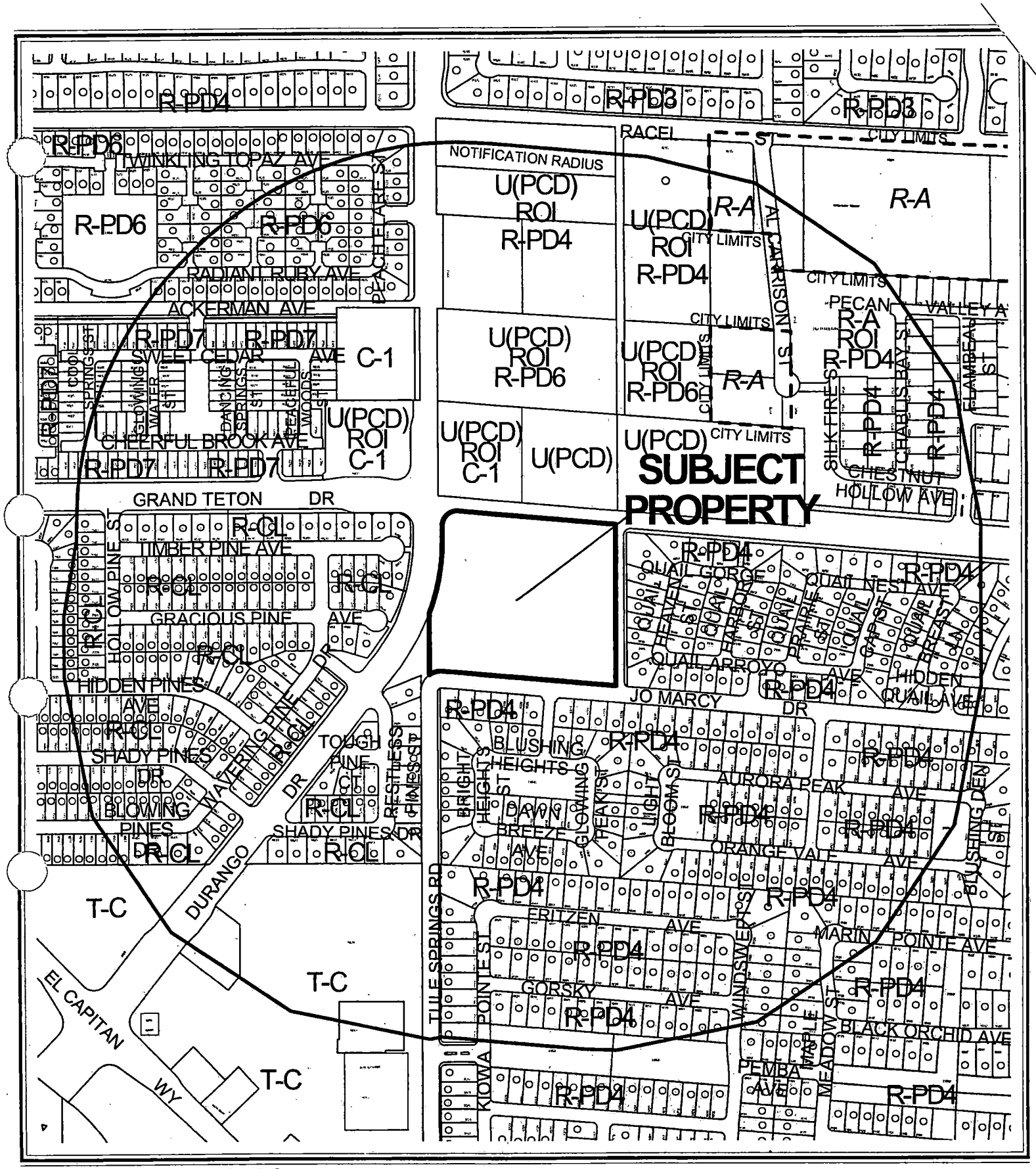
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004,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

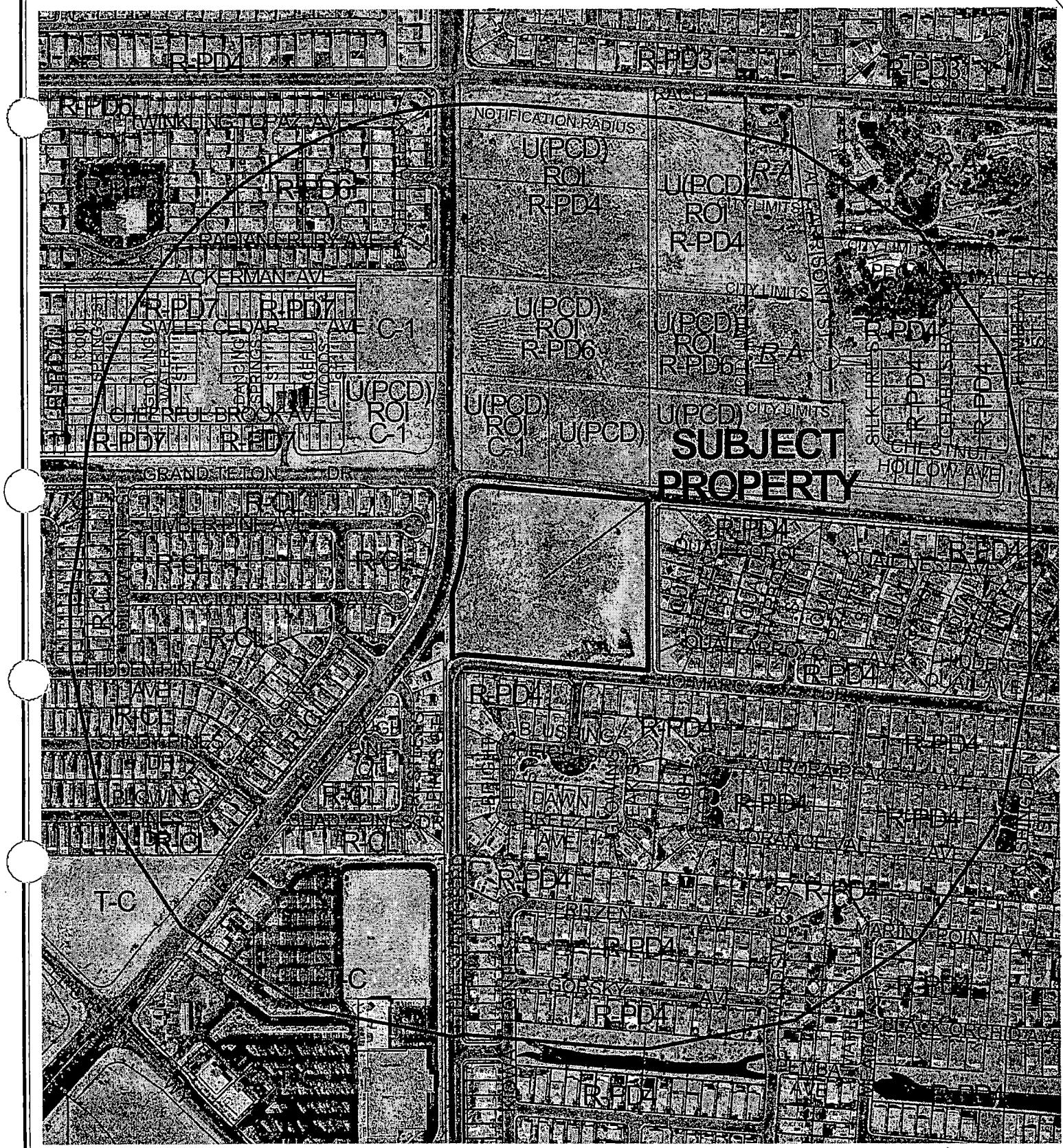
NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

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)


NOTIFICATION RADIUS
SUBJECT PROPERTY
R-PD4
R-PD6
R-PD7
R-PD3
R-CL
T-C
U(PCD) ROI R-PD4
U(PCD) ROI R-PD6
U(PCD) ROI C-1
U(PCD)
R-A
C-1
CITY LIMITS
RACEL ST
AL CARRISON ST
PECAN VALLEY AVE
TWINKLING TOPAZ AVE
RADIANT RUBY AVE
ACKERMAN AVE
SWEET CEDAR AVE
CHEERFUL BROOK AVE
GRAND TETON DR
TIMBER PINE AVE
GRACIOUS PINE AVE
HIDDEN PINES AVE
SHADY PINES DR
BLOWING PINES DR
TOUGH PINE CT
SHADY PINES DR
DURANGO
EL CAPITAN WY
T-C
QUAIL GORGE
QUAIL NEST AVE
QUAIL ARROYO AVE
HIDDEN QUAIL AVE
JO MARCY DR
BLUSHING HEIGHTS
AURORA PEAK AVE
DAWN BREEZE AVE
ORANGE VALE AVE
ERITZEN AVE
GORSKY AVE
MARIN POINTE AVE
BLACK ORCHID AVE
PEMBA AVE
CHESTNUT HOLLOW AVE
TULE SPRINGS RD
KIOWA POINTE ST
WINDSWEPT ST
MEADOW VALLEY ST
BRIGHT HEIGHTS ST
BLOOMS ST
LIGHT PEAKS ST
GLOWING WATER ST
DANCING SPRINGS ST
BABBLING BROOK ST
WOODS PEACEFUL ST
SPRING ST
SILK FIRES ST
CHABLIS BAY ST
FLAMBEAU ST
RESTLESS PINES ST
WATERING PINE ST
HOLLOW PINE ST
BREEZY MEADOW ST
QUAIL HEAVEN ST
QUAIL HEARTH ST
QUAIL PRAIRIE ST
QUAIL CAPE ST
QUAIL BREEZE ST
QUAIL MEADOW ST
QUAIL VALLEY ST
QUAIL HOLLOW



CASE: **SDR-3796**

0 300 600 Feet

RADIUS: 1320 FT

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

PROPSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESEDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - SDR-3796 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.

THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-3794) to an R-PD7 (Residential Planned Development – 7 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, except as amended by conditions herein.

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

5. Both the site plan and landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the required Multi-Use Transportation Trail along Durango Drive and Grand Teton Drive, as stipulated by the Trails Element of the 2020 Master Plan. Public Works has identified that a bus turnout area is required along Grand Teton Drive, and a reduction in trail width is allowed for this purpose in the immediate vicinity of the turnout.

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 a perimeter screening wall along the north, east, and west property lines.

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

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

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

10. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

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

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

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

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

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

Public Works

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

17. A Homeowners' 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.

18. Submit and obtain approval for a Master Streetlight Plan for all public streetlights adjacent to this site prior to the submittal of any improvement plans.

19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3794 and all other subsequent site-related actions.

21. 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.

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

23. Submit an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

24. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The Request is for Site Development Plan Review for a 64-lot single family residential Development on 10.49 acres located adjacent to the southeast corner of Grand Teton Drive and Durango Drive. A companion Rezoning (ZON-3794) request will be considered concurrently with this application.

B) Applicant's Justification

The project will be a buffer between the proposed C-1 (Limited Commercial) zoning district to the north, and the R-PD4 (Residential Planned Development – 4 Units Per Acre) district to the south, and all required landscaping and open space requirements are being met.

BACKGROUND INFORMATION

A) Previous Actions

09/08/94 The Planning Commission approved an Annexation (A-0020-94), which included the subject site as a part of a larger request.

03/11/04 The Planning Commission held this item in abeyance to the 04/08.04 meeting at the request of the applicant to review and refine certain design aspects of the project.

04/08/04 The Planning Commission will consider a related Rezoning (ZON-3794) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development – 7 Units Per Acre). Staff recommends approval.

B) Pre-Application Meeting

01/09/04 Issues discussed included the proposed density, setbacks, and required trails along Durango and Grand Teton Drive.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.49

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
North:	U (Undeveloped) [(PCD) Planned Community Development], and U [(PCD Planned Community Development) General Plan Designation], Under Resolution of Intent to C-1 (Limited Commercial)
South:	R-PD4 (Residential Planned Development – 4 Units per Acre)
East:	R-PD4 (Residential Planned Development – 4 Units per Acre)
West:	R-CL (Single Family Compact Lot)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses, while maintaining an overall density of two to eight dwelling units per acre depending upon compatibility with adjacent uses. The proposed zoning is R-PD7 (Residential Planned Development – 7 Units Per Acre), which is consistent with the General Plan designation.

PROJECT DESCRIPTION

The site plan depicts a 64-lot single family residential Development on 10.49 acres located adjacent to the southeast corner of Grand Teton Drive and Durango Drive. The site receives access via a drive from Quail View Street, a 60-foot collector, and is served internally by 39-foot wide private streets.

The landscape plan depicts a 15-foot landscape area along Grand Teton Drive and Durango Drive, and a 10-foot area along Quail View Street planted with 24-inch box Ash trees, 15-gallon Leaf Plum trees, and various 5-gallon shrubs. A 47,356 square-foot common lot provides open space for the development. A Multi-Use Transportation Trail is required along the north and west property lines, but is not depicted on the Site Plan. A condition of approval has been included with this application to ensure compliance with the trail requirement.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Site Development Plan establishes Development Standards in a R-PD (Residential - Planned Development) District. The following standards are proposed:

Standards	Proposed
Min. Lot Size	2,847 Feet
Min. Lot Width	32.11 Feet
• Front (Garage) • Front (Building) • Side • Corner • Rear	20 Feet 10 Feet 5 Feet 10 Feet 5 Feet
Max. Building Height	2 Stories / 35 Feet

A2) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet +1 tree	48 Trees	87 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		Not Shown

The proposal exceeds applicable Title 19 Landscape Standards. A perimeter wall is not depicted, and a Condition of Approval has been added to ensure compliance with 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
10.49 acres	6.1 Units Per Acre	1.65	10.1 %	45,991 SF	10.3 %	47,356 SF

The proposal exceeds all applicable Open Space Standards.

B) General Analysis and Discussion

- Zoning

The proposed R-PD7 (Residential Planned Development – 7 Units Per Acre) is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. The density allowed in the R-PD District shall be reflected by a numerical designation for that district.

- Site Plan

The site plan depicts a 64-lot single family residential development on 10.49 acres located adjacent to the Southeast corner of Grand Teton Drive and Durango Drive. The site receives access via a drive from Quail View Street, a 60-foot collector, and is served internally by 39-foot wide private streets.

- Waivers

There are no Waiver requests as a part of this application.

- Landscape Plan

The landscape plan depicts a 15-foot landscape area along Grand Teton Drive and Durango Drive, and a 10-foot area along Quail View Street planted with 24-inch box Ash trees, 15-gallon Leaf Plum trees, and various 5-gallon shrubs. A 47,356 square-foot common lot provides open space for the development.

A Multi-Use Transportation Trail is required along the north and west property lines, but is not depicted on the Site Plan. The Department of Public Works notes that a bus turnout is required on Grand Teton Drive. A condition of approval has been included with this application to ensure compliance with the trail requirement.

- Elevation

The elevations depict various types of two-story residential dwellings with pitched roofs and stucco exteriors.

FINDINGS

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

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

   The proposed development is compatible with adjacent development and provides a buffer area between the residential development to the south, and the proposed commercial parcels to the north.

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

   The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly adopted City Plans, policies and Standards with the inclusion of the aforementioned conditions of approval.

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

   The site receives access via a drive from Quail View Street, a 60-foot collector street, and 39-foot wide private streets provide internal circulation. The proposed residential development will not negatively impact adjacent roadways or neighborhood traffic.

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

The building and landscape materials are typical of those used for single-family residential development, and are appropriate and compatible for the area and 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 depict design characteristics and other architectural features that are typical of single-family residential development, which create an aesthetically pleasing environment that is harmonious with development in the area.

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

   The proposed residential development will be subject to regular inspections and will therefore not compromise the public health, safety and general welfare.

NOTICES MAILED 612 (Mailed with ZON-3794) 03/11/04 PC Meeting

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3796 APN: 125-16-101-001

Name of Property Owner: Rainbow Valley Estates, Inc.

Name of Applicant: Carina Home

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: R Cohen

Print Name: Robert Cohen

Subscribed and sworn before me

This 12th day of January, 2004

Mary F Williams Clark County, Nevada

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY F. WILLIAMS
Appt. No. 02-78998-1
My Appt. Expires Aug. 16, 2006

Revised 2/12/02

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

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

C.C.: 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:
GOYNES – 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 16 [ZON-3884] and Item 17 [SDR-3885].

DAVID CLAPSADDLE, Planning and Development Department, stated that this item was previously held in abeyance. There have been other P-R additions within the location of this application and the zoning is not an issue. This application is compatible with the area and the General Plan. An addition is taking place to the existing 998 square foot building, which will be converted to Professional Office. The applicant has added additional landscaping more than what exists today. The waivers are for the lot size and the setbacks. The side setback is four feet from the side property line, as well as the existing house. Therefore, it will not have any greater

MINUTES – Continued:
impact on the neighbors than what is out there today. Given the existing development pattern, staff believes the landscaping and waivers are reasonable and recommend approval of the rezoning and Site Plan Review.

JIM VAN COMPERNOLLE, 4290 Cameron, Las Vegas, agreed with staff's recommendations.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 16 [ZON-3884] and Item 17 [SDR-3885].

NOTE: All discussion for Item 16 [ZON-3884] and Item 17 [SDR-3885] was held under Item 16 [ZON-3884].

(6:16 – 6:20)

CONDITIONS:
Planning and Development

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

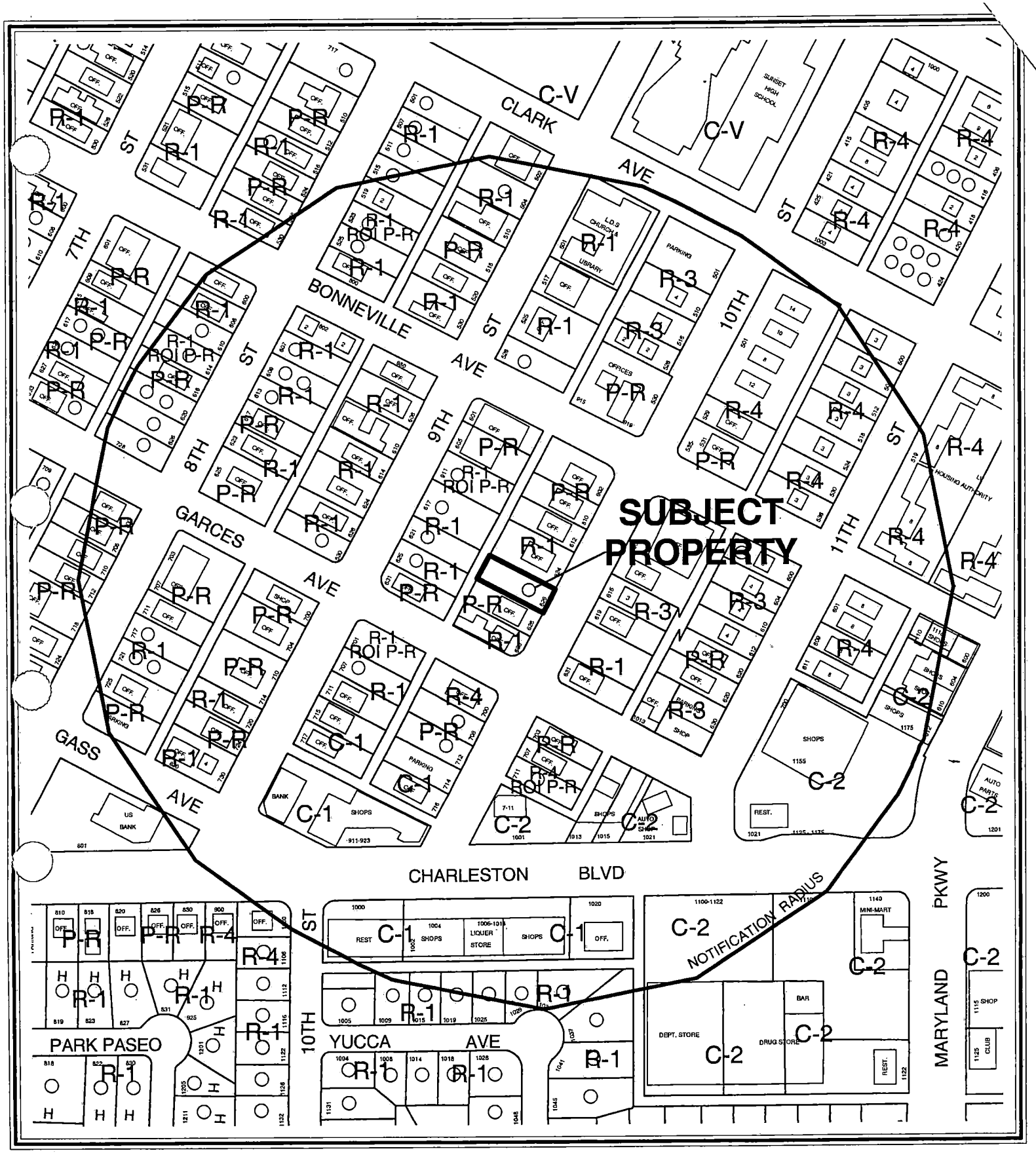
2. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. Landscape and maintain all unimproved right-of-way on 10th Street adjacent to this site.

5. Submit an Encroachment Agreement for all landscaping and private improvements located in the 10th Street public right-of-way adjacent to this site prior to occupancy of this site.



CASE: **ZON-3884**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

at·el·ier (at'l-yā') n. [Fr.] a workshop; a studio

March 12, 2004

Paul Bengtson
City of Las Vegas
Planning & Development Department
Las Vegas, Nevada 89101

O'Bannon Office Addition, 626 South 10th Street
Zone Change, Design Review (ZON-3884) (SDR-3885)
APN 139-34-810-098

Dear Paul,

Based on our previous conversation of being unable to be added to the April 22nd Planning Commission, we would like to request to be added to the May 13th Planning Commission meeting.

Thank you for your assistance.

Sincerely,

Alain Rivard
JVC Architects

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - REZONING RELATED TO SDR-3885 - PUBLIC HEARING - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST

** CONDITIONS **

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

Planning and Development

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

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

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. Landscape and maintain all unimproved right-of-way on 10th Street adjacent to this site.

5. Submit an Encroachment Agreement for all landscaping and private improvements located in the 10th Street public right-of-way adjacent to this site prior to occupancy of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) and Waiver of lot width requirements on 0.16 acres at 626 South 10th Street. A Site Development Plan Review (SDR-3885) application was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter states that the request is to rezone the property from R-1 (Single Family Residential) to P-R (Professional Office and Parking) therefore, fitting with the trend of the surrounding area. The waiver of lot width requirements to allow 50 feet where 60 feet is required is justified by the fact that the lot was already created and simply cannot be met in this case.

BACKGROUND INFORMATION

A) Previous Actions

10/01/03 The City Council approved a General Plan Amendment (GPA-2497) that created a new DTR (Downtown Redevelopment) land use map. The subject site is located within the map area. The Planning Commission and staff recommended approval.

03/25/04 The Planning Commission abeyed this Rezoning request and a companion Site Development Plan Review (SDR-3885) at the request of the applicant.

B) Pre-Application Meeting

01/23/04 The applicant was informed that a waiver for lot width would need to be requested with the rezoning application, and the companion Site Development Plan Review was also discussed.

03/03/04 A follow-up meeting with the applicant focused on a discrepancy in lot dimensions and some façade improvements for the proposed addition. The applicant indicated that a survey was in process and might delay the submittal of a revised site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16 Acres

B) Existing Land Use

Subject Property:	Single Family Residential
North:	Professional Offices
South:	Professional Offices
East:	Professional Offices and Multi-Family Residential
West:	Single Family Residential and Professional Offices

C) Planned Land Use

Subject Property:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
North:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
South:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
East:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
West:	DTR / MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	P- R (Professional Office and Parking)
East:	R-1 (Single Family Residential) and R-3 (Medium Density Residential)
West:	P- R (Professional Office and Parking) and R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated as DTR / MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is in conformance with this designation.

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

There are overlays, trails or studies that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	60 Feet	50 Feet	N

The proposed rezoning meets all of the applicable development standards with the exception of the lot width, for which a waiver to allow 50 feet where 60 feet is required has been requested.

B) General Analysis and Discussion

The existing zoning of the site, R-1 (Single Family Residential), allows an office use only as a home occupation administrative office. The proposed office development will be within the range of permissible uses under the requested P-R (Professional Office and

Parking) zoning. However, under Title 19.08.045, the Commercial District Development Standards include standards for minimum lot width, which is 60 feet in a P-R (Professional Offices and Parking) zone. The subject parcels cannot meet this requirement and a Waiver was requested as a part of this application. Since the lot exists and the rezoning request is in compliance with the General Plan and the Redevelopment Plan, the Waiver request is justifiable.

FINDINGS

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

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

   The site is designated as DTR (Downtown Redevelopment) MXU (Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is consistent with the Downtown Redevelopment Plan Area 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 office use of the parcel will be compatible with adjacent office uses. The office uses allowed with the requested Rezoning can also be compatible with the adjacent single-family residential use, if appropriate site design and buffering are incorporated into the office development.

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

   The requested Rezoning to P-R (Professional Office and Parking) is consistent with the future land use designation of the site as envisioned under the Downtown Redevelopment Plan Area within the Southeast Sector General Plan.

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's parking is to be accessed from 10th Street and the alleyway that connects Garces Street and Bonneville Avenue. The planned adjacent street network will be adequate for the uses allowable under the proposed P-R (Professional Offices and Parking) zone.

NOTICES MAILED 123 [Mailed with SDR-3885]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3884 APN: 139-34-810-098

Name of Property Owner: KERRY O'BANNON TRUSTEE, M M & K TRUST

Name of Applicant: KERRY O'BANNON TRUSTEE, M M + K TRUST

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

_____ Yes No X

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: KERRY O'BANNON, TRUSTEE

Subscribed and sworn before me

This 26 day of JANUARY, 2004

Joanna Niezgoda
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOANNA NIEZGODA
No: 03-79559-1
My Appointment Expires Jan. 14, 2007

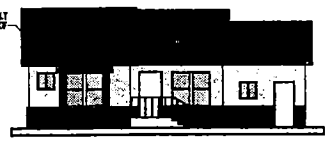
SHEET NOTES

1. [illegible] EXISTING BUILDING TO REMAIN THE SAME.
2. PAINT STUCCO "MOORE PAINTS -RICHMOND BISQUE"
3. MINIMUM BUILDING OCCUPANCY 19
4. STUCCO COLOR/TEXTURE TO MATCH EXISTING

EXTERIOR PAINT -MOORE PAINTS "RICHMOND BISQUE"

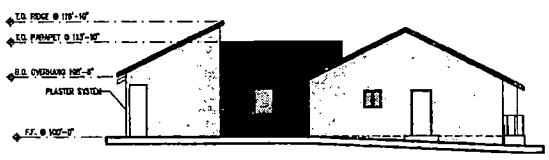


BRICK VENEER -CASTAIC BRICK "CAPPUCCINO"



=05= EAST ELEVATION

SCALE: 1/8" = 1'-0"



=04=SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



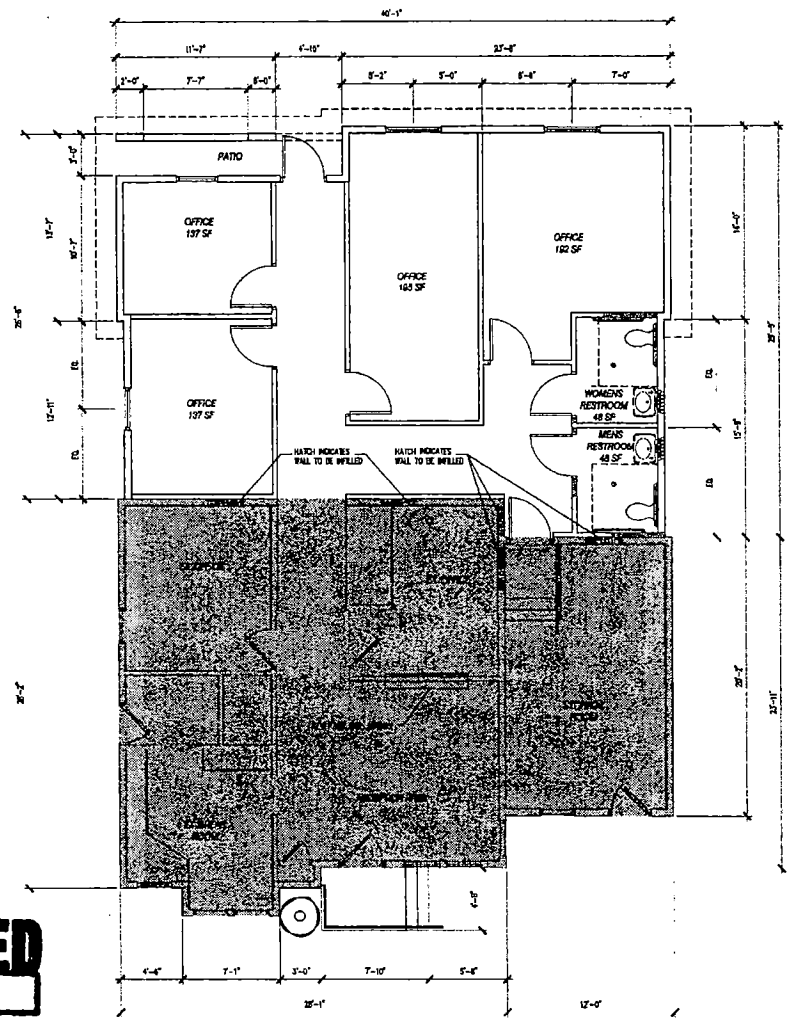
=03= WEST ELEVATION

SCALE: 1/8" = 1'-0"



=02=NORTH ELEVATION

SCALE: 1/8" = 1'-0"



=01=FLOOR PLAN

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

N

REVISED
4.16.04

ZON-3884

SDR-3885

4-22-04 PC

JVC ARCHITECTS

atelier

6020 camaron ave., 8
las vegas, nv 89103
ph. 702 871 3419
fax. 702 871 2930
web jvcarchitects.com

et al lec (lē' l-yĕ') n. [Fr.] a workshop; a studio

KERRY O' BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN

04.13.04

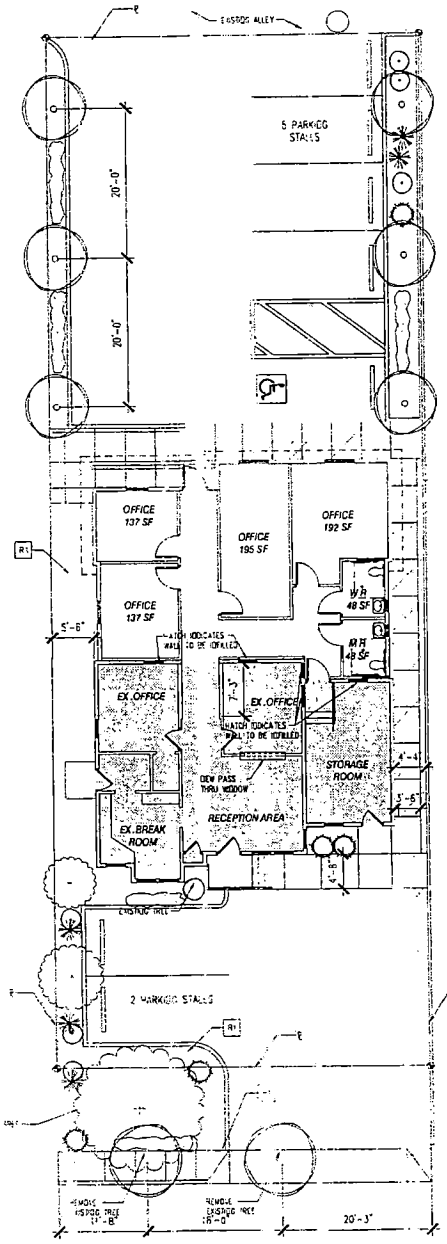
FLOOR PLAN ELEVATIONS

AS.2

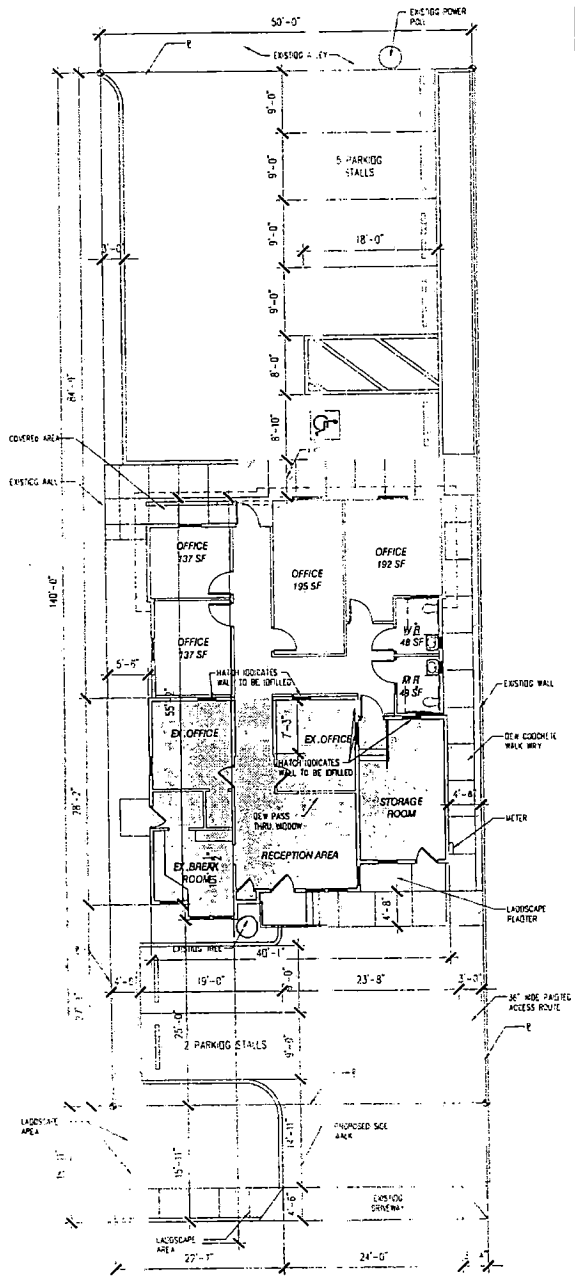
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



=02= LANDSCAPE PLAN



=01= SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

ACTUAL AREA:	EXISTIG OFFICE AREA	
	OFFICE	518 SF
	TOTAL	518 SF
	2ID FLOOR	1,043 SF
	TOTAL GROSS BUILDIDG	1,561 SF
FLOOR AREA RATIO:	(1561 SF / 7000 SF) = .22	

PARKING CAPACITY

PARKIDG REQUIRED
1 SPACE PER 300 SF. GROSS OFFICE SPACE

PARKIDG PROVIDED

2343 SF. / 300 S.F.	= 7 SPACES
TOTAL PARKIDG PROVIDED	= 7 SPACES
HADDICAP PARKIDG REQ'D	= 1, 1-25 OF PARKIDG STA.
HADDICAP PARKIDG PROVIDED:	= 1 PARKIDG STALL

HARDSCAPE SCHEDULE

ITEM	DESCRIPTIOD
	DECOMPOSED GRADITE - 3/8" MIDUS MOJAVE GOLD.

PLANTING LEGEND

TREE

ITEM	QUADTITY	BOTADICAL DAME	COMMOD	SIZE
A	27	CERCIDIUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL
B	7	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	15 GAL

SHRUBS

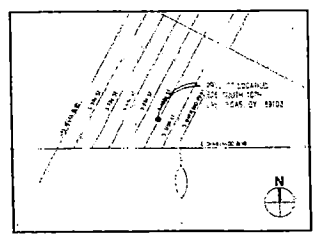
ITEM	QUADTITY	BOTADICAL DAME	COMMOD	SIZE
	197	LEUCOPHYLLUM FRUTESCDS 'GREEN CLOUD'	GREEN TEXAS RAGGER	5 GALLOD
	42	MYRTUS COMMUDIS 'COMPACTA'	COMPACT MYRTLE	5 GALLOD
	25	MUHLEDBERGIA RIGELS	DEER GRASS	5 GALLOD

GROUND COVER

ITEM	SPACIDG	BOTADICAL DAME	COMMOD	SIZE
	12" OC	JUDIPERUS CHIDDIA	'TAM JUDIPER	10 GALLOD

PROFESSIONAL OFFICE

VICINITY MAP



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4290 cameron ste. 2
las vegas, nv 89103
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web.jvcassociates.com
atelier (at' l-yā') n. [Fr.] a workshop; a studio

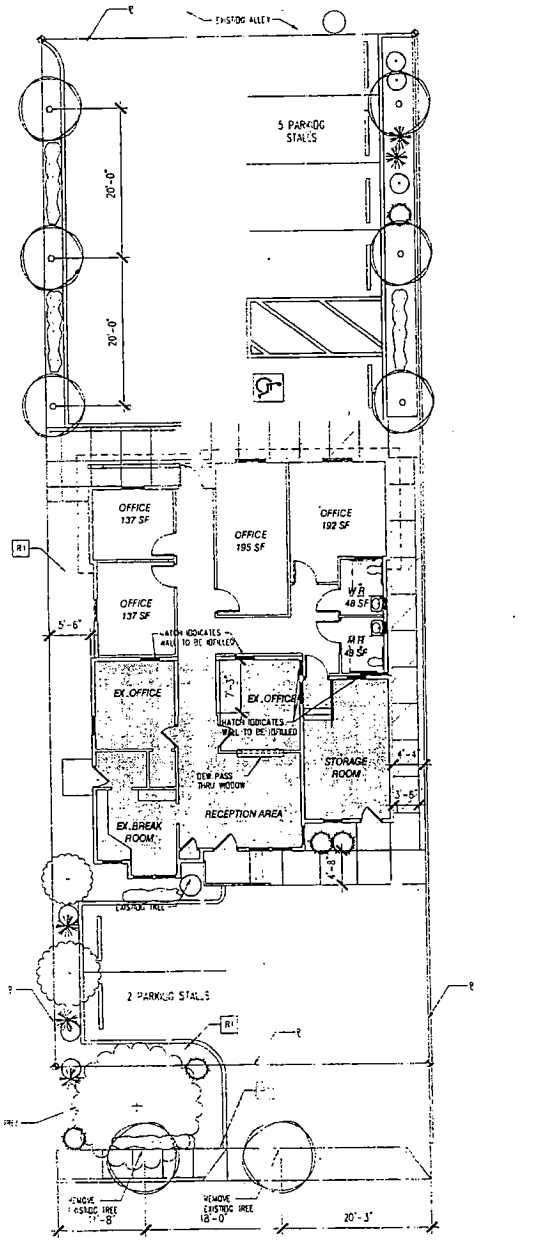
KERRY O'BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN
03.13.04

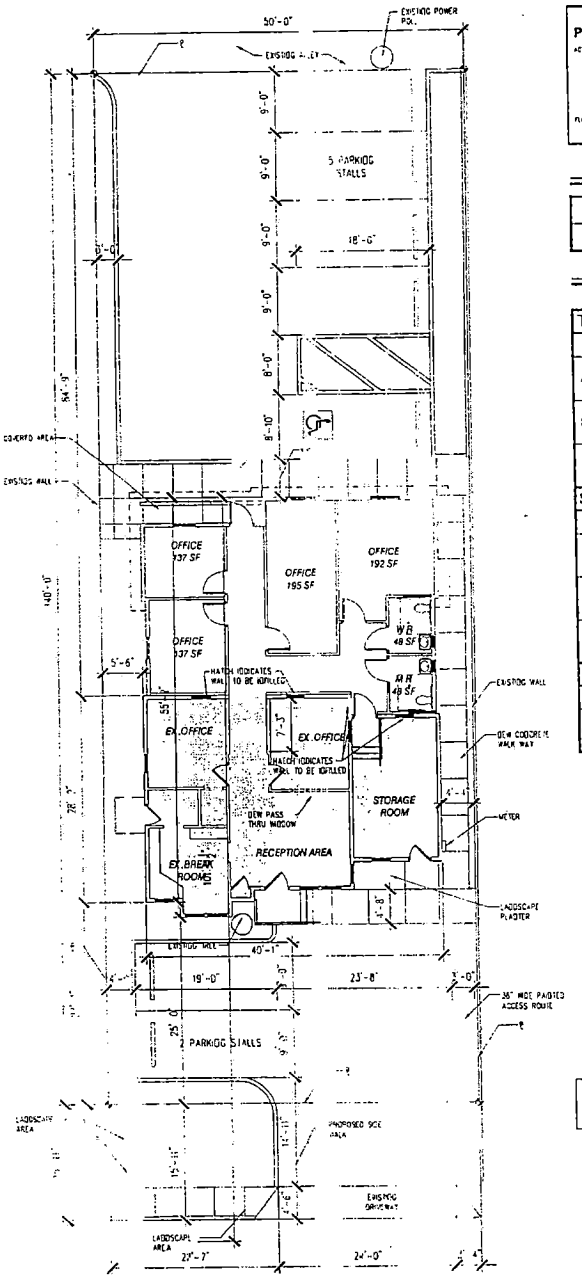
SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



=02=LANDSCAPE PLAN



=01= SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

ACTUAL AREA
EXISTING OFFICE AREA
OFFICE 999 SF
OFFICE 288 SF
NEW OFFICE
NEW OFFICE 1663 SF
TOTAL GROSS S.F.=3300 2334 SF

FLOOR AREA RATIO (2041 SF / 7200 S.F.) = .28

PARKING CAPACITY

PARKING REQUIRED
1 SPACE PER 300 S.F. GROSS OFFICE SPACE

PARKING PROVIDED
2041 S.F. / 300 S.F. = 7 SPACES
TOTAL PARKING PROVIDED = 7 SPACES
HANDICAP PARKING REQ'D = 1 (+25 OF PARKING STALL)
HANDICAP PARKING PROVIDED = 1 PARKING STALL

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
	DECOMPOSED GRANITE - 1/2" MIXIS MOJAVE GOLD.

PLANTING LEGEND

TREE

ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	27	CERCIDIUM "HYBRID" "DESERT MUSEUM"	DESERT MUSEUM PALO VERDE	15 GAL
B	1	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" BOX

SHRUBS

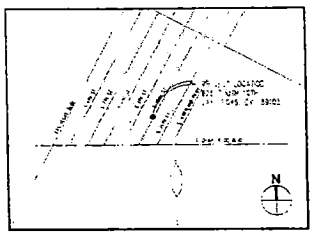
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
	107	[illegible] "DEER GRASS"	DEER TEXAS RANGER	5 GALLON
	49	MYRTUS COMMUNIS "COMPACTA"	COMPACT MYRTLE	5 GALLON
	25	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON

GROUND COVER

ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	4' OC	JUNIPERUS SABINA	TAM JUNIPER	10 GALLON

PROFESSIONAL OFFICE

VICINITY MAP



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web jvcassociates.com
at-el-ier (AT l-yā') n. [Fr.] a workshop; a studio

KERRY O'BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
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0402-OBAN
03.13.04

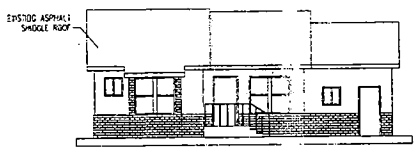
SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

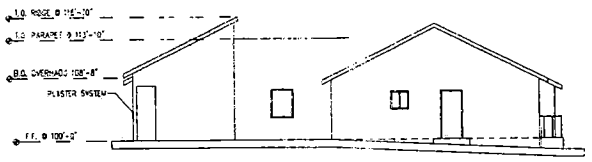
REVISED
4.16.04

SHEET NOTES

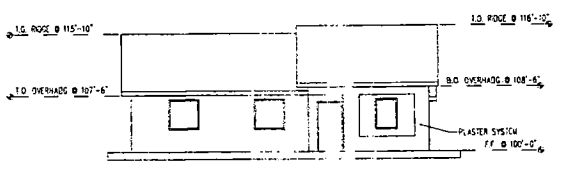
1. SHOE ADDITION EXISTING BUILDING TO REMAIN THE SAME
2. PAINT STUCCO WORK FACES ARCHITECTURAL BASALT
3. WINDOW SUNSCREEN MANUFACTURER TBD
4. STUCCO COLOR TO BE TO MATCH EXISTING



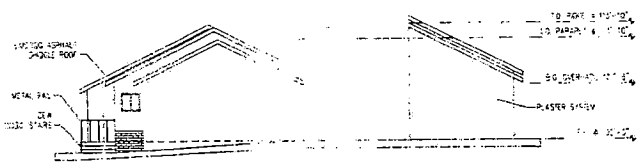
=05= EAST ELEVATION
SCALE: 1/4" = 1'-0"



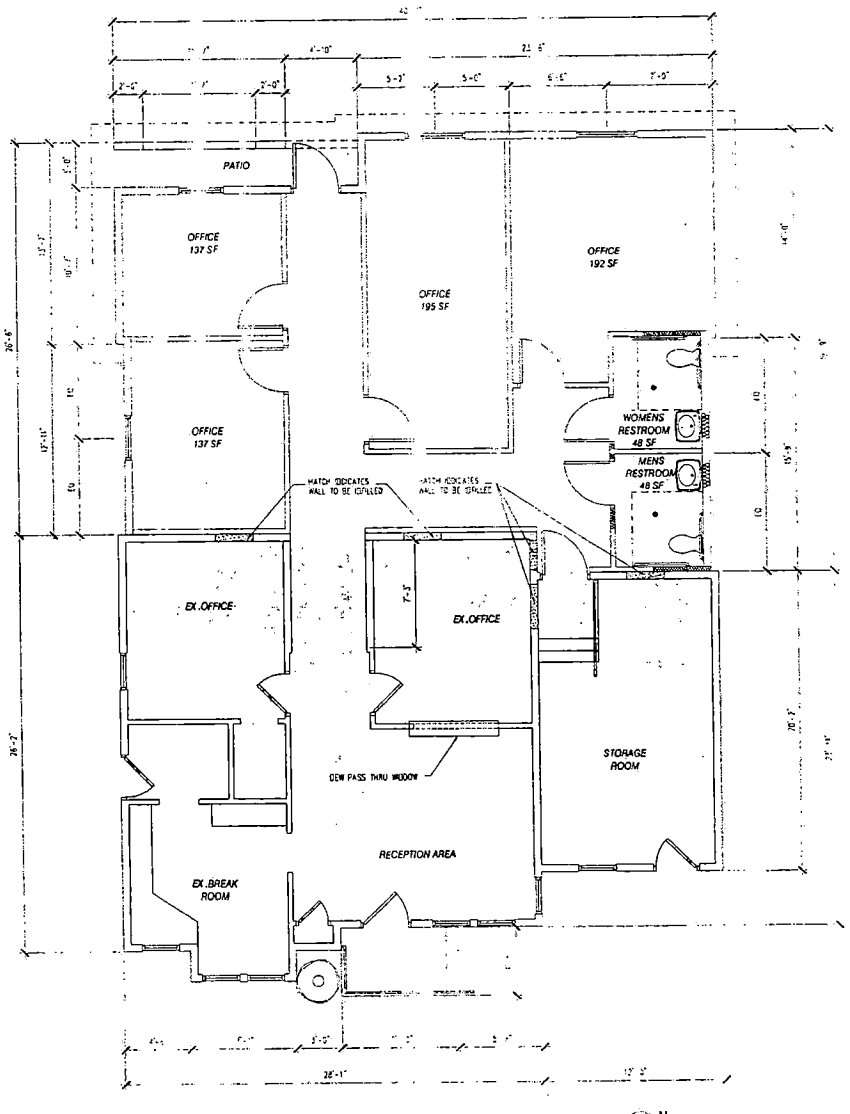
=04=SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



=03= WEST ELEVATION
SCALE: 1/4" = 1'-0"



=02=NORTH ELEVATION
SCALE: 1/4" = 1'-0"



=01=FLOOR PLAN
SCALE: 1/4" = 1'-0"

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KERRY O'BANNON
AN OFFICE ADDITION

626 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN
04.13.04

FLOOR PLAN ELEVATIONS
AS.2
DESIGN DEVELOPMENT

City of Las Vegas

Agenda Item No.: 17

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 RELATED TO ZON-3884 - PUBLIC HEARING - SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 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:
GOYNES – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
NOTE: See Item 16 [ZON-3884] for all related discussion.

(6:16 – 6:20)

1-518

CONDITIONS:
Planning and Development

1. A Rezoning (ZON-3884) to a P-R (Professional Office and Parking) 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.

CONDITIONS – Continued:

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

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

5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

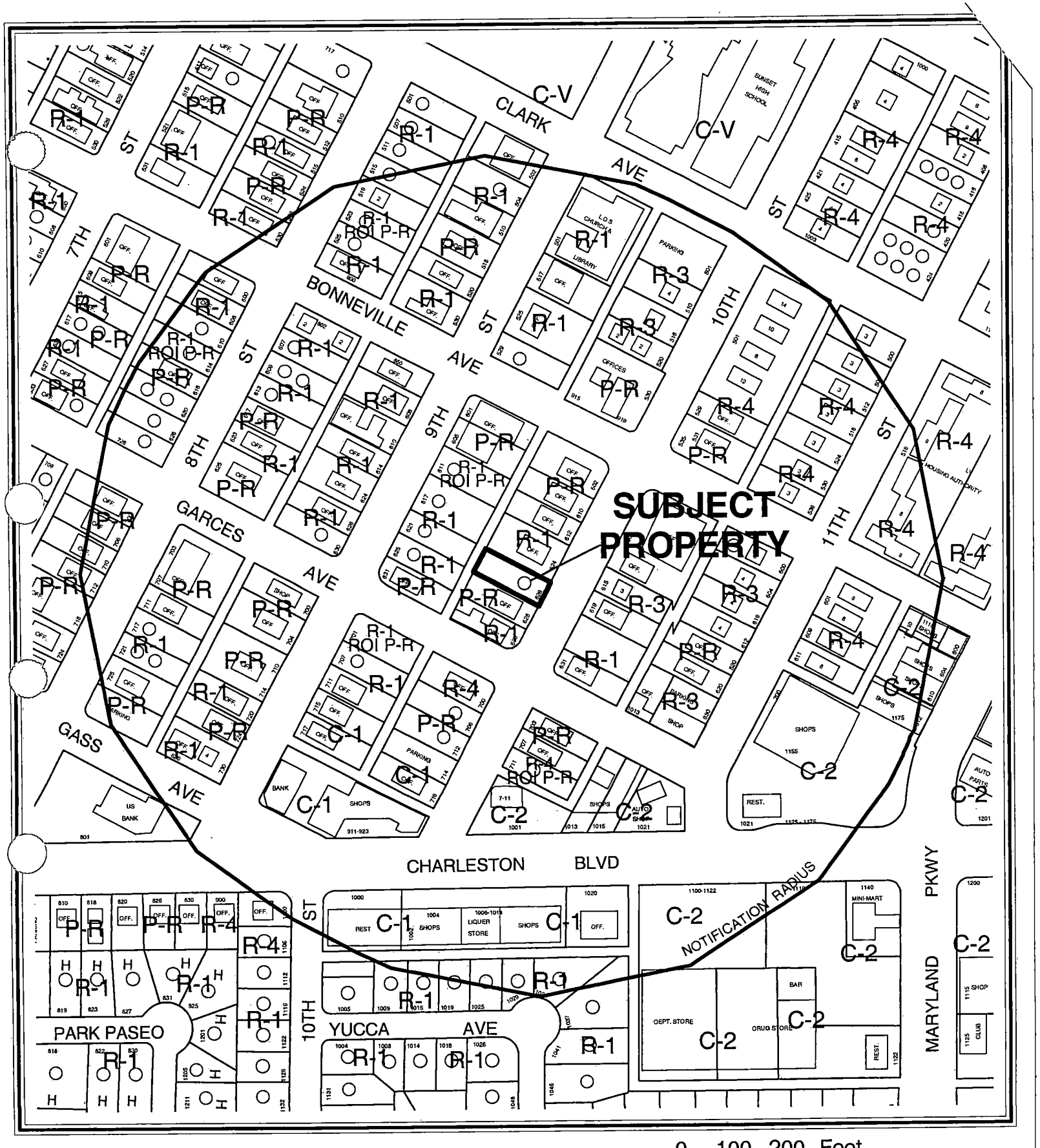
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

9. Site development to comply with all applicable conditions of approval for ZON-3884 and all other subsequent site-related actions.



CASE: **SDR-3885**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **SDR-3885**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

a workshop; a studio
at·el·ier (at'l-yā') n. [Fr.]

JVC ARCHITECTS

March 12, 2004

Paul Bengtson
City of Las Vegas
Planning & Development Department
Las Vegas, Nevada 89101

O'Bannon Office Addition, 626 South 10th Street
Zone Change, Design Review (ZON-3884) (SDR-3885)
APN 139-34-810-098

Dear Paul,

Based on our previous conversation of being unable to be added to the April 22nd Planning Commission, we would like to request to be added to the May 13th Planning Commission meeting.

Thank you for your assistance.

Sincerely,

Alain Rivard
JVC Architects

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3884 - PUBLIC HEARING – SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST

** CONDITIONS **

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

Planning and Development

1. A Rezoning (Zon-3884) to a P-R (Professional Office and Parking) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The site plan shall be revised to depict how trash will be stored on site prior to collection, to depict any proposed on-premise signage in conformance with Title 19.14, and to reflect a handicap parking stall that meets Code requirements.

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

5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf, and showing proposed 24" box trees meeting the requirements of Code.

6. 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.

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

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

9. Site development to comply with all applicable conditions of approval for ZON-3884 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review to convert an existing single-family residence into a professional office with the addition of another 1,043 square feet. In addition, the applicant is requesting a waiver from the perimeter landscaping requirements, as well as building setback requirements of Title 19. A Rezoning (ZON-3825) to P-R (Professional Office and Parking) was filed as a companion item.

B) Applicant's Justification

The applicant states that these requests will allow them to convert a vacant single family home and add additional square footage for a professional office use. The proposed project will be in conformance with the current development of the area, and waivers for perimeter landscaping and side setbacks are justified by the existing nature of the building on site and the large number of parking spaces required.

BACKGROUND INFORMATION

A) Previous Actions

10/01/03 The City Council approved a General Plan Amendment (GPA-2497) that created a new DTR (Downtown Redevelopment) land use map. The subject site is located within the map area. The Planning Commission and staff recommended approval.

03/25/04 The Planning Commission abeyed this Site Development Plan Review request and a companion Rezoning (ZON-3884) at the request of the applicant.

B) Pre-Application Meeting

01/23/04 The applicant was informed that a waiver for perimeter landscaping and side setbacks would need to be requested with the Site Development Plan Review application, and the companion Rezoning was also discussed.

03/03/04 A follow-up meeting with the applicant focused on a discrepancy in lot dimensions and some façade improvements for the proposed addition. The applicant indicated that a survey was in process and might delay the submittal of a revised site plan.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16 Acres

B) Existing Land Use

Subject Property:	Single Family Residential
North:	Professional Offices
South:	Professional Offices
East:	Professional Offices and Multi-Family Residential
West:	Single-Family Residential and Professional Offices

C) Planned Land Use

Subject Property:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
North:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
South:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
East:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
West:	DTR / MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	P- R (Professional Office and Parking)
East:	R-1 (Single Family Residential) and R-3 (Medium Density Residential)
West:	P- R (Professional Office and Parking) and R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated as DTR / MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The proposed site plan is in conformance with the companion request for a Rezoning to P-R (Professional Office and Parking) is in conformance with this designation.

PROJECT DESCRIPTION

The site plan depicts an existing 998 square-foot single-family residence that is proposed for conversion to a professional office, and a 1,043 square-foot addition. Access to the site is via a driveway from 10th Street, and a 20-foot wide public alleyway between Garces Street and Bonneville Avenue. A total of seven parking spaces are required for the subject site, including one van accessible handicap parking space, all of which have been provided on site. The handicapped space is depicted as a compact space on the site plan. Handicapped accessible routes link the building with both parking areas, and the sidewalk on 10th Street.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	NA	7,022 s.f.	Y
Min. Lot Width	60 Feet	50 Feet	N
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	4 Feet	N
• Corner	NA	NA	NA
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50 %	29%	Y
Max. Building Height	2 Stories / 35 Feet	1 Story, 13'9"	Y
Trash Enclosure	Fully Screened	No	N
Loading Zone	No	No	Y
Mech. Equipment	Fully Screened	Fully Screened	Y

The proposed office building will meet all standards of zoning code with the exception of the two waivers requested as a part of this application. A waiver for lot width will be considered as a part of the companion Rezoning (ZON-3884). The other for the side setback is a part of this Site Development Plan Review request and is justified by the existing condition of the single-family home on this site. The existing dwelling is setback four feet from the side property line, and the new addition will not worsen this condition. A condition of approval will require that the site plan indicate how trash will be stored on site prior to collection.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards do not apply to the subject proposal, since the overall maximum height of the building does not exceed 15 feet.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office Other Than Listed	2,041s.f.	1/300 GFA	7 spaces	1 space	7 spaces	1 space

The proposed site plan indicates parking in conformance with the standards of Title 19.10; however, the handicap space does not meet the width required in the Code. A condition of approval will require that this be addressed on a revised site plan.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Tree/6 Spaces	2 Trees	2 Trees
Buffer: • Min. Trees	1 Tree/ 30 Linear Feet (380 Feet)	13 Trees	7 Trees
• Min. Zone Width	15 Feet		4 Feet
• Wall height	6 Feet		6 Feet

The landscaping and buffering as proposed are deficient with respect to the Code; however, these issues are the subjects of the requested Waivers, which are appropriate and can be supported, given the small scale of the site. The size of trees shown is 15-gallon; in order to meet Code requirements, these will have to be 24" box trees. A condition of approval will address this issue.

A5) Sign Standards

No advertising signage is indicated on the site plan as submitted; as a result, no signage will be permitted unless the site plan is modified to depict such signage, in conformance with Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed office is a permitted use in the P-R (Professional Office and Parking) zoning district, which is the subject of companion Rezoning request (ZON-3884).

- Site Plan

The site plan conforms to the requirements of Code with the exception of the specific Waivers noted and discussed below. Additionally, several deficiencies were noted on the site plan that were not the subject of waiver requests. Discussions with the applicant indicates that the site plan will be modified prior to requests for building permit issuance to address these aspects of the plan, which are referenced by condition in this report. These issues include the width of the handicap parking stall, the notation of on-site trash collection, and the placement of on-premise advertising signage.

- Waivers

The applicant is requesting Waivers from the perimeter landscaping requirements, and the building setback requirements of the Commercial Development Standards set forth by Title 19.08.

Waiver of the perimeter landscaping standards
The applicant requests reduction of the perimeter landscape planter width along 10th street from 15 feet to 14 feet, and along the side property lines from eight feet to four feet. In order to provide all of the required parking on site and still maintain a non-intrusive single-story office, reductions of perimeter landscaping are justifiable in this case.

Waiver of the south rear yard setback
The Waiver is appropriate due to the home being built to residential standards, which predate today's requirements. The proposed addition will also continue this side setback reduction but will not increase it at any point.

- Landscape Plan

The landscape plan depicts the use of 15-gallon Desert Museum Palo Verde and Texas Mountain Laurel trees; however, Code requirements dictate the use of 24" box trees to be planted. A condition of approval will address this issue. A variety of five-gallon shrubs and ground cover is also depicted on the landscape plan.

- Elevation

The elevations depict a one-story 13' 9" flat-roofed addition to the existing one-story home that has a low-angle pitched roof. A two-tone painted stucco exterior will be employed, with a brick veneer detail band around the lower portion of the front of the structure.

FINDINGS

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

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

   The proposed office conversion and addition will be compatible with the adjacent office uses in the area, and has been designed to be non-intrusive to the remaining single-family dwellings in the area.

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

   The proposed office development will be consistent with Title 19 and with the intent of the Design Guidelines and Standards Manual (Landscape, Wall and Buffer Standards), with the exception of requested waivers for perimeter landscaping and side setbacks.

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

   Traffic on 10th Street will remain similar to that of the surrounding residential and professional office area. The proposed office use will not negatively impact 10th Street or neighborhood traffic.

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

   Limitations of the site and the requirement of certain accessibility standards for commercial developments impede the full application of the landscape standards. The site landscaping, especially in the front yard, will provide an appropriate landscape buffer. A condition is recommended that all landscape materials meet the minimum spacing and planting requirements of the Las Vegas Urban Design Guidelines and Standards, where possible. Existing trees located along the 10th Street frontage will be retained when feasible.

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 will retain the majority of its residential appearance, and the addition is designed to blend well with the existing architecture.

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

   The business within the proposed office will be subject to regular inspections for licensing, and the conversion/construction of the office will be completed in compliance with local building codes.

NOTICES MAILED 123 [Mailed with ZON-3884]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3885 APN: 139-34-810-098

Name of Property Owner: M M & K TRUST

Name of Applicant: M M & K TRUST

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

KERRY S. O'BANNON, TRUSTEE

Subscribed and sworn before me

This 9th day of FEBRUARY, 2004

Joanna Niezgoda

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOANNA NIEZGODA
No: 03-79559-1
My Appointment Expires Jan. 14, 2007

SHEET NOTES

1. SHADE INDICATES EXISTING BUILDING TO REMAIN PER PLAN.
2. PAINT STUCCO "MOORE PAINTS -RICHMOND BISQUE"
3. MEDICAL BUILDING OCCUPANCY B
4. PAINTED COLOR/TEXTURE TO MATCH EXISTING

EXTERIOR PAINT -MOORE PAINTS "RICHMOND BISQUE"

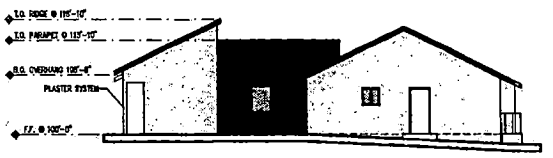


BRICK VENEER -CASTAIC BRICK "CAPPUCCINO"



=05= EAST ELEVATION

SCALE: 1/8" = 1'-0"



=04=SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



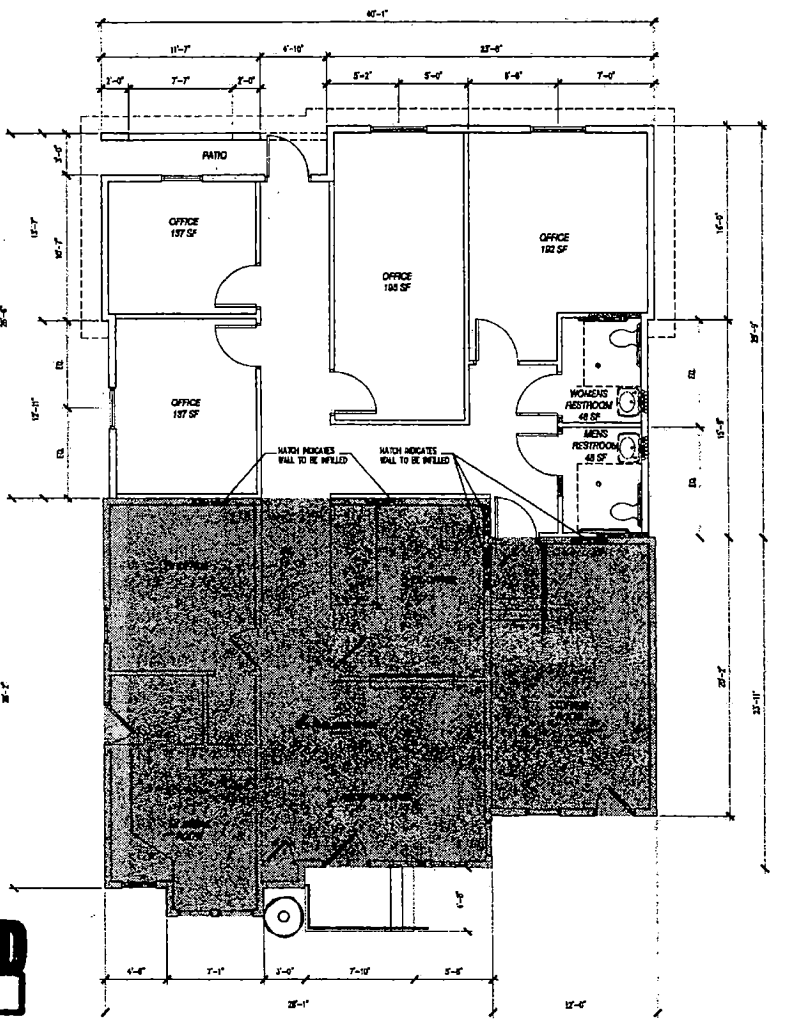
=03= WEST ELEVATION

SCALE: 1/8" = 1'-0"



=02=NORTH ELEVATION

SCALE: 1/8" = 1'-0"



=01=FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISED 4.16.04

ZON-3884

SDR-3885

4-22-04 PC

JVC ARCHITECTS

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at-el-ier (ăt' ĕl-yā') n. [Fr.] a workshop; a studio

KERRY O'BANNON
AN OFFICE ADDITION

626 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN

04.13.04

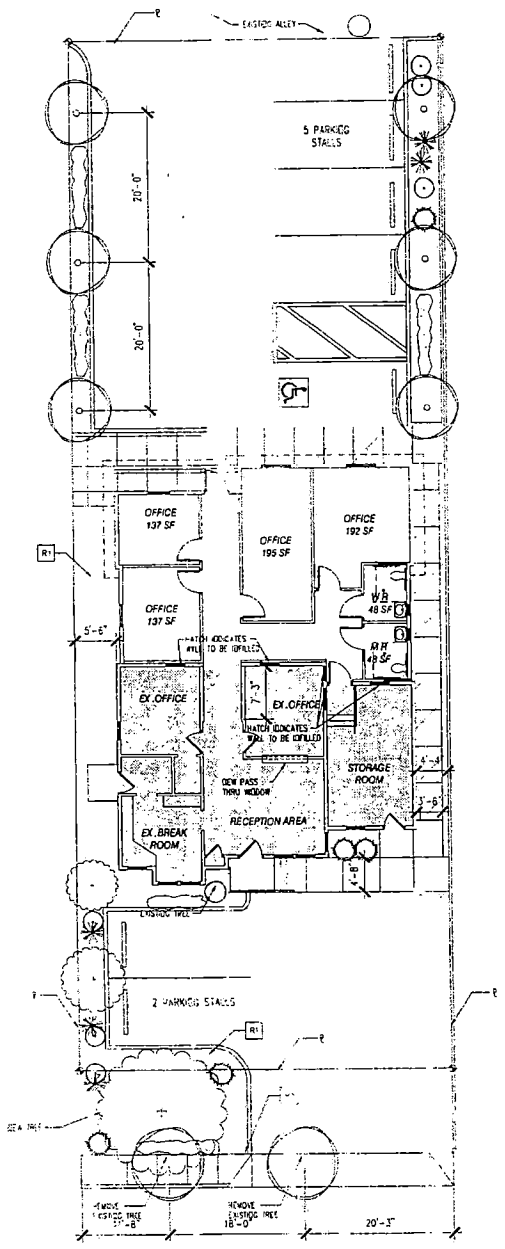
FLOOR PLAN ELEVATIONS

A3.2

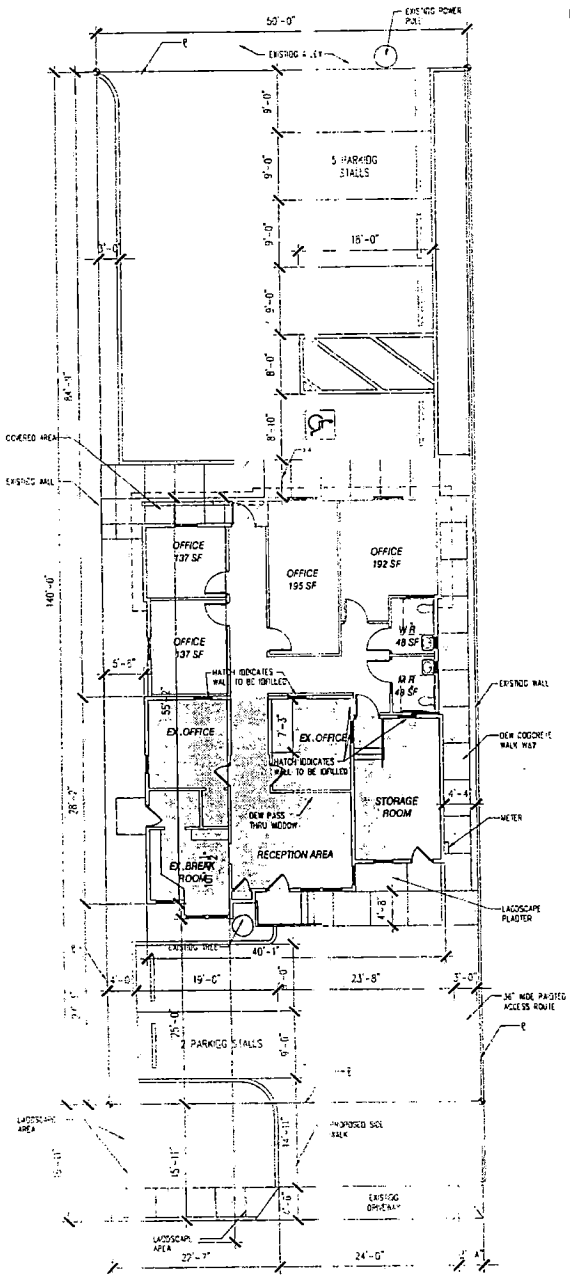
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



=02= LANDSCAPE PLAN



=01= SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

ACTUAL AREA:
- EXISTING OFFICE AREA
  - OFFICE: 894 SF
  - RETAIL: 908 SF
- NEW OFFICE: 1,943 SF
- TOTAL GROSS AREA(S): 3,647 SF

FLOOR AREA RATIO: (3,647 SF / 7,500 SF) = .35

PARKING CAPACITY

PARKING REQUIRED
1 SPACE PER 300 SF GROSS OFFICE SPACE

PARKING PROVIDED
- 2,643 SF. / 300 S.F. = 7 SPACES
- TOTAL PARKING PROVIDED = 7 SPACES
- HANDICAP PARKING REQD = 1 1-25 OF PARKING STALL
- HANDICAP PARKING PROVIDED = 1 PARKING STALL

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
	DECOMPOSED GRANITE - 3/4" MOJAVE MOJAVE GOLD.

PLANTING LEGEND

TREE

ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	27	CERCIDIUM X HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL
B	7	LEUCOPHYLLUM LANGMANIAE	TEXAS MOUNTAIN LAUREL	15 GAL

SHRUBS

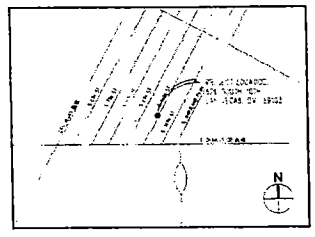
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
	107	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GALLON
	42	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GALLON
	35	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON

GROUND COVER

ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	12" OC	JUNIPERUS - AREA	TAM JUNIPER	10 GALLON

PROFESSIONAL OFFICE

VICINITY MAP



JVC ARCHITECTS
4290 cameron ste. 2
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fax 702 871 2830
web.jvcassociates.com
atelier (at'l-yā') n. [Fr.] a workshop; a studio

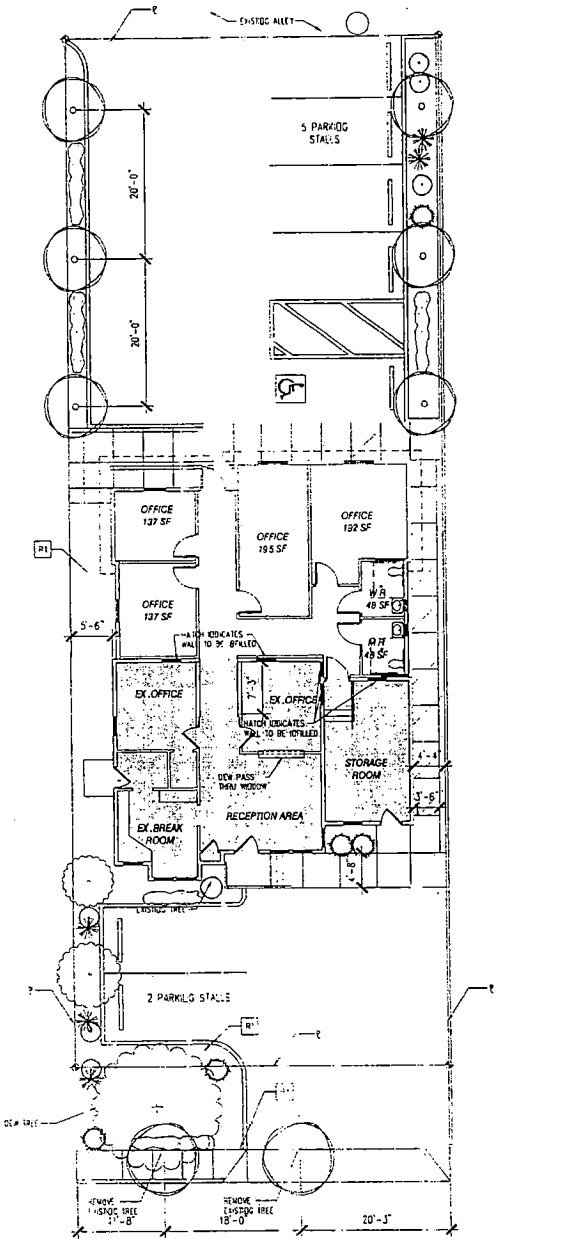
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0402-OBAN
03.13.04

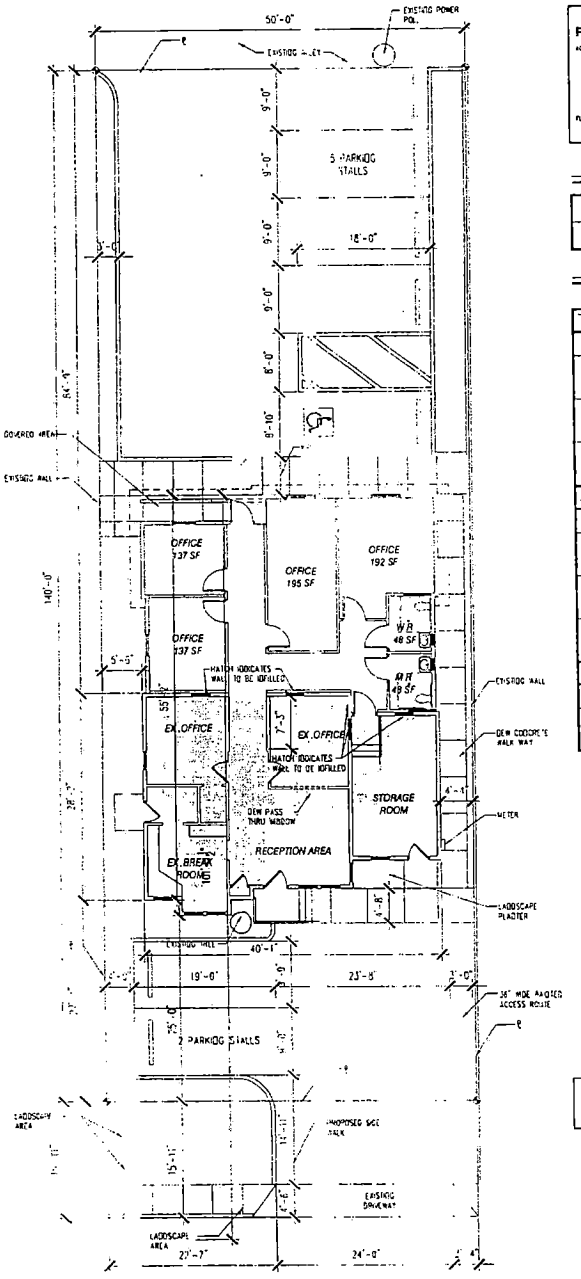
SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



=02= LANDSCAPE PLAN



=01= SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

ACTUAL AREA
EXISTING OFFICE AREA
OFFICE 551 SF
REC. 198 SF
NEW OFFICE 1,291 SF
TOTAL GROSS BUILDING 1,041 SF

FLOOR AREA RATIO 1041 SF / 10,000 SF(L) = .25

PARKING CAPACITY

PARKING REQUIRED
1 SPACE PER 300 SF GROSS OFFICE SPACE

PARKING PROVIDED
2,343 S.F. / 300 S.F. = 7 SPACES
TOTAL PARKING PROVIDED = 7 SPACES

HANDICAP PARKING REQ'D = 1 SPACE (IF 2 OR MORE REQ'D)

HANDICAP PARKING PROVIDED = 1 PARKING STALL

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
H1	DECOMPOSED GRANITE - 1/4" MESUS MOJAVE GOLD.

PLANTING LEGEND

TREE

ITEM		QUANTITY	BOTANICAL NAME	COMMON	SIZE
A		27	CERCIDIUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL
B		7	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	15 GAL

SHRUBS

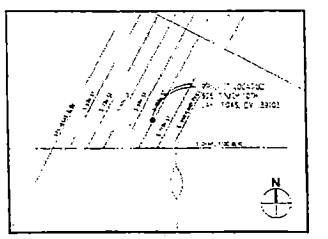
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	25	MUHLENBERGIA RIGIDUS	DEER GRASS	5 GALLON

GROUND COVER

ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	12" OC	JUNIPERUS HORIZONTALIS	BAR JUNIPER	1G GALLON

PROFESSIONAL OFFICE

VICINITY MAP



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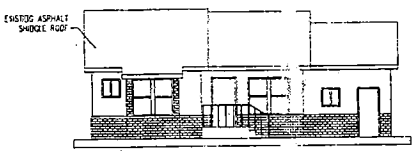
SITE PLAN
LANDSCAPE PLA
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

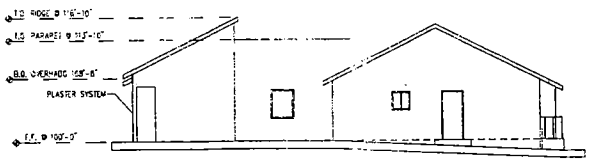
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4.16.04

SHEET NOTES

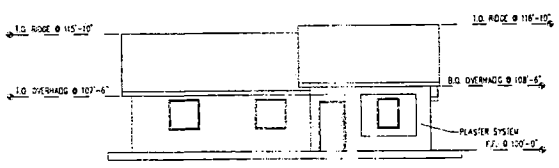
1. SHADE BRICKS EPSTOO BUILDING TO MATCH THE SAME
2. PAINT STUCCO TRIM, FACES, HORIZONTO BY SALT
3. MINIMUM SLOPE NOT LESS THAN 1/8
4. STUCCO CONTRACTURE TO MATCH EPSTOO



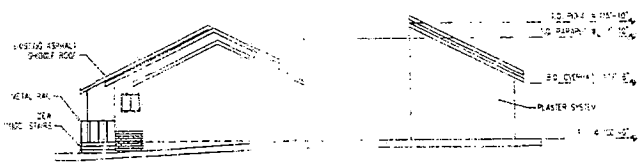
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SCALE: 1/8" = 1'-0"



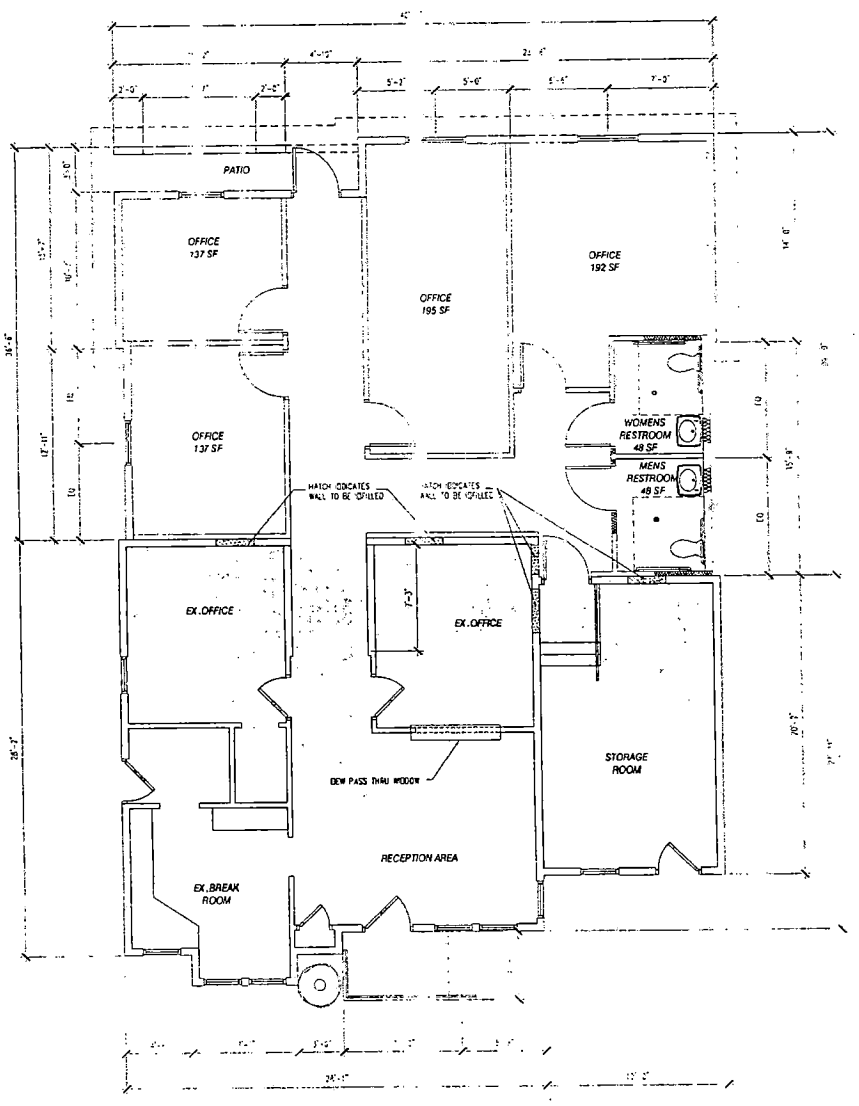
=04=SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



=03=WEST ELEVATION
SCALE: 1/8" = 1'-0"



=02=NORTH ELEVATION
SCALE: 1/8" = 1'-0"



=01=FLOOR PLAN
SCALE: 1/4" = 1'-0"

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0402-OBAN
04.13.04

FLOOR PLAN ELEVATIONS
AS.2
DESIGN DEVELOPMENT

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

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

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

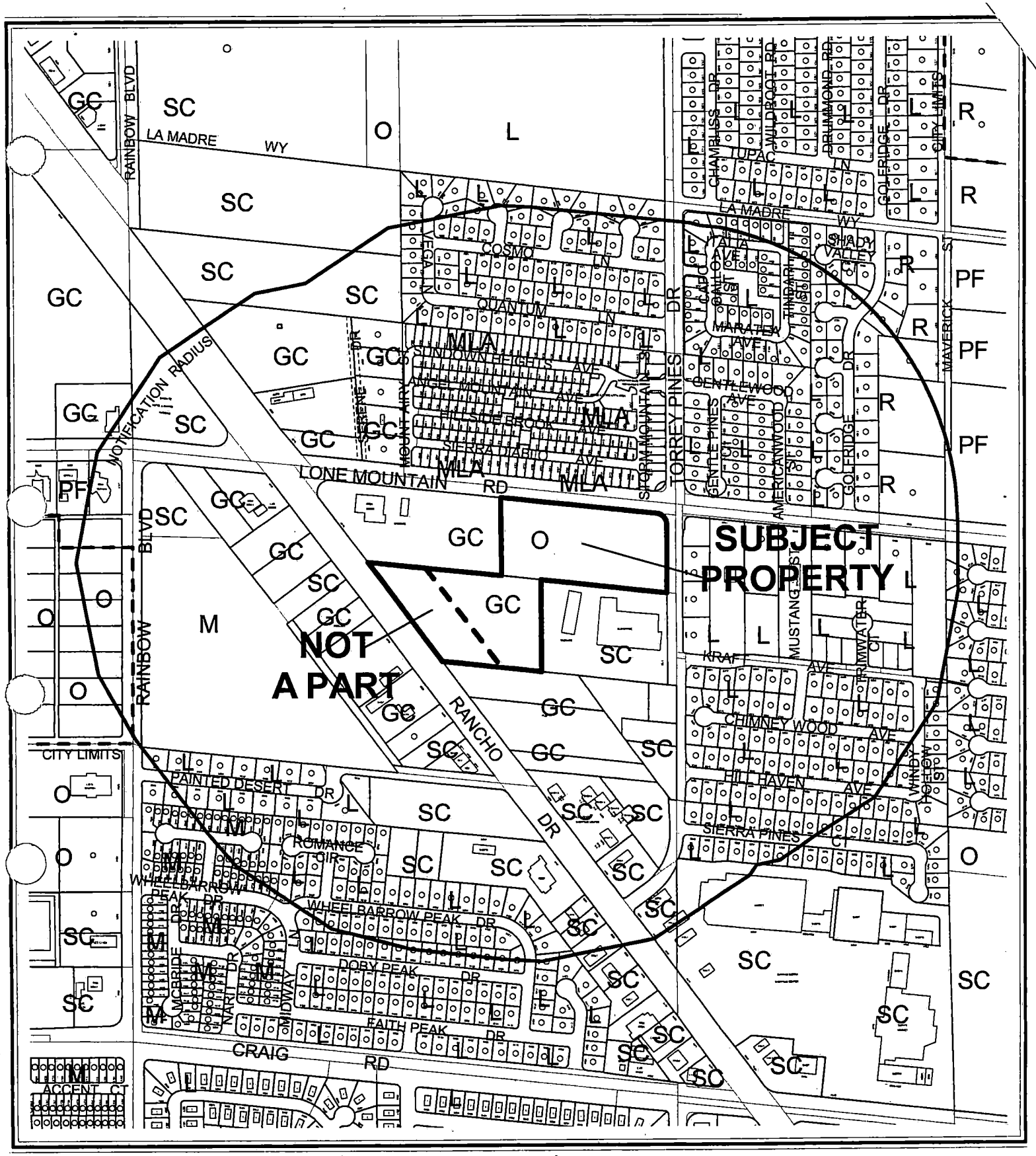
MOTION:
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004,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



0 400 800 Feet

CASE: **GPA-4072**

RADIUS: 1320 FT

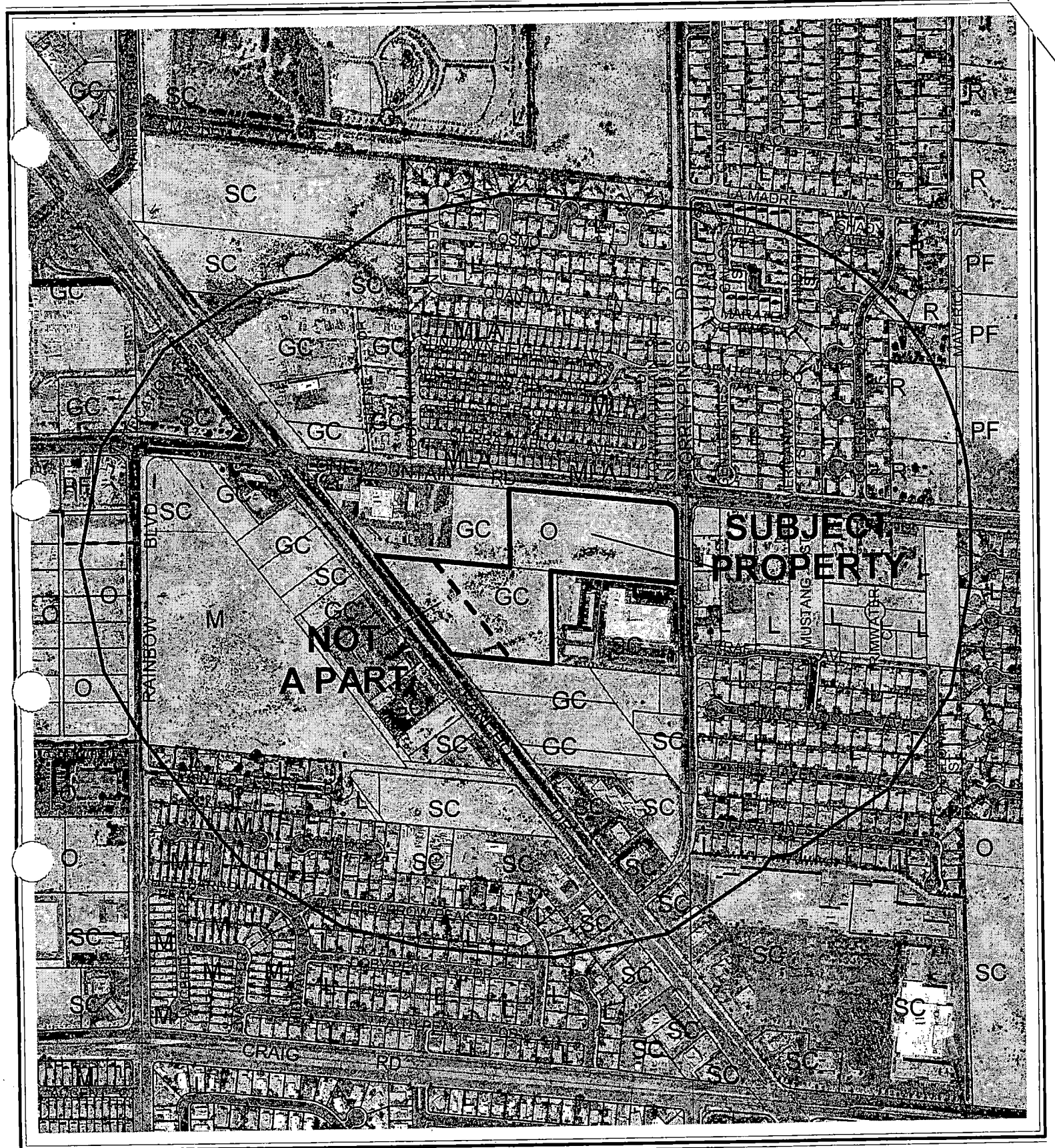
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE) AND GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED RESIDENTIAL)

N



CASE: **GPA-4072**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE) AND GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential). A companion Rezoning (ZON-4202) and Site Development Plan Review (SDR-4204) will be considered concurrently with this application.

BACKGROUND DATA:

06/07/72 The Board of City Commissioners approved Z-0039-72, which rezoned the subject property from R-E (Residence Estates) to C-2 (General Commercial).

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

06/20/90 The City Council approved Z-0059-90, which rezoned the subject property from R-E (Residence Estates) to C-1 (Limited Commercial).

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated these parcels as SC (Service Commercial) and GC (General Commercial).

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as SC (Service Commercial) and GC (General Commercial).

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for SC (Service Commercial) and GC (General Commercial) land uses.

04/02/03 The City Council approved GPA-1363, which amended one of the subject parcels from SC (Service Commercial) to O (Office).

04/22/04 The Planning Commission abeyed this General Plan Amendment at the Applicant's request to the May 13, 2004 Planning Commission meeting in order to hear all related cases at one time. Staff recommends denial.

05/13/04 The Planning Commission will consider a related Rezoning request (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units Per Acre). Staff recommends denial.

05/13/04 The Planning Commission will consider a related Site Development Plan Review (SDR-4204) to allow a 116-unit single-family attached development. Staff recommends denial.

DETAILS OF APPLICATION REQUEST

Site Area: 10.95 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single family attached residential/ Commercial
South	Undeveloped/Office
East	Office/ Single family residential
West	Commercial/ Undeveloped

PLANNED LAND USE

Subject Property	O (Office) and GC (General Commercial)
North	MLA (Medium-Low Attached Density Residential)
South	GC (General Commercial) and SC (Service Commercial)
East	SC (Service Commercial); L (Low Density Residential)
West	GC (General Commercial)

EXISTING ZONING

Subject Property	O (Office), R-E (Residence Estates) and C-2 (General Commercial)
North	R-PD10 (Residential Planned Development – 10 Units Per Acre)
South	C-1 (Limited Commercial) and C-2 (General Commercial)
East	C-1 (Limited Commercial); R-1 (Single Family Residential)
West	C-2 (General Commercial)

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

There are no special area plans, overlays or study areas that affect the subject site.

DEFINITIONS

MLA (Medium Low Attached Density Residential)(8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

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

GC (General Commercial) General Commercial allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples of General Commercial uses include: new and used car sales; recreational vehicles and boat sales; mortuaries; and other vehicle-oriented uses such as hotels, motels, apartment hotels, and similar uses. This category includes the Village and Town Center concept areas.

INTERAGENCY ISSUES

There are no interagency issues.

ANALYSIS

In 2003, the City of Las Vegas initiated a land use study of properties along Rancho Drive from approximately Vegas Drive to Moccasin Road in an effort to resolve conflicts between existing zoning districts and the land uses recommended by the General Plan. The Rancho Corridor study revealed that simply matching the zoning to the designation would lead to several instances of commercial zoning being directly adjacent to residential uses. Staff proposed clustering undeveloped GC (General Commercial) designated areas and C-2 (General Commercial) zoning districts in areas such as the northeast and southeast corners of Lone Mountain Road and Rancho Drive, where adequate transition zones (such as Office) and buffering can be provided between the intense commercial uses (such as major auto repair, auto sales lots, and hotel/motels) typical of the C-2 district, and residential uses. As a result, GPA-1363 amended the subject parcel on the southwest corner of Torrey Pines Drive and Lone Mountain Road from SC (Service Commercial) to O (Office).

Given the undeveloped General Commercial designated areas adjacent to the west and south of the subject parcels, the proposed amendment would result in the incompatibility of land uses that the Rancho Corridor Study sought to resolve. Additionally, residential development on the subject property would trigger residential adjacency standards including building height and setback requirements for future commercial development to the west and south of the subject property along Rancho Drive. The placement of a Medium Low Attached Density Residential designation at this location presents an unacceptable difference in intensity with the General Commercial uses to the south and west.

FINDINGS

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

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

   The density and intensity of the proposed General Plan Amendment is not compatible with the existing commercial designations and is in conflict with previous actions to bring zoning and General Plan designations into conformance with appropriate buffering between residential and commercial land uses.

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

   The zoning designations allowed by the proposed amendment would not be compatible with the adjacent commercial zoning districts.

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

   The parcels are near existing or approved development. The necessary transportation, recreation, utility, and other facilities needed to accommodate the uses and densities permitted by the proposed General Plan Amendment are in place or will be in the near future.

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

   There are no other applicable adopted plans and policies.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/22/04 The nine persons attending had the following comments:

They wanted access from Lone Mountain Road only.
There are too many units and some of them should be one-story.
There was concern about drainage and flooding.
There should be perimeter landscaping maintained by a Homeowner's Association.
They wanted to see elevations.

NOTICES MAILED: **0**

APPROVALS: **0**

PROTESTS: **0**

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4072 APN: 138-02-102,012

Name of Property Owner: DESAI DIPAK K & KUSUM D 50 PARAMAHAMSA R TRUST 50

Name of Applicant: ROYAL CONSTRUCTION

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

____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: DIPAK DESAI

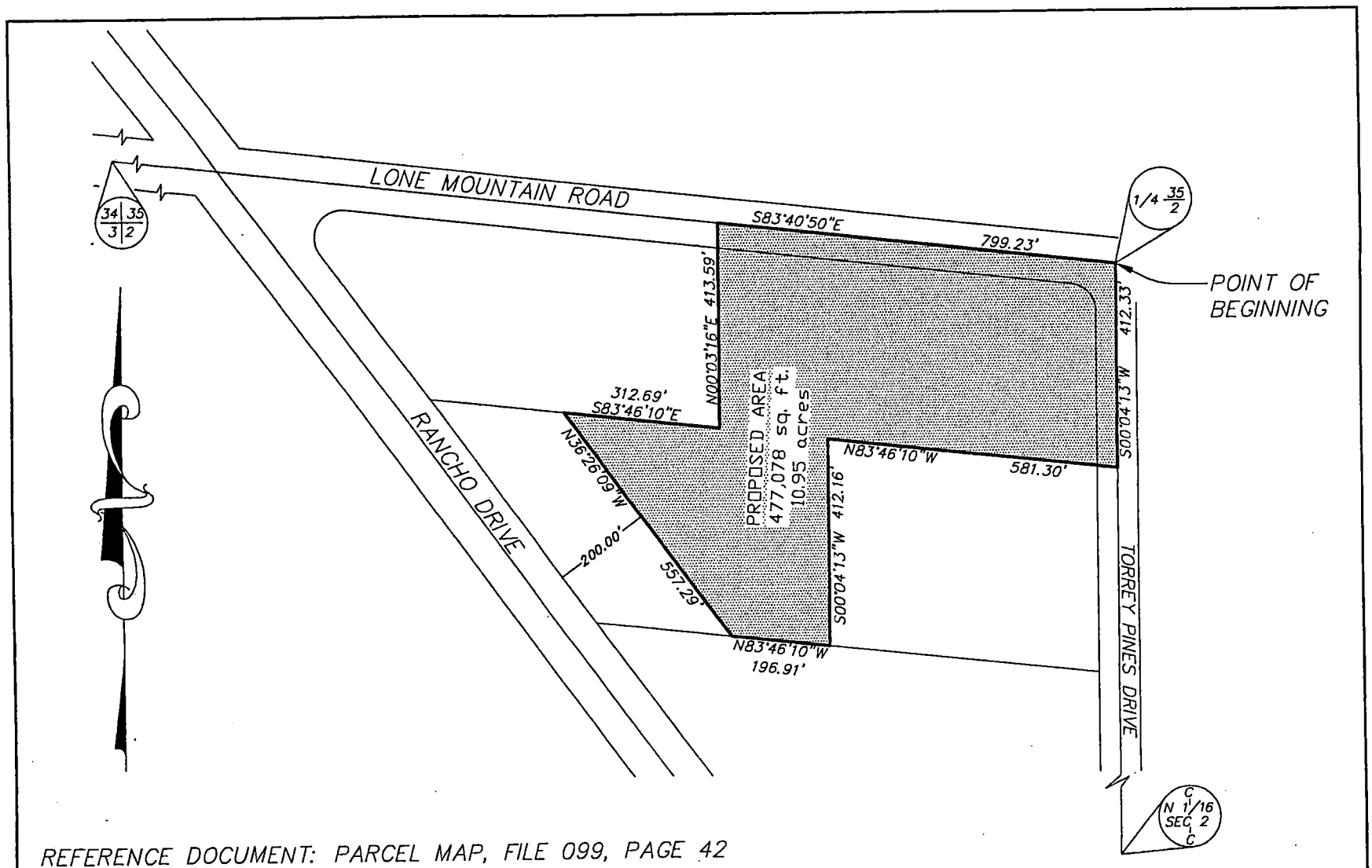
Subscribed and sworn before me

This 8th day of March, 2004

Charlene Harrison

Notary Public in and for said County and State

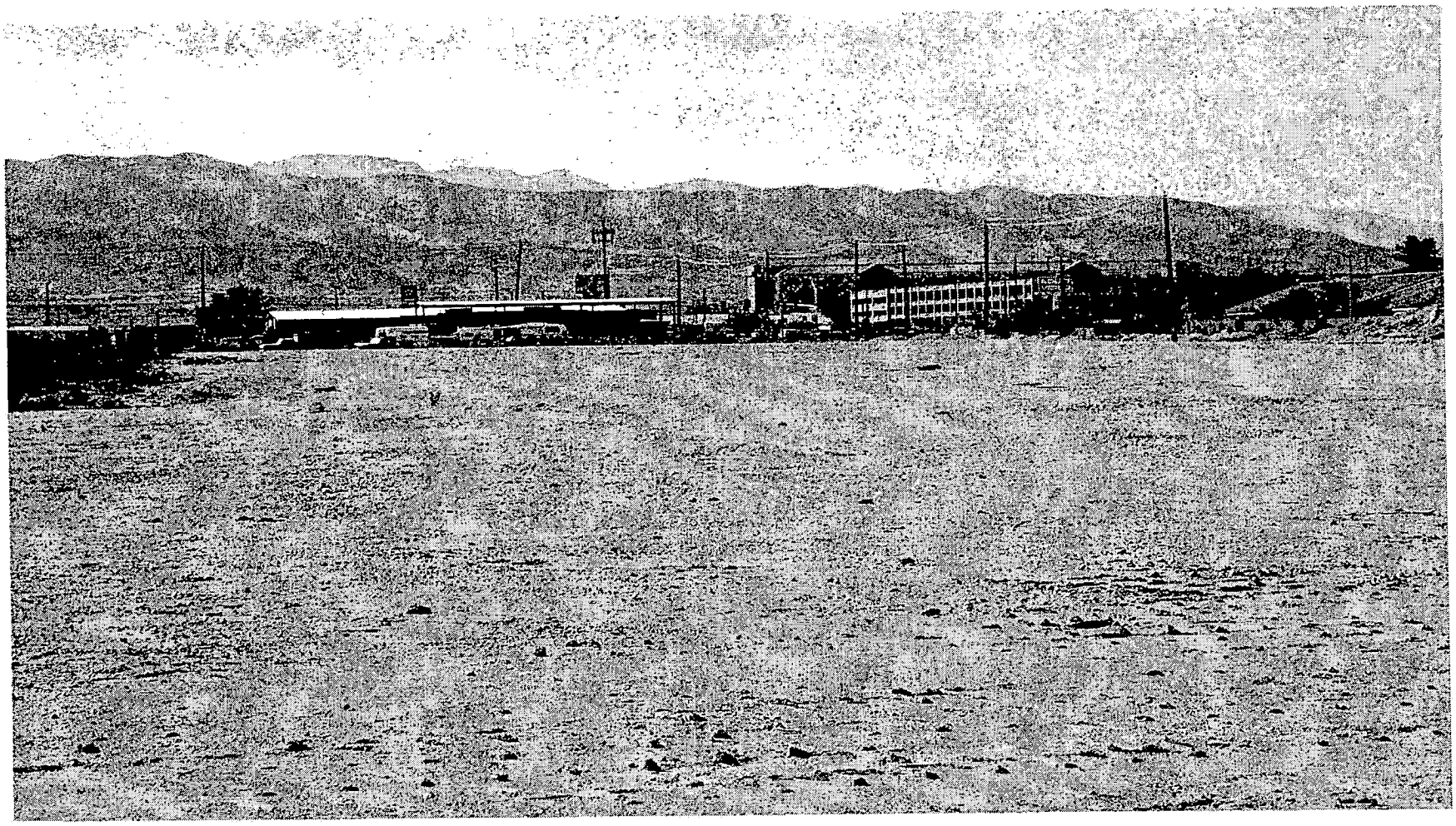
CHARLENE HARRISON
Notary Public, State of Nevada
Appointment No. 01-68716-1
My Appt. Expires Feb. 1, 2005



REFERENCE DOCUMENT: PARCEL MAP, FILE 099, PAGE 42

TETRA TECH, INC. 401 N. BUFFALO DR., STE. 100 LAS VEGAS, NV 89145 (702) 242-4200	LEGAL DESCRIPTION TO ACCOMPANY	3-08-04	NOT TO SCALE
	GENERAL PLAN AMENDMENT	H: \Dennis.Jensen \Drawings \LONE MOUNTAIN	

GPA-4072
4-22-04 PC



GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
MAY 13, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 19

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 GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION – OWNER: DIPAK K & KUSUM D DESAI - Request for a Rezoning FROM: O (OFFICE), R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

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 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)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. A General Plan Amendment (GPA-4272) to a MLA (Medium Low Density Attached Residential) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-4204) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements including appropriate transitional paving on Lone Mountain Road, Torrey Pines Drive and Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

6. Provide a public sewer stub at the southwest corner of this site at a location and to a 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.

7. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.

8. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site prior to occupancy of this site.

9. 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

The request is for a Rezoning from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units per Acre) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive. A related General Plan Amendment (GPA-4072) and Site Development Plan Review (SDR-4204) will be considered concurrently with this item

B) Applicant's Justification

The approval of a Rezoning to RPD-11 (Residential Planned Development - 11 Units per Acre) will allow the site to act as a buffer between existing residential development, the existing Bureau of Land Management Building, and the commercial development along Rancho Drive.

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved a Rezoning Request (Z-0007-99) from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission recommended approval on 03/11/99.

04/02/03 The City Council approved a General Plan Amendment (GPA-1363) for a request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). The Planning Commission and staff recommended approval on 2/27/03.

04/02/03 The City Council approved a Rezoning Request (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped). The Planning Commission and staff recommended approval on 02/27/03.

4/22/04 The Planning Commission abeyed a General Plan Amendment (GPA-4272) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential) to the 5/13/04 Planning Commission meeting.

05/13/04 The Planning Commission will consider a related Site Development Plan Review (SDR-4204) to allow a 116-unit four-plex development.

B) Pre-Application Meeting

02/25/04 No major issues were identified regarding the Rezoning application.

C) Neighborhood Meetings

A neighborhood meeting is not required for Rezoning applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residential/ Commercial
South:	Undeveloped / Office
East:	Office/ Single Family Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	O (Office) and GC (General Commercial)
North:	MLA (Medium Low Attached Density Residential)
South:	GC (General Commercial) and SC (Service Commercial)
East:	SC (Service Commercial); L (Low Density Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office), R-E (Residence Estates) and C-2 (General Commercial)
North:	R-PD10 (Residential Planned Development – 10 Units Per Acre)
South:	C-1 (Limited Commercial) and C-2 (General Commercial)
East:	C-1 (Limited Commercial) and R-1 (Single Family Residential)
West:	C-2 (General Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an O (Office), and GC (General Commercial) land use designation. A related General Plan Amendment will be heard concurrently to amend the General Plan designation to MLA (Medium Low Density Attached Residential), which allows residential development with up to 12 units per acre. The proposed R-PD-11 (Residential Planned Development – 11 Units per Acre) zoning district is consistent with the proposed General Plan designation.

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

Study Area

The subject site is located within the Rancho Corridor Study Area.

B) General Analysis and Discussion

In 2003, the City of Las Vegas initiated a land use study of properties along Rancho Drive from approximately Vegas Drive to Moccasin Road in an effort to resolve conflicts between existing zoning districts and the land uses recommended by the General Plan. The Rancho Corridor study revealed that simply matching the zoning to the designation would lead to several instances of commercial zoning being directly adjacent to residential uses. Staff proposed clustering undeveloped GC (General Commercial) designated areas and C-2 (General Commercial) zoning districts in areas such as the northeast and southeast corners of Lone Mountain Road and Rancho Drive, where adequate transition zones (such as Office) and buffering can be provided between the intense commercial uses (such as major auto repair, auto sales lots, and hotel/motels) typical of the C-2 district, and residential uses. As a result, a portion of the subject parcel was rezoned (ZON-1364) from C-2 (General Commercial) to O (Office) in order to provide a buffer area between commercial and residential uses. Given the undeveloped General Commercial designated areas adjacent to the west and south of the subject parcels, the proposed Rezoning to a residential district would result in the incompatibility of land uses that the Rancho Corridor Study sought to resolve. Additionally, residential development on the subject property would trigger residential adjacency standards including building height and setback requirements for future commercial development to the west and south of the subject property along Rancho Drive.

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."**

   With the approval of the related General Plan Amendment (GPA-4072) to MLA (Medium Low Density Attached Residential), the proposed zoning will conform to 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 uses allowed in the proposed R-PD11 (Residential Planned Development – 11 Units per Acre) district are not compatible with the adjacent commercial zoning districts. The rezoning of these parcels would result in the development of a residential area directly adjacent to undeveloped C-2 (General Commercial) parcels, which is the broadest commercial district in the Title 19 zoning hierarchy. In addition, this request would replace a 2003 rezoning (ZON-1364) of a portion of the subject site to O (Office), which was intended to serve as a buffer between the commercial and residential uses in the vicinity of the site.

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

   The purpose of the April 2003 rezoning (ZON-1364) of the subject site to commercial and office zoning districts was to provide a buffer between the commercial zones along Rancho Drive and the residential areas to the east. The rezoning was initiated as a result of the incompatibility of abutting commercial and residential uses in the area. The proposed rezoning request perpetuates the commercial-abutting-residential land use pattern, and is therefore inappropriate for this location.

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."**

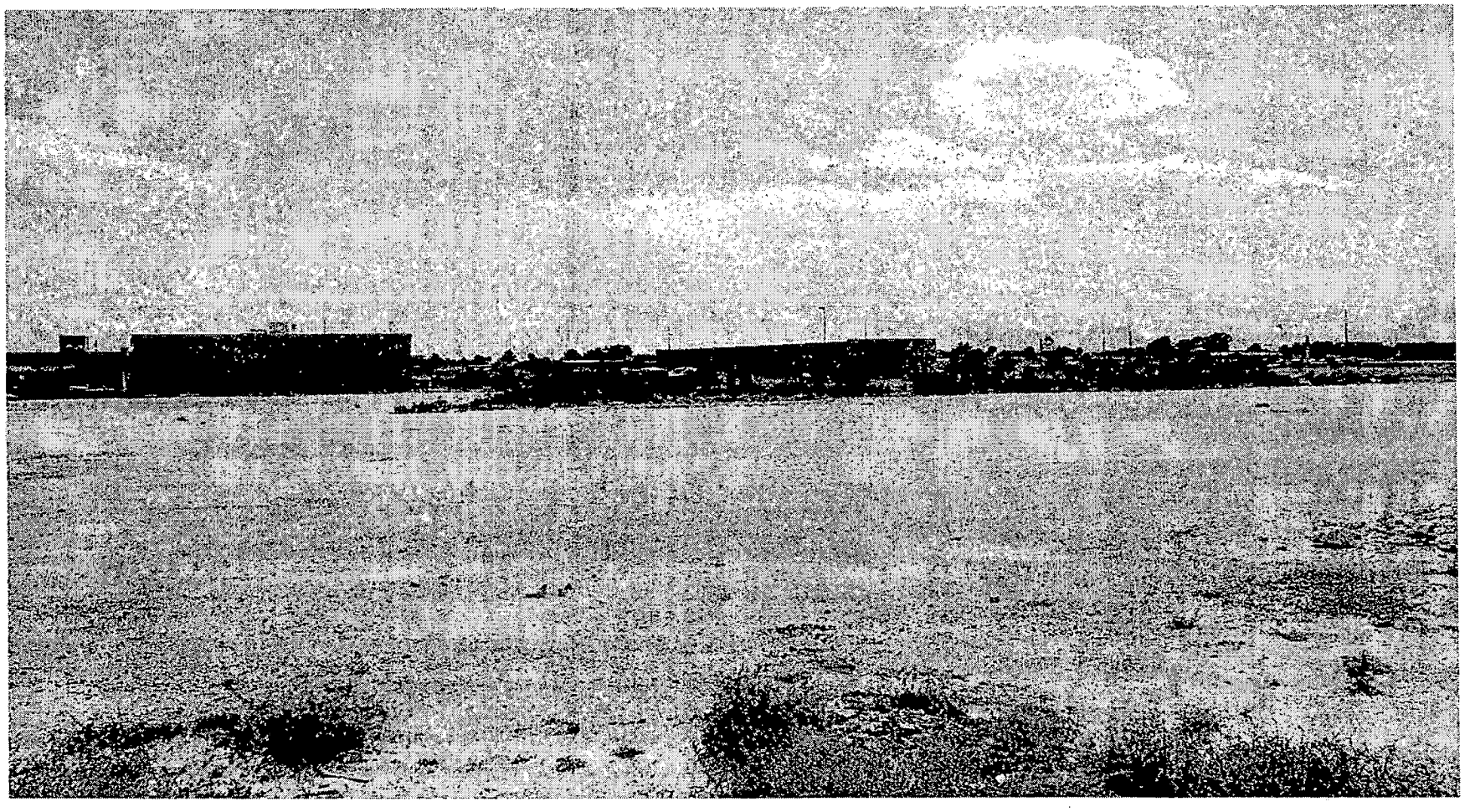
   Lone Mountain Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, is adequate in size to meet the requirements of the proposed zoning district.

NOTICES MAILED **311 [Mailed with SDR-4204]**

APPROVALS 0

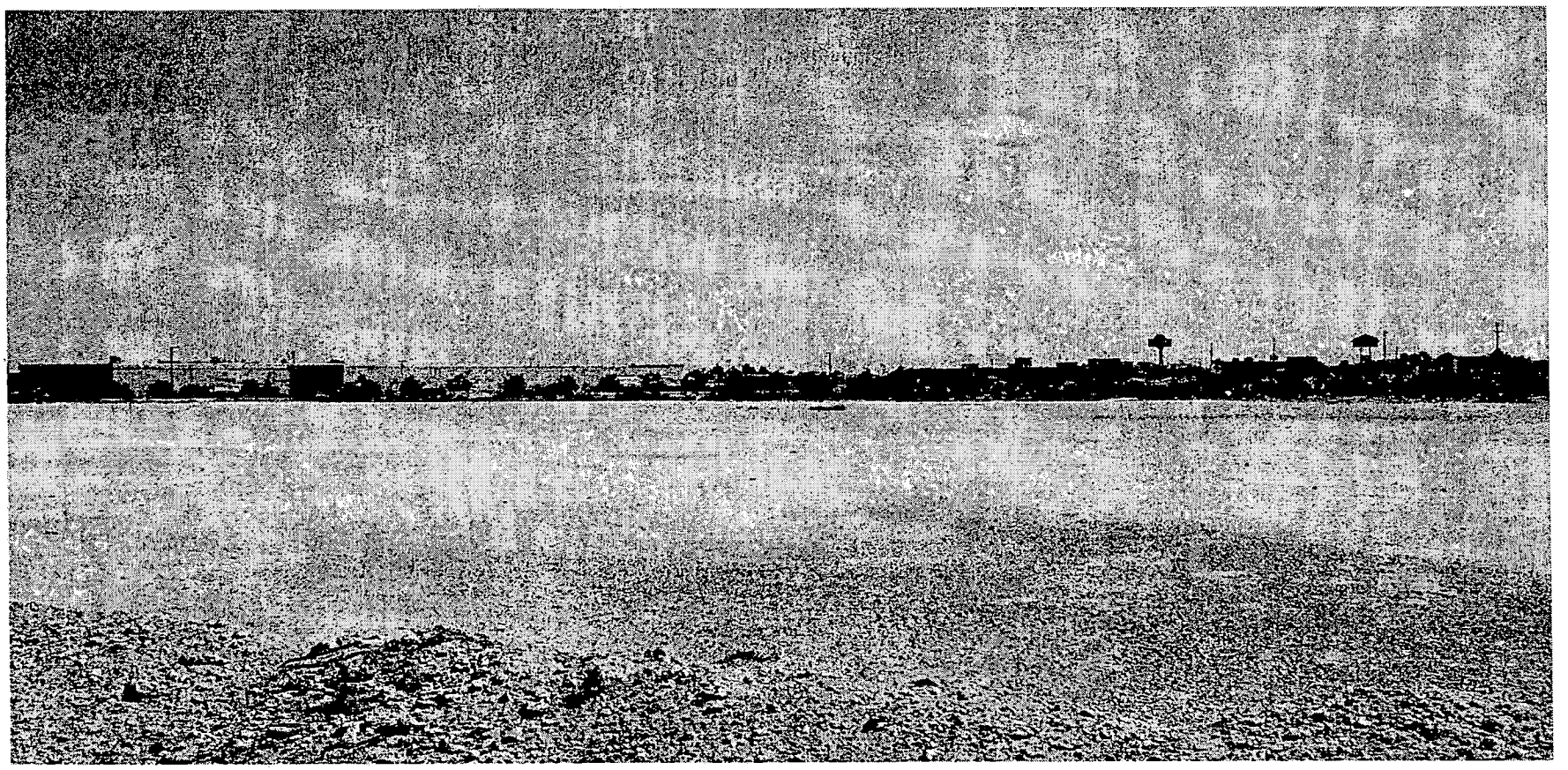
PROTESTS 0

FS



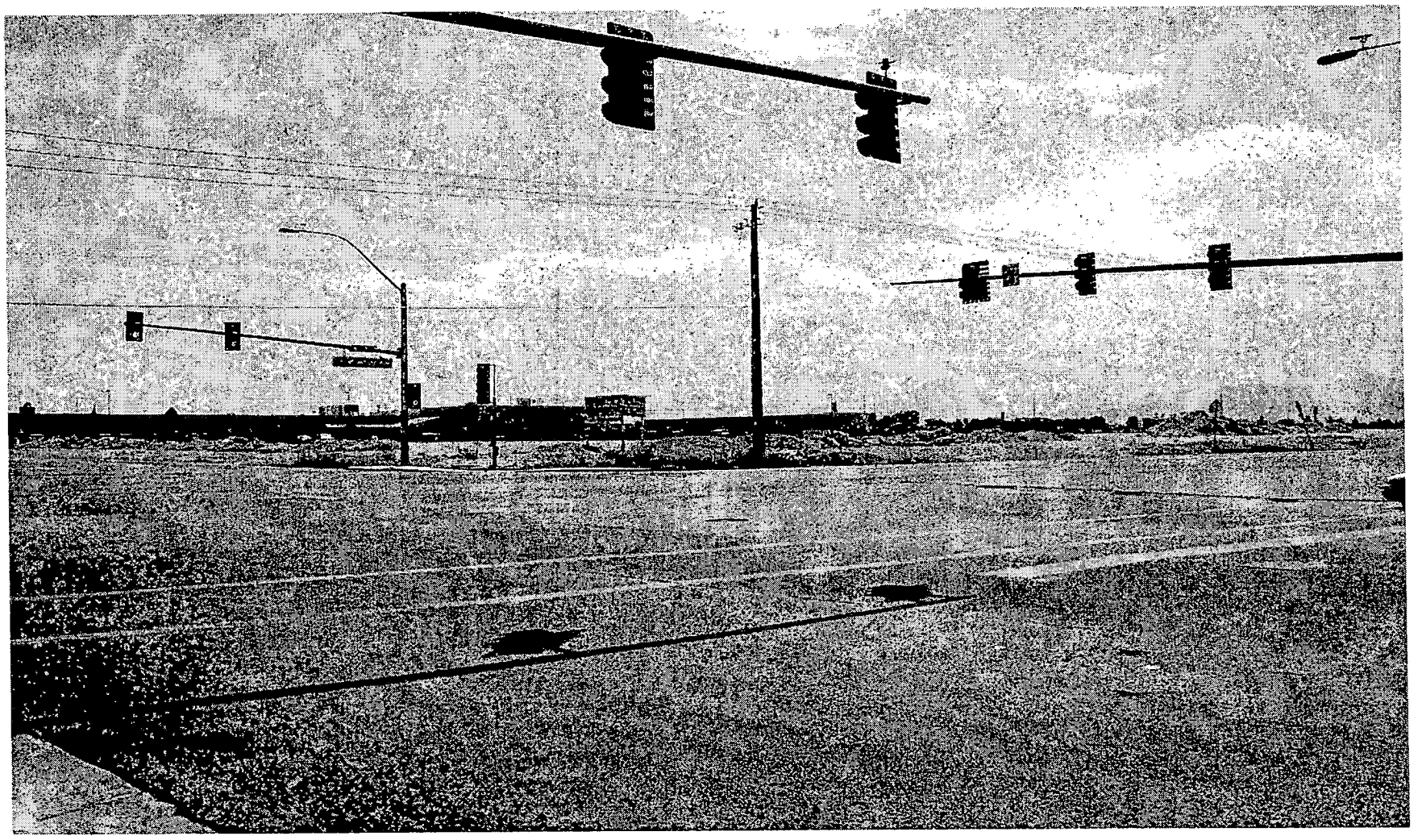
REZONING RELATED GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04



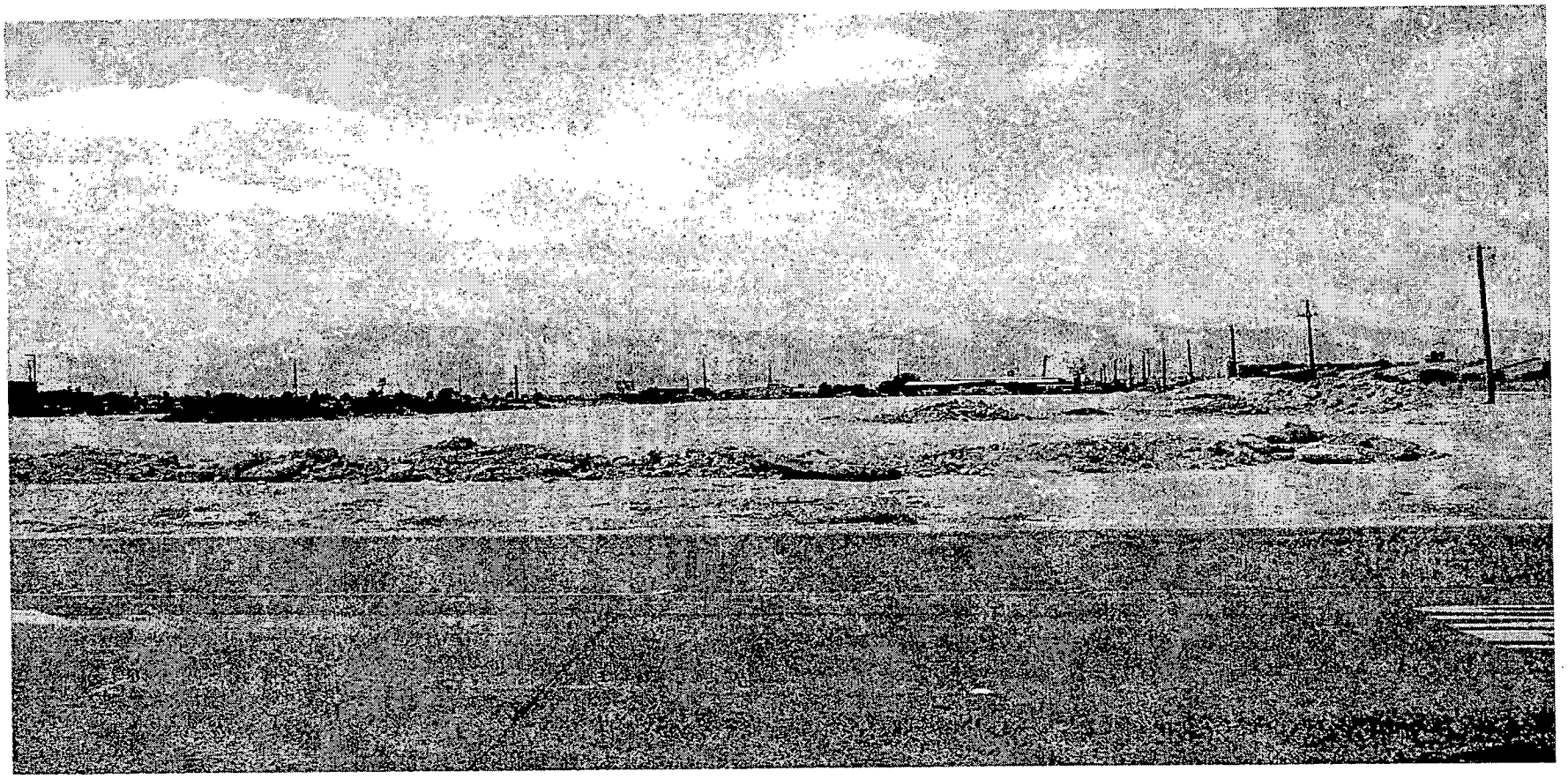
REZONING RELATED GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04



REZONING RELATED GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04



REZONING RELATED GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04

City of Las Vegas

Agenda Item No.: 20

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 GPA-4072, ZON-4202 - PUBLIC HEARING - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION – OWNER: DIPAK K & KUSUM D DESAI - Request for a Site Development Plan Review FOR A 116 UNIT CONDOMINIUM DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development – 11 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 DENIAL

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

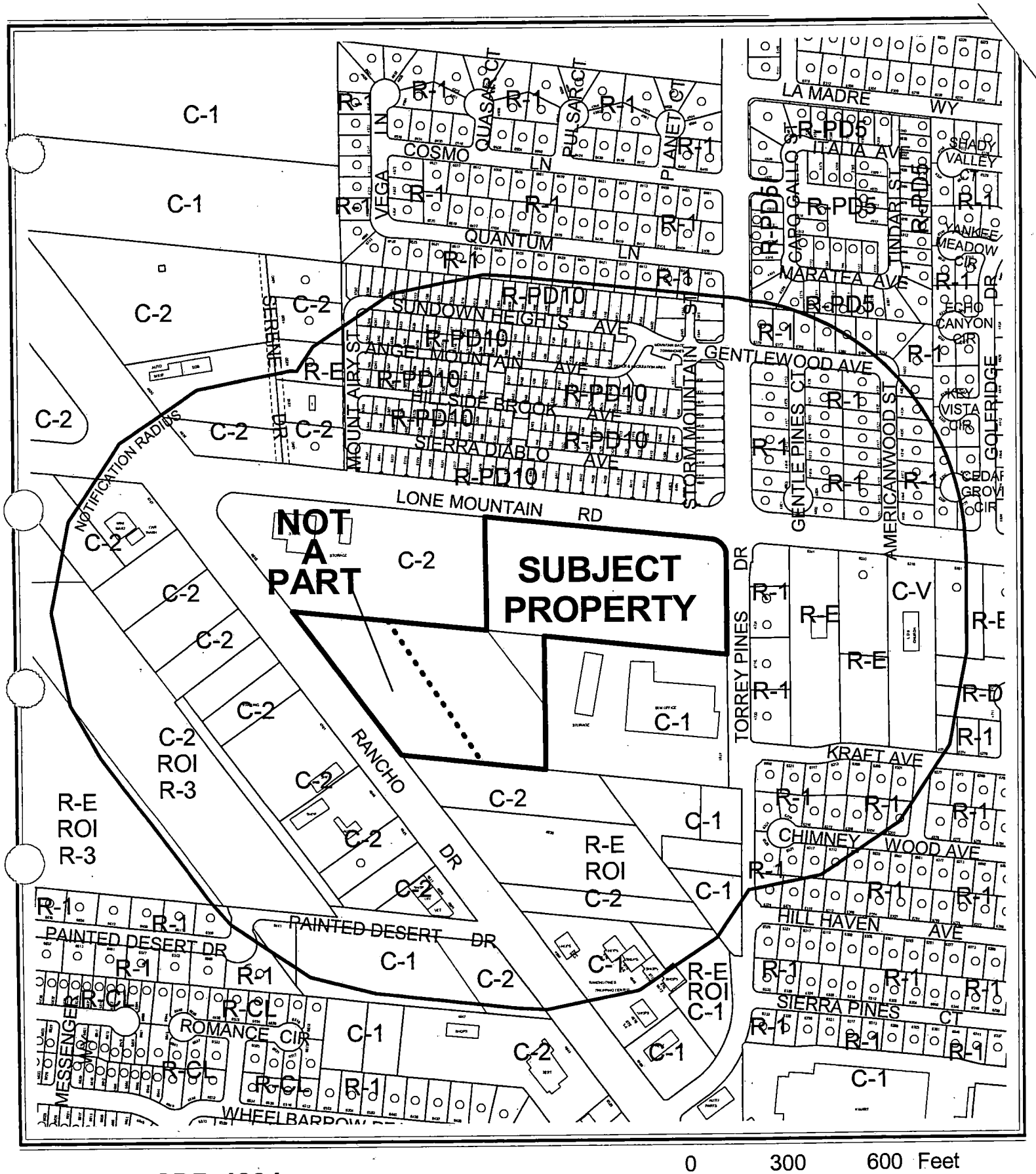
NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item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

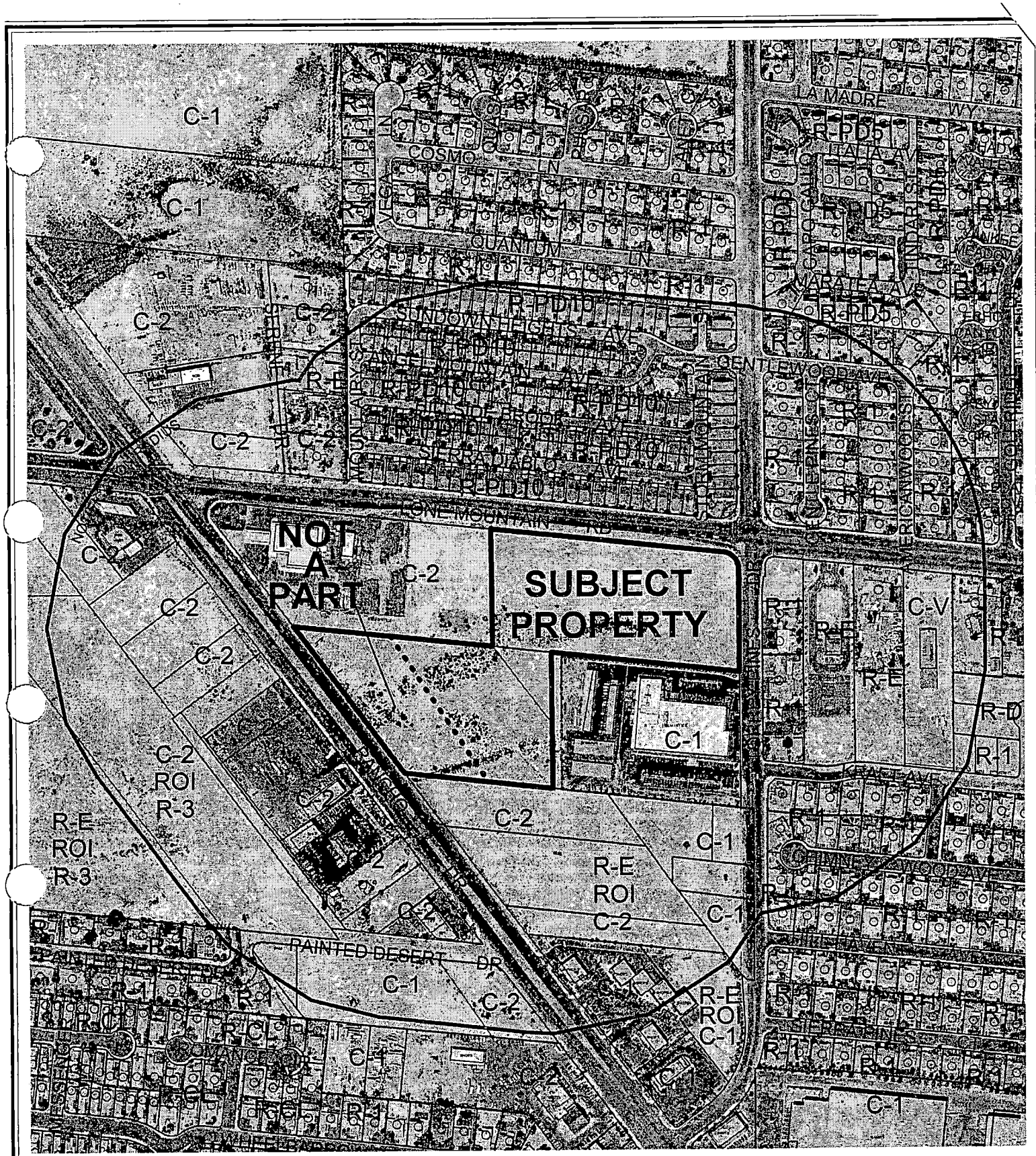


CASE: **SDR-4204**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) , O (OFFICE) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)



CASE: **SDR-4204**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) , O (OFFICE) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, subject to:

Planning and Development

1. A General Plan Amendment (GPA-4272) and a Rezoning (ZON-4202) to a R-PD11 (Residential Planned Development – 11 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, 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 site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a six-foot wall along the perimeter of the site.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a 15-gallon trees instead of 15" box tress located along the streetscape buffer in order to comply with Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual.

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

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

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

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

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

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

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

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

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

Public Works

16. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4202 and all other subsequent site-related actions.

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

21. 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.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a 116-unit Single-Family Attached development on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive. A related General Plan Amendment (GPA-4272) and Rezoning (ZON-4202) request will be heard concurrently with this application.

B) Applicant's Justification

The approval of a Rezoning to RPD-11 (Residential Planned Development - 11 Units per Acre) will allow the site to act as a buffer between existing residential development, the existing Bureau of Land Management Building, and the commercial development along Rancho Drive.

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved a Rezoning Request (Z-0007-99) from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission recommended approval on 03/11/99.

04/02/03 The City Council approved a General Plan Amendment (GPA-1363) for a request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). The Planning Commission and staff recommended approval on 2/27/03.

04/02/03 The City Council approved a Rezoning Request (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped). The Planning Commission and staff recommended approval on 02/27/03.

4/22/04 The Planning Commission abeyed a related General Plan Amendment (GPA-4272) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential) to the 5/13/04 Planning Commission meeting.

05/13/04 The Planning Commission will consider a related Rezoning request (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units per Acre).

B) Pre-Application Meeting

02/25/04 Issues identified included the need to show open space calculations and required guest parking spaces on the site plan.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residential/ Commercial
South:	Undeveloped / Office
East:	Office/ Single Family Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	O (Office) and GC (General Commercial)
North:	MLA (Medium Low Attached Density Residential)
South:	GC (General Commercial) and SC (Service Commercial)
East:	SC (Service Commercial) and L (Low Density Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office), R-E (Residence Estates) and C-2 (General Commercial)
North:	R-PD10 (Residential Planned Development – 10 Units Per Acre)
South:	C-1 (Limited Commercial) and C-2 (General Commercial)
East:	C-1 (Limited Commercial) and R-1 (Single Family Residential)
West:	C-2 (General Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an O (Office), and GC (General Commercial) land use designation. A related General Plan Amendment (GPA-4272) will be heard concurrently to amend the General Plan designation to MLA (Medium Low Density Attached Residential), which allows residential development with up to 12 units per acre. The proposed R-PD11 (Residential Planned Development – 11 Units per Acre) zoning district is consistent with the proposed General Plan designation.

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

Study Area

The subject site is located within the Rancho Corridor Study Area.

PROJECT DESCRIPTION

The site plan depicts a 116-unit attached single-family attached residential development on 10.95 acres. The site receives access via a gated drive from Lone Mountain Road, and 40-foot public streets provide internal circulation for the site. Both resident and guest parking is adequate for the site, and a pool and spa area is located near the northwest corner of the site for use by the homeowners. The landscape plan depicts 3.27 acres of open space is where 1.90 acres are required, and perimeter landscaping will be adequate after compliance with the included conditions of approval. The building elevations depict two-story structures with pitched roofs and a veneer and stucco exterior.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Site Development Plan establishes Development Standards in a R-PD (Residential - Planned Development) District. The following standards are proposed:

Standards	Provided
Min. Setbacks	
• Front	10 Feet
• Side	10 Feet
• Corner	10 Feet
• Rear	11 Feet
Max. Building Height	2 Stories / 35 Feet

A2) Parking and Traffic Standards

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

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single Family Residential - Attached	116 Units	2 spaces per residence + 1 guest space per 6 units	232 + 20 Guest spaces	N/A	232 + 28 Guest spaces	N/A

The subject site exceeds Title 19 parking requirements.

A3) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	One 24" Box Tree every 40 Linear Feet + two 15-gallon trees every 40 feet (Tree Spacing Alternative #3)	24 24"-Box Trees + 48 15-gallon trees	24 24"-Box Trees + 49 15"-box trees
• Min. Zone Width	6 Feet		10 Feet
• Wall	6 Feet		Not Depicted

FS

The proposal meets Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual with the inclusion of 15-gallon trees rather than 15-inch box trees as depicted on the landscape plan. A Condition of Approval has been included to address this issue. A 6-foot perimeter wall is not depicted and a Condition of Approval has been included to ensure compliance with this requirement. The proposal meets or exceeds all other applicable Title 19 Landscape Standards.

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
10.95 acres	10.59	1.65	17 %	83,345 SF	29%	142,441 SF

The proposal exceeds Title 19 Open Space Standards.

B) General Analysis and Discussion

- Zoning

  The proposed R-PD11 (Residential Planned Development – 11 Units per Acre) District allows maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities, which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic, and homogeneity of use patterns. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.

- Site Plan

  The site plan depicts a 116-unit attached single-family residential development on 10.95 acres. The site receives access via a gated drive from Lone Mountain Road, and an emergency crash gate is accessible from Torrey Pines Drive. Forty-foot public streets provide internal circulation for the site, and 24-foot drive isles provide access to individual unit garages. Twenty-eight guest parking spaces are located throughout the site, and a pool and spa area is located near the northwest portion of the site. The proposed development is adjacent to commercially zoned parcels and is not appropriate for this location.

- Waivers

  No waivers are being requested with this application.

- Landscape Plan

  The landscape plan depicts perimeter landscaping in compliance with Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual with the inclusion of 15-gallon trees rather than 15-inch box trees as depicted on the site plan. A Condition of Approval has been included to address this issue. The buffer areas are planted with 24-inch box Chitalpa trees, 15-inch Texas Honey Mesquites and Heritage Live Oaks, 25-foot Mexican Fan Palms, and various one and five gallon shrubs. The landscape plan depicts 3.27 acres of open space is where 1.90 acres is required, and the proposal exceeds the minimum amount of required perimeter trees. A 6-foot perimeter wall is not depicted on the site plan and a Condition of Approval has been included to ensure compliance with this requirement. The proposal meets or exceeds all other applicable Title 19 Landscape Standards.

- Elevation

  The elevations depict two story four-plexs with a pitched roof and an exterior of stone veneer and a textured stucco finish. The elevations appear to be consistent with other residential development in the area.

- Floor Plan

  The floor plans depict four different units of either 1,700 or 1,821 square-feet. The two or three bedroom units each have a two-car garage and living areas typical of single-family residences.

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 residential development is not compatible with adjacent development and development in the area. The development of these parcels would result in a residential development directly adjacent to undeveloped C-2 (General Commercial) parcels, which is the broadest commercial district in the Title 19 zoning hierarchy. In addition to being located

adjacent to a C-2 (General Commercial) zoned parcel, the residential development on the subject property would trigger residential adjacency standards including building height and setback requirements for future commercial development to the west and south of the subject property along Rancho Drive.

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

   With compliance with the included conditions of approvals, the development will be consistent with Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards"

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

   Access is provided via a drive from Lone Mountain Road, a Primary (100-ft) Arterial on the Master Plan of Streets and Highways, and will not negatively impact roadways or neighborhood traffic.

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

   The building and landscape materials are typical of those used for single-family residential development, and are appropriate for the type of development proposed. They are not appropriate for the area, however, as the development is directly adjacent to commercially zoned parcels.

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 depict design characteristics and other architectural features that are typical of attached single-family residential development, which are not compatible with the commercially zoned parcels and development in the area.

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

   The proposed residential development will be subject to regular inspections and will therefore not compromise the public health, safety and general welfare.

NOTICES MAILED **311 [Mailed with ZON-4202]**

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

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

C.C.: 06/16/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
STEINMAN – APPROVED – 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 21 – GPA-4079

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [GPA-4079], Item 22 [ZON-4084] and Item 23 [SDR-4088].

DAVID CLAPSADDLE, Planning and Development Department, explained that this item was held in abeyance previously in order for the applicant to meet with the neighbors. The applicant has done so and is presenting a revised Site Plan before the Commission. The numbers of lots have been reduced from 209 to 205. The difference is the landscaped planter; the open space along the western portion of the property, and the cul-de-sac area where it extends into the property has been redesigned. Staff's recommendation for the General Plan Amendment is for denial based on two concerns. One, staff has continued to express concern regarding the loss of commercial and mixed-use in Town Center. The other concern is when it comes to amending the General Plan; the burden is on the applicant to show why the property cannot be developed as currently designated. Staff does not believe the applicant has met this burden; therefore, the recommendation on the General Plan Amendment is for denial. Staff recommends approval for the rezoning to Town Center since we have a long standing policy that regardless of land use, all properties in Town Center should be zoned Town Center. Regarding the Site Plan Review, it meets all the Town Center and RPD Standards. Staff believes it a project is designed according to Standards, but it is in the wrong location; therefore, Staff recommends denial.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, ATTORNEY LAZOVICH discussed the previous plan presented to the Commission two weeks ago. She gave a brief synopsis of the neighbors' concerns at the previous meeting. Their main concerns were some of the homes backed up immediately to the neighbors' rear yard or side yard. In addition, Old River Street was shown as a through street and connected into the Spinnaker Development, and it was a Town Center requirement that the applicant was complying with. However, the neighbors did not like this idea.

The 10 acres is master planned for Urban Center Mixed Use development, which would allow a combination of commercial and multi-story residential as high as eight stories. Another portion is master planned for Medium Density Residential. Overall, the applicant is requesting a General Plan Amendment to allow the type of project they have presented. The applicant has met with the neighbors and the two areas of concern were the open space and the cul-de-sac. With the revised plan, four lots have been taken away in order to pull the lots as far away from the west boundary as possible. Now, there is a minimum of a 30-foot separation from their property wall to the neighbors' property wall down at the south side. Going north on the site, it increases ranging from 43 feet, 48 feet to the widest at 67 feet.

MINUTES – Continued:

In regards to the cul-de-sac, the applicant is requesting a condition be imposed upon approval. The cul-de-sac would be located within the open space and around it would be a combination of wrought iron and pilaster with some pedestrian access. As a result, the communities will somewhat be blended from a walking standpoint but not a vehicular standpoint. Overall, the applicant feels they have done a good job in attempting to satisfy some of the residents' concerns.

GARY HORN, 7148 Antique Olive, resides directly behind the proposed project. Initially, when he viewed the Site Plan, he opposed the project because of its high density. However, after the applicant met with the residents, the changes are acceptable. He would rather see the Commission approve this project rather than having a future project with multiple stories. The applicant has gone above and beyond the green space requirements. There is sufficient open space and residents will be able to walk through the "park-like" subdivisions similar to what exists in the Spinnaker subdivision. This project is compatible with the Town Center, and asked that the Commission approve the project.

CHRIS RUCKER, 9016 Old River Avenue, supports this project. She is pleased with the changes the applicant has made. She does not want to see commercial on this parcel. Even though she does not understand the Town Center idea, she understands the idea of accessibility and not having traffic go back and forth through Old River Street. She asked that Commission approve this application and suggested placing commercial up on Durango and not adjacent to residential homes.

BOB AMATO, 8992 Barnwell, submitted a petition with eight signatures and spoke on behalf of those residents. They have met with Richmond American and indicated that they would like to see the buffer zone and the cul-de-sac. They do not oppose the Residential Use, as they prefer this project to a future possible 12-story building. MR. AMATO discussed with VICE CHAIRMA NIGRO that their main concern is a larger buffer zone and the cul-de-sac.

COMMISSIONER STEINMAN was extremely pleased with the revisions and stated that it would not make sense having commercial on this parcel. The buffer is right and the cul-de-sac is appropriate, which should stop the flow of vehicle traffic. Therefore, he would supports the application.

COMMISSIONER DAVENPORT stated that he spoke with ATTORNEY LAZOVICH today regarding the cul-de-sac. With the proposed plan as it is, there would not be a gate, but he verified with ATTORNEY LAZOVICH that there would not be a problem installing a gate. ATTORNEY LAZOVICH concurred. MR. CLAPSADDLE stated that this could be added as a condition.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 21 – GPA-4079

MINUTES – Continued:

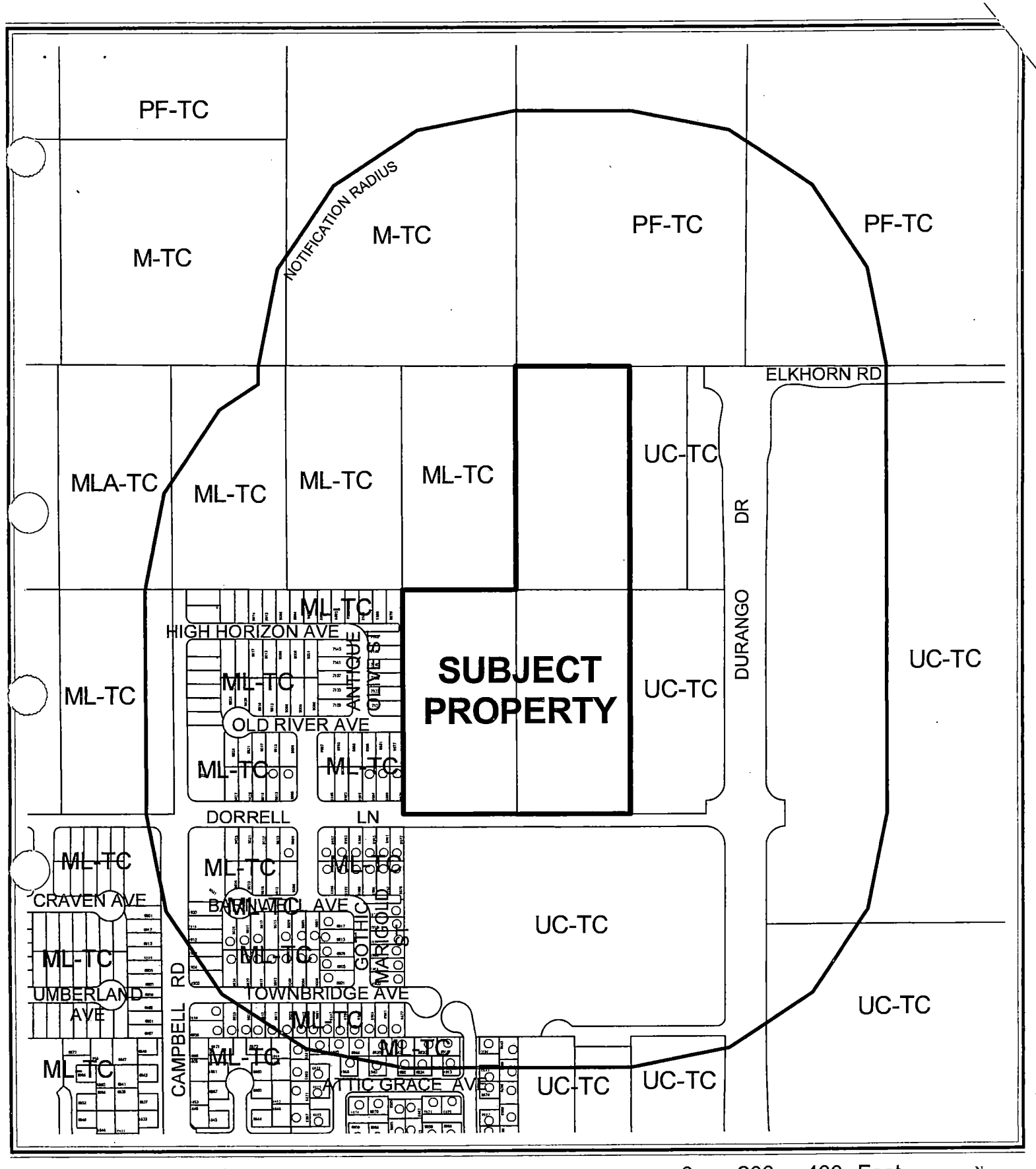
MR. CLAPSADDLE suggested that Condition 4 be amended to reflect that the development would be in conformance with the site plan presented at this Planning Commission meeting. He also added a condition requiring a gate on the cul-de-sac.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 21 [GPA-4079], Item 22 [ZON-4084] and Item 23 [SDR-4088].

NOTE: All discussion for Item 21 [GPA-4079], Item 22 [ZON-4084] and Item 23 [SDR-4088] was held under Item 21 [GPA-4079].

(6:20 – 6:36)



CASE: **GPA-4079**

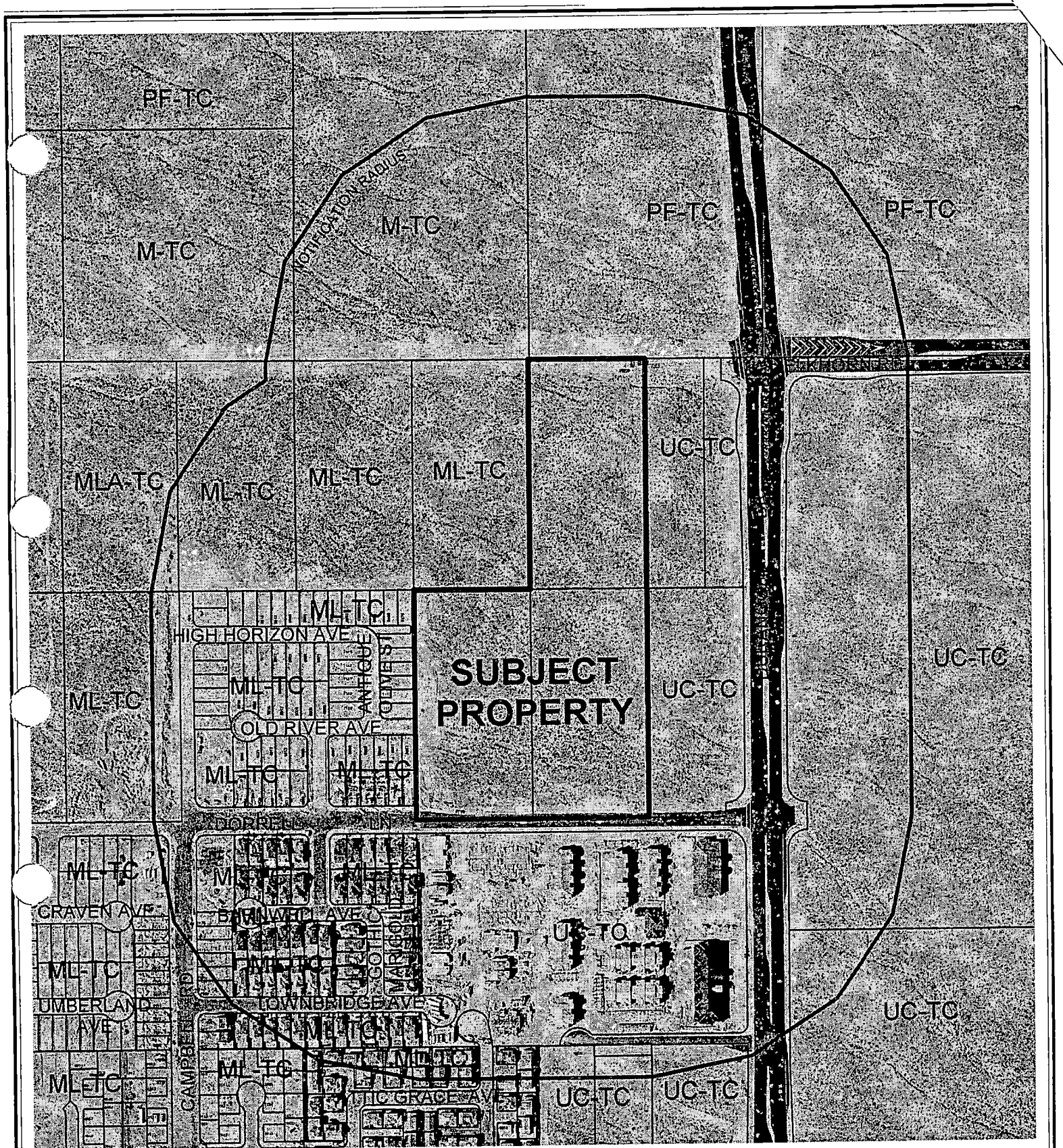
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)



CASE: **GPA-4079**

0 200 400 Feet

N

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 13, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive from UC-TC (Urban Center Mixed Use – Town Center) and ML-TC (Medium Low Density Residential – Town Center) to M-TC (Medium Density Residential – Town Center). A rezoning application, ZON-4084, and a site plan review, SDR-4088, accompany this application.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Density Residential) land uses with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Medium Low Density Residential to allow up to 8 dwelling units per acre and for Medium Density Residential to allow up to 25 dwelling units per acre.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the "Newly Developing Area" as described in the Plan.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for ML-TC (Medium Low Density Residential – Town Center) and UC-TC (Urban Center Mixed Use – Town Center) land uses.

DETAILS OF APPLICATION REQUEST

Site Area: 15.19 acres

EXISTING LAND USE

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

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 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)

EXISTING ZONING

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

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
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

DEFINITIONS

ML (Medium Low Density Residential) This district permit from 5.6 to 8 dwelling units/per gross acre of single-family residential development. This density range permits single-family compact lots and zero lot line homes, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

M (Medium Density Residential) This district permit from 12.1 to 25 dwelling units/gross acre of residential development. This category includes a higher density and variety of multifamily unit types, up to three stories in height.

TC (Town Center) The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

INTERAGENCY ISSUES

None.

ANALYSIS

The General Plan designates the subject area and the larger area around it for UC-TC (Urban Center Mixed Use- Town Center) and ML-TC (Medium Low Density Residential- Town Center). Unless there are extenuating circumstances for altering the Plan, the proposed land use classification should be compulsory upon all present and future landowners. The onus is on the property owner to demonstrate why property cannot be developed in the manner in which it's classified.

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 does not support single-family development with densities of development permitted at 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. Mixed use developments of residential and commercial developments are encouraged, not discouraged.

FINDINGS

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

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

   Adjacent residential development to the west is designated ML-TC, which supports densities of development up to eight dwelling units per acre. A density of development of up to 25 dwelling units per acre in the M classification, three times the density of residential development permitted in the ML (Medium-Low Density Residential) district, raises greater compatibility issues than the present land use designations.

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

   The same problem is exposed with the second condition as with the first condition. The M land use classification permits a residential zone that permits up to 25 dwelling units per acre.

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

   The same transportation, recreation, utility and other facilities are present to support the same uses in an M district as for the UC-TC and ML-TC districts.

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

   The Town Center Plan advocates mixed use developments for the subject area, not stand alone high-density residential development. The proposed development, therefore, is not consistent with the Town Center Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/22/04 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.

NOTICES MAILED: 107 [Mailed with ZON-4084 & SDR-4088]

APPROVALS: 0

PROTESTS: 0

GPA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4079 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: [signature]

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: 98-5387-1 December 2, 2004

VAR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-4079** 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: Michell Barney

Print Name: Michael Barney Michelle Barney

Subscribed and sworn before me

This 19 day of Feb 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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4079 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 LOZAKIS

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. 00-65044-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4079 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 2024

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, 2024

Revised 2/12/02

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4079 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: _____ (MANAGER)

Print Name: DEAN LACANKY

Subscribed and sworn before me

This 14 day of January, 2004

_____

Notary Public in and for said County and State

STATE OF [illegible]
County of [illegible]
DANA GOSS
[illegible]

Revised 2/12/02

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4079 APN: 125-20-101-007

Name of Property Owner: MICHAEL & CAROL RUBONOVICH

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 Rubonovich Carol Rubonovich

Print Name: MICHAEL RUBONOVICH CAROL RUBONOVICH

Subscribed and sworn before me

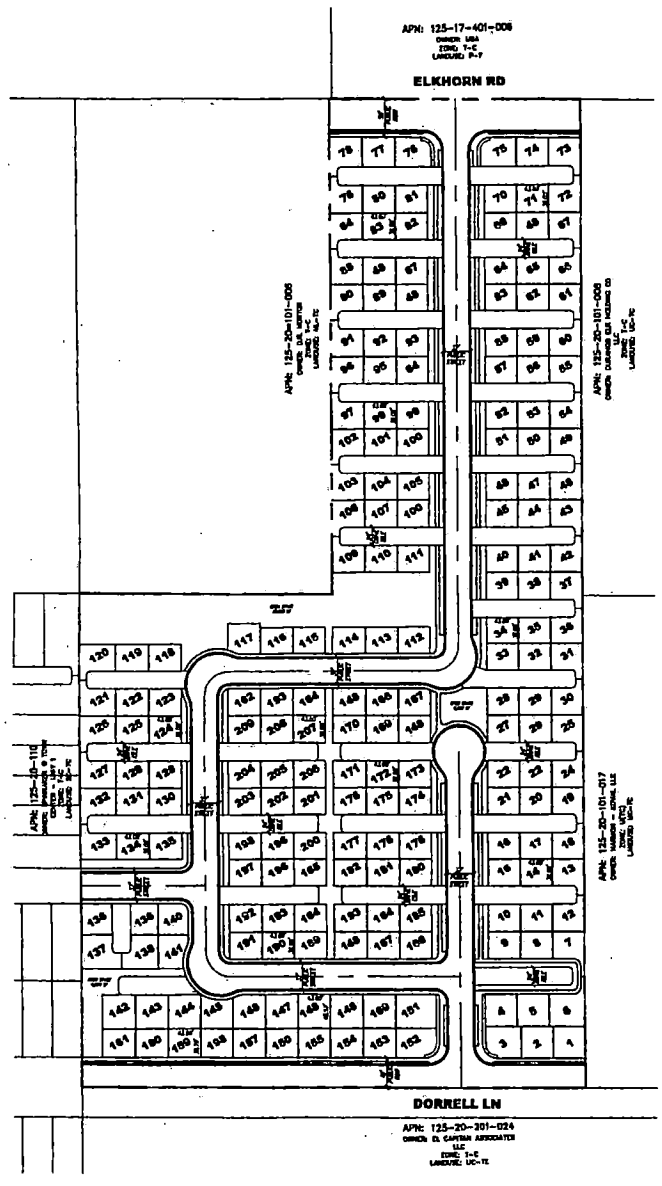
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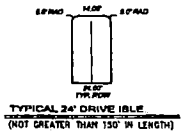
Dawn Giordano

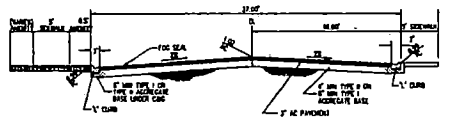
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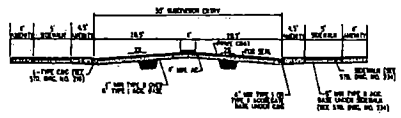
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
Appt. No. 00-66244-1
My Appt. Expires Dec. 1, 20[illegible]

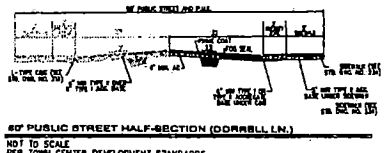
DORRELL 15

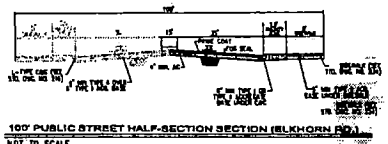


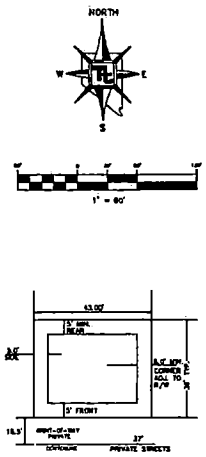


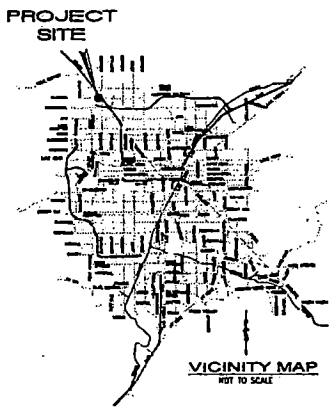












DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89139

OWNERS

125-20-101-007
MICHAEL & CAROL BUBIKOVICH
WAYNE & JOANNE SCHEKENY
DURANGO ELKHORN LLC
SPARTAN PROPERTIES
C/O CONTEA REALTY
6787 W. TROPICANA #204
LAS VEGAS, NV 89103

125-20-101-016 & 125-20-101-015
KHUSROW ROOHANI FAMILY TRUST
1705 SPRING MOUNTAIN RD. #51
LAS VEGAS, NV 89102

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

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

GPA-4079
4-22-04 PC

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

TETRA TECH, INC.
107 PROFESSIONAL CENTER DRIVE, LAS VEGAS, NEVADA 89145 (702) 243-7800

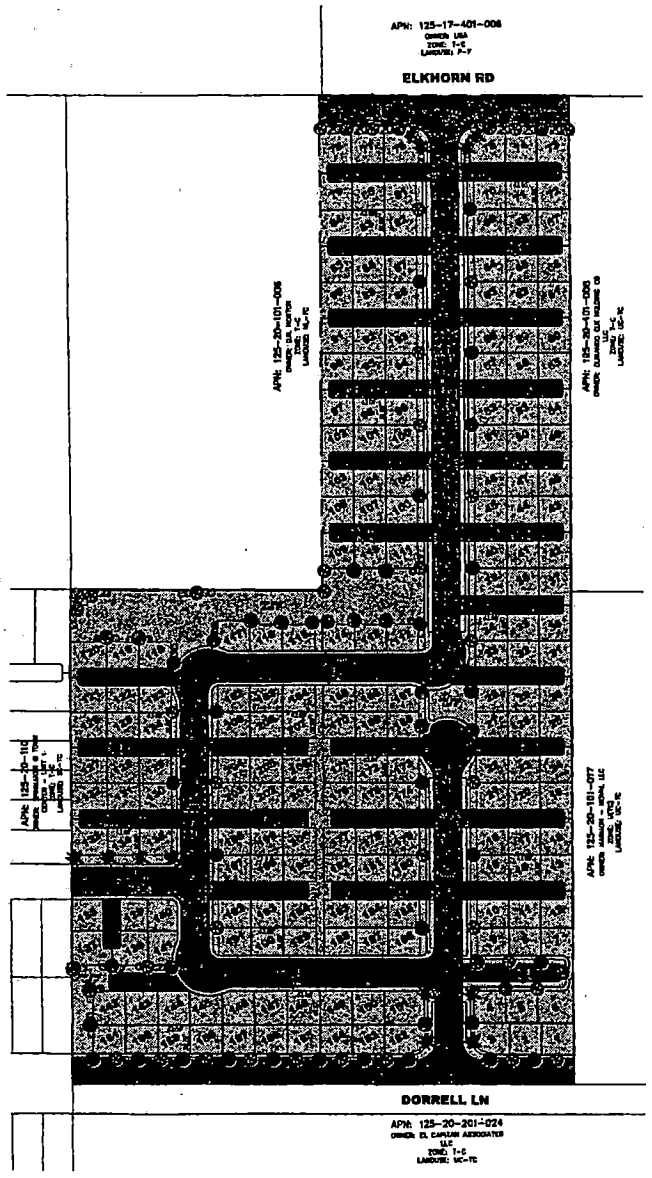
SITE PLAN TO ACCOMPANY
S.D.P.R. / S.U.P.

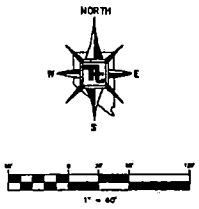
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CITY OF LAS VEGAS, NEVADA

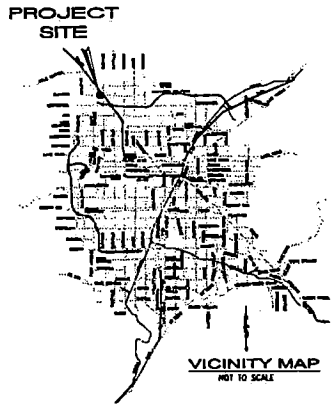
DATE: 1/21/2004
DESIGNED BY: S. SAYLOR
DRAWN BY: S. SAYLOR
PROJECT NO. P02243

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 BUSHONGHEN
WAYNE & JOANNE SCHLERETH
DURANGO ELKHORN LLC
SPARTAN PROPERTIES
C/O. COELTA REALTY
6767 W. TROPICANA #204
LAS VEGAS, NV 89103

125-20-101-018 & 125-20-101-013
KHASROW ROSHANI FAMILY TRUST
3305 SPRING MOUNTAIN RD. #51
LAS VEGAS, NV 89102

ASSESSORS PARCEL NUMBER:

125-20-101-007 & 125-20-101-018

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EXISTING LAND USE ——— URBAN CENTER MIXED-USE
PROPOSED LAND USE ——— MEDIUM RESIDENTIAL

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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.
	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' HGT	??

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS – CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES – FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHILLA – 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

GPA-4079
4-22-04 PC

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

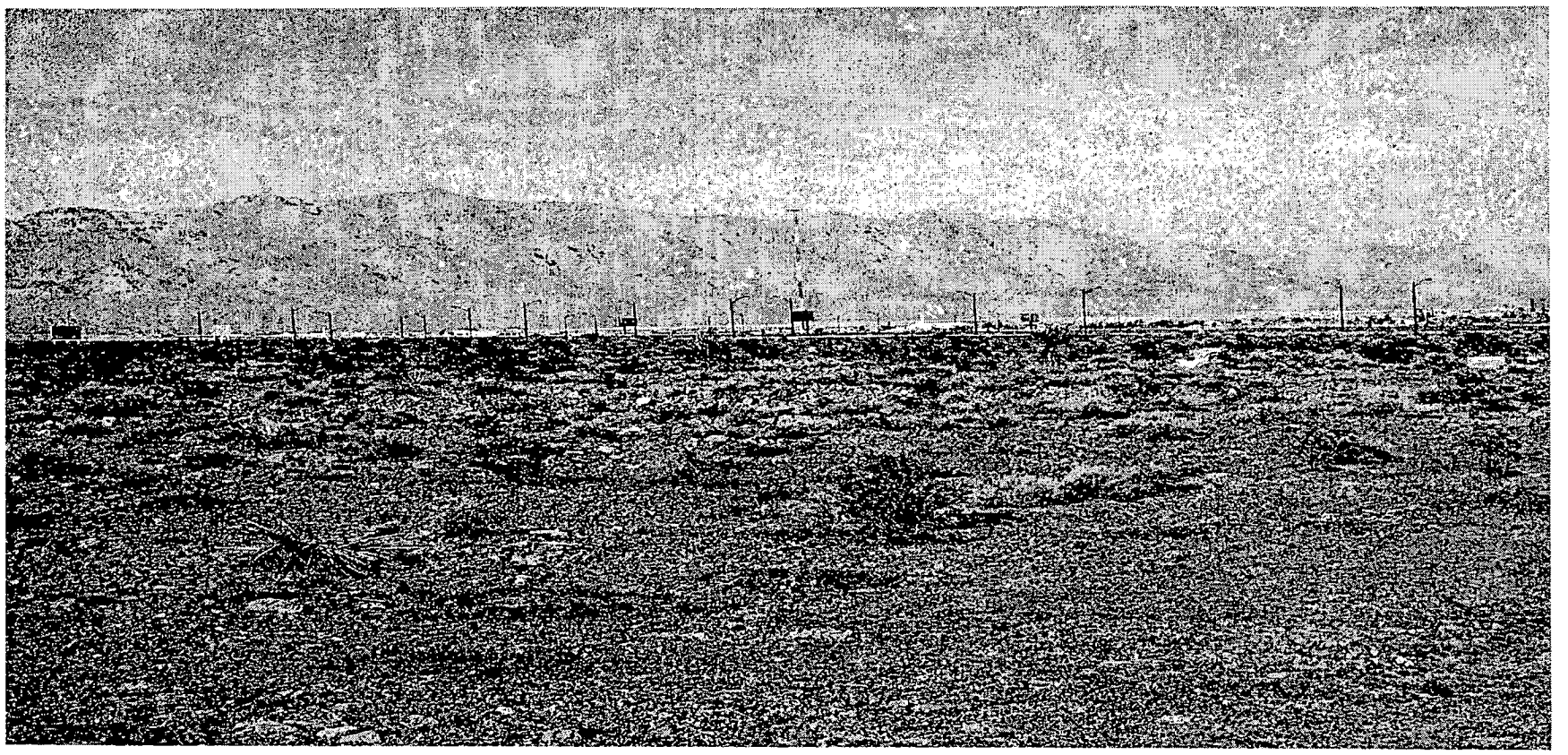
TETRA TECH, INC.
INFRASTRUCTURE ENGINEERS GROUP
6671 W. Charleston Blvd., Suite 150, Las Vegas, Nevada 89146 (702) 240-5600

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

DORRELL 15
CITY OF LAS VEGAS, NEVADA

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

SHEET 1
1 of 1
DRAWING NO.



GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH
ELKHORN ROAD AND DORRELL LANE, APPROXIMATELY 330 FEET WEST OF DURANGO DRIVE
MAY 13, 2004 PLANNING COMMISSION

3/31/04

SPINNAKER HOMES AT CENTENNIAL HILLS HOMEOWNERS ASSOCIATION

P.O. BOX 12117
LAS VEGAS, NV 89112

We the undersigned residents of Spinnaker Homes at Centennial Hills and members of the H.O.A. **oppose** the proposed Master Plan Amendment change per General Plan Amendment number **GPA-4079**. We object to the following; (1) the requested density change (low to medium); (2) the lack of adequate buffer areas between our community and the undeveloped land; and (3) the proposal making Antique Olive Street a through street accessible to vehicles. (Only pedestrian and bicycle access should be allowed)

NAME	ADDRESS	SIGNATURE
JUDY HARPER	8981 Old RIVER AVE	
Olga Binyons	9000 Townbridge Ave	Olga Binyons
Veronica Pike	6916 N. Campbell Rd.	
Linda Norce	9020 High Horizon Ave	Linda Norce
Deborah Finley	9149 Craven Ave	
Ron Filippovic	9012 Old River Ave	
Robert Amato	8992 Barnwell Ave	
SHAWN Murphy	7132 Antique Olive Ct	

Submitted at Planning Commission

Date 5/13/04 - Item # 21, 22, 23

May 01 2004 1:02PM HP LASERJET 3330

SPINNAKER HOMES AT CENTENNIAL HILLS HOMEOWNERS ASSOCIATION

P.O. BOX 12117
LAS VEGAS, NV 89112

We the undersigned residents of Spinnaker Homes at Centennial Hills and members of the H.O.A. **oppose** the proposed Master Plan Amendment change per General Plan Amendment number **GPA-4079.** We object to the following; (1) the requested density change (low to medium); (2) the lack of adequate buffer areas between our community and the undeveloped land; and (3) the proposal making Antique Olive Street a through street accessible to vehicles. (Only pedestrian and bicycle access should be allowed)

NAME	ADDRESS	SIGNATURE
JUDY HARPER	8981 Old RIVER AVE	
Olga Binyons	9000 Townbridge Ave	Olga Binyons
Veronica Pike	6916 N. Campbell Rd.	
Linda Norce	9020 High Horizon Ave	Linda Norce
Deborah Embley	9149 Craven Ave	
Ron Filipovic	9012 Old River Ave	
Robert Amato	8992 Barwick Ave	
SHAWN Murphy	7132 Antique Olive St	Shawn Murphy

Submitted at Planning Commission

Date 5/13/04 - Item # 21, 22, 23

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

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

SUBJECT:
ABEYANCE - ZONING RELATED TO GPA-4079 - PUBLIC HEARING - ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack).

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
4. Petition submitted during meeting signed by Centennial Hills Homeowners with 8 signatures opposing the application

MOTION:
STEINMAN – APPROVED subject to conditions – 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

MINUTES:
NOTE: See Item 21 [GPA-4079] for all related discussion.

(6:20 – 6:36)