City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

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

C.C.: 07/07/2004

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 – Motion for APPROVAL on Item 29 [ZON-4077] and Item 30 [SDR-4081] subject to the revised Site Plan placed on record at the meeting and Staff correcting misplaced conditions on Item 30 [SDR-4081]– UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 29 [ZON-4077] and Item 30 [SDR-4081].

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has revised the Site Plan and staff believes the rezoning to P-R is appropriate. Staff is concerned that the Site Plan is somewhat overbuilt, although the architectural structure of the building is an improvement. The applicant is requesting a Waiver for the east side of the property where there is no landscaping. Staff recommends approval for the rezoning, and staff recommends denial on the Site Plan. There were no approvals or protests received.

MINUTES – Continued:

CRAIG MOORE, 4427 Via Torino Street, appeared on behalf of the applicant, who was currently not in the country. He stated that there is some confusion or mix-up with this particular property and another property because the Site Development Plan is not accurate. Regarding Condition 6 of Item 30 [SDR-4081], the property is approximately five miles away from the street indicated, Lake Mead Boulevard. In addition, Condition no. 8 has nothing to do with this property. The Site Plan indicated that the applicant provided zero box trees, which is incorrect; the applicant provided nine box trees. It also indicated that the applicant provided two feet along the south property line, which is incorrect; the applicant provided eight feet. The applicant also provided the box trees on 20-foot centers. There are also planters on the south and east sides of the property. The Site Plan also indicates the applicant has 24 parking spaces; the applicant has 21 parking spaces. Staff had suggested that the applicant create a drive-through to the two properties south of this property, which the applicant owns, which would assist in the traffic flow.

CHAIRMAN TRUESDELL suggested holding the Site Plan until it is corrected. MR. CLAPSADDLE suggested referencing the date stamped Site Plan included in the back up, if the Commission is satisfied with what it reflects. In addition, a condition can be added relative to conformance with the Site Plan, including building elevations, presented at this meeting and staff can continue to work on it as it goes to Council. MR. CLAPSADDLE then apologized for the misprints on some of the conditions and assured the Commission that these conditions will be rectified. The Site Plan presented at this meeting is, in fact, a definite improvement regarding the appearance of the building, landscaping and site circulation.

MR. MOORE also expressed appreciation for staff suggesting the drive-through idea and have agreed to do it. MR. MOORE asked if the Commission would allow for the applicant to reduce the landscaping requirement to 18 feet, which would allow the applicant to have a bigger sidewalk.

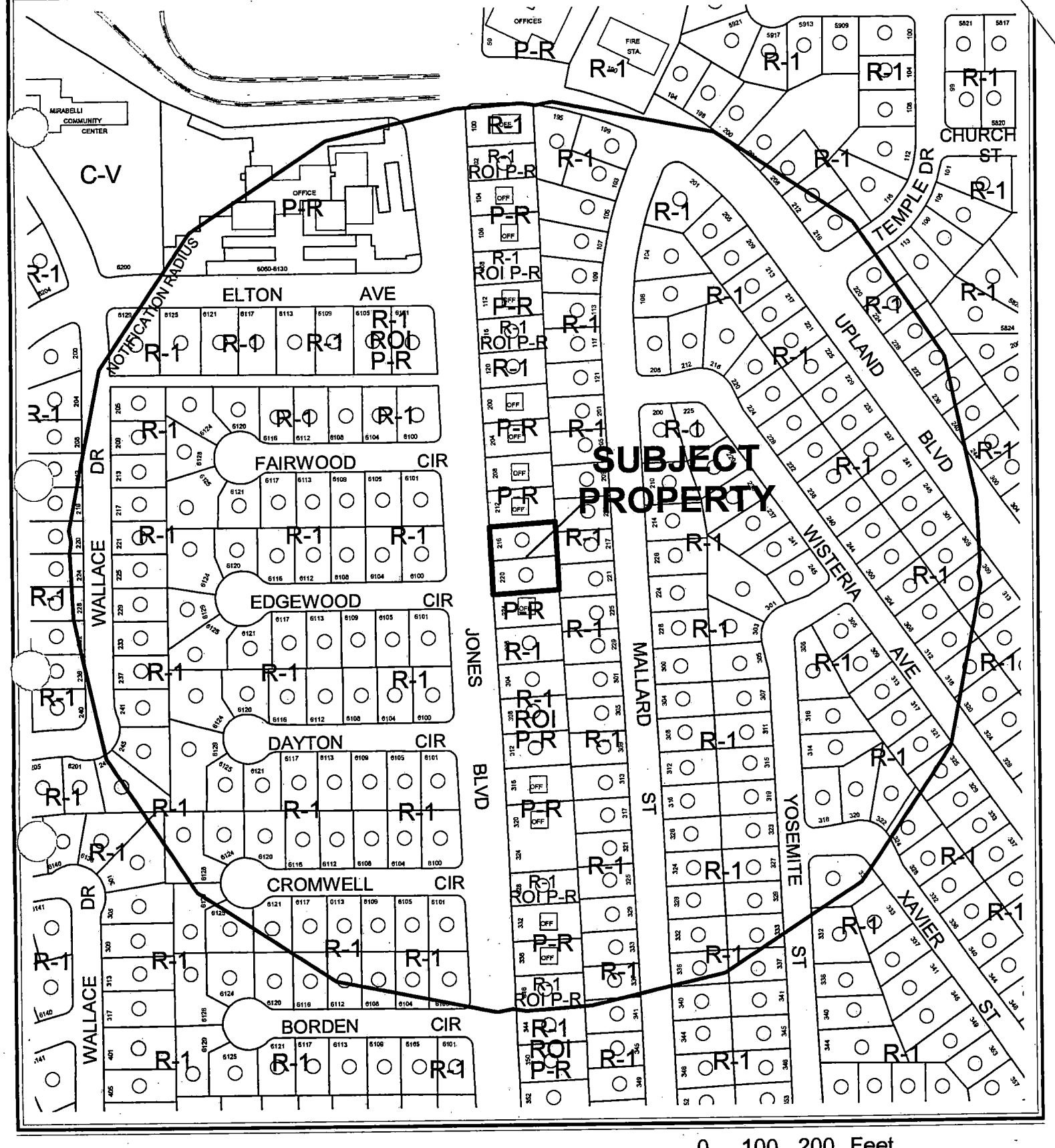
MARY ANN GADDY, 208 S. Jones, appeared on behalf of the applicant, ARG Jones I. MS. GADDY stated that the applicant has been working on the Site Development Plan. Currently, the property is in escrow and would hope that the zoning will be approved, as it is one of the conditions for closing on the property. MR. MOORE stated that the Site Plan needs to be dealt with first. CHAIRMAN TRUESDELL confirmed with MR. CLAPSADDLE that, technically, the zoning should be dealt with first before the Site Plan. MR. CLAPSADDLE then stated that the zoning can be dealt with, and then the Commission can approve the current Site Plan with staff continuing to work with the applicant or the Commission can hold the item for two weeks. COMMISSIONER McSWAIN concurred with MR. CLAPSADDLE and reiterated that a few more improvements can be made but staff can work with the applicant.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 29 – ZON-4077

MINUTES – Continued:
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 29 [ZON-4077] and Item 30 [SDR-4081].

(7:37 – 7:51)
1-3877



CASE: **ZON-4077**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

CASE: **ZON-4077**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - REZONING - PUBLIC HEARING - ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER

** CONDITIONS **

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

Planning and Development

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

2. Approval of a Site Development Plan Review (SDR-4081) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

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

4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.32 acres at 216 and 220 South Jones Boulevard. A Site Development Plan Review application (SDR-4081) for the proposed office was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the proposed P-R (Professional Office and Parking) will allow for the development of an office on this site.

BACKGROUND INFORMATION

A) Previous Actions

05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) at 212 and 224 South Jones Boulevard to the north and south of this site. The Planning Commission and staff recommended denial on 04/11/91.

04/22/04 The Planning Commission voted to hold this item in abeyance to give the applicant time to revise the site plan.

B) Pre-Application Meeting

02/26/04 The applicant was advised of the requirements for a Rezoning application and the design issues will be addressed with the Site Development Plan Review.

05/27/04 The Planning Commission will hear a related Site Development Plan Review application (SDR-4095) as a part of this agenda.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.32

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	SC	Service Commercial
North:	SC	Service Commercial
South:	SC	Service Commercial
East:	L	Low Density Residential
West:	L	Low Density Residential

D) Existing Zoning

Subject Property:	R-1	Single Family Residential
North:	P-R	Professional Office and Parking
South:	P-R	Professional Office and Parking
East:	R-1	Single Family Residential
West:	R-1	Single Family Residential

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

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

There are no special area plans or districts that affect this 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 Size	N/A	0.32 Acres	Y
Min. Lot Width	60 Feet	120 Feet	Y

This site is in compliance with the minimum lot size requirements for P-R (Professional Office and Parking) zoning district set forth in the Commercial Development Standards. All other issues regarding the design of the site will be addressed with the companion Site Development Plan Review.

B) General Analysis and Discussion

The applicant is proposing the P-R (Professional Office and Parking) zoning in order to construct an office on this site.

FINDINGS

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

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

   The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

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

   Other properties fronting on this segment of Jones Boulevard have been rezoned to P-R (Professional Office and Parking) for the conversion of single-family residences to offices. The proposed P-R (Professional Office and Parking) zoning will be compatible with surrounding land uses and zoning districts.

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

   The P-R (Professional Office and Parking) zoning on the subject site is an appropriate transition for the lots abutting Jones Boulevard and the single-family residences to the east.

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

   Access to this site is provided Jones Boulevard, a fully developed 100-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 246 [Mailed with SDR-4081]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4077 APN: 138-36-112-013

Name of Property Owner: CHARLES SAMMONS

Name of Applicant: ARG JONES I, LLC. C/O GREGORY WILDE, ESQ.

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: CHARLES SAMMONS

Subscribed and sworn before me

This 10th day of FEB., 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JADE PATTERSON
Appt. No. 02-76345-1
My Appt. Expires July 8, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4077 APN: 138-36-112-04

Name of Property Owner: FRANCES KELLER

Name of Applicant: ALL JONES I, LLC.

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

_____Yes ✓ _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Frances Keller

Print Name: FRANCES KELLER

Subscribed and sworn before me

This 11th day of FEB., 2004

Jade Patterson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JADE PATTERSON
Appt. No. 02-76345-1
My Appt. Expires July 8, 2008

* 2ND REVISED DRAWINGS. PLEASE DISCARD 3/28/04 SET

PROPERTY LINE — RESIDENTIAL — 122' — PROPERTY LINE

N ← ZONED PR — ZONED PR

LANDSCAPE LEGEND:
- (T) TREE 24" BOX
- (B) BUSH 5 GAL.
- (P) SMALL PLANT

TRAFFIC PASS THRU (4) NOTE

REMOVE EXISTING WALL (4) NOTE

9'x18' TYP. PKG

8' BERM

4. REQUESTED BY C.L.V. STAFF. NEIGHBOR HAS APPROVED.

18' — 24' — 60' — 18' — 120'

EXISTING BUILDING

FIRE WALL PER CODE

12' DRIVE

CURB

7' BERM

SHARED LANDSCPNG

5' BERM

ONE WAY EXIT

HNDCP PKG.

4' SIDEWALK

ENTRY 24'

3' SIDEWALK

34'

SMALL PLANT EVERY 4'

12' DRIVE

36'

2 STORY BLDG. 3012 FT²/FLR (6024 FT² TOTAL)
BUILD OUT/TENNANT REQUEST

8' BERM

85'

ENTRY

2' SIDEWALK — 2' SIDEWALK

20' BERM

ONE WAY ENTRANCE

EXISTING SIDEWALK

20' EXIST'G DRIVEWAY — EXISTING SIDEWALK — 90' — JONES BLVD. — 12' — 2' EXISTING DRIVEWAY

NOTES:
1. PARKING SPACES 21 (21 REQD).
2. PROPERTY SIZE 14640 FT².
3. RATIO OF BLDG TO LOT SIZE 41.15 %

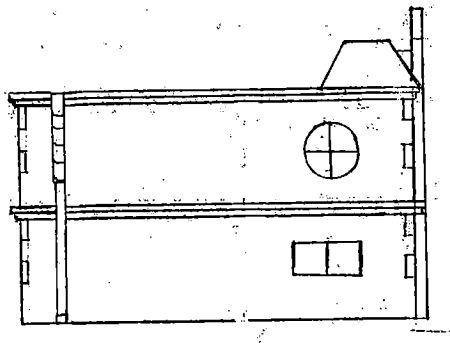
REVISED 5.13.04

ZON-4077
5-27-04 PC

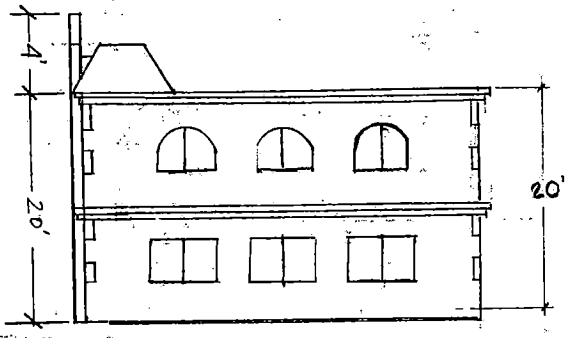
DIVISIONS	BY

OWNER: ARG JONES, LLC
CONTRACTOR: ABILITY CONSTRUCTION NO. 3360 (702) 646-7297
216 & 220 S. JONES BLVD. L.V. NEVADA 89107

DRAWN: L. WILDE
CHECKED:
DATE: 5/11/04
SCALE: 1/8" = 1'
JOB NO.
SHEET: SITE & LANDSCAPE PLAN
OF SHEETS



NORTH ELEV.



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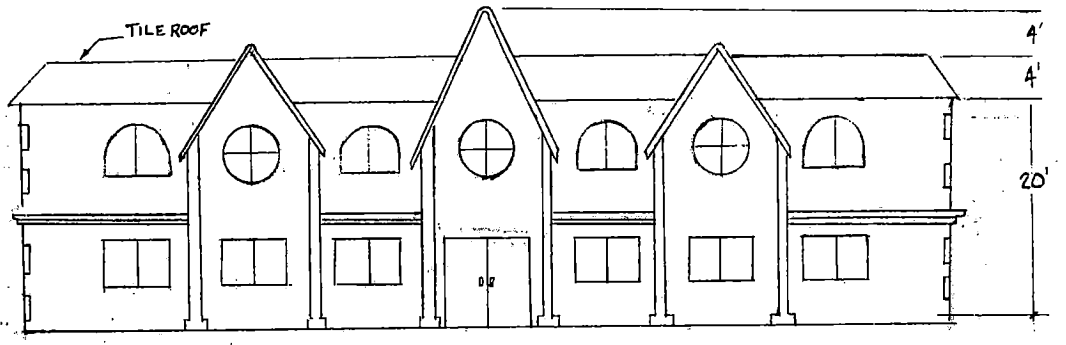
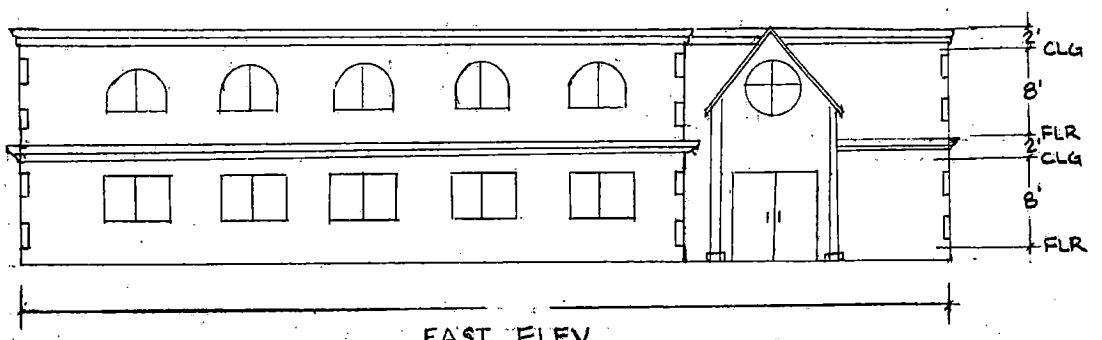


WEST ELEV.



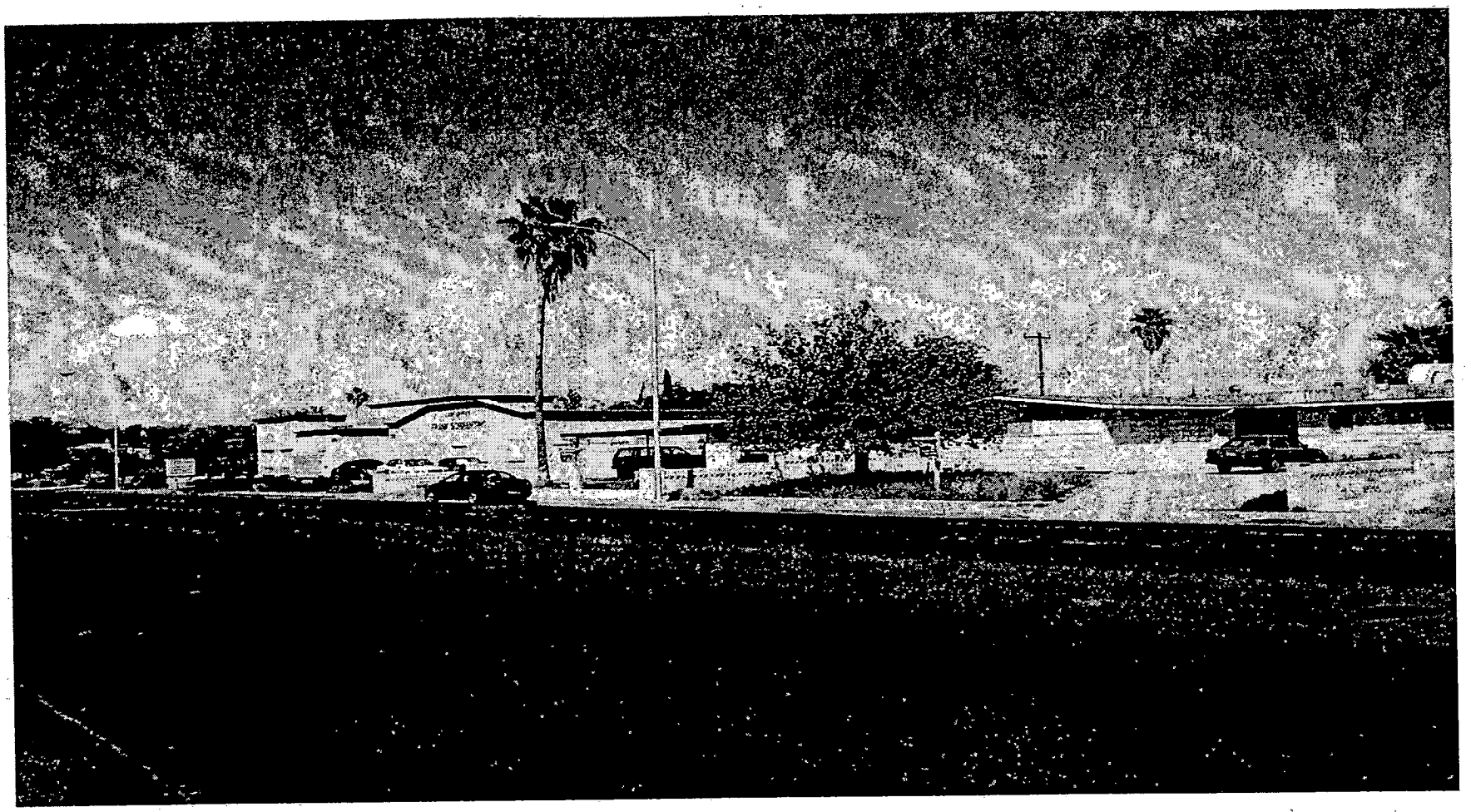
EAST ELEV.

REVISED
5.13.04

ZON-4077
5-27-04 PC

OWNER: ARG JONES, LLC
CONTRACTOR: ABILITY CONSTRUCTION NO. 3360
(702) 646-7297
216 & 220 S. JONES BLVD. L.V., NEVADA 89107

DRAWN L. WILDE
CHECKED
DATE 5/11/04
SCALE 1/8" = 1'
JOB NO.
SHEET ELEV.
OF SHEETS



ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER
216 AND 220 SOUTH JONES BOULEVARD
MAY 27, 2004 PLANNING COMMISSION

4/9/04

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4077 - PUBLIC HEARING - SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER - Request for a Site Development Plan Review FOR AN OFFICE AND WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

C.C.: 07/07/2004

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:
McSWAIN – Motion for APPROVAL on Item 29 [ZON-4077] and Item 30 [SDR-4081] subject to the revised Site Plan placed on record at the meeting and Staff correcting misplaced conditions on Item 30 [SDR-4081]– UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 29 [ZON-4077] and Item 30 [SDR-4081].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 29 [ZON-4077] and Item 30 [SDR-4081].

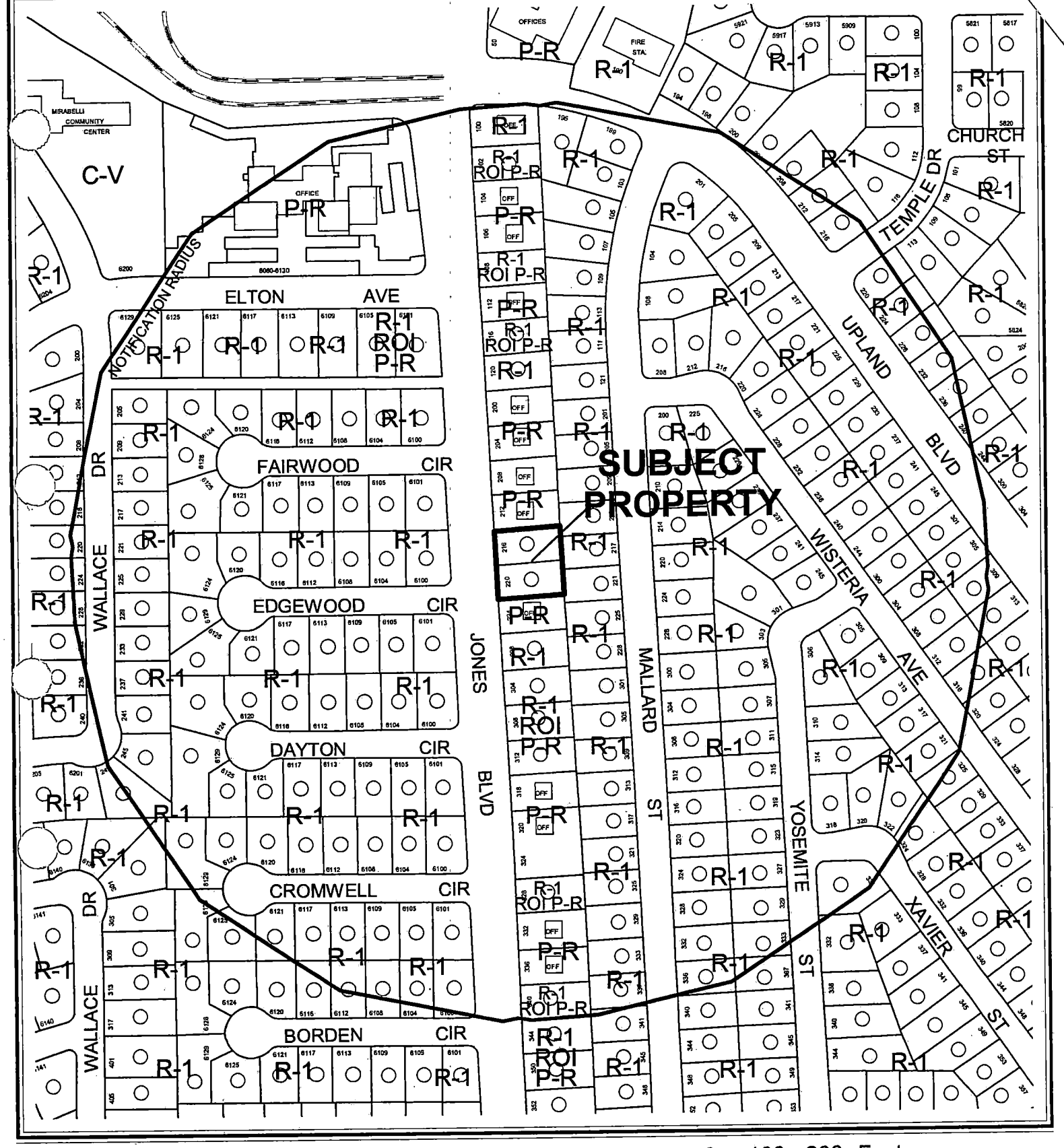
PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 30 – SDR-4081

MINUTES – Continued:

Note: See Item 29 [ZON-4077] for all related discussion on Item 29 [ZON-4077] and Item 30 [SDR-4081].

(7:37 – 7:51)

1-3877



CASE: **SDR-4081**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY CORPORATION - OWNER: CHARLES SAMMONS AND FRANCIS KELLER

** CONDITIONS **

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

Planning and Development

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

2. Approval of a Rezoning (ZON-4077) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.

3. 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.

4. All development shall be in conformance with the site plan and building elevations, date stamped May 19, 2004 except as amended by conditions herein.

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

6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.

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

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

Public Works

10. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

12. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

14. Site development to comply with all applicable conditions of approval for ZON-4077, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review and a Waiver of landscaping for a proposed office on 0.32 acres at 216 and 220 South Jones Boulevard. A Rezoning application (ZON-4077) to change the zoning designation to P-R (Professional Office and Parking) was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates a new office building will replace the existing single family residences on this site. The waiver to the minimum landscape standards is being requested because there is not adequate room on the property to accommodate all of the requirements.

BACKGROUND INFORMATION

A) Previous Actions

05/01/91	The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) 212 and 224 South Jones Boulevard to the north and south of this site. The Planning Commission and staff recommended denial on April 11, 1991.
04/22/04	The Planning Commission held this item and related ZON-4077 in abeyance to the May 27, 2004 Planning Commission meeting in an effort to give the applicant time to revise the site plan.
05/27/04	The Planning Commission will hear a related rezoning (ZON-4077) as a part of this agenda.

B) Pre-Application Meeting

02/26/04	The applicant was advised of the requirements for a Site Development Plan Review application and that the proposed building must meet Residential Adjacency Standards. Waivers of minimum landscaping requirements were also discussed.
05/10/04	The applicant met with staff to discuss changes to the site plan and building elevations. As a result of this meeting the applicant has submitted revised plans.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.32

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	L (Low Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	P-R (Professional Office and Parking)
South:	P-R (Professional Office and Parking)
East:	R-1 (Single Family Residential)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

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

This site is not affected by any special plan areas or districts.

PROJECT DESCRIPTION

The applicant intends to demolish the existing single family residences and construct a new 6,096 square foot two story office building. The plan shows the proposed building will be located towards the front of the site in order to meet the Residential Adjacency Standards. Parking is located behind the proposed building with the exception of the handicap accessible space located on the north side of the site. Access is provided via two driveways from Jones Boulevard and a common access drive with the property to the north. Landscaping is shown in a 15 foot wide planter along Jones Boulevard, a two foot planter along the south property line and in planters around a portion of the building. The handicap accessible parking space has been relocated to the rear of the building and now has adequate back up space. The revised building elevations depict a two story building with a flat roof and facade embellishments at an overall height of 20 feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.32 Acres	Y
Min. Lot Width	60 Feet	122 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	20 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	15 Feet	60 Feet	Y
Max. Lot Coverage	50 %	22 %	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 20 Feet	Y

The proposed office meets or exceeds the standards.

A2) Residential Adjacency Standards

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

a) Proximity slope. Based on the height of 20 feet for the proposed building, the Residential Adjacency Standards require a setback of 60 feet from the residential property to the east in order to maintain the 3 to 1 proximity slope. The site plan shows the required 60 foot setback and is compliance with this requirement.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed	6096 SF.	1 Space/300 GFA	21	1	24	1

The proposed office requires a total of 21 parking spaces, one of which must be handicap accessible. The site plan shows a total of 24 spaces with one handicap accessible and is in compliance with the code requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Tree/6 Spaces	4 Tree	0
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet along the street frontage and east property line; 1 Tree/ 30 Linear Feet along the north and south property lines	21 Trees	14
• Min. Zone Width	15 Feet along street frontages and 8 feet around the remaining perimeter of the site		20 Feet along Jones Boulevard, 8 feet along the south property line and 0 along the north and east property lines

The site plan indicates there are areas provided for landscaping around a portion of the perimeter of the site. However, the required planter fingers in the parking area are not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the perimeter of the site.

A5) Sign Standards

There are no on-premises signs proposed as part of this request. All signage installed on the site shall be subject to the requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed office is an allowed use in the P-R (Professional Office and Parking) zoning district.

- Site Plan

The proposed development meets the minimum code requirements with regards to lot size, building setbacks, parking, building height and Residential Adjacency Standards.

- Waivers

The applicant's request for a waiver to allow for the reduction in planter widths is not appropriate in this case. Because this is a new office building, there is an opportunity to develop the site with the required landscaping. The recommendation for the waivers is denial. If this request is approved, a condition has been added requiring the applicant to revise the landscape plan to show 24 inch box trees 20 feet on center along Jones Boulevard and provide a minimum of two five foot wide landscape planter fingers with 24 inch box trees for the spaces along the east property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.

- Landscape Plan

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around a portion of the perimeter of the site. However, the required planter fingers in the parking area are not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the perimeter of the site. Due to the recommendation of denial for the Waiver request, this landscape plan is not acceptable for this development.

- Elevation

The proposed elevations are not appropriate for an office development is this area. The standards for the P-R (Professional Office and Parking) zoning district state new development should maintain a residential character. The building as proposed even with the revisions is box like and does not resemble a residence. Additionally, there are no architectural features to break up the mass of the building. If this application is approved, a condition has been added requiring the applicant to revise the elevations to provide for a structure that is more residential in appearance. The revised elevation shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.

FINDINGS

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

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

   The proposed office use is appropriate along this segment of Jones Boulevard and is compatible with adjacent development in the area.

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

   The proposed project is not consistent with the General Plan, Title 19 and the Commercial Development Standards with regards to required landscaping and building aesthetics. The applicant's request for a waiver to allow for the reduction in planter widths is not appropriate due to this being a new office building on this site. A condition has been added requiring the applicant to revise landscape plan prior to any development activity on this site. The recommendation for the companion Waiver to allow for the reduction in required landscaping is for denial. Therefore, denial is also recommended for this application.

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

   The site will have access to Jones Boulevard, a 100 foot wide primary arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed elevations are not appropriate for an office development is this area. The standards for the P-R (Professional Office and Parking) zoning district state new development should maintain a residential character. The building as proposed is still box like and does not resemble a residence. Additionally, there are no architectural features to break up the mass of the building. Additionally, the landscaping is not sufficient for a development of the type.

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

   The building elevations for this development are not harmonious and compatible with development in the area, as they dot not depict a structure that has a residential character.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 246 [5/27/04 PC]
246 [Mailed with ZON-4077 4/22/04 PC]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4081 APN: 138-36-112-013

Name of Property Owner: CHARLES SAMMONS

Name of Applicant: ARG JONES I, LLC

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: CHARLES SAMMONS

Subscribed and sworn before me

This 10TH day of FEB, 2004

Jade Patterson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JADE PATTERSON
Appt. No. 02-76345-1
My Appt. Expires July 8, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4081 APN: 138-36-112-014

Name of Property Owner: FRANCES KELLER

Name of Applicant: ARG JONES I, LLC.

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: (X) Frances Keller

Print Name: FRANCES KELLER

Subscribed and sworn before me

This 11TH day of FEB, 2004

Jade Patterson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JADE PATTERSON
Appt. No. 02-76345-1
My Appt. Expires July 8, 2006

* 2ND REVISED DRAWINGS. PLEASE DISREGARD 3/28/04 SET *

PROPERTY LINE

RESIDENTIAL

PROPERTY LINE

N

ZONED PR.

ZONED PR.

LANDSCAPE LEGEND:

(T) TREE 24" BOX

(B) BUSH 5 GAL.

(P) SMALL PLANT

9' x 18' TYP. PKG

8' BERM

TRAFFIC PASS THRU (4) NOTE

REMOVE EXISTING WALL (4) NOTE

(4) REQUESTED BY CLV STAFF. NEIGHBOR HAS APPROVED.

18'

24'

60'

18'

120'

2'

HNDCP PKG.

4' SIDEWALK

ENTRY

SMALL PLANT EVERY 4'

12' DRIVE

EXISTING BUILDING

FIRE WALL PER CODE

12' DRIVE

3' SIDEWALK

24'

34'

36'

36'

8' BERM

2 STORY BLDG. 3012 FT²/FLR (6024 FT² TOTAL)
BUILD OUT/TENNANT REQUEST

CURB

85'

ENTRY

2' SIDEWALK

2' SIDEWALK

7' BERM

SHARED LANDSCPNG

ONE WAY EXIT

20' BERM

ONE WAY ENTRANCE

20'

5' BERM

EXISTING SIDEWALK

20'

EXIST'G. DRIVEWAY

90'

JONES BLVD.

12'

12'

EXISTING DRIVEWAY

EXISTING SIDEWALK

NOTES:
1. PARKING SPACES 21 (21 REQD).
2. PROPERTY SIZE 14640 FT².
3. RATIO OF BLDG TO LOT SIZE 41.15 %.

REVISED 6-15-04

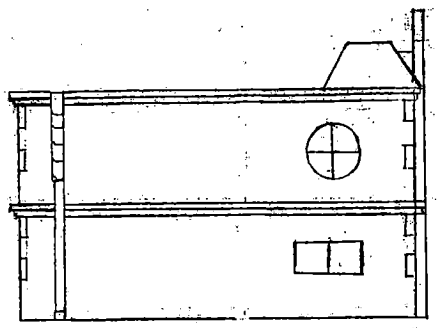
SDR-4081

5-27-04 PC

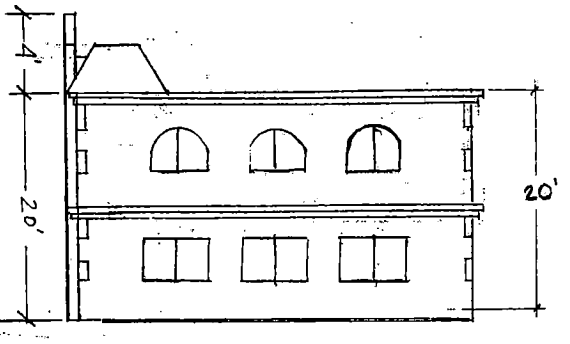
REVISIONS	BY

OWNER: ARG JONES, LLC
CONTRACTOR: ABILITY CONSTRUCTION NO. 3360
(702) 646-7297
216 & 220 S. JONES BLVD. L.V. NEVADA 89107

DRAWN: L. WILDE
CHECKED:
DATE: 5/11/04
SCALE: 1/8" = 1'
JOB NO.
SHEET: SITE & LANDSCAPE PLAN
OF SHEETS



NORTH ELEV.



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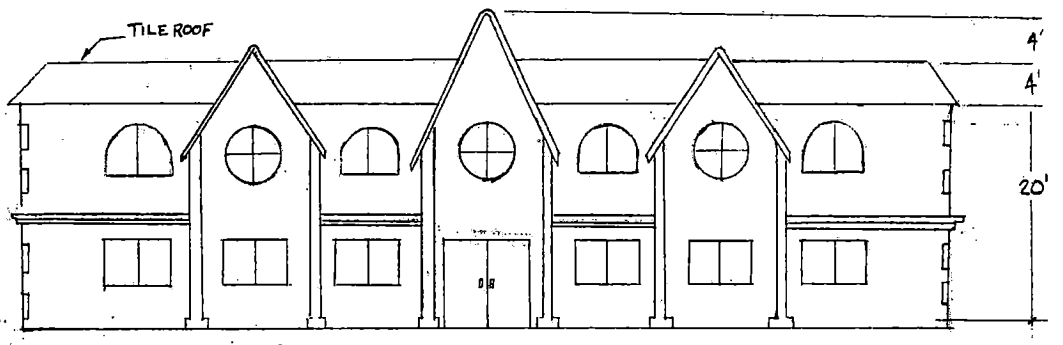


WEST ELEV.

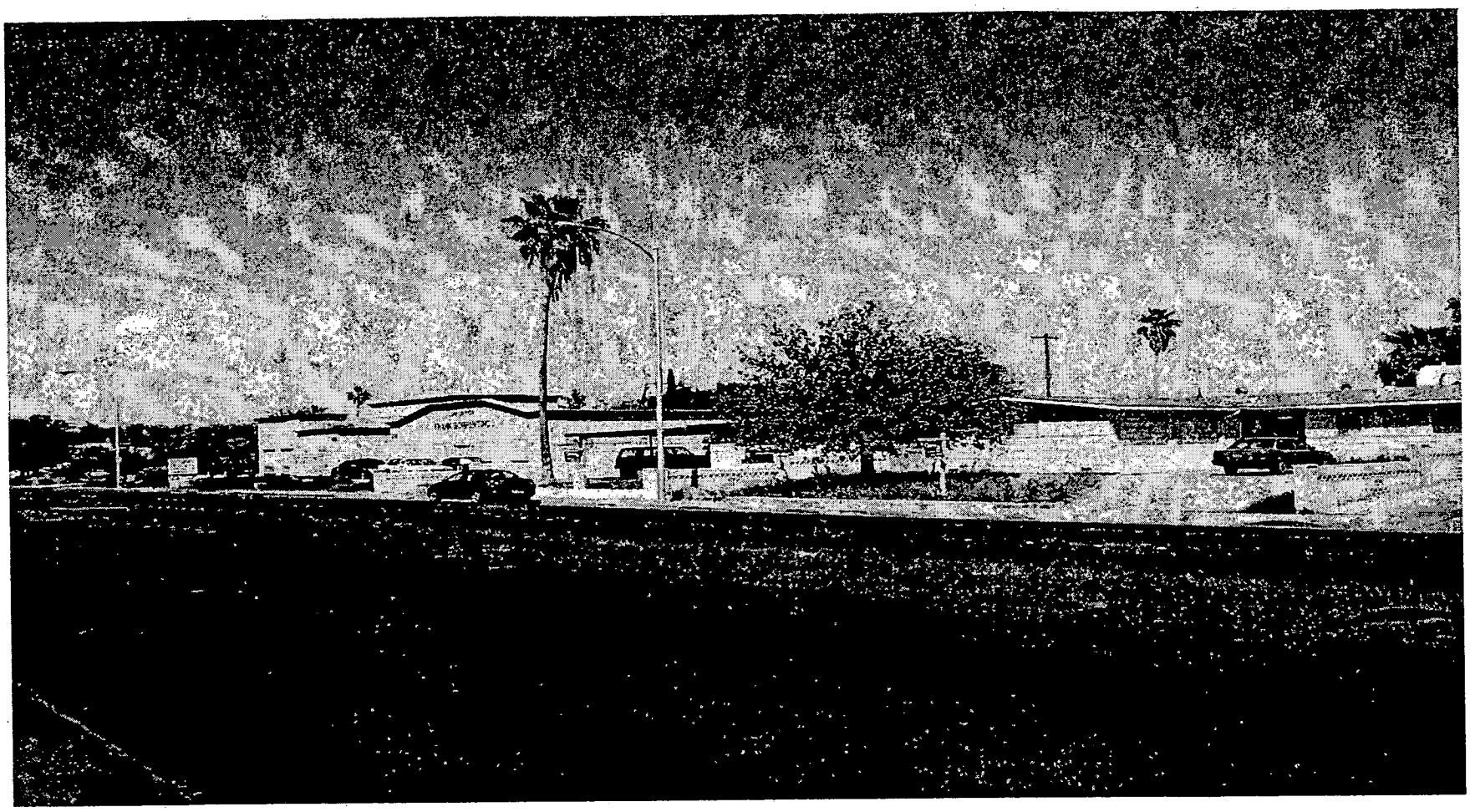
EAST ELEV.

OWNER: ARG JONES, LLC
CONTRACTOR: ABILITY CONSTRUCTION NO. 3360
(702) 646-7297
216 & 220 S. JONES BLVD. L.V., NEVADA 89107

DRAWN L. WILDE
CHECKED
DATE 5/11/04
SCALE 1/8" = 1'
JOB NO.
SHEET ELEV.
OF SHEETS

REVISED 6.11.04

SDR-4081
5-27-04 PC



SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER
216 AND 220 SOUTH JONES BOULEVARD
MAY 27, 2004 PLANNING COMMISSION

4/9/04

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:

ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE AMOUNT OF REQUIRED FOUNDATION LANDSCAPING, AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING STANDARDS FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/ HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of "D" Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).

ABEY: 07/22/2004

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS with EVANS absent

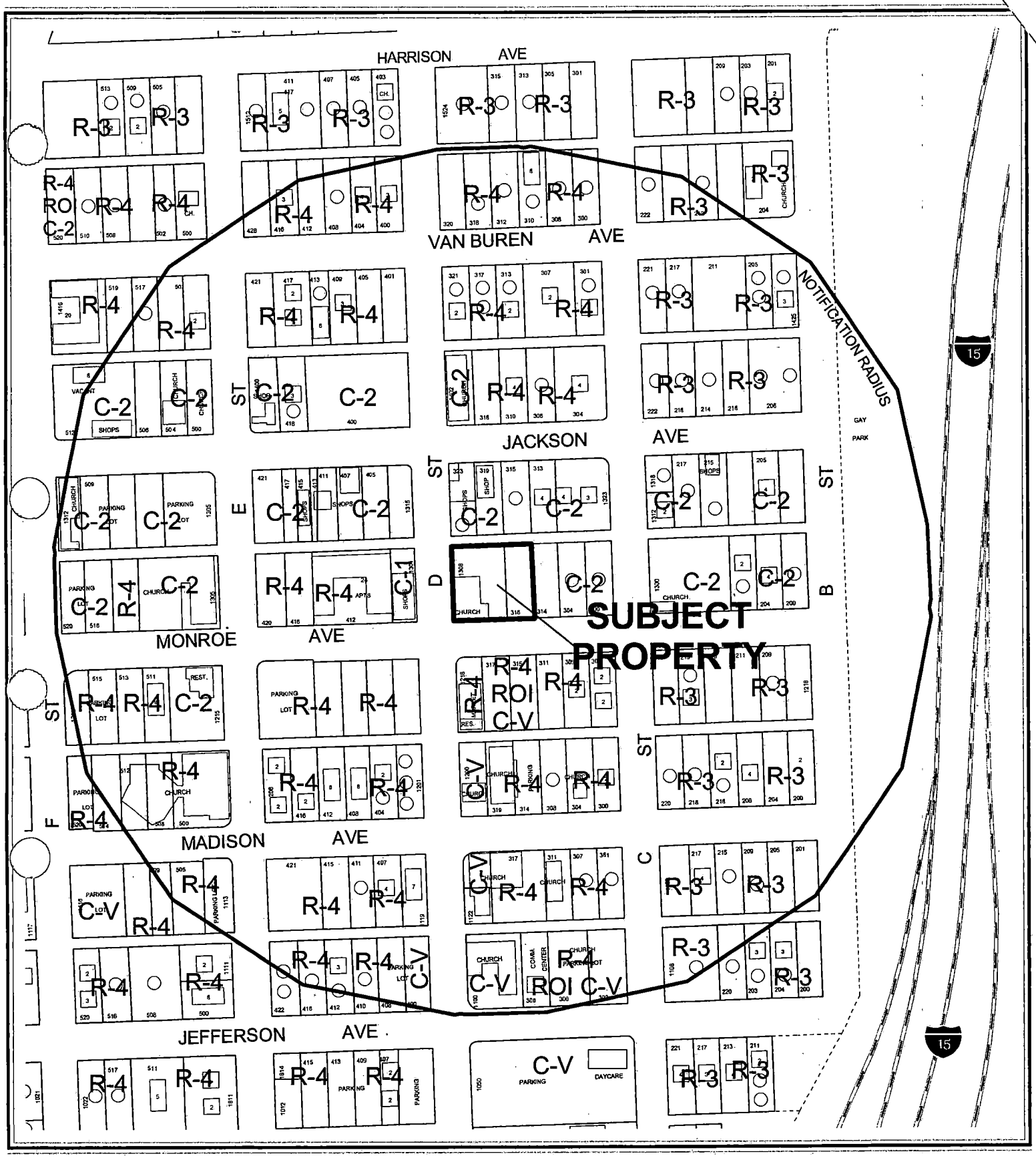
To be held in abeyance until July 22, 2004 Planning Commission meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff had just met with the applicant but are awaiting a revised Site Plan.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.



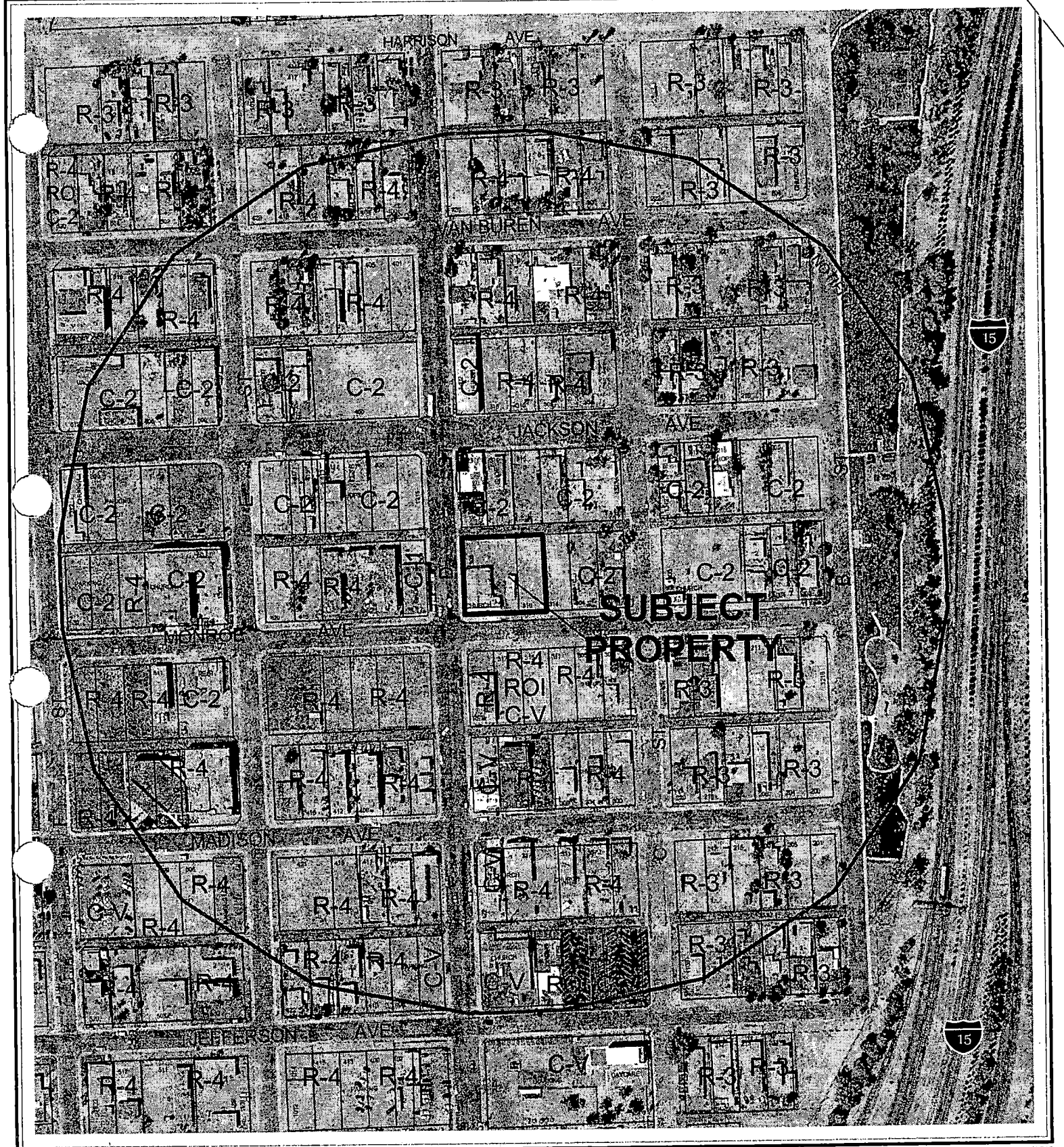
0 100 200 Feet

CASE: **SDR-3938**

RADIUS: 750 FT

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

N



0 100 200 Feet

CASE: **SDR-3938**

RADIUS: 750 FT

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

N

SDR-3938

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Child Care/ Children Facility

Subject Property

0 140 280 560 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped April 8, 2004, except as amended by conditions herein.

3. A reversionary map to eliminate existing parcels lines shall be recorded prior to the approval of any building permits.

4. The on-site parking area must be completed and striped according to Title 19.10 standards no later than 90 days after obtaining a Certificate of Occupancy for the proposed church building.

5. The existing detached storage building shall be removed no later than 90 days after obtaining a Certificate of Occupancy for the proposed church building.

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5 percent of the total landscaped area as turf.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along "D" Street and Monroe Avenue.

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

9. The trash enclosure shall be walled, gated, and roofed in conformance with Title 19.08.045.

10. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

14. 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.]

15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Public Works

16. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.

17. Dedicate a 15-foot radius on the northeast corner of "D" Street and Monroe Avenue prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

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

19. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

20. Landscape and maintain all unimproved right-of-way on Monroe Avenue and "D" Street adjacent to this site.

21. Submit an Encroachment Agreement for all landscaping and private improvements located in the Monroe Avenue and "D" Street public right-of-way adjacent to this site prior to occupancy of this site.

22. 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.

23. 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 is a request for a Site Development Plan Review and Waivers of the Commercial Development Standards and the Perimeter and Parking Lot Landscaping Standards for a proposed 4,594 square foot Church/House of Worship on 0.48 acres adjacent to the northeast corner of "D" Street and Monroe Avenue.

The waivers requested include a 10-foot front yard setback where 20 feet is required in the C-2 (General Commercial) zoning district, a 10-foot perimeter landscape buffer along "D" Street where 15 feet is required, a 12-foot perimeter landscape buffer along Monroe Avenue where 15 feet is required, no foundation landscaping where six feet is required between the building and internal sidewalk, a reduction in the required number of parking lot landscaping planters, a reduction in the number and spacing of required trees in planters, and a trash enclosure separation distance from residential property of 35 feet where 50 feet is required.

B) Applicant's Justification

The applicant justifies this request by stating that the existing church building on the subject site is no longer able to accommodate the needs of the congregation. The existing building is approximately 50 years old, and maintenance costs have been increasing.

BACKGROUND INFORMATION

A) Previous Actions

04/08/04 The Planning Commission voted to hold this application in abeyance until the May 27, 2004 meeting, to allow the applicant to work with staff.

B) Pre-Application Meeting

01/28/04 The standards for new development in the C-2 zoning district were discussed. The need for articulation on the building facades was emphasized. Waivers will need to be requested if the project is to go forward.

03/25/04 In a follow-up meeting, alternatives to the submitted site plans were discussed over concerns that the proposed church will be too large for the site. It was suggested that the applicant acquire property to the east before requesting a Site Development Plan Review, reduce the size of the proposed building, or rezone the property to C-V. The applicant chose to go forward with the original site plan. A shared parking agreement could be arranged with the owner of the parcel to the east.

04/29/04 In a follow up meeting, the applicant presented a revised site plan illustrating the additional parking procured through a cross access agreement with the adjacent property owner. Analysis of the plan showed that the applicant has met all of the development requirements, except that of the location of the trash enclosure. However, the applicant has yet to submit copies of the revised site plan, landscape plan, and the cross access agreement, therefore no new analysis of the site can be reported.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.48

B) Existing Land Use

Subject Property:	Church and Ancillary Uses
North:	Single-Family Residences and Retail Commercial
South:	Grocery Store; Undeveloped
East:	Undeveloped
West:	Parking Lot

C) Planned Land Use

Subject Property:	MXU	Mixed Use – Downtown Redevelopment Area
North:	MXU	Mixed Use – Downtown Redevelopment Area
South:	MXU	Mixed Use – Downtown Redevelopment Area
East:	MXU	Mixed Use – Downtown Redevelopment Area
West:	MXU	Mixed Use – Downtown Redevelopment Area

D) Existing Zoning

Subject Property:	C-2	General Commercial
North:	C-2	General Commercial
South:	R-4	High Density Residential
East:	C-2	General Commercial
West:	C-1	Limited Commercial

E) General Plan Compliance

The subject property is identified on the Southeast Sector Map of the General Plan as being included in the "Downtown Redevelopment Plan" Area. It is subject to the land use designations identified in the Las Vegas Redevelopment Plan. The Redevelopment Plan designates the parcel

as MXU (Mixed Use), which allows low to high-density residential uses, office uses, service-oriented commercial uses, general commercial uses, and public facility uses. The existing Church/House of Worship use is consistent with the Mixed Use designation and is a permitted use in the C-2 (General Commercial) zoning district.

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

Downtown Redevelopment Area: The subject site is included in the Las Vegas Redevelopment Plan Area, which includes most of downtown Las Vegas, portions of West Las Vegas, and the industrial area located south of Charleston and east of the Union Pacific Railroad. The subject parcels are designated for a wide variety of residential, commercial and related uses. The purpose of the Redevelopment Plan is to eliminate blighted properties, develop vacant or underutilized properties through formal planning methods, and strengthen the economic base of this part of the City of Las Vegas.

West Las Vegas Plan: This site is identified in the West Las Vegas Plan as being located within the Old Westside district, which is the oldest area in the Plan. Originally, this area was a single-family residential neighborhood, but has evolved into a mix of single-family, multi-family, and commercial uses, with many lots left vacant. Churches are very common in the Old Westside. The Plan recommended redeveloping the area east of "E" Street and Monroe Avenue south to Washington Avenue as a high-density single-family residential area using neo-traditional planning principles. The church redevelopment plans are compatible with this vision for the neighborhood.

Trails: The Pioneer Trail route runs along the east side of "D" Street adjacent to this property. Supported by but not proposed by the City of Las Vegas, this route was established to raise awareness of historical sites in Old Las Vegas. A 10-foot sidewalk currently exists at the site, fulfilling the trail requirement.

PROJECT DESCRIPTION

The proposed 4,594 square foot church would be located in the northwest corner of the subject site, which consists of two parcels. An existing church building is located along the southwestern edge of the property, with a storage building adjacent to the east side of the church.

The applicant plans for the existing church to remain during construction of the new church building. This scenario will not affect parking, as no paved parking is available on the site; attendees currently park on the streets surrounding the property. The storage building will also be removed upon completion of the proposed church. Access to the site will be via one driveway from Monroe Avenue. Angled parking spaces are proposed along the eastern edge of the site, accessed by a one-way drive aisle; egress will be from this lane into an alley on the north side of the property that will feed into "D" Street. The remainder of the parking spaces will be situated on the space that the existing church building currently occupies.

Perimeter landscaping consists of a 10-foot buffer along "D" Street, a 12-foot buffer along Monroe Avenue, and eight-foot buffers along the side and rear of the property. Trees and shrubs are proposed within three provided parking lot landscaping fingers.

The elevations depict a 17.5-foot tall structure with a varied roofline and a gabled awning over the west entrance. Building materials consist of beige-colored stucco exteriors, Desert Rose colored concrete roof tiles, and windows spaced approximately eight feet apart along the sides. The floor plan includes a 2,613 square foot sanctuary, three offices, a dining hall with kitchen, and two sets of restrooms. In addition to the main west entry, there are exits located on both sides of the sanctuary and on the west side of the dining hall.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	140 Feet	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	65 Feet	Y
• Rear	20 Feet	44 Feet	Y
Max. Lot Coverage	50 %	22 %	Y
Max. Building Height	N/A	17.5 Feet	N/A
Trash Enclosure	Walled, roofed, gated, 50 feet from residential	Walled, roofed, gated, 35 feet from residential	N
Loading Zone	Not required	one space	N/A
Mech. Equipment	Screened or landscaped	Not shown	---

Because the proposed building is slightly larger than the site can accommodate using the current standards, the site plan is not in compliance with several of the Commercial Development Standards. The proposed building cannot meet the front yard setback, the trash enclosure is placed too close to residential property, and the depicted loading zone has incorrect dimensions. The applicant requests waivers of all of the above except the loading zone, which will not be required for the church use.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, property located within the boundaries of the Las Vegas Redevelopment Area is not subject to the Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Church	4,594 SF	1 space per 4 fixed seats or 1 space per 100 SF of non-fixed seating area in gathering room, whichever is greater	25 (Based on 2,613 square foot sanct-uary)	2	25	1

The proposed site is required to provide 27 parking spaces based on 2,613 square feet of non-fixed seating area within the church. Currently, 26 spaces are provided. However, an area adjacent to the building is labeled as a loading zone, which can be converted into a standard parking space. An additional space needs to be designated as a handicap-accessible space with five-foot access lanes striped on both side of the stall. Up to eight of the required spaces may be designated as compact spaces with eight-foot wide stall widths. If these standards cannot be met, a Variance will be required. During construction of the proposed church building, the number of required spaces will not need to be provided, as the existing building will be occupying most of the area proposed for parking.

The Department of Public Works recommends and requires as a condition of approval of this review the construction of a sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk should extend from the sidewalk on the public street to the first intersection of the on-site roadway network and should be terminated on-site with a handicap ramp.

SS

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**
Parking Area	1 Tree/6 Spaces	5 Trees	3 Trees
Buffer:			
• Min. Trees – ROW	1 Tree/20 Linear Feet	14 Trees	7 Trees
• Min. Trees – Side/Rear	1 Tree/30 Linear Feet	9 Trees	10 Trees
• Min. Zone Width – ROW	15 Feet		10-12 Feet
• Min. Zone Width – Side/Rear	8 Feet		8-26 Feet
• Wall height	6 Feet maximum		6 Feet

The site is deficient with respect to the number of trees provided and the number and width of parking lot and perimeter landscape planters. In addition, the perimeter trees are spaced 30 feet apart on center instead of the required 20 feet along public rights-of-way, except for the alley. Waivers are requested from these deficiencies. However, a condition of approval will require the proper number and spacing of trees in perimeter buffers.

A5) Sign Standards

No freestanding or wall signage was indicated on the submitted plans. All proposed signage would be subject to the standards contained in Title 19.14 pertaining to the C-2 (General Commercial) zoning district.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-2 (General Commercial). The Church/House of Worship use is a permitted use in this zoning district. Commercial Development Standards apply to the proposed church.

- Site Plan

The site plan indicates that the proposed building is too large to fit on the site and still accommodate the required Commercial Development Standards. Numerous waivers will be necessary to allow the project to continue as submitted. A Reversionary or other map may be

required to avoid the extension of the building over lot and/or parcel lines. Because the existing church will be allowed to remain on the site during construction of the proposed church, it is recommended that the on-site parking areas be completed and the detached storage building be removed no later than 90 days after a Certificate of Occupancy is obtained for the proposed church.

- Waivers

Numerous waivers are requested for this project. They include the following:

Waiver of the 20-foot setback requirement in the C-2 (General Commercial) zoning district. The applicant proposes a 10-foot setback, with the justification that there is already an existing 10-foot sidewalk along the east side of "D" Street, yielding 20 feet of setback area from the roadway.

Reduction in the required width of perimeter landscape buffers. The applicant proposes a 10-foot buffer along "D" Street and a 12-foot buffer along Monroe Avenue in order to allow enough space for the building footprint and parking areas. The side and rear buffers meet the required eight-foot code standard.

Reduction *in the number and spacing of required trees.* No justification is given for this waiver; however, space limitations prevent the addition of planters within the parking area over and above what is already proposed.

Waiver *of the six-foot foundation landscaping requirement between the parking area and the building.* The required landscaping width will not fit, given the proposed setbacks, location of parking, and perimeter landscape planters.

Waiver of the required 50-foot separation distance between trash enclosures and the property line of the residential property across the alley to the north. This request is acceptable because the residential lot is now vacant. The trash enclosure location is already more than 50 feet from another residence at the rear of the property on the corner of "D" Street and Jackson Avenue, and is in a convenient place for refuse pick-up from the alley.

With the exception of the trash enclosure waiver, the reason for these requests is to accommodate a building that is too large for the available site. Therefore, the recommendation is for denial of the waivers and for the Site Development Plan Review.

- Landscape Plan

Perimeter landscape buffers consist of 24-inch box Mondel Pine and five-gallon Juniper, Lantana, and African Daisy shrubs. The spacing of perimeter trees along "D" Street and Monroe Avenue should be 20 feet on center to conform to Landscape, Wall and Buffer Standards. The number of trees along these streets is deficient, and the proper number should be provided. These will be recommended as conditions of approval of the Site Development Plan Review.

- Elevation

While there is very little articulation on the facades of the proposed building, it is a marked improvement over the existing structure. Building materials are appropriate for this building and the area.

FINDINGS

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

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

   The proposed church will replace a similar use on the site that has existed for many years, in an area that is a mix of residential and commercial (including religious) uses. The Las Vegas Redevelopment Plan identifies this area as appropriate for mixed uses. Adjacent properties include small shops, a single-family residence, and vacant land.

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

   The large size of the proposed church building relative to the site area has prompted numerous requests for waivers of standards. As a whole, the project is inconsistent with the development policies of the City.

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

   Site access will be via one driveway from Monroe Avenue. A one-way drive will circulate vehicles from angled parking along the east side of the development to the paved alley on the north, which connects to "C" and "D" Streets. These roadways will be adequate to meet the demand of the proposed church without disrupting traffic flows.

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

   The stucco and tile proposed for the structure are common for small commercial and residential buildings both in this area and in the City. There is a deficiency in the number of trees provided in perimeter landscape planters; a condition of approval will require the appropriate amount of landscaping per the Landscape, Wall and Buffer Standards.

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

   While there is very little articulation on the facades of the proposed building, it is a marked improvement over the existing structure. It will be harmonious and compatible with existing structures in the area and will create a more aesthetically pleasing environment, as there are few newly constructed buildings and landscaped sites in the immediate area.

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

   The building and site will be subject to inspection prior to obtaining a Certificate of Occupancy and therefore the public health, safety, and general welfare will be safeguarded.

NOTICES MAILED 140

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3938 APN: 139-27-111-061, 062, 063

Name of Property Owner: NEWAY CHURCH.

Name of Applicant: HAROLD A. DORSEY.

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

____ Yes ⊗ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Harold Dorsey

Print Name: HAROLD DORSEY

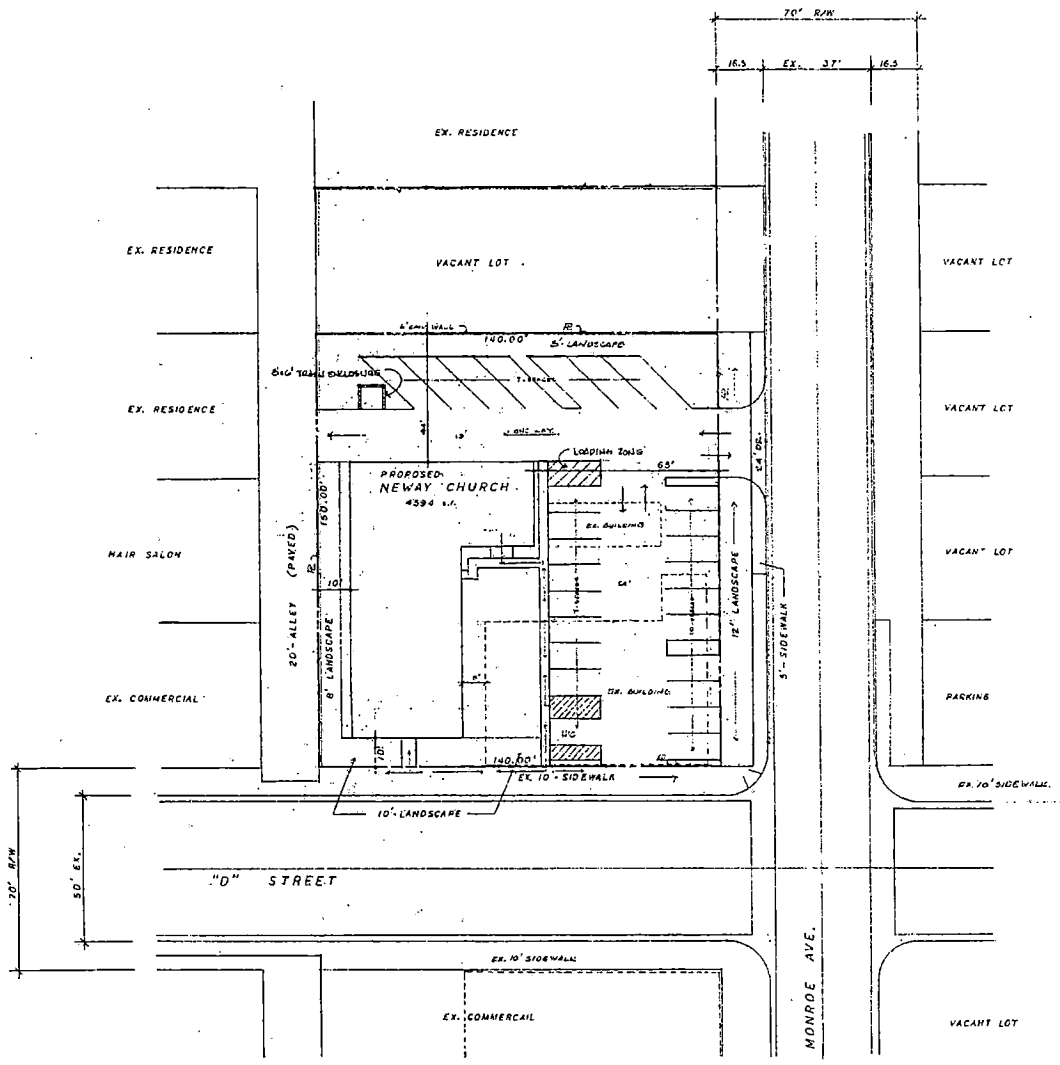
Subscribed and sworn before me

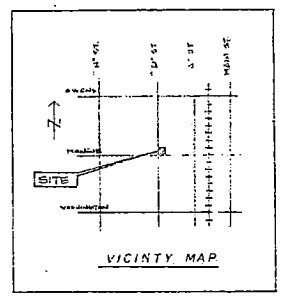
This 10 day of February, 2004

Brenda B. Williams

Notary Public in and for said County and State

BRENDA B. WILLIAMS
NOTARY PUBLIC STATE OF NEVADA
COMMISSION NO. 94-2760-1
Comm. Expires April 11, 2004





APN. 139-27-110-161,162,163

LOT SIZE 21000 S.F.

BUILDING SIZE 4594 S.F.

PARKING:

SANCTUARY 2613 S.F. ÷ 100 S.F.

REQUIRED 26 SPACES

PROVIDED 26 SPACES

1 H/C

SITE PLAN 1"=20'

SDR-3938

5-27-04 PC

REVISIONS	BY

NEWAY CHURCH
1308 "D" STREET
LV, NV.

Date

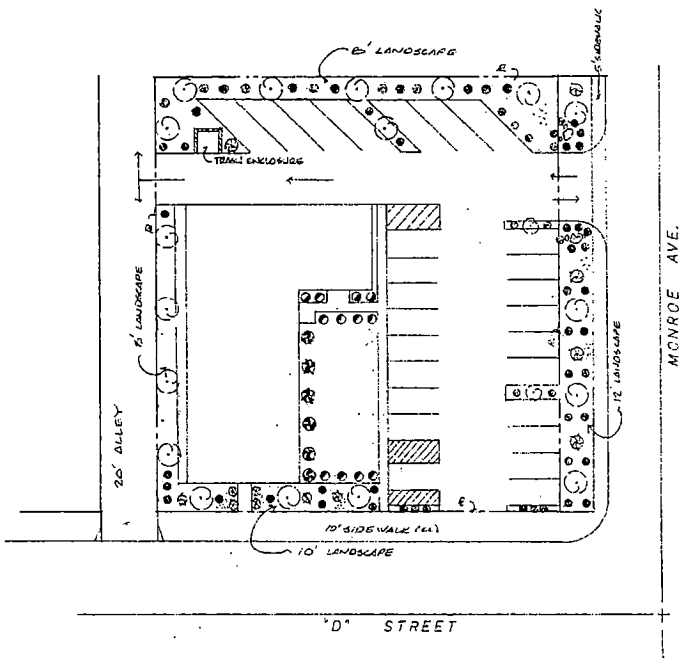
Scale 1"=20'

Drawn

Job

Sheet S1

Of Sheets



LEGEND:

- MONDALE PINE (24" BOX)
- DWARF OLEANDER (5-GAL)
- JUNIPERS (5-GAL)
- EVERGREEN EUONYMUS (15-GAL)
- TRAILING AFRICAN DAISY (5-GAL)
- TRAILING LANTANA (5-GAL)

LANDSCAPE PLAN

SDR--3938
5-27-04 PC

REVISIONS	BY

NEWAY CHURCH
1308 "D" STREET

Date	
Scale	1"=20'
Drawn	
Job	
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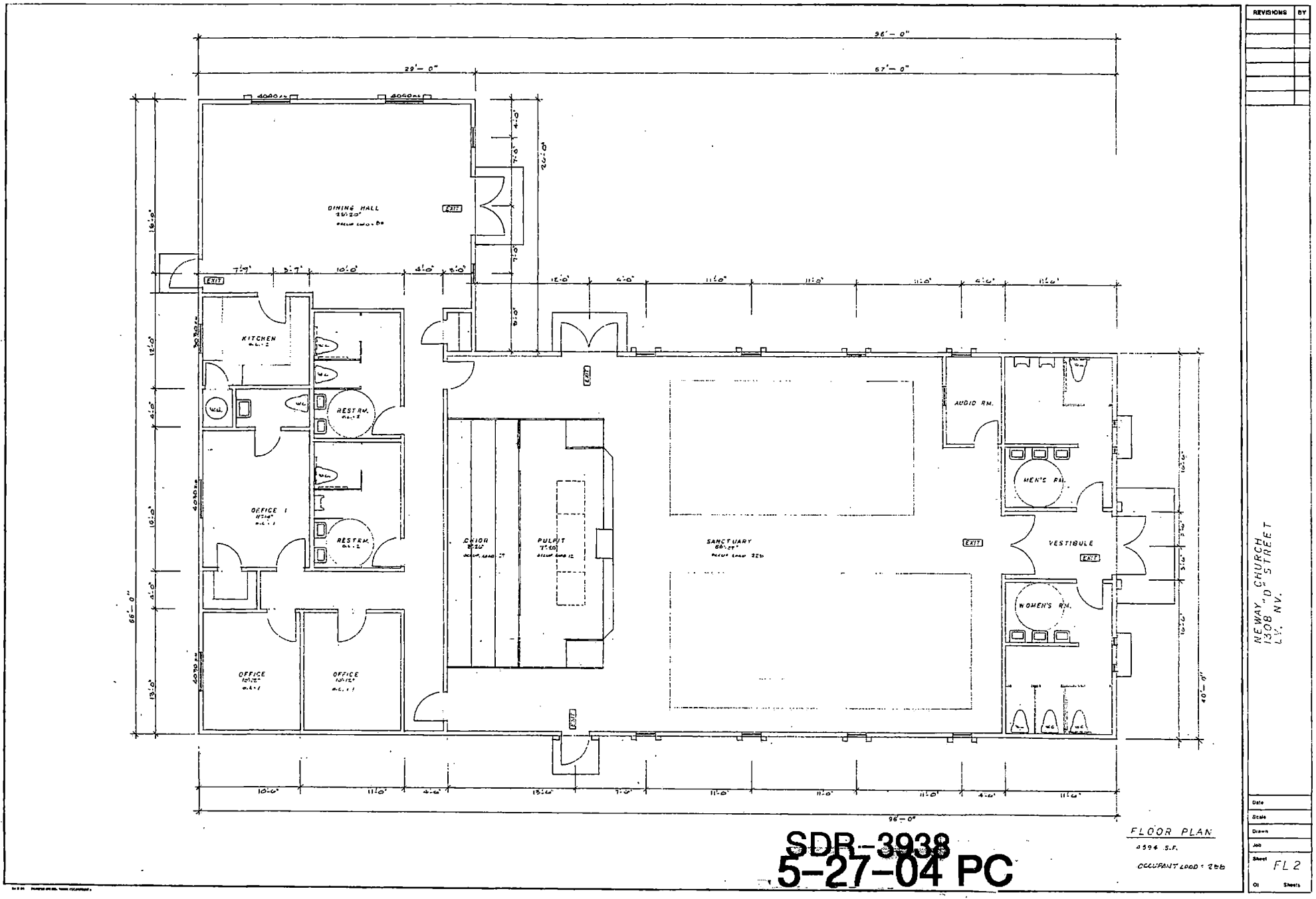
Of	Sheets



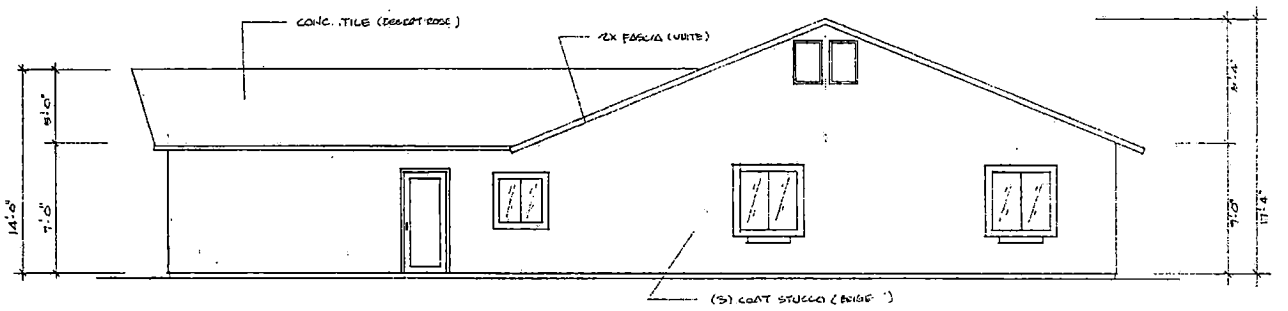
REVISIONS | BY

NEWAY CHURCH
1308 "D" STREET
L.V. NV.

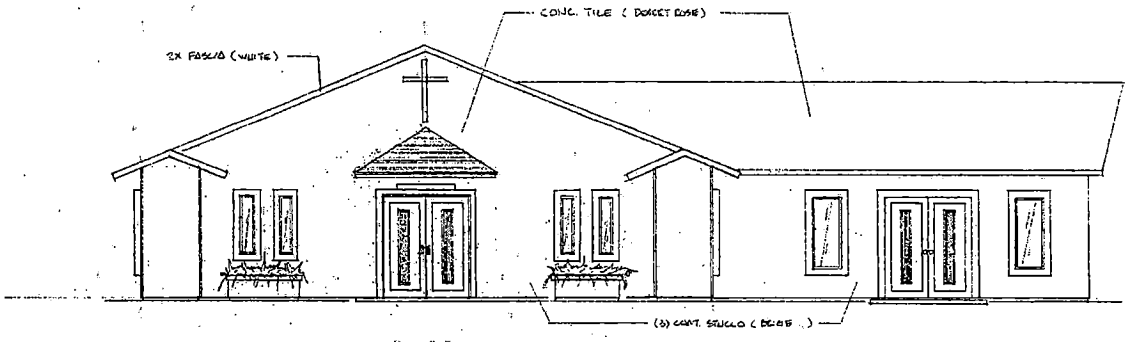
SDR-3938
5-27-04 PC

FLOOR PLAN
4594 S.F.
OCCUPANT LOAD = 266

Date
Scale
Drawn
Job
Sheet FL 2
Of Sheets



EAST ELEV.



WEST ELEV.

ELEVATIONS

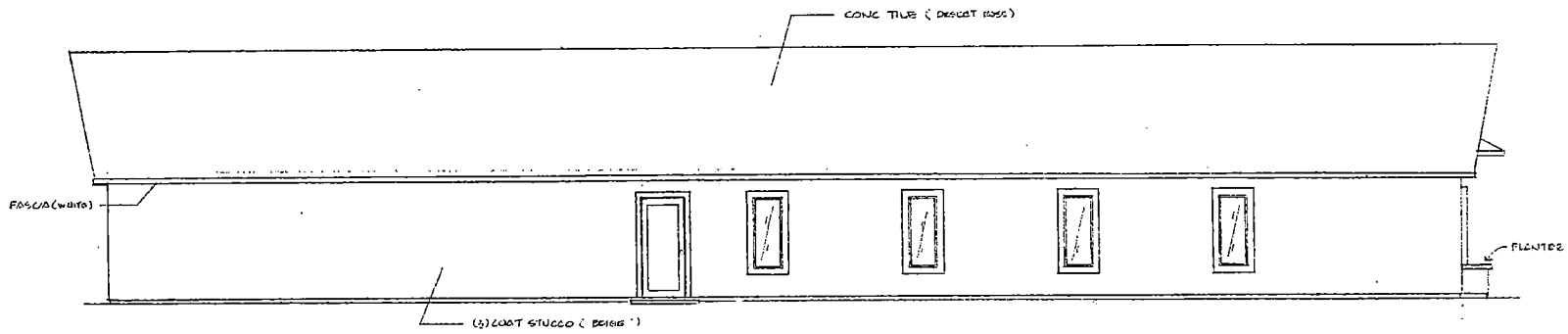
SDR-3938
5-27-04 PC

REVISIONS	BY

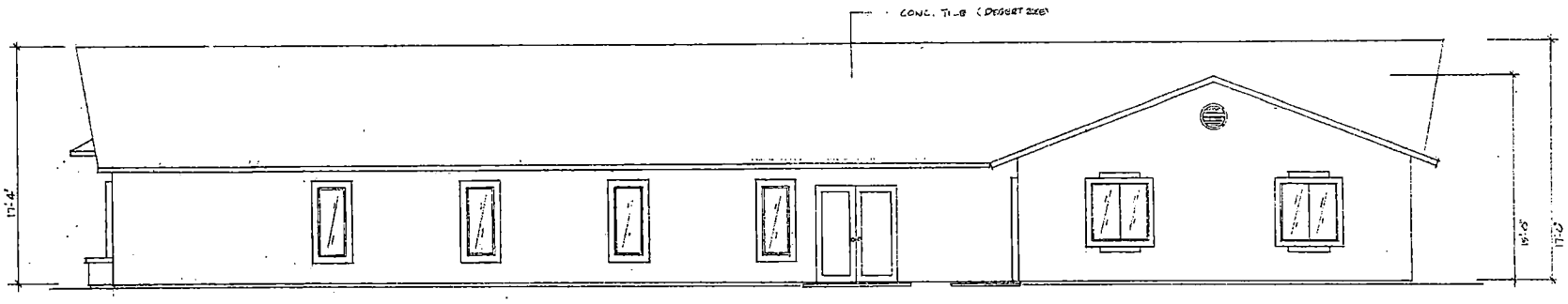
NEWAY - CHURCH
1308 N. "D" STREET
LV, NV.

Date
Scale
Drawn
Job
Sheet E3
Of Sheets

REVISIONS	BY



NORTH ELEV



SOUTH ELEV

NEWAY - CHURCH
1308 "D" STREET
LV, NV.

SDR--3938
5-27-04 PC

ELEVATIONS

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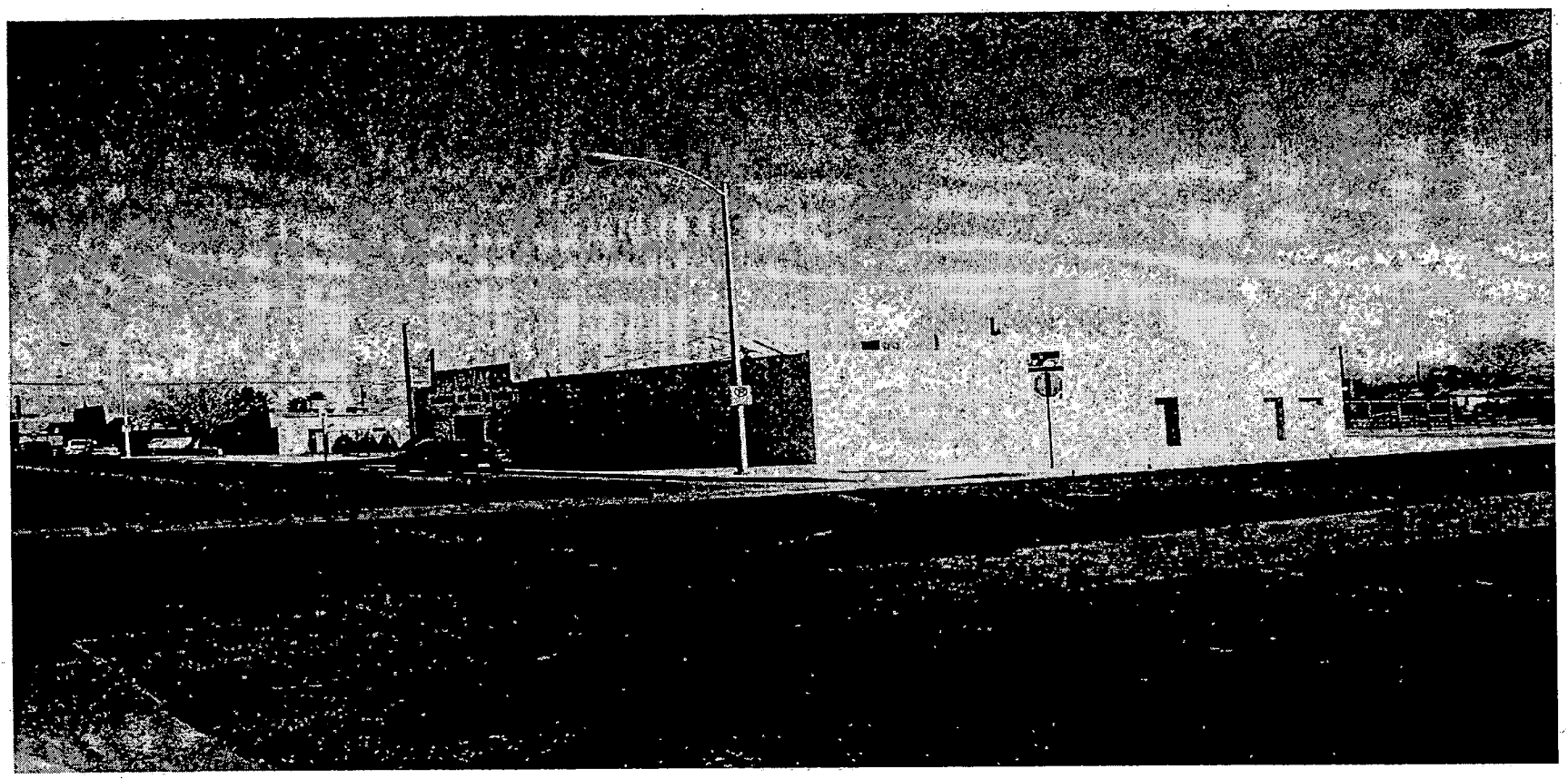
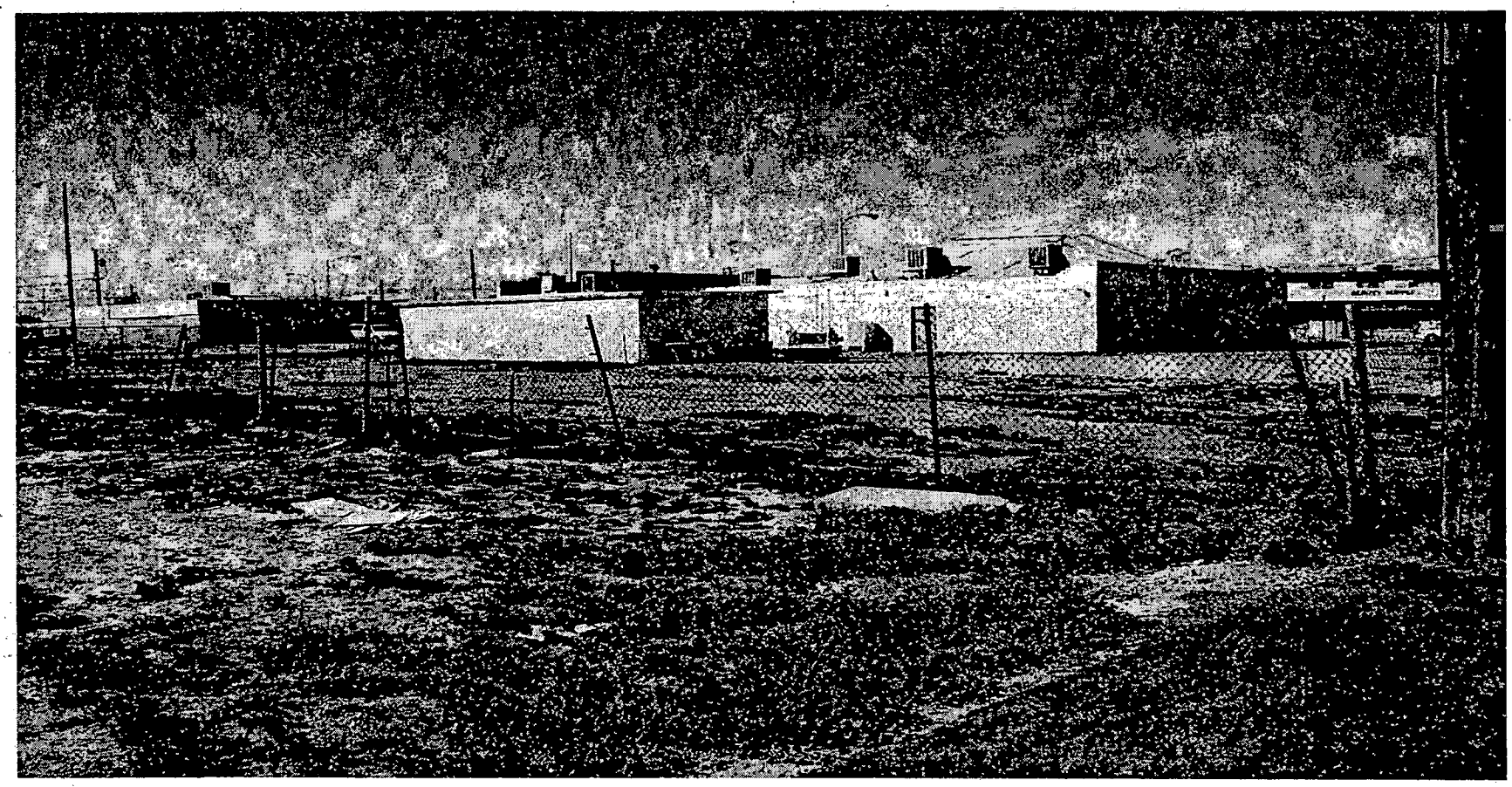
Scale	
Drawn	
Job	
Sheet	E4
Of	Sheets



SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST
ADJACENT TO THE NORTHEAST CORNER OF "D" STREET AND MONROE AVENUE
MAY 27, 2004 PLANNING COMMISSION

03/18/04



SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST
ADJACENT TO THE NORTHEAST CORNER OF "D" STREET AND MONROE AVENUE
MAY 27, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
ABEYANCE - 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).

C.C.: 06/24/2004

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance until June 24, 2004 Planning Commission meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 32 [ZON-4219] and Item 33 [SDR-4222].

DAVID CLAPSADDLE, Planning and Development, stated that this application was previously held in abeyance. It is a RPD-2 development for 13 lots. Staff has viewed other lots in the area, which range from 2,900 square feet up to 5,200 square feet and one acre. There is some R-1 to the north of the site and RPD-5 and RPD-8 to the east of the site. In addition, there are established single-family developments on larger lots. While the zoning is in conformance, staff believes the lot sizes are not compatible with the area and could have a long-term detrimental affect to the established rural neighborhood. Also, the applicant has not requested any Variances or Waivers. The Code states that any RPD development under 12 lots does not require open

MINUTES – Continued:

space. The applicant can either reduce the amount of lots or the Commission can require the applicant to do a Variance for open space if the applicant is not willing to meet the open space standard of the Code. Staff recommends denial on Item 32 [ZON-4219] and Item 33 [SDR-4222]. Staff received zero approvals and zero protests.

DAVE BROWN, 1050 E. Flamingo, appeared on behalf of the applicant. MR. BROWN stated that a letter was sent to Fred Solis, Planning Department, requesting the Variance for open space and thought an application was done. He apologized for the misunderstanding. CHAIRMAN TRUESDELL suggested the applicant follow-up with Mr. Solis and ensure that the application was done. MR. BROWN continued and stated that because the parcel is an odd shaped infill parcel, which made the Site Plan somewhat difficult than usual. With the various types of developments surrounding the neighborhood, the applicant feels this application is compatible and would be an improvement to the area.

Seven residents attended a public meeting, with one resident in favor of the project and the other six residents had questions regarding the Site Plan. The residents suggested the following: Make lots 4-9 and 13 single story homes; no street lights surrounding the subdivision with the exception of Craig Road; no street improvements on Tioga, Helena or Pioneer; prefer to leave the pavement as is or add curb and gutter; and landscape the frontage of the residents' lots.

The applicant is willing to make lot 3,4 or 9 and 13 as single story. Since the remaining are semi-custom homes, it would be at the discretion of the homeowners who purchase these lots. Using the overhead, MR. BROWN showed various elevations ranging from 2,800 square feet up to 4,000 square feet. The homes range in value from $500,000 to $800,000.

ANN CASEY, 7460 Helena, stated that her lot would be the one that has the most impact from this project. She pointed out that the one resident in favor of this project lives one mile away from the project and the other six residents live next to this site. In addition, there was only a one-day notice for the neighborhood meeting and two-days notice for this meeting. The residents prefer half acres. This is an old established neighborhood, and she has lived in the neighborhood for 23 years. Other residents have lived in this neighborhood ranging from 15 to 30 years. There are half-acre lots all along Buffalo. The residents can appreciate the value of these homes and what it can do for their neighborhood, as well as the infield and not having commercial on this project. She pointed out that the applicant made several misrepresentations regarding this development. The applicant changed on the issue of single or two story homes, the square footage, and at one point, stated that they were just going to have half-acre lots regardless of what the residents wanted. The residents are concerned with the off-site improvements, as well as, maintaining a rural area. MS. CASEY, as well as other residents, has horses, goats, pigs, ducks, peacocks, and fowl on their properties, and this rural neighborhood is immediately adjacent to

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 32 – ZON-4219

MINUTES – Continued:

this proposed project. If two-story homes are built next to their properties, it will reduce the residents' privacy. MS. CASEY is also concerned with a liability issue. There would be seven

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 32 – ZON-4219

homes that are not rural abutting her home, and there is a possibility that children will want to climb over the fence and play with some of these animals. In addition, some of the new residents may have a pool and would not want to have flies in their backyards. The residents have offered to change the alignment of the road and suggested using the amenities in the immediate neighborhood. The residents have been working with Councilman Brown's office and are willing to work with the applicant. However, they do oppose this application.

DIANE ZURCOSE, 7415 W. Craig, stated her main concern is the rural buffer zone. Across the street from her home are homes that look like apartments and they are so close together. There is no rural buffer zone , the mountain views will be taken away with two-story homes.

MR.BROWN apologized for the applicant was not aware of the short notice of the meetings. Councilman Brown's office was notified a week before the meeting date and the applicant had the meeting at the YMCA on Durango to make it easier for residents to attend. He also stated that the applicant does care about the residents and their concerns; they advised the residents that, if not this applicant, any developer could come in and put in what they want.

COMMISSIONER DAVENPORT asked if there was a reason for only one entrance on this project. DAVID GUERRA, Public Works, responded there is not necessarily a reason for it, but there are not enough units to require more than one entrance. The applicant can have multiple entrances. COMMISSIONER DAVENPORT suggested the applicant create a cul-de-sac on Tioga and Pioneer, which would split the traffic. MR. BROWN replied that the applicant would agree to it, but the residents wanted limited access and they wanted a cul-de-sac on Helena. CHAIRMAN TRUESDELL commented that the applicant could meet with the residents and work with them more on the Site Plan. He also stated that the Commission could vote on the zoning and hold the Site Plan. DEPUTY CITY ATTORNEY SCOTT responded that if there is a Waiver required for the open space, then the Site Plan would have to be held. MR. BROWN stated that the applicant would meet with the residents to work with them. CHAIRMAN TRUESDELL replied that he believes the residents are willing to work with the applicant in finding the best solution.

MINUTES – Continued:

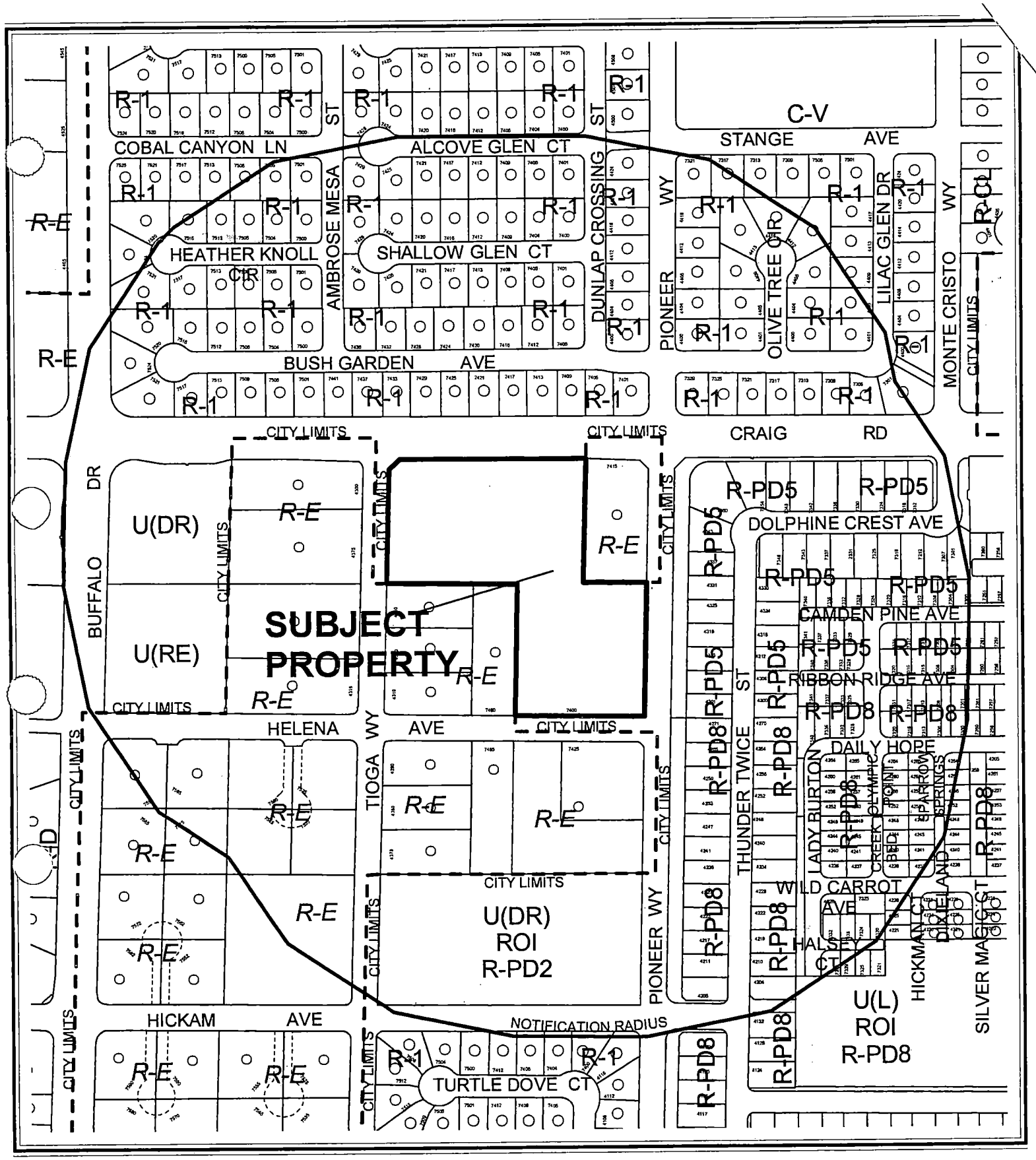
COMMISSIONER STEINMAN asked if a vehicle would be too close to the corner of Craig coming out onto Pioneer. MR. GUERRA replied that the applicant would need a Waiver because it is close. COMMISSIONER STEINMAN also asked about a wall along the backside of all the residents' properties. MS. CASEY replied that she has mixed feelings about being enclosed by an eight-foot wall; however, it would be appropriate if these homes are going to be two-story. COMMISSIONER STEINMAN also stated that it would address her concern with the children climbing over. MS. CASEY agreed. COMMISSIONER STEINMAN asked if MS. CASEY had a problem with the lot closest to her home, which is lot 3, being a two-story. MS. CASEY replied that it depends on how the home is placed on the lot. If it were diagonal, then she would probably be okay with that. COMMISSIONER STEINMAN believes lot 3 should be one story, as well as, lots 8 and 9. CHAIRMAN TRUESDELL reiterated holding the item, as some of these issue can be resolved. MR. CLAPSADDLE suggested holding the item for 30 days to allow staff to advertise the open space Variance and to advertise the Waiver of Title 18 should it be required if the cul-de-sac is extended to Tioga.

COMMISSIONER McSWAIN stated that even though this is infill, she feels the application is not appropriate. It is right in the middle of RE, there are significant barriers with streets, and it is not reasonable when there is an established RE neighborhood and one resident would end up with five adjoining parcels. She supports holding the item but is not sure as to how she will vote when the item comes before the Commission again.

COMMISSIONER GOYNES concurred with COMMISSIONER McSWAIN and stated that he will not support this application. His concern is that this is a RE area. Some residents have been there for 20-30 years. This is a rural area, and the application is not compatible. When someone buys one of these $800,000 homes and decides to have a picnic but has an experience with the flies. Then they want the long-time residents to move. COMMISSIONER GOYNES suggested the applicant place something on this parcel that is RE without the walls and accommodates the present residents. In addition, he suggested the applicant speak with the six residents who opposed the project and not those that live a distance from the project.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 32 [ZON-4219] and Item 33 [SDR-4222].

(7:51 – 8:14)



CASE: **ZON-4219**

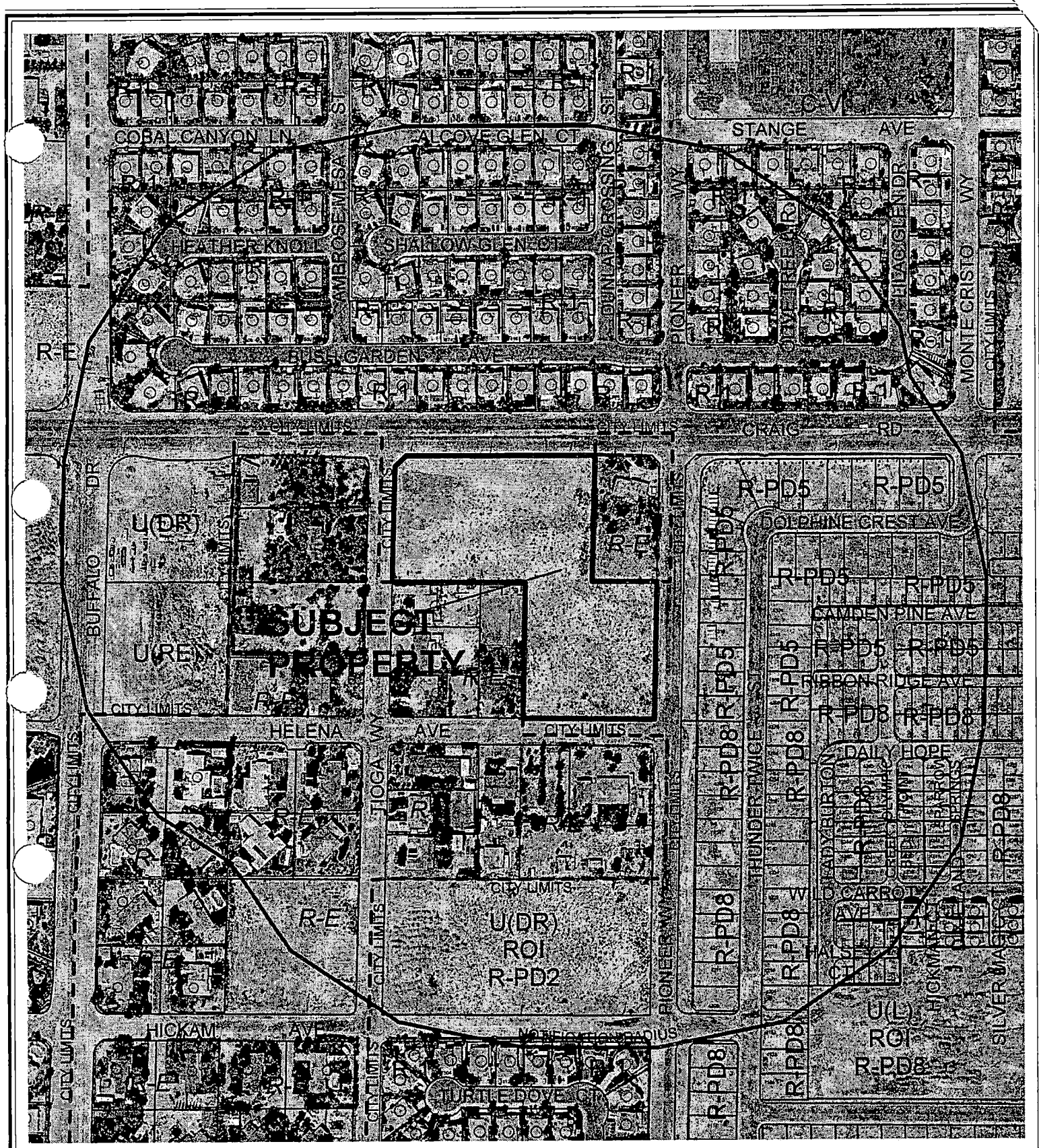
RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N



CASE: **ZON-4219**

RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - REZONING - PUBLIC HEARING - ZON-4219 -
APPLICANT/OWNER: HORIZON HOMES, INC.

** CONDITIONS **

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

Planning and Development

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

2. A Site Development Plan Review application (SDR-4222) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate a 15-foot radius on the northwest corner of Pioneer Way and Helena Avenue.

4. Construct all incomplete half-street improvements on Tioga Avenue, Pioneer Way and Helena Avenue adjacent to this site concurrent with development of this site. Required improvements on Tioga Avenue and Helena Avenue shall also be coordinated with Clark County Public Works.

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

6. 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).

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is 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.

A companion Site Development Plan Review (SDR-4222) will be considered concurrently with this application.

B) Applicant's Justification

The project is compatible with surrounding uses and will provide much needed single-family housing in the area.

BACKGROUND INFORMATION

A) Previous Actions

03/06/96	The City Council approved an Annexation (A-0024-95) of the subject property into the City of Las Vegas. The effective date was March 15, 1996.
09/12/02	The Planning Commission denied a request for a Special Use Permit (U-0107-02) for a commercial childcare center. Staff recommended denial.
05/13/04	The Planning Commission voted to hold this item in abeyance at the request of the applicant in order to schedule and hold a meeting with the area residents to discuss the project.
5/27/04	The Planning Commission will hear a related Site Development Plan Review application (SDR-4222) as part of this agenda.

B) Pre-Application Meeting

03/08/04	No significant issues were identified at the pre-application meeting.

C) Neighborhood Meetings

A neighborhood meeting is not required for Rezoning applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.23

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR	Desert Rural Density Residential
North:	L	Low Density Residential
South:	R-E	Rural Estates Residential
East:	R-E	Rural Estates Residential
West:	L	Low Density Residential

D) Existing Zoning

Subject Property:	U (DR)	Undeveloped (Desert Rural Density Residential) General Plan Designation].
North:	R-1	Single Family Residential District
South:	R-E	Rural Estates Residential
East:	R-PD5	Residential Planned Development – 5 Units Per Acre)
West:	R-E	Rural Estates Residential

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a DR (Desert Rural Density Residential) land use designation, which allows for single family homes on large lots, many including equestrian facilities. This rural environment allows up to two units per acre, as well as some noncommercial raising of domestic animals. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) is technically consistent with the DR (Desert Rural Density Residential) General Plan designation, as the proposed density is 2.49 Units Per Acre. However it does not advance policies to present the integrity of the established residential neighborhoods.

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

Rural Preservation Neighborhood

The southern portion of the site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The development's proposed density of 2.49 dwelling units per acre is within the parameters of the rural preservation neighborhood legislation.

County Notification

Property located within the notification radius of the subject site falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

A) General Analysis and Discussion

The R-PD2 district is intended 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 also intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, and a separation of pedestrian and vehicular traffic. Staff believes the proposed zoning district is not appropriate for several reasons.

First, the proposed site plan depicts 13 lots with an average lot size of 13,220 square feet, which is significantly smaller than the adjacent parcels. The smallest adjacent lot is approximately 20,463 square feet. Second, the site is deficient in the amount of open space provided, and the open space that is available is not centralized or convenient to the residents of the proposed community. There are no innovative or imaginative residential designs as required by the R-PD

(Residential Planned Development) zoning district, nor are there are any amenities that establish a clear sense of community. Finally, the proposed plan does not keep with the rural intent of the DR (Desert Rural Density Residential) General Plan land use designation. The DR (Desert Rural Density Residential) General Plan land use designation is intended for single-family homes on large lots with densities of up to two units per acre.

FINDINGS

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

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

   The proposed R-PD2 (Residential Planned Development – 2 Units per Acre) district is consistent with the DR (Desert Rural Density Residential) General Plan land use designation

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

   The uses allowed by the proposed R-PD2 (Residential Planned Development – 2 Units per Acre) district are residential in nature, but are not compatible with the adjacent large lot developments.

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

   While there has been residential growth in the area, the proposed development is not appropriate as the adjacent lots are larger in size and keep the rural intent of the DR (Desert Rural Density Residential) General Plan land use designation. In addition, the proposed development requires an open space waiver and does not provide innovative design features as required by an R-PD (Residential Planned Development) zoning district.

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

   Access is provided via a drive from Helena Avenue, a 60-foot collector, and is adequate in size to meet the requirements of the zoning district.

NOTICES MAILED 167 [Mailed with SDR-4222]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4219 APN: 138-03-302-001

Name of Property Owner: HORIZON HOMES, INC.

Name of Applicant: HORIZON HOMES, INC.

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

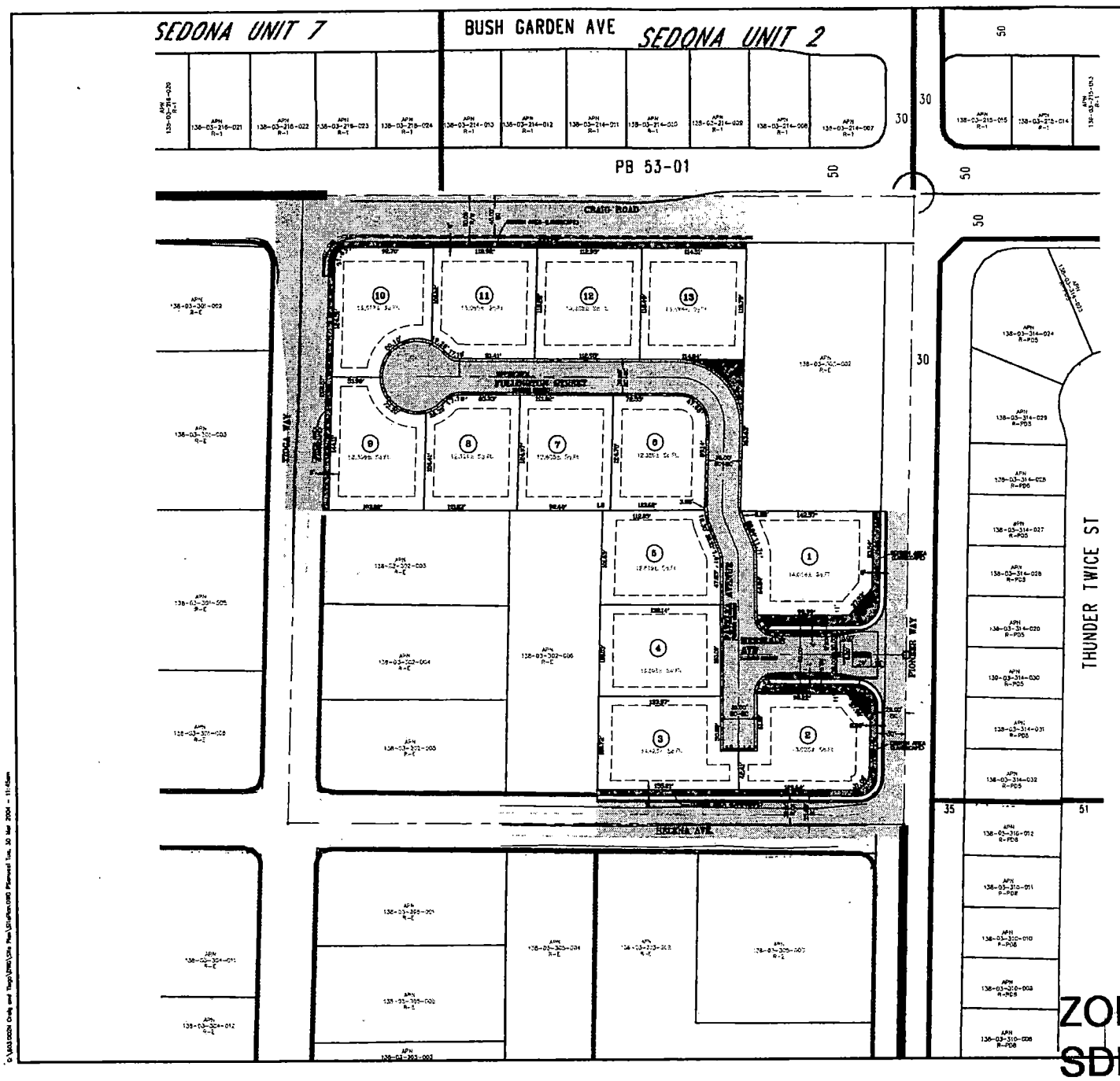
Print Name: LAWRENCE H. POWERS

Subscribed and sworn before me

This 10TH day of MARCH, 2004

Marie E. Borkowski
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARIE E. BORKOWSKI
My Appointment Expires
February 17, 2005
No: 97-0442-1



SITE DATA

PROPOSED USE :	RPD-2 (UP TO 2.49 UPA)
AREA :	5.23 GROSS ACRES
CURRENT GEN. PLAN DESIGNATION:	DESERT RURAL (DR)
PROPOSED GEN. PLAN DESIGNATION:	DESERT RURAL (DR)
PROPOSED UNITS:	13
PROPOSED DENSITY:	2.49 UNITS/ACRE
MINIMUM LOT AREA:	12,321 SF
AVERAGE LOT AREA:	13,220 SF
MIN LOT WIDTH :	100'
MIN FRONT SETBACK :	20'
MIN SIDE YARD SETBACK :	5'
MIN CORNER SIDEYARD SETBACK:	5'
MIN REAR YARD SETBACK	15'
MAX BUILDING HEIGHT :	2 STORIES OR 35' (WHICHEVER IS LESS)
BUILDING SIZE	4430 sf ~ 4464 sf SINGLE STORY 4426 sf ~ 5238 sf 2 STORY
F.A.R.	32.5% ~ 38.5%
PARKING	2 PARKING SPACES PER UNIT

APN NUMBERS

APN: 138-03-302-001

LEGEND

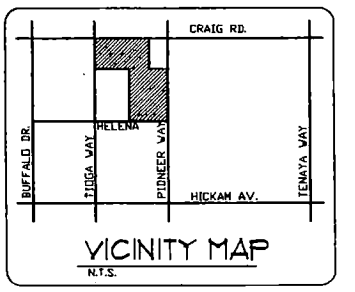
SINGLE FAMILY RESIDENTIAL

LANDSCAPING

PAVEMENT

CLARK COUNTY APN

CITY OF LAS VEGAS APN



VICINITY MAP

N.T.S.

NORTH

1"=50'

GRAPHIC SCALE

ZON-4219

SDR-4222

5-27-04 PC

TRC

Customer-Focused Solutions

SV Engineering Nevada

CRAIG AND TIOGA

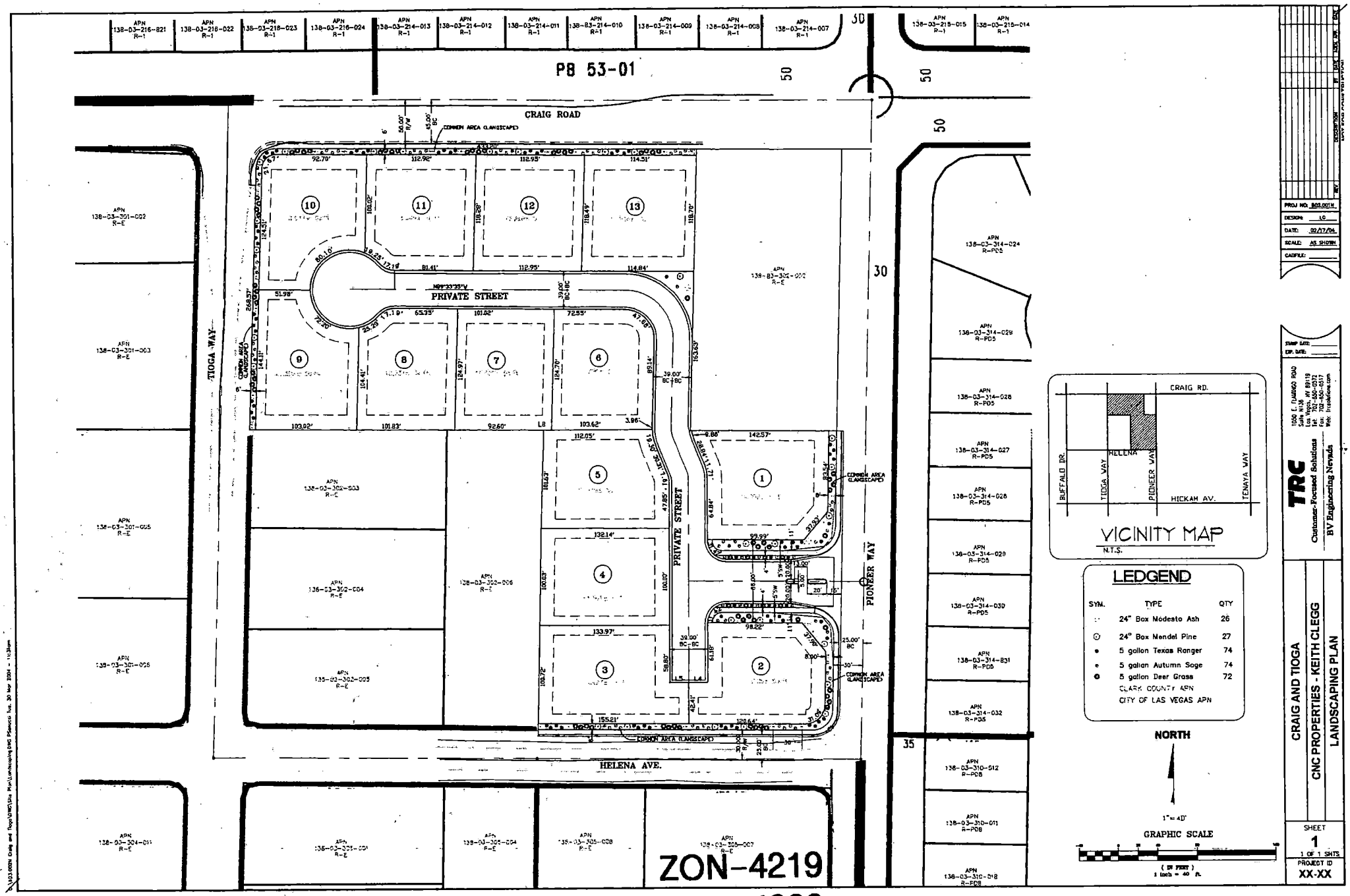
CNC PROPERTIES - KEITH CLEGG

SITE PLAN

SHEET 1

1 OF 1 SHTS

PROJECT ID XX-XX



CRAIG RD.
HELENA
BUFFALO DR.
TIOGA WAY
PIONEER WAY
HICKAM AV.
TENAYA WAY

VICINITY MAP
N.T.S.

LEDGEND

SYM.	TYPE	QTY
	24" Box Modesto Ash	26
	24" Box Mendel Pine	27
	5 gallon Texas Ranger	74
	5 gallon Autumn Sage	74
	5 gallon Deer Grass	72
	CLARK COUNTY APN	
	CITY OF LAS VEGAS APN	

NORTH

1" = 40'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PROJ NO. 802.001K
DESIGN: LG
DATE: 02/17/04
SCALE: AS SHOWN
CADFILE:

STAMP DATE:
EXP. DATE:

TRC
Customer-Focused Solutions
BV Engineering Nevada
1050 E. FLAMINGO ROAD
Suite N136
Las Vegas, NV 89119
Tel: 702-650-6577
Fax: 702-450-6517
Web: trcsolutions.com

CRAIG AND TIOGA
CNC PROPERTIES - KEITH CLEGG
LANDSCAPING PLAN

SHEET 1
1 OF 1 SHTS
PROJECT ID XX-XX

N:\802\0001K Craig and Tioga\LNDSCP\Site Plan\Landscaping DWG Plotted on Tue, 30 Mar 2004 - 11:38am

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4219 - PUBLIC HEARING - SDR-4222 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Site Development Plan Review for a 13-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

C.C.: 06/24/2004

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance until June 24, 2004 Planning Commission meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 32 [ZON-4219] and Item 33 [SDR-4222].

No one appeared in opposition.

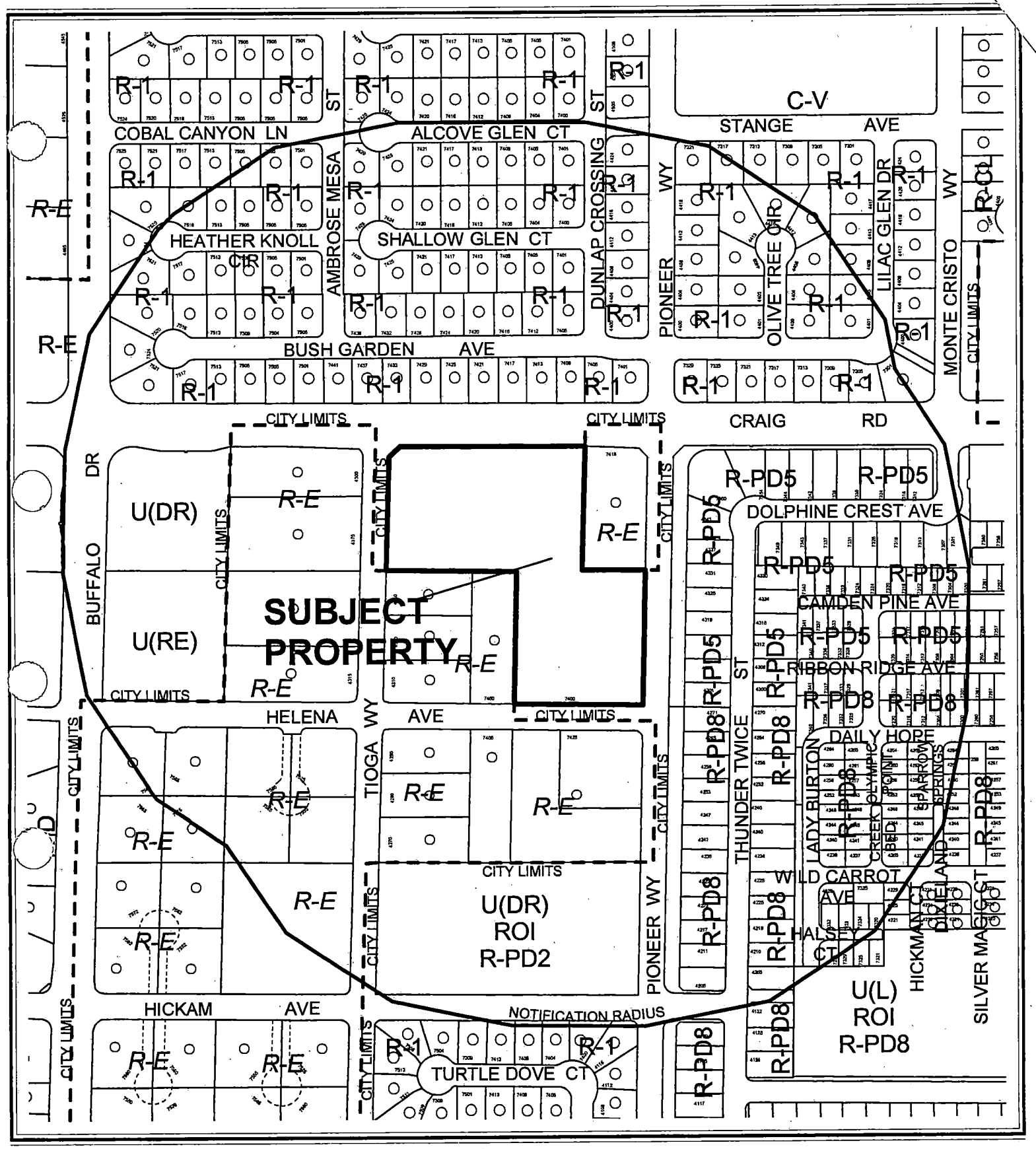
CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 32 [ZON-4219] and Item 33 [SDR-4222].

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 33 – SDR-4222

MINUTES – Continued:

Note: See Item 32 [ZON-4219] for all related discussion on Item 32 [ZON-4219] and Item 33 [SDR-4222].

(7:51 – 8:14)



CASE: **SDR-4222**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-4222 - APPLICANT/OWNER: HORIZON HOMES, INC.

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-4219) to a R-PD2 Zoning District approved by the City Council.

2. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

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

4. 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.

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

6. The standards for this development shall include the following: minimum lot size of 12,321 square feet, minimum distance between buildings of 6 feet, lot coverage shall not exceed 38.5%, and building height shall not exceed two stories or 35 feet, whichever is less.

7. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 3 feet on the side, 3 feet on the corner side, and 15 feet in the rear.

8. 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 the proper amount of open space based on the open space standards of Title 19.

9. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum of four five-gallon and four 1-gallon shrubs for each tree within provided planters.

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

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

Public Works

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

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

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4219 and all other subsequent site-related actions.

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

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that Pavelka Avenue is shown without a knuckle, therefore does not meet City Standards.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is 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.

A companion Rezoning (ZON-4219) will be considered concurrently with this application.

B) Applicant's Justification

The applicant will work with staff and surrounding neighbors to create a neighborhood that would be beneficial for the area.

BACKGROUND INFORMATION

A) Previous Actions

03/06/96	The City Council approved an Annexation (A-0024-95) of the subject property into the City of Las Vegas. The effective date was March 15, 1996.
09/12/02	The Planning Commission denied a request for a Special Use Permit (U-0107-02) for a commercial childcare center. Staff recommended denial.
05/13/04	The Planning Commission voted to hold this item in abeyance at the request of the applicant in order to schedule and hold a meeting with the area residents to discuss the project.
05/27/04	The Planning Commission will hear a related Rezoning application (ZON-4219) as part of this agenda.

B) Pre-Application Meeting

03/08/04	Elements of a Site Development Plan Review application were discussed.

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: 5.23

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	L (Low Density Residential)
South:	R-E (Rural Estates Residential)
East:	R-E (Rural Estates Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation]
North:	R-1 (Single Family Residential District)
South:	R-E (Rural Estates Residential)
East:	R-PD5 (Residential Planned Development – 5 Units Per Acre)
West:	R-E (Rural Estates Residential)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a DR (Desert Rural Density Residential) land use designation, which allows for single family homes on large lots, many including equestrian facilities. This rural environment allows up to two units per acre, as well as some noncommercial raising of domestic animals. The proposed zoning district is R-PD2 (Residential Planned Development – 2 Units Per Acre). The submitted site plan does not keep with the rural intent of the DR designation and is therefore not consistent 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

Rural Preservation Neighborhood

The southern portion of the site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The development's proposed density of 2.49 dwelling units per acre is within the parameters of the rural preservation neighborhood legislation.

PROJECT DESCRIPTION

The proposed development is located at the southwest corner of Pioneer Way and Craig Road, a 100 foot wide Arterial on the Master Plan of Streets and Highways. A single entrance on Pioneer Way will access the subdivision. It is proposed to be a gated 13 lot single-family subdivision with the lots ranging in size from 12,321 square feet up to 14,058 square feet. The single street in the subdivision is proposed to be private.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the proposed Site Development Plan Review, the following Development Standards apply to the subject proposal:

Standards	Provided
Min. Lot Size	12,321 sq. ft.
Min. Lot Width	100 ft
Min. Setbacks • Front • Side • Corner • Rear	 20 ft 3 ft 3 ft 15 ft
Max. Lot Coverage	38.5%
Max. Building Height	2 stories or 35 ft, which ever is less
Trash Enclosure	N/A
Loading Zone	N/A
Mech. Equipment	Screened
Other …	

The application and proposed development conforms to the Title 19 standards of R-PD development. If approved, these standards will be attached as conditons of this project.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	N/A	N/A	N/A
Buffer: • Min. Trees • Min. Zone Width • Wall height • Shrubs	 1 Trees/ 30 Linear Feet 6 Feet 6 Feet 4- 1 gallon, 4-5 gallon per tree or 320 shrubs	 40 Trees	 42 Trees 6 feet Not Shown 220 shrubs

The proposal meets the requirements for landscaping except for the number of shrubs required per individual tree. The applicant proposes 100 less shrubs. A condition has been added to require a new landscaping plan that will show the addition shrubs.

Pursuant to Title 19.06, the following Open Space Standards, "Density (Units per Acre to the nearest 10th, x 1.65= the percentage of land that will be open space", apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
5.23 acres	2.49	1.65	4.1%	9,341 SF	0 %	0 SF

The proposal does not meet the requirement for open space. A condition will be added to address the issue.

B) General Analysis and Discussion

- Zoning

The proposed density of 2.49 dwelling units per acre (DUA) is consistent with the Desert Rural Density Residential General Plan designation.

- Site Plan

The site plan shows lots that are similar in with to those to the west. The lots are larger than those in subdivisions to north and east of the site. The lot sizes proposed are mid-range between the development to east and north and large lots to the southwest.

The applicant does not show the open space required for an R-PD development. A condition has been added to require a redesign of the subdivision to provide the proper amount of open space.

- Waivers

The applicant is not requesting wavers with their application.

- Landscape Plan

The landscape plan shows the proper location and number of buffer trees along the streets. The plan does not show the one gallon shrubs that are required in the buffer strips. A condition has been added requiring a redesign of the landscaping plan that shows all of the trees and shrubs that are required by Title 19.

- Elevation

The elevations show home designs that are typical in the Las Vegas valley.

- Floor Plan

The proposed floor plans reflect the typical designs that are common around the city.

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 12,000 lots, compared to those to the northeast and those to the southwest, do not represent a proper transition from between the two established areas to the northeast and southwest. The proposal therefore is not compatible to the neighboring development, particularly the large lot development to the southwest. Lots with a minimum lot size of 15,000 square feet minimum would be more appropriate on this site as a transition between the development to the northeast and southwest.

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

   The proposed development is consistent with current standards, plans and policies of the City except for the open space standards of Title 19. The applicant proposes that no open space be provided within the subdivision. This is inconsistent with the concept of giving the flexibility of design that is possible with the R-PD zoning district.

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

   This development will not have a negative impact on the adjacent streets and neighborhood traffic.

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

   The materials proposed for the development is typical for area, therefore they are appropriate for the area.

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

   The exteriors proposed for the development are typical for area; therefore they are harmonious and compatible for the area.

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

   The building and site will be subject to inspection prior to obtaining a Certificate of Occupancy and therefore the public health, safety, and general welfare will be safeguarded.

NOTICES MAILED 167 [Mailed with ZON-4219]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4222 APN: 138-03-302-001

Name of Property Owner: HORIZON HOMES, INC.

Name of Applicant: HORIZON HOMES, INC.

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: LAWRENCE H. POWERS

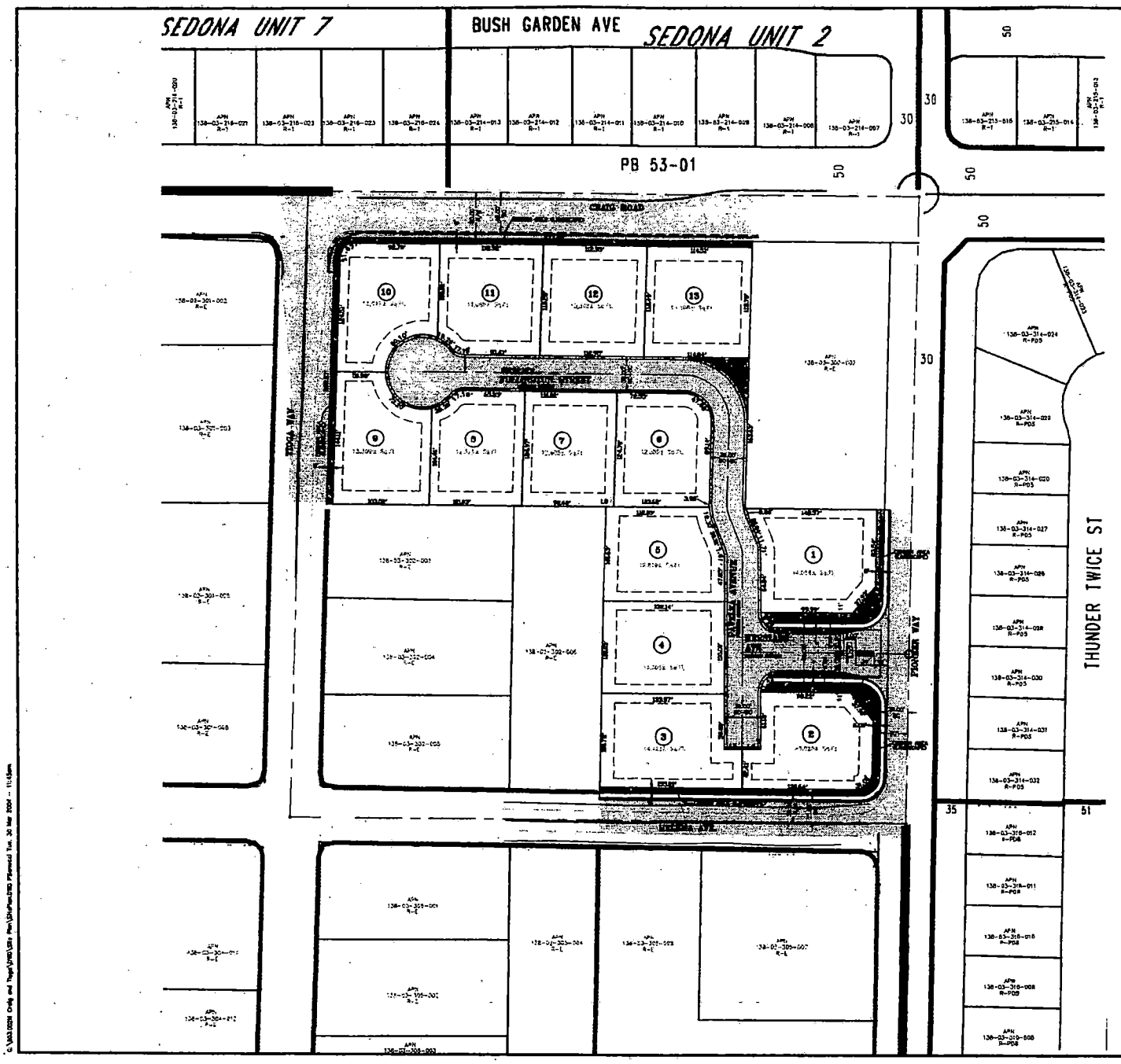
Subscribed and sworn before me

This 10TH day of MARCH, 2004

Marie E. Borkowski

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARIE E. BORKOWSKI
My Appointment Expires
February 17, 2005
No: 97-0442-1



SITE DATA

PROPOSED USE :	RPD-2 (UP TO 2.49 UPA)
AREA :	5.03 GROSS ACRES
CURRENT GEN. PLAN DESIGNATION:	DESERT RURAL (DR)
PROPOSED GEN. PLAN DESIGNATION:	DESERT RURAL (DR)
PROPOSED UNITS:	13
PROPOSED DENSITY:	2.49 UNITS/ACRE
MINIMUM LOT AREA:	12,321 SF
AVERAGE LOT AREA:	13,220 SF
MIN LOT WIDTH :	100'
MIN FRONT SETBACK :	20'
MIN SIDE YARD SETBACK :	5'
MIN CORNER SIDEYARD SETBACK:	5'
MIN REAR YARD SETBACK	15'
MAX BUILDING HEIGHT :	2 STORIES OR 35' (WHICHEVER IS LESS)
BUILDING SIZE	4430 sf – 4484 sf SINGLE STORY 4426 sf – 5238 sf 2 STORY
F.A.R.	32.5% – 38.5%
PARKING	2 PARKING SPACES PER UNIT

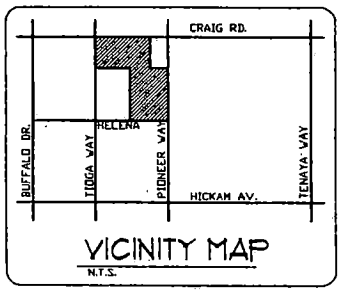
APN NUMBERS

APN: 138-03-302-001

LEGEND

- SINGLE FAMILY RESIDENTIAL
- LANDSCAPING
- PAVEMENT

CLARK COUNTY APN
CITY OF LAS VEGAS APN



VICINITY MAP
N.T.S.

ZON-4219
SDR-4222
5-27-04 PC

NORTH

1"=50'
GRAPHIC SCALE

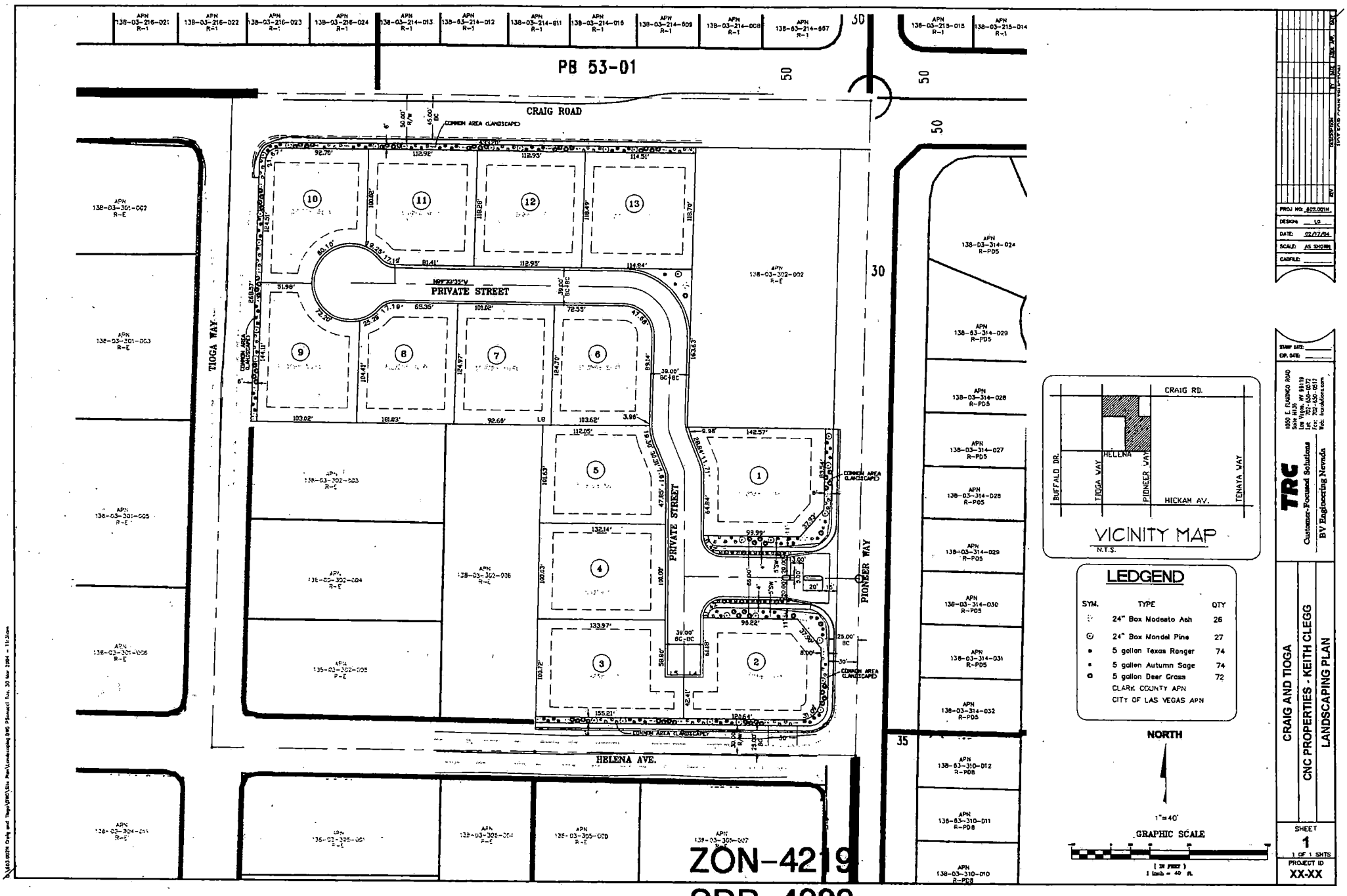
PROJ NO. 803.02H
DESIGN LB
DATE: 02/17/04
SCALE: AS SHOWN
CADFILE

STAMP DATE:
EXP. DATE:

TRC
Consumnes-Pastmod Solutions
BV Engineering Nevada
1950 E. FLAMINGO ROAD
SUITE 1A
Las Vegas, NV 89119
tel: 702-650-8972
fax: 702-650-8977
web: trcsolutions.com

CRAIG AND TIOGA
CNC PROPERTIES - KEITH CLEGG
SITE PLAN

SHEET
1
1 OF 1 SHTS
PROJECT ID
XX-XX



ZON-4219
SDR-4222
5-27-04 PC

TRC
Customer-Focused Solutions
1000 E. Flamingo Road, Suite 119, Las Vegas, NV 89119
Tel: 702-650-0272 Fax: 702-650-0617 Web: trcsolutions.com
BV Engineering Nevada

PROJ NO: 602.001N
DESIGN: LG
DATE: 02/17/04
SCALE: AS SHOWN
CADFILE:

STAMP DATE:
EXP. DATE:

CRAIG AND TIOGA
CNC PROPERTIES - KEITH CLEGG
LANDSCAPING PLAN

SHEET 1
1 OF 1 SHTS
PROJECT ID XX-XX

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:

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

SET DATE: 06/16/04
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 this item be HELD IN ABEYANCE to the June 10, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

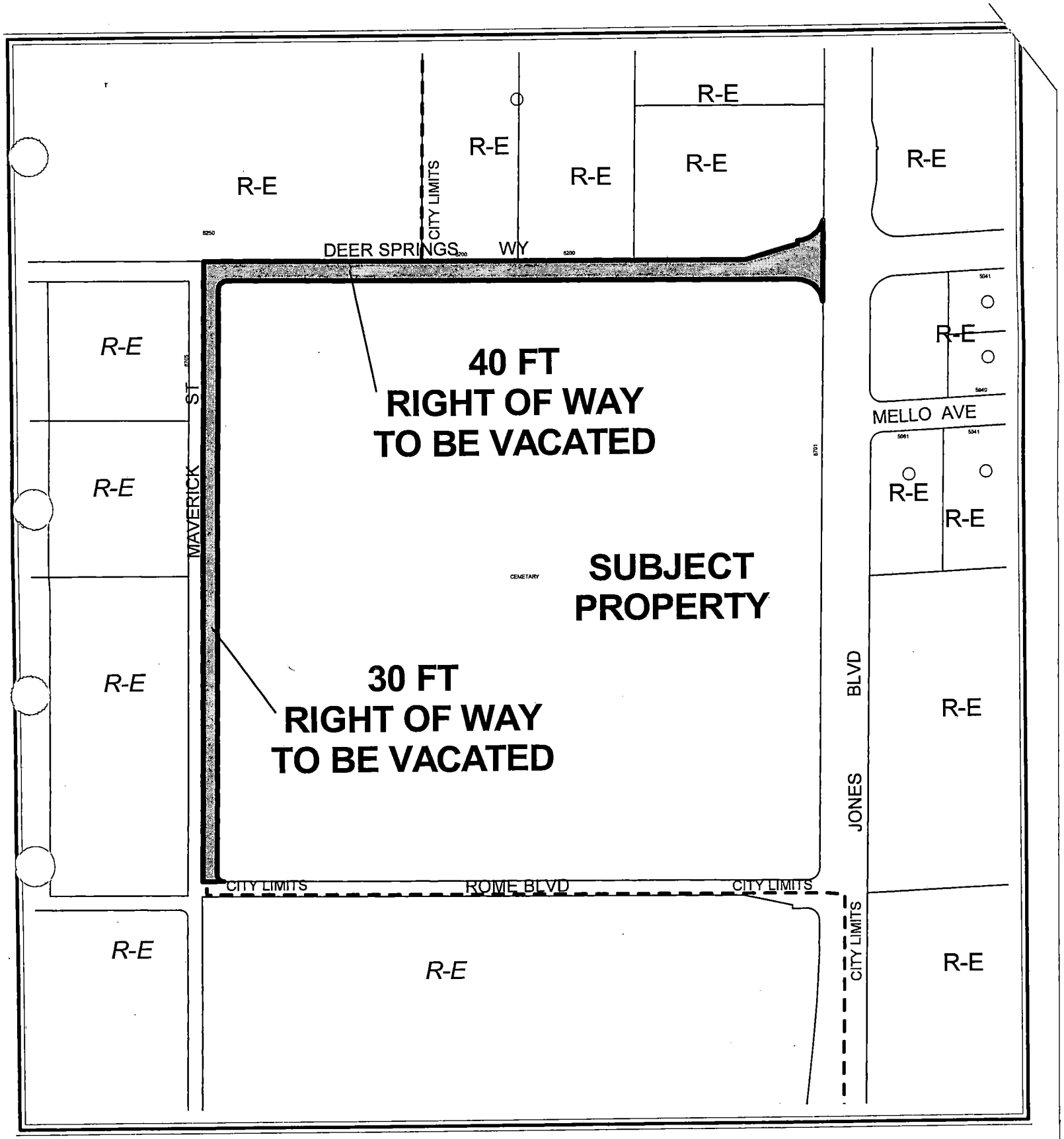
MOTION:

NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS with EVANS absent

To be held in abeyance until June 10, 2004 Planning Commission meeting

MINUTES:

There was no discussion.



CASE: **VAC-4071**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VACATION - PUBLIC HEARING - VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.

ON MAY 18, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 10, 2004 PLANNING COMMISSION MEETING.

XXX:
27-04\REPORTS\VAC-4071.DOC

F:\DEPOT\PLANNING COMMISSION\2004\05-

Political Science , Inc.
856 E. Sahara, #A
Las Vegas, NV 89104
(702) 650-5117-ofc.
(702) 650-5579-fax

May 18, 2004

David Clapsaddle, Supervisor (Planning Commission)
Development Services Center
731 South 4th Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 385-7268

RE: VAC-4071- May 27, 2004 Planning Commission Agenda

Dear Mr. Clapsaddle:

Please accept this letter as a request to hold the above referenced agenda item for two additional weeks, until the June 10th Planning Commission meeting. We have met with staff and would like additional time to work on a couple of issues with staff. Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart

Cc. Jay Bingham, 368-5801-fax

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4071 APN: 125-23-703-005

Name of Property Owner: PALM MORTUARY INC.

Name of Applicant: WRG DESIGN, 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: Ken Knauss

Print Name: KEN KNAUSS President

Subscribed and sworn before me

This 19 day of January, 2004

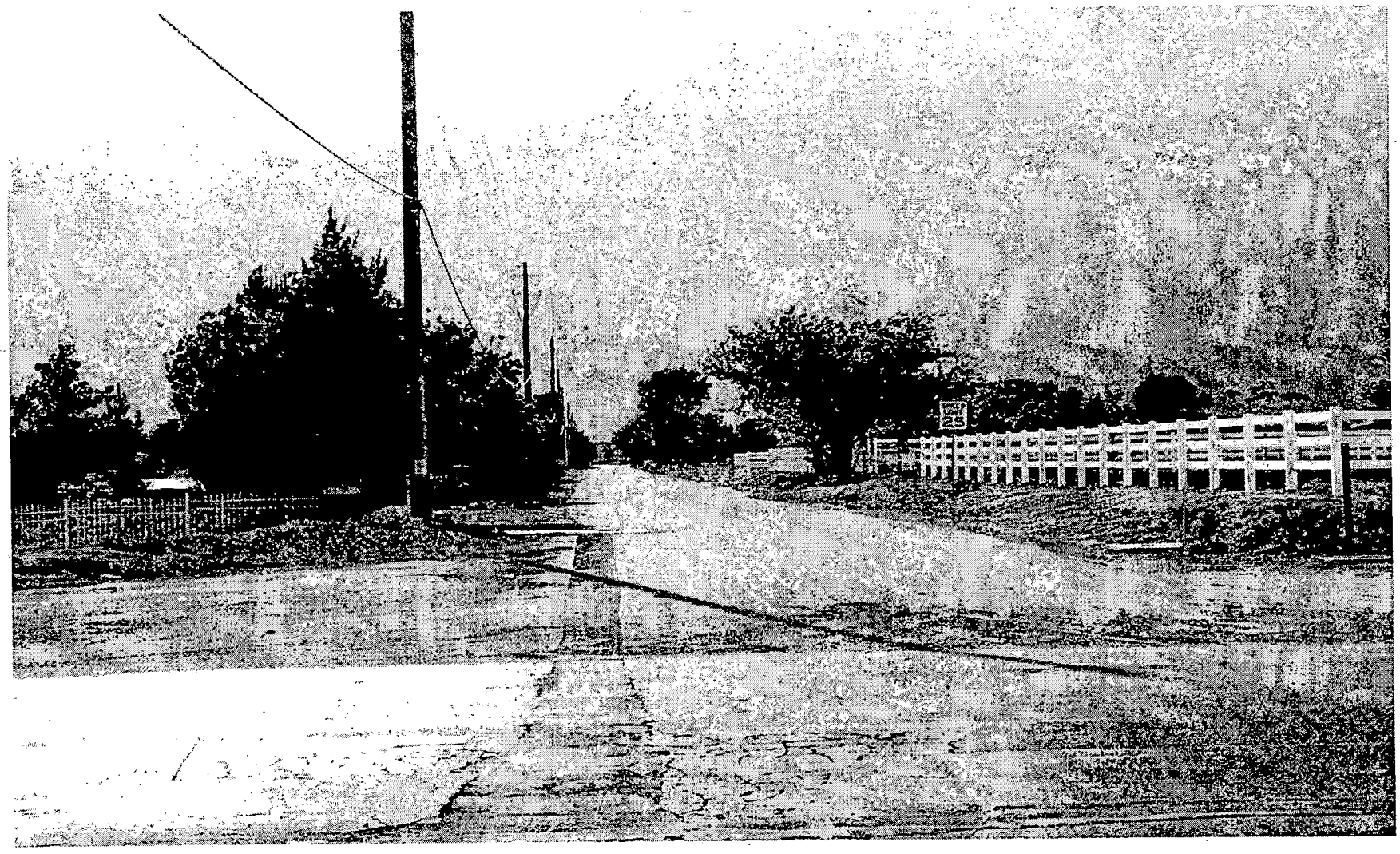
Andrea S. Agee

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
ANDREA S. AGEE
My Appointment Expires
June 28, 2006
No. 94-4721-1

VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.
MAY 27, 2004 PLANNING COMMISSION

3/31/04



VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.
MAY 27, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4205 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND U (UNDEVELOPED) [G-TC (General Tourist Commercial) General Plan Designation] TO: PD (PLANNED DEVELOPMENT) on 20.1 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of 138-31-312-002), Ward 2.

C.C.: 07/07/2004

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:
McSWAIN – Motion was rescinded to reconsider Item 35 [ZON-4205] – Subsequent motion by McSWAIN for APPROVAL with amended conditions to delete Condition no. 4 on Item 35 [ZON-4205] and to amend Condition no. 4 to read as follows: "The westernmost residential tower shall be limited to 14 stories in height, and the Queensridge Towers Development Standards document and submitted plans shall be modified to reflect this condition." – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, stated there is a 14-story tower and three 18-story towers, which will be built in two phases. The westernmost tower is the 14-story tower, which is 157 feet in height, and the 18-story is approximately 201 feet in height. Staff recommends denial on all applications. On previous applications, there were three 12-story towers proposed on this site and on a smaller piece of property. In this case, the property is larger, the towers are taller and away from the residents, but staff would like to see the 14-story tower be reduced to a 12-story tower. If the westernmost tower were reduced to 12 stories, it still would not meet the residential adjacency standards. It would be closer and have less impact to the neighbors to the west. If the westernmost tower was reduced in size and the landscaping along the perimeter was enhanced to meet the standards of the Code, staff would be comfortable with the project. No approvals or protests were received in response to the mailing. However, one letter was received today prior to the meeting.

GREG BORGAL, 300 S. 4th Street, TOM SCHUMAN, Architect, and YOHAN LOWIE, Executive Home Builders, appeared on behalf of the applicant. MR. BORGAL stated that they appreciate the staff's concern, particularly with the western tower. The developer analyzed the site and was able to move two stories from this building, which left 14, 18, 18, and 18 stories. In addition, he was able to depress the western most building by two underground stories of parking. Although it is still a 14-story building, the height is reduced. The developer contemplated spending approximately $4,000,000 replacing the clubhouse that serves the golf course and other amenities. The disclosure agreement is very clear, and those committed to purchase these homes are aware of the 18-story towers on this site and are probably enthusiastic about the development. The developer was contacted and has also provided signed letters regarding the disclosure from these homebuyers. The average prices of these units will exceed $1,000,000, so this is compatible with the Queensridge Community, which is very nice and expensive. The City will benefit from this project. This project has more stories than the previous project; however, it is six feet lower than the previous one, based upon the evaluation done by the architect, MR. SCHUMAN. This project is below the allowable density on the site, so the applicant is not taking advantage of the density nor trying to create any intense use or traffic. There is a traffic issue at Alta and Rampart. Many of the same developers are involved in projects on the northeast corner of this intersection and are working on improving the traffic issue. The applicant would even agree to a Traffic Study, should one be deemed necessary. MR. BORGAL feels that the applicant is not part of the problem because the intensity is not being increased beyond the zoned area. Over 800 notices were mailed over the weekend and a neighborhood meeting was called though one was not required. MR. BORGAL also stated that the applicant agrees to the conditions, with the exception of Condition 4 on the Site Development Review, which the applicant would like to have deleted.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 35 – ZON-4205

MINUTES – Continued:

ANN SMITH, 653 Rivel, appeared on behalf of 20 residents and submitted a petition with 20 signatures opposing the project. The residents have been there since October 1997 and understood that there were going to have 12-story towers built on this property. The residents would like to see a height limit restriction rather than the number of stories. In addition, they oppose the Variance because they feel like it gives too much flexibility with the height. They are asking that the 14-story tower be reduced. They would like to retain the current zoning and planning in their community.

COMMISSIONER McSWAIN asked MS. SMITH what height restriction would the residents prefer on the westernmost tower. MS. SMITH replied that they would like to keep the height at or less than 167 feet, which is the height of the Sun Coast, which is the dominant landmark in their neighborhood. In fact, they prefer that all of these towers are not higher than Sun Coast. COMMISSIONER McSWAIN then asked how far MS. CASEY'S resident was from the proposed project. MS. CASEY responded that they are directly across the golf course. COMMISSIONER McSWAIN confirmed with MS. CASEY that these towers do not impede their view of the City.

DURWARD FARIES, 9801 Orient Express Court, stated he resides in Queensridge, which is adjacent to the proposed property. He has purchased a unit in the Tudors and has signed a disclosure form and approves of the project. He experienced the night-light coming from the Sun Coast; with this proposed project, it will eliminate most of the lighting.

VINCE LATONA, 9712 Winter Palace Drive in Queensridge, President of the Homeowner's Association, stated that the homeowner's association supports this project. Due to time constraints, the homeowner's association has not had a formal meeting so the Directors can vote on it. However, there have been informal meetings and all members support the project.

MR. BORGAL reiterated that 800 individuals were notified and the overall majority was satisfied with the project. He pointed out that the westernmost tower is, in fact, not higher than the Sun Coast. They are both 157 feet high.

COMMISSIONER McSWAIN stated that this project would establish the area as a premiere area, as it is a beautiful addition to the entire area. She would not like to see the building lowered to 12 stories because it would look odd. Developing skylines is a new thing in Las Vegas. She referenced a similar application in Town Center that was approved, which was an office building that abutted a residential single-family neighborhood. She supports the applicant's request to delete Condition no. 4.

MINUTES – Continued:

COMMISSIONER STEINMAN stated that this project adds tremendous class to Summerlin and gives it diversity. The project being close to the adjoining property issue is mitigated by the disclosure, and it is assumed that everyone in the area received and signed this disclosure. He will support the application.

COMMISSIONER EVANS stated that he met with the applicant and reviewed this project. He likes the project and believes the conditions have been met, with the exception of the height issue. He is concerned where the City is going in the future. If the City will be developing 18-story towers throughout the valley, then at some point, the Code should be addressed in regards to what extent is vertical desired and where it should be. He hopes that one day a project of this capacity will be located downtown, as well as the urban area of the City. MR. BORGAL responded that he will be addressing that desire, as he will be presenting two similar applications on high-rise towers for downtown within the next 60 days.

VICE CHAIRMAN NIGRO asked if there were recent modifications on the Site Plan regarding the landscaping adjacent to the residents to the west. MR. BORGAL replied that they will be enhancing the elevation on their side of the property line. VICE CHAIRMAN NIGRO then commented that this location is the perfect area for this project due to the intensity of the area with the casino, traffic and retail. The project was done with a great deal of class and will lead to projects of increased density in areas like Town Center. This is one of the first projects on the west side of town that a lot of developers are doing around Las Vegas Boulevard with high-rise condos in a suburban area. The quality of this project gives the Commission a baseline when taking a look at future applications.

CHAIRMAN TRUESDELL stated that the developer has kept his commitment to the community in implementing the Master Plan and having retail and different levels of housing in this village. He commended the developer in hand delivering notices to all the residents. He received three letters supporting the project, and he feels the applicant will continue to work with those residents who have questions or concerns. This development will be an asset in this area.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

Note: See Item 35 [ZON-4205] for all related discussion on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

(8:14 – 8:47)

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 35 – ZON-4205

CONDITIONS:

Planning and Development

1. This rezoning shall go direct to ordinance.

2. A Variance (VAR-4207) and Site Development Plan Review (SDR-4206) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. Conformance with the approved master development plan, except as modified by conditions herein. Any major amendment to the master development plan shall be advertised and heard as a public hearing item before the Planning Commission and City Council.

4. The Queensridge Towers Development Standards document shall be modified to restrict the westernmost residential tower to 14 stories in height.

5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to issuance of building permits.

Public Works

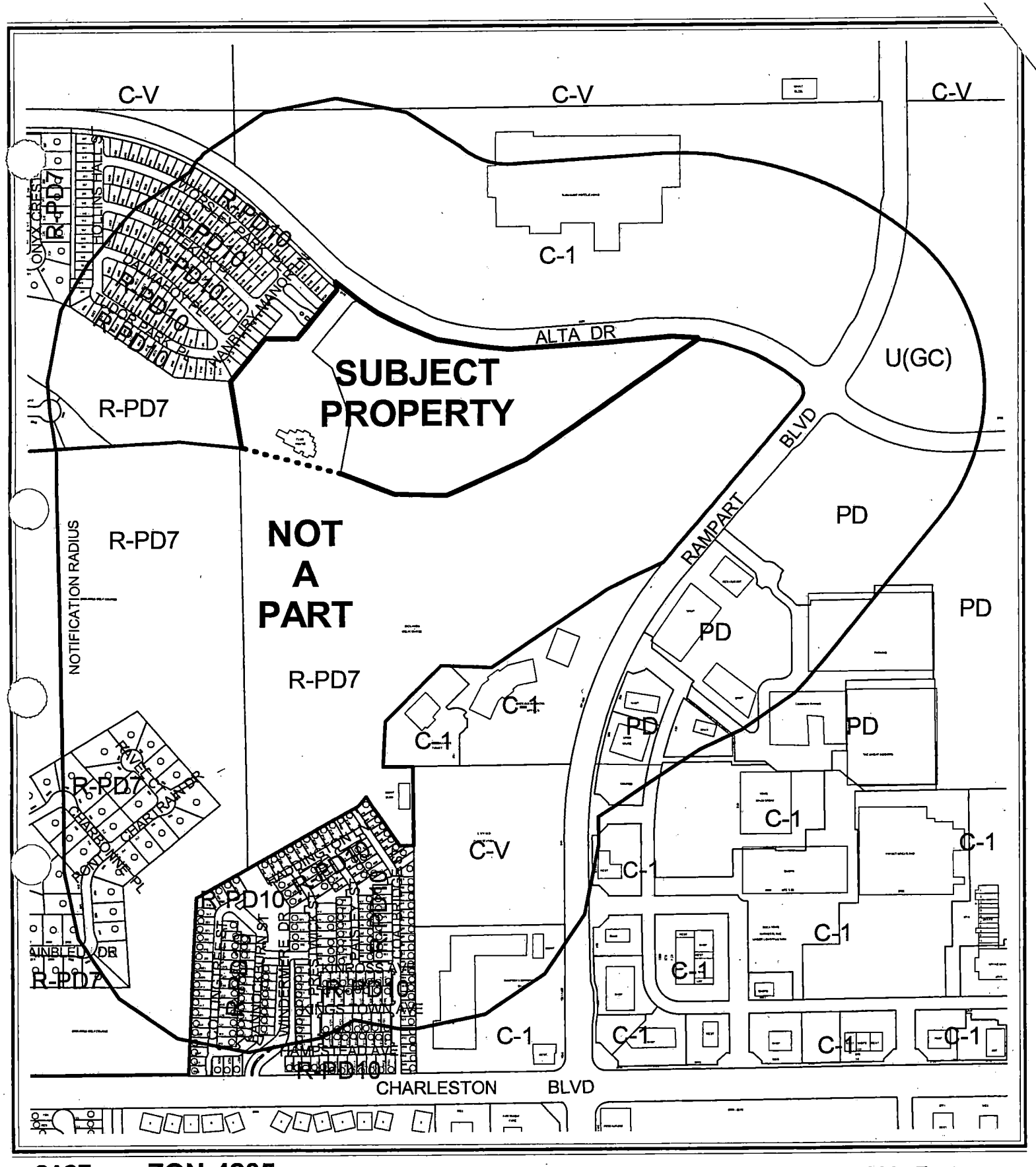
6. Construct all incomplete half-street improvements on Alta Drive adjacent to this site concurrent with development of this site. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of

CONDITIONS – Continued:

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

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



CASE: **ZON-4205**

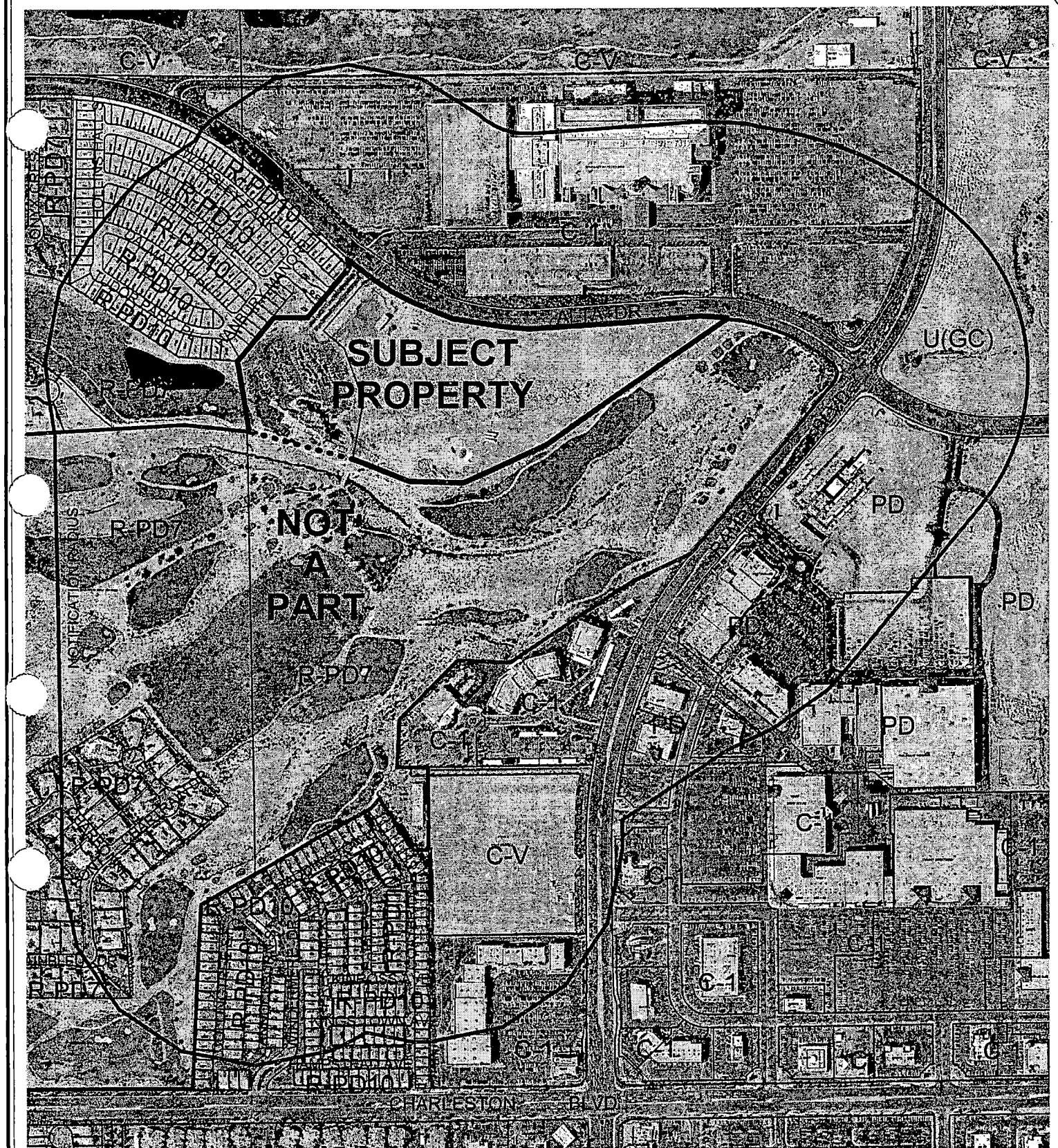
RADIUS: 750 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND U (UNDEVELOPED) ZONE [GTC (GENERAL TOURIST COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **ZON-4205**

RADIUS: 750 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND U (UNDEVELOPED) ZONE [GTC (GENERAL TOURIST COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4205 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

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

Planning and Development

1. This rezoning shall go direct to ordinance.

2. A Variance (VAR-4207) and Site Development Plan Review (SDR-4206) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. Conformance with the approved master development plan, except as modified by conditions herein. Any major amendment to the master development plan shall be advertised and heard as a public hearing item before the Planning Commission and City Council.

4. The Queensridge Towers Development Standards document shall be modified to restrict the westernmost residential tower to twelve stories in height.

5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to issuance of building permits.

Public Works

6. Construct all incomplete half-street improvements on Alta Drive adjacent to this site concurrent with development of this site. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for rezoning from R-PD7 (Residential Planned Development – 7 dwelling units per acre) and U (GTC) [U (Undeveloped) (General Tourist Commercial) General Plan Designation] Zone to PD (Planned Development) for one 14-story and three 18-story condominium buildings with ancillary uses, clubhouse and a 17,400 square foot office building.

A companion Variance (VAR-4207) application and Site Development Plan Review (SDR-4206) application were filed with this rezoning request.

B) Applicant's Justification

The applicant states that the project will provide a transitional buffer between the single-family neighborhood to the west and the more intense commercial development to the north and east, and that the multiuse project is keeping with the development quality of the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

04/04/90	The City Council approved a request for C-1 (Limited Commercial) zoning (Z-0017-90) on this site as part of a larger request.
01/04/95	The City Council approved a request for R-3 (Medium Density Residential) zoning (Z-0146-94) on this site as part of a larger request.
10/28/97	The City Council approved a request for PD (Planned Development) zoning (Z-0078-97) on a portion of this site. The request permitted the development of three 12-story condominium towers.
05/27/04	The Planning Commission will hear a related Variance (VAR-4207) and site Development Plan Review (SDR-4206) as a part of this agenda.

B) Pre-Application Meeting

01/08/04	At the pre-application conference, questions were raised relative to the appropriate zoning and General Plan designation for the proposed development. Subsequent pre-application meetings were held on 02/13/04 and 3/19/04, where issues relative to residential adjacency requirements and the height of the towers were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 20.1

B) Existing Land Use

Subject Property:	Undeveloped/ Golf Course
North:	Parking Lot, Hotel/ Casino
South:	Golf Course
East:	Golf Course
West:	Golf Course, Club House

C) Planned Land Use

Subject Property:	GTC	General Tourist Commercial, Park/ Recreation
North:	SC	Service Commercial
South:	PR	Park/ Recreation
East:	PR	Park/ Recreation
West:	PR, MLA	Park/ Recreation, Medium Low Attached

D) Existing Zoning

Subject Property:	U (GTC) roi to PD	Undeveloped (General Tourist Commercial) General Plan Designation] under Resolution of Intent to Planned Development
North:	C-1	Limited Commercial
South:	R-PD7	Residential Planned Development - 7 Units Per Acre
East:	R-PD7	Residential Planned Development - 7 Units Per Acre
West: R-PD7	Residential Planned Development- 7 Units Per Acre	

E) General Plan Compliance

Southwest General Plan

The subject site is currently designated GTC (General Tourist Commercial) on the Southwest Sector Plan of the General Plan. The requested P-D (Planned Development) zoning is consistent with the GTC General Plan designation. The proposed P-D (Planned Development) zone will allow the proposed commercial/ residential/ office development proposed on this site and will be consistent with applicable standards of the City of Las Vegas General Plan.

FF

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

The requested P-D (Planned Development) zoning is generally consistent with the goals and policies of the General Plan. The proposed site design is harmonious with typical development of GTC designated areas of the City.

ANALYSIS

A) General Analysis and Discussion

The site will include one 14-story and three 18-story condominium buildings, with a total of 385 residential units. The submitted floor plans indicate that the units will be larger than the typical condominium product, with the three-bedroom units in the 3,500 square foot range. Most of the parking for the development will locate in below-grade garages, with surface lots provided for visitors and ancillary uses on the site. The project is planned to be developed in two phases, with two of the towers to be developed in Phase I, and the remaining two towers to be developed in Phase II.

The development will include a 17,400 square foot office building adjacent to Alta Drive. The office building will be one story in height, and will share a common access driveway with the condominium development. The project will also include a new clubhouse for the Badlands Golf Course, which will be attached to the entrance level of the condominium development. A private restaurant will be available for club patrons and residents.

The principal entrance to the property is located at the northwest corner of the site, and will serve the condominium development, the office building, the golf clubhouse, and the single-family residential neighborhood to the west. Two additional driveways will be provided along Alta Drive; a gated driveway for resident access to the condominiums, and an emergency gated driveway at the northeast corner of the site.

The landscape site plan shows a minimum 20 foot wide landscape planters with trees, shrubs and ground cover along Alta Drive and the side and rear property lines. Landscaping is also shown throughout the surface parking lot areas and around the base of all buildings on the site.

The applicants state that the architectural design for the project is intended to present an image compatible with the Queensridge development, which is south and west of this site. The exterior walls of the buildings shall be faced with stone veneer and stucco, and will have a metal roof. The window treatment will consist of clear or tinted double-glazing in bronze aluminum frames.

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."**

   This site is designated GTC, PR (General Tourist Commercial, Park/ Recreation) on the Southwest Sector Map of the General Plan. The proposed rezoning to PD (Planned Development) with a density of 18.3 units per acre is appropriate for this General Plan designation at this location. The height, though, of the closest building to residential is not harmonious with existing and planned development in the immediate area.

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

   The proposed rezoning to PD (Planned Development) is generally compatible with surrounding land uses because the 20.1-acre site is substantially buffered to the south and east by the fairways of the Badlands Golf Course, and on the north by a hotel and casino development. The sole failure of this proposal is the proposed height of the westernmost tower, which does not comply with the proximity slope requirement of the City's Residential Adjacency Standards relative to the single-family neighborhood to the west. As such, the development standards document submitted with this request should be revised to restrict the westernmost tower to twelve stories in height, which will generally conform with the proximity slope requirement and will lessen impacts to the abutting residential neighborhood.

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

   The proposed condominium development is consistent with the mixed use development pattern occurring along the Rampart Boulevard corridor between Charleston Boulevard and the Summerlin Parkway. Two proposed hotel/casinos, a proposed 100-acre regional shopping center, 20 additional acres of proposed and existing office and commercial development; two proposed multi-family projects and four golf courses characterize this corridor.

But past growth and current development does not indicate that the residential adjacency height standards should not apply to this proposal.

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."**

   Alta Drive, an 80-foot wide secondary street, and Rampart Boulevard, a 100-foot wide primary street will provide adequate access to the proposed PD (Planned Development) zone district.

NOTICES MAILED 226 [Mailed with VAR-4207 & SDR-4206]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4205 APN: _____

Name of Property Owner: _____

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: Gary A Miller

Print Name: Gary A. Miller

Subscribed and sworn before me

This 10 day of March, 2004

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
EVA ANAYA
My Appointment Expires
March 29, 2006
No: 02-74357-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4205 APN: _____

Name of Property Owner: Queensridge Towers LLC

Name of Applicant: Queensridge Towers 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: Fredrick P Waid

Print Name: Fredrick P. Waid

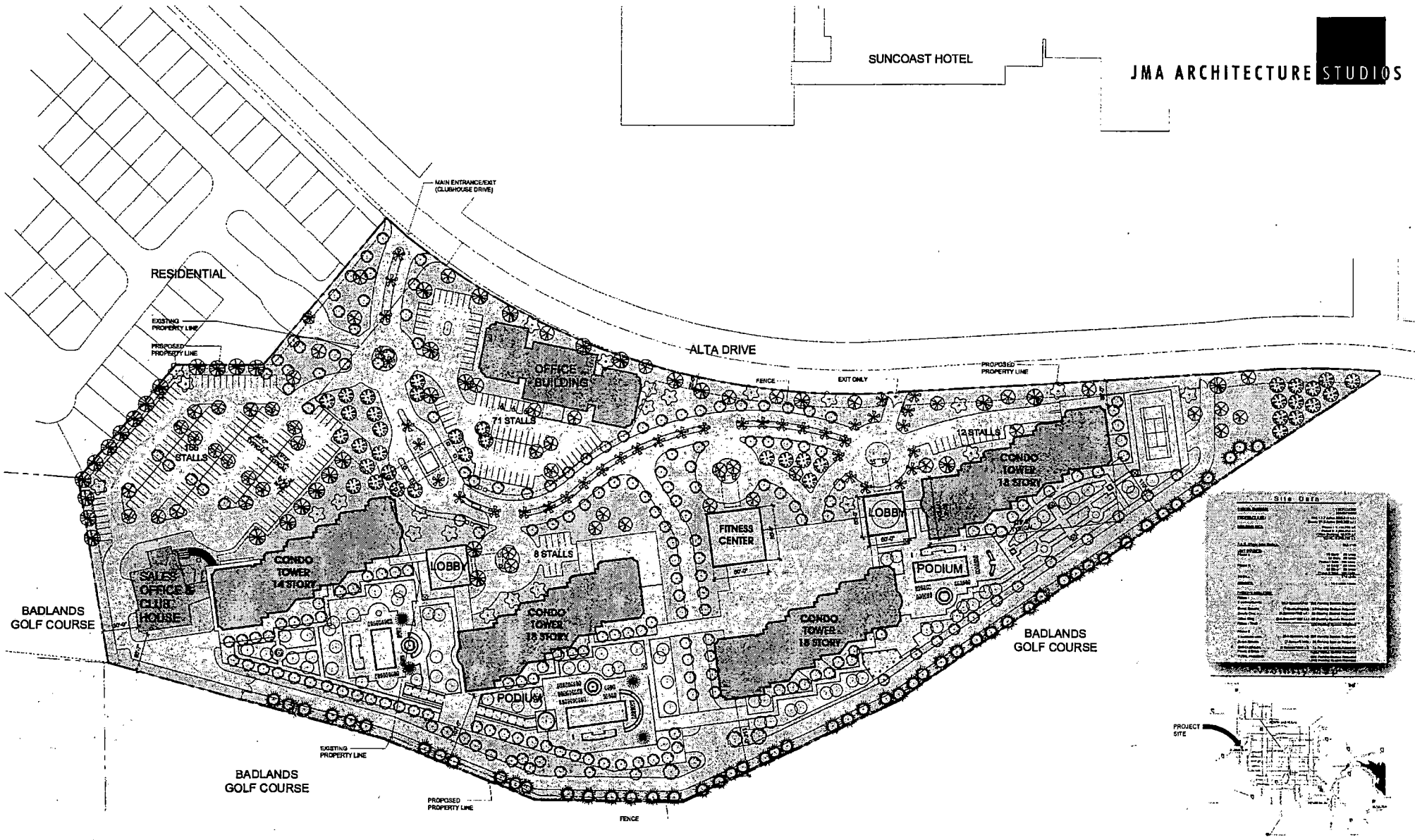
Subscribed and sworn before me

This 6th day of April, 2004

Joanne Baldassare

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JOANNE BALDASSARE
My Appointment Expires
June 2, 2006
No: 98-3510-1



SITE PLAN

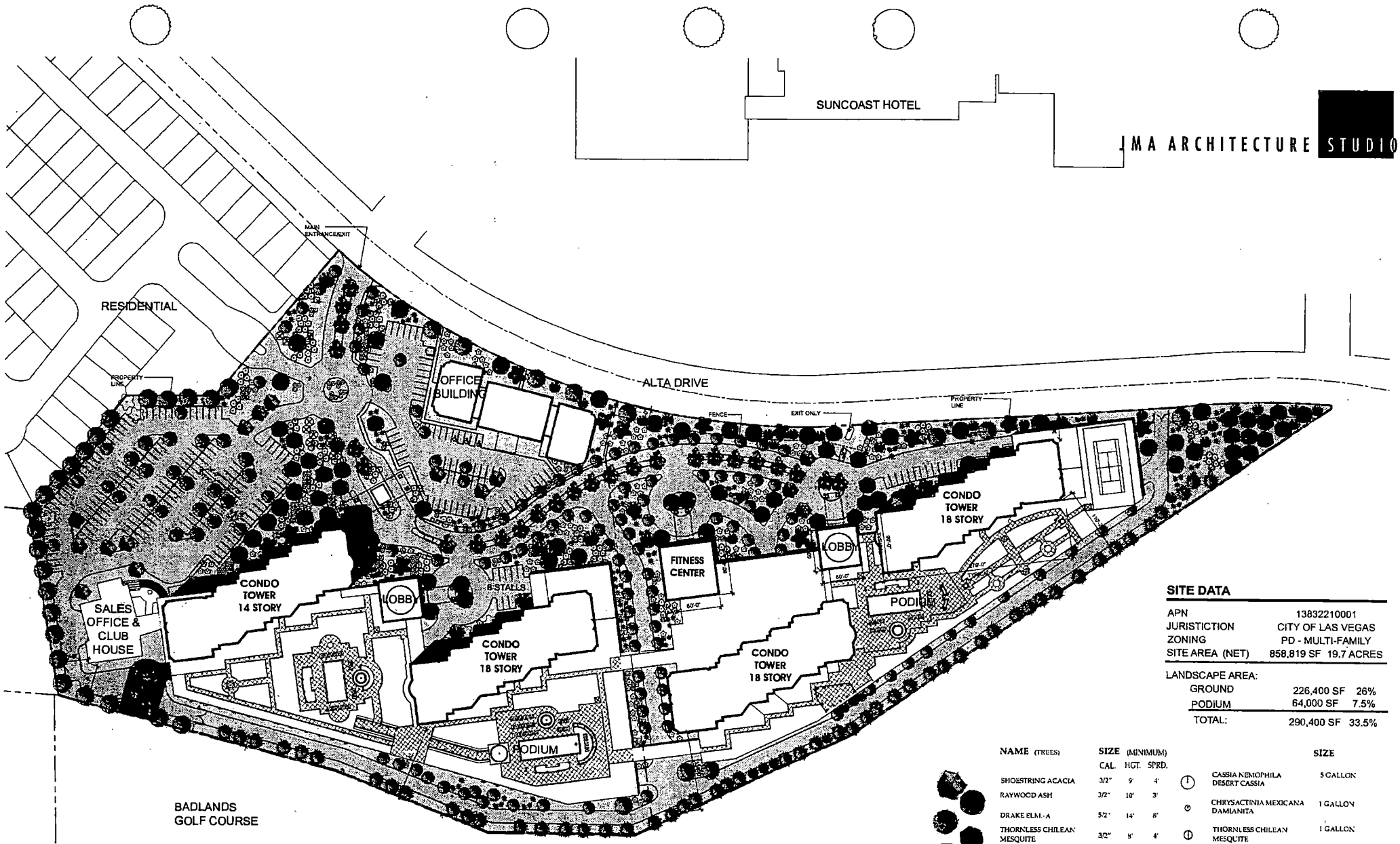
QUEENSRIDGE TOWERS

REVISED
5.21.04

ZON-4205
5-27-04 PC

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2338 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: MAY 20, 2004
0 30 60 120
SCALE: 1" = 60'-0"
NORTH



SITE DATA

APN	13832210001
JURISTICTION	CITY OF LAS VEGAS
ZONING	PD - MULTI-FAMILY
SITE AREA (NET)	858,819 SF 19.7 ACRES

LANDSCAPE AREA:

GROUND	226,400 SF	26%
PODIUM	64,000 SF	7.5%
TOTAL:	290,400 SF	33.5%

NAME (TREES)	SIZE (MINIMUM) CAL.	HGT.	SPRD.
SHOESTRING ACACIA	3/2"	9'	4'
RAYWOOD ASH	3/2"	10'	3'
DRAKE ELM.-A	5/2"	14'	8'
THORNLESS CHILEAN MESQUITE	3/2"	9'	4'
DRAKE ELM.-B	5/2"	14'	8'
PINUS ROXBURGHI CHIR PINE	2"	8'	4'
SOCPHORA SECUNDIFLORA MESCAL BEAN	3/2"	8'	4'
PHOENIX DACTYLIFERA DATE PALM	HTS. PER PLAN		

	SIZE
CASSIA NEMOPHILA DESERT CASSIA	5 GALLON
CHRYSACTINIA MEXICANA DAMIANITA	1 GALLON
THORNLESS CHILEAN MESQUITE	1 GALLON
DASYLIRION WHEELERI DESERT SPOON	5 GALLON
DIETES BICOLOR EVERGREEN IRIS	1 GALLON

SITE LANDSCAPE PLAN

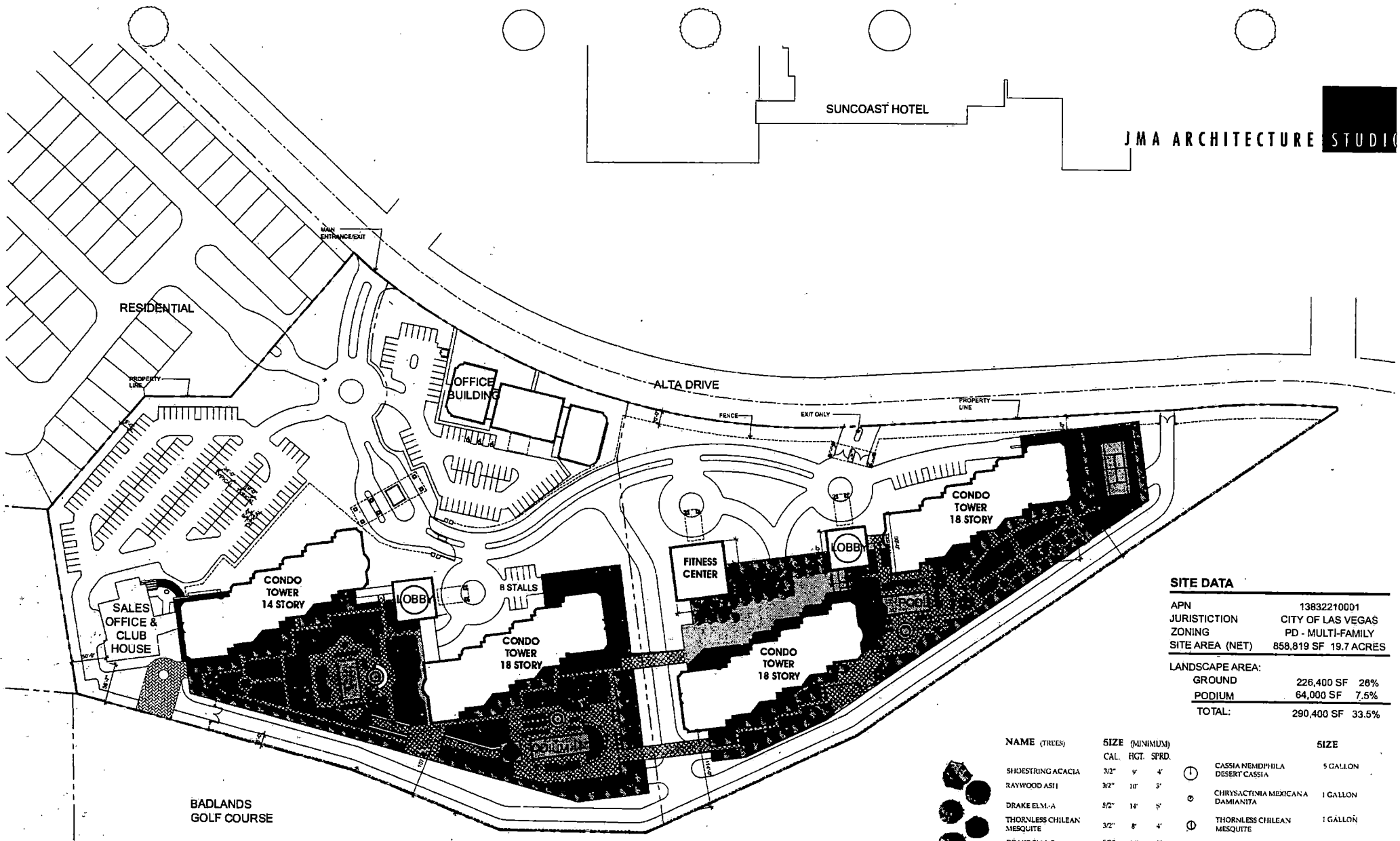
QUEENSRIDGE TOWERS

REVISED 5.21.04

ZON-4205
5-27-04 PC

10150 COVINGTON CROSS DRIVE • LAS VEGAS, NV 89114
PHONE (702) 731-2033 • FAX: (702) 731-2039 • WWW.JMAARCH.COM

PROJECT NO:	DATE:
2003305	March 30,2004
SCALE: 1"=60'-0"	REVIEW:



SITE DATA

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ZONING	PD - MULTI-FAMILY
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DRAKE ELM.-B	5/2"	14'	8'
PINUS ROXBURGMI CHIR PINE	2"	8'	4'
SOCPHORA SECUNDIFLORA MESCAL BEAN	3/2"	8'	4'
PHOENIX DACTYLIFERA DATE PALM	HTS. PER PLAN		

	NAME	SIZE
	CASSIA NEMOPHILA DESERT CASSIA	5 GALLON
	CHRYSACTINIA MEXICANA DAMIANITA	1 GALLON
	THORNLESS CHILEAN MESQUITE	1 GALLON
	DASYLIRION WHEELERI DESERT SPOON	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	1 GALLON

PODIUM LANDSCAPE PLAN

QUEENSRIDGE TOWERS

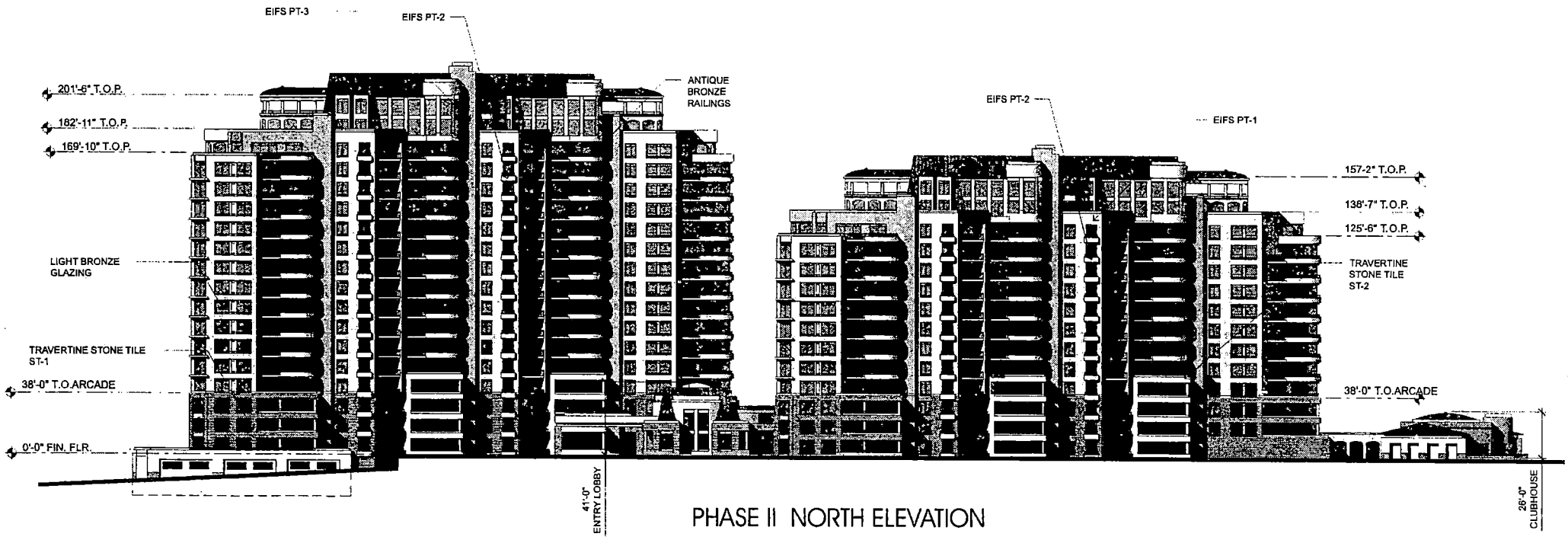
REVISED 5.21.04

ZON-4205
5-27-04 PC

10160 COVINGTON CROSS DRIVE • LAS VEGAS, NV 89144
PHONE: (702) 731-2033 • FAX: (702) 731-2039 • WWW.JMAARCH.COM

PROJECT NO:	DATE:
2003305	MAY 20, 2004
SCALE: 1"=60'-0"	REVIEW:

JMA ARCHITECTURE STUDIO



PHASE II NORTH ELEVATION

ELEVATIONS

QUEENSRIDGE TOWERS

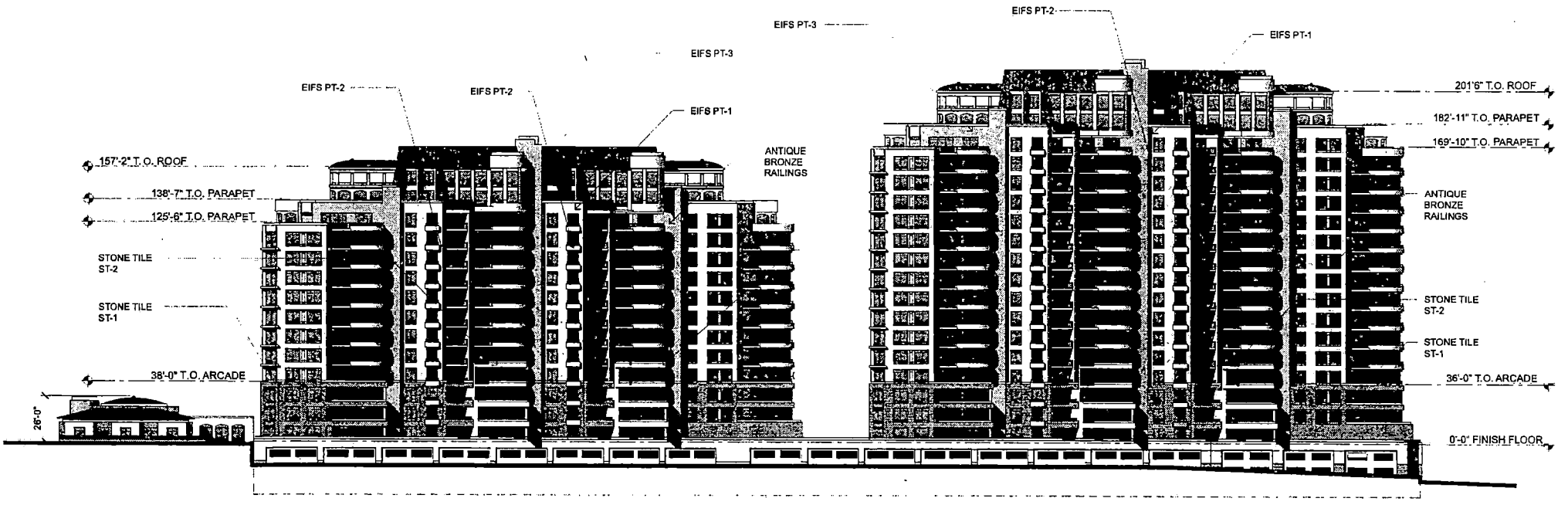
10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2039 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: March 30, 2004
0 12'-6" 25 50
SCALE: 1" = 25'-0"
NORTH

REVISED 5.21.04

ZON-4205
5-27-04 PC

JMA ARCHITECTURE STUDIOS



PHASE II SOUTH ELEVATION

ELEVATIONS

QUEENSRIDGE TOWERS

10150 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 791-2333 FAX: (702) 791-2336 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: May 18, 2004

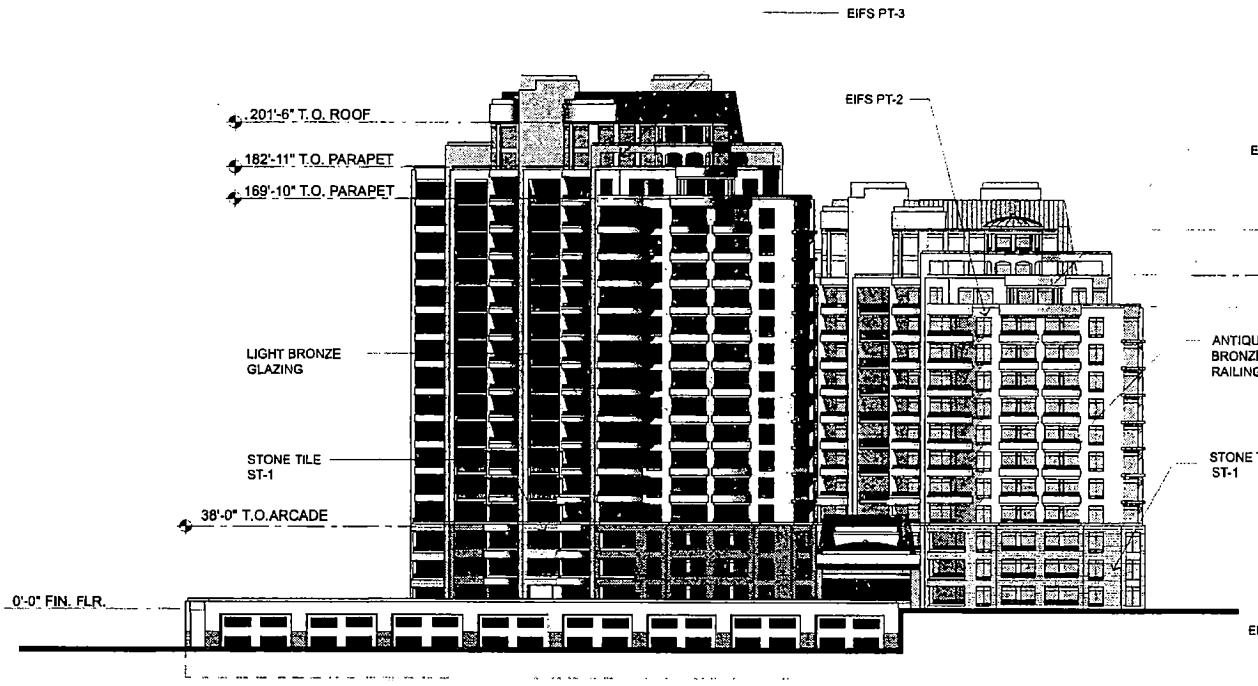
0 12'-6" 25 50
SCALE: 1" = 25'-0"

NORTH

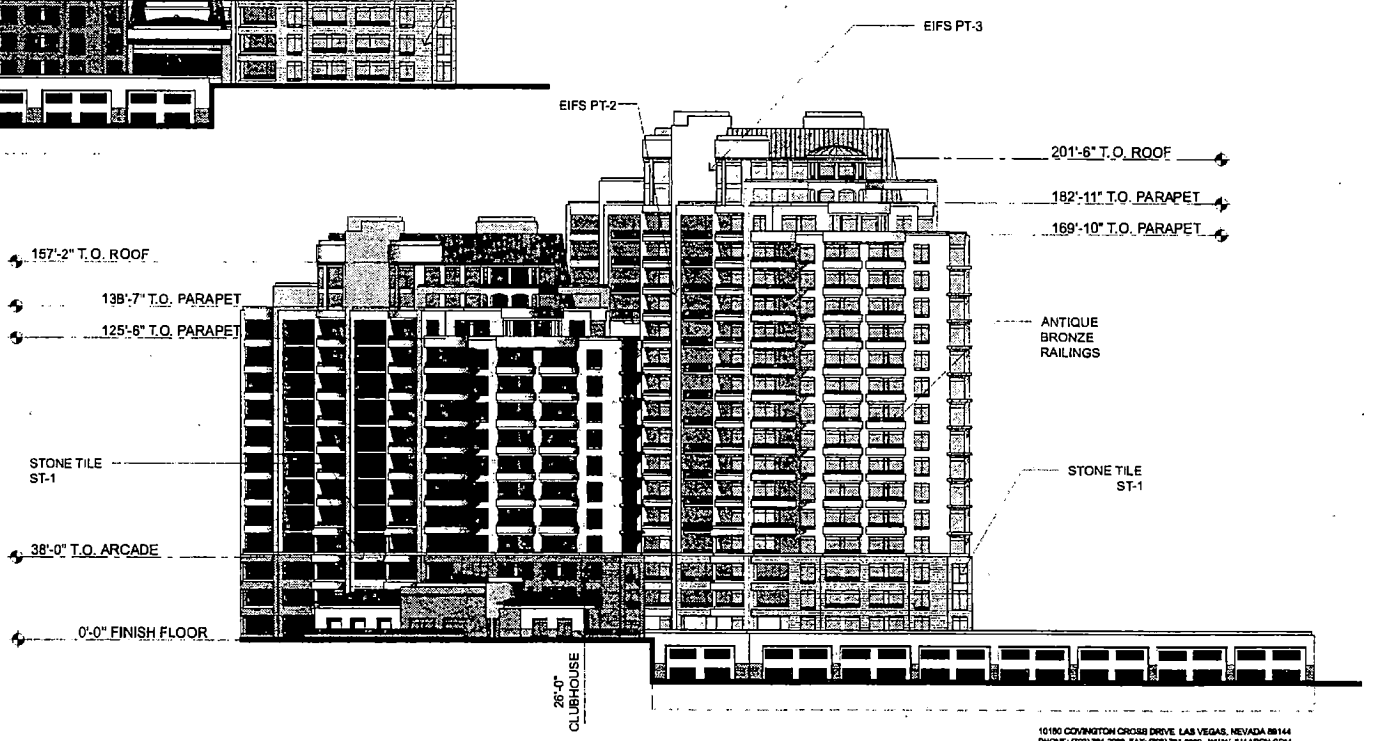
REVISED
5.21.04

ZON-4205
5-27-04 PC

JMA ARCHITECTURE STUDIOS



PHASE II EAST ELEVATION



PHASE II WEST ELEVATION

ELEVATIONS

QUEENSRIDGE TOWERS

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 791-2033 FAX: (702) 731-2236 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: May 18, 2004
0 12'-6" 25 50
SCALE: 1" = 25'-0"
NORTH

REVISED 5.21.04

ZON-4205
5-27-04 PC

19 household signatures

PETITION

The undersigned are all residents of Queensridge and are directly affected by the 385 unit condominium complex proposed by Queensridge Towers, LLC. We are all opposed to and urge the City of Las Vegas Planning Commission and City of Las Vegas City Council to deny the Rezoning request ZON-4205, the Variance request VAR-4207, and the Site Development Plan Review requests as proposed. Two 16 story and two 18 story towers and a 17,400 sf office building are TOO TALL and TOO CLOSE to the Queensridge development and other residential developments. These towers would be one and a half times as tall as the SunCoast Hotel, which is the tallest landmark in northwest Las Vegas. We urge the City Planning Commission and City Council to uphold the current zoning of three 12 story towers and a building setback of 450 feet, and maintain the integrity of the planning and zoning for this area of Las Vegas.

Name	Queensridge Address	Phone
Anne Smith	653 Ravel Ct, LV 89145	360-7120
Debra Kaney	660 RAVEL CT LV 89145	454-7288
Steven Kaney	660 Ravel Ct LV NV 89145	454-7288
Thomas Tutterucci	661 Ravel Ct. LVNV 89145	363-1395
Marianne Tutterucci	11	11
Eva Thomas	652 Ravel Ct	255-2595
Sandy + George Baich	9300 PEACEFUL GARDEN LN	876 7746
Doreen + Dick Toft	704 Chardonne Pl	240-0877
Phyllis + Reginald Kan	708 Pont Chartrain.	243-8129
Julissa De Cima	664 Ravel ct.	363-2154
MICHAEL BASINGER	665 RAVEL CT.	341-9790
Evelyn Merrin	656 Ravel Ct	869-8396
Jerry Engel	700 PONT CHARTRAIN DR.	369-0411
Charlene Engel	700 PONT CHARTRAIN DR.	369-1595

Submitted at Planning Commission

Date 05-27-04 Item #35

PETITION

The undersigned are all residents of Queensridge and are directly affected by the 385 unit condominium complex proposed by Queensridge Towers, LLC. We are all opposed to and urge the City of Las Vegas Planning Commission and City of Las Vegas City Council to deny the Rezoning request ZON-4205, the Variance request VAR-4207, and the Site Development Plan Review requests as proposed. Two 16 story and two 18 story towers and a 17,400 sf office building are TOO TALL and TOO CLOSE to the Queensridge development and other residential developments. These towers would be one and a half times as tall as the SunCoast Hotel, which is the tallest landmark in northwest Las Vegas. We urge the City Planning Commission and City Council to uphold the current zoning of three 12 story towers and a building setback of 450 feet, and maintain the integrity of the planning and zoning for this area of Las Vegas.

Name	Address	Phone
Alan Morrell	712 Pont chartrain dr.	255-8337
Claire Bowling	804 Pont Chartrain	364-9774
Joan Garrett	900 Pont Chartrain	804-5467
STEPHEN FOUCE	908 PONT CHARTRAIN DR	360-6208
John Adams	713 Charbonne Pl	233-5201
RANDI SARNO	705 CHARBONNE PLACE	256-4573
STAN BATTISTE	708 CHARBONNE PLACE	562-1800
Gordon Culp	653 Ravel Ct	360-1120

DISCLOSURE REGARDING DEVELOPMENT OF SURROUNDING PROPERTIES AND WAIVER

Nevada Legacy 14, LLC, a Nevada limited liability company, its affiliates and various affiliates of Peccole Nevada Corporation (collectively the "Master Developer") own undeveloped properties ("Surrounding Properties") within or near the Queensridge master planned community which may be developed for purposes other than residential use. Buyer is purchasing a residence within Tudor Park at Queensridge with knowledge of such potential uses, which are generally described below.

1. Northeast corner of Alta Drive and Rampart (8750 Alta Drive) The undeveloped 28.69' acre parcel at the northeast corner of Alta Drive and Rampart is outside of the master planned community and is proposed to be used as an urban center which may contain up to 3,000,000 square feet of mixed use, including residential (urban village, multi-story), retail, commercial office and restaurant uses. A map showing the location of this parcel is attached as Exhibit "1". Attached hereto as Exhibit "1-A" is a site plan of the proposed urban center.

2. Alta Drive High-Rise Towers. The undeveloped 14.52 acre parcel on the south side of Alta Drive (shown on Exhibit "2" hereto) and the immediately adjoining parcel to the west, which is the site of the existing golf clubhouse, are planned for four high rise towers which could be up to 18 stories in height ("High-Rise Project"). The planned use is mixed residential and commercial. The following information with respect to the high-rise project is attached hereto.

Shadow study	--	Exhibit 2-A
Aerial map	--	Exhibit 2-B
Site Plan	-	Exhibit 2-C
Site section	-	Exhibit 2-D

3. The Developer of the High-Rise Project intends to seek or has obtained a setback variance on the golf course clubhouse parcel (APN 138-31-312-002) for the construction of one of the high-rise towers.

4. Undeveloped Sites at Alta Drive and Hualapai. The 2.67 acre parcel at the northwest corner of Alta Drive and Hualapai (shown on Exhibit "3" hereto) is planned for two office buildings totaling 60,000 square feet. The 3.67 acre parcel which adjoins this parcel to the north is planned for a church. The vacant land next to the Merry Hill School on Alta Drive may be developed with an office building.

This Disclosure describes in general terms the plans currently under consideration for the development of the Surrounding Properties. These plans are subject to change without further notice. The Master Developer reserves the right to develop the Surrounding Properties in any lawful manner.

BY SIGNING BELOW, YOU ACKNOWLEDGE YOU HAVE READ AND UNDERSTOOD THIS DISCLOSURE, YOU ARE PURCHASING YOUR RESIDENCE WITH KNOWLEDGE OF THE POTENTIAL USES DESCRIBED ABOVE AND HEREBY WAIVE ANY RIGHT WHICH YOU MAY HAVE TO OBJECT TO ANY OR ALL OF THE PROJECTS DESCRIBED IN THIS DISCLOSURE.

Name (*Please print*): BOBBY BAIR LOT 1 TUDOR PARK
Signature:
Date: 5-27-04

Name (*Please print*): _____
Signature: _____
Date: _____

Submitted at Planning Commission

Date 05-27-04 Item: 35

DISCLOSURE REGARDING DEVELOPMENT OF SURROUNDING PROPERTIES AND WAIVER

Nevada Legacy 14, LLC, a Nevada limited liability company, its affiliates and various affiliates of Peccole Nevada Corporation (collectively the "Master Developer") own undeveloped properties ("Surrounding Properties") within or near the Queensridge master planned community which may be developed for purposes other than residential use. Buyer is purchasing a residence within Tudor Park at Queensridge with knowledge of such potential uses, which are generally described below.

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Site Plan	–	Exhibit 2-C
Site section	–	Exhibit 2-D

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Name (*Please print*): JOHN ATKE
Signature: _____
Date: 5-26-04

Name (*Please print*): Michele Alo LOT #7 TUDOR PARK
Signature: _____
Date: 5/26/04

04/[illegible]/2023
:\[illegible]\APPDOCS\WILLENDOCS\[illegible]

DISCLOSURE REGARDING DEVELOPMENT OF SURROUNDING PROPERTIES AND WAIVER

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This Disclosure describes in general terms the plans currently under consideration for the development of the Surrounding Properties. These plans are subject to change without further notice. The Master Developer reserves the right to develop the Surrounding Properties in any lawful manner.

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Name (*Please print*): Dale Ford
Signature: Dale Ford
Date: 5-26-04 LOT #2 TUDOR PARK

Name (*Please print*): _____
Signature: _____
Date: _____

DISCLOSURE REGARDING DEVELOPMENT OF SURROUNDING PROPERTIES AND WAIVER

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Site section	–	Exhibit 2-D

3. The Developer of the High-Rise Project intends to seek or has obtained a setback variance on the golf course clubhouse parcel (APN 138-31-312-002) for the construction of one of the high-rise towers.

4. Undeveloped Sites at Alta Drive and Hualapai. The 2.67 acre parcel at the northwest corner of Alta Drive and Hualapai (shown on Exhibit "3" hereto) is planned for two office buildings totaling 60,000 square feet. The 3.67 acre parcel which adjoins this parcel to the north is planned for a church. The vacant land near to the Merry Hill School on Alta Drive may be developed with an office building.

This Disclosure describes in general terms the plans currently under consideration for the development of the Surrounding Properties. These plans are subject to change without further notice. The Master Developer reserves the right to develop the Surrounding Properties in any lawful manner.

BY SIGNING BELOW, YOU ACKNOWLEDGE YOU HAVE READ AND UNDERSTOOD THIS DISCLOSURE, YOU ARE PURCHASING YOUR RESIDENCE WITH KNOWLEDGE OF THE POTENTIAL USES DESCRIBED ABOVE AND HEREBY WAIVE ANY RIGHT WHICH YOU MAY HAVE TO OBJECT TO ANY OR ALL OF THE PROJECTS DESCRIBED IN THIS DISCLOSURE.

Name (*Please print*): Raymond J. Demand
Signature: _____
Date: 5-26-04 LOT 6 TUDOR PARK

Name (*Please print*): _____
Signature: _____
Date: _____

04/09/2023
..ODMA\PCDOCS\HLRNODOCS\791507

DISCLOSURE REGARDING DEVELOPMENT OF SURROUNDING PROPERTIES AND WAIVER

Nevada Legacy 14, LLC, a Nevada limited liability company, its affiliates and various affiliates of Peccole Nevada Corporation (collectively the "Master Developer") own undeveloped properties ("Surrounding Properties") within or near the Queensridge master planned community which may be developed for purposes other than residential use. Buyer is purchasing a residence within Tudor Park at Queensridge with knowledge of such potential uses, which are generally described below.

1. Northeast corner of Alta Drive and Rampart (8750 Alta Drive). The undeveloped 28.69± acre parcel at the northeast corner of Alta Drive and Rampart is outside of the master planned community and is proposed to be used as an urban center which may contain up to 3,000,000 square feet of mixed use, including residential (urban village, multi-story), retail, commercial office and restaurant uses. A map showing the location of this parcel is attached as **Exhibit "1"**. Attached hereto as **Exhibit "1-A"** is a site plan of the proposed urban center.

2. Alta Drive High-Rise Towers. The undeveloped 14.52 acre parcel on the south side of Alta Drive (shown on **Exhibit "2"** hereto) and the immediately adjoining parcel to the west, which is the site of the existing golf clubhouse, are planned for four high rise towers which could be up to 18 stories in height ("High-Rise Project"). The planned use is mixed residential and commercial. The following information with respect to the high-rise project is attached hereto:

Shadow study	--	Exhibit 2-A
Aerial map	--	Exhibit 2-B
Site Plan	--	Exhibit 2-C
Site section	--	Exhibit 2-D

3. The Developer of the High-Rise Project intends to seek or has obtained a setback variance on the golf course clubhouse parcel (APN 138-31-312-002) for the construction of one of the high-rise towers.

4. Undeveloped Sites at Alta Drive and Hualapai. The 2.67 acre parcel at the northwest corner of Alta Drive and Hualapai (shown on **Exhibit "3"** hereto) is planned for two office buildings totaling 60,000 square feet. The 3.67 acre parcel which adjoins this parcel to the north is planned for a church. The vacant land next to the Merry Hill School on Alta Drive may be developed with an office building.

This Disclosure describes in general terms the plans currently under consideration for the development of the Surrounding Properties. These plans are subject to change without further notice. The Master Developer reserves the right to develop the Surrounding Properties in any lawful manner.

BY SIGNING BELOW, YOU ACKNOWLEDGE YOU HAVE READ AND UNDERSTOOD THIS DISCLOSURE, YOU ARE PURCHASING YOUR RESIDENCE WITH KNOWLEDGE OF THE POTENTIAL USES DESCRIBED ABOVE AND HEREBY WAIVE ANY RIGHT WHICH YOU MAY HAVE TO OBJECT TO ANY OR ALL OF THE PROJECTS DESCRIBED IN THIS DISCLOSURE.

Name (*Please print*): Shoresh Sharafi
Signature: [signature]
Date: 5/26/04 LOT 8 TUDOR PARK

Name (*Please print*): _____
Signature: _____
Date: _____

AllWest Homes, LLC
1063 Las Palmas Entrada
Henderson Nevada 89012
Phone 702-566-9541; Fax 702-567-6385
E-mail Address – Crestdalc@cox.net

May 26, 2004

Commissioner Richard Truesdell, Chairman
Via Facsimile: 383-8576

Commissioner Leo Davenport, Jr.
Via Facsimile: 735-2252

Commissioner Steven Evans
Via Facsimile: 486-2879

Commissioner Byron Goynes
Via Facsimile: 645-6873

Commissioner Laura McSwain
Via Facsimile: 651-8181

Commissioner Todd A. Nigro
Via Facsimile: 247-1916

Commissioner David W. Steinman
Via U.S. Mail

Re: Queensridge Towers

Dear Commissioners:

My purpose in writing is to express my support for the project being developed adjacent to our single- family homes at Tudor Park. The luxury condominiums will enhance our project and provide an additional amenity for our residents. We have and will continue to fully disclose the details of the towers to our residents. In fact, we require a signed disclosure as a condition of sale. Please see attached disclosure.

Kind regards,

David Allsop
Manager

cc: Queensridge Towers, LLC

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
VARIANCE RELATED TO ZON-4205 - PUBLIC HEARING - VAR-4207 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW A BUILDING SETBACK OF 239 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 570 FEET IN CONJUNCTION WITH A PROPOSED CONDOMINIUM COMPLEX on 20.1 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of 138-31-312-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) and U (Undeveloped) Zones [G-TC (General Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)], Ward 2.

C.C.: 07/07/2004

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:
McSWAIN – Motion was rescinded to reconsider Item 35 [ZON-4205] – Subsequent motion by McSWAIN for APPROVAL with amended conditions to delete Condition no. 4 on Item 35 [ZON-4205] and to amend Condition no. 4 to read as follows: "The westernmost residential tower shall be limited to 14 stories in height, and the Queensridge Towers Development Standards document and submitted plans shall be modified to reflect this condition." – UNANIMOUS

To be heard by the City Council on 7/07/2004

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 36 – VAR-4207

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

Note: See Item 35 [ZON-4205] for all related discussion on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

(8:14 – 8:47)

2-1206

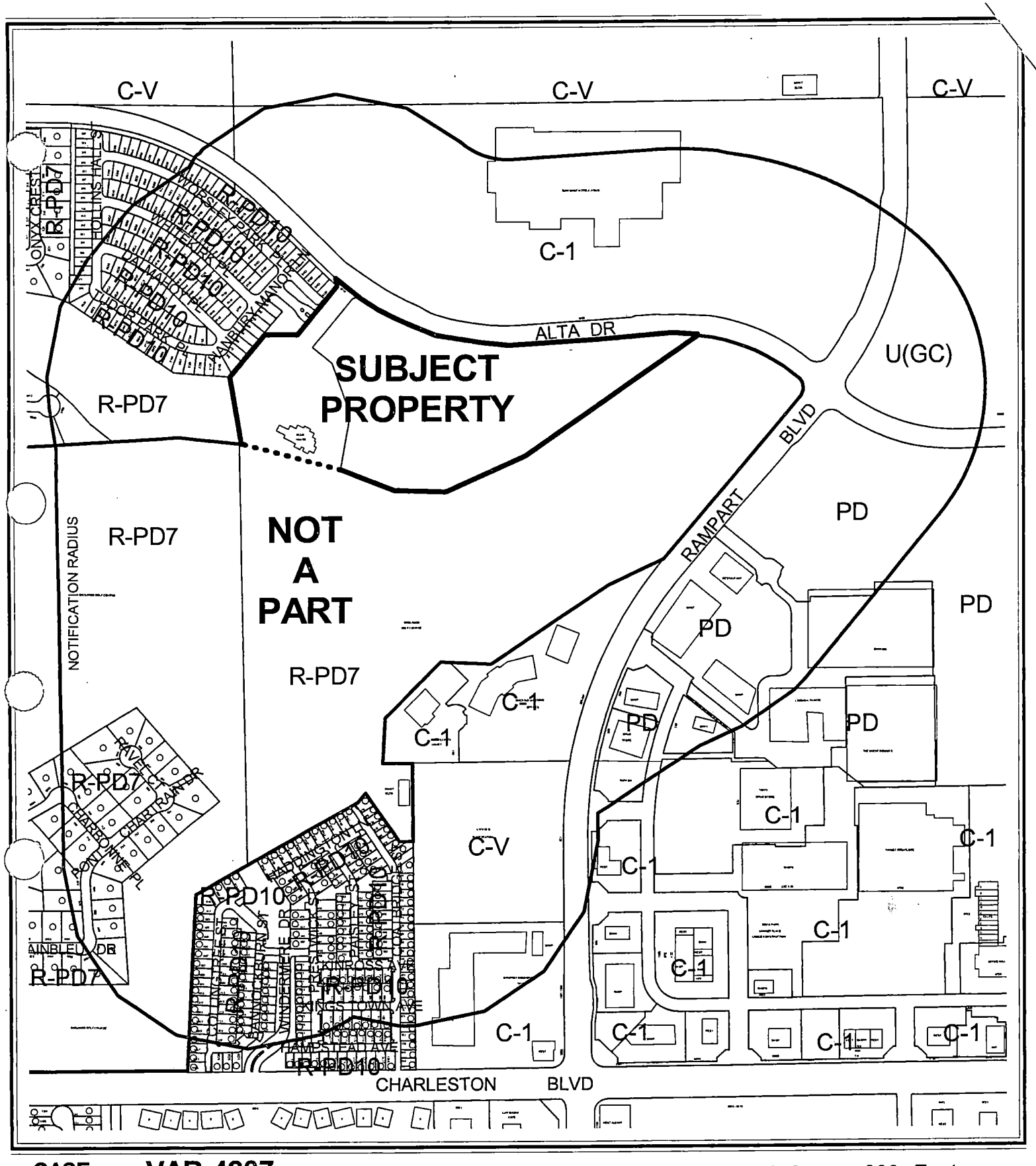
CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4205) and Site Development Review (SDR-4206).

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

3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.



CASE: **VAR-4207**

RADIUS: 750 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND U (UNDEVELOPED) ZONE [GTC (GENERAL TOURIST COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4207 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4205) and Site Development Review (SDR-4206).

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

3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

A rezoning (ZON-4205) and a site development plan review (SDR-4206) applications were filed as companion items.

B) Applicant's Justification

The applicant states that the variance is warranted due to the fact that the tower will allow for a much greater distance from the single-family residences than the average residential project, and that the project will allow greater rear-yard privacy and protection than a normal single-family development.

BACKGROUND INFORMATION

A) Previous Actions

04/04/90 The City Council approved a request for C-1 (Limited Commercial) zoning (Z-0017-90) on this site as part of a larger request.

01/04/95 The City Council approved a request for R-3 (Medium Density Residential) zoning (Z-0146-94) on this site as part of a larger request.

10/28/97 The City Council approved a request for PD (Planned Development) zoning (Z-0078-97) on a portion of this site. The request permitted the development of three 12-story condominium towers.

B) Pre-Application Meeting

01/08/04 At the pre-application conference, questions were raised relative to the appropriate zoning and General Plan designation for the proposed development. Subsequent pre-application meetings were held on 02/13/04 and 3/19/04, where issues relative to residential adjacency requirements and the height of the towers were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 20.1

B) Existing Land Use

Subject Property:	Undeveloped/ Golf Course
North:	Parking Lot, Hotel/ Casino
South:	Golf Course
East:	Golf Course
West:	Golf Course, Club House

C) Planned Land Use

Subject Property:	GTC	General Tourist Commercial, Park/ Recreation
North:	SC	Service Commercial
South:	PR	Park/ Recreation
East:	PR	Park/ Recreation
West:	PR, MLA	Park/ Recreation, Medium Low Attached

D) Existing Zoning

Subject Property:	U (GTC) roi to PD	Undeveloped (General Tourist Commercial) General Plan Designation] under Resolution of Intent to Planned Development
North:	C-1	Limited Commercial
South:	R-PD7	Residential Planned Development - 7 Units Per Acre
East:	R-PD7	Residential Planned Development - 7 Units Per Acre
West:	R-PD7	Residential Planned Development- 7 Units Per Acre

E) General Plan Compliance

Southwest General Plan

The subject site is currently designated GTC (General Tourist Commercial)) on the Southwest Sector Plan of the General Plan. The requested P-D (Planned Development) zoning is consistent with the GTC General Plan designation. The proposed P-D zone will allow the proposed commercial / residential/ office development proposed on this site and will be consistent with applicable standards of the City of Las Vegas 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
Clark County Notification		X
Project of Regional Significance		X

The requested P-D (Planned Development) zoning is generally consistent with the goals and policies of the General Plan. The proposed site design is harmonious with typical development of GTC designated areas of the City. The proposed development consists of the four condominium towers with ancillary uses, clubhouse and a 17,400 square foot, single story, office building, all of which are allowable uses within a P-D (Planned Development) zoning district.

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

a) Proximity slope. The westernmost tower will extend approximately 58 feet into the required proximity slope, and will be located 239 feet from the nearest single-family residential property line to the west where a 570 foot separation from the residential is required.

b) Building setback. The proposed buildings will exceed the required minimum building setback requirement.

B) General Analysis and Discussion

The westernmost condominium building will be 14 stories in height; the other three towers are to be 18 stories. The westernmost residential tower is located 239 feet from the nearest single-family property to the west, and extends 58 feet above the proximity slope limitation. The other buildings on the site will conform to the Residential Adjacency Standards.

FINDINGS

Due the proximity of the subject parcel to the casino use to the north, the golf course that surrounds the site on three sides, the natural slope of the site and the small amount of existing residential uses, the height of the proposed development will generally have a minimal impact on the surrounding properties. The westernmost building has been designed so that the upper stories step back away from the residential development to the west, thereby reducing its impact. However, the overall size of the parcel and the placement of the buildings on the site allows for the opportunity to increase the setback between the westernmost tower and the residential properties or to reduce the height of the tower.

The previous development plan that was approved for a portion of the site in 1997 allowed for the construction of three 12-story residential towers. As this project was found to be compatible with the surrounding area, a similar standard should be applied to this project. Consequently, staff would recommend that the westernmost tower be restricted to 12 stories in height in conformance with the previous approval.

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by designing the site with one of the buildings too close to the adjacent residential subdivision. Alternative design, such as reducing the 14 story building and moving it east, would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances. The recommendation is for denial of the variance.

NOTICES MAILED 226 [Mailed with ZON-4205 & SDR-4206]

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4207 APN: _____

Name of Property Owner: _____

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: Larry A. Muller

Print Name: Larry A. Muller

Subscribed and sworn before me

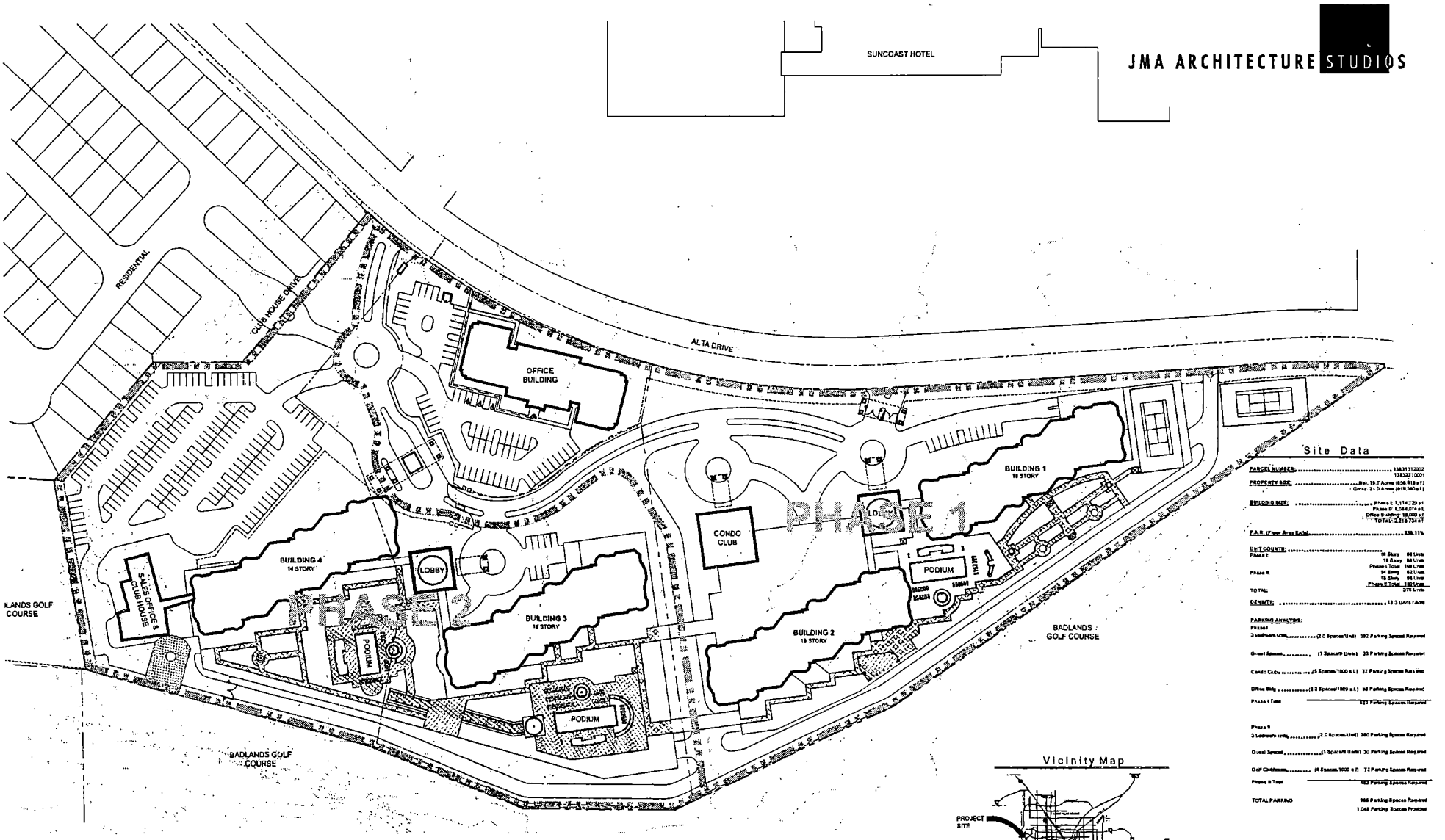
This 10 day of March, 2004

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
EVA ANAYA
My Appointment Expires
March 29, 2006
No: 02-74357-1

JMA ARCHITECTURE STUDIOS



Site Data

PARCEL NUMBER: 138131312002, 138132110001

PROPERTY SIZE: Net: 19.7 Acres (856,818 s.f.), Gross: 21.0 Acres (919,360 s.f.)

BUILDING SIZE: Phase I: 1,114,720 s.f., Phase II: 1,584,014 s.f., Office Building: 18,000 s.f., TOTAL: 2,716,734 s.f.

F.A.R. (Floor Area Ratio): 236.11%

UNIT COUNTS:

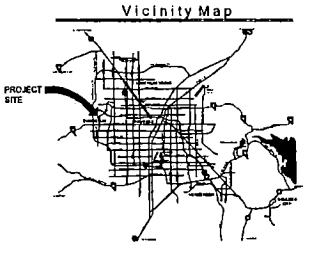
Phase I	18 Story	96 Units
	18 Story	96 Units
	Phase I Total	192 Units
Phase II	24 Story	93 Units
	18 Story	96 Units
	Phase II Total	189 Units
TOTAL		378 Units

DENSITY: 18.3 Units / Acre

PARKING ANALYSIS:

Phase I		
3 bedroom units	(2.0 Spaces/Unit)	382 Parking Spaces Required
Guest Spaces	(1 Space/8 Units)	33 Parking Spaces Required
Condo Club	(5 Spaces/1000 s.f.)	22 Parking Spaces Required
Office Bldg.	(3.3 Spaces/1000 s.f.)	56 Parking Spaces Required
Phase I Total		823 Parking Spaces Required
Phase II		
3 bedroom units	(2.0 Spaces/Unit)	360 Parking Spaces Required
Guest Spaces	(1 Space/8 Units)	30 Parking Spaces Required
Golf Clubhouse	(6 Spaces/1000 s.f.)	72 Parking Spaces Required
Phase II Total		462 Parking Spaces Required
TOTAL PARKING		964 Parking Spaces Required, 1,048 Parking Spaces Provided

Vicinity Map



10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2059 WWW.JMAARCH.COM

PROJECT NO: 2003305

DATE: May 20, 2004

0 30 60 120

SCALE: 1" = 60'-0"

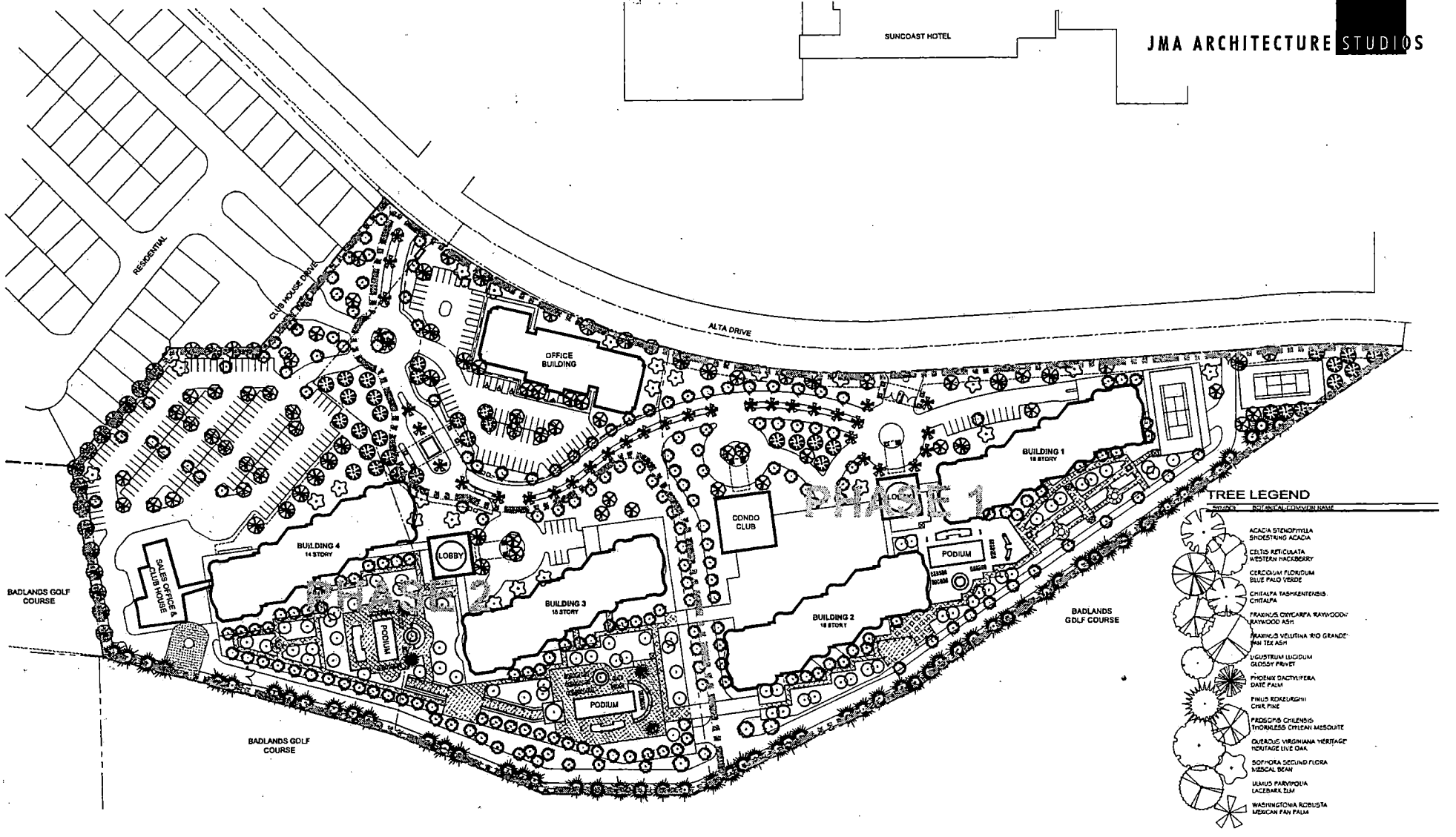
NORTH

SITE PLAN

QUEENSRIDGE TOWERS

REVISED 5.21.04

VAR-4207
5-27-04 PC



10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3033 FAX: (702) 731-7038 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: May 20, 2004

0 30 60 120
SCALE: 1" = 60'-0"
NORTH

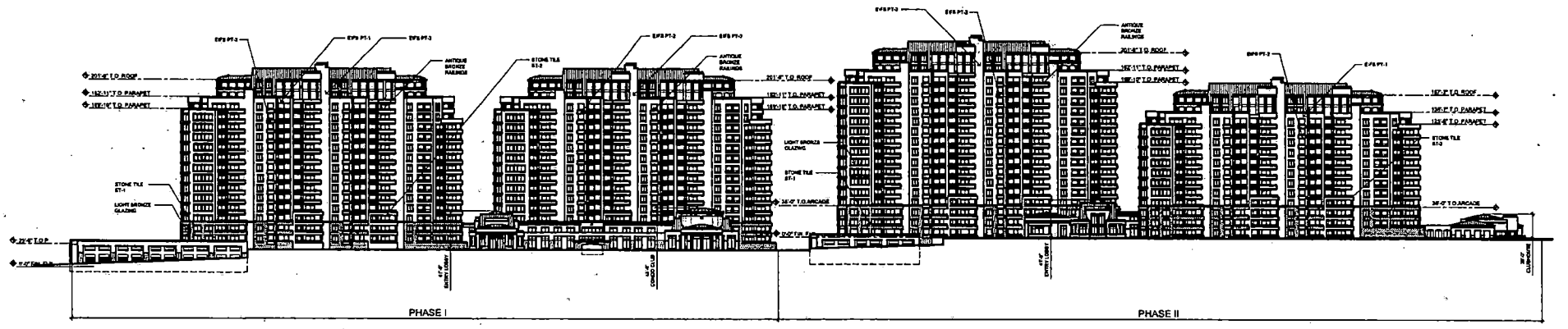
LANDSCAPE PLAN

QUEENSRIDGE TOWERS

REVISED
5.21.04

VAR-4207
5-27-04 PC

JMA ARCHITECTURE STUDIOS



ELEVATIONS

QUEENSRIDGE TOWERS

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3033 FAX: (702) 731-2039 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: MAY 20, 2004

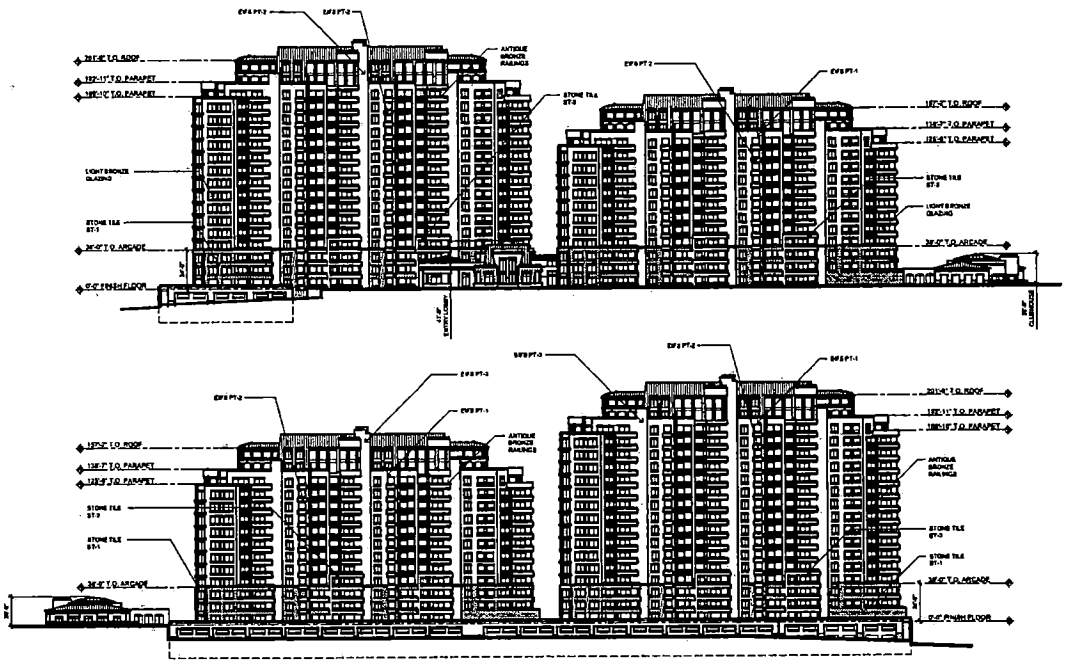
0 25 50 100
SCALE: 1" = 50'-0"

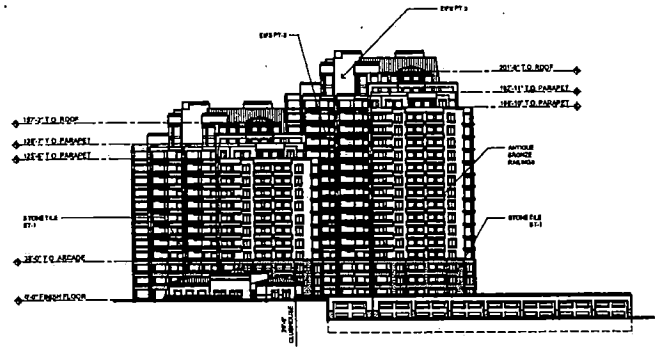
NORTH

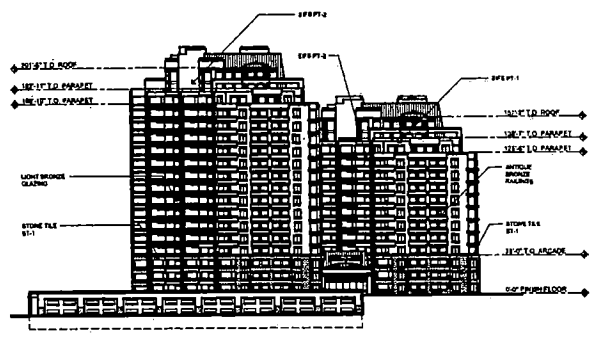
REVISED
5.21.04

VAR-4207
5-27-04 PC

JMA ARCHITECTURE STUDIOS







ELEVATIONS - PHASE II

QUEENSRIDGE TOWERS

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2038 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: MAY 20, 2004

0 25 50 100
SCALE: 1" = 50'-0"

NORTH

REVISED
5.21.04

VAR-4207
5-27-04 PC

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4205 AND VAR-4207 - PUBLIC HEARING - SDR-4206 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review FOR A 385-UNIT CONDOMINIUM COMPLEX CONSISTING OF TWO 16-STORY AND TWO 18-STORY TOWERS WITH ANCILLARY USES, CLUBHOUSE, AND A 17,400 SQUARE FOOT, SINGLE-STORY OFFICE BUILDING on 20.1 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of 138-31-312-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) and U (Undeveloped) Zones [G-TC (General Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)], Ward 2.

C.C.: 07/07/2004

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:

McSWAIN – Motion was rescinded to reconsider Item 35 [ZON-4205] – Subsequent motion by McSWAIN for APPROVAL with amended conditions to delete Condition no. 4 on Item 35 [ZON-4205] and to amend Condition no. 4 to read as follows: "The westernmost residential tower shall be limited to 14 stories in height, and the Queensridge Towers Development Standards document and submitted plans shall be modified to reflect this condition." – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

Note: See Item 35 [ZON-4205] for all related discussion on Item 35 [ZON-4205], Item 36 [VAR-4207] and Item 37 [SDR-4206].

(8:14 – 8:47)

2-1206

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-4205) to a PD (Planned Development) Zoning District and a Variance (VAR-4207) approved by City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, and the Queensridge Towers Development Standards document, except as amended by conditions herein.

4. The westernmost residential tower shall be limited to 14 stories in height, and the Queensridge Towers Development Standards document and submitted plans shall be modified to reflect this condition.

5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to the issuance of building permits. The use of turf shall be limited to a maximum of 12.5% of the total landscaped area. The number of trees in the perimeter buffers shall be increased as required by City standards.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

CONDITIONS – Continued:

The Queensridge Towers Development Standards document shall be modified to reflect the requirement for a Master Sign Plan.

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with Title 19.08.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.

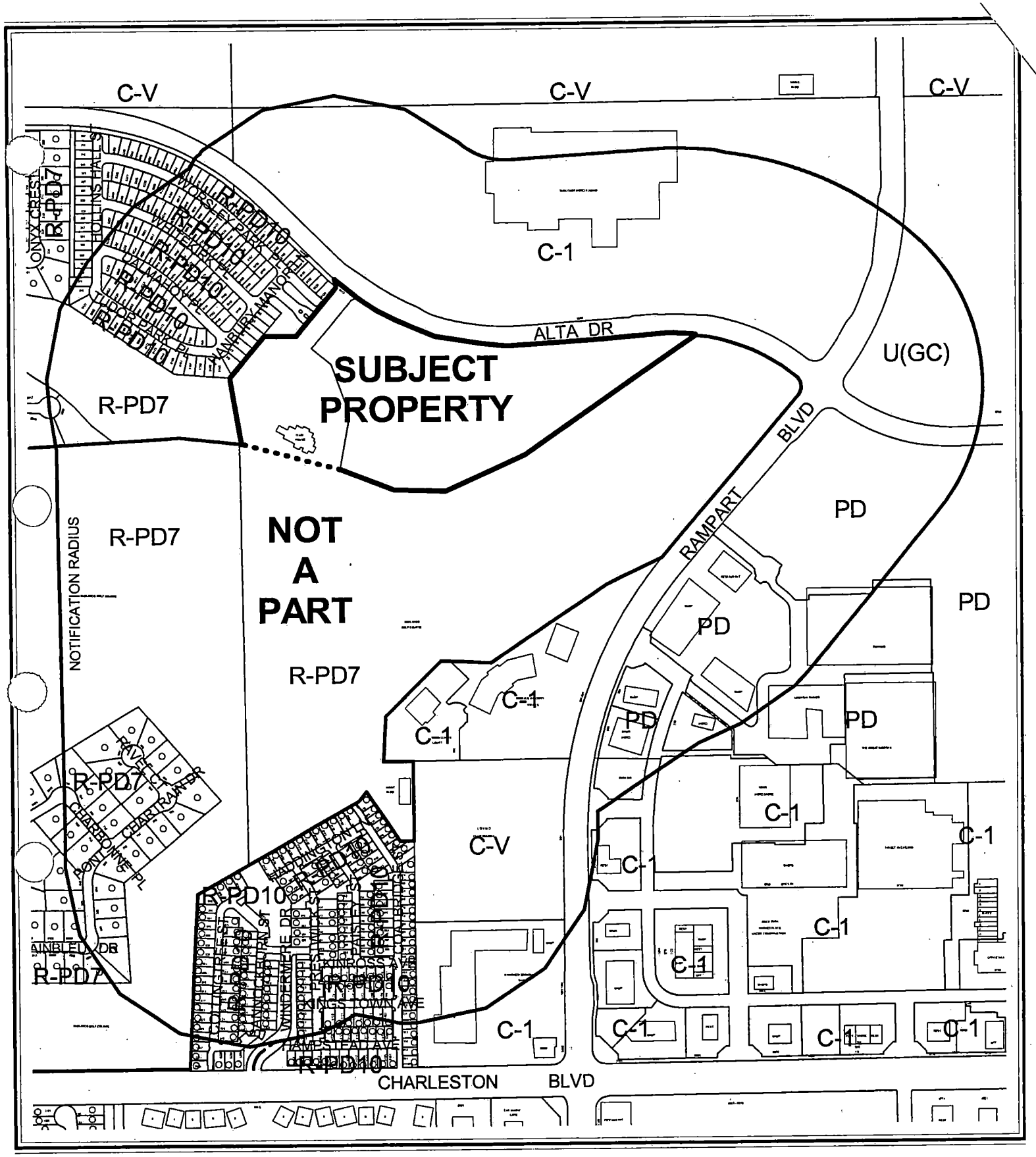
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the northwest prior to the issuance of any permits.

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

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4205 and all other subsequent site-related actions.



CASE: **SDR-4206**

RADIUS: 750 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND U (UNDEVELOPED) ZONE [GTC (GENERAL TOURIST COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4206 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-4205) to a PD (Planned Development) Zoning District and a Variance (VAR-4207) approved by City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, and the Queensridge Towers Development Standards document, except as amended by conditions herein.

4. The westernmost residential tower shall be limited to 12 stories in height, and the Queensridge Towers Development Standards document and submitted plans shall be modified to reflect this condition.

5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to the issuance of building permits. The use of turf shall be limited to a maximum of 12.5% of the total landscaped area. The number of trees in the perimeter buffers shall be increased as required by City standards.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site. The Queensridge Towers Development Standards document shall be modified to reflect the requirement for a Master Sign Plan.

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with Title 19.08.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.

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

Public Works

13. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the northwest prior to the issuance of any permits.

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

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4205 and all other subsequent site-related actions.

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Review for four condominium towers with ancillary uses, clubhouse and a 17,400 square foot office building. The applicant's site plan depicts on 14-storey and three 18-story towers in addition to the office building.

A Rezoning (ZON-4205) and Variance (VAR-4207) applications were filed as companion items.

B) Applicant's Justification

The applicant states that the project will provide a transitional buffer between the single-family neighborhood to the west and the more intense commercial development to the north and east, and that the multiuse project is in keeping with the development quality of the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

04/04/90	The City Council approved a request for C-1 (Limited Commercial) zoning (Z-0017-90) on this site as part of a larger request.
01/04/95	The City Council approved a request for R-3 (Medium Density Residential) zoning (Z-0146-94) on this site as part of a larger request.
10/78/97	The City Council approved a request for PD (Planned Development) zoning (Z-0078-97) on a portion of this site. The request permitted the development of three 12-story condominium towers.
05/27/04	The Planning Commission will hear a related rezoning application (ZON-4205) and Variance (VAR-4207)(as a part of this agenda.

B) Pre-Application Meeting

01/08/04	At the pre-application conference, questions were raised relative to the appropriate zoning and General Plan designation for the proposed development. Subsequent pre-application meetings were held on 02/13/04 and 3/19/04, where issues relative to residential adjacency requirements and the height of the towers were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area
Net Acres: 20.1

B) Existing Land Use

Subject Property:	Undeveloped/ Golf Course
North:	Parking Lot, Hotel/ Casino
South:	Golf Course
East:	Golf Course
West:	Golf Course, Club House

C) Planned Land Use

Subject Property:	GTC, PR	General Tourist Commercial, Park/ Recreation
North:	SC	Service Commercial
South:	PR	Park/ Recreation
East:	PR	Park/ Recreation
West:	PR, MLA	Park/ Recreation, Medium Low Attached

D) Existing Zoning

Subject Property:	U (GTC) [Undeveloped (General Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	C-1 (Limited Commercial)
South:	R-PD7 (Residential Planned Development - 7 Units Per Acre)
East:	R-PD7 (Residential Planned Development - 7 Units Per Acre)
West:	R-PD7 (Residential Planned Development - 7 Units Per Acre)

E) General Plan Compliance

Southwest General Plan

The subject site is currently designated GTC (General Tourist Commercial) on the Southwest Sector Plan of the General Plan. The requested P-D (Planned Development) zoning is consistent with the GTC (General Tourist Commercial) General Plan designation. The proposed P-D (Planned Development) zone will allow the proposed commercial/ residential/office development proposed on this site and will be consistent with applicable standards of the City of Las Vegas General Plan.

KCW

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

The requested P-D (Planned Development) zoning is consistent with the goals and policies of the General Plan. The proposed site design is harmonious with typical development of GTC designated areas of the City. The proposed development consists of the four condominium towers with ancillary uses, clubhouse and a 17,400 square foot, single story, office building, all of which are allowable uses within a P-D (Planned Development) zoning district.

PROJECT DESCRIPTION

The site will include one 14-story and three 18-story condominium buildings, and will have a total of 385 residential units. The submitted floor plans indicate that the units will be larger than the typical condominium product, with the three-bedroom units in the 3,500 square foot range. Most of the parking for the development will located in below-grade garages, with surface lots provided for visitors and ancillary uses on the site. The project is intended to be developed in two phases, with two of the towers to be developed in Phase I, and the remaining two towers to be developed in Phase II.

The development will include a 17,400 square foot office building adjacent to Alta Drive. The office building will be one story in height, and will share a common access driveway with the condominium development. The project will also include a new clubhouse for the Badlands Golf Course, which will be attached to the entrance level of the condominium development. A private restaurant will be available for club patrons and residents.

The principal entrance to the property is located at the northwest corner of the site, and will serve the condominium development, office building, golf clubhouse, and the single-family residential neighborhood to the west. Two additional driveways will be provided along Alta Drive; a gated driveway for resident access to the condominiums, and an emergency gated driveway at the northeast corner of the site.

The landscape site plan shows a minimum 20 foot wide landscape planters with trees, shrubs and ground cover along Alta Drive and the side and rear property lines. Landscaping is also shown throughout the surface parking lot areas and around the base of all buildings on the site.

KCW

The applicant states that the architectural design for the project is intended to present an image compatible with the Queensridge development, which is south and west of this site. The exterior walls of the buildings shall be faced with stone veneer and stucco, and will have a metal roof. The window treatment will consist of clear or tinted glazing in bronze aluminum frames.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards apply to properties that are rezoned to P-D (Planned Development):

Standards	Required	Provided	Compliance
Min. Lot Size	5 acres	20.1 Acres	Y

The project complies with the minimum site area required for a P-D (Planned Development) rezoning; no other specific development standards are required by Title 19. Based on the submitted Queensridge Development Standards document, the maximum permitted height for the condominium towers will be 233 feet, the condominium club and golf clubhouse will be limited to 45 feet, and the office building will be limited to 28 feet. Setbacks and lot coverage are dictated by the approved site plan.

A2) Residential Adjacency Standards

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

a) Proximity slope. The westernmost tower will extend approximately 58 feet into the required proximity slope, and will be located 239 feet from the nearest single-family residential property line to the west where a 570-foot separation from the residential is required.

b) Building setback. The proposed buildings will exceed the required minimum building setback requirement.

A Variance (VAR-4207) application has been filed to address these issues.

KCW

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Residential				XX		
• 2 bedroom	206	1.75/unit	361			
• 3 bedroom	179	2/unit	358			
• Guests		1/6 units	65			
Golf Club	14,600	1/200	73			
Condo Club	6,400	1/200	32			
Office	17,400	1/300	58			
Total			947	6	1029	Not indicated

The proposed development will provide parking spaces in excess of code requirements. No overall count of handicap parking spaces has been provided; the development standards manual requires that handicap parking be provided in accordance with Title 19 requirements.

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**
Parking Area	1 Tree/6 Spaces	40 Trees	59 Trees
Buffer:			
• Min. Trees—Alta	1 Tree/30 Linear Feet	48 Trees	30 Trees
• Min. Trees—South	1 Tree/30 Linear Feet	69 Trees	62 Trees
• Min. Trees—West	1 Tree/20 Linear Feet	31 Trees	27 Trees
• Min. Zone Width—Front	15 Feet		20 Feet
• Min. Zone Width—Side	8 Feet		15 Feet
• Wall height	8 Feet		Not indicated

The number of trees in the buffer areas will need to be increased to conform to code requirements. A condition will be added requiring the increase in the number of trees to City standards. The width of the buffer areas is in conformance with code. A wall is required between the proposed development and the single-family neighborhood to the west; the site plan does not indicate if a wall will be provided.

KCW

A5) Sign Standards:

Based on the acreage of the site and the mixture of uses, a master signage plan will be necessary to establish requirements and limitations for signs within the proposed development. The development standards document should be changed to reflect this requirement.

B) General Analysis and Discussion

- Zoning

The proposed rezoning to PD (Planned Development) is generally compatible with surrounding land uses because the 20.1-acre site is substantially buffered to the south and east by the fairways of the Badlands Golf Course, and on the north by a hotel and casino development. The proposed setbacks and lot coverage are generally consistent with comparable City zoning regulations. As noted previously, the westernmost tower does not conform to Residential Adjacency Standards and should be restricted to 12 stories in height, which is consistent with previous development proposal that was approved for a portion of the subject site.

- Site Plan

The Submitted site plan allows for adequate on-site circulation between the mixture of uses on the site, and also provides access to the single-family neighborhood to the west. There is adequate separation between the proposed tower buildings, and adequate consideration has been given to pedestrian circulation between the buildings and the ancillary amenities.

- Waivers

As the development is being rezoned to PD (Planned Development) and development standards will be established by the rezoning, no waivers are required.

- Landscape Plan

The proposed landscape plan is generally in conformance with code requirements, but the number of trees in the perimeter buffers areas will need to be increased.

- Elevation

The proposed elevations for the tower buildings depict variations and off-sets in the façade of each building, which assists in reducing the apparent scale of the structures. In addition, the top two stories of each tower will have additional step-backs, which also assists in reducing the massing of the buildings. Balconies and deep-set windows further assist in giving variety to the structures, as does the combination of stucco and stone tile wall surfacing.

- Floor Plan

The submitted floor plans depict a podium level that will connect the buildings together, with resident parking located below the buildings. The podium level will primarily contain residential amenity and service functions, building lobbies, and will have a direct connection to the new Badlands Golf Course clubhouse. The residential floor plans show between two and seven units per floor, depending on the size of the units and number of bedrooms provided. Three separate elevator lobbies will be provided for each building, with no more than three units per floor sharing an elevator. All units will be generously sized, and will have multiple terraces.

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 compatible with the commercial uses to the north and east, and directly abuts a golf course to the south. The development is intended to serve as a transitional buffer for the single-family property to the west; however, the failure to comply with Residential Adjacency Standards hampers its function as a buffer.

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

   The proposed development is consistent with the General Plan, and is generally consistent with most requirements of Title 19 and other adopted policies and standards. As previously noted, a variance has been submitted to address non-compliance with Residential Adjacency Standards, and minor revisions to the landscape plan will be necessary.

KCW

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

   The westernmost driveway aligns with the existing traffic signal on Alta Drive, and will provide access for the single-family development to the west. On-site circulation will not impact traffic on adjacent roadways; traffic will review the configuration of the gated entries to verify that sufficient stacking room is available.

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

   The proposed building materials will be appropriate for the City and will be consistent with development in the immediate area. The landscape materials will also be appropriate for the area.

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

   The design of the buildings is consistent with surrounding development and an effort has been made to reduce the massing and scale of the structures.

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

   The proposed development will be subject to inspections before occupancy, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 226 [Mailed with ZON-4205 & VAR-4207]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4206 APN: _____

Name of Property Owner: _____

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: Gary A Miller

Print Name: Gary A. Miller

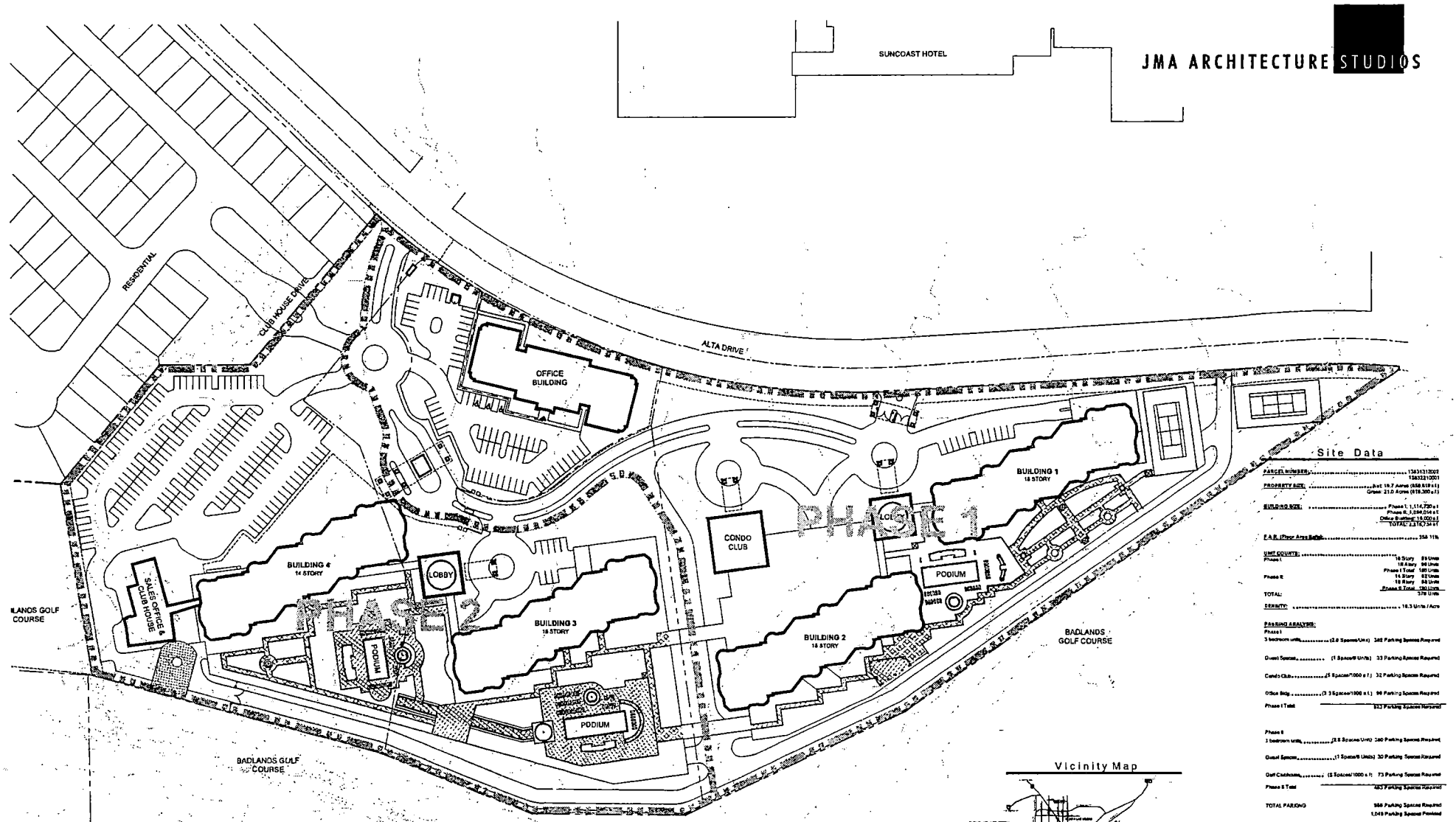
Subscribed and sworn before me

This 10 day of March, 2004

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
EVA ANAYA
My Appointment Expires
March 29, 2006
No: 02-74357-1



Site Data

PARCEL NUMBER: 13833112002, 13833210001

PROPERTY SIZE: Net: 19.7 Acres (858,619 s.f.) Gross: 21.0 Acres (919,300 s.f.)

BUILDING SIZE: Phase I: 1,114,720 s.f. Phase II: 1,094,014 s.f. Office Building: 15,000 s.f. TOTAL: 2,215,734 s.f.

F.A.R. (Floor Area Ratio): 358 11%

UNIT COUNTS:
Phase I: 18 Story 89 Units; 18 Story 96 Units
Phase I Total: 185 Units
Phase II: 14 Story 82 Units; 19 Story 89 Units
Phase II Total: 191 Units
TOTAL: 376 Units

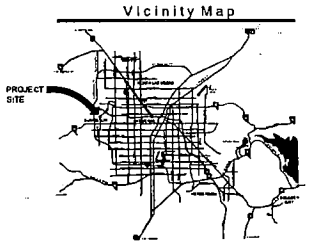
DENSITY: 18.3 Units / Acre

PARKING ANALYSIS:
Phase I
3 bedroom units (2.0 Spaces/Unit): 348 Parking Spaces Required
Guest Spaces (1 Space/8 Units): 33 Parking Spaces Required
Condo Club (4 Spaces/1000 s.f.): 32 Parking Spaces Required
Office Bldg (3.3 Spaces/1000 s.f.): 99 Parking Spaces Required
Phase I Total: 513 Parking Spaces Required

Phase II
3 bedroom units (2.0 Spaces/Unit): 380 Parking Spaces Required
Guest Spaces (1 Space/8 Units): 30 Parking Spaces Required
Golf Clubhouse (5 Spaces/1000 s.f.): 73 Parking Spaces Required
Phase II Total: 483 Parking Spaces Required

TOTAL PARKING: 996 Parking Spaces Required; 1,049 Parking Spaces Provided

Vicinity Map



16150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2038 WWW.JMAARCH.COM

PROJECT NO: 2003305

DATE: May 20, 2004

0 30 60 120

SCALE: 1" = 60'-0"

NORTH

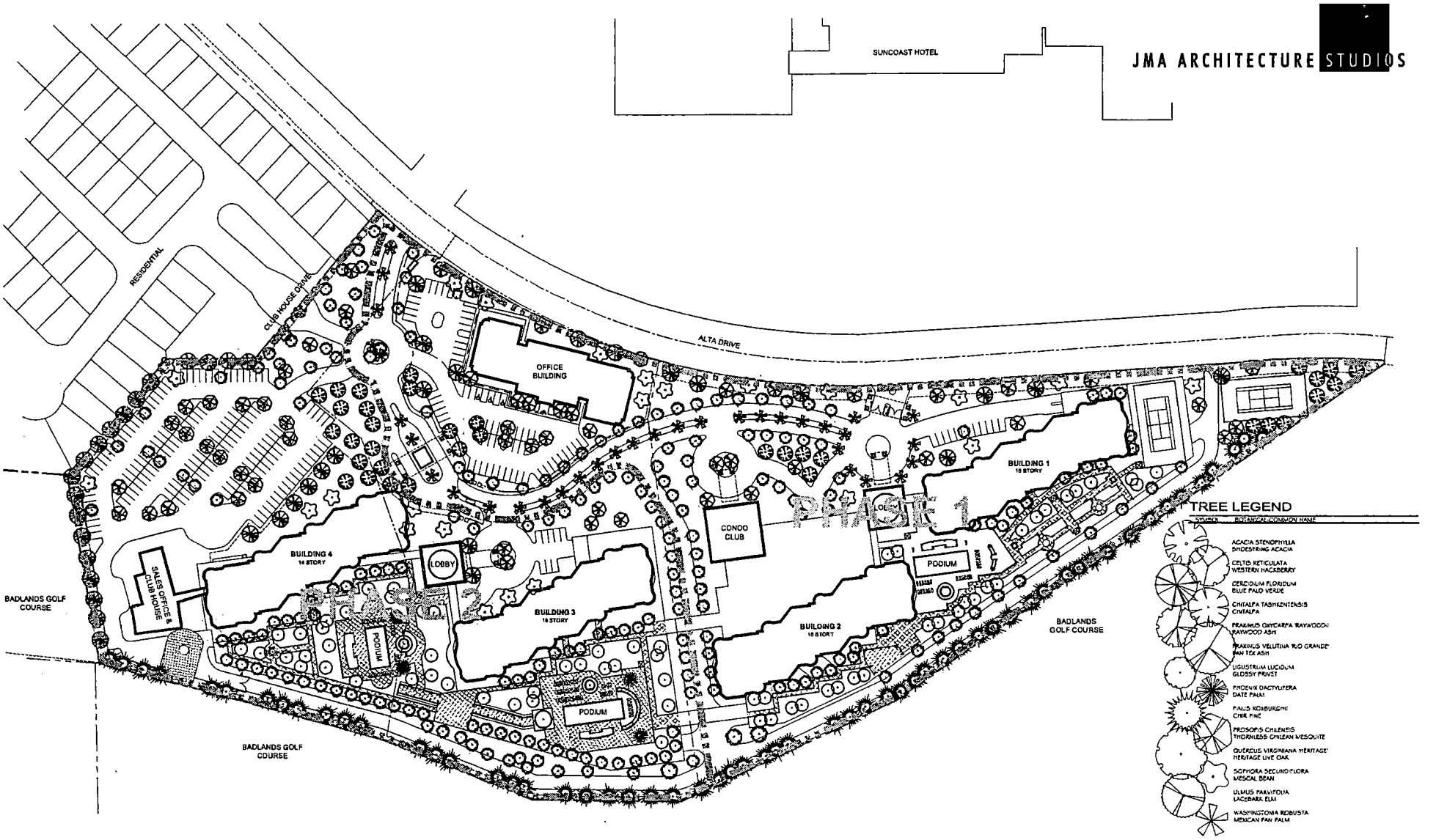
SITE PLAN

QUEENSRIDGE TOWERS

REVISED 5.21.04

SDR-4206
5-27-04 PC

JMA ARCHITECTURE STUDIOS



LANDSCAPE PLAN

QUEENSRIDGE TOWERS

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2039 WWW.JMAARGH.COM

PROJECT NO: 2003305
DATE: May 20, 2004

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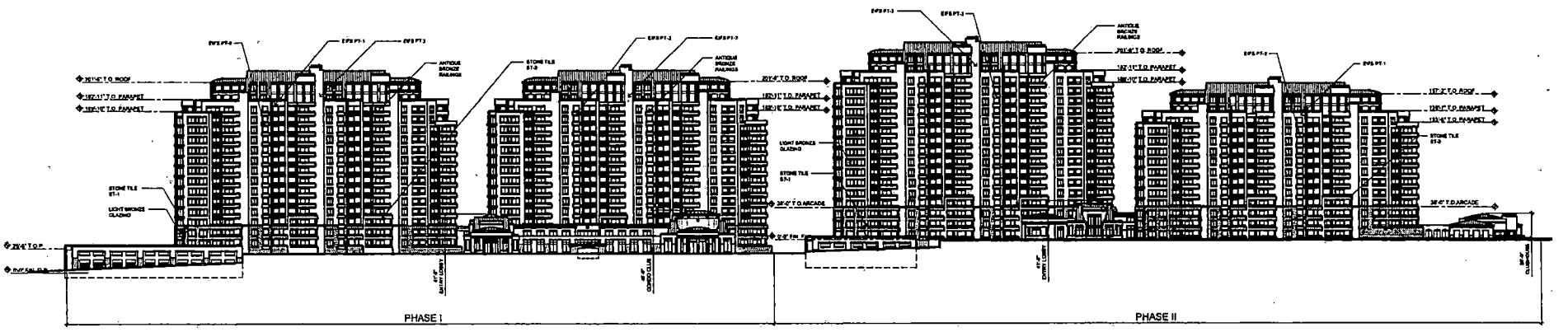
SCALE: 1" = 60'-0"
NORTH

REVISED
5.21.04

SDR-4206
5-27-04 PC

JMA ARCHITECTURE STUDIOS



ELEVATIONS

QUEENSRIDGE TOWERS

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2058 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: MAY 20, 2004

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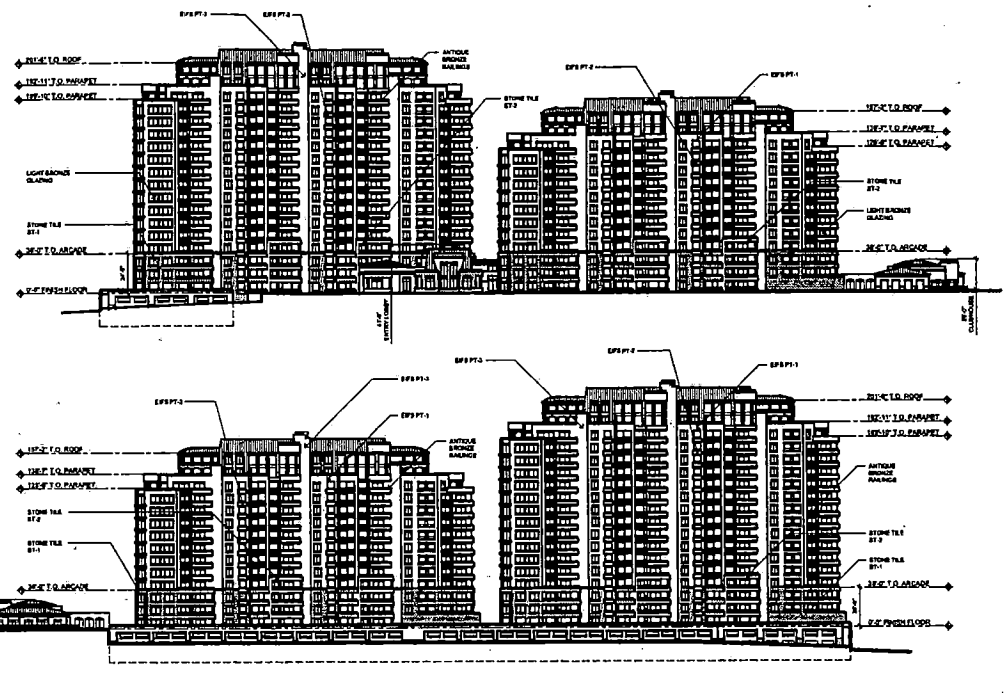
SCALE: 1" = 50'-0"

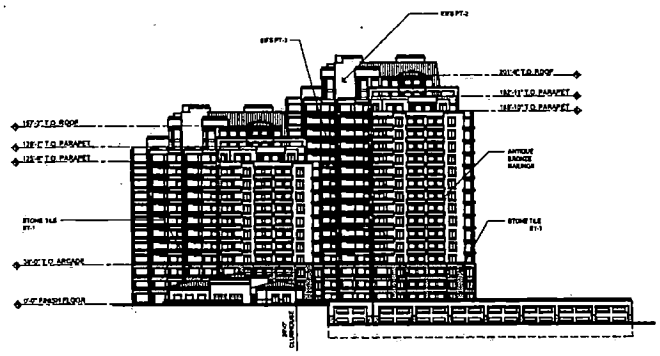
NORTH

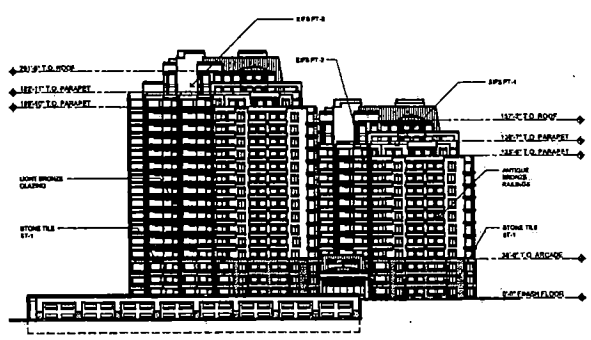
REVISED
5.21.04

SDR-4206
5-27-04 PC

JMA ARCHITECTURE STUDIOS







ELEVATIONS - PHASE II

QUEENSRIDGE TOWERS

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2333 FAX: (702) 731-2034 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: MAY 20, 2004

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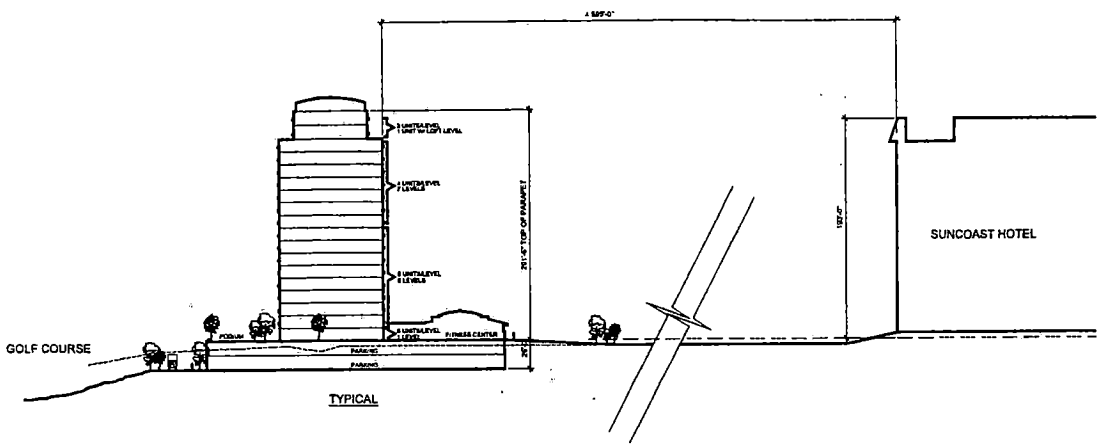
SCALE: 1" = 50'-0"

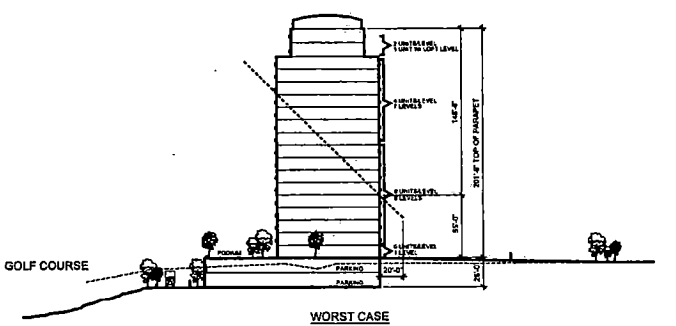
NORTH

REVISED 5.21.04

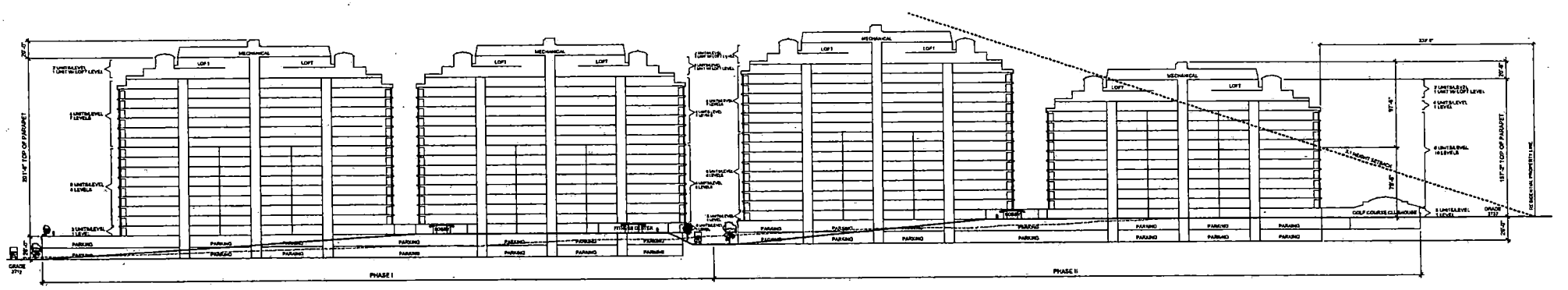
SDR-4206
5-27-04 PC

JMA ARCHITECTURE STUDIOS





NORTH - SOUTH SITE SECTIONS



EAST - WEST SITE SECTION

SECTION STUDY

QUEENSRIDGE TOWERS

10150 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-2039 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: May 20, 2004

0 25 50 100
SCALE: 1" = 50'-0"
NORTH

REVISED
5.21.04

SDR-4206
5-27-04 PC

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4241 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 20.0 acres south of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-301-005, 006; 126-24-101-009; and 126-24-201-005), Ward 6 (Mack).

C.C.: 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – Motion for APPROVAL with McSWAIN abstaining as her company is doing work that indirectly benefits Focus – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that the proposed development is consistent with the Cenennial Hills Plan and also conforms to the density range of the PCD Planned Use classification. Staff recommends approval. Thirty-eight notices were mailed and no protests or approvals were received.

CALVIN CHAMPLIN, 3455 Cliff Shadows Parkway, appeared on behalf of the applicant. This is the fifth in a series of rezoning in the Cliff's Edge Master Plan area. There will be a total of 20

MINUTES – Continued:

acres in the Master Plan subject to the same development criteria. The applicant agreed with staff's recommendations and request approval.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:08 – 9:09)

2-2582

CONDITIONS:

Planning and Development

1. This rezoning shall go direct to Ordinance. No Resolution of Intent is required.

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.

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

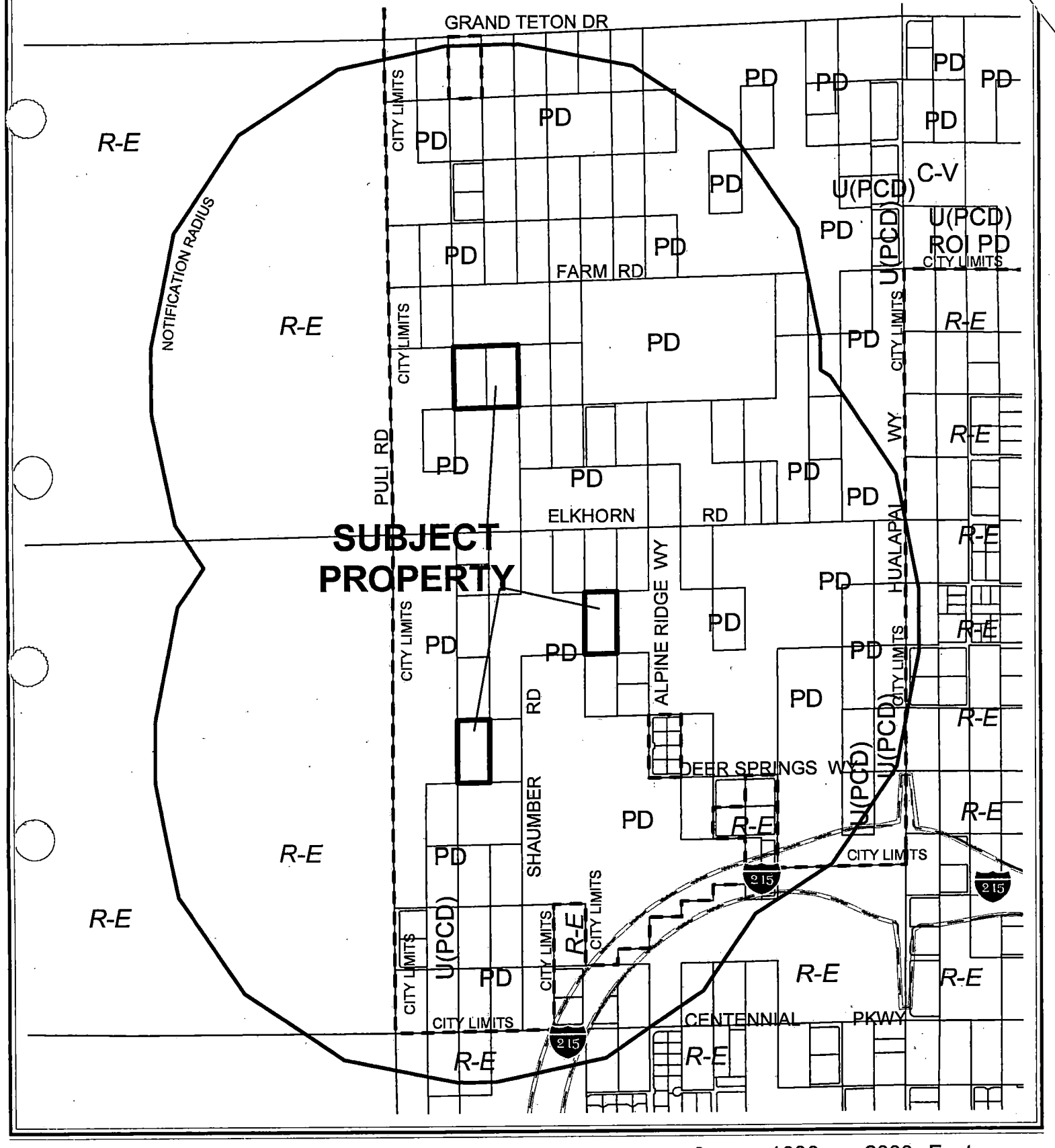
Public Works

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

5. Requirements for construction of street improvements adjacent to these sites shall be determined at the time of development of these sites.

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

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

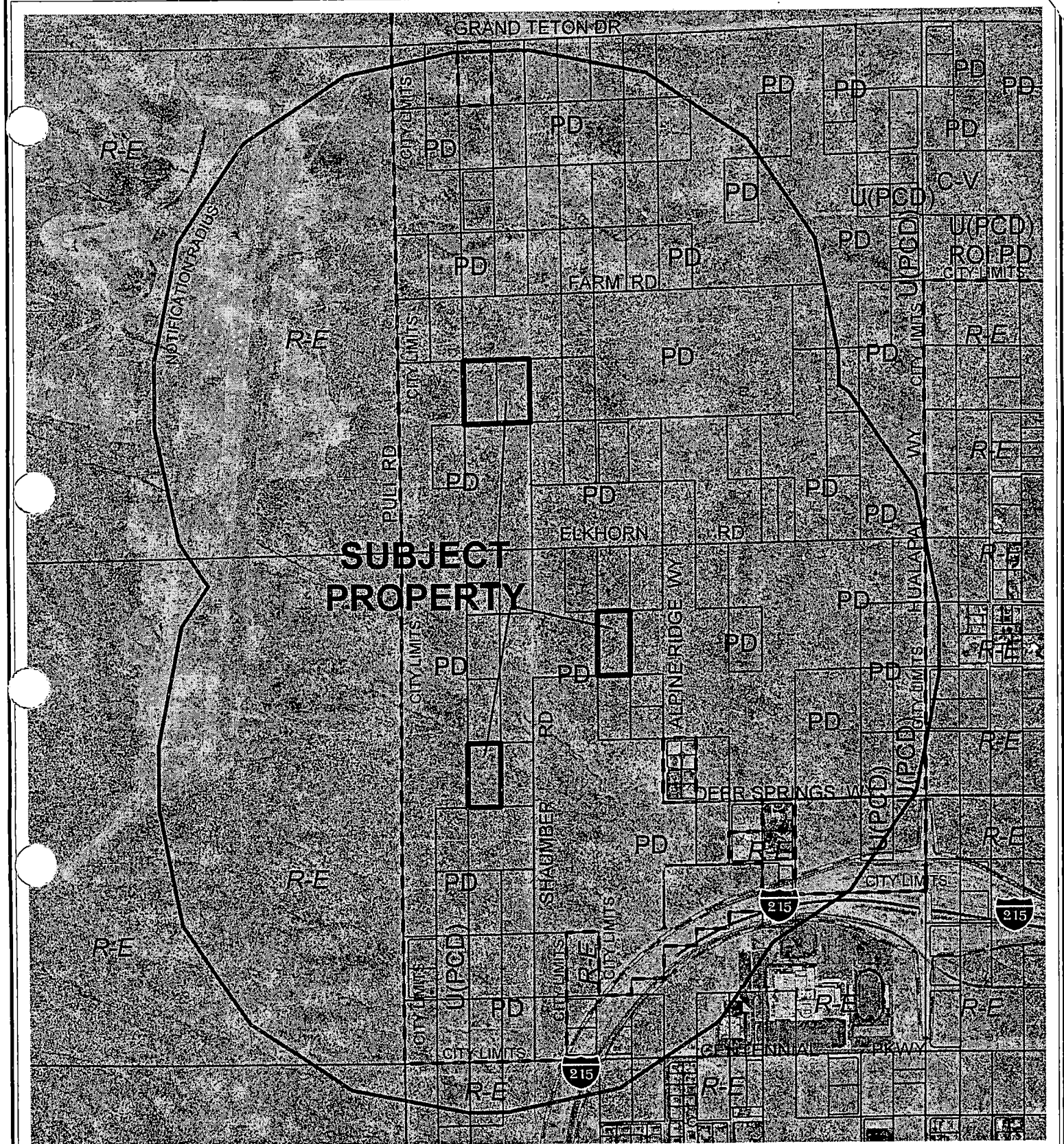


CASE: **ZON-4241**

RADIUS: 3200 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)



CASE: **ZON-4241**

RADIUS: 3200 FT

0 1000 2000 Feet

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

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4241 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. This rezoning shall go direct to Ordinance. No Resolution of Intent is required.

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.

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

Public Works

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

5. Requirements for construction of street improvements adjacent to these sites shall be determined at the time of development of these sites.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 20 acres located south of Grand Teton Drive, between Hualapai Way and Puli Road, within the area covered by the Cliff's Edge Master Development Plan.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 297.5 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval.

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

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

KCW

11/20/03 The Planning and Development Department approved a Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines, subject to a number of conditions.

05/19/04 The City Council approved a rezoning application (ZON-4013) from U (PCD) to PD Zone on 2.5 acres located adjacent to the northeast corner of Bath Drive and Michelli Crest Way.

B) Pre-Application Meeting

03/24/04 Essentials of a rezoning application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
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)

KCW

D) Existing Zoning

Subject Property:	U (PCD)	Undeveloped [(Planned Community Development) General Plan Designation]
North:	U (PCD)	Undeveloped [(Planned Community Development) General Plan Designation]
South:	U (PCD)	Undeveloped [(Planned Community Development) General Plan Designation]
East:	U (PCD)	Undeveloped [(Planned Community Development) General Plan Designation]
West:	U (PCD)	Undeveloped [(Planned Community Development) General Plan Designation]

E) General Plan Compliance: Centennial Hills Sector Plan

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density range for lands so designated is between two and eight units per acre. The proposed zoning change to the PD (Planned Development) zoning district is intended to average 7.95 units per acre, which is in conformance with the overall density provisions of the PCD (Planned Community Development) land use designation.

The Centennial Hills Sector Plan states that within areas designated as PCD, development will range "...from two to eight units per acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD." The proposed rezoning to PD (Planned Development) is in conformance with the PCD land use designation for the subject parcels.

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

KCW

Special Area Plan: Cliffs Edge

The provisions of the Centennial Hills Sector Plan require that a master development plan be prepared for PCD areas that exceed 80 acres in size. The applicant has prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on 03/19/03 and further amended on 07/16/03. This document will provide policy direction and standards for future development within the overall Master Development Plan area.

A) Zoning Code Compliance

Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) District are established by the Master Development Plan. The development standards for the Cliff's Edge area are now established through the approved Cliff's Edge Master Development Plan. These standards will provide a blueprint for future development of the area and all development with Cliff's Edge will be subject to them.

B) General Analysis and Discussion

The proposed Rezoning is in conformance with Cliff's Edge Master Development Plan and Design Guidelines.

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

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

   The size of the Cliff's Edge Master Development Plan area is consistent with the plan and the proposed development density conforms to the density range of the PCD land use classification.

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

   The single-family development permitted under the PD zoning is compatible with the existing and planned residential development around the site.

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

KCW

The land planning done through the development of the Centennial Hills Sector plan anticipated the proposed density and type of development. The proposal is therefore appropriate.

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

The planned expansion of the 215 Beltway and the planned circulation system around the development will be of sufficient capacity handle the amount of traffic that will be generated by the future residents in the development.

NOTICES MAILED 38

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4241 APN: 126-13-301-005, 006; 126-24-101-009; 126-24-201-005

Name of Property Owner: _____

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 ✓ _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

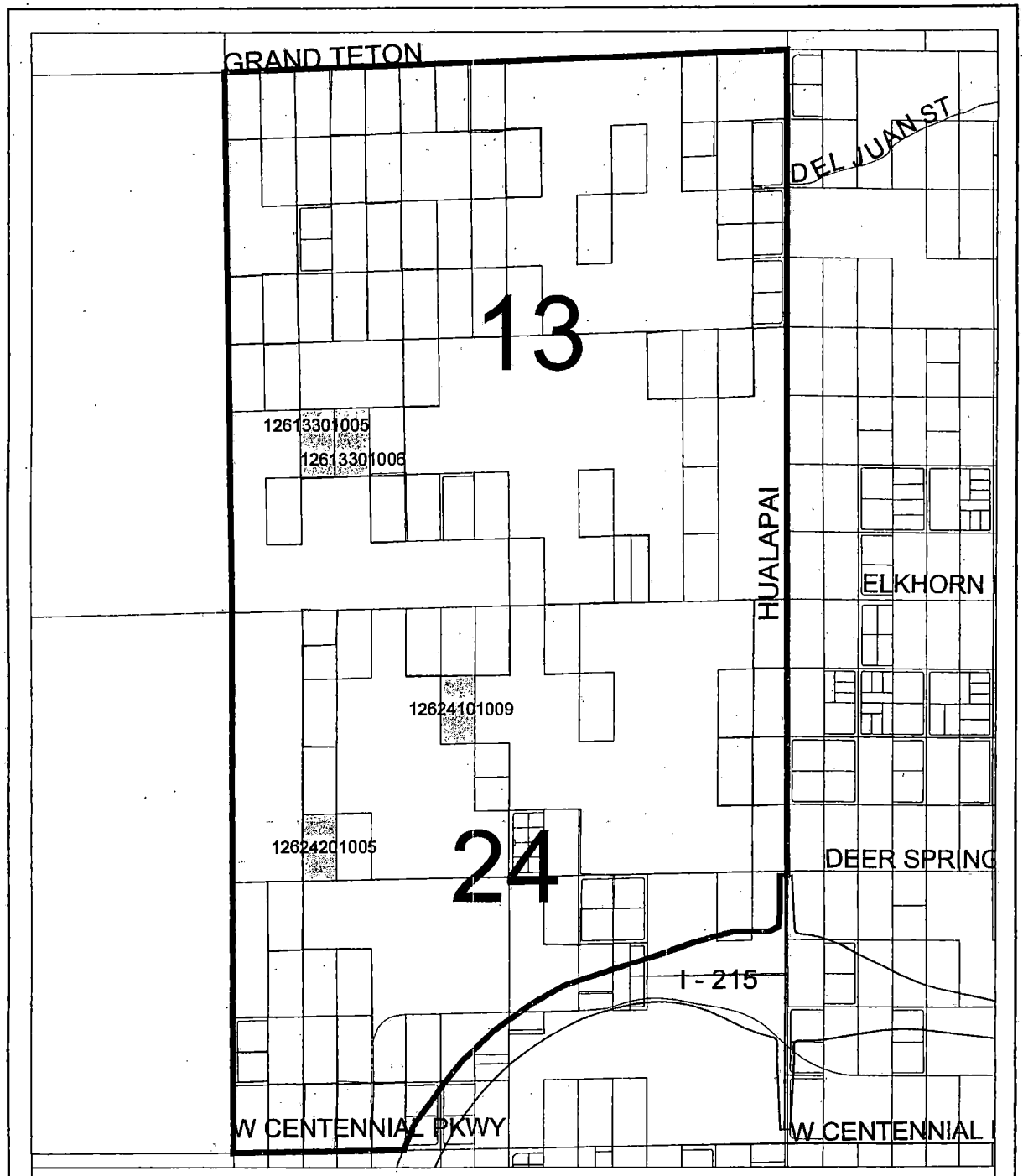
Subscribed and sworn before me

This 23rd day of March, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2004



Cliffs Edge
Fifth P-D Zoning Request

N
W E
S

- Project Boundary
- Lands Zoned by ZON 1520, ZON 2184, ZON-3241, and ZON-4013
- Current P-D Zoning Request
- Private Land (owned by others)

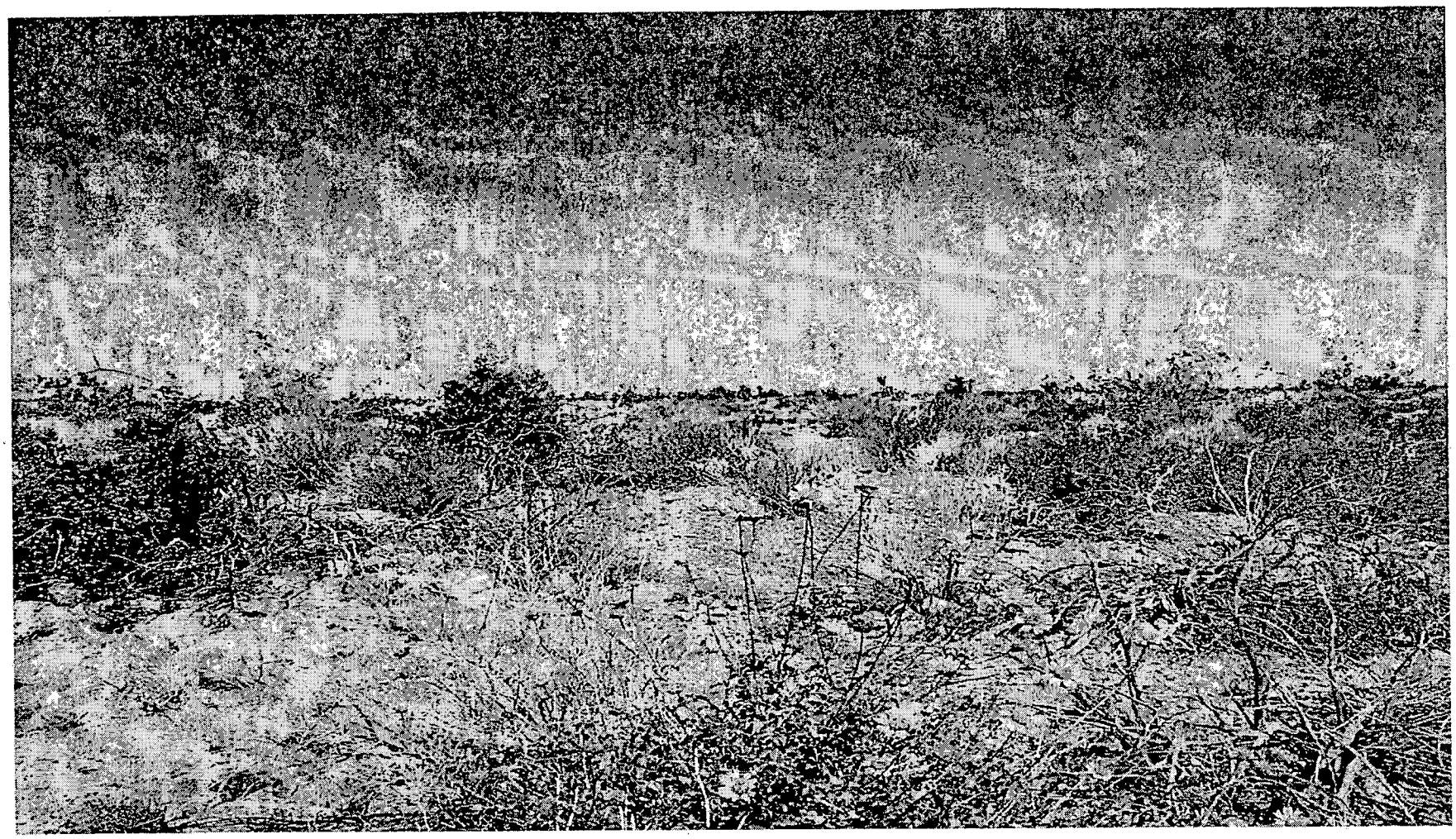
QUADRANT PLANNING

March 2004

ZON-4241

5-27-04 PC

File: CE fifth zoning



ZON-4241 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY
SOUTH OF GRAND TETON DRIVE, BETWEEN HUALAPAI WAY AND PULI ROAD
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4279 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 0.29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard (APN: 138-23-401-002), Ward 6 (Mack).

C.C.: 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 39 [ZON-4279] and Item 40 [SDR-4278].

KYLE WALTON, Planning and Development, stated the proposed zoning of Civic is compatible with the surrounding land uses and the Public Facility land use classification that is designated for the property. The proposed well facility is an allowable use in the Civic district and is compatible with the adjacent properties around it. Staff recommends approval. Two hundred and twenty-four notices mailed, and no approvals or protests were received.

DAN WEISNER, Las Vegas Valley Water District, 1001 S. Valley View, concurred with staff's recommendations and requested approval.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 39 – ZON-4279

MINUTES – Continued:

SCOTT HOLFER, Miranda and Associates, 630 S. 4th Street, appeared on behalf of Boomerang's, requested that the Commission deny the application and hold it to allow sufficient time to meet with the Water District and obtain more information regarding this project. CHAIRMAN TRUESDELL confirmed with MR. HOLFER that there is a water facility adjacent to the applicant's property. CHAIRMAN TRUESDELL then asked MR. HOLFER what were the applicant's reasons were for wanting to hold this item, as he does not see how this facility would change or impact the area other than it would be an upgrade. MR. HOLFER replied that they are concerned with the tower and the physical layout of the water facility.

COMMISSIONER McSWAIN stated that there is time for the applicant to meet with the Water District to address any concerns prior to the next City Council meeting.

BRONSON MACK, Las Vegas Valley Water District, 1001 S. Valley View, stated that notifications were sent out to residences and businesses adjacent to this property. No one attended the meeting, which was held on this site. He also stated that there would not be a problem meeting with representatives from Boomerang's and submit any information they would like.

COMMISSIONER EVANS asked if the item were held, would it create a problem with beginning construction. MR. HOLFER replied that the suggestion to meet with individuals from Boomerang's prior to the next City Council meeting would be amenable.

CHAIRMAN TRUESDELL stated he will support the application and reiterated that the parties meet before the next City Council meeting.

COMMISSIONER GOYNES commented that he believed the issue the property owner had was the 50-foot antenna and would it remain at the same location. MR. HOLFER replied that the antenna would be relocated approximately 30-40 feet to the east.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 39 [ZON-4279] and Item 40 [SDR-4278].

(9:09 – 9:16)

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 39 – ZON-4279

CONDITIONS:

Planning and Development

1. This rezoning shall go direct to Ordinance. No Resolution of Intent is required.

2. 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.

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

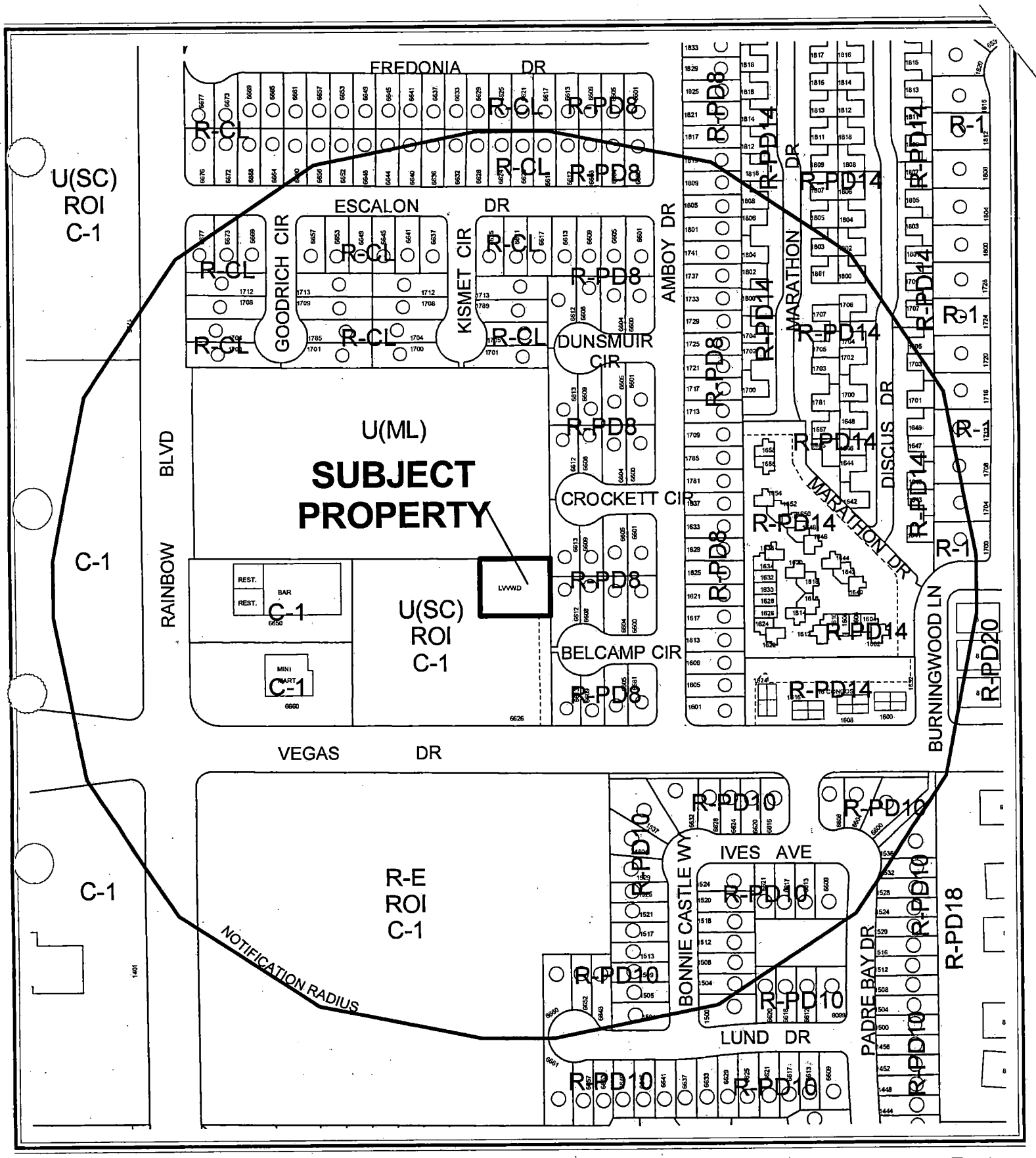
Public Works

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

5. Requirements for construction of street improvements adjacent to these sites shall be determined at the time of development of these sites.

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

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



CASE: **ZON-4279**

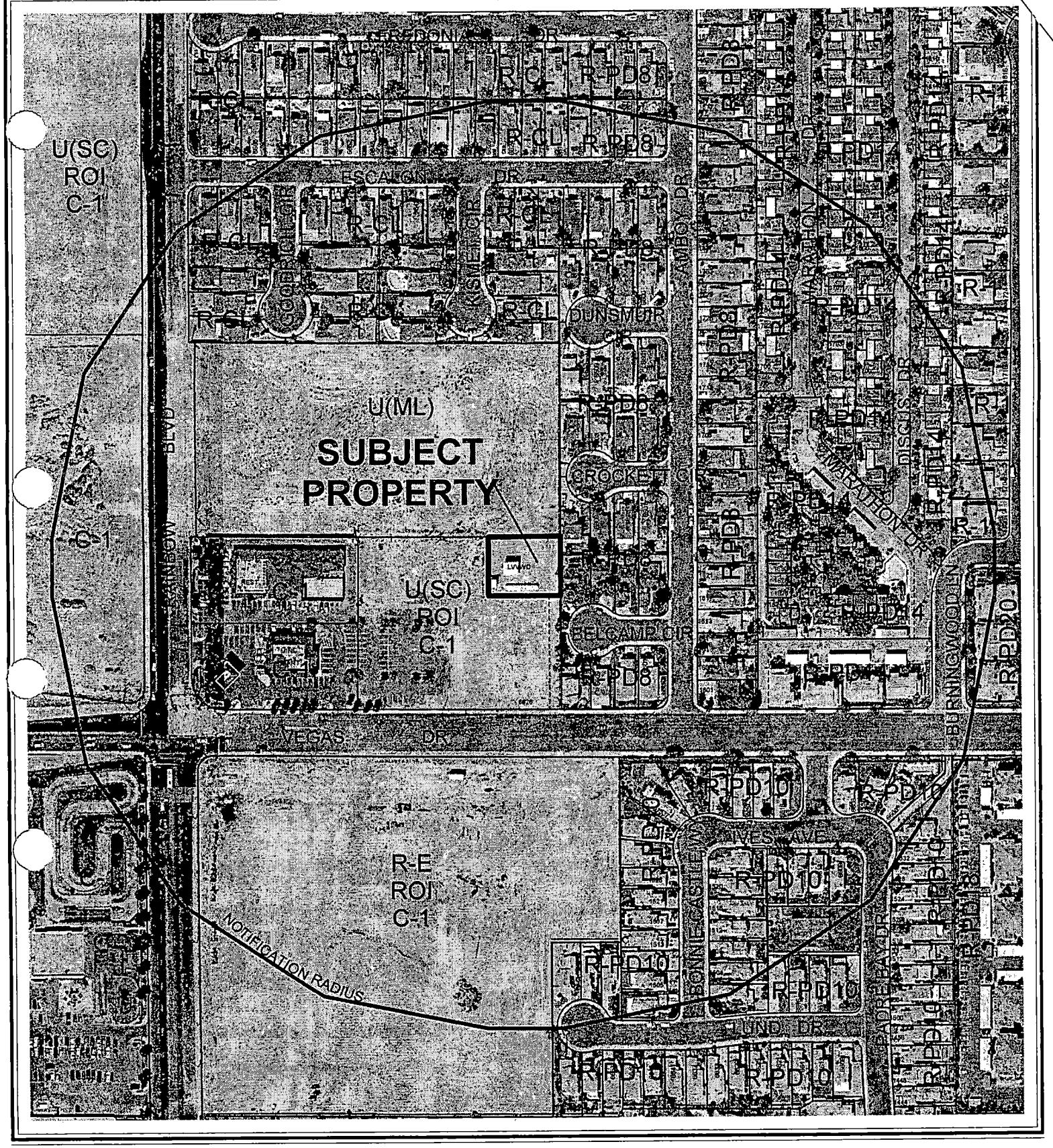
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION]

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

N



CASE: **ZON-4279**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4279 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** 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 (SDR-4278) 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. 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.

4. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant requests the approval of a rezoning of property from U (Undeveloped) [PF (Public Facility) General Plan Designation] to C-V (Civic) on 0.29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard.

A Site Development Plan Review application (SDR-4278) was filed as a companion item to this rezoning.

B) Applicant's Justification

The applicant claims that in order to bring the existing well sites up to current standards, they must demolish and remove existing onsite facilities, then proceed with the installation of new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances. Concurrently, the solidification of a Civic zoning district will facilitate the overall development of the site.

BACKGROUND INFORMATION

A) Previous Actions

05/27/04 The Planning Commission will hear a related Site Development Plan Review for improvements to the site (SDR-4278) as part of this agenda.

B) Pre-Application Meeting

03/31/04 The submittal requirements for a rezoning and site development plan review application were discussed. No other comments resulted from the meeting.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.29

PL

B) Existing Land Use

Subject Property:	Las Vegas Valley Water District Well Site 5A
North:	Undeveloped
South:	Undeveloped
East:	Single Family Residential Homes
West:	Undeveloped, Restaurant

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) [PF (Public Facility) General Plan Designation]
North:	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South:	U (Undeveloped) [(Service Commercial) General Plan Designation] ROI to C-1 (Limited Commercial)
East:	R-PD8 (Residential Planned Development - 8 Units Per Acre)
West:	U (Undeveloped) [(Service Commercial) General Plan Designation] ROI to C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is designated as PF (Public Facility) on the Southwest Sector Map of the General Plan. The redevelopment of an existing well site is in conformance 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

This site is not within a Special Area Plan or Overlay District.

PL

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-4278) application.

B) General Analysis and Discussion

The zone change to C-V (Civic) zone will be consistent with the PF (Public Facilities) General Plan Designation. The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public facilities. In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization.

The current use of the property is the Las Vegas Valley Water District Well, which is considered a public use. The zoning request to C-V (Civic) brings the site into conformance with the existing use of the site. The Las Vegas Valley Water District is proposing to demolish and remove existing onsite facilities and install new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances. The existing structure will be demolished. A 200 square foot electrical building and a 350 square foot chlorination building will be built on the site. The existing 50-foot tall antenna will be relocated to the northeastern portion of the site. The proposed removal and relocation of onsite facilities represents an opportunity for redevelopment and improvement of the site. The use of the site is not changing; therefore the use will still be compatible with the mixture of single-family residential development and commercial development in the area.

FINDINGS

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

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

   The subject property is designated as PF (Public Facility) within the Southwest Sector Map of the Las Vegas General Land Use Plan. The redevelopment of an existing well site is in conformance with the 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."**

   Adjacent to the site is a single-family residential subdivision to the east, a commercial center (Service Station, Restaurants, and a Tavern) located to the west, undeveloped property slated for single family residential uses to the north, and an undeveloped property planned for commercial use to the south. The current use of the property is a Las Vegas Valley Water Districts Well station. The proposed rezoning to C-V (Civic) will be compatible with the surrounding land uses and zoning districts.

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

   The proposed upgrading of the Las Vegas Valley Water District's Well 5A represents an opportunity for redevelopment and improvement of the site. The use of the site is not changing, and therefore the use will still be compatible with the mixture of single-family residences and commercial development in the area and will bring the existing use into conformance with the appropriate zoning district.

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

   The site is accessed via Vegas Drive, an 80-foot Secondary Collector. This right-of-way provides adequate access to the site.

NOTICES MAILED 224 [Mailed SDR-4278]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4279 APN: 138-23-401-002

Name of Property Owner: Patricia Mulroy, General Manager, LVVWD

Name of Applicant: Shawn P. Mollus, Director of LVVWD Engineering

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: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 17th day of March, 2004

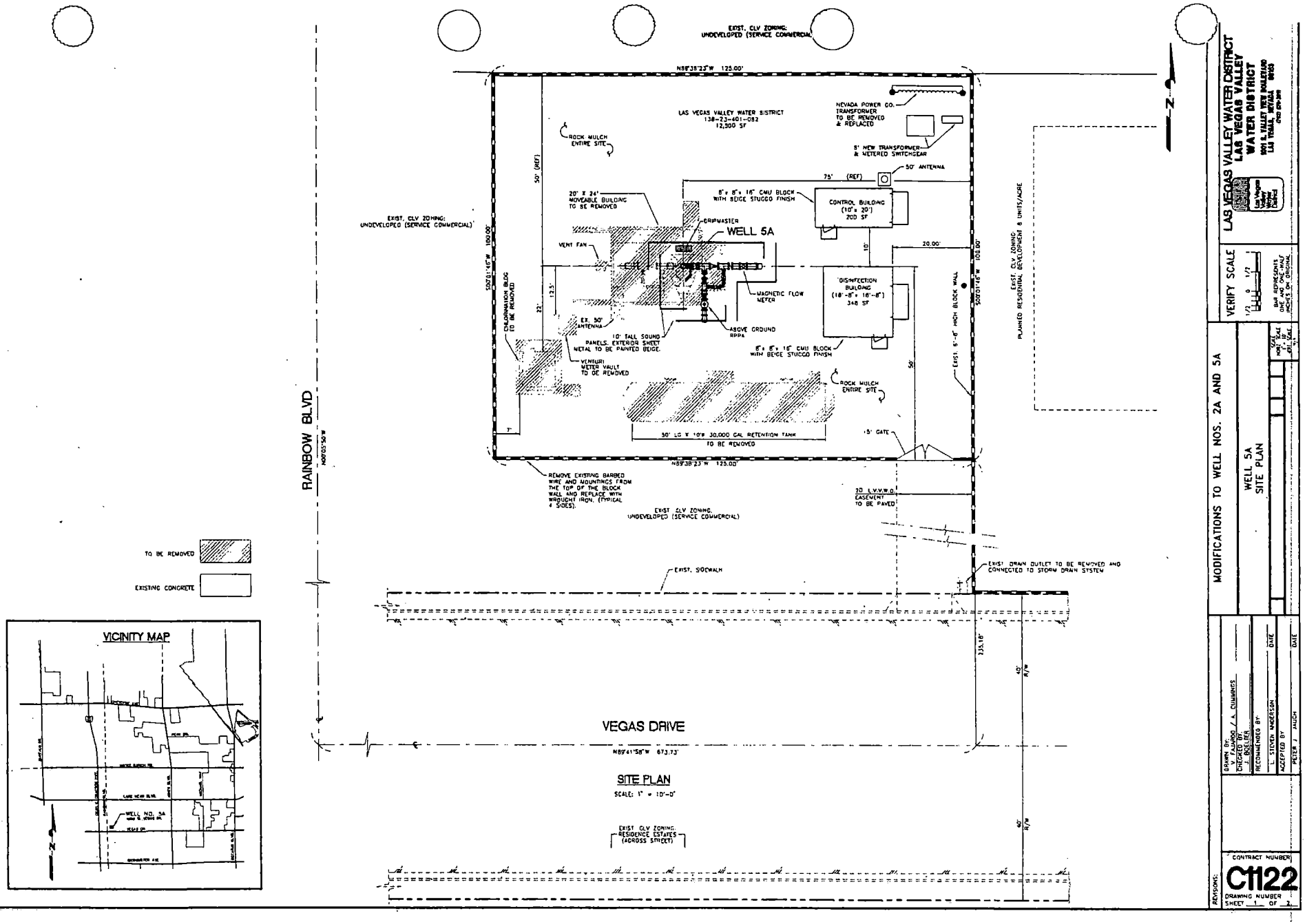
Dianne K West

Notary Public in and for said County and State

State of Nevada

County of Clark

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2005



LAS VEGAS VALLEY WATER DISTRICT
LAS VEGAS VALLEY
WATER DISTRICT
3701 E. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89103
(702) 870-3011

VERIFY SCALE
1/2 0 1/2
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

MODIFICATIONS TO WELL NOS. 2A AND 5A

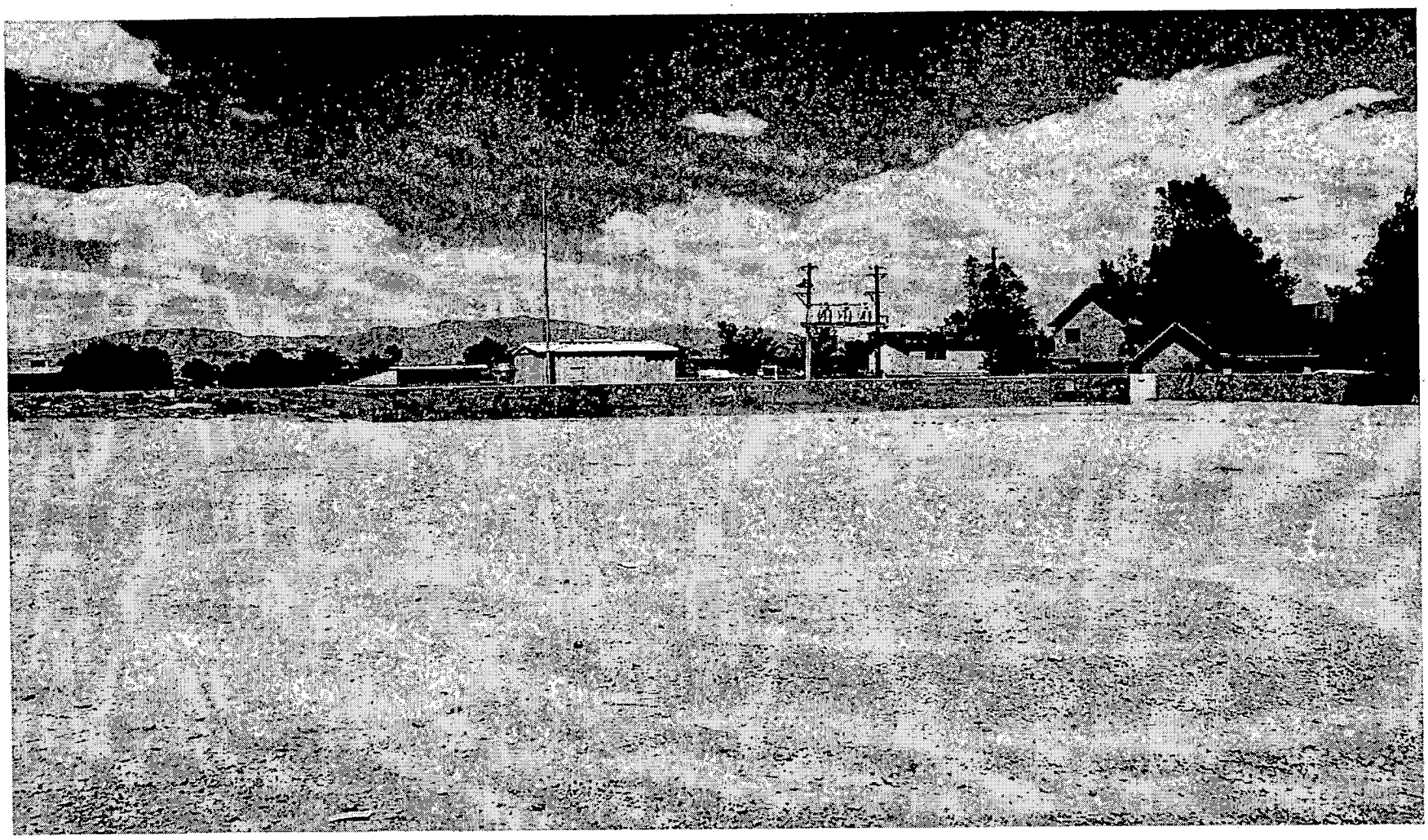
WELL 5A
SITE PLAN

DRAWN BY: V. FAJARDO / A. CUMMINGS
CHECKED BY: J.E. BOELTER
RECOMMENDED BY: L. STEVEN ANDERSON DATE
ACCEPTED BY: PETER J. JAUCH DATE

REVISIONS:

CONTRACT NUMBER
C1122
DRAWING NUMBER
SHEET 1 OF 2

ZON-4279
5-27-04 PC



ZON-4279 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
APPROXIMATELY 200 FEET NORTH OF VEGAS DRIVE AND 500 FEET EAST OF RAINBOW BOULEVARD
MAY 27, 2004 PLANNING COMMISSION

4/29/04

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4279 - PUBLIC HEARING - SDR-4278 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Site Development Plan Review FOR A 550 SQUARE FOOT WELL FACILITY AN A 50 FOOT ANTENNA on 0.29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard (APN: 138-23-401-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 6 (Mack).

C.C.: 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 39 [ZON-4279] and Item 40 [SDR-4278].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 39 [ZON-4279] and Item 40 [SDR-4278].

Note: See Item 39 [ZON-4279] for all related discussion on Item 39 [ZON-4279] and Item 40 [SDR-4278].

MINUTES – Continued

(9:09 – 9:16)
2-2582

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.

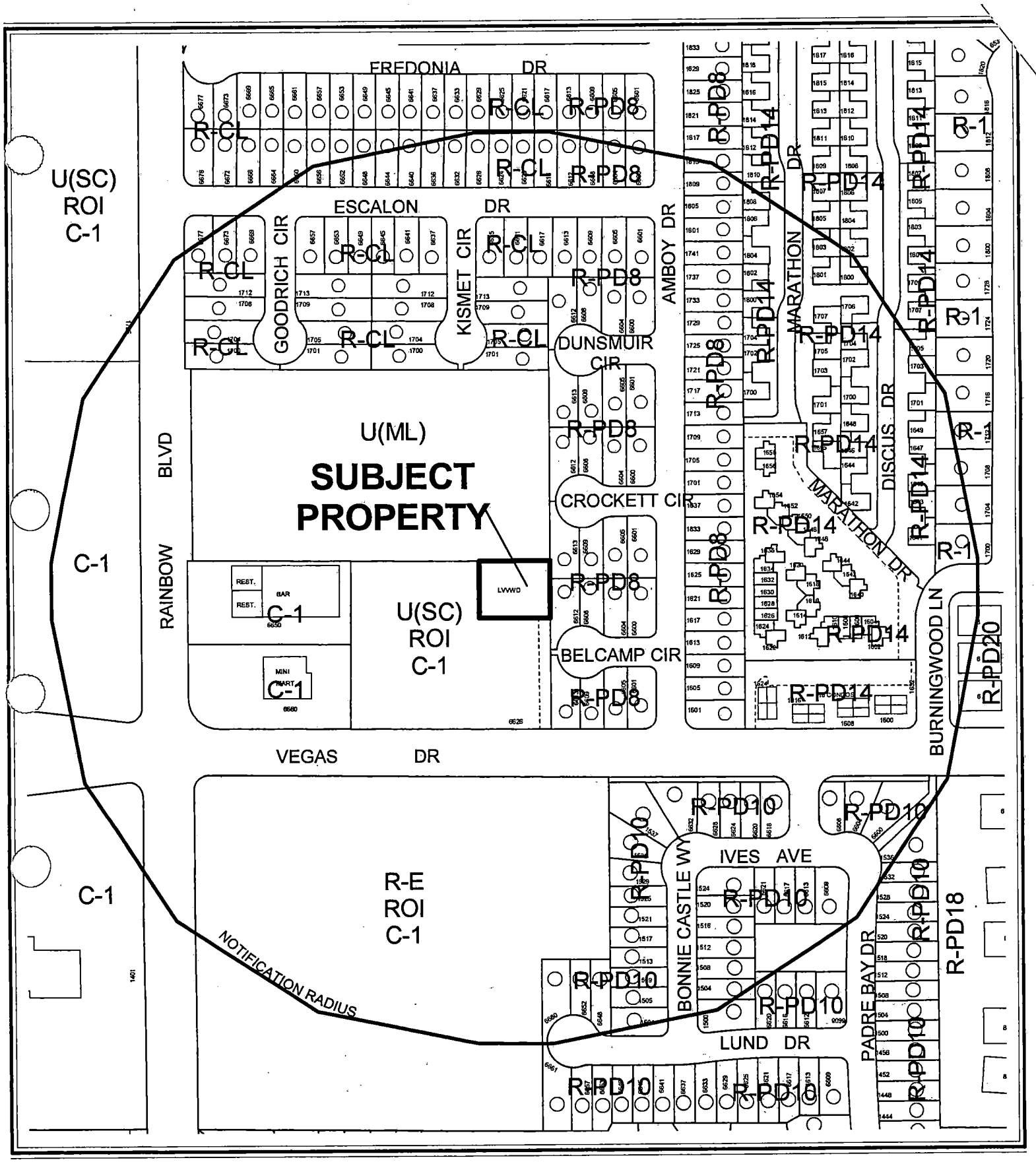
2. A Rezoning (ZON-4279) to a C-V Zoning District approved by the City Council.

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

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

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4279 and all other subsequent site-related actions.



CASE: SDR-4278

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4278 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** 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. A Rezoning (ZON-4279) to a C-V Zoning District approved 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. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4279 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a site development plan review for the redevelopment of an existing Las Vegas Valley Water District Well facility.

B) Applicant's Justification

The applicant claims that in order to bring the existing well sites up to current standards, they must demolish and remove existing onsite facilities, then proceed with the installation of new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances.

BACKGROUND INFORMATION

A) Previous Actions

05/27/04 The Planning Commission will hear a related Rezoning application to C-V (Civic) (ZON-4279) as part of this agenda.

B) Pre-Application Meeting

03/31/04 The submittal requirements for a rezoning and site development plan review application were discussed. No other comments resulted from the meeting.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.29

B) Existing Land Use

Subject Property:	Las Vegas Valley Water District Well Site 5A
North:	Undeveloped
South:	Undeveloped
East:	Single Family Residential Homes
West:	Undeveloped, Restaurant

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) [PF (Public Facility) General Plan Designation]
North:	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South:	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under resolution of intent to C-1 (Limited Commercial)
East:	R-PD8 (Residential Planned Development 8 Units Per Acre)
West:	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under resolution of intent to C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is designated as PF (Public Facility) on the Southwest Sector Map of the General Plan. The redevelopment of an existing well site is in conformance with the General Plan designation.

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

This site is not within any Special Area Plan or Overlay District.

PL

PROJECT DESCRIPTION

The Las Vegas Valley Water District is proposing to redevelop an existing well facility located approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard. The site currently consists of an existing chlorination building, a 30,000 GAL retention tank, a 50-foot antenna, a Nevada Power transformer, and a 20-foot X 24 foot moveable building, which surrounds most of the well. All of the above mentioned structures are proposed for removal. The development of a 200 square foot electrical building and a 350 square foot chlorination building are proposed for the eastern portion of the site. In addition the Nevada Power transformer is to be replaced with the existing 50-foot antenna is to be relocated to the northeast portion of the site. The existing block wall, capped with barbed wire, will be replaced by wrought iron. In addition a 20-foot access easement is to be paved from Vegas Drive to the southeast corner of the property.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for projects in the C-V (Civic) zoning district are established by this application and the accompanying rezoning request.

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

There are no specific standards in Title 19.10 for this type of use. Since this project is not open to the public and is only accessed by Las Vegas Valley Water District personnel, no on site parking is required.

A4) Landscape and Open Space Standards

There is currently no landscaping on or around this site. No landscaping has been proposed for this site.

PL

B) General Analysis and Discussion

- Zoning

The well facility is an allowable use within the C-V (Civic) zoning district.

- Site Plan

The site plan depicts a new 200 square foot electrical building, 350 square foot chlorination building, and a 50-foot antenna to be located along the eastern portion of the property. The design of the site is appropriate for this type of use.

- Landscape Plan

There is currently no landscaping on the subject site. The applicant has not proposed any landscaping to be done on this site. Future development of the site to the south and west of the subject parcel will be commercial in nature, resulting in the removal of any proposed landscaping. In addition, the properties to the north and east are residential and share or will share the block walls of the subject property. Therefore, landscaping along the northern and eastern portion of the site is not feasible.

- Elevation

The building elevations depict both the 200 square foot electrical building and the 350 square foot chlorination building. The buildings are composed of similar materials. The plans submitted are appropriate for this type of well facility development.

FINDINGS

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

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

   The proposed redevelopment of the existing Las Vegas Valley Water District Well facility is compatible with the adjacent development in the area.

PL

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

   The proposed project is consistent with the General Plan and Title 19.

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

   The site is accessed via Vegas Drive, an 80-foot Secondary Collector. The rights-of-way provide adequate access to the site.

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

   The submitted building elevations are consistent with the surrounding development along this segment of Vegas Drive. The existence of no landscaping is not consistent with surrounding area, but due to the limitations of the site, the use, and the surrounding property landscaping would be eventually removed for future development.

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

   The submitted building elevations and landscaping will demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate design.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 224 [Mailed with ZON-4279]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4278 APN: 138-23-401-002

Name of Property Owner: Patricia Mulroy, General Manager, LVVWD

Name of Applicant: Shawn P. Mollus, Director of LVVWD Engineering

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: P Mulroy

Print Name: Patricia Mulroy

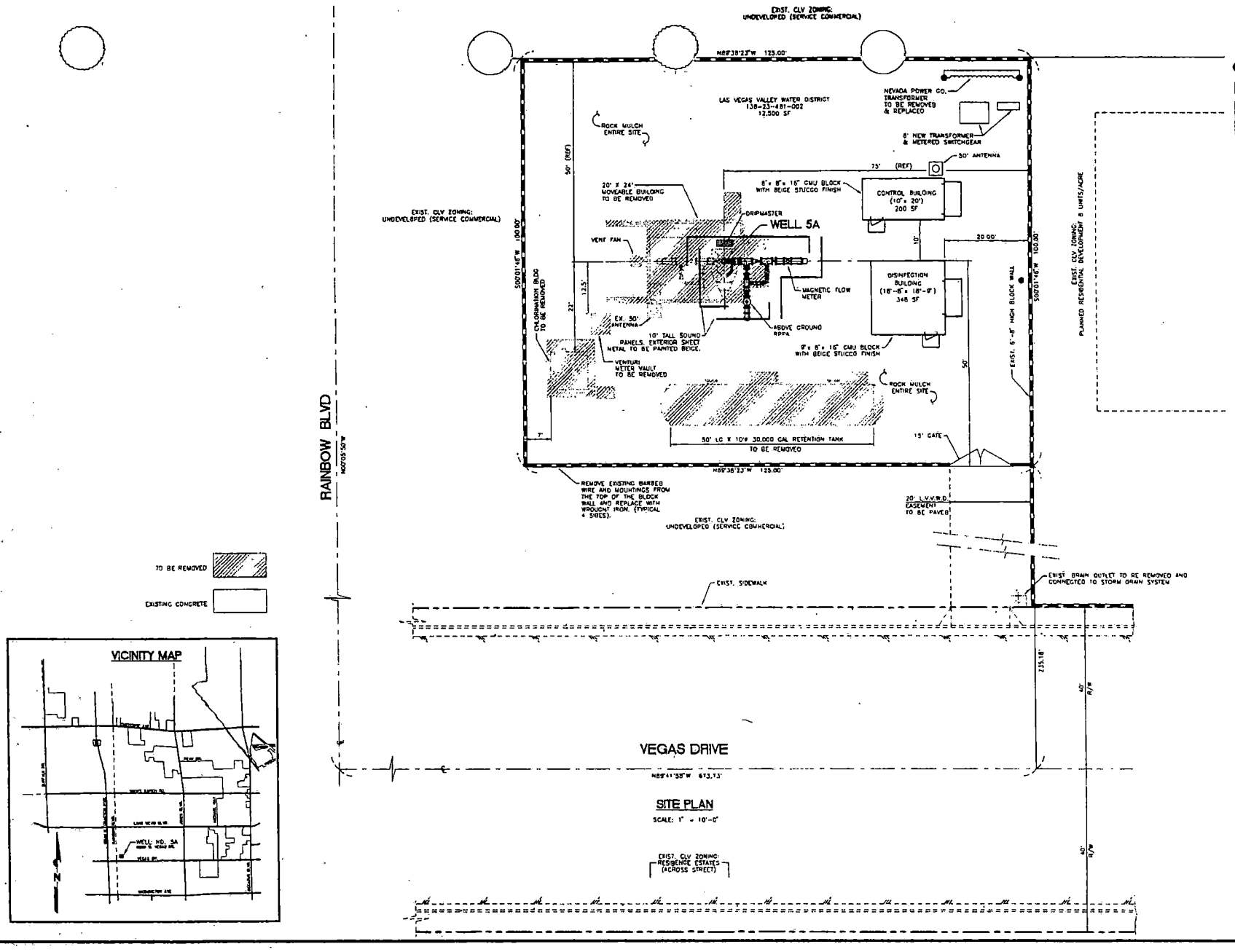
Subscribed and sworn before me

This 8th day of April, 2004

Dianne K. West

Notary Public in and for said County and State

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2005



LAS VEGAS VALLEY WATER DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
5221 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89121
(702) 876-4011

VERIFY SCALE
1/2" 0 1"

B.M. REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

MODIFICATIONS TO WELL NOS. 2A AND 5A

WELL 5A
SITE PLAN

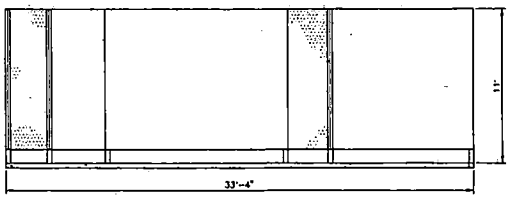
DRAWN BY: V. FAJARDO / A. CUMMINGS
CHECKED BY: J. ADELTON
RECOMMENDED BY: L. SIEVEN ANDERSON
ACCEPTED BY: PETER J. JAUCH
DATE
DATE

REVISIONS:

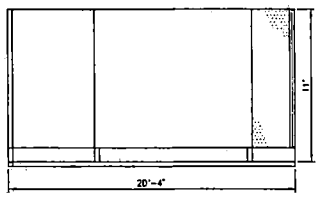
CONTRACT NUMBER:
C1122
DRAWING NUMBER
SHEET 1 OF 2

SDR-4278
5-27-04 PC

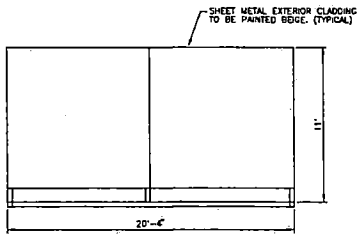
SDR-4278
5-27-04 PC



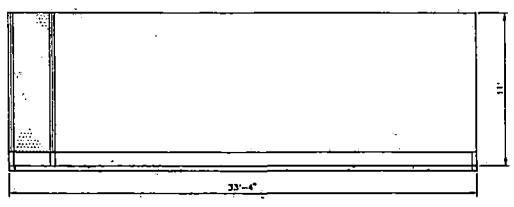
SOUND WALL SOUTH ELEVATION
1/2" = 1'



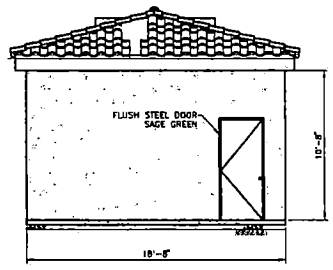
SOUND WALL WEST ELEVATION
1/2" = 1'



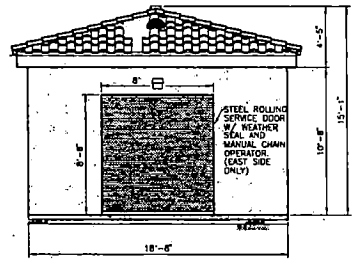
SOUND WALL EAST ELEVATION
1/2" = 1'



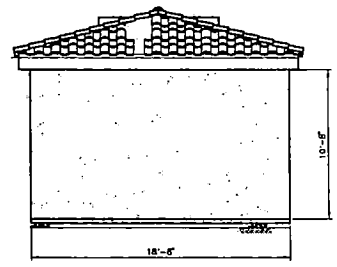
SOUND WALL NORTH ELEVATION
1/2" = 1'



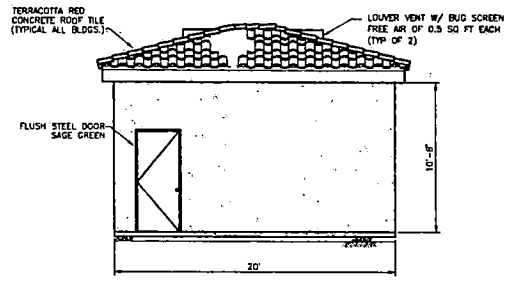
DISINFECTION BUILDING SOUTH ELEVATION
1/2" = 1'



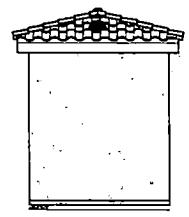
DISINFECTION BUILDING EAST AND WEST ELEVATIONS
1/2" = 1'



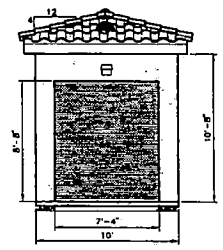
DISINFECTION BUILDING NORTH ELEVATION
1/2" = 1'



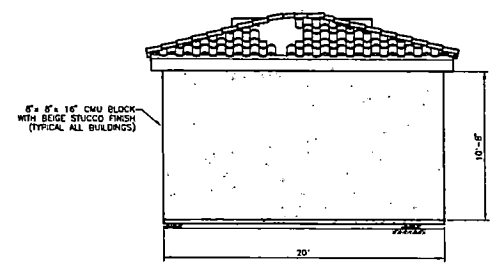
CONTROL BUILDING SOUTH ELEVATION
1/2" = 1'



CONTROL BUILDING WEST ELEVATION
1/2" = 1'



CONTROL BUILDING EAST ELEVATION
1/2" = 1'



CONTROL BUILDING NORTH ELEVATION
1/2" = 1'

LAS VEGAS VALLEY WATER DISTRICT
3201 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89102
(702) 870-2011

VERIFY SCALE
1/2 0 1/2
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

MODIFICATIONS TO WELL NOS. 2A AND 5A
WELL 5A
BUILDING ELEVATIONS

DRAWN BY: V. ARROYO / A. CUMMINGS
CHECKED BY: J. BOELTER
RECOMMENDED BY: L. STEVEN ANDERSON
DATE
ACCEPTED BY: PETER J. JAUCH
DATE

CONTRACT NUMBER
C1122
DRAWING NUMBER
SHEET 1 OF 2

REVISIONS:

SDR-4278 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
APPROXIMATELY 200 FEET NORTH OF VEGAS DRIVE AND 500 FEET EAST OF RAINBOW BOULEVARD
MAY 27, 2004 PLANNING COMMISSION

4/29/04

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4281 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] AND R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PRE ACRE) TO: C-V (CIVIC) on 0.33 acres adjacent to the north side of Vegas Drive, approximately 625 feet west of Torrey Pines Drive (APN: 138-23-402-002 and 003), Ward 6 (Mack).

C.C.: 07/07/2004

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:
EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 41 [ZON-4281] and Item 42 [SDR-4280].

KYLE WALTON, Planning and Development, stated that the application is compatible with the General Plan. One hundred and forty-three notices were mailed and no approvals or protests were received.

DAN WEISNER, Las Vegas Valley Water District, 1001 S. Valley View Boulevard, concurred with staff's recommendations and request approval.

MINUTES – Continued:
COMMISSIONER McSWAIN confirmed with MR. WEISNER that there is an existing 30-foot antenna, but it will be replaced with a 50-foot antenna. COMMISSIONER McSWAIN then asked why the 30-foot antenna could not remain at the site. MR. WEISNER replied that it was built in the 1970's, as there has been more development in the area, it is interfering with their radio communications. MR. WEISNER also noted that the building would shift slightly. Using the overhead, MR. WEISNER pointed out where the antenna would be located. In addition, the transformers would be removed. He also noted that a meeting was held with the District Manager and residents at Camden Properties. One of the residents, who resides adjacent to the antenna, stated that the antenna would be acceptable as she now has trees in her view as well.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 41 [ZON-4281] and Item 42 [SDR-4280].

(9:16 – 9:21)

CONDITIONS:
Planning and Development

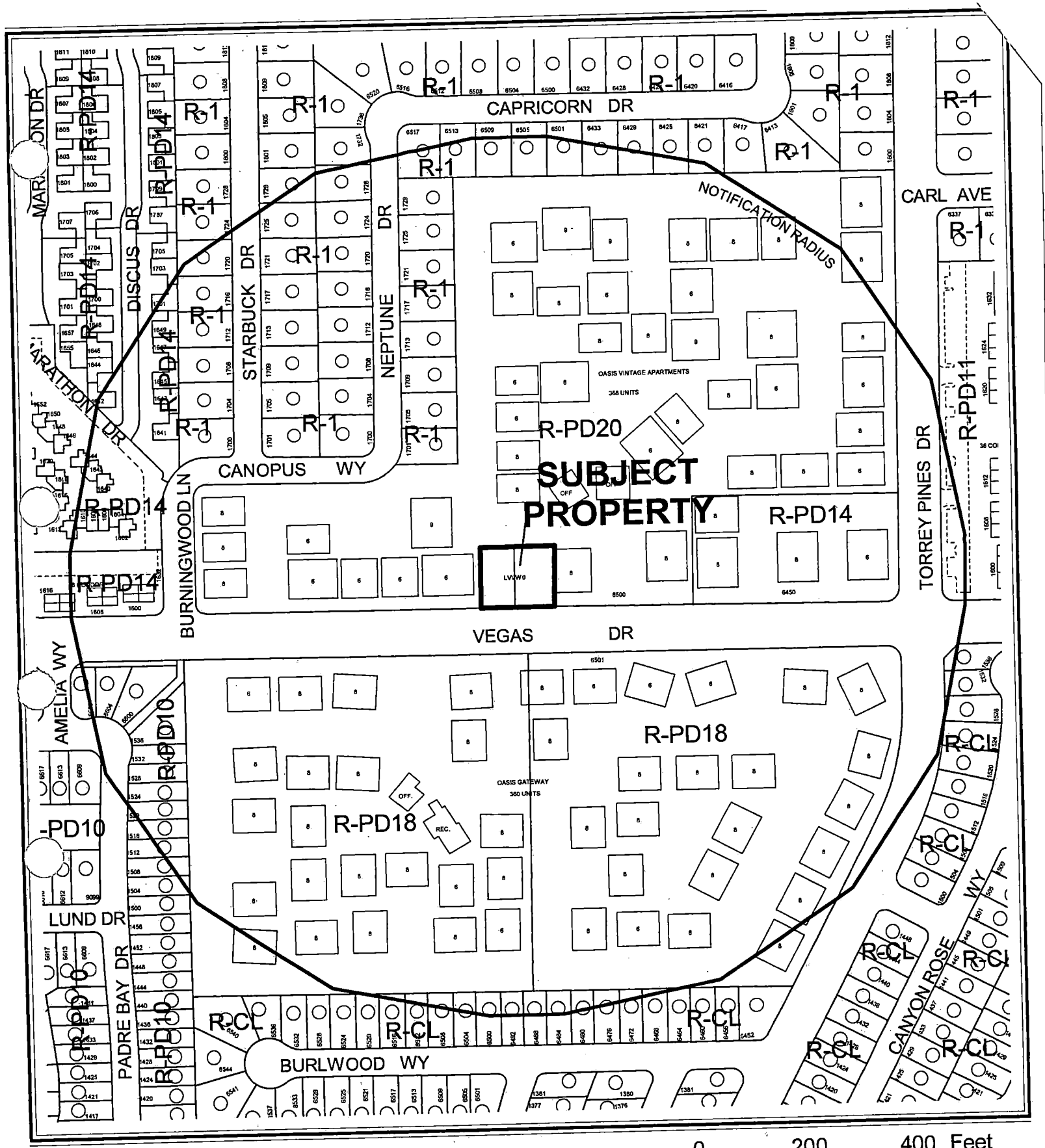
1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application (SDR-4280) 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. 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.

4. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

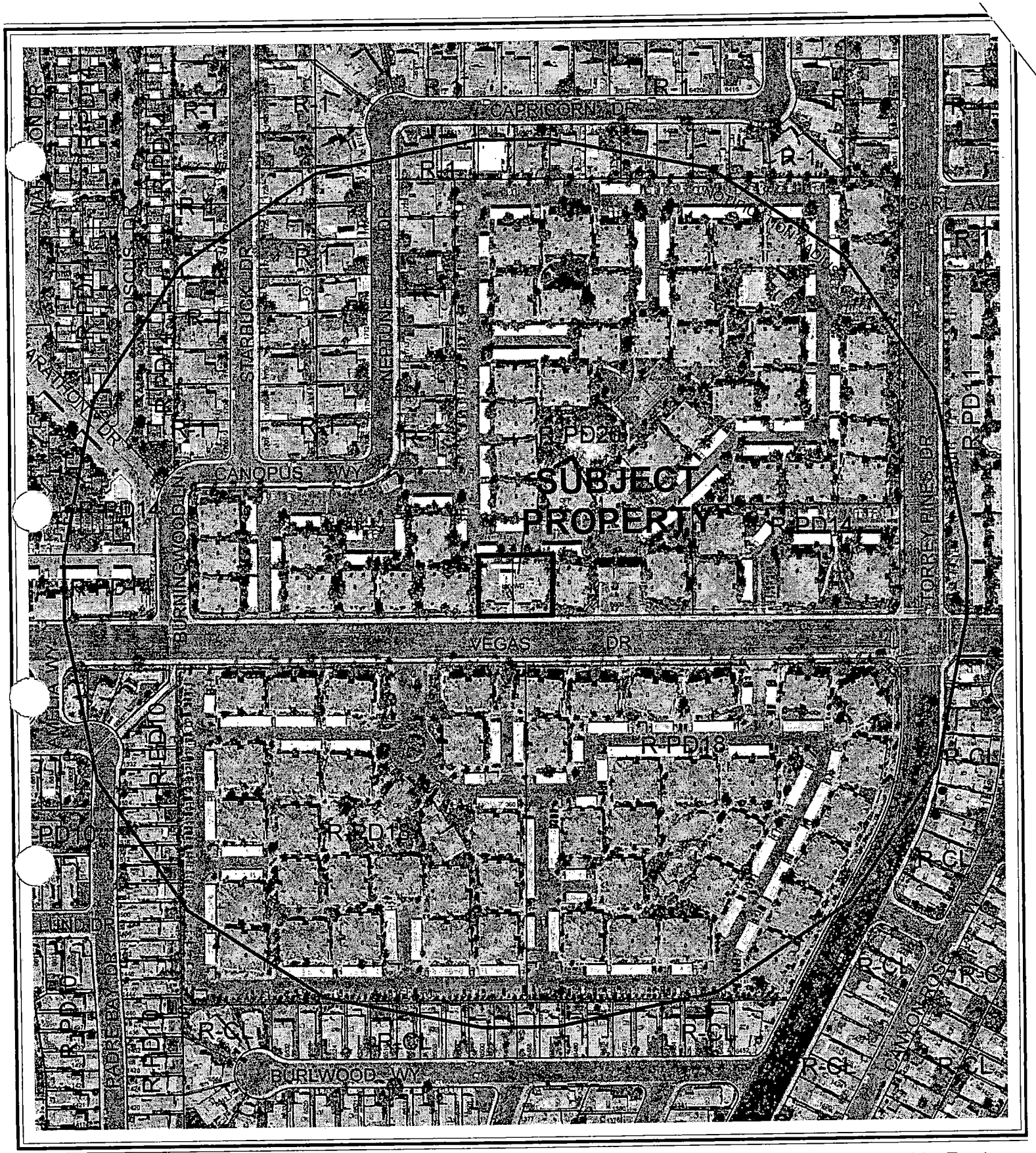


CASE: **ZON-4281**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] AND R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE)

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



0 200 400 Feet

CASE: **ZON-4281**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] AND R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4281 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** 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 (SDR-4280) 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. 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.

4. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant requests the approval of a rezoning of property from U (Undeveloped) [PF (Public Facility) General Plan Designation] and R-PD20 (Residential Planned Development 20 Units Per Acre) to C-V (Civic) on .29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard. A site development plan review application (SDR-4280) was filed as a companion item to this rezoning.

B) Applicant's Justification

The applicant states that in order to bring the existing well sites up to necessary levels, they must demolish and remove existing onsite facilities, then proceed with the installation of new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances. Concurrently, the solidification of a Civic zoning district will facilitate the overall development of the site.

BACKGROUND INFORMATION

A) Previous Actions

04/17/91 The City Council approved a Rezoning (Z-0019-91) application for the reclassification of property from R-PD21 (Residential Planned development 21 Units Per Acre) and C-1 (Limited Commercial) to R-PD20 (Residential Planned Development 20 - Units Per Acre). The Planning Commission and staff both recommended approval.

05/27/04 The Planning Commission will hear a related Site Development Plan Review (SDR-4280) as a part of this agenda.

B) Pre-Application Meeting

03/31/04 The submittal requirements for a rezoning and site development plan review application were discussed. No other comments resulted from the meeting.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

PL

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.33

B) Existing Land Use

Subject Property:	Las Vegas Valley Water District well facility
North:	Camden Vintage Apartments
South:	Oasis Gateway Apartments
East:	Camden Vintage Apartments
West:	Camden Vintage Apartments

C) Planned Land Use

Subject Property:	PF (Public Facilities)
North:	M (Medium Density Residential)
South:	M (Medium Density Residential)
East:	M (Medium Density Residential)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) [(Public Facility) General Plan Designation] R-PD20 (Residential Planned Development - 20 Units Per Acre)
North:	R-PD20 (Residential Planned Development - 20 Units Per Acre)
South:	R-PD18 (Residential Planned Development - 18 Units Per Acre)
East:	R-PD20 (Residential Planned Development - 20 Units Per Acre)
West:	R-PD20 (Residential Planned Development - 20 Units Per Acre)

E) General Plan Compliance

The subject property is designated as PF (Public Facility) within the Southwest Sector Map of the General Plan. The redevelopment of an existing well site is in conformance 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

PL

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-4280) application.

B) General Analysis and Discussion

The Rezoning to C-V (Civic) zone will be consistent with the proposed General Plan Amendment to PF (Public Facilities). The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public facilities. In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization.

The current use of the property is the Las Vegas Valley Water District well, which is considered a public use. The zoning request to C-V (Civic) brings the site into conformance with the existing use of the site and the General Plan Designation. The Las Vegas Valley Water District is proposing to demolish and remove existing onsite facilities and install new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances. The existing structure will be demolished and a 200 square foot electrical building and a 350 square foot chlorination building will be built on the site. In addition an existing 30-foot antenna will be removed and replaced with a 50-foot antenna on the northeastern portion of the site. The proposed removal and relocation of on site facilities represents an opportunity for redevelopment and improvement of the site. The use of the site is not changing, and therefore the use will still be compatible with the mixture of single-family residential development and commercial development in the area.

FINDINGS

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

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

   The subject property is designated as PF (Public Facility) within the Southwest Sector Map of the Las Vegas General Land Use Plan. The redevelopment of an existing well site is in conformance with the 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."**

   Adjacent to the site on the north, east, and west is an apartment complex, to the south exists another apartment complex that is separated from this site by Vegas Drive, an 80-foot Secondary Collector. The current use of the property is a Las Vegas Valley Water Districts well station. The proposed rezoning to C-V (Civic) will be compatible with the surrounding land uses and zoning districts.

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

   The proposed upgrading of the Las Vegas Valley Water District's Well 2A represents an opportunity for redevelopment and improvement of the site.. The use of the site is not changing, and therefore the use will still be compatible with medium density residential apartment complexes in the area and will bring the existing use into conformance with the appropriate zoning district.

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

   The site is accessed via Vegas Drive, an 80-foot Secondary Collector. The right-of-way provides adequate access to the site.

NOTICES MAILED 143 [Mailed SDR-4280]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4281 APN: 138-23-402-002, 138-23-402-003

Name of Property Owner: Patricia Mulroy, General Manager, LVVWD

Name of Applicant: Shawn P. Mollus, Director of LVVWD Engineering

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: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 17th day of March, 2004

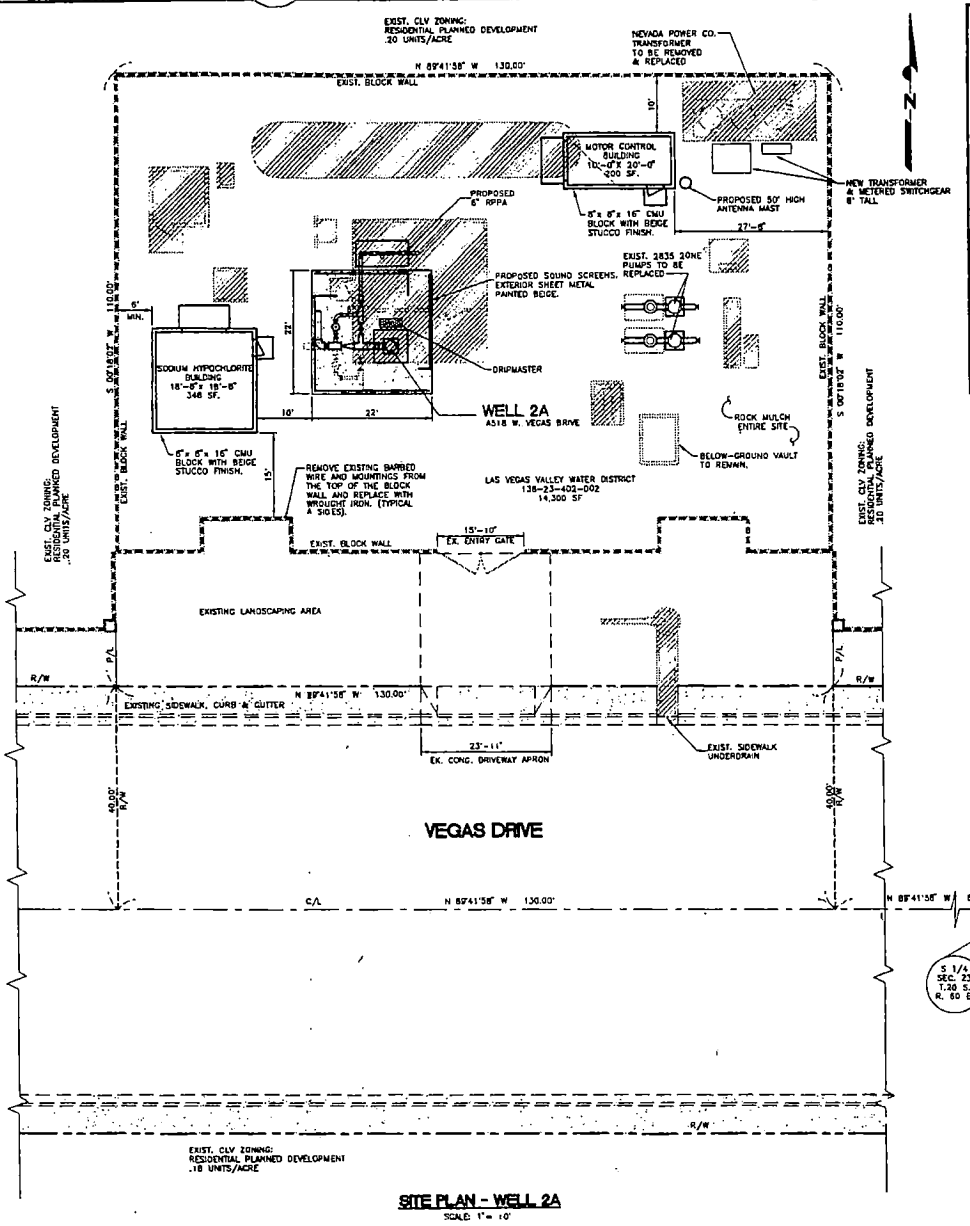
Dianne K West

Notary Public in and for said County and State

State of Nevada

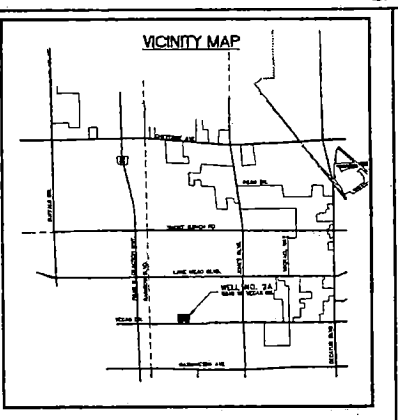
County of Clark

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2005



SITE PLAN - WELL 2A

SCALE: 1" = 10'



LEGEND

- TO BE REMOVED
- PROPOSED PIPING AND VAULT FACILITIES
- EXISTING CONCRETE DRIVEWAY APRON
- EXISTING SIDEWALK, CURB AND GUTTER

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-4011

VERIFY SCALE
1/2 0 1/2
BAR REPRESENTS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

MODIFICATIONS TO WELL NOS. 2A AND 5A

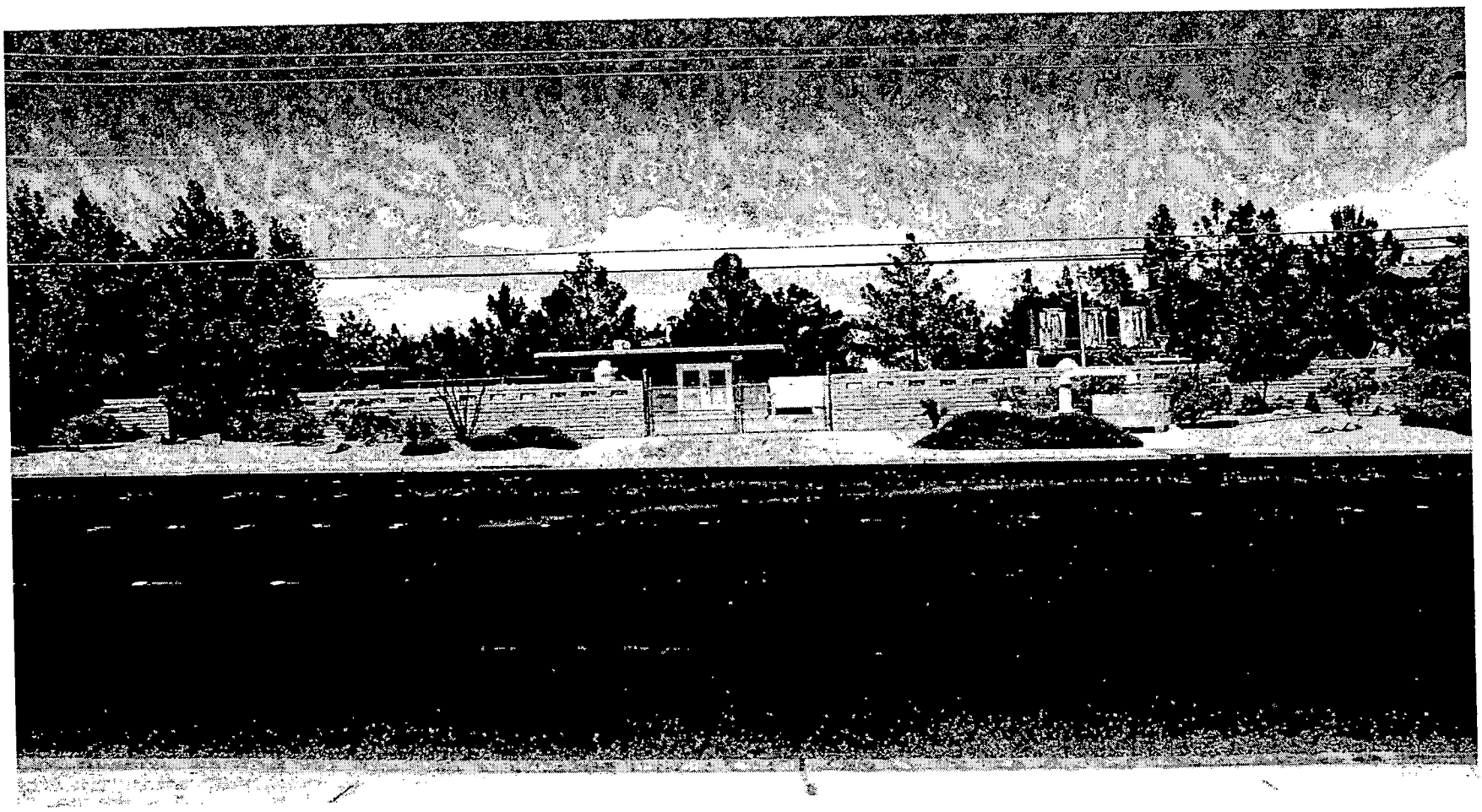
WELL 2A SITE PLAN

DRAWN BY: A. CUMMINGS	03/01/04
CHECKED BY:	
RECOMMENDED BY: L. STEVEN ANDERSON, P.E.	DATE
ACCEPTED BY: PETER J. JAUCH	DATE

REVISIONS:

CONTRACT NUMBER
C1122
DRAWING NUMBER G
SHEET 1 OF 2

ZON-4281
5-27-04 PC



ZON-4281 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
ADJACENT TO THE NORTH SIDE OF VEGAS DRIVE, APPROXIMATELY 625 FEET WEST OF TORREY PINES DRIVE
MAY 27, 2004 PLANNING COMMISSION

4/29/04

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4281 - PUBLIC HEARING – SDR-4280 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Site Development Plan Review FOR A 550 SQUARE FOOT WELL FACILITY AND A 50 FOOT ANTENNA on 0.33 acres located adjacent to the north side Vegas Drive, approximately 625 feet west of Torrey Pines Drive (APN: 138-23-402-002 and 003), U (Undeveloped) [PF (Public Facility) General Plan Designation] and R-PD20 (Residential Planned Development - 20 Units Per Acre) Zones [PROPOSED: C-V (Civic)], Ward 6 (Mack).

C.C.: 07/07/2004

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:
EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 41 [ZON-4281] and Item 42 [SDR-4280].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 41 [ZON-4281] and Item 42 [SDR-4280].

Note: See Item 39 [ZON-4279] for all related discussion on Item 41 [ZON-4281] and Item 42 [SDR-4280].

MINUTES -- Continued

(9:16 – 9:21)
2-2998

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.

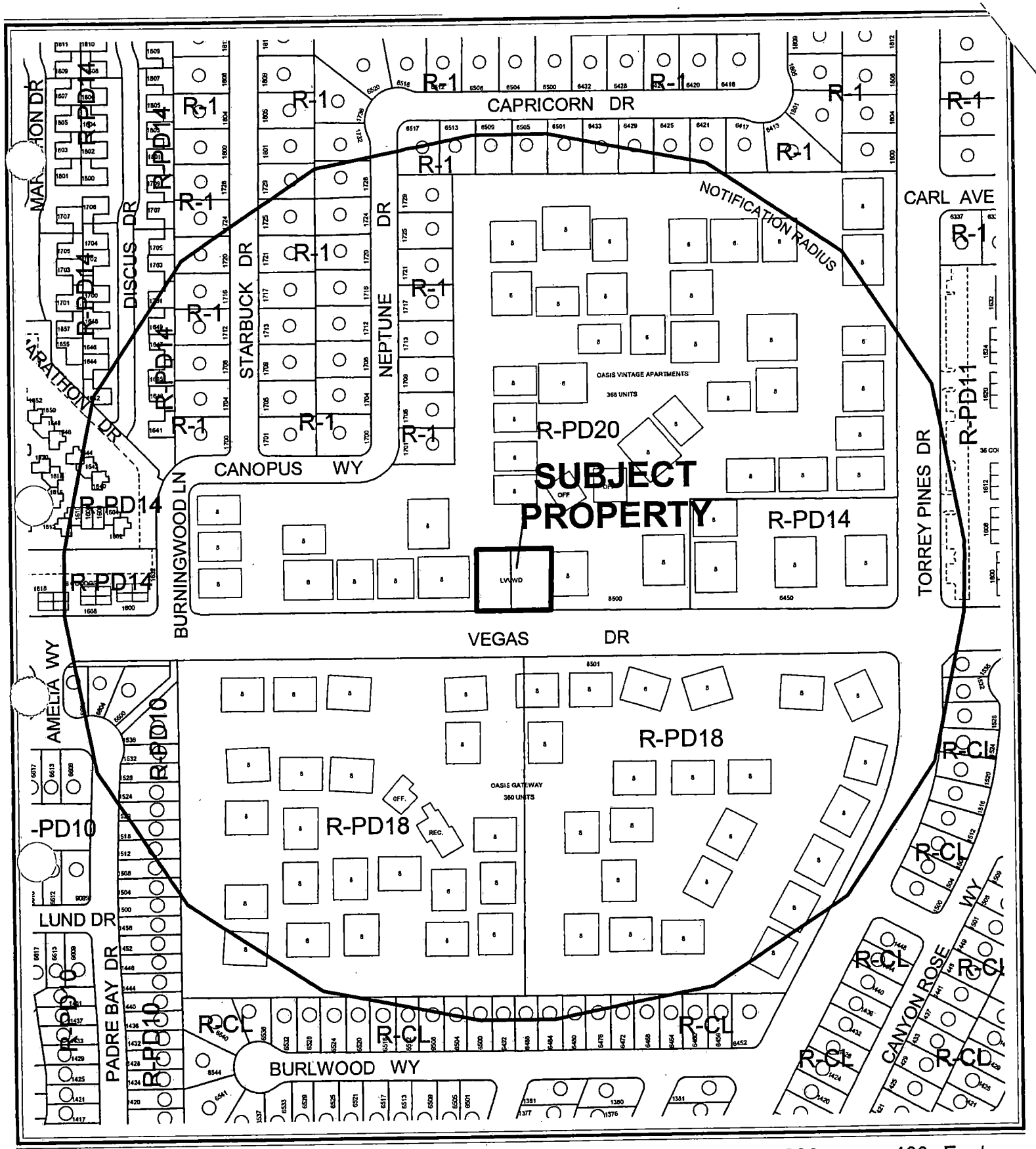
2. A Rezoning (ZON-4281) to a C-V (Civic) Zoning District approved by the City Council.

3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

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

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4281 and all other subsequent site-related actions.



CASE: **SDR-4280**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] AND R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE)

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4280 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** 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. A Rezoning (ZON-4281) to a C-V (Civic) Zoning District approved by the City Council.

3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

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

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4281 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a site development plan review for the redevelopment of an existing Las Vegas Valley Water District well facility. Rezoning application (ZON-4281) was filed as a companion item to this site development plan review.

B) Applicant's Justification

The applicant states that in order to bring the existing well sites up to necessary levels, they must demolish and remove existing onsite facilities, then proceed with the installation of new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances. The rezoning to C-V (Civic) will facilitate the overall development of the site.

BACKGROUND INFORMATION

A) Previous Actions

04/17/91 The City Council approved a Rezoning (Z-0019-91) application for the reclassification of property from R-PD21 (Residential Planned development 21 Units Per Acre) and C-1 (Limited Commercial) to R-PD20 (Residential Planned Development 20 Units Per Acre). The Planning Commission and staff both recommended approval.

B) Pre-Application Meeting

03/31/04 The submittal requirements for a rezoning and site development plan review application were discussed. No other comments resulted from the meeting.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

PL

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.33

B) Existing Land Use

Subject Property:	Las Vegas Valley Water District well facility
North:	Camden Vintage Apartments
South:	Oasis Gateway Apartments
East:	Camden Vintage Apartments
West:	Camden Vintage Apartments

C) Planned Land Use

Subject Property:	PF (Public Facilities)
North:	M (Medium Density Residential)
South:	M (Medium Density Residential)
East:	M (Medium Density Residential)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	U (PF) Undeveloped [(Public Facility) General Plan Designation]
	R-PD20 (Residential Planned Development - 20 Units Per Acre)
North:	R-PD20 (Residential Planned Development - 20 Units Per Acre)
South:	R-PD18 (Residential Planned Development - 18 Units Per Acre)
East:	R-PD20 (Residential Planned Development - 20 Units Per Acre)
West:	R-PD20 (Residential Planned Development - 20 Units Per Acre)

E) General Plan Compliance

The subject property is designated as PF (Public Facility) within the Southwest Sector Map of the General Plan. The redevelopment of an existing well site is in conformance 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

This site is not in any Special Area Plan or Overlay District.

PL

PROJECT DESCRIPTION

The Las Vegas Valley Water District is proposing to redevelop an existing well facility located approximately 620 feet west of Torrey Pines Drive along Vegas Drive. The site currently consists of an existing chlorination building, a 30,000 GAL retention tank, a 50-foot antenna, a Nevada Power transformer, and a 24-foot X 25-foot building, which surrounds most of the well. All of the above mentioned structures have been slated for removal from the site. The development of a 200 square foot electrical building is proposed for the northeastern portion of the site. The development of a 350 square foot chlorination building is proposed for the western portion of the property. The Nevada Power transformer will be replaced, as well as the existing 30-foot antenna is to be replaced by a 50-foot antenna located on the northeast portion of the site. The existing block wall currently has barbed wire mounted to the top of it, which will be replaced with wrought iron. The site has minimal landscaping provided along the Vegas Drive street frontage.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for projects in the C-V (Civic) zoning district are established on a case-by-case basis.

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

There are no specific standards in Title 19.10 for this type of use. Since this project is not open to the public and is only accessed by Las Vegas Valley Water District personnel, no on-site parking is required.

A4) Landscape and Open Space Standards

There currently exists minimal landscaping on the subject site. The applicant has not proposed any additional landscaping to be done on this site. The current extent of existing landscaping is consistent with the surrounding area.

PL

B) General Analysis and Discussion

- Zoning

The well facility is an allowable use within the C-V (Civic) zoning district.

- Site Plan

The site plan depicts a new 200 square foot electrical building, 350 square foot chlorination building, and a 50-foot antenna to be located throughout the property. The design of the site is appropriate for this type of use.

- Landscape Plan

There currently exists minimal landscaping on the subject site. The applicant has not proposed any additional landscaping to be done on this site.

- Elevation

The building elevations depict both the 200 square foot electrical building and the 350 square foot chlorination building. The proposed sound screens, located around the well, are composed of sheet metal painted beige, and should match the color scheme of the rest of the buildings on site. The buildings are composed of similar materials. The plans submitted are appropriate for this type of well facility development.

FINDINGS

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

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

   The proposed redevelopment of the existing Las Vegas Valley Water District well facility is compatible with the adjacent development in the area.

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

The proposed project is consistent with the General Plan and Title 19.

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

   The site is accessed via Vegas Drive, an 80-foot Secondary Collector. The rights-of-way provide adequate access to the site.

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

   The submitted building elevations are consistent with the surrounding developments along this segment of Vegas Drive. The existence landscaping is adequate enough to be consistent with surrounding area.

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

   The submitted building elevations and landscaping will demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate design.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 143 [Mailed with ZON-4281]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4280 APN: 138-23-402-002, 138-23-402-003

Name of Property Owner: Patricia Mulroy, General Manager, LVVWD

Name of Applicant: Shawn P. Mollus, Director of LVVWD Engineering

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: P Mulroy

Print Name: Patricia Mulroy

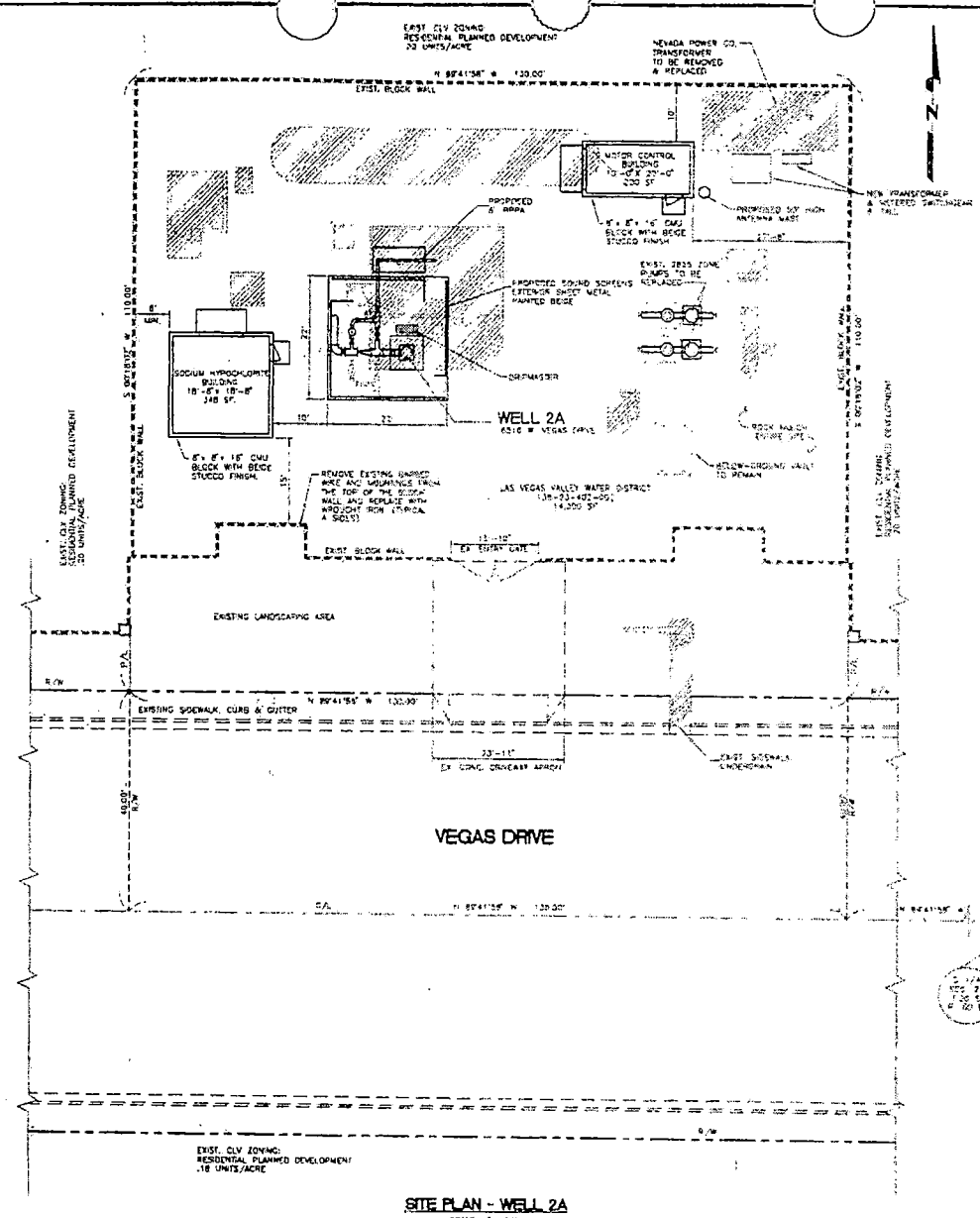
Subscribed and sworn before me

This 8th day of April, 2004

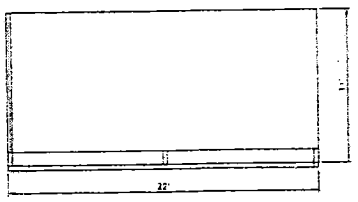
Dianne K West

Notary Public in and for said County and State

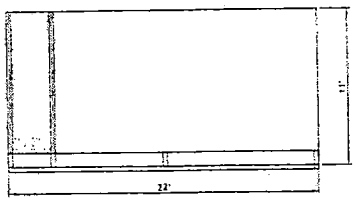
DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2005



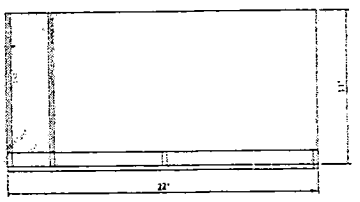
SDR-4280
5-27-04 PC



SOUND WALL SOUTH ELEVATION
1/2" = 1'



SOUND WALL WEST ELEVATION
1/2" = 1'



SOUND WALL EAST ELEVATION
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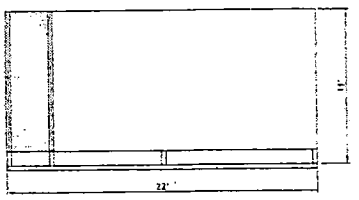

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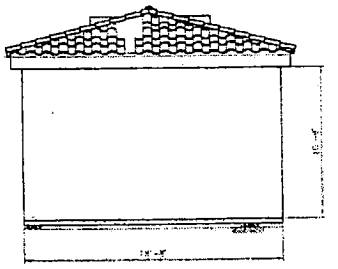
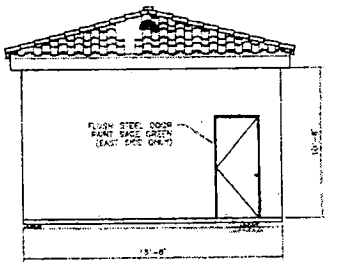
1/2" = 1'



DISINFECTION BUILDING SOUTH ELEVATION
1/2" = 1'



DISINFECTION BUILDING EAST AND WEST ELEVATIONS
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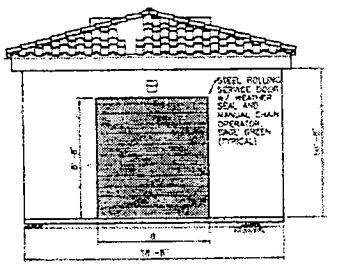

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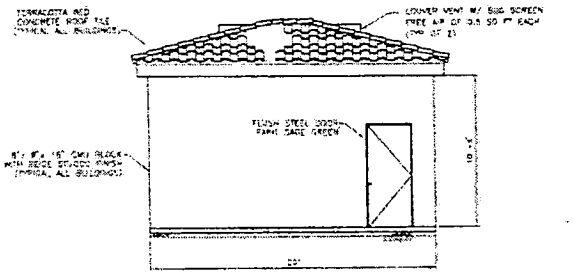
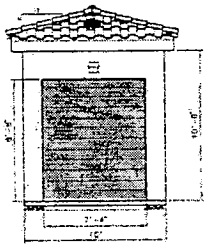


CONTROL BUILDING SOUTH ELEVATION
1/2" = 1'



CONTROL BUILDING WEST ELEVATION
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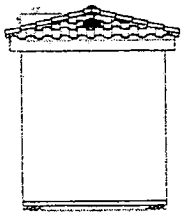

CONTROL BUILDING EAST ELEVATION
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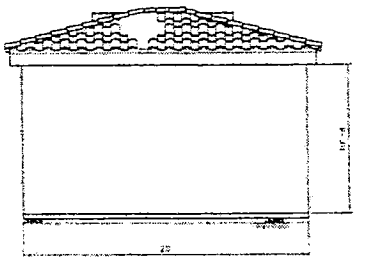


CONTROL BUILDING NORTH ELEVATION
1/2" = 1'

LAS VEGAS VALLEY WATER DISTRICT
600 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89107
(702) 870-4600

VERIFY SCALE
1/2" 0 1/2" 1"

ARE REPRESENTS ORIG. AND WILL PRINT WHEN PLOTTED ON 24"x36"

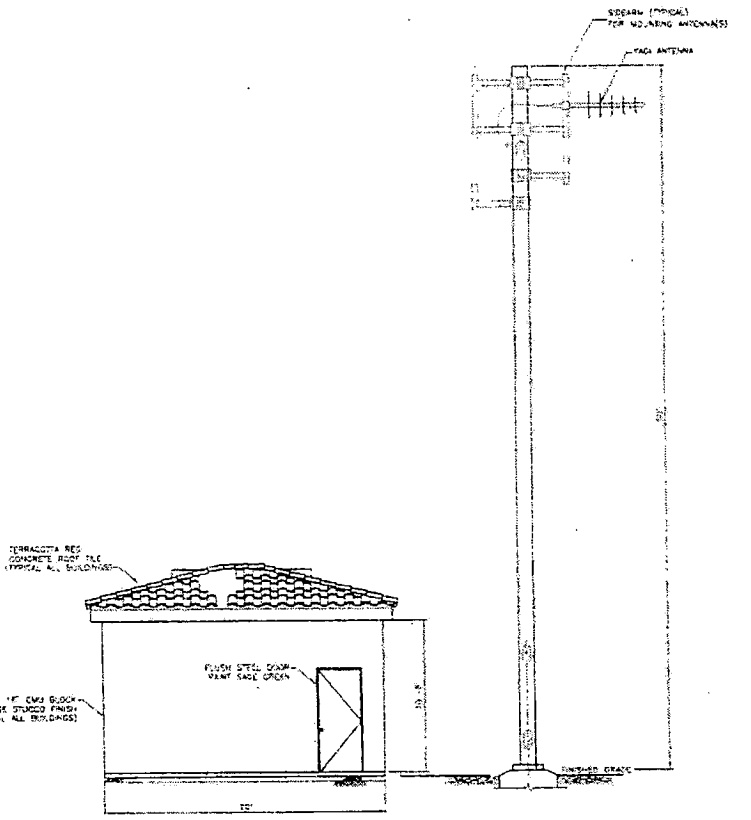
MODIFICATIONS TO WELL NOS. 2A AND 5A

WELL 2A
BUILDING ELEVATIONS

DRAWN BY: A.SUMMERS
PREPARED BY:
RECOMMENDED BY: J. TICKNER-MURPHY, P.E.
ACCEPTED BY:
APPROVED BY: PETER J. MAGUIRE, P.E.
DATE: 03/01/04

CONTRACT NUMBER
C1122
DRAWING NUMBER
SHEET 1 OF 1

SDR-4280
5-27-04 PC



CONTROL BUILDING AND ANTENNA MAST - SOUTH ELEVATION

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-4011

VERIFY SCALE

MODIFICATIONS TO WELL NOS. 2A AND 5A

WELL 2A

ANTENNA MAST ELEVATION

DRAWN BY: CHECKED BY: J. BUELER — 04/02/04...
RECOMMENDED BY: — DATE
ACCEPTED BY: — DATE

REVISIONS

CONTRACT NUMBER C1122

DRAWING NUMBER

SHEET 1 OF 1

SDR-4280
5-27-04 PC

SDR-4280 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
ADJACENT TO THE NORTH SIDE OF VEGAS DRIVE, APPROXIMATELY 625 FEET WEST OF TORREY PINES DRIVE
MAY 27, 2004 PLANNING COMMISSION

4/29/04

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-4288 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), Ward 6 (Mack).

ABEY: 06/24/2004

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291] – UNANIMOUS with EVANS absent

To be held in abeyance until June 24, 2004 Planning Commission meeting

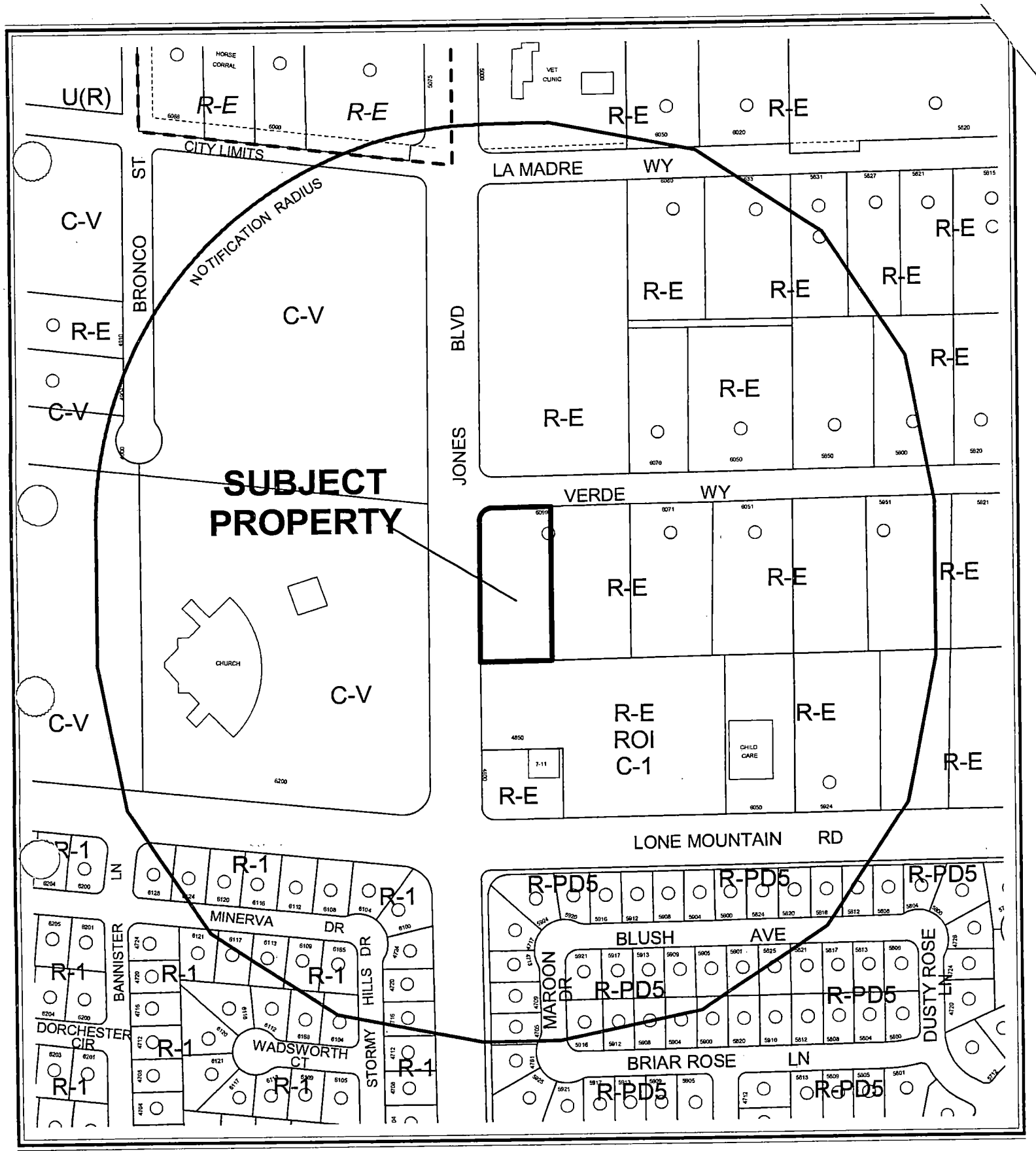
MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291].

ELAINE ARELLANO, 1555 S. Rainbow, stated a request letter was submitted to hold Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291] in abeyance until June 24th Planning Commission meeting.

DAVID CLAPSADDLE, Planning and Development, concurred with the abeyance.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291].

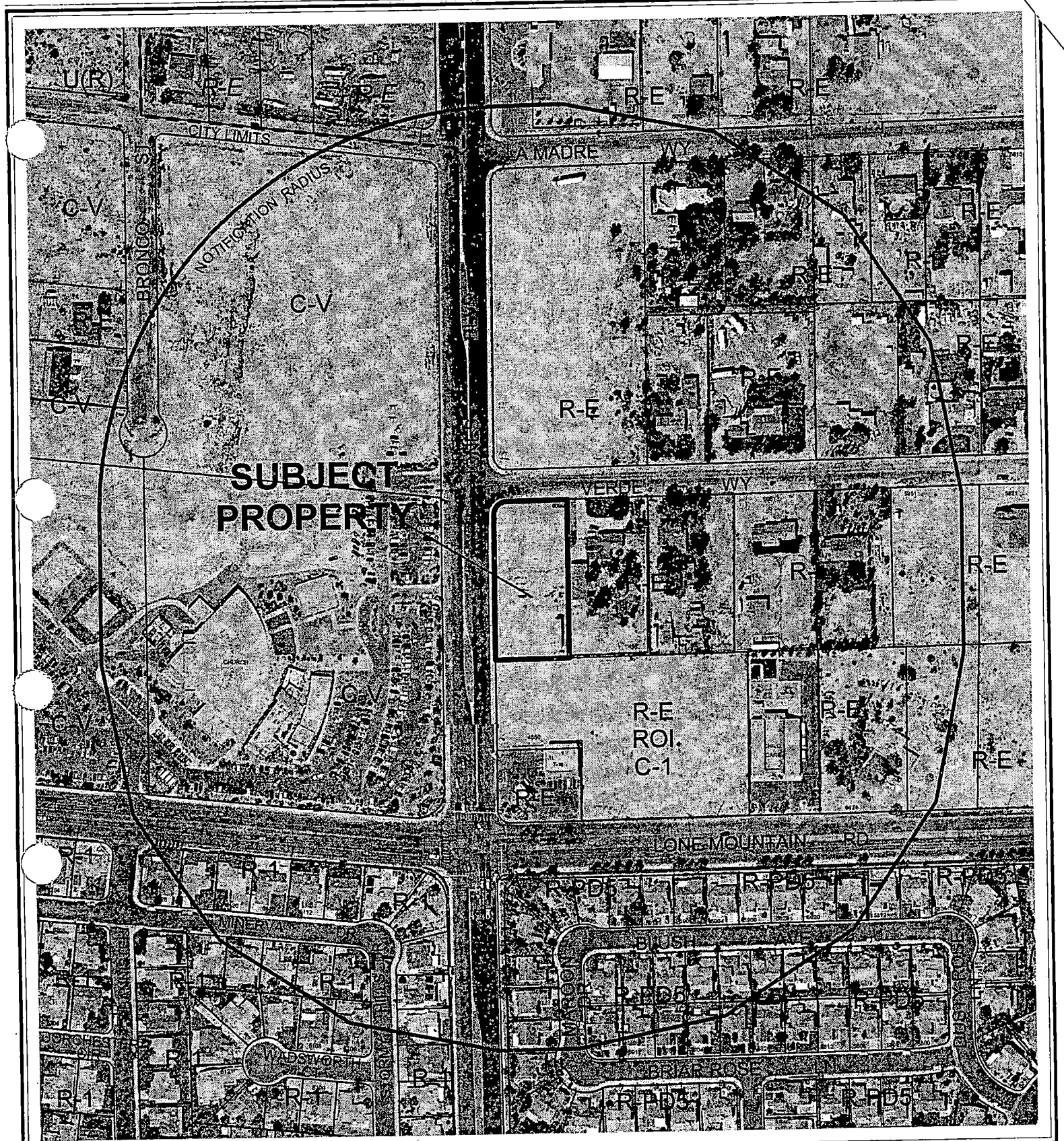


CASE: **ZON-4288**

RADIUS: 750 FT

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

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



CASE: **ZON-4288**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4288 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST

** CONDITIONS **

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

Planning and Development

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

2. Approval of a Site Development Plan Review (SDR-4291) and Special Use Permit (SUP-4289) 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. Construct half-street improvements including appropriate over-paving on Verde Way 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 boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a rezoning of the subject parcel from R-E (Residence Estates) to C-1 (Limited Commercial). This Rezoning application is being heard concurrently with a Special Use Permit (SUP-4289) and Site Development Plan Review (SDR-4291), to allow Recreational Vehicle & Boat Storage on 0.97 acres located at the southeast corner of the intersection of Jones Boulevard and Verde Way.

B) Applicant's Justification

The applicant's justification for the Rezoning (ZON-4288) is that the requested reclassification of the parcel to C-1 (Limited Commercial) is compatible with the city's General Plan designation of SC (Service Commercial).

BACKGROUND INFORMATION

A) Previous Actions

1964	This property was annexed into the City of Las Vegas (A-63-64).
05/24/99	The City Council approved a Rezoning to C-1 (Limited Commercial) for a mini-storage facility on the property directly to the south (Z-0010-99).
05/27/04	The Planning Commission will hear a related Special Use Permit application for RV and Boat Storage (SUP-4289) and Site Development Plan Review (SDR-4291) as a part of this agenda.

B) Pre-Application Meeting

03/25/04	During the pre-application conference all three application (ZON-4288, SUP-4289, and SDR-4291) were discussed. Notes specifically concerning the rezoning application state, that the General Plan designation is SC (Service Commercial), and that the request is compliant with the General Plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

PL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.97

B) Existing Land Use

Subject Property:	Vacant Residential Lot
North:	Vacant Residential Lot
South:	Proposed Mini-warehouse Facility
East:	Single Family Residence
West:	Church (Christian Canyon Ridge)

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	R (Rural Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates) ROI to C-1 (Limited Commercial)
East:	R-E (Residence Estates)
West:	C-V (Civic)

E) General Plan Compliance

The subject parcel is designated SC (Service Commercial) within the Centennial Hills Interlocal Land Use Plan Map as part of the City of Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is in conformance with the General Plan.

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

PL

Rural Preservation Neighborhood:

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone, as well as within a 330-foot buffer zone of an existing boulevard that is more than 99 feet wide (Jones Boulevard, a 100 Primary Arterial). The Rural Preservation Neighborhood designated parcels are approximately 150 feet to the east of the subject site and are located within the City of Las Vegas and Clark County. NRS 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. However, the Nevada Revised Statute 278 is set to terminate before this application will be heard by the City Council.

FINDINGS

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

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

   The proposed rezoning to C-1 (Limited Commercial) conforms to the General Plan designation SC (Service Commercial), however the site is located within an established rural neighborhood and would have a detrimental effect on the quality of life of the residences. Also, there are other permitted uses, such as office, that would have lesser impacts to the integrity of this area of the City.

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

   The proposed recreational vehicle & boat storage use on this site would not be compatible with the surrounding rural neighborhood. Even though there exists an approved mini-warehouse facility to the south of this parcel, the extension of such a use into the adjacent rural neighborhood would have a negative effect.

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

   The surrounding area is composed of primarily developed single-family residences, the remainder of development in the area is that of the Canyon Ridge Church and the two parcels used for general retail and services. The reclassification of the subject parcel to C-1 (Limited Commercial) would not be appropriate.

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

   Access to the site will be accomplished via an existing drive way located on the southern adjacent parcel that leads traffic onto Jones Boulevard, a 100-foot Primary Arterial. The parcel consists of only one other proposed access point, which is actually an emergency fire crash gate onto Verde Way, a 60-foot right-of-way. The access to the site will be adequate to meet the proposed zoning district requirements.

NOTICES MAILED 70 [Mailed SUP-4289 & SDR-4291]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4288 APN: 125-36-402-011

Name of Property Owner: West Edna Assoc. LTD Profit Sharing Plan, THE 1981 Martin family Trust, Frank & Bonnie Martin, Trustees

Name of Applicant: Same as Owners

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: Frank Martin

Print Name: Frank Martin

Subscribed and sworn before me

This 8 day of April, 2004

Tanya Zuniga

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
TANYA DANIELLE ZUNIGA
No. 00-62541-1
My Appointment Expires May 2, 2004

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4288 APN: 125-36-402-011

Name of Property Owner: West Edna Assoc. LTD Profit Sharing Plan The 1981 Martin Family Trust, Frank & Bonnie Martin, Trustees

Name of Applicant: Same as Owners

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: Dennis J Nelson

Print Name: Dennis Nelson

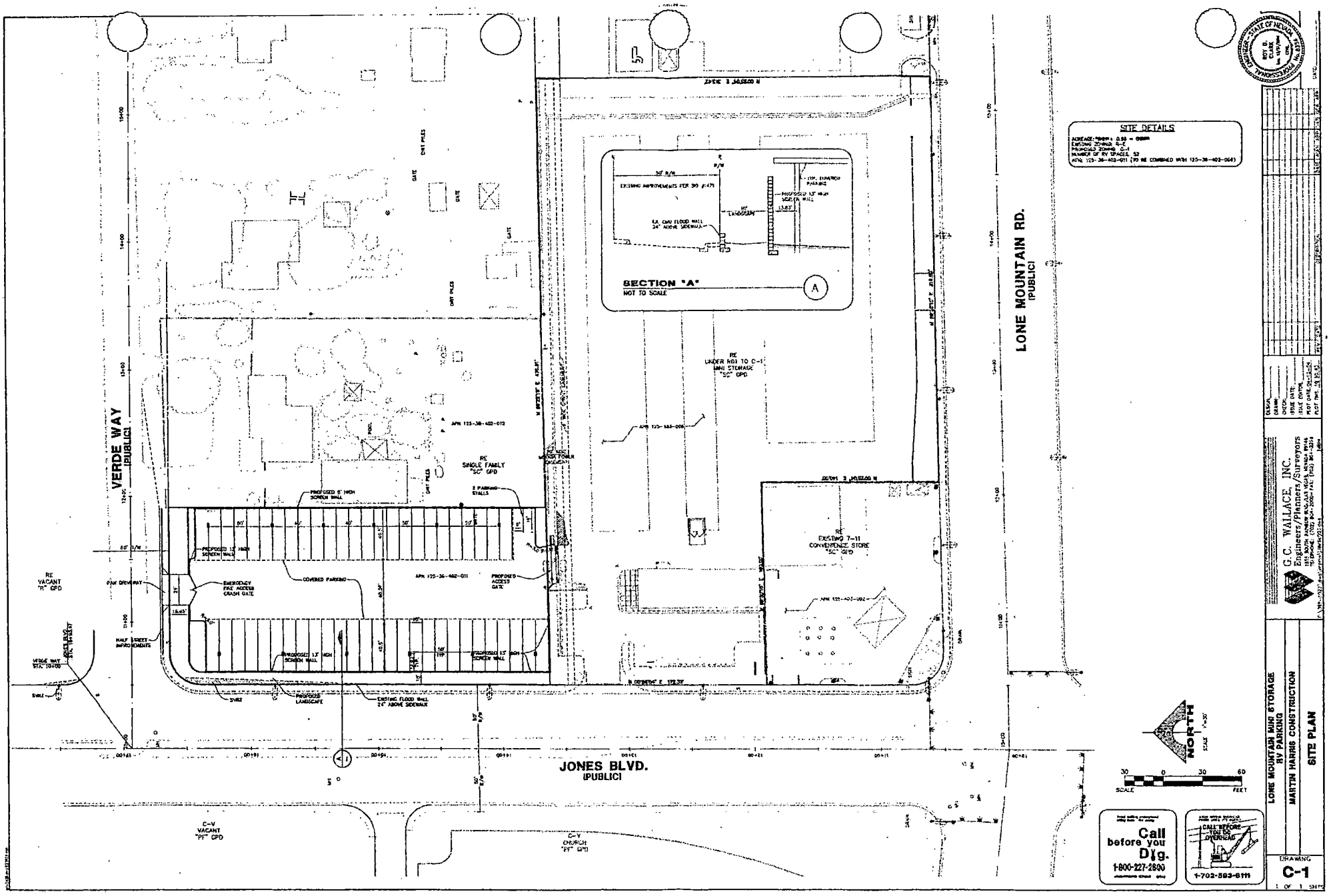
Subscribed and sworn before me

This 8 day of April, 2004

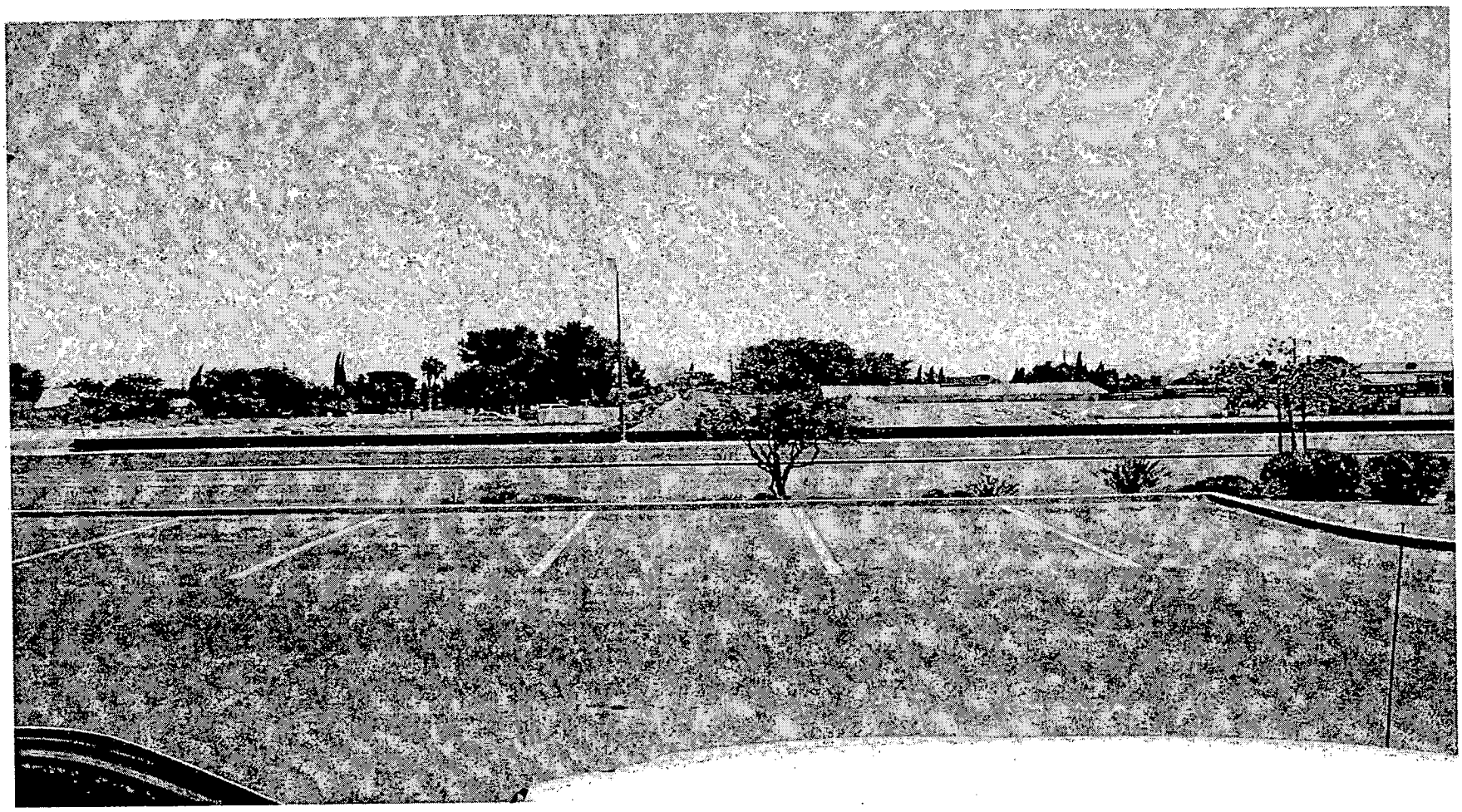
Tanya Zuniga

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
TANYA DANIELLE ZUNIGA
No. 00-62541-1
My Appointment Expires May 2, 2004



ZON-4288
5-27-04 PC

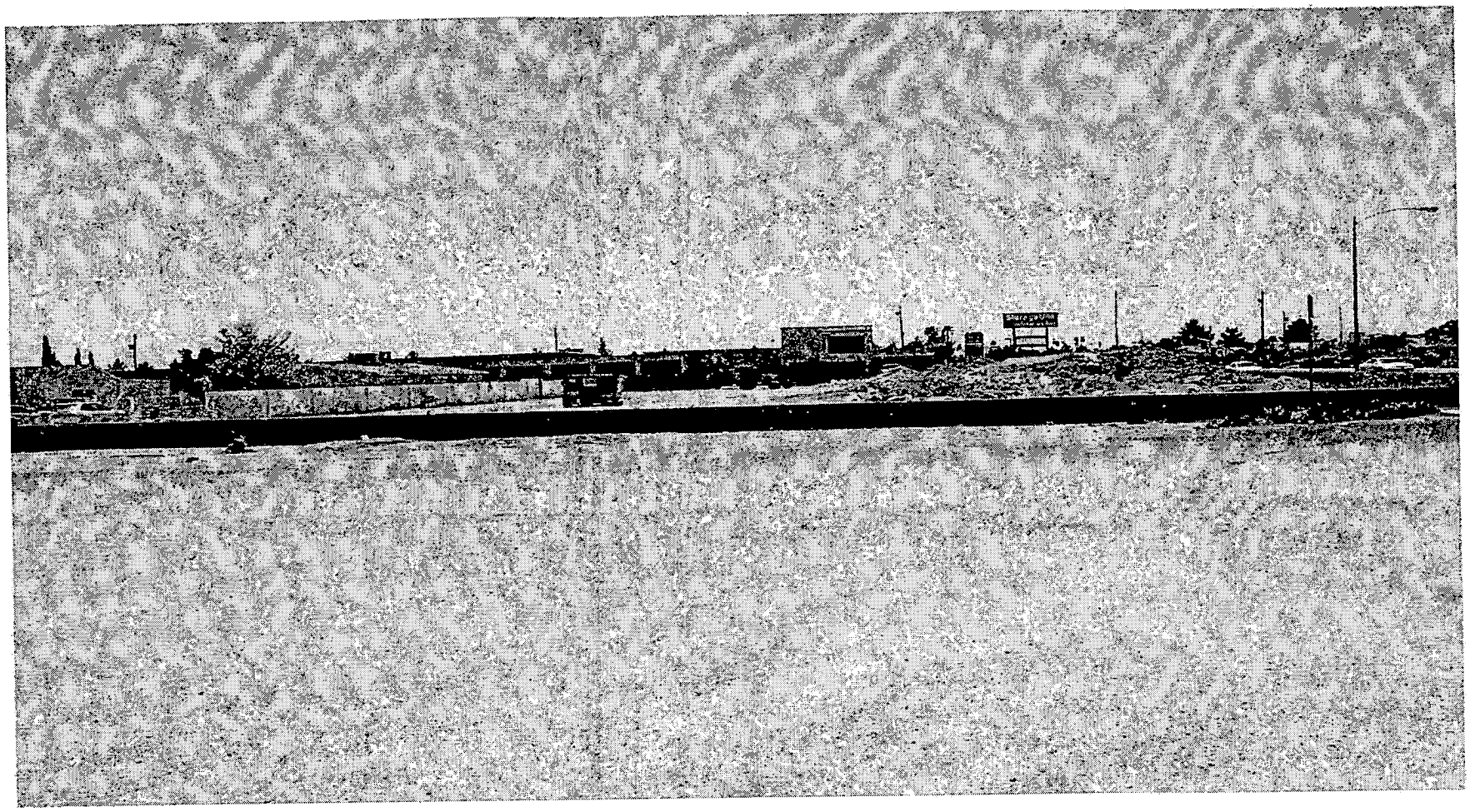


ZON-4288 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST
SOUTHEAST CORNER OF JONES BOULEVARD AND VERDE WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04

ZON-4288 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST
SOUTHEAST CORNER OF JONES BOULEVARD AND VERDE WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04



ZON-4288 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST
SOUTHEAST CORNER OF JONES BOULEVARD AND VERDE WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SPECIAL USE PERMIT RELATED TO ZON-4288 - PUBLIC HEARING - SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST - Request for a Special Use Permit FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

ABEY: 06/24/2004

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291] – UNANIMOUS with EVANS absent

To be held in abeyance until June 24, 2004 Planning Commission meeting

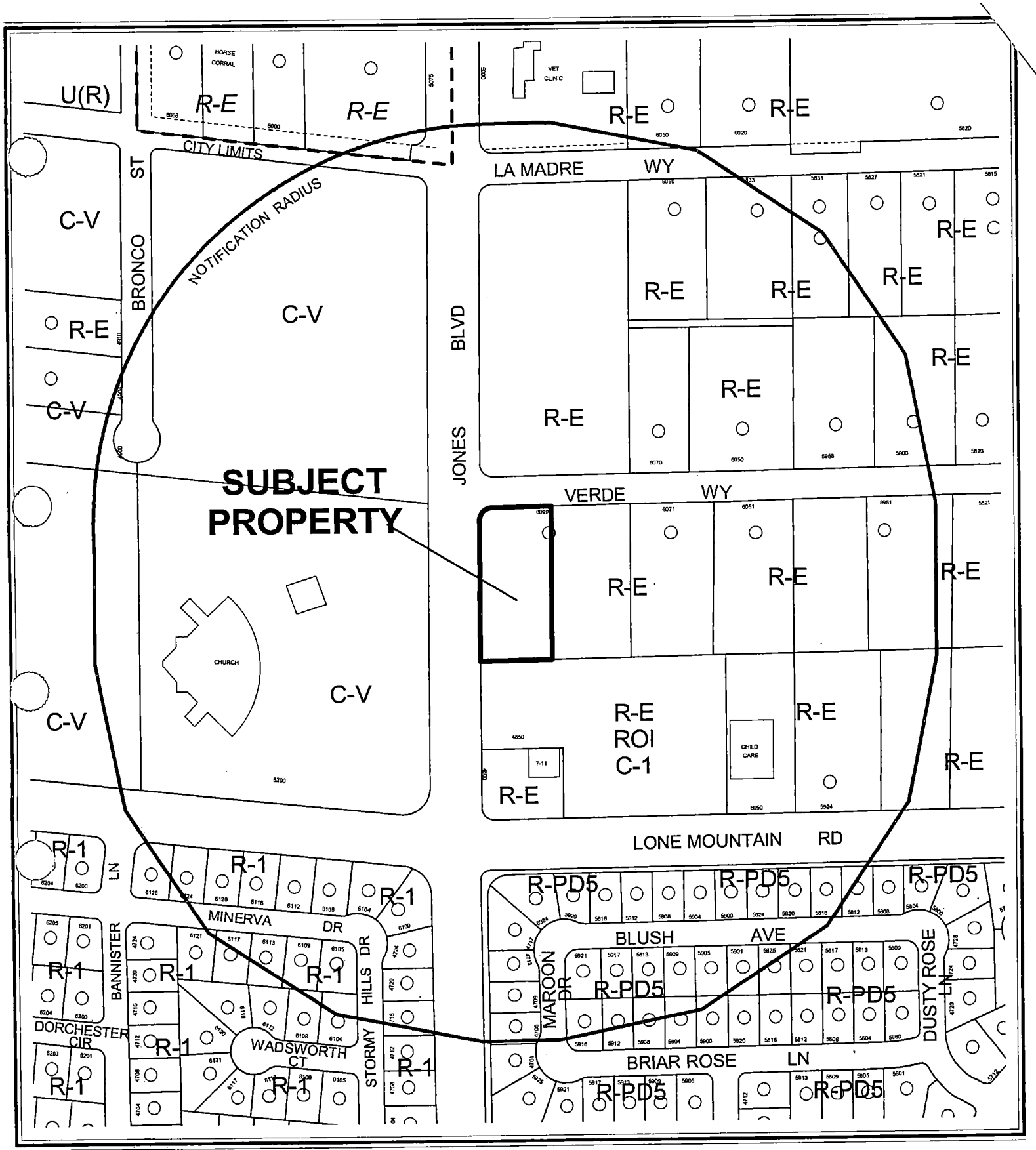
MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291].

ELAINE ARELLANO, 1555 S. Rainbow, stated a request letter was submitted to hold Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291] in abeyance until June 24th Planning Commission meeting.

DAVID CLAPSADDLE, Planning and Development, concurred with the abeyance.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291].



CASE: **SUP-4289**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.

2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height, except along the property line of any adjoining property that is zoned C-M or M.

3. The commercial repair of recreational vehicles, boats, trailer and other like vehicles is prohibited.

4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4288) and Site Development Plan Review (SDR-4291).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Special Use Permit for Recreational Vehicle & Boat Storage on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way. The applicant is also requesting a waiver of condition #1 of the Recreational Vehicle and Boat Storage permissible use requirements. The Special Use Permit (SUP-4289) is being heard concurrently with a Rezoning (ZON-4288) and Site Development Plan Review (SDR-4291).

B) Applicant's Justification

The applicant's justification for the Special Use Permit (SUP-4289) is that in order for the proposed use to operate within the proposed C-1 (Limited Commercial) zoning district it will require a Special Use Permit. The applicant also states that to use the site most efficiently it will require the construction of the canopies and storage of the vehicles within the required setbacks. The applicant further states that there will be no boat or RV repair allowed at the facility.

BACKGROUND INFORMATION

A) Previous Actions

1964	This property was annexed into the City of Las Vegas (A-63-64).
05/27/04	The Planning Commission will hear a related Rezoning request (ZON-4288) and Site Development Plan Review (SDR-4291) as part of this agenda.

B) Pre-Application Meeting

03/25/04	During the pre-application conference all three application (ZON-4288, SUP-4289, and SDR-4291) were discussed. Notes specifically concerning the special use permit include the overview of the conditions of approval of a recreational vehicle & boat storage facility. In addition the applicant was advised that they would have to request a waiver of condition #1 based upon the proposed site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.97

B) Existing Land Use

Subject Property:	Vacant Residential Lot
North:	Vacant Residential Lot
South:	Proposed Mini-warehouse Facility
East:	Single Family Residence
West:	Church (Christian Canyon Ridge)

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	R (Rural Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E roi to C-1 (Residence Estates) ROI to (Limited Commercial)
East:	R-E (Residence Estates)
West:	C-V (Civic)

E) General Plan Compliance

The subject parcel is designated SC (Service Commercial) within the Centennial Hills Interlocal Land Use Plan Map as part of the City of Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is in conformance with the General Plan. Recreational vehicle and Boat Storage is permitted with a Special Use Permit.

PL

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

Rural Preservation Neighborhood:

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone, as well as the 330-foot buffer zone of an existing boulevard that is more than 99 feet wide (Jones Boulevard, a 100 Primary Arterial). The Rural Preservation Neighborhood designated parcels are approximately 150 feet to the east of the subject site and are located within the City of Las Vegas and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. However, the Nevada Revised Statute 278 is set to terminate before this application will be heard by the City Council.

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	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Recreation Vehicle and Boat Storage	52 RV Spaces	One space for every fifty storage spaces, spread throughout the development. In addition, a minimum of five spaces shall be provided for customers on the exterior side of the security fence.	6	1	2	0

Parking standards and deficiencies will be discussed as part of the Site Development Plan Review (SDR-4291).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed recreational vehicle and boat storage use; however, this use will be an extension of and accessed through an approved mini-warehouse facility located to the immediate south of the property.

B) General Analysis and Discussion

- Zoning

Recreational Vehicle and Boat Storage is permitted in the C-1 (Limited Commercial) zoning district by means of a Special Use Permit. There are a number of requirements set forth in Title 19.08.050, Special Use Permits, for this type of use. The following requirements must be met for this use:

1. Storage of recreational vehicles is not permitted within required setbacks and buffer areas.

2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height, except along the property line of any adjoining property that is zoned C-M (Commercial/Industrial) or M (Industrial).

3. The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

The applicant is requesting relief from Condition #1, so as to maximize the available space on the site.

- Use

The proposed Recreational Vehicle and Boat Storage is within the range of uses allowed with the C-1 (Limited Commercial) zoning district with approval of a 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 proposed Recreational Vehicle and Boat Storage cannot be conducted in a manner that is harmonious or compatible with the surrounding residential land uses as it has been determined that the zoning is not appropriate for the site.

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

   The subject site is not physically suitable for the type and intensity of the land use proposed as evidenced by the requested waivers to encroach into the setbacks and landscaping requirements.

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."**

Jones Boulevard is a 100-foot wide primary arterial roadway. The parcel consists of only one other proposed access point, which is actually an emergency fire crash gate onto Verde Way, a 60-foot right-of-way. The roadway will be of adequate capacity to accommodate the expected needs of the proposed recreational vehicle and boat storage use in conjunction with a proposed mini-warehouse facility. However, the zoning is not compatible with the surrounding area.

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

   The proposed recreational vehicle and boat storage will be inconsistent with the overall objectives of the General Plan in that it will have a negative impact on the quality of life of the surrounding rural neighborhood. Therefore, we find the proposed use to be inappropriate for the site.

NOTICES MAILED 70 [Mailed with SUP-4289 & SDR-4291]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4289 APN: 125-36-402-011

Name of Property Owner: West Edna Assoc. LTD Profit Sharing Plan THE 1981 Martin Family Trust, Frank & Bonnie Martin, Trustees

Name of Applicant: Same as Owners

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: Frank Mart

Print Name: Frank Martin

Subscribed and sworn before me

This 8 day of April, 2004

Tanya Zuniga

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
TANYA DANIELLE ZUNIGA
No. 00-62541-1
My Appointment Expires May 2, 2004

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4289 APN: 125-36-402-011

Name of Property Owner: West Edna Assoc. LTD Profit Sharing Plan ~~THE 1981 Martin Family Trust, Frank & Bonnie~~ Martin, Trustees

Name of Applicant: Same as Owners

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: Dennis Nelson

Print Name: Dennis Nelson

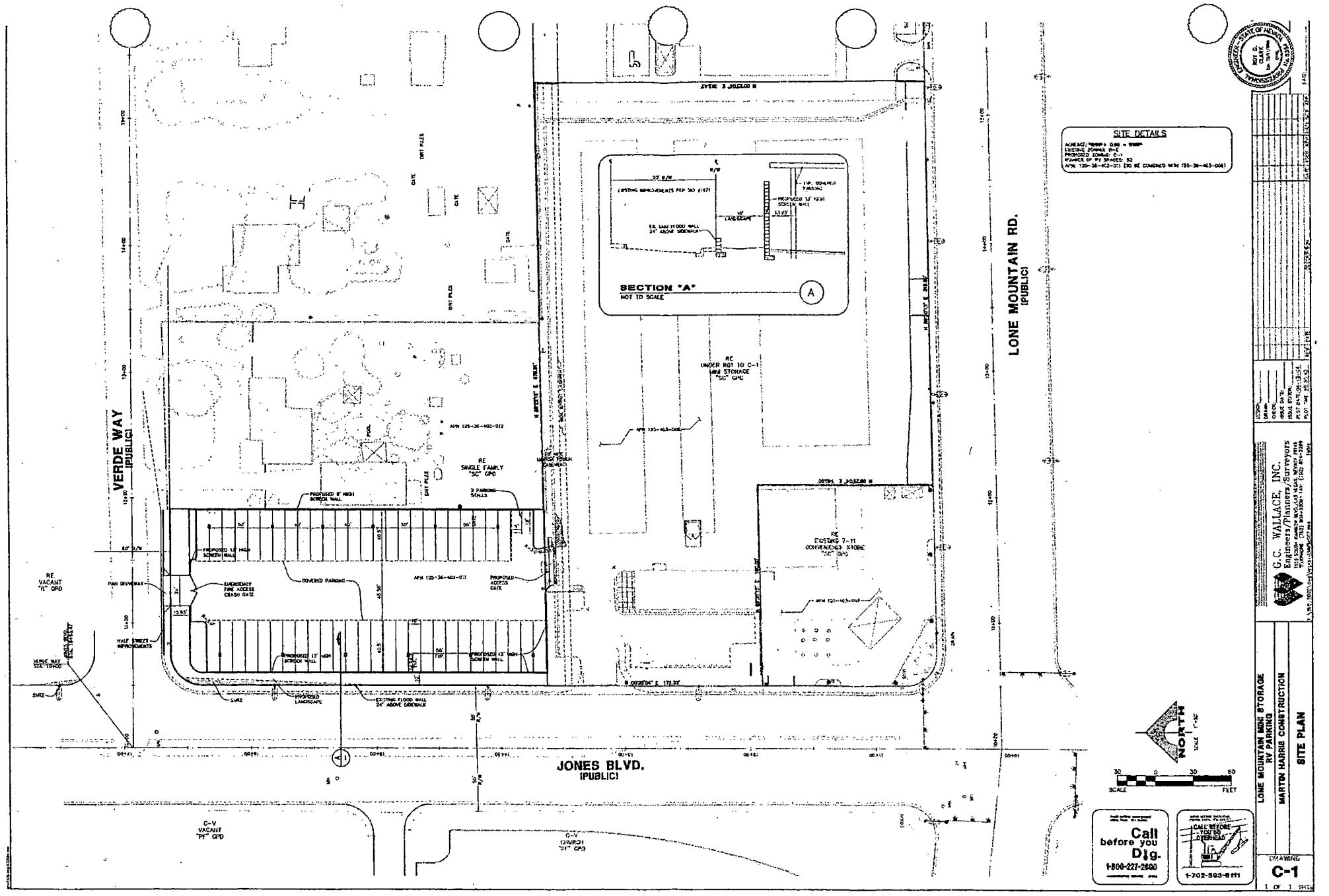
Subscribed and sworn before me

This 8 day of April, 2004

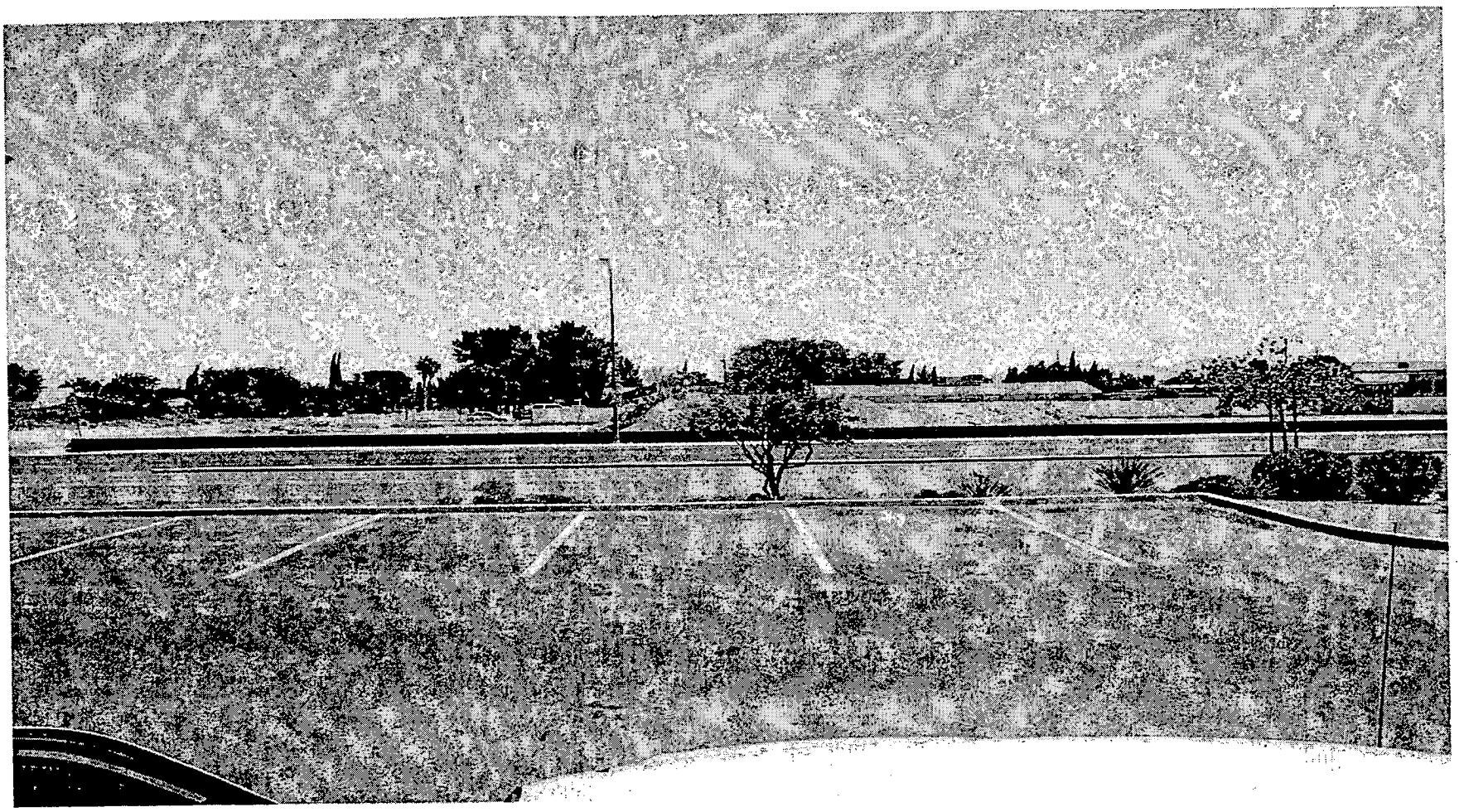
Tanya Zuniga

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
TANYA DANIELLE ZUNIGA
No. 00-62541-1
My Appointment Expires May 2, 2004

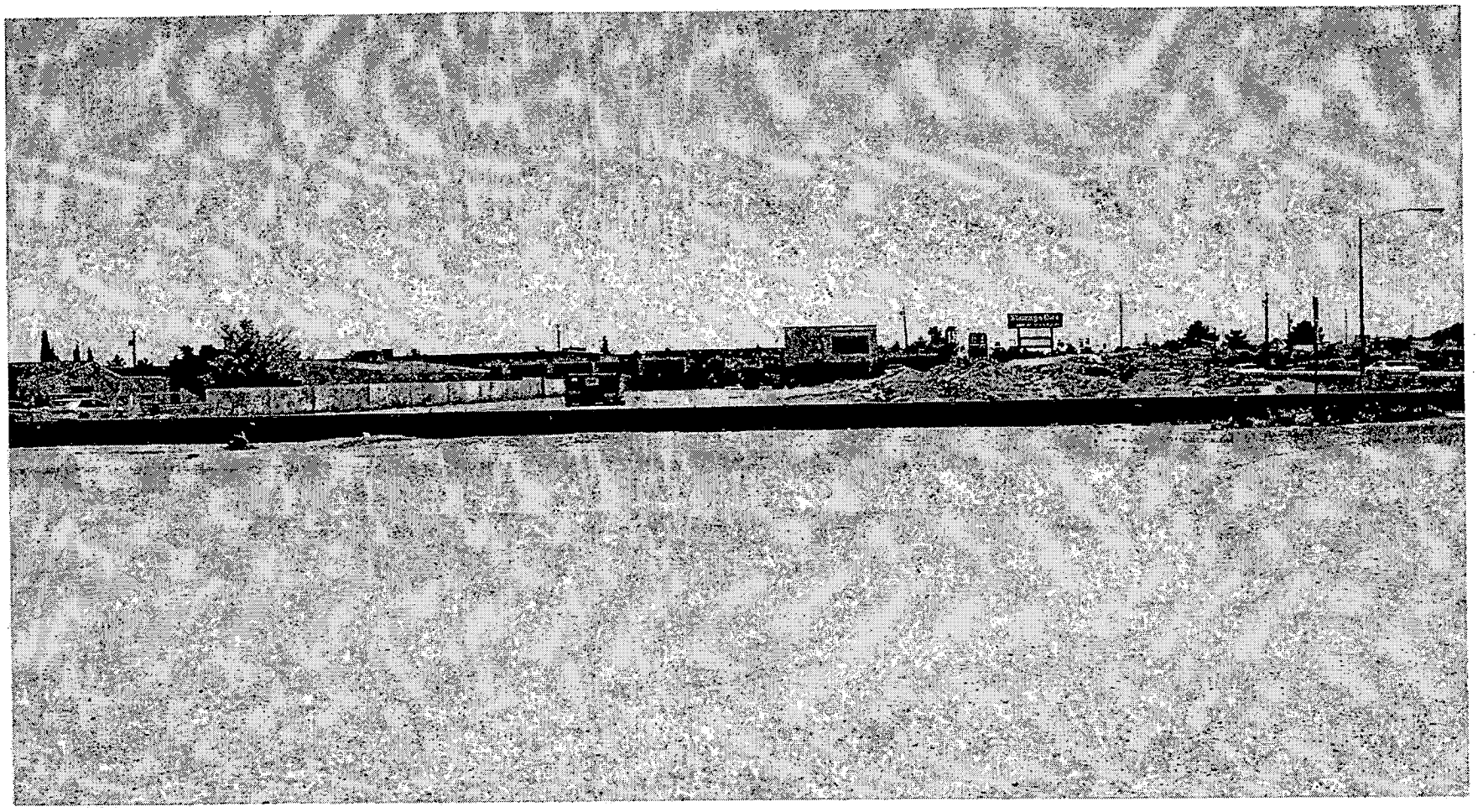


SUP-4289
5-27-04 PC



SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST
SOUTHEAST CORNER OF JONES BOULEVARD AND VERDE WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04



SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST
SOUTHEAST CORNER OF JONES BOULEVARD AND VERDE WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04

SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST
SOUTHEAST CORNER OF JONES BOULEVARD AND VERDE WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4288 AND SUP-4289 - PUBLIC HEARING - SDR-4291 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST - Request for a Site Development Plan Review and Waivers of the Landscaping and Commercial Requirements FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

ABEY: 06/24/2004

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291] – UNANIMOUS with EVANS absent

To be held in abeyance until June 24, 2004 Planning Commission meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291].

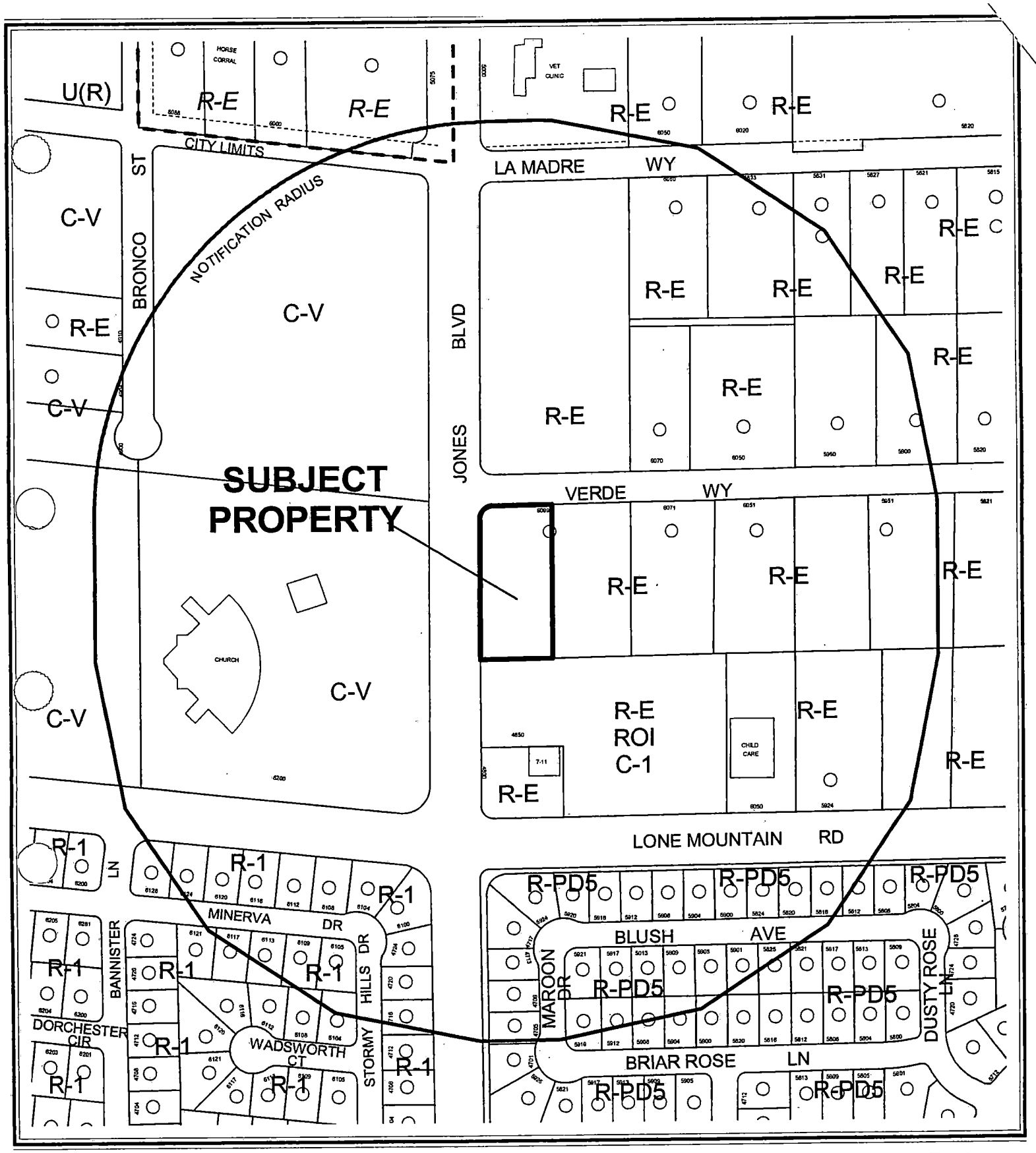
ELAINE ARELLANO, 1555 S. Rainbow, stated a request letter was submitted to hold Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291] in abeyance until June 24th Planning Commission meeting.

DAVID CLAPSADDLE, Planning and Development, concurred with the abeyance.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 45 – SDR-4291

MINUTES - Continued:
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 43 [ZON-4288], Item 44 [SUP-4289] and Item 45 [SDR-4291].



CASE: **SDR-4291**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4291 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-4288) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-4289) 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. The landscape planter along Jones Boulevard shall consist of 24-inch box trees a minimum of 20 feet on center and the landscape planter along Verde Way shall consist of 24-inch box trees a minimum of 20 feet on center both with a minimum of four five-gallon and four one-gallon shrubs for each tree within the provided planters as required by the Commercial Design Standards.

4. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

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

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

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.

12. Site development to comply with all applicable conditions of approval for ZON-4288 and all other subsequent site-related actions.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review for a proposed 52-space Recreational Vehicle and Boat Storage facility on 0.97 acres located at the southeast corner of Jones Boulevard and Verde Way. The request includes several waivers of Title 19.08.045 Commercial District Development Standards. They are as follows:

1. Reduce landscaping to zero feet where 8' is required along the eastern property line.
2. Allow the canopies to encroach into the setback along the east property line.
3. Reduce landscaping to 10' where15' is required along Jones Boulevard.

Companion Rezoning (ZON-4288) and Special Use Permit (SUP-4289) applications were filed with this Site Development Plan review request.

B) Applicant's Justification

The applicant states that the proposed use will be an extension of the recently constructed mini-warehouse facility located to the south of the subject site. Additionally, the applicant claims the in order to promote a secure and efficient, the developer is requesting waiver of the Commercial District Development Standards. The applicant reports he has worked with and gained the support of the adjacent property owner.

BACKGROUND INFORMATION

A) Previous Actions

1964	This property was annexed into the City of Las Vegas (A-63-64).
05/27/04	The Planning Commission will hear a related Rezoning (ZON-4288) and Special Use Permit (SUP-4289) as part of this agenda.

PL

B) Pre-Application Meeting

03/25/04 During the pre-application conference all three application (ZON-4288, SUP-4289, and SDR-4291) were discussed. Notes specifically concerning the Site Development Plan Review focused on the need for a waiver of the required landscaping buffers along Jones Boulevard and Verde Way, as well as along the eastern property line. Parking standards for the proposed use and proper details to be illustrated on the site plan were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application, but the applicant was advised to conduct one as if it were required on April 28, 2004.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.97

B) Existing Land Use

Subject Property:	Vacant Residential Lot
North:	Vacant Residential Lot
South:	Proposed Mini-warehouse Facility
East:	Single Family Residence
West:	Church (Christian Canyon Ridge)

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	R (Rural Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E roi C-1 (Residence Estates) under Resolution of Intent to (Limited Commercial)
East:	R-E (Residence Estates)
West:	C-V (Civic)

PL

E) General Plan Compliance

The subject parcel is designated SC (Service Commercial) within the Centennial Hills Interlocal Land Use Plan Map as part of the City of Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is in conformance with the General Plan.

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

Rural Preservation Neighborhood:

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone, as well as within a 330-foot buffer zone of an existing roadway that is more than 99 feet wide (Jones Boulevard, a 100 Primary Arterial). The Rural Preservation Neighborhood designated parcels are approximately 150 feet to the east of the subject site and are located within the City of Las Vegas and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre, however a waiver is appropriate due to its location along Jones Boulevard.

PROJECT DESCRIPTION

The proposed project is that of a Recreational Vehicle and Boat Storage facility, which will eventually be incorporated into the existing Lone Mountain Mini Storage facility to the south. The site will consist of 52 covered storage spaces. Access to the site is from the existing driveway on Jones Boulevard, approximately 150 feet from the intersection of Jones Boulevard and Lone Mountain Road, through the Lone Mountain Mini Warehouse facility. An emergency crash gate will be located on the northern portion of the site accessing Verde Way. Two parking spaces will be provide onsite, the additional five parking spaces will be shared with the existing mini-warehouse facility to the south. An 8-foot perimeter screen wall will be constructed along the eastern property line and a 13-foot screen wall will be built along the southern, western, and northern property lines. The canopy posts will be setback 13.8 feet from the east and west block walls. The canopy overhang will end at the block wall.

A 10-foot landscape buffer is proposed along Jones Boulevard and Verde Way; a zero foot landscape buffer is proposed along the eastern property line. Trees are planted one per every 30 feet along Jones Boulevard and one per 20 feet along Verde Way. Around each tree are four 5-gallon shrubs and additional accents and shrubs. Abutting the sidewalk and the landscape buffer lies a 2-foot floodwall that runs the exterior perimeter of the parcel.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	.97 acres	Y
Min. Lot Width	100 Feet	±140 Feet	Y
Min. Setbacks			
• Front	20 Feet	±38 Feet	Y
• Side	10 Feet	13.5 Feet	Y
• Corner	15 Feet	23.5 Feet	Y
• Rear	20 Feet	±10 Feet	N
Max. Lot Coverage	50 %	48 %	Y
Max. Building Height	None	13 + Feet	N/A

The distance measurements have been taken from the supporting post for the covered RV parking structure. In doing so it has become evident that the applicant requires a waiver of the Commercial District Development Standards for the encroachment into the rear setback.

A2) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Recreation Vehicle and Boat Storage	52 RV Spaces	One space for every fifty storage spaces, spread throughout the development. In addition, a minimum of five spaces shall be provided for customers on the exterior side of the security fence.	6	1	2	0

The applicant has supplied two parking spaces located within the interior of the site therefore, meeting the first part of the parking requirement. The latter part of the requirement calls for at least 5 spaces to be made available on the exterior side of the security fence, which the applicant plans to accomplish via a joint access agreement and a shared parking agreement with the existing mini-warehouse facility to the south. A condition will be recommended requiring a joint access and shared parking agreement.

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	
Parking Area	1 Trees/ 6 Spaces	1 Trees	0
Buffer:	1 Trees/ 20 Linear Feet	6 Trees	10
• Min. Trees	1 Trees/ 30 Linear Feet	8 Trees	8
• Min. Zone Width			
Jones Boulevard	15 Feet		10 Feet*
Verde Way	15 Feet		15.65 Feet
East & South Borders	8 Feet		0 Feet*
• Wall height			
East & South Borders	8 Feet		8 Feet**
All other property lines	8 Feet		13 Feet**

PL

* The applicant has requested a waiver of the Commercial District Development Standards to allow 10 feet of landscape buffer along Jones boulevard where 15 feet is required, as well as, to provide 0 feet of landscape buffer along the eastern (side) and southern (rear) property lines where 8 feet is required.

** Per condition #2 of the Recreation Vehicle and Boat Storage standard conditions the applicant is required to have proper screening of at least 8 feet in height. The eastern property line has an existing block wall separating the adjacent residential property and the subject site. The remaining walls are proposed at 13 feet in height, with the canopy of the RV ports taller than ths wall.

B) General Analysis and Discussion

- Zoning

The proposed Recreational Vehicle and Boat Storage is within the range of uses allowed with the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit, however the site is located within an established rural neighborhood and would have a detrimental effect on the quality of life of the neighbors.

- Site Plan

The site plan depicts a 52 space Recreational Vehicle and Boat Storage expansion of an existing mini-warehouse facility. Access to the site will be via a shared drive approximately 150 feet north of Jones Boulevard and Lone Mountain Road. An emergency crash gate is proposed as being located on the northern portion of the site and will access Verde Way. The site plan calls out two internal parking spaces and five external parking spaces to be shared with the existing mini-warehouse facility.

Title 19.04 requires a minimum of 8 feet of screening in association with the proposed Recreational Vehicle and Boat Storage facility. The applicant is proposing a 13' screening wall on the north, west, and south portions of the site and 8 feet along the eastern property line. Therefore, satisfying the requirement, however no elevations were submitted pertaining to the height of the parking canopy, so a conclusion as to the suitability of the walls cannot be determined.

The proposed parking structures encroach into the required rear yard setbacks. The parking canopies encroaches into the south and east setback substantially. In both cases the resulting separation between the wall and the canopy overhang is 0 feet.

PL

- Waivers

1. Reduce landscaping to 0' where 8' is required along the east and south property lines.
2. Reduce landscaping to 10' where15' is required along Jones Boulevard.
3. To allow the canopies to encroach into the required setback along the east and south property line.

None of these waivers are appropriate; landscaping should be provided in conformance to Code standards.

- Landscape Plan

The spacing of the 24 inch box perimeter trees along Jones Boulevard should be 20 feet on center and along Verde Way should be 20 feet on center as well as conform to the Landscape, Wall and Buffer Standards. The number of trees along these streets is sufficient, and the proper number has been provided. However, the applicant has provided 10 feet of landscaping buffer along Jones Boulevard where 15 feet is required, as well as, provided 0 feet of landscaping buffer along the eastern and southern property lines where 8 feet is required, Therefore, the landscaping fails to meet the minimum standards set forth by Title 19.

- Elevation

No Elevations of the proposed canopies were submitted. The colors and materials are proposed as matching that of the existing mini-warehouse facility.

- Floor Plan

No floor plans are required for this type of use.

FINDINGS

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

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

   The proposed Recreational Vehicle and Boat Storage facility is too large for the site, with an excessive number of waivers to setback and landscaping standards of the Code. This over-building of the site makes it incompatible with the development pattern of the surrounding area.

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

   The proposed Recreational Vehicle and Boat Storage will be inconsistent with the overall objectives of the General Plan in that it will have a negative impact on the quality of life of the surrounding rural neighborhood. Therefore, the proposed use is inappropriate for the site. The subject site is not physically suitable for the type and intensity of land use proposed as evidenced by the requested waivers to encroach into the setbacks and landscaping requirements.

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

   Access to the site will be accomplished via an existing drive way located on the adjacent southern parcel that leads traffic onto Jones Boulevard, a 100-foot Primary Arterial. The parcel consists of only one other proposed access point, which is actually an emergency fire crash gate onto Verde Way, a 60-foot right-of-way. The access to the site will be adequate to meet the proposed zoning district requirements.

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

   The building materials are to match an existing mini-warehouse facility to the south of the subject site. For that reason there is no objection to the building materials and colors. The proposed landscaping materials are adequate.

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;"**

   Due to the deficiency of elevations submitted with this application no clear determination can be made as to the aesthetics of the development. The subject site is not physically suitable for the type and intensity of land use proposed as evidenced by the requested waivers to encroach into the setbacks and landscaping requirements.

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 occupancy, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 70 [Mailed with ZON-4288 & SDR-4291]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4291 APN: 125-36-402-011

Name of Property Owner: West Edna Assoc. LTD Profit Sharing Plan, THE 1981 Martin Family Trust, Frank & Bonnie Martin, Trustees

Name of Applicant: Same as Owners

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: Dennis Nelson

Print Name: Dennis Nelson

Subscribed and sworn before me

This 8 day of April, 2004

Tanya Zuniga

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
TANYA DANIELLE ZUNIGA
No. 00-62541-1
My Appointment Expires May 2, 2004

NOTARY PUBLIC
County of Clark-State of Nevada
TANYA DANIELLE ZUNIGA
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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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_____ 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: Frank Martin

Print Name: FRANK Martin

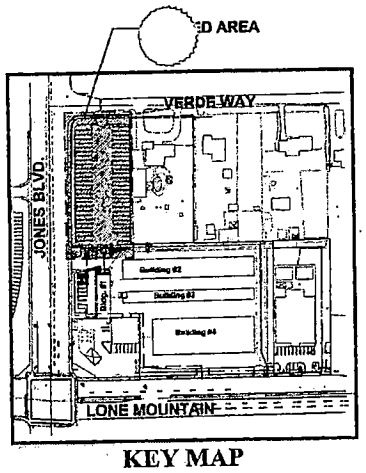
Subscribed and sworn before me

This 8 day of April, 2004

Tanya Zuniga

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
TANYA DANIELLE ZUNIGA
No. 00-62541-1
My Appointment Expires May 2, 2004



KEY MAP

Plant Legend

SYM	NAME	Pot Size	Quantity
		24 Box	4
		24 Box	8

SYM	NAME	Pot Size	Quantity
		24 Box	6
		24 Box	5

SYM	NAME	Pot Size	Quantity
		5 Gallon	9
		5 Gallon	6
		1 Gallon	42
		5 Gallon	29
		1 Gallon	29

SYM	NAME	Pot Size	Quantity
		5 Gallon	4
		5 Gallon	6

Note:
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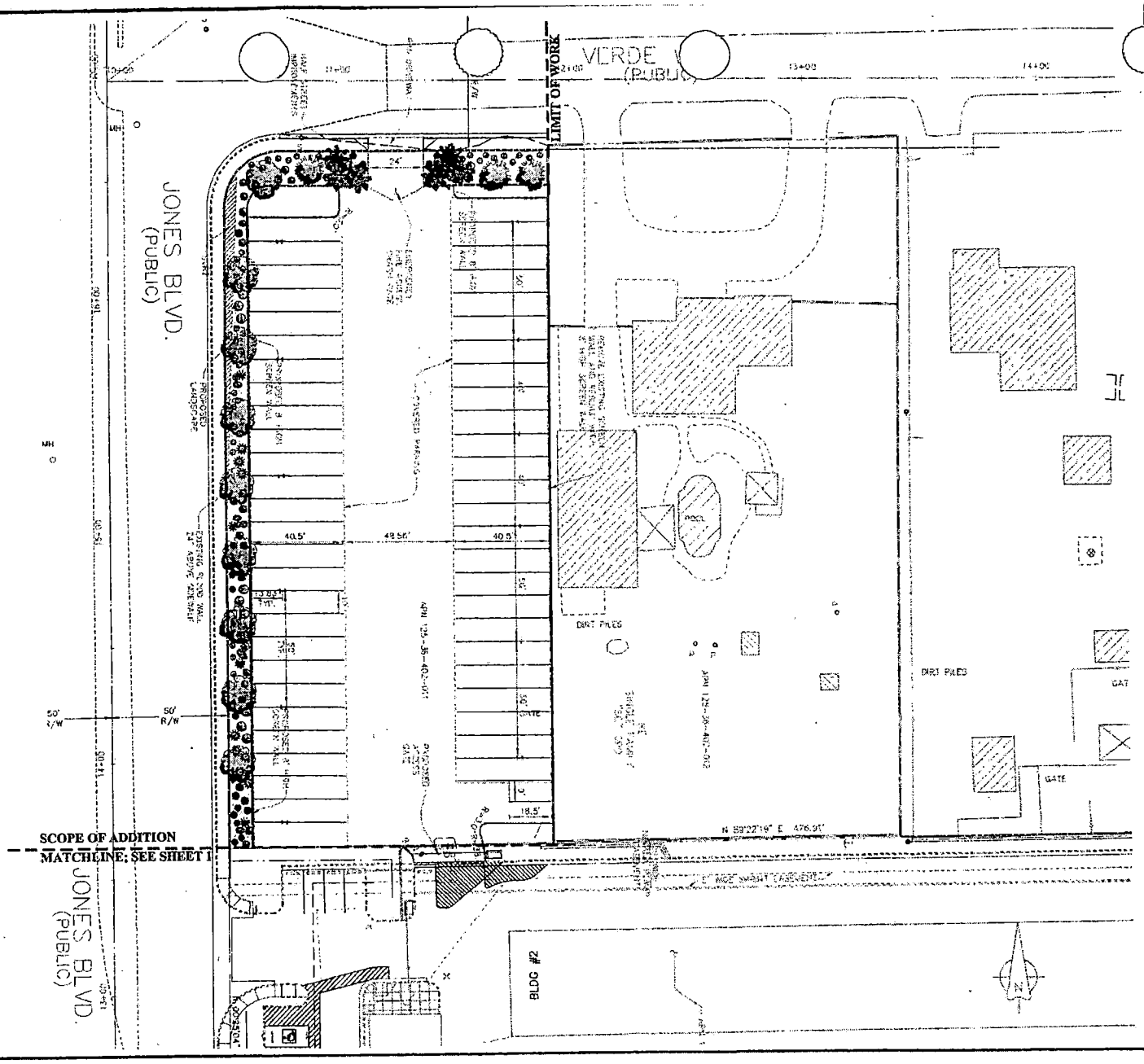


LEVEL	DATE	REVISIONS / ISSUANCE
A	9/15/03	Plan out for approval
B	9/15/03	Changes made per client request
C	9/18/03	Plans changed and out to client
D	4-12-04	ADDED LANDSCAPE TO NW PARCEL OF SITE ALONG CORNER OF JONES & VERDE PER CLIENT REQUEST

LANDSCAPE SERVICES, INC.
5010 W. Sahara Ave. (702) 365-4477
N. Las Vegas, Nevada 89030 NCL#34632

JOB TITLE & LOCATION: Lone Mountain Mini Storage-RV PARKING
Lone Mountain and Jones

SHEET TITLE: Landscape Plan

DRAWN BY: SMC

SCALE: 1" = 20'-0"

APPROVED BY:

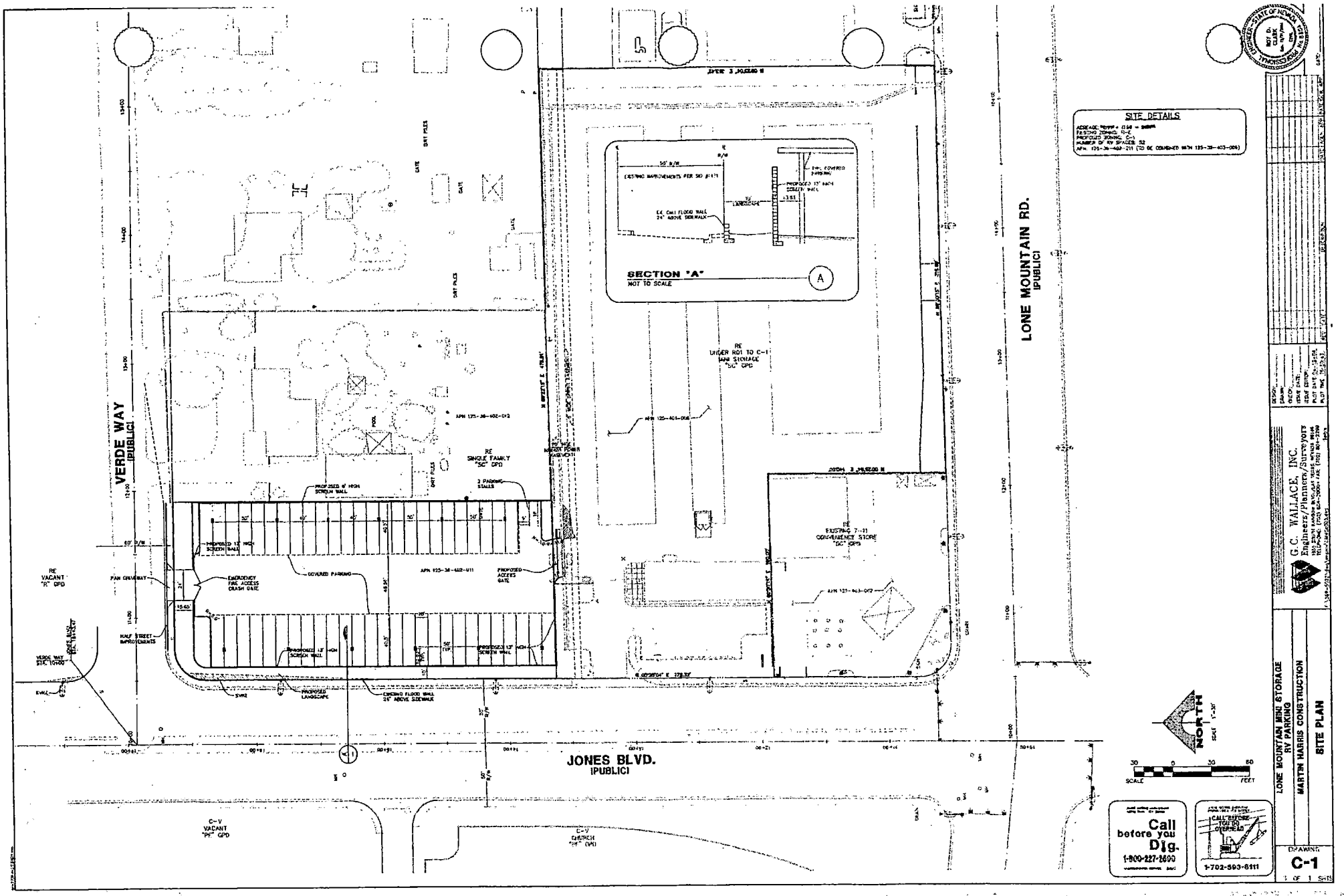
DRAWING #: 4988

SHEET #: 2 of 2

DATE: 6/13/03

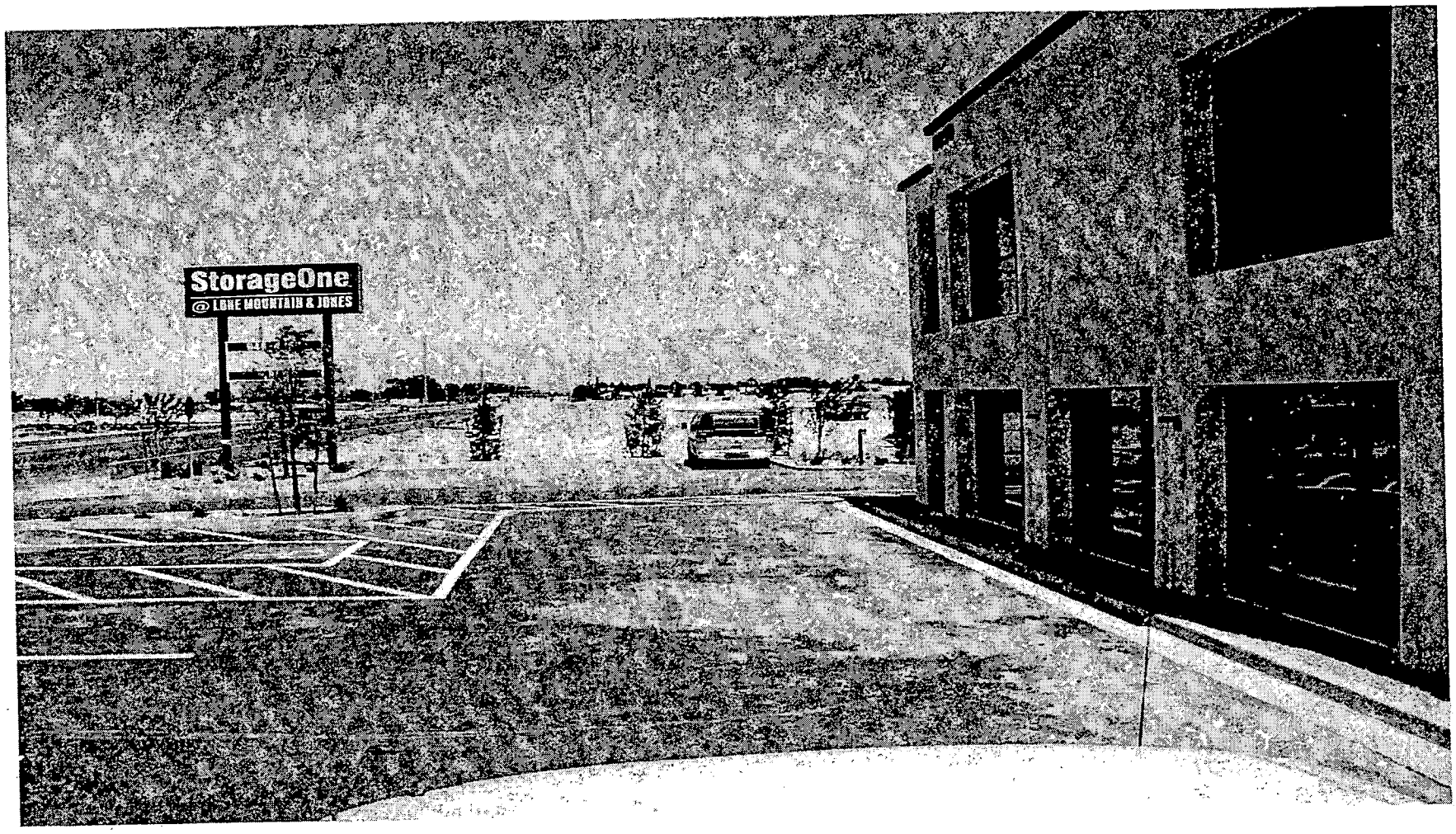
REV: D

SDR-4291
5-27-04 PC



SDR-4291

5-27-04 PC



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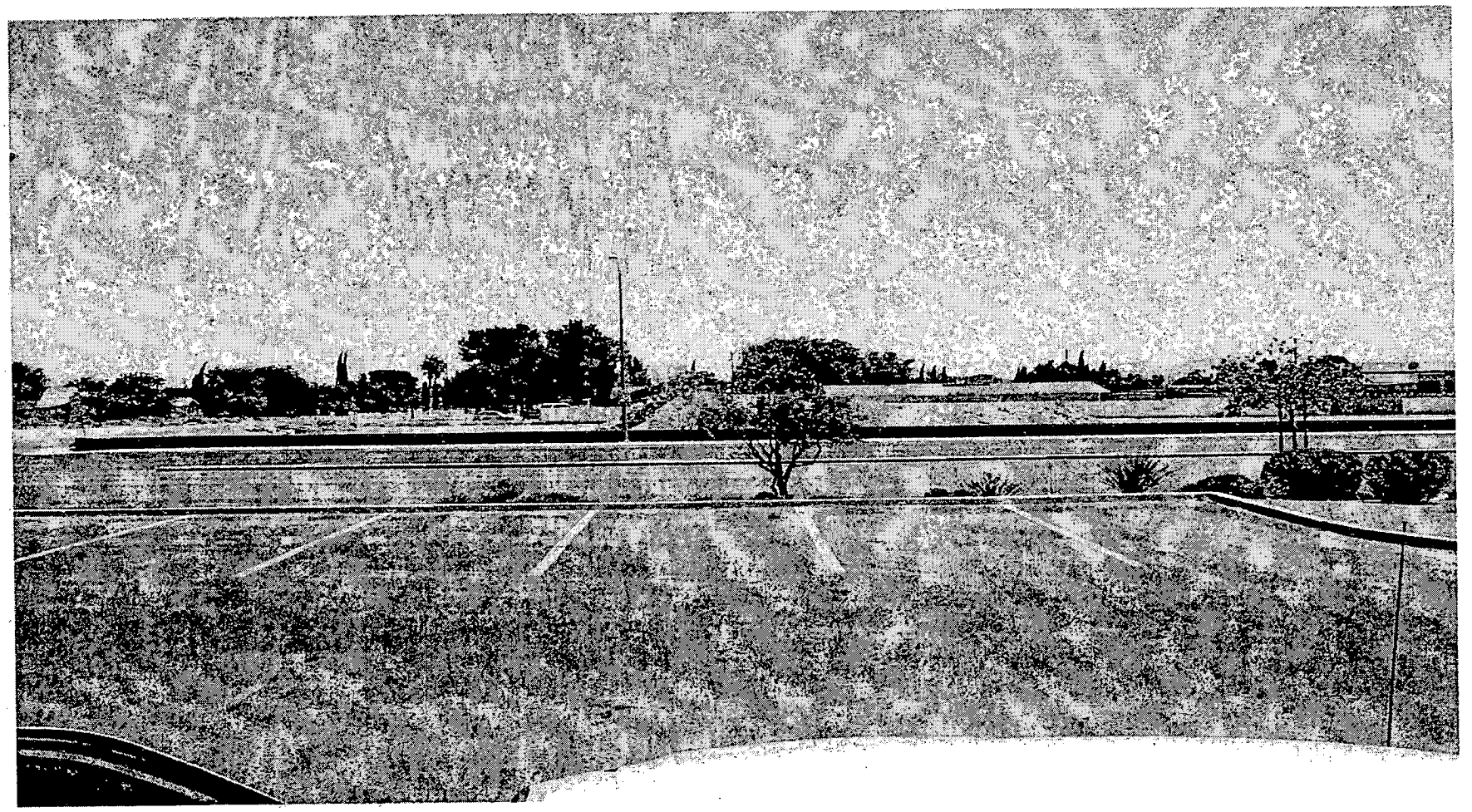
MAY 27, 2004 PLANNING COMMISSION

4/30/04



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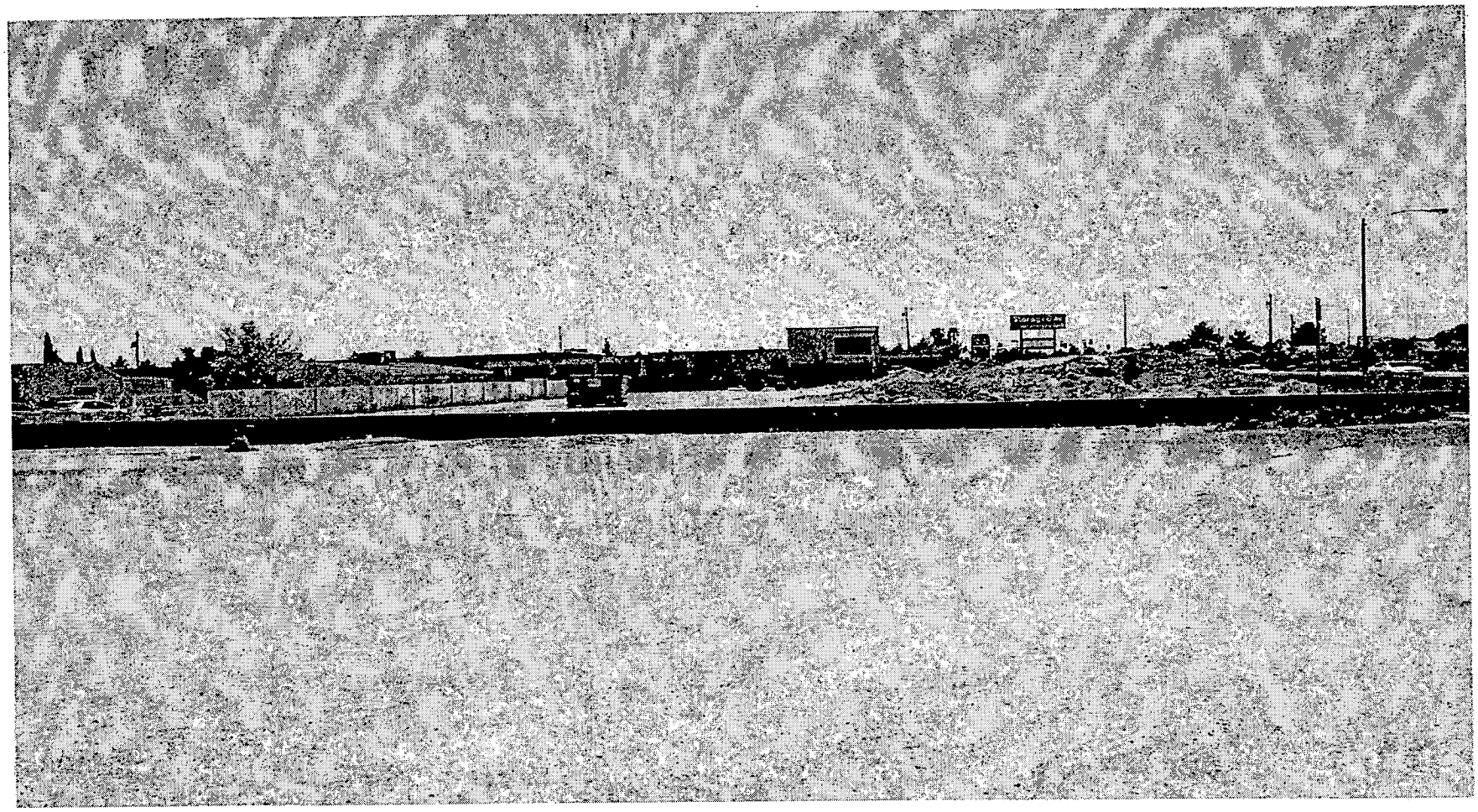


SDR-4291 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST
SOUTHEAST CORNER OF JONES BOULEVARD AND VERDE WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
VARIANCE - PUBLIC HEARING - VAR-4300 - APPLICANT/OWNER: CARINA CORPORATION - Request for a Variance TO ALLOW 1.94 ACRES OF OPEN SPACE WHERE 2.41 ACRES ARE REQUIRED FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/07/2004

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:
EVANS – Motion for APPROVAL on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290] subject to amended condition to delete Condition 2 on Item 46 [VAR-4300] – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290].

KYLE WALTON, Planning and Development, stated that the open space variance can be supported since it covers the entire area of the development. Staff also supports the private streets so they can be maintained at the level they prefer within this village. The single-family detached development is compatible with existing residential development to the east. The proposed plan is in conformance with the commercial/residential type design and concept to the Town Center's suburban mixed-use land use. Staff recommends approval. One hundred and eighty-four notices were mailed, and no approvals or protests were received.

MINUTES – Continued:

REBECCA RALSTON, Carina Homes, stated that they previously a General Plan Amendment and a Rezoning. Using the overhead, she presented a detailed illustration of the development, which included a gazebo and park area accessible to the community and the public; single family detached homes; live/work units which are loft spaces above offices; a residential component on top of retail spaces along the main street; and the streetscape aspects.

MS. RALSTON requested Condition 2 on Item 46 [VAR-4300] be deleted because the applicant is building a park, which the costs is estimated at 1.04 million dollars. This will be a park open to the public, which will include an amphitheater, a tot lot, a large play area with numerous pavilions, a community center and a pool facility. The applicant is aware that the park is a contribution when there is deficiency in the open space requirement; however, the applicant feels strongly that they exceed the intent of that contribution. In regards to the open space requirement and the five-foot amenity zone, there are tree-line streets throughout the community, and the amenity zone would be included in a public street calculation but does not include the private streets. The applicant feels they exceed the amenity zone of the open space requirement.

MS. RALSTON also requested that Condition 9 on Item 48 [SUP-4299] be amended to state "All development shall be in substantial conformance...". DEPUTY CITY ATTORNEY SCOTT, City Attorney, suggested using a better term instead of substantial. DAVID CLAPSADDLE, Planning and Development, replied that staff understands there will be some latitude and may be some changes. If there were major changes, staff would bring it to the Commission's attention. MS. RALSTON concurred with leaving Condition no. 9 in tact, since it is understood that there may be minor changes.

MS. RALSTON then questioned Condition 10 on Item 48 [SUP-4299] regarding tandem garages. Using the overhead, she pointed out units that have tandem garages. There is a minimum 20-foot driveway, and asked if this qualifies as the provided parking space. MR. WALTON replied that technically it would not; however, an option for parking would be in the rear of the homes where there is a commercial parking lot. A condition can be implemented to include a parking agreement so there will be parking available for commercial use as well as the condominiums. MS. RALSTON concurred and agreed to working with staff on the agreement. DEPUTY CITY ATTORNEY SCOTT clarified that if each unit were owned separately, then a parking agreement would have to be made with each unit owner. COMMISSIONER DAVENPORT confirmed with MS. RALSTON that there will be a homeowner's association. MR. WALTON stated that staff is working with the applicant on the tentative maps so that this parking agreement can be made. COMMISSIONER STEINMAN pointed out that there needs to be a cross access because the applicant would have a problem if the commercial property would sell at some point. MS. RALSTON stated that they are working with an attorney to develop CC&R's for the entire property.

MINUTES – Continued:

MS. RALSTON repeated the requests on the above-mentioned conditions for COMMISSIONER EVANS, as she initially stated the condition numbers incorrectly as eight and nine. MR. WALTON informed COMMISSIONER EVANS that staff could agree to the applicant's requests, as COMMISSIONER EVANS inquired about the staff's position on these requests. Generally, COMMISSIONER EVANS would not support such an application, but this is a unique project that has a good deal of innovative design and raises the bar, so he will support this application. COMMISSIONER STEINMAN added the fact that the applicant is spending $1,000,000 on part of the open space is far beyond a mitigating circumstance. MR. CLAPSADDLE added that the applicant still pays the residential construction taxes, which goes to parks.

COMMISSIONER STEINMAN asked for clarification as to why a request is for a landscaping variance. MR. WALTON replied that it is actually for open space. MR. WALTON also stated that the applicant is not supplying the normal required amount of perimeter landscaping along Tule Springs. However, the entire site is well landscaped, including the amount of open space they are providing, so the waiver was pointed out but is not a big issue. MR. CLAPSADDLE commented that with a mixed-use project such as this one, fair-trading will sometimes occur. COMMISSIONER STEINMAN asked for staff to clarify "turf". MR. CLAPSADDLE replied that "turf" was used as a result from the changes with the Code regarding the drought. Turf cannot be placed in landscape medians. MS. RALSTON confirmed that they will use artificial turf in limited areas within the park, as well as drought tolerant landscaping, such as ground covers. COMMISSIONER EVANS stated that there are valid places for turf, particularly in common areas and parks. MS. RALSTON informed COMMISSIONER EVANS that a marketing team is researching a true name and icon for this park, as Circle Park was used as a generic name at this time. For the record, this will be a public use facility and will be maintained through the homeowner's association and not the City. CHAIRMAN TRUESDELL commented that this is a great looking park and complimented the developer for coming back and presenting to the Commission what he promised. Staff will work with the applicant prior to the next City Council meeting regarding any provisions of the language on the Site Development Plan Review for Item 48 [SDR-4290].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290]

(9:21 – 9:47)

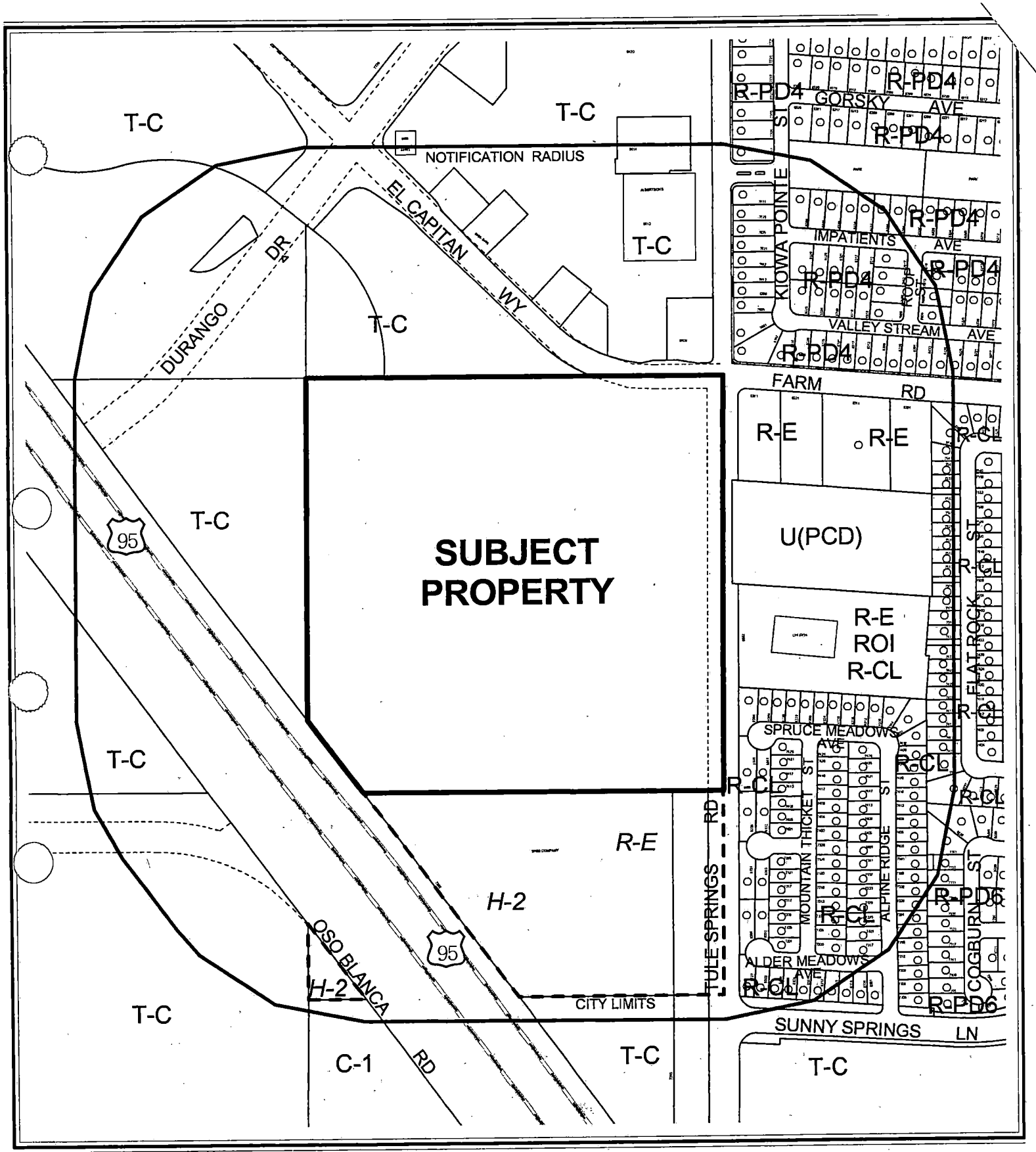
City of Las Vegas **Agenda Item No.: 46**

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 46 – VAR-4300

CONDITIONS:

Planning and Development

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

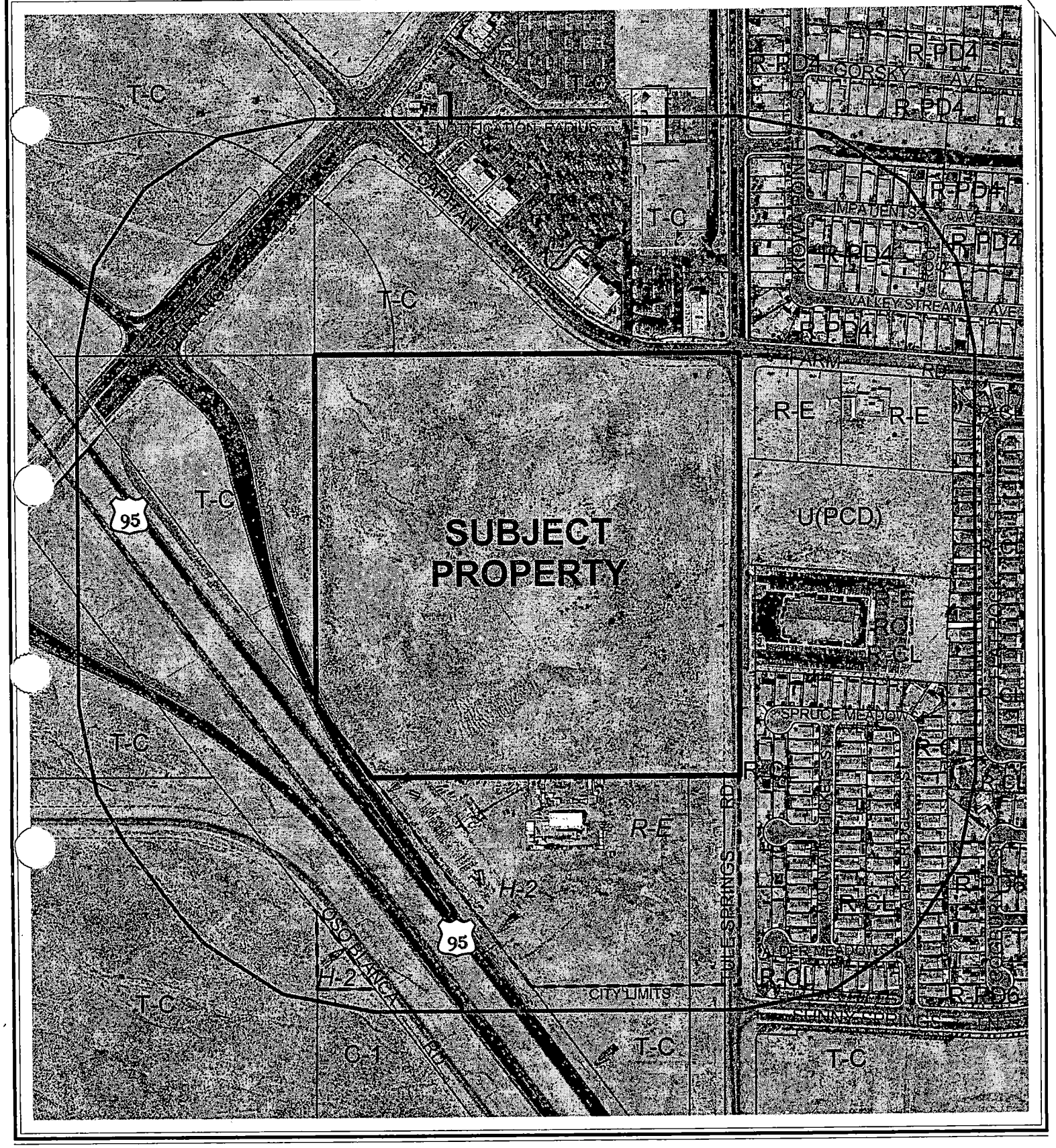


CASE: **VAR-4300**

RADIUS: 750 FT

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

N



0 300 600 Feet

CASE: **VAR-4300**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4300 - APPLICANT/OWNER: CARINA CORPORATION

** CONDITIONS **

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

Planning and Development

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

2. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $81,892.80 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow 2.46 acres of open space where 3.5 acres are required on 41.02 acres located adjacent to the southwest corner of Farm Road and Tule Springs Road.

Two other applications, a Site Development Plan Review (SDR-4290) for a mixed-use development and a Special Use Permit (SUP-4299) for private streets, were submitted as companion applications.

B) Applicant's Justification

The applicant states that although the proposed open space does not meet the minimum standards, the project will include a large community park that will include a clubhouse, pool, and gazebo. Additional landscaping with meandering sidewalks along the three main streets of the development will be included.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission recommended approval.
11/07/01	The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center.
01/02/02	The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139.
02/18/04	The City Council approved a General Plan Amendment in SC-TC to SX-TC on this site the Planning Commission approval. Staff recommends DENIAL.
05/27/04	The Planning Commission will hear related applications for a Special Use Permit for a gated community and private streets (SUP-4290) and a Site Development Plan Review (SDR-4290) for this site.

KCW

B) Pre-Application Meeting

04/01/04 The following was discussed:

- Tule Springs is a Town Center Collector street
- Farm is a 80 foot Town Center Arterial
- Open space will be according to sections E and F of the TCDS
- Fences and walls will be according to the TCDS
- Traffic calming measures and circles may be used
- The gates requirement may be waived

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.02

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Commercial
South:	Undeveloped
East:	Undeveloped, a Church, Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed- Town Center)
North:	SC-TC (Service Commercial- Town Center)
South:	SC-TC (Service Commercial- Town Center)
East:	PCD (Planned Community Development)
West:	SC-TC (Service Commercial- Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	R-E (Residence Estates) U (PCD) Undeveloped (Planned Community Development) R-E (Residence Estates) ROI to R-CL (Residential Compact Lot) R-CL (Residential Compact Lot)
West:	T-C (Town Center)

KCW

E) General Plan Compliance

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

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

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

Special Area Plan – *Town Center*

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

Trails

Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments" shows a multi-use Trail along the west side of Tule Springs Road and the south side of Farm Road.

KCW

A) Zoning Code Compliance

- Open Space Standards

Section E(G) of the Town Center Development Standards Manual outlines requirements for communities with private streets. Because private streets are less wide and do not include the amenity zones that are requisite for Town Center Streets, development that utilizes private streets are expected to meet a higher open space standard based on the R-PD (Residential Planned Development) open space standards. The calculation used to determine the required amount of open space is as follows:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
24.1 acres of Residential	8.77	1.65	14.5 %	3.5 acres	10.2 %	2.46 acres

The proposal is deficient by 1.04 acres in the required amount of open space.

B) General Analysis and Discussion

The project consists of 211 single-family lots on 24.1 acres of land for a proposed density of 8.77 dwelling units per acre. The smallest lot size is 34 feet by 63 feet (2,142 square feet). The development standards proposed by the applicant for this development include 2,142, 2,646 and 2,898 square foot lots and private streets. Vehicular access to the site is from Tule Springs Road and Farm Road. The Tule Springs Road access is the primary entrance to the subdivision. The interior streets will be 37 feet in width and privately maintained. The exteriors are the typical single/ two-story design with tile roofs and stuccoed exterior walls.

FINDINGS

This open space variance can be supported since the 24 acre of single family residential is part of a true residential/commercial mixed use product that is strongly encouraged in Town Center. Also, this single family portion of the project is only deficient by one acre of open space; additional open space will be incorporated into the multi-family portion of the project.

NOTICES MAILED 184 [Mailed with SUP-4299 & SDR-4290]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4300 APN: 125-17-702-002

Name of Property Owner: Carina Corporation

Name of Applicant: Carina Corporation

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

_____Yes X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: R H McCarty

Print Name: RH McCarty

Subscribed and sworn before me

This 1st day of April, 2004

Dorothea Tannenbaum

Notary Public in and for said County and State

Revised 2/12/02

Notary Public-State Of Nevada
COUNTY OF CLARK
DOROTHEA TANNENBAUM
My Appointment Expires
January 28, 2007
No. 98-37386-1

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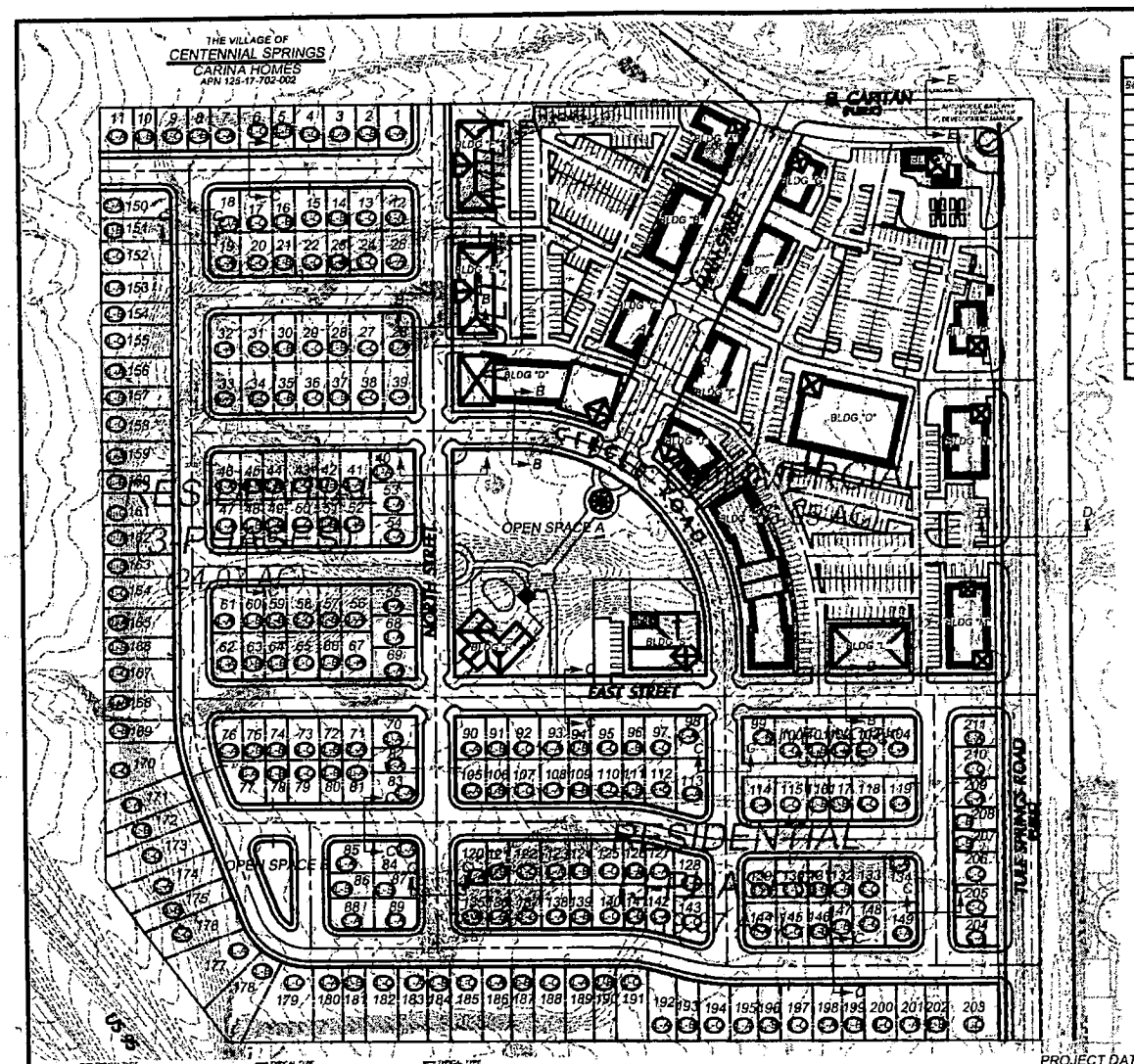
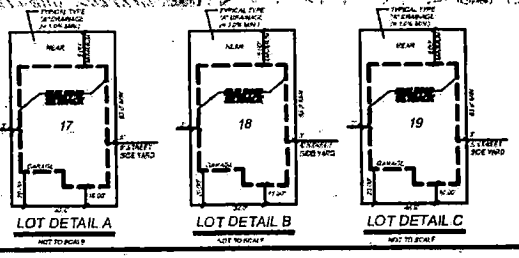
THE VILLAGE OF
CENTENNIAL SPRINGS
CARINA HOMES
APN 125-17-702-002



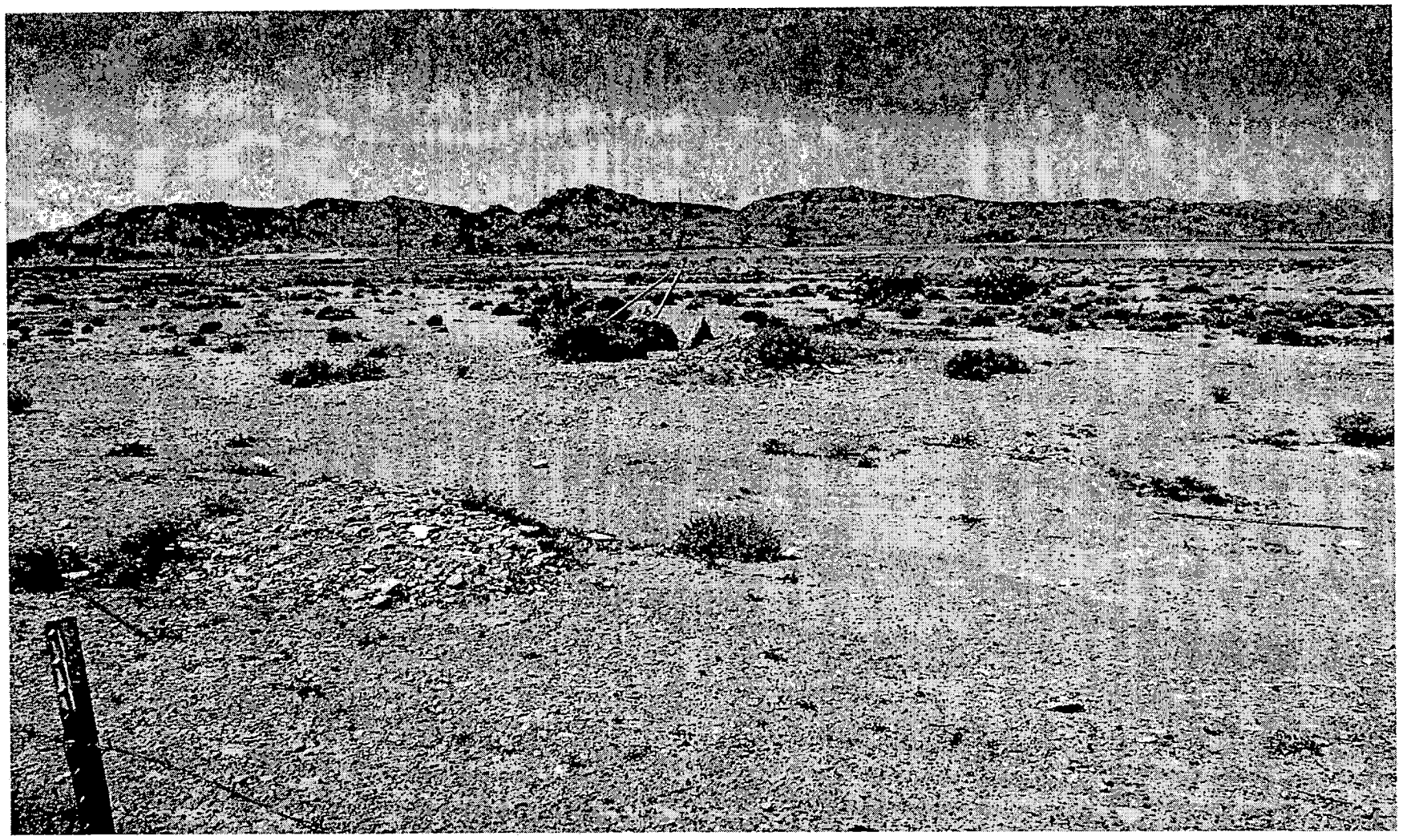


ACCESSIBILITY NOTES:

PROJECT DATA

TOTAL NO. OF UNITS	211
MODEL A	78
MODEL B	—
MODEL C	82
DENSITY	8.72 UNITS/ACRE
MINIMUM LOT SIZE	2,140 SF
MAXIMUM LOT SIZE	5,405 SF
AVERAGE LOT SIZE	3,095 SF
PARKING	2 PER UNIT + 1 GUEST PER 5 UNITS
	547
MULTI-FAMILY PARKING	30
COMMERCIAL	0.55 ACRES
PARKING PROVIDED	444
OPEN SPACE REQUIRED (10% RESIDENTIAL AREA)	2.41 ACRES
OPEN SPACE PROVIDED	
OPEN SPACE - A	1.83 ACRES
OPEN SPACE - B	0.03 ACRES
AMENITY ZONES	0.35 ACRES
TOTAL	2.24 ACRES

BUILDING DATA	
BUILDING No.	SQ. FT
1	4439
2	3439
3	4439
4	3439
5	4439
6	3439
7	4439
8	3439



VAR-4300 - APPLICANT/OWNER: CARINA CORPORATION
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-4300 - PUBLIC HEARING - SUP-4299 - APPLICANT/OWNER: CARINA CORPORATION - Request for a Special Use Permit FOR PRIVATE STREETS FOR A PROPOSED MIXED USE DEVELOPMENT AND A WAIVER TO ALLOW THE PRIVATE STREETS TO NOT BE GATED adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/07/2004

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:

EVANS – Motion for APPROVAL on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290] subject to amended condition to delete Condition 2 on Item 46 [VAR-4300] – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290].

Note: See Item 46 [VAR-4300] for all related discussion on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290].

MINUTES – Continued:

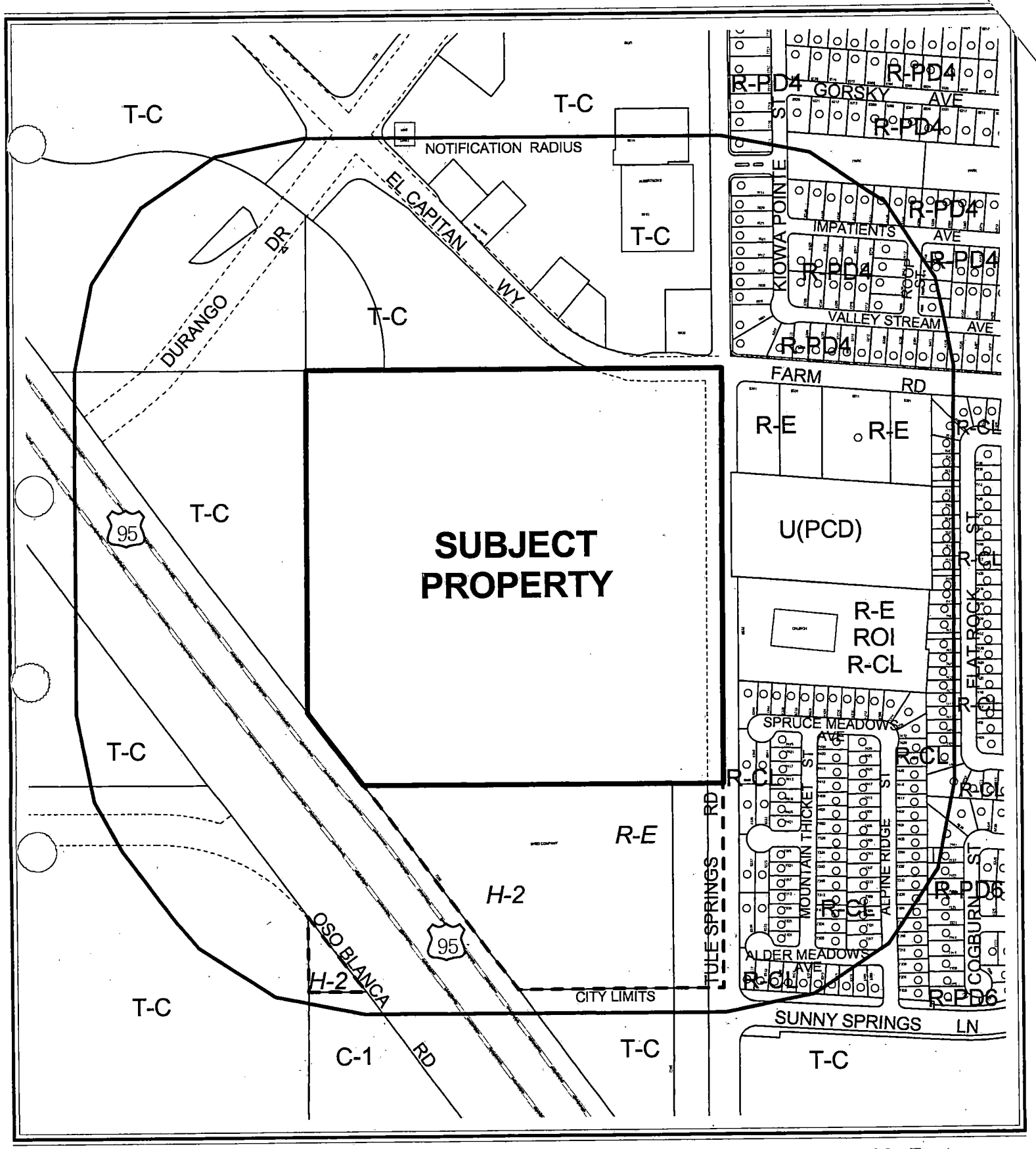
(9:21 – 9:47)
2-3260

CONDITIONS:

Planning and Development

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

2. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $81,892.80 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



0 300 600 Feet

CASE: **SUP-4299**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4299 - APPLICANT/OWNER: CARINA CORPORATION

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-4300) and Site Development Plan Review (SDR-4290).

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

3. Consideration shall be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments

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

Public Works

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

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

7. A Private Maintenance 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.

8. Site development to comply with all applicable conditions of approval for Site Development Review SDR-4290 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow a gated subdivision with private streets in conjunction with a proposed mixed-use development located adjacent to the southwest corner of Tule Springs Road and Farm Road. The applicant requests that the requirement for a gated community as a part of this Special Use Permit for private streets be waived.

A Variance (VAR-4300) to allow for a reduction of open space and a Site Development Plan Review (SDR-4290) were submitted as companion applications.

B) Applicant's Justification

The project will include a large community park that will include a clubhouse, pool, and gazebo. Additional landscaping with meandering sidewalks along the three main streets of the development will be included.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.
11/07/01	The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.
01/02/02	The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139. The Planning Commission and Staff recommended approval.
02/18/04	The City Council approved a General Plan application for SC-TC to SX-TC. The Planning Commission recommended DENIAL.
05/27/04	The Planning Commission will hear related applications for a variance from the open space standards of the Code (VAR-4300) and a Site Development Plan Review (SDR-4290) as part of this agenda.

KCW

B) Pre-Application Meeting

04/01/04 The following was discussed:

- Tule Springs is a Town Center Collector street
- Farm is a 80 foot Town Center Arterial
- Open space will be according to sections E and F of the TCDS
- Fences and walls will be according to the TCDS
- Traffic calming measures and circles may be used
- The gates requirement may be waived

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.02

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Commercial
South:	Undeveloped
East:	Undeveloped, a Church, Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed - Town Center)
North:	SC-TC (Service Commercial - Town Center)
South:	SC-TC (Service Commercial - Town Center)
East:	PCD (Planned Community Development)
West:	SC-TC (Service Commercial - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	R-E (Residence Estates) U (PCD) Undeveloped (Planned Community Development) R-E roi to R-CL (Residence Estates) ROI to Residential Compact Lot RCL (Residential Compact Lot)
West:	T-C (Town Center)

KCW

E) General Plan Compliance

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

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

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

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

Trails
Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments" shows a multi-use Trail along the west side of Tule Springs Road and the south side of Farm Road.

ANALYSIS

A) Zoning Code Compliance

The Town Center Development Standards Manual calls for parking to comply with the requirements of Title 19.10 (as listed below):

Uses	Required	Provided
Single Family Dwelling	2 per dwelling unit	2 per dwelling unit

The proposed development conforms to standards.

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

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in Title 19 that apply to the proposed residential development with private streets.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center) with a SX-TC (Suburban Center Mixed Use – Town Center) General Plan designation.

The proposed single-family residential development is the 24 acres of a single-family detached portion of a true residential/ commercial mixed development. The remaining acreage is a multi-family/ commercial area.

- Use and Conditions

Subsection E (G) of the Town Center Development Standards Manual provides the following conditions of approval for a Special Use Permit for a gated subdivision with private streets:

1. **Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.**

   The subject site is bordered on the east by Tule Springs Road, designated as Town Center (90 foot) Collector and on the north by Farm Road, a Town Center (80-foot) Arterial in the Town Center Design Standards Manual. There are no pre-existing, stubbed streets that will need to be ended by a cul-de-sac or extended through the development.

KCW

2. **Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrance may be required to disperse the traffic throughout the street network.**

   This ungated community will have three entrances off of Tule Springs Road and one from Farm Road. The applicant requests that the requirement for gates be waived but the streets will be privately maintained.

3. **Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.**

   There are no previously approved plans that pertain to this location.

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 single family detached portion of the development is compatible with the existing residential development to the east. The commercial section is compatible with the commercial to the north and the planned commercial to the northwest.

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

   There are no physical constraints to the site that make the proposed development impractical.

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 is bordered by Tule Springs to the east, which is designated as a Town Center (80-foot) Collector on Map 4A of the Town Center Development Standards Manual and Farm Road to the north, a Town Center 80 foot Arterial. Primary access will be from Tule Springs Road. When completed, these roadways will provide adequate access to the subject site.

KCW

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 use on this site will be subject to the provisions of the Uniform Building Code, and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

NOTICES MAILED 184 [Mailed with VAR-4300 & SDR-4290]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4299 APN: 125-17-702-002

Name of Property Owner: Carina Corporation

Name of Applicant: Carina Corporation

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

_____Yes X _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: R H McCarty

Print Name: RH McCarty

Subscribed and sworn before me

This 1st day of April, 2004

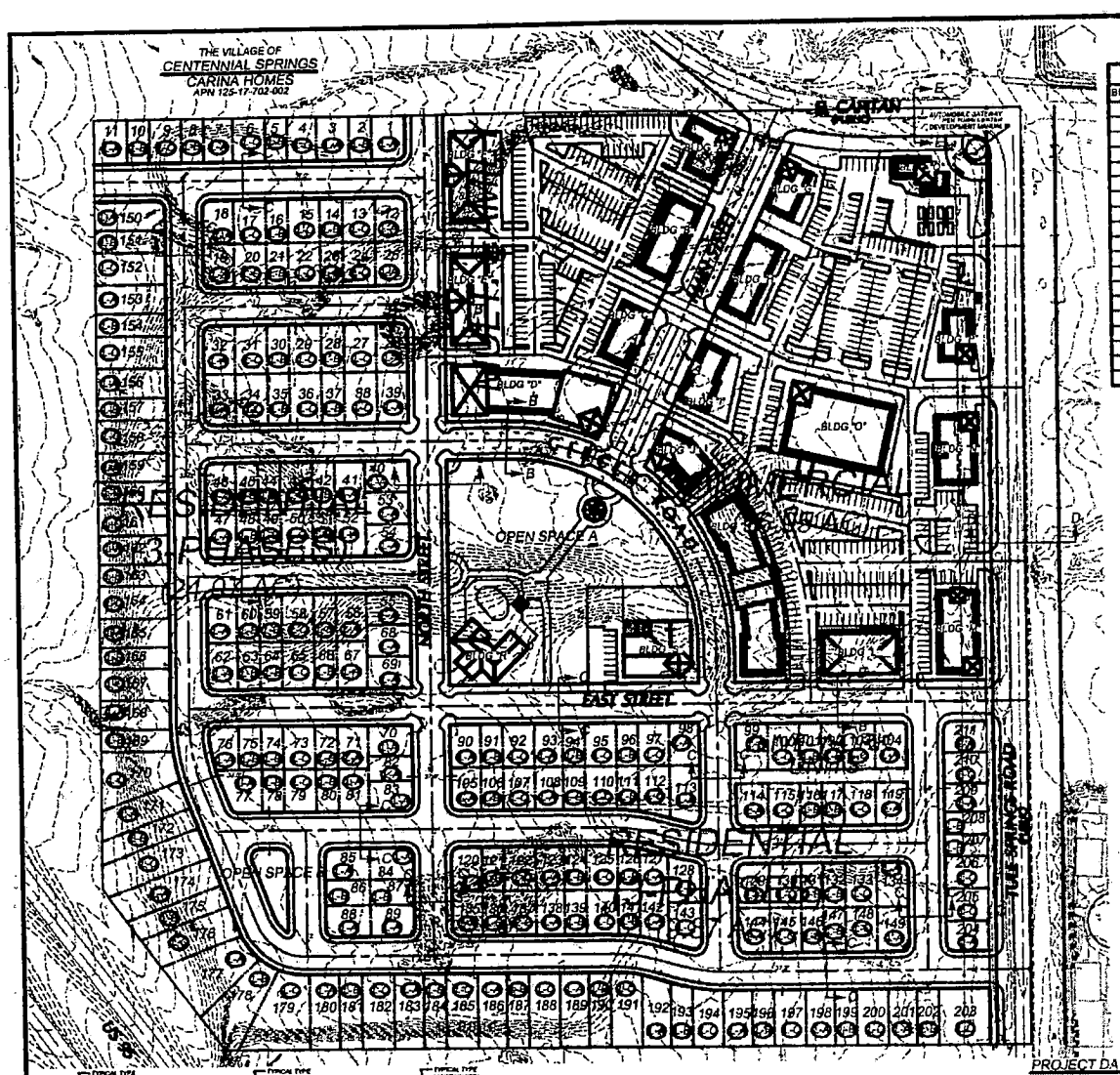
Dorothea Tannenbaum

Notary Public in and for said County and State

Revised 2/12/02

Notary Public-State Of Nevada
COUNTY OF CLARK
DOROTHEA TANNENBAUM
My Appointment Expires
January 28, 2007
No. 98-37386-1

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


THE VILLAGE OF
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CARINA HOMES
APN 125-17-702-002
EL CAPITAN PKWY
CIRCLE ROAD
EAST STREET
NORTH STREET
OPEN SPACE A
OPEN SPACE B
RESIDENTIAL
PARCEL 3
PHASE 3
RESIDENTIAL
PHASE 4
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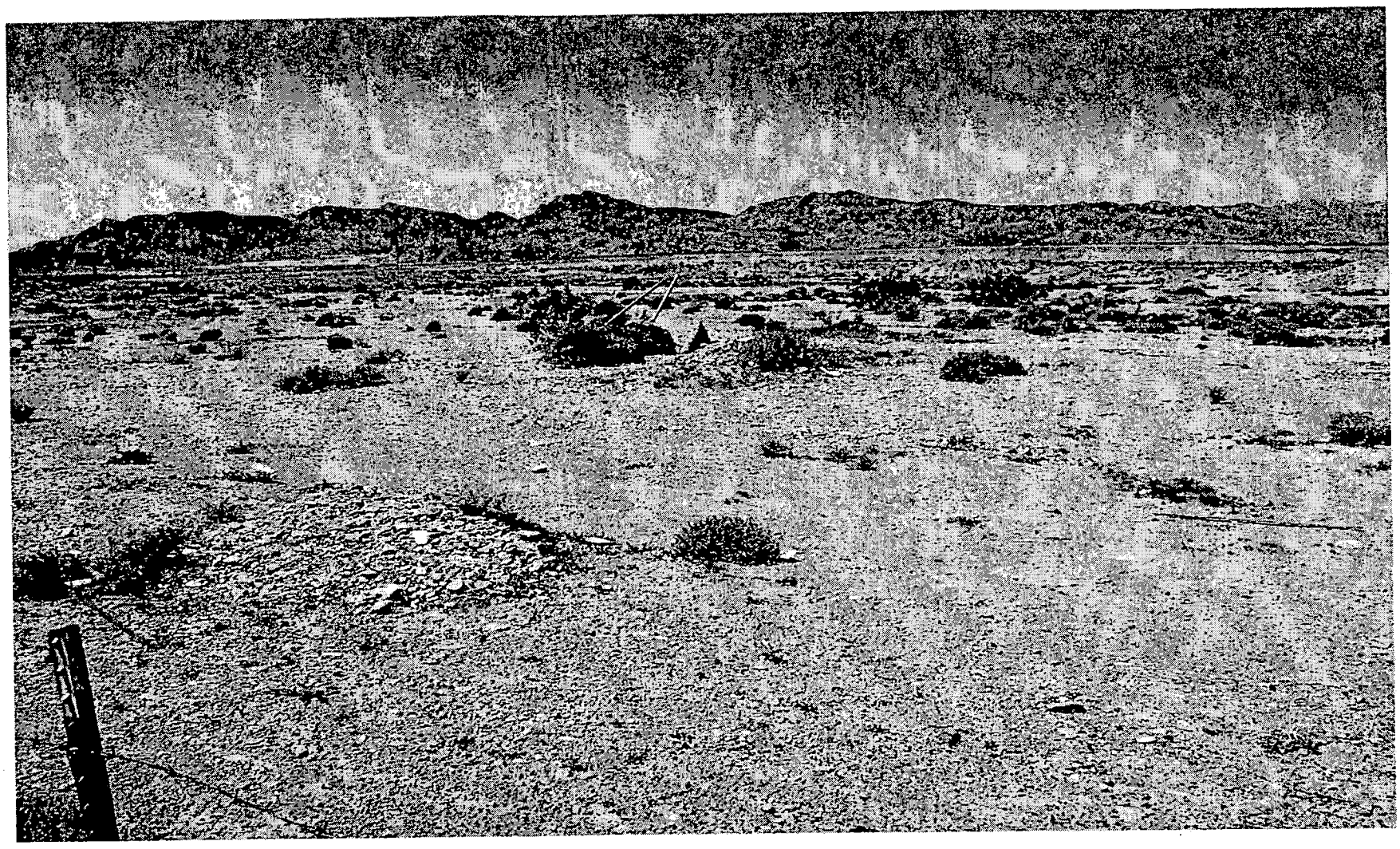


SUP-4299 - APPLICANT/OWNER: CARINA CORPORATION
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4299 AND VAR-4300 - PUBLIC HEARING - SDR-4290 - APPLICANT/OWNER: CARINA CORPORATION - Request for a Site Development Plan Review and a Waiver of the Landscaping Standards FOR A PROPOSED MIXED USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/07/2004

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:
EVANS – Motion for APPROVAL on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290] subject to amended condition to delete Condition no. 2 on Item 46 [VAR-4300] – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290].

Note: See Item 46 [VAR-4300] for all related discussion on Item 46 [VAR-4300], Item 47 [SUP-4299] and Item 48 [SDR-4290].

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 48 – SDR-4290

MINUTES – Continued:

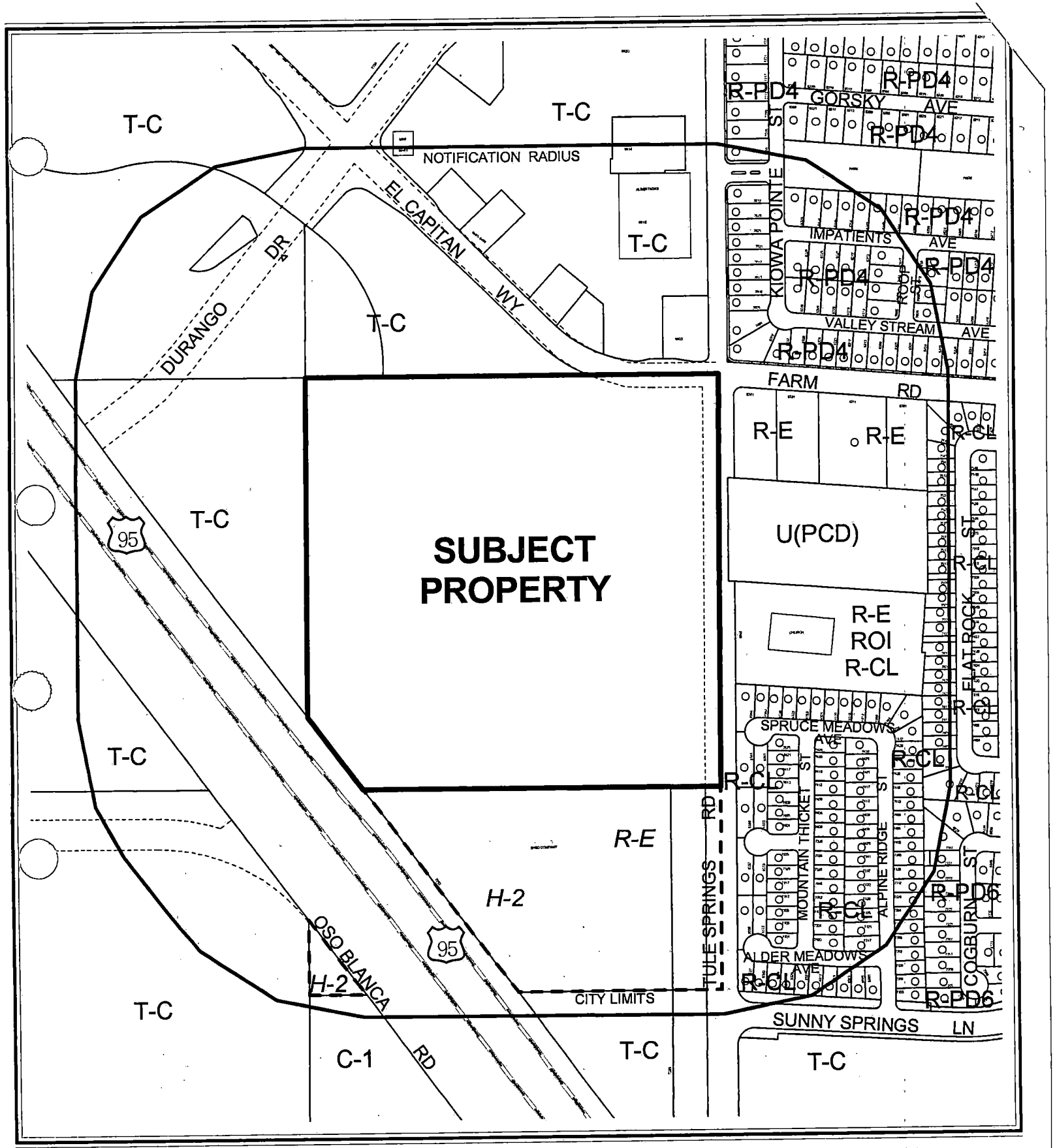
(9:21 – 9:47)
2-3260

CONDITIONS:

Planning and Development

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

2. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $81,892.80 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



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CASE: **SDR-4290**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4290 - APPLICANT/OWNER: CARINA CORPORATION

** CONDITIONS **

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

Planning and Development

1. A Town Center Automobile Gateway designed according to the specifications of Figure 8 of the Town Center Development Standards (TCDS) shall be incorporated in the development of the corner of the development at the intersection of Farm and Tule Springs Roads.

2. Multi-Use Transportation Trail shall be included in the improvements of the west side of Tule Springs Road.

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

4. The applicant shall meet with staff of the Planning and Development Department to develop an address plain prior to the issue of permits.

5. A Variance application for open space (VAR-4300) and a Special Use Permit (SUP-4299) approved by the City Council.

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

7. The setbacks for this development shall be a minimum of 20 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, 5 feet on the corner side, and 3 feet in the rear.

8. As part of a future Tentative Map submittal for this project, the applicant shall submit a lot fit analysis to the Planning and Development Department to ensure the proposed product fits onto the proposed lots.

9. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.

10. Tandem garages shall not be utilized unless a separate parking space with unimpeded access is provided upon the same lot as the tandem-style garage.

11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and the correct number of trees along Farm and Tule Springs.

12. 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.

13. No turf shall be permitted in the non-creational areas of single –family developments, such as medians and amenity zones in this development.

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

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

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

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

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

19. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

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

Public Works

21. Dedicate 40 feet of right-of-way adjacent to this site for Tule Springs Road, 40 feet for Farm Road, and a 30-foot radius at the southwest corner of Tule Springs Road and Farm Road. Also, grant a Traffic Signal Chord easement at the southwest corner of Tule Springs Road and Farm Road. Additional right-of-way dedications for exclusive right turn lanes, dual left turn lanes, and bus stops shall be dedicated in accordance with the approved Traffic Impact Analysis for this site.

22. Construct half-street improvements on Farm Road and Tule Springs Road adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

23. Provide a public sewer stub to the west of this site at a depth and location acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.

KCW

24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

25. 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, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible 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, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

26. Provide documentation to the City of Las Vegas showing that the Nevada Department of Transportation (N.D.O.T.) easement that crosses this site has been abandoned prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.

27. Landscape and maintain all unimproved rights-of-way on Farm Road and Tule Springs Road adjacent to this site.

KCW

28. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road and Tule Springs Road public rights-of-way adjacent to this site prior to occupancy of this site.

29. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the approval of a Tentative Map or construction plans. Approval of this Site Development Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Plan must be submitted showing elimination of such deviations. We note that a deviation for non-standard knuckles at street bends is required.

30. Site development to comply with all applicable conditions of approval for Z-76-98 and all other subsequent site-related actions.

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a mixed-use development proposed at the southwest corner of Farm Road and Tule Springs Road.

A Variance (VAR-4300) to allow for a reduction of open space and a Special Use Permit (SUP-4299) for private streets were submitted as companion applications.

B) Applicant's Justification

The project will include a large community park, which includes a clubhouse, pool, and gazebo. Additional landscaping with meandering sidewalks along the three main streets of the development will be included.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.
11/07/01	The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.
01/02/02	The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139. The Planning Commission and Staff recommended approval.
02/18/04	The City Council approved a General Plan Amendment from SC-TC to SX-TC.
05/27/04	The Planning Commission will hear a related Variance (VAR-4300) and Special Use Permit (SUP-4299) as a part of this agenda.

KCW

B) Pre-Application Meeting

04/01/04 The following was discussed:

- Tule Springs is a Town Center Collector street
- Farm is a 80 foot Town Center Arterial
- Open space will be according to sections E and F of the TCDS
- Fences and walls will be according to the TCDS
- Traffic calming measures and circles may be used
- The gates requirement may be waived

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.02

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Commercial
South:	Undeveloped
East:	Undeveloped, a Church, Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC	Suburban Mixed - Town Center
North:	SC-TC	Service Commercial - Town Center
South:	SC-TC	Service Commercial - Town Center
East:	PCD	Planned Community Development
West:	SC-TC	Service Commercial - Town Center

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	R-E (Residence Estates) U (Undeveloped) PCD (Planned Community Development) R-E (Residence Estates) roi to R-CL (Residential Compact Lot)
West:	T-C (Town Center)

KCW

E) General Plan Compliance

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

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

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

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

Trails
Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments" shows a multi-use Trail along the west side of Tule Springs Road and the south side of Farm Road.

PROJECT DESCRIPTION

The project consists of 211 residential units on 24.07 acres of land for a proposed density of 8.8 dwelling units per acre. The commercial portion will be 16.95 acres in size including 17 buildings varying in size between 2,910 to 29,480 square feet in size.

KCW

Vehicular access to the site is from Farm Road and Tule Springs Road. The Tule Springs accesses will be the primary entrance to the residential portion of the development. The commercial portion will be accessed from Farm and Tule Springs with the primary access from Farm Road. The interior streets of the residential portion will be 37 feet in width and privately maintained. The primary street in the commercial is to be 100 feet in width.

The exteriors are the typical single, two, and three-story design with tile roofs and stuccoed exterior walls.

The smallest typical house lot size is 34 feet by 63 feet (2,142 square feet).

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Town Center Development Standards Manual calls for parking to comply with the requirements of Title 19.10 (as listed below):

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2,142 sq ft	Y
Min. Lot Width	N/A	34 ft	Y
Min. Setbacks			
• Front	N/A	10 ft	Y
• Side	N/A	3 ft	Y
• Corner side	N/A	5 ft	Y
• Rear	N/A	5 ft	Y
Max. Building Height	N/A	3 Stories	Y
Trash Enclosure		Not Shown	
Loading Zone		Not Shown	
Mech. Equipment		Not Shown	

The proposal meets requirements except for the location of trash enclosure and loading zones. A condition will be added to discuss these discrepancies.

A2) Residential Adjacency Standards

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

KCW

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
Single family	211 units	2 per unit	422	N/A	422	N/A
Multi-family		2 per unit + 1 guest/ 6 units			28	2
Commercial	105,850 SF	1/250	415	9	472	22

The proposal meets requirements for parking except for the instance of the homes with tandem parking garages. Typically, two car garages satisfy the residential parking requirements, given that the garage is designed so that no parking space is located so as to require the moving of any vehicle on the premises in order to enter or leave any other space [Title 19.10.010(E)]. The applicant has submitted one product-type that contains a garage configured in a tandem style. This garage will not provide unimpeded access to both parking spaces and is not allowed per Title 19.10. A condition has been included to ensure this type of tandem garage is not utilized unless a separate parking space with unimpeded access is provided upon the same lot as the tandem-style garage.

Public Works Comment:
A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

A4) Landscape and Open Space Standards

Landscaping

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area Trees	1 Tree/ 6 Spaces	71 Trees	155
• Street Trees- Farm Road and Tule Springs Road	1 Trees/ 30 Linear Feet	49 Trees	0
• Street buffer	1 Trees/ 30 Linear Feet	49 Trees	37

The proposal meets the requirement for parking lot trees. The number of trees provided for the street buffer is inadequate. The trees for the amenity zones are not shown. A condition for a revised landscaping plan showing the correct number of trees along Farm Road and Tule Springs has been added to address the issue.

Open Space

Section E (G) of the Town Center Development Standards Manual outlines requirements for communities with private streets. Because private streets are less wide and do not include the amenity zones that are requisite for Town Center Streets, development that utilizes private streets are expected to meet a higher open space standard based on the R-PD open space standards. The calculation used to determine the required amount of open space is as follows:

Total Acreage	Density	**Required** Ratio	Percent	Area	**Provided** Percent	Area
24.1 acres of Residential	8.77	1.65	14.5 %	3.5 acres	10.2 %	2.46 acres

The proposal is deficient by 1.04 acres in the required amount of open space. A related Variance application was attended this issue.

A5) Sign Standards

All signage will be reviewed by a separate application by the Centennial Hills Architectural Review Committee.

KCW

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center) with a SX-TC (Suburban Center Mixed Use – Town Center) General Plan designation.

The proposed single-family residential development is the 24 acres of single-family detached portion of a true residential/ commercial mixed development. The remaining acreage is a multi-family/ commercial area.

- Site Plan

The project consists of 211 residential units on 24.07 acres of land for a proposed density of 8.8 dwelling units per acre. The commercial portion will be 16.95 acres in size including 17 buildings varying in size between 2,910 to 29,480 square feet in size.

Vehicular access to the site is from Farm Road and Tule Springs Road. The Tule Springs accesses will be the primary entrance to the residential portion of the development. The commercial portion will be accessed from Farm and Tule Springs with the primary access from Farm Road. The interior streets of the residential portion will be 37 feet in width and privately maintained. The primary street in the commercial is to be 100 feet in width.

The smallest typical house lot size is 34 feet by 63 feet (2,142 square feet).

- Waivers

There are no waivers requested by the applicant.

- Landscape Plan

The landscaping proposed is in conformance with the standards for parking lots. The number of trees shown along the streets is not in conformance. The landscaping plan also does not show the trees required in the amenity zones along Farm Road and Tule Springs Road. A condition has been added to address these issues.

- Elevation

The exteriors are the typical single, two, and three-story design with tile roofs and stuccoed exterior walls.

- Floor Plan

The proposed floor plans are typical of development around the site.

FINDINGS

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

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

   The single family detached portion of the development is compatible with the existing residential development to the east of the site. The commercial section is compatible with the commercial to the north and the planned commercial to the northwest.

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

   The intent of the SX-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business district. The designation also calls for an intensive pedestrian orientation, a minimum height of two stories, and a cohesive mix of interdependent uses, including leisure shopping and offices on the main floor and similar uses and/or medium to high density residential on the upper floors. The proposed plan is conformance with this philosophy.

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

   The site is bordered by Tule Springs to the east, which is designated as a Town Center (80-foot) Collector on Map 4A of the Town Center Development Standards Manual and Farm Road to the north, a Town Center 80 foot Arterial. Primary access will be from Tule Springs Road. When completed, these roadways will provide adequate access to the subject site.

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

   The building materials proposed meet the design guidelines. The landscaping as proposed does not meet the landscaping standards required as part of the street cross-sections and the street buffers

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 project as proposed is aesthetically pleasing and represents an attractive development. The proposed project is consistent with the objectives of the SX-TC designation.

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 City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 184 [Mailed with VAR-4300 & SUP-4299]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4290 APN: 125-17-702-002

Name of Property Owner: Carina Corporation

Name of Applicant: Carina Corporation

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: R H McCarty

Print Name: RH McCarty

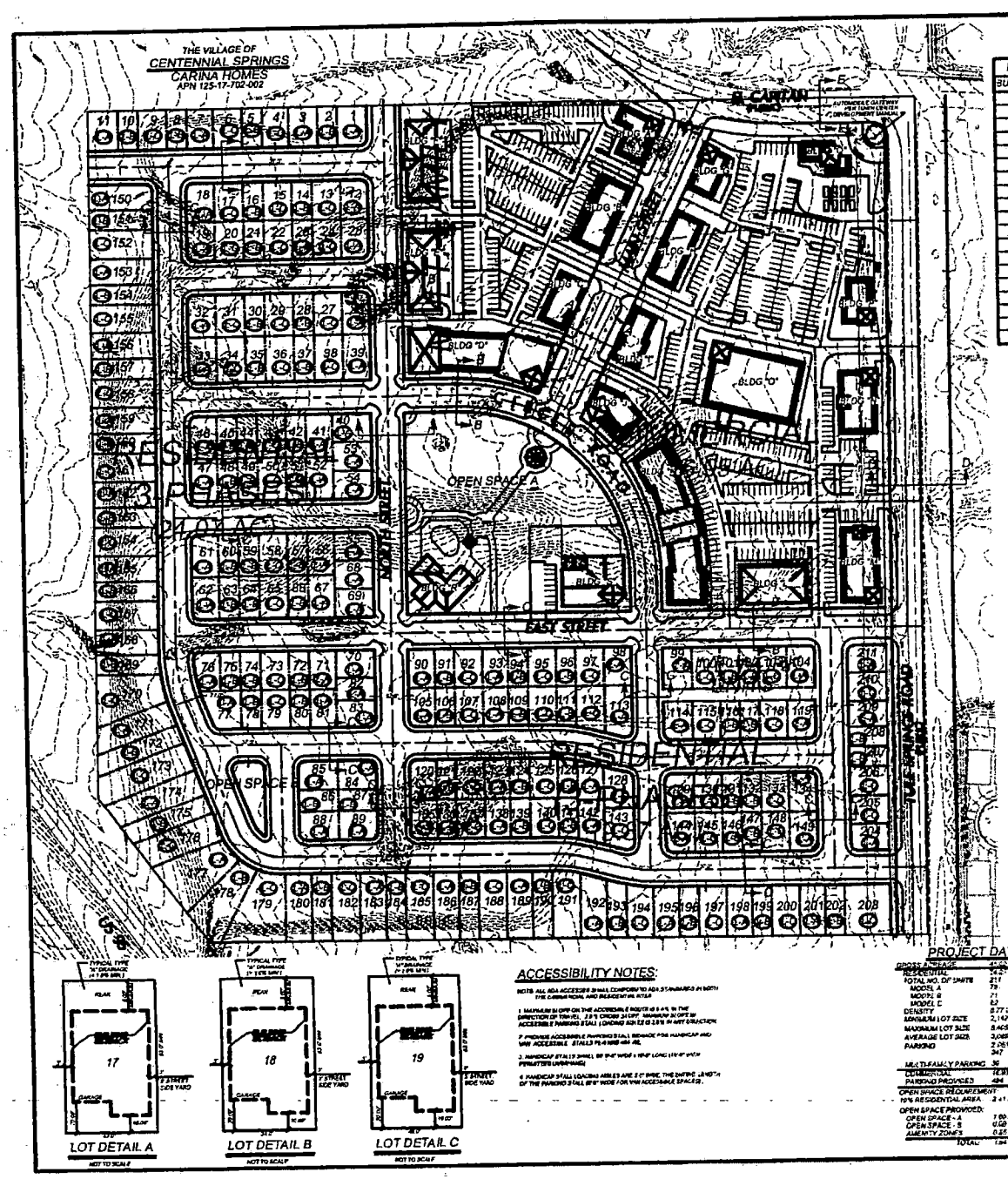
Subscribed and sworn before me

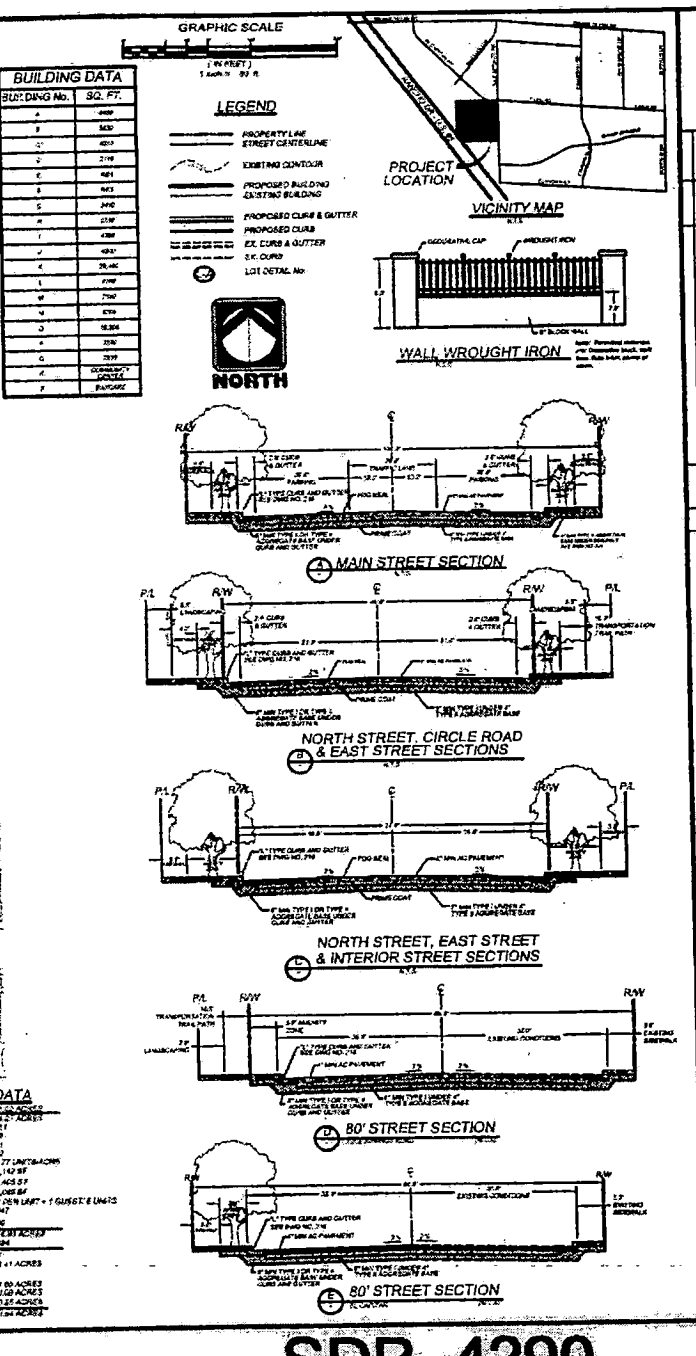
This 1st day of April, 2004

Dorothea Tannenbaum

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
DOROTHEA TANNENBAUM
My Appointment Expires
January 28, 2007
No. 98-37386-1





ACCESSIBILITY NOTES:

NOTE: ALL ADA ACCESSIBLE SHALL CONFORM TO ADA STANDARDS IN BOTH THE CARINA HOAL AND RESIDENTIAL AREA

1. MAXIMUM SLOPE ON THE ACCESSIBLE ROUTE IS 5.0%. IN THE DIRECTION OF TRAVEL, 2.0% CROSS SLOPE MAXIMUM SLOPE IN ACCESSIBLE PARKING STALL LOADING AREA IS 2.0% IN ANY DIRECTION.

2. PROVIDE ACCESSIBLE PARKING STALL SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS PER 4.6 AND 4.6 AS.

3. HANDICAP STALLS SHALL BE EIGHT WIDE (16'-0" WITH PERIMETER LANDSCAPING)

4. HANDICAP STALL LOADING AISLES ARE 5'-0" WIDE, THE ENTIRE LENGTH OF THE PARKING STALL 8'-0" WIDE FOR VAN ACCESSIBLE SPACES.

PROJECT DATA

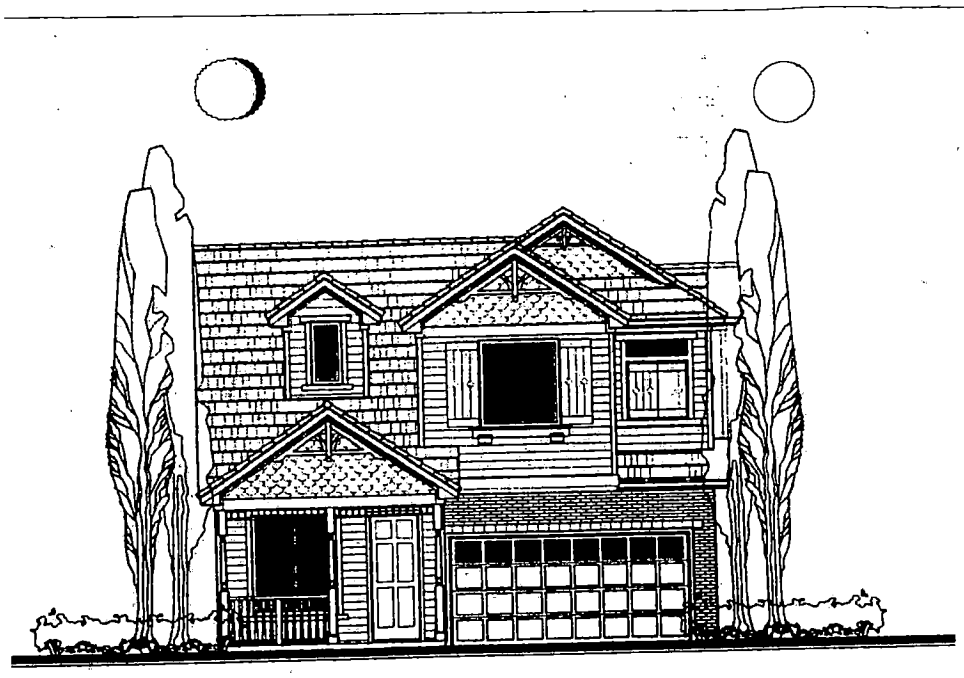
GROSS ACREAGE	41.00 ACRES
RESIDENTIAL	37.57 ACRES
TOTAL NO. OF UNITS	211
MODEL A	79
MODEL B	71
MODEL C	52
DENSITY	5.77 UNITS/ACRES
MINIMUM LOT SIZE	2,142 SF
MAXIMUM LOT SIZE	8,405 SF
AVERAGE LOT SIZE	3,065 SF
PARKING	2.25/4 UNIT + 1 GUEST/ 8 UNITS 347
MULTI-FAMILY PARKING	36
COMMERCIAL	1.83 ACRES
PARKING PROVIDED	494
OPEN SPACE REQUIREMENT:	
10% RESIDENTIAL AREA	3.41 ACRES
OPEN SPACE PROVIDED:	
OPEN SPACE - A	1.69 ACRES
OPEN SPACE - B	0.69 ACRES
AMENITY ZONES	0.85 ACRES
TOTAL	1.64 ACRES

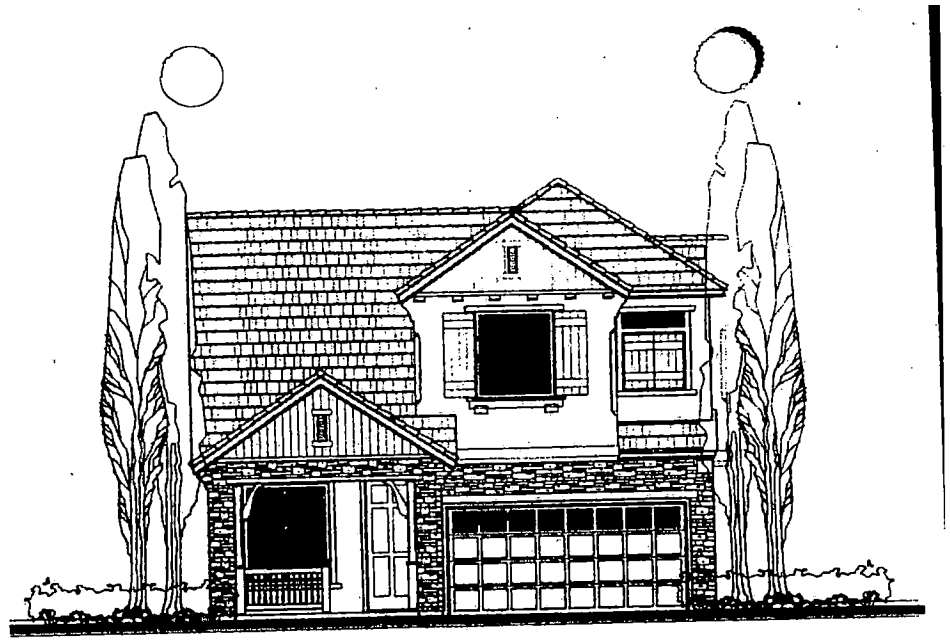
The Kalth Companies

CARINA CORPORATION
THE VILLAGE OF CENTENNIAL SPRINGS
SITE PLAN

JOB #
SHEET NO.
SP-1
1 OF 1 SHEETS

SDR-4290
5-27-04 PC





1654A
American Traditional
Lamplight Cottages II

1654C
French Country
Lamplight Cottages II

1654D
Craftsman
Lamplight Cottages II

1654E
Key West
Lamplight Cottages II

1654F
Spanish Colonial
Lamplight Cottages II

Conceptual Front Elvations

Carina Corporation — Lamplight Cottages II

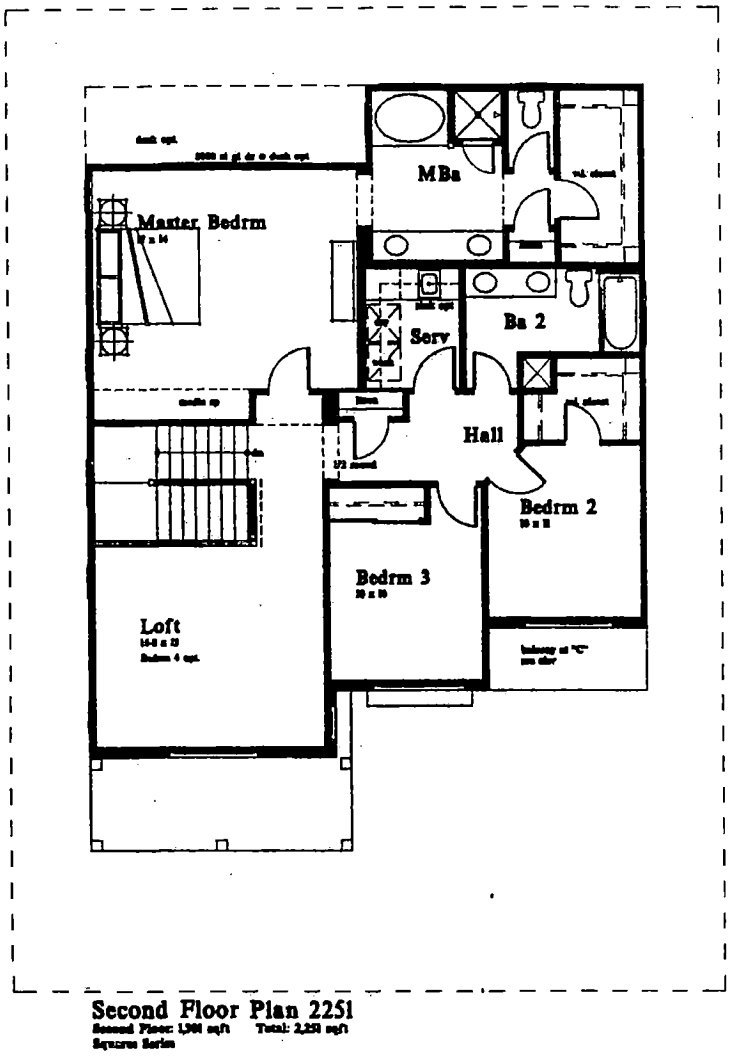
Las Vegas, Nevada

KTGY JOB #2003-818

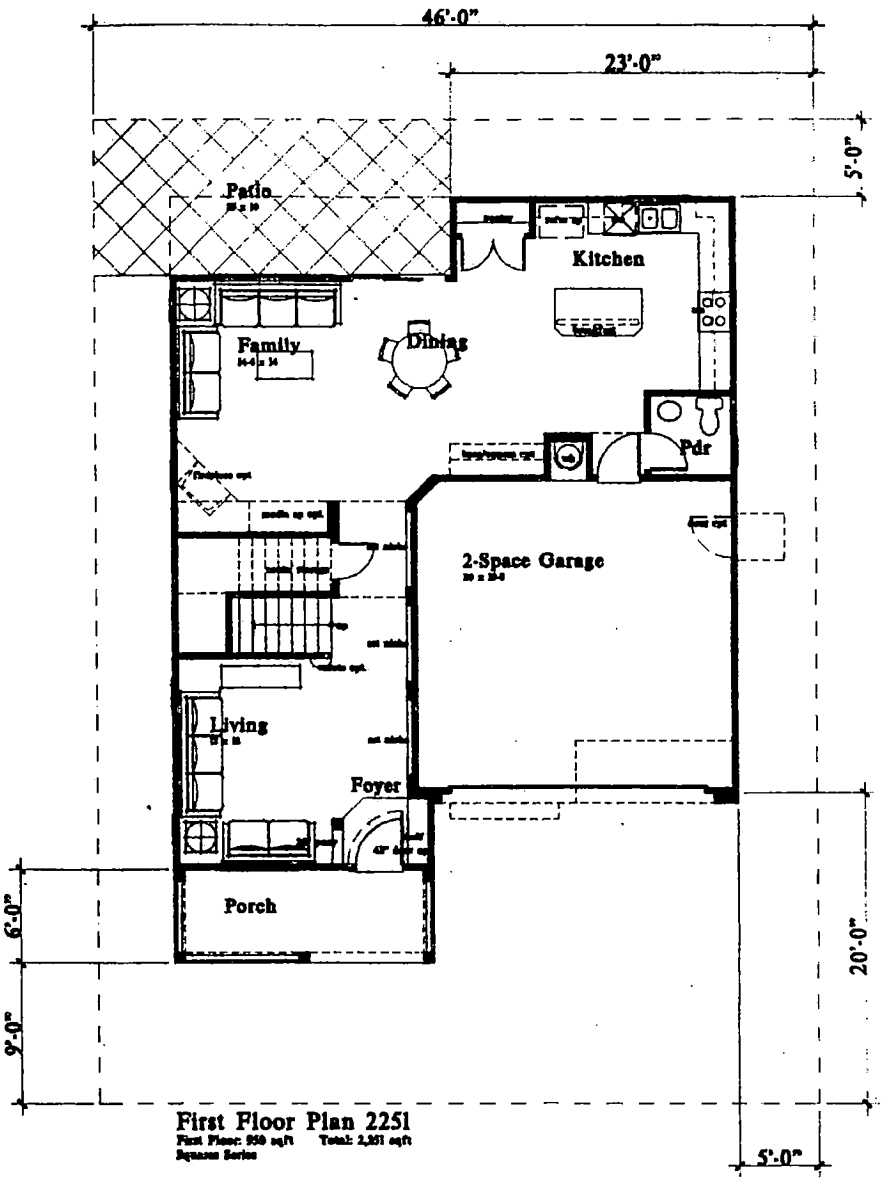
KTGY GROUP
ARCHITECTURE
17992 MITCHELL
IRVINE, CALIFORNIA
(949) 851-2133
FAX (949)
C-1999

SDR-4290
5-27-04 PC

03/1



Second Floor Plan 2251



First Floor Plan 2251

Conceptual Floor Plan 2251 · 2,251 sqft

Carina Corporation

Lamplight Square II

Las Vegas, Nevada

KTGY JOB #2003-817

KTGY

SDR-4290
5-27-04 PC

Plan 1282

Elevation A
American Traditional

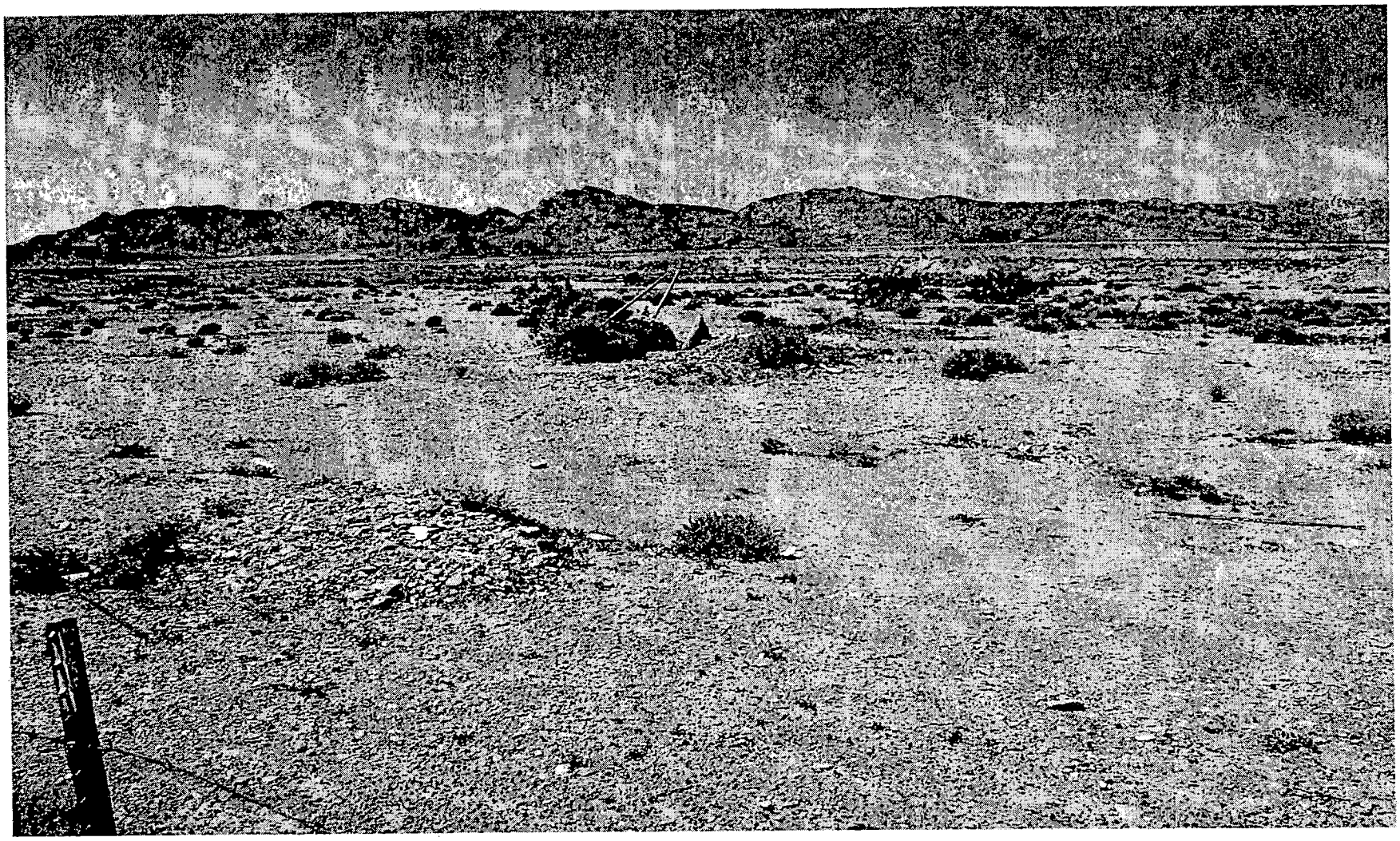
Elevation B
Western Contemporary

Elevation C
French Country

Elevation D
Craftsman

Lamplight Cottages
AT CORONADO RANCH

SDR-4290
5-27-04 PC



SDR-4290 - APPLICANT/OWNER: CARINA CORPORATION
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
MAY 27, 2004 PLANNING COMMISSION

4/29/04

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4287 - APPLICANT: APPLEBEE'S - OWNER: WEINGARTEN NOSTAT, INC. - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the south side of Charleston Boulevard, approximately 480 feet east of Decatur Boulevard (a portion of APN: 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 07/07/2004

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:

DAVENPORT – Motion for APPROVAL on Item 49 [SUP-4287] and Item 50 [SDR-4286] subject to conditions – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 49 [SUP-4287] and Item 50 [SDR-4286].

DAVID CLAPSADDLE, Planning and Development, stated the application meets the standards of the Code for supper clubs. The only landscaping standard waiver is minor. It is within an existing commercial shopping center. There is a slight reduction in the amount of landscaping around the building, but the landscaping is more than what is around the other current building in the subdivision. Staff recommends approval. Six hundred and thirty-four notices mailed and no approvals or protests were received.

MINUTES – Continued:

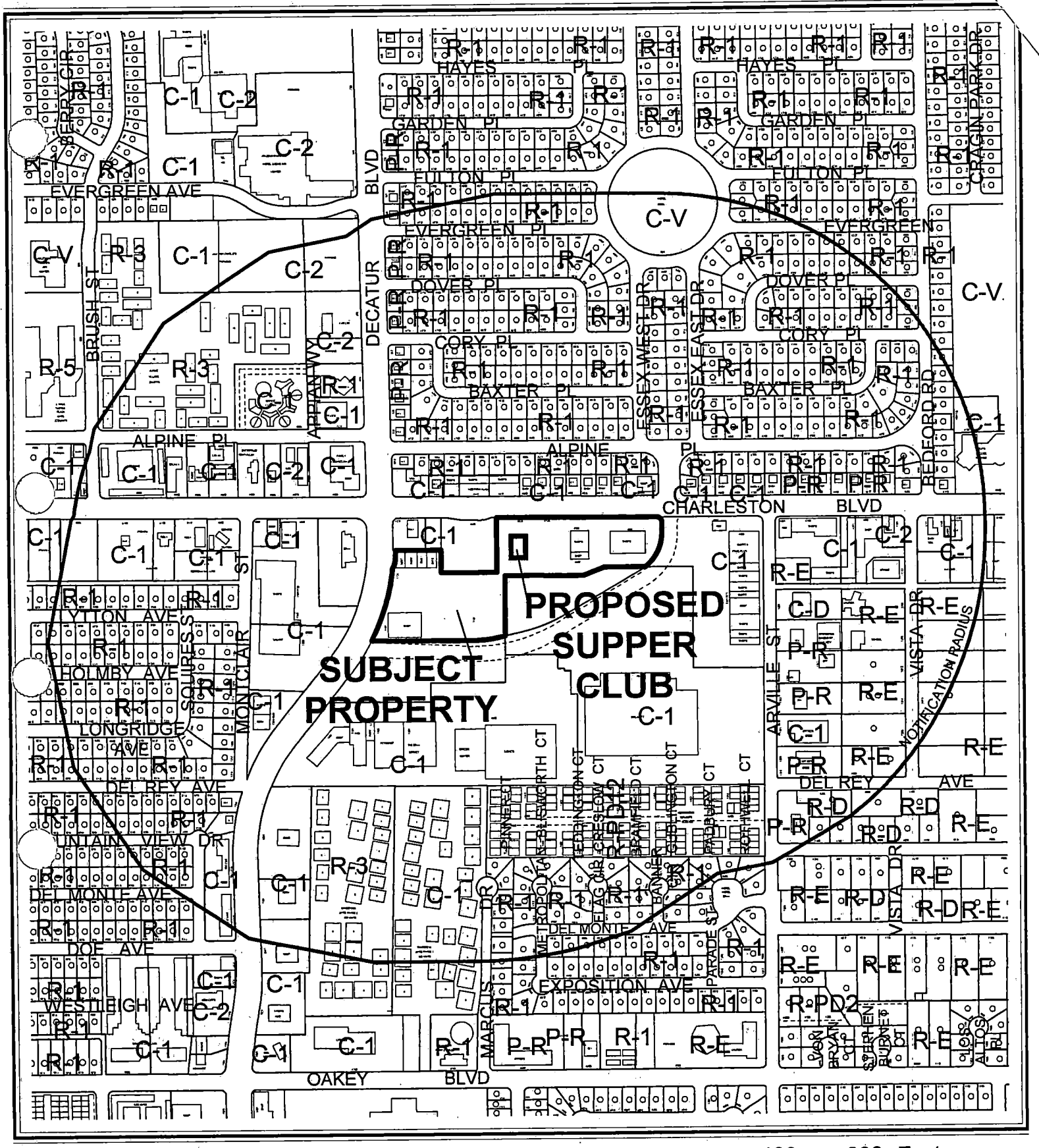
SCOTT RUDY, WRG Design, appeared on behalf of the applicant, and stated that the applicant concurs with staff's recommendations. The waiver for the landscaping is only the area adjacent to the outside patio area.

COMMISSIONER McSWAIN stated she has abstained in the past on this project, as her company worked on this project. The work was concluded several years ago and her company is not under contract with Weingarten Realty Investors at this time, so she will be voting on Item 49 [SUP-4287] and Item 50 [SDR-4286].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 49 [SUP-4287] and Item 50 [SDR-4286].

(9:47 – 9:50)



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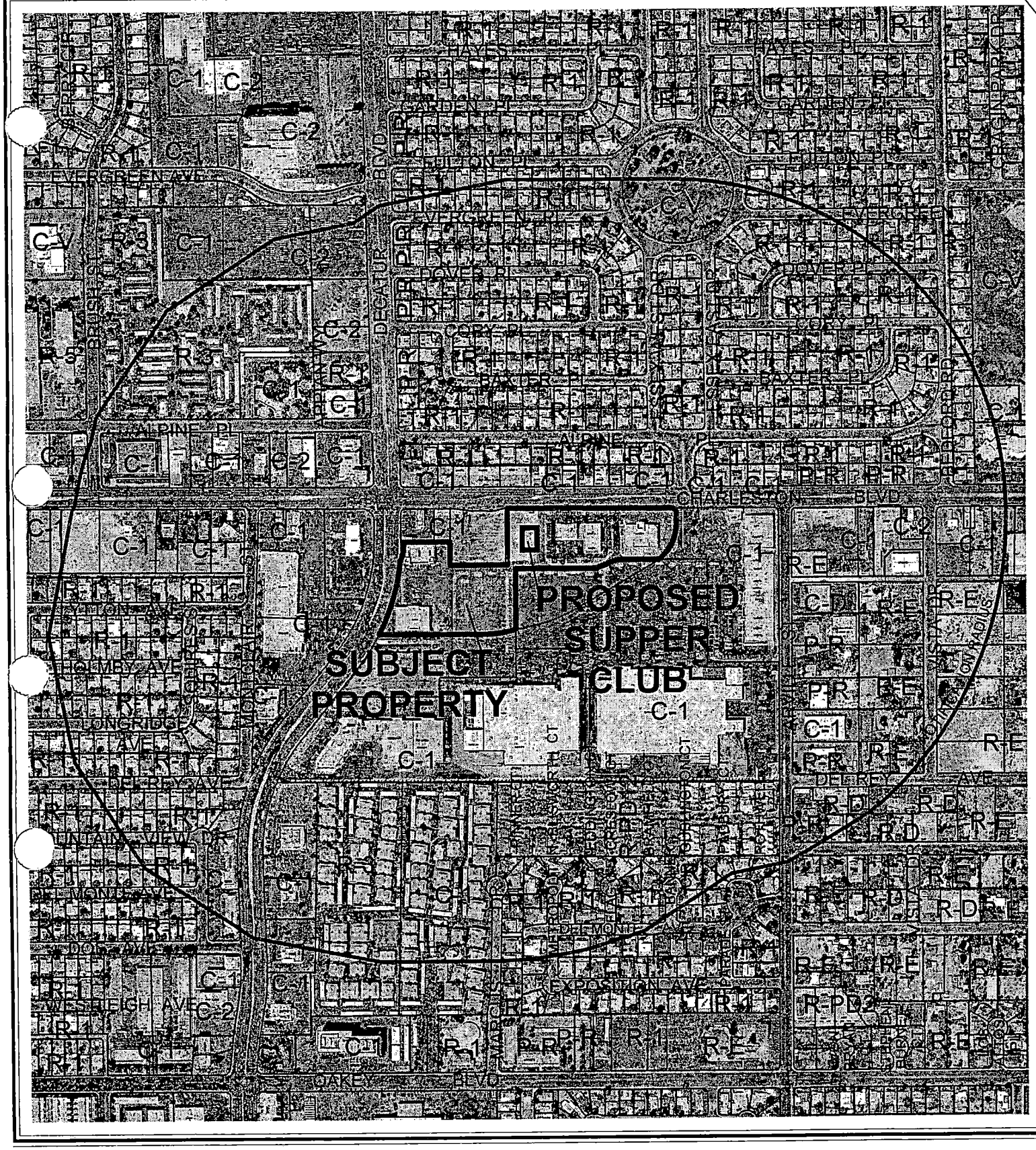
CASE: **SUP-4287**

RADIUS: 1500 FT

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

N



0 400 800 Feet

CASE: **SUP-4287**

RADIUS: 1500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4287 - APPLICANT: APPLEBEE'S - OWNER: WEINGARTEN NOSTAT, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04 for the Supper Club use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-4286.

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

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

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a Supper Club located adjacent to the south side of Charleston Boulevard, approximately 480 feet east of Decatur Boulevard.

A Site Development Plan Review (SDR-4286) for the supper club was submitted as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the restaurant use is the principal use for this development and that the supper club will meet all requirements for a use of this type.

BACKGROUND INFORMATION

A) Previous Actions

08/22/62	The Board of City Commissioners approved a request for Reclassification of property to C-1 (Limited Commercial) on a portion of the site (Z-0075-62). The Planning Commission recommended approval on August 9, 1962.
10/04/00	The City Council approved a Site Development Plan Review [Z-0075-62 (17)] for the overall 571,410 square foot commercial center on this site. The Planning Commission recommended approval on September 14, 2000.
05/27/04	The Planning Commission will hear a related Site Development Plan application (SDR-4286) as part of this agenda.

B) Pre-Application Meeting

03/23/04	A pre-application meeting was conducted and the applicant was advised of the requirements for a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	8.99
Net Acres:	0.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Office and Commercial
South:	Retail Commercial Center
East:	Retail Commercial Center
West:	Retail Commercial Center

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southeast Sector Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

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

There are no special area plans or districts that affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Supper Club / Seating Area	3,614	1 space / 50 GFA	73			
Other Areas	2,289	1 space / 200 GFA	12	0		0
Total	5903		85	4	63	4

The proposal meets Title 19 parking requirements. Additional discussion of how the parking is provided within the overall shopping center is provided with the companion Site Development Plan Review.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400 feet from any Church, School, Daycare, or City Park	There are no protected uses within the minimum distance separation requirement

There are no protected uses within the minimum distance separation requirement.

B) General Analysis and Discussion

- Zoning

The proposed supper club is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 defines a Supper Club as a restaurant and bar operation with alcoholic beverage sales in which the bar area is separated from the restaurant area by a buffer sufficient to prevent access by minors. Alcohol can only be served within the seating area in conjunction with food, and the restaurant operation shall be the principal portion of the business. The seating accommodates at least one hundred twenty-five persons, and full-course meals are available during all hours the bar area is open to the public. A cook and food server, other than a bartender, shall be available at all times the bar area is open to the public. This request meets the requirements of this definition and can be conducted in a manner that is harmonious and compatible with the surrounding land uses.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed supper club will be located within an existing shopping center that is surrounded by other commercial uses. Therefore, this use to be conducted manner that is harmonious and compatible with existing surrounding land uses, and with future 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 companion Site Development Plan Review, the site will be physically suitable for the type 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."**

   Access is provided via a drive from Charleston Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed 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 Supper Club use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 634 [Mailed with SDR-4286]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4287 APN: A Portion of 162-06-112-004

Name of Property Owner: Weingarten Nostat Inc.

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: R C

Print Name: RON CARUSO

WEINGARTEN REALTY INVESTORS

Subscribed and sworn before me

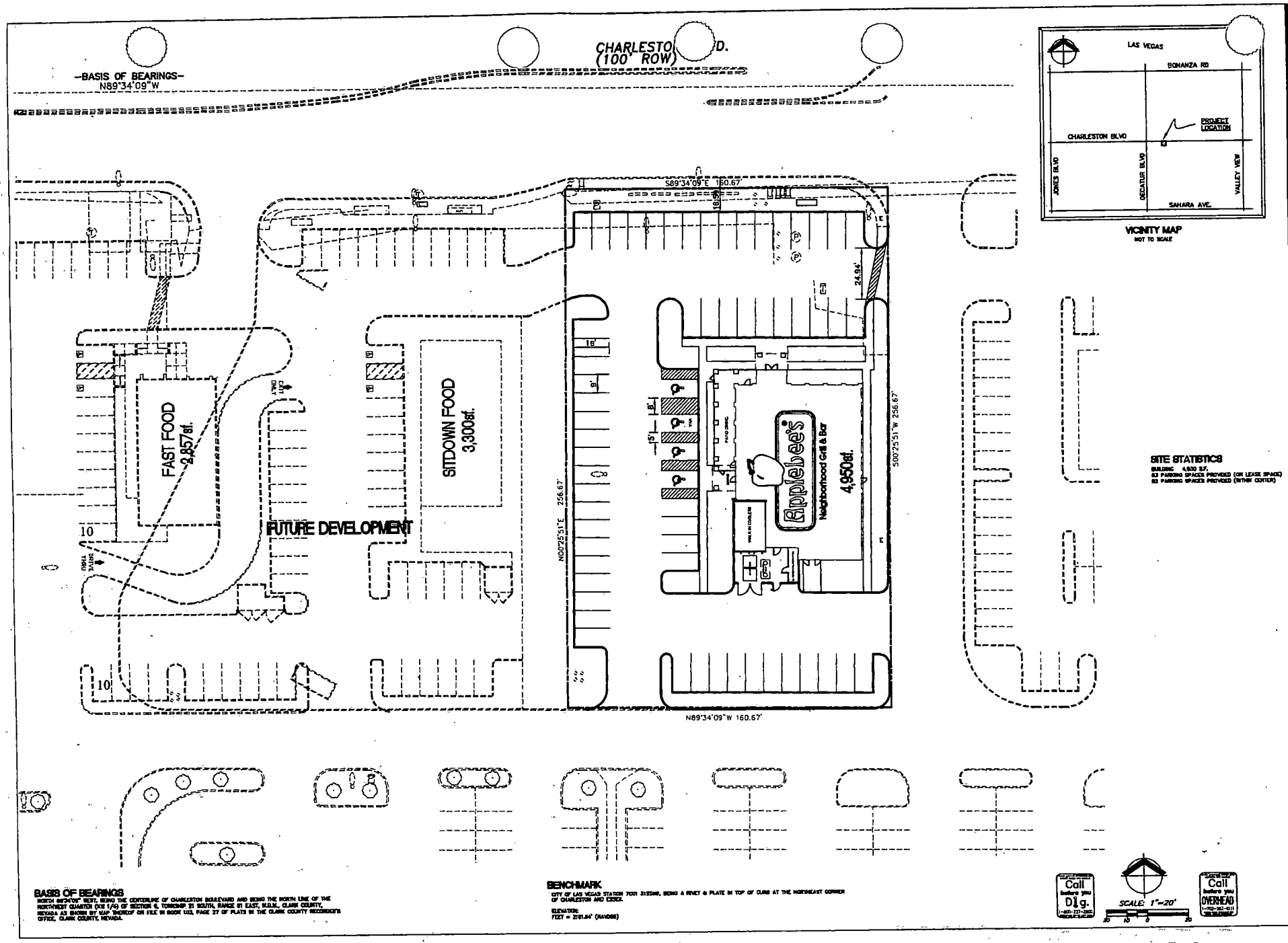
This 19th day of January, 2004

Margie Maldano Navarro

Notary Public in and for said County and State

OFFICIAL SEAL
MARGIE NAVARRO
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
My Comm. Expires Dec. 3, 2004

Sent By: WRG DESIGN LVX; 17029909305; Ja 5-04 2:00PM; Page 2/2



W R G D E S I G N I N C.
2280 Corporate Circle Henderson, Nevada 89014
☎ 702 | 890-9300 FAX: 702 | 890-9305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

SITE PLAN
APPLEBEE'S GRILL AND BAR • WESTLAND FAIR
CITY OF LAS VEGAS, NEVADA
APPLEBEE'S GRILL AND BAR

REV.	DATE	BY

PROJECT NO.
APB2906

DATE	04/27/04
DESIGNED	JCK
ENGINEER	MPB
CHECKED	BWJ

SHEET TITLE
SITE PLAN
SHEET NUMBER
EX1
1 OF 1

REVISED
4.28.04

SUP-4287
5-27-04 PC

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4287 - PUBLIC HEARING – SDR-4286 - APPLICANT: APPLEBEE'S - OWNER: WEINGARTEN NOSTAT, INC. - Request for a Site Development Plan Review and a Waiver of the Landscaping Requirements FOR A RESTAURANT on 8.99 acres adjacent to the south side of Charleston Boulevard, approximately 480 feet east of Decatur Boulevard (a portion of APN: 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 07/07/2004

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:
DAVENPORT – Motion for APPROVAL on Item 49 [SUP-4287] and Item 50 [SDR-4286] subject to condition – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 49 [SUP-4287] and Item 50 [SDR-4286].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 49 [SUP-4287] and Item 50 [SDR-4286].

Note: See Item 46 [VAR-4300] for all related discussion on Item 49 [SUP-4287] and Item 50 [SDR-4286].

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 50 – SDR-4286

CONDITIONS:

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

12. Site development to comply with all applicable conditions of approval for Z-75-62 and all other subsequent site-related actions.

MINUTES – Continued:

(9:47 – 9:50)

3-634

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-4287.

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 submitted plans date stamped 07/07/04.

4. A permanent underground sprinkler system shall be installed in all landscape areas 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.

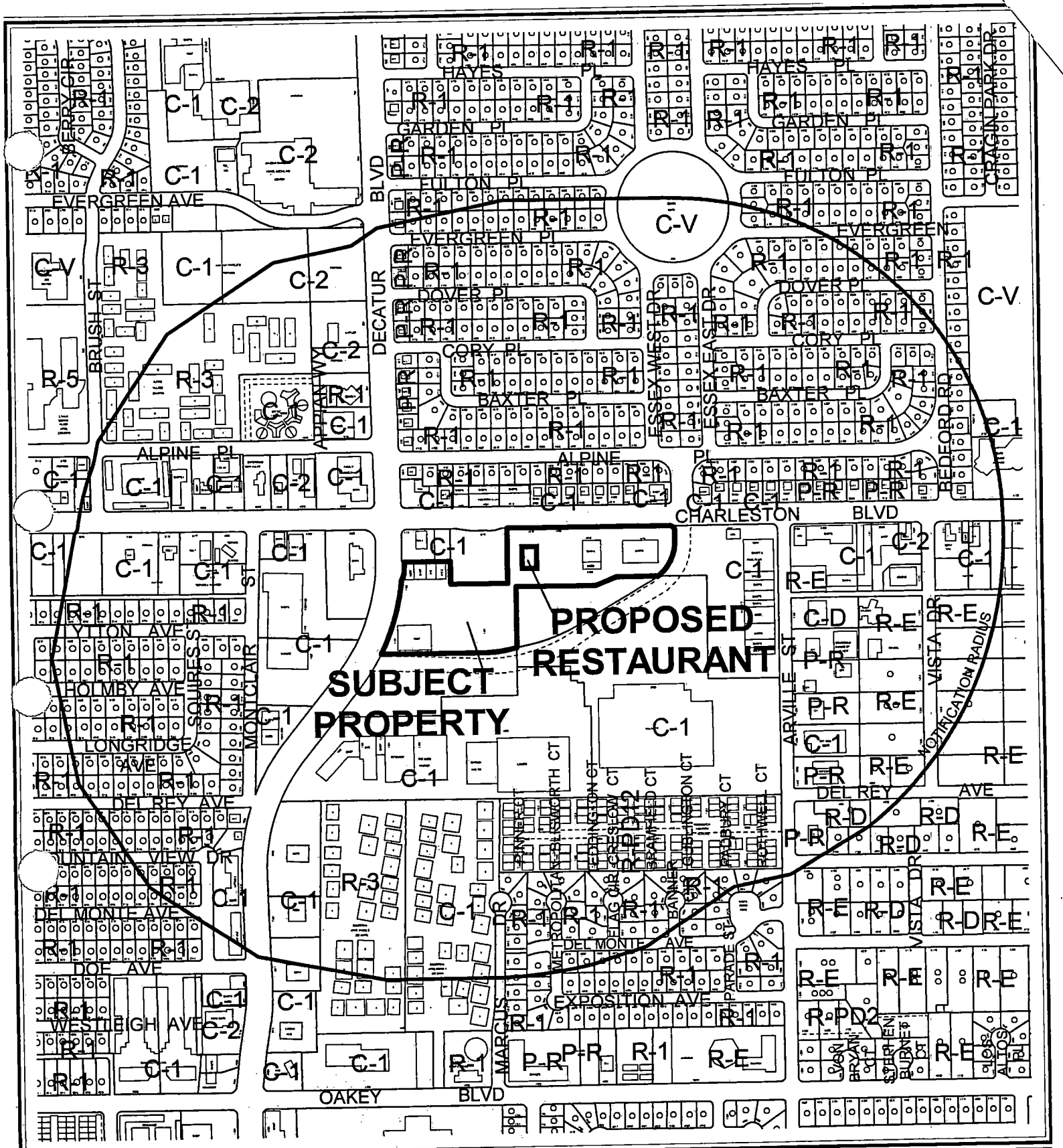
5. The diamond-shaped landscape planters depicted on the plan are not permitted by code, and shall be replaced with a five-foot wide landscape planter parallel to and extending the length of the abutting parking spaces.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall walled and roofed in accordance with the requirements of Title 19.08.045.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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



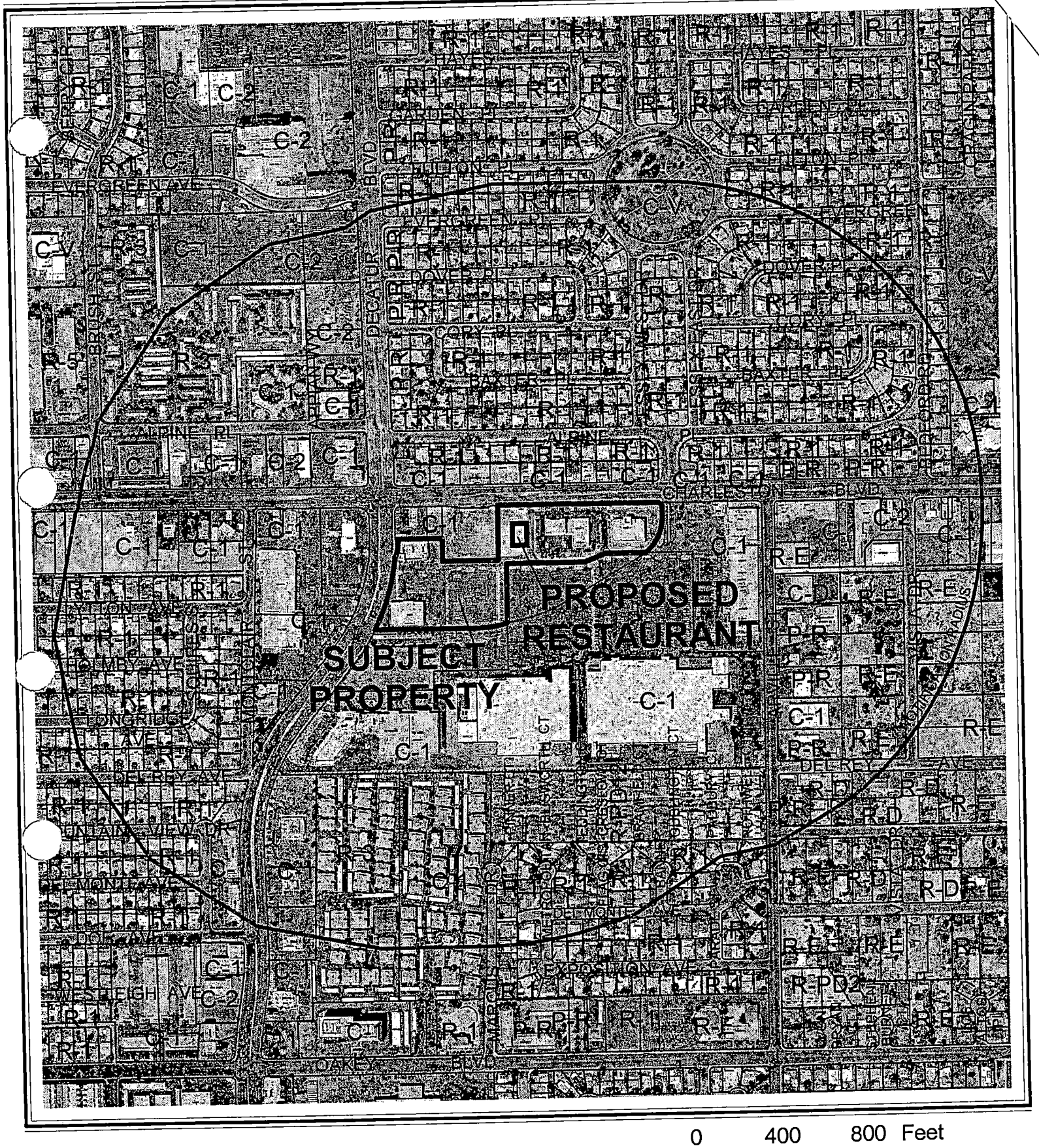
0 400 800 Feet

CASE: SDR-4286

RADIUS: 1500 FT

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

N



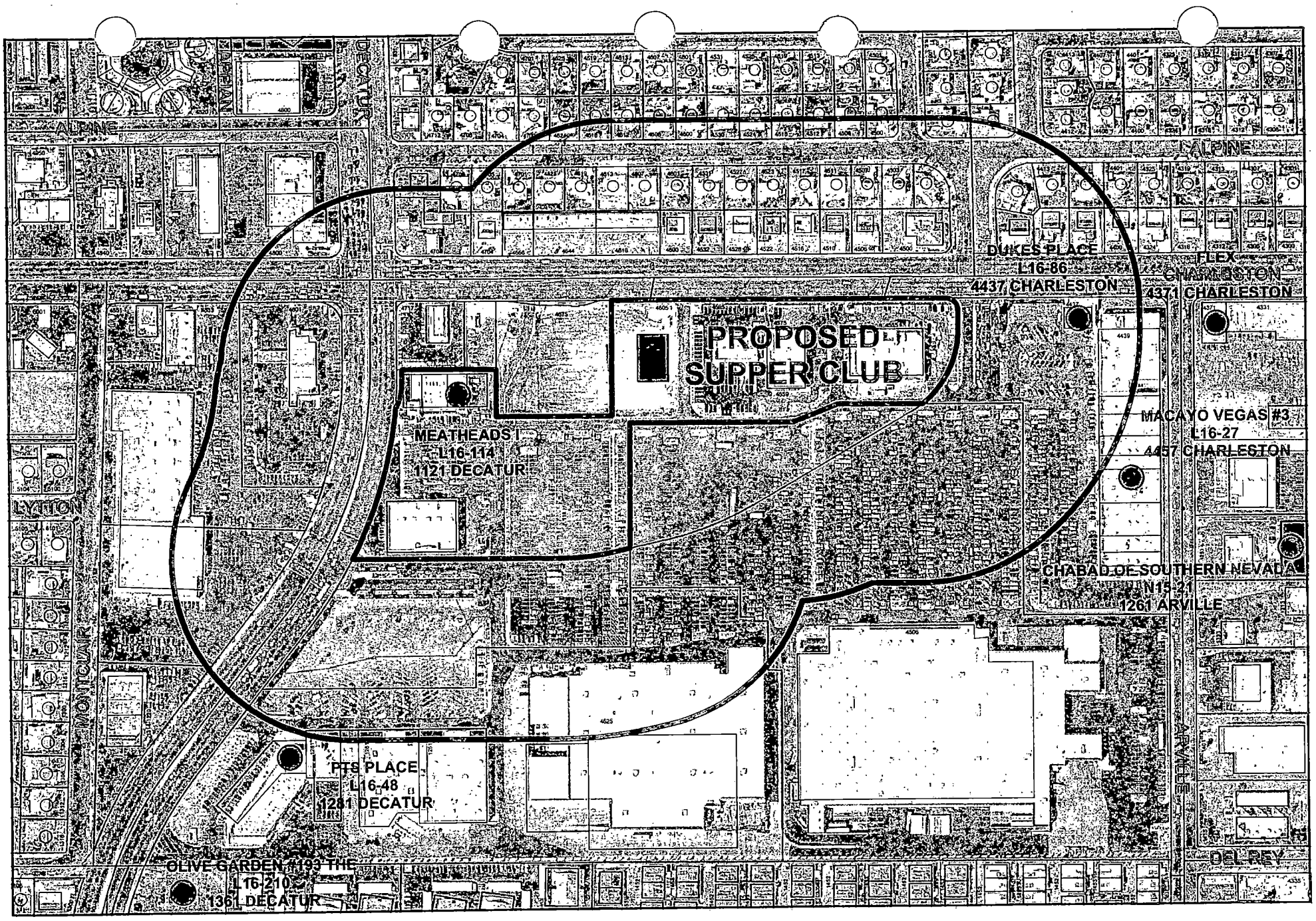
0 400 800 Feet

CASE: **SDR-4286**

RADIUS: 1500 FT

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

N



SDR-4286

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4286 - APPLICANT: APPLEBEE'S - OWNER: WEINGARTEN NOSTAT, INC.

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-4287.

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 submitted plans date stamped 07/07/04.

4. A permanent underground sprinkler system shall be installed in all landscape areas 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. The diamond-shaped landscape planters depicted on the plan are not permitted by code, and shall be replaced with a five-foot wide landscape planter parallel to and extending the length of the abutting parking spaces.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall walled and roofed in accordance with the requirements of Title 19.08.045.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

12. Site development to comply with all applicable conditions of approval for Z-75-62 and all other subsequent site-related actions.

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a Restaurant located adjacent to the south side of Charleston Boulevard, approximately 480 feet east of Decatur Boulevard. A Special Use Permit (SUP-4287) for a supper club was submitted as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the proposed restaurant will also have a bar area and alcohol service in the restaurant. The applicant has also requested waivers to the landscape requirements.

BACKGROUND INFORMATION

A) Previous Actions

08/22/62	The Board of City Commissioners approved a request for Reclassification of property to C-1 (Limited Commercial) on a portion of the site (Z-0075-62). The Planning Commission recommended approval on 08/09/62.
10/04/00	The City Council approved a Site Development Plan Review [Z-0075-62 (17)] for the overall 571,410 square foot commercial center on this site. The Planning Commission and staff recommended approval on 09/14/00.
05/27/04	The Planning Commission will hear a related Special Use Permit application for a Supper Club (SUP-4287) as part of this agenda.

B) Pre-Application Meeting

03/23/04	A pre-application meeting was conducted and the applicant was advised of the requirements of the Site Development Plan Review. Additionally, the applicant was informed waivers would be necessary to allow the building as proposed.

MP

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	8.99
Net Acres:	0.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Office and Commercial
South:	Retail Commercial Center
East:	Retail Commercial Center
West:	Retail Commercial Center

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southeast Sector Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan designation of SC (Service Commercial).

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

There are no special plan areas or districts that affect this site.

PROJECT DESCRIPTION

The applicant is proposing to construct a restaurant with a total square footage of 5,903 square feet. This area includes an enclosed location for the trash enclosures and other mechanical equipment. The building is located within a larger commercial retail center with access provided via a shared driveway from Charleston Boulevard. The floor plans indicate there will be 138 seats in the restaurant area with the bar separate from the main dining area. The building elevations depict the typical Applebee's corporate design with a stucco exterior with stone veneer and railing accents and a flat roof with a cornice detail.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A Feet	8.99 Acres	Y
Min. Lot Width	100 Feet	160 Feet	Y
Min. Setbacks			
• Front	20 Feet	75 Feet	Y
• Side	10 Feet	350 Feet	Y
• Corner	15 Feet	950 Feet	Y
• Rear	20 Feet	1000 Feet	Y
Max. Building Height	None	1 Story / 24 Feet	Y
Trash Enclosure	Must be enclosed and roofed	Located within a portion of the building	Y
Loading Zone	1	1	Y
Mech. Equipment	Must be screened	Shown screened	Y

The proposed development meets the minimum code requirements with regards to lot width, setbacks, building height, trash enclosure location, loading zone are and mechanical equipment screening. This site is part of a larger commercial subdivision; therefore the setbacks are measured to the perimeter of the commercial lot.

A2) Residential Adjacency Standards

There are no residential properties adjacent to this request; therefore the Residential Adjacency Standards do not apply.

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
Supper Club / Seating Area	3,614	1 space / 50 GFA	73			
Other Areas	2,289	1 space / 200 GFA	12	0		0
Total	5903		85	4	63	4

The proposed site plan indicates a total of 62 new parking spaces (including 4 handicap accessible) will be provided with this development. Since this site is located within the larger commercial subdivision, the parking for the overall center must be considered to determine compliance. This new restaurant will require a total of 2,739 overall parking spaces. With the addition of the new spaces, a total of 2,834 spaces are provided. Therefore this development meets Title 19 parking requirements.

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	11 Trees	12 Trees
Buffer: • Min. Trees	1 Trees/20 Linear Feet along Charleston Boulevard	7 Trees	7 Trees
• Min. Zone Width	15 Feet along Charleston Boulevard		15 Feet

MP

The proposed landscape plan meets the minimum requirements of the code except for the required 6-foot wide planter around the perimeter of the building. The applicant has requested a waiver to allow a portion of the required planter to be eliminated.

A5) Sign Standards

Only wall signs on the face of the building have been proposed as part of this development. The walls signs shall not exceed 20% of the total square foot age of the building face. All other signage shall conform to the standards set forth in Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed restaurant is allowed use in the C-1 (Limited Commercial) zoning district. The proposed Supper Club use requires the approval of a Special Use Permit, which has been filed as a companion item.

- Site Plan

The proposed development meets the minimum code requirements and proposes a use that can be conducted in a manner that is harmonious and compatible with the surrounding land uses.

- Waivers

The proposed waiver of a portion of the landscaping around the base of the building is minor in nature and acceptable for this development.

- Landscape Plan

The proposed landscape plan meets the minimum requirements of the code except for the required 6-foot planter around the perimeter of the building. The applicant has requested a waiver to allow a portion of the required planter to be eliminated

- Elevation

The proposed elevations are appropriate for the proposed use.

- Floor Plan

The submitted floor plans depict a layout that meets the requirements for the proposed supper club use.

MP

FINDINGS

In order to approve a Site Development Plan application, per Title 19 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 meets the minimum code requirements and proposes a use that can be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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

   The proposed restaurant is in conformance with the standards set forth in Title 19 for commercial developments with the exception of the landscaping around the base of building. The recommendation for the related waiver is for approval; therefore the development is acceptable as proposed.

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

   Access is provided via a drive from Charleston Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use.

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

   The proposed elevations and landscape materials are appropriate for the proposed development.

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

   The proposed elevations are appropriate for the proposed use and present a building that will be compatible with the surrounding development.

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

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

NOTICES MAILED 634 [Mailed with SUP-4287]

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4286 APN: A Portion of 162-06-112-004

Name of Property Owner: Weingarten Nostat Inc.

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: R C

Print Name: RON CARUSO

WEINGARTEN REALTY INVESTORS

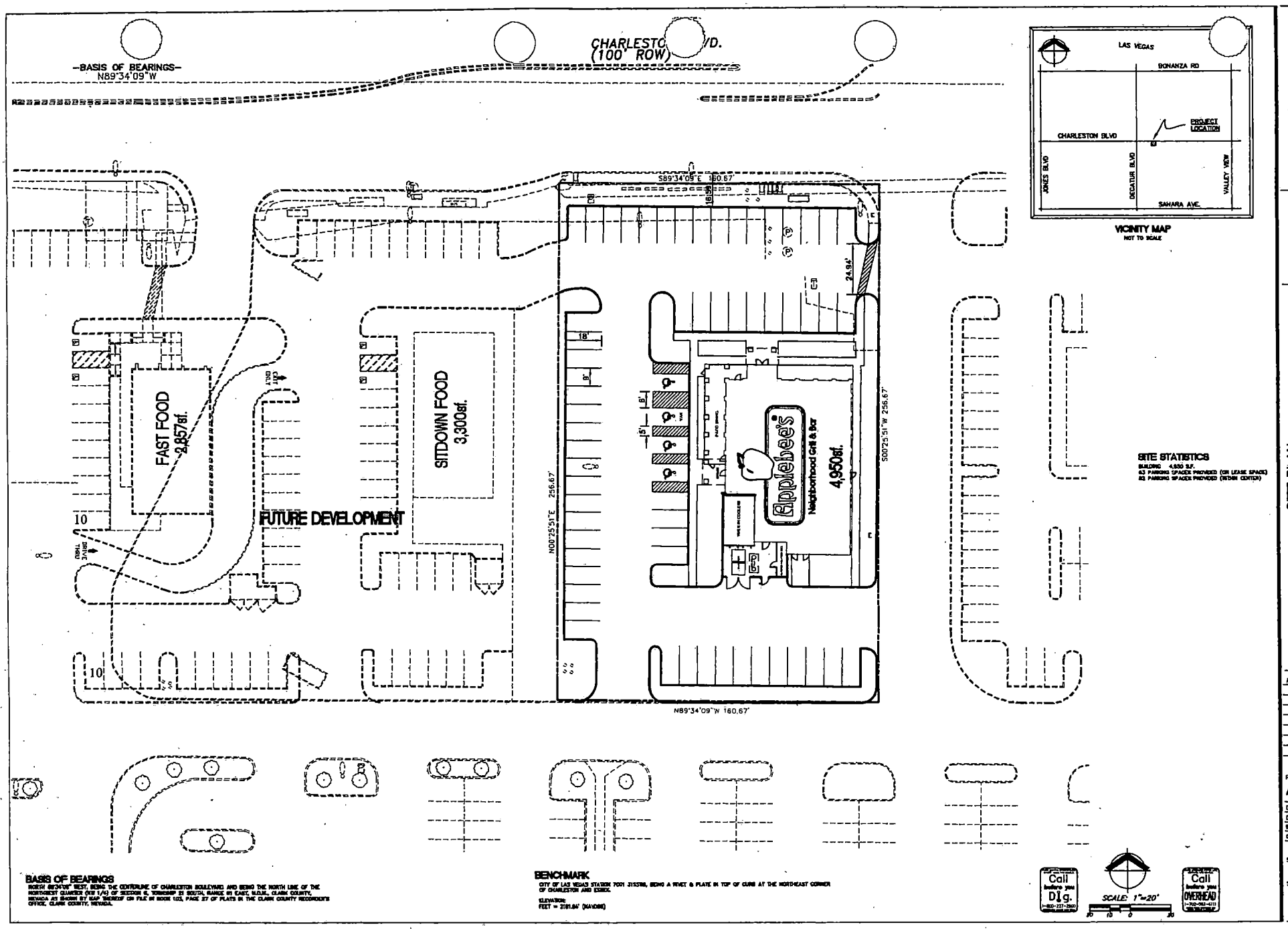
Subscribed and sworn before me

This 19th day of January, 2004

Margie Midland Navarro

Notary Public in and for said County and State

OFFICIAL SEAL
MARGIE NAVARRO
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
My Comm. Expires Dec. 3, 2004



BASIS OF BEARINGS
NORTH 89°34'09" WEST, BEING THE CENTERLINE OF CHARLESTON BOULEVARD AND BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN BOOK 103, PAGE 27 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS STATION 7001 315316, BEING A RIVET & PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF CHARLESTON AND EXBEX.

ELEVATION:
FEET = 2181.84' (NAVD88)

Call before you Dig. 1-800-227-2600

Call before you OVERHEAD 1-702-962-4111

WRG DESIGN
2280 Corporate Circle Henderson, Nevada 89014
☎ 702|990-8300 FAX: 702|990-8305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

SITE PLAN
APPLEBEE'S GRILL AND BAR • WESTLAND FAIR
CITY OF LAS VEGAS, NEVADA
APLEBEE'S GRILL AND BAR

REV.	DATE	BY

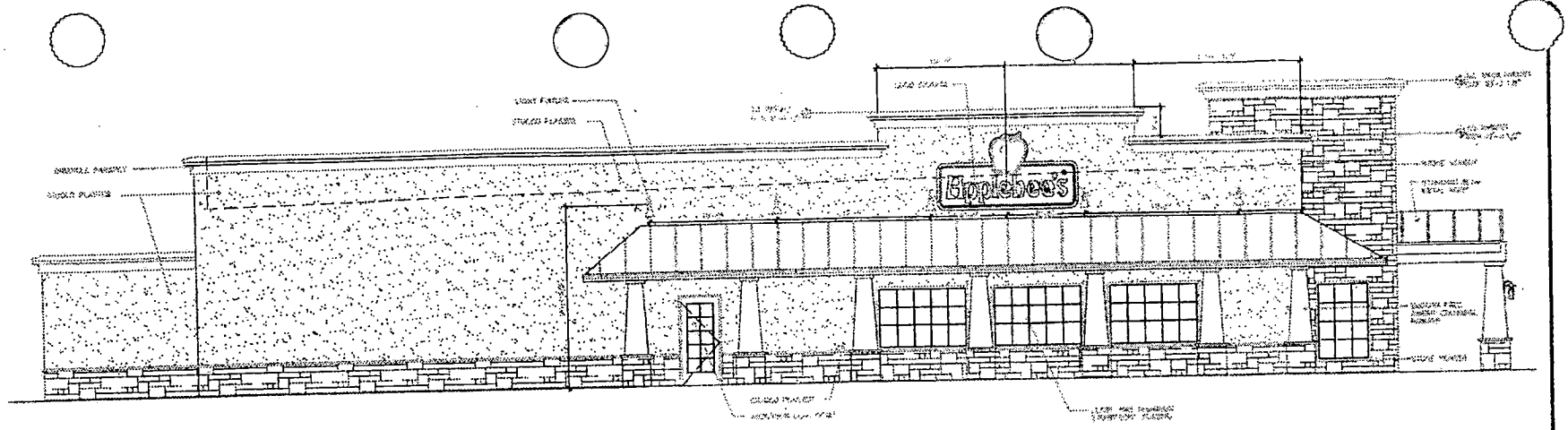
PROJECT NO.
APB2906

DATE	04/27/04
DESIGNED	JCK
ENGINEER	MPB
CHECKED	BMU

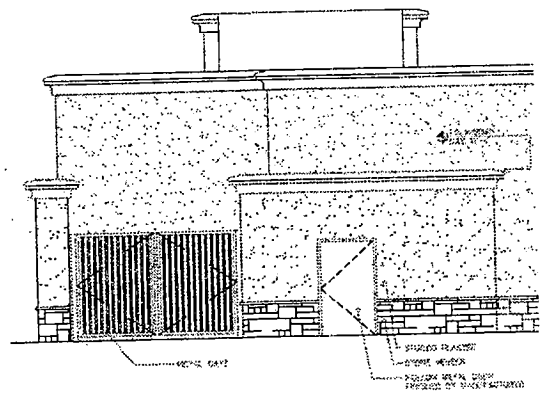
SHEET TITLE
SITE PLAN
SHEET NUMBER
EX1
1 OF 1

REVISED 4.28.04

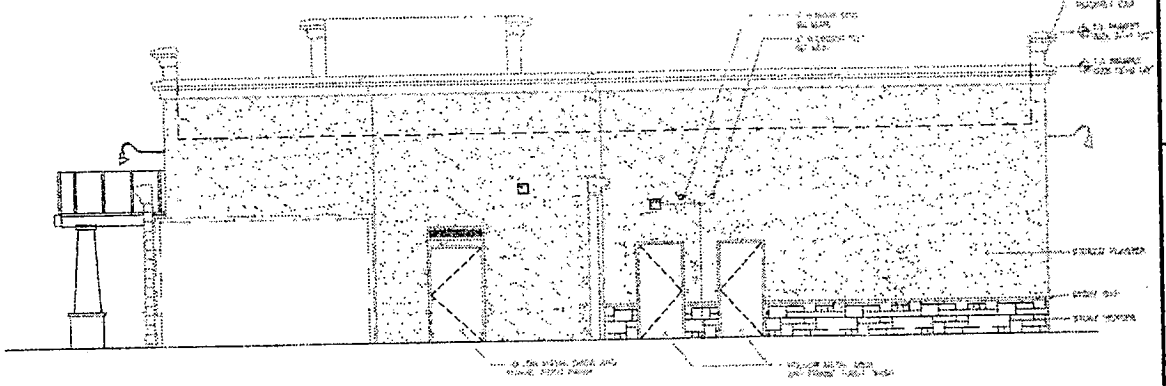
SDR-4286
5-27-04 PC



LEFT SIDE ELEVATION (3)



REAR ELEVATION (2)



REAR ELEVATION THROUGH TRASH ENCLOSURE (1)

Applebee's
Neighborhood Grill & Bar

8-14-03

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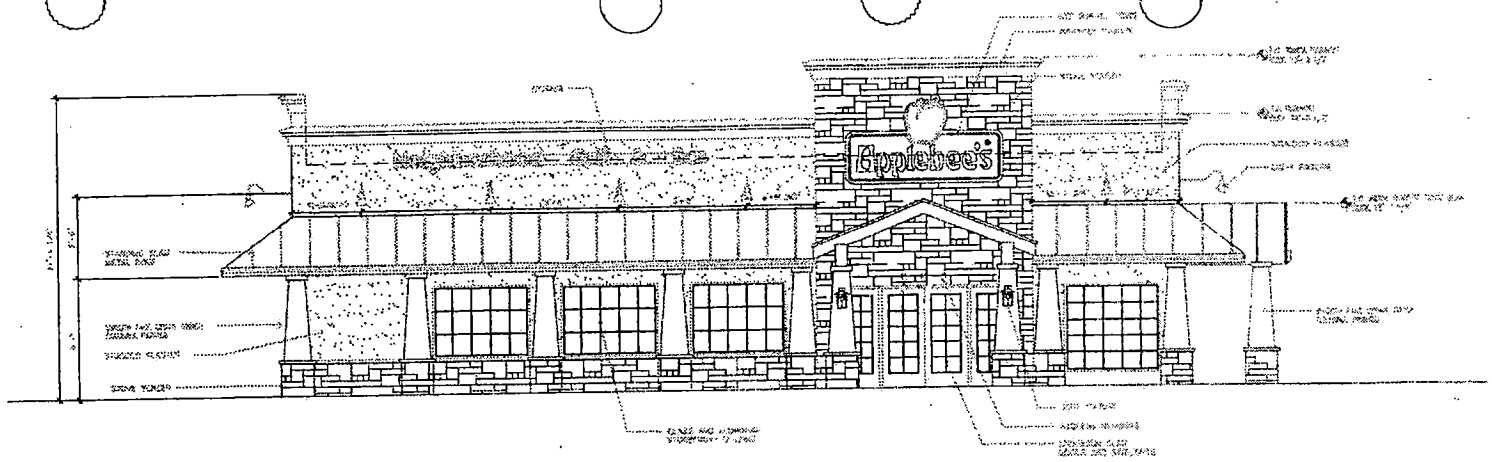
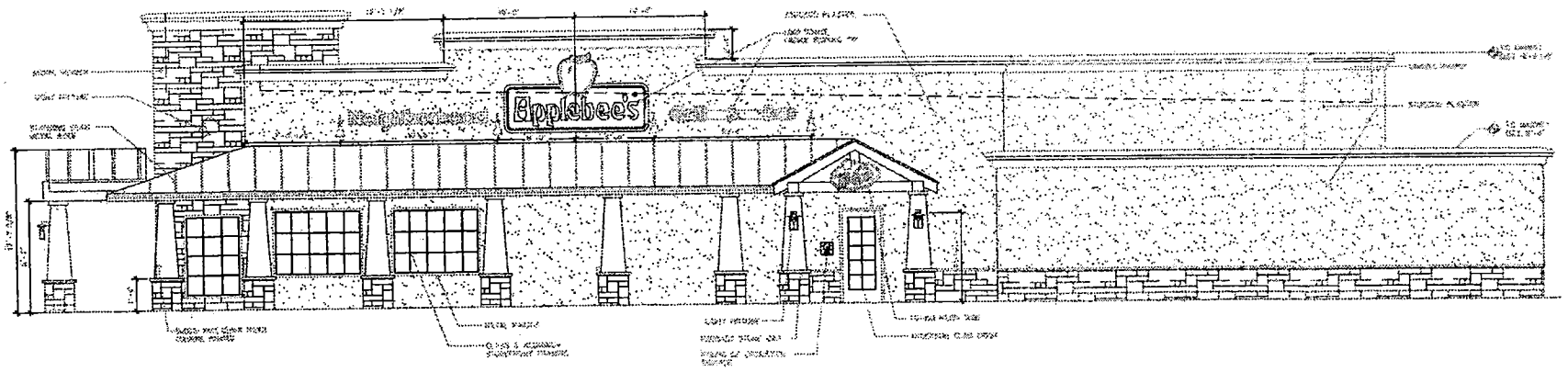
SDR-4286
5-27-04 PC



FRONT ELEVATION 2



RIGHT SIDE ELEVATION 1

Applebee's
Neighborhood Grill & Bar

DECATUR BLVD. &
CHARLESTON BLVD.
LAS VEGAS, NEVADA

8-14-03

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SDR-4286
5-27-04 PC

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
REQUIRED SIX MONTH REVIEW - PUBLIC HEARING - RQR-4264 - APPLICANT: SENSATION SPAS OF NEVADA - OWNER: HOWARD JOHNSON - Required Six Month Review of an approved Special Use Permit (U-0052-02) WHICH ALLOWED AN OPEN AIR VENDING/ TRANSIENT SALES LOT at 3200 North Rancho Drive (APN: 138-12-810-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

DENIED: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the June 24, 2004 Planning Commission meeting.

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

MOTION:
DAVENPORT – Motion for ABEYANCE was rescinded with EVANS abstaining – Subsequent motion for DENIAL was APPROVED – UNANIMOUS

This is Final Action, unless appealed within 10 days

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff's concern is with the lack of improvement and the developer has not done what he promised to do. Staff recommends denial.

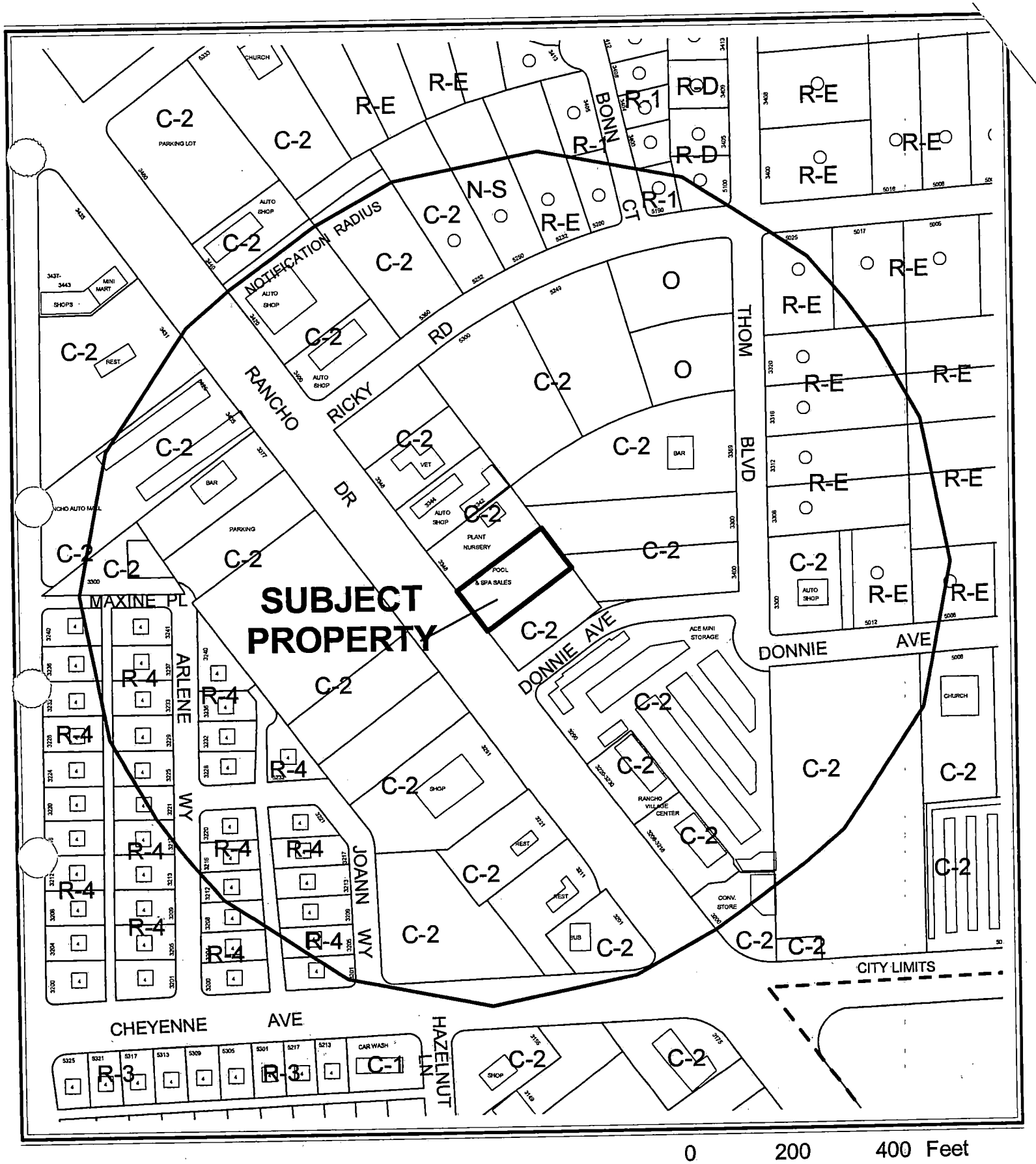
MINUTES – Continued:

CHAIRMAN TRUESDELL asked if the applicant was present, but no one appeared before the Commission. COMMISSIONER DAVENPORT pointed out that the applicant was in attendance earlier but left. Previously, this item was presented to the Commission and was up for a 12-month review. Although the applicant had Nevada Department of Transportation's (NDOT) approval, NDOT was blamed as to why nothing has been done on this property. The Commission gave the applicant six months but the applicant promised to complete it in 90 days. COMMISSIONER DAVENPORT has viewed the property and to date, nothing has been done. He concurs with staff's recommendation. CHAIRMAN TRUESDELL concurred and added that the property is an eyesore. He also pointed out that it was disingenuous for the applicant to misrepresent to the Commission and not keep his word, as well as, leave the meeting if he was, in fact, in attendance. MR. CLAPSADDLE responded to COMMISSIONER GOYNES that the applicant was supposed to clean up the entire area, have road improvements and store materials within the parcel and not elsewhere. COMMISSIONER GOYNES commented that he viewed the property today and noticed sprinklers on water the dirt. This makes a statement to the Commission when the applicant does not responded to the agreement. MR. CLAPSADDLE noted that staff will contact the applicant regarding the denial of his application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

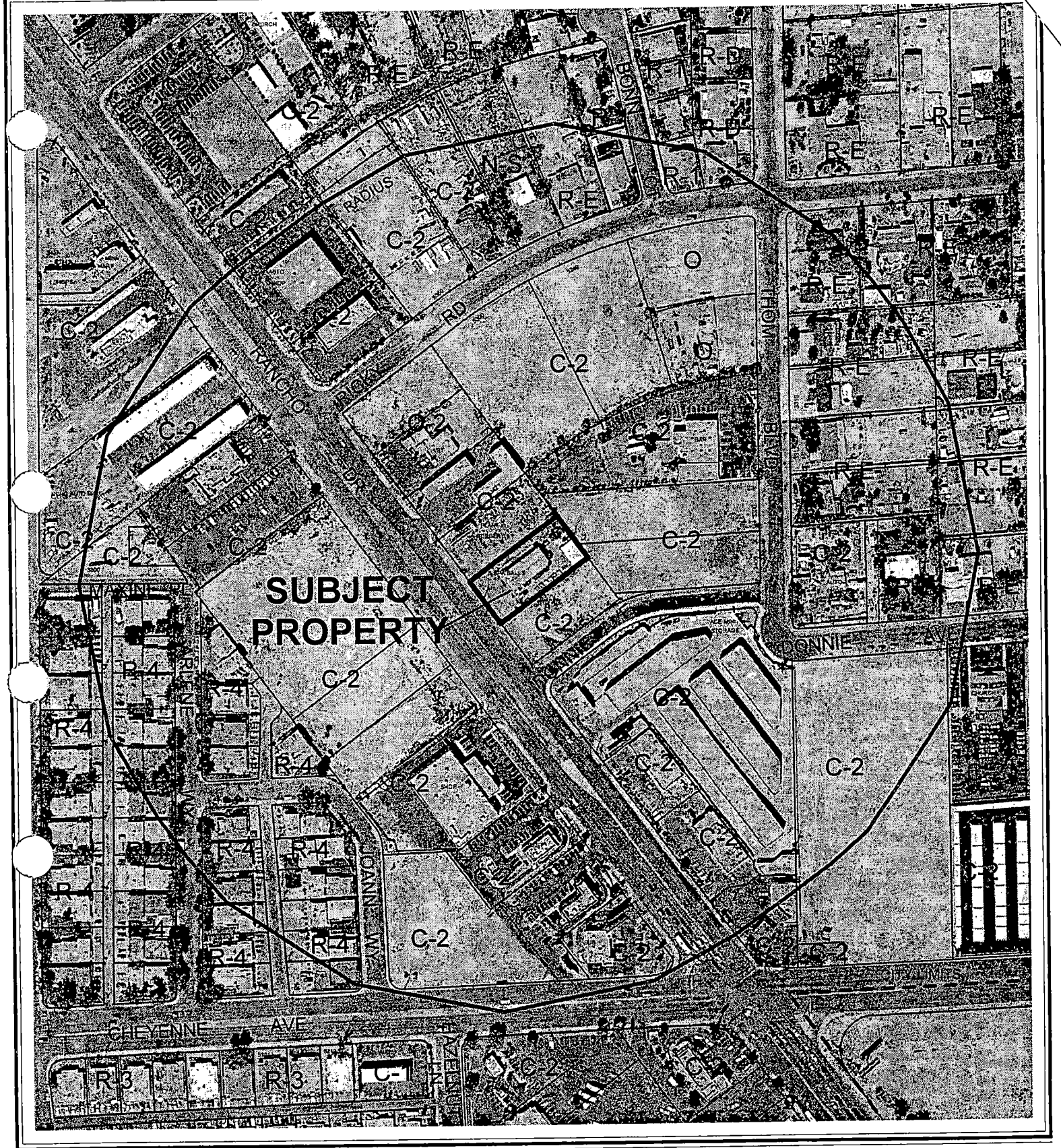
(9:50 – 9:53)



CASE: **RQR-4264**

RADIUS: 750 FT

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



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CASE: **RQR-4264**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-4264 - APPLICANT: SENSATION SPAS OF NEVADA - OWNER: HOWARD JOHNSON

ON MAY 19, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 24, 2004 PLANNING COMMISSION MEETING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-4264 APN: 138-12-810-005

Name of Property Owner: HOWARD JOHNSON

Name of Applicant: SENSATION SPAS 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: Howard D. Johnson III

Print Name: Howard D. Johnson III

Subscribed and sworn before me

This 1st day of March, 2004

Clara DeL-Childers

Notary Public in and for said County and State

State of Nevada

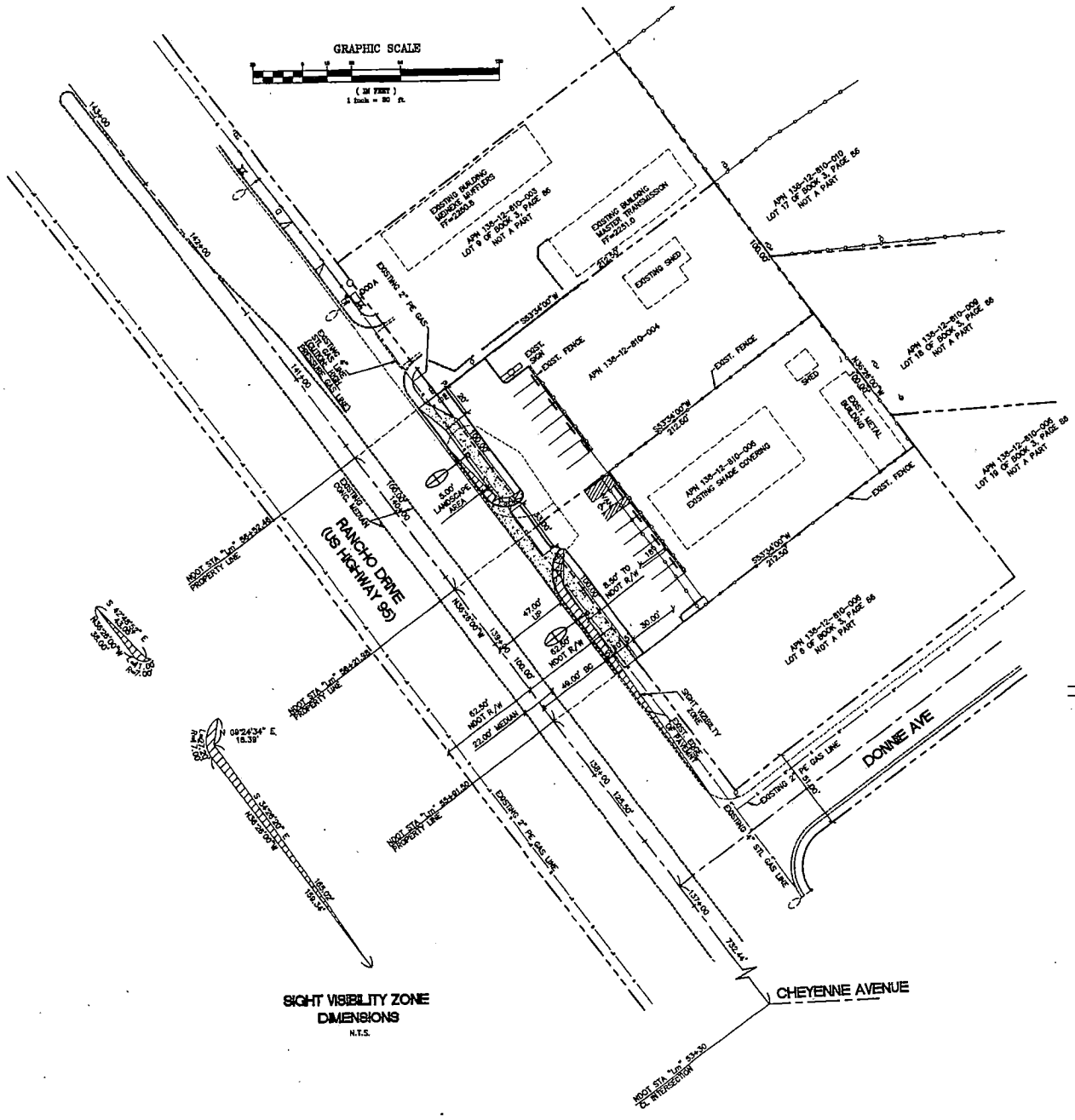
County of Clark

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CLARA DeLEON-CHILDERS
No. 99-58507-1
My Appointment Expires Sept. 30, 2007

Revised 2/12/02

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

Feb.26. 2004 6:11PM SENSATION SPAS 805 343 9960 No.6111 P. 2/2



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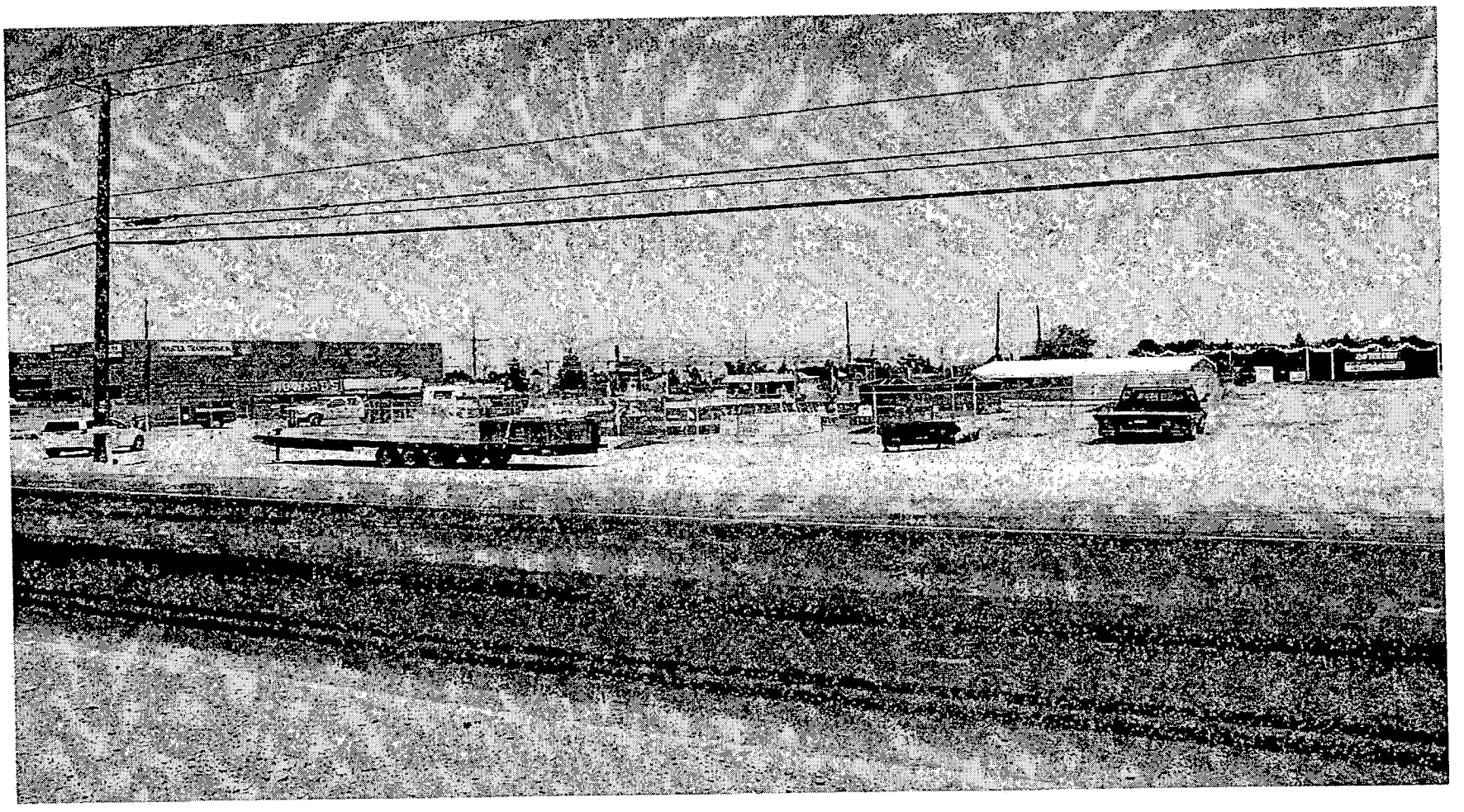
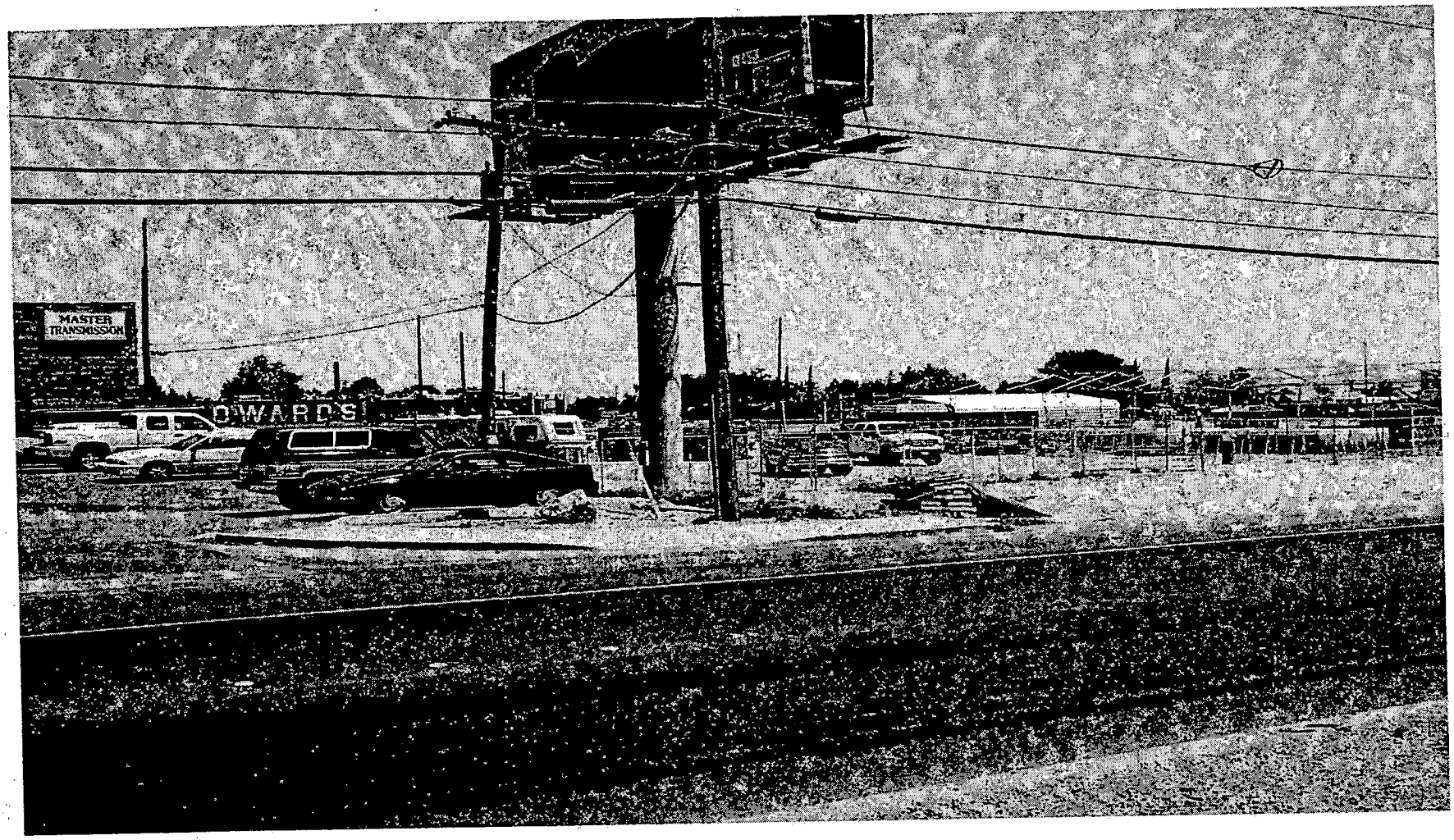


RQR-4264 - APPLICANT: SENSATION SPAS OF NEVADA - OWNER: HOWARD JOHNSON
3200 NORTH RANCHO DRIVE
MAY 27, 2004 PLANNING COMMISSION

4/30/04



RQR-4264 - APPLICANT: SENSATION SPAS OF NEVADA - OWNER: HOWARD JOHNSON
3200 NORTH RANCHO DRIVE
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4247 - APPLICANT: TIM C. AYALA - OWNER: WEINGARTEN NOSTAT, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED, A WAIVER TO ALLOW THE SQUARE FOOTAGE TO BE LESS THAN 1,500 SQUARE FEET, AND TO ALLOW THE USE TO BE CLOSER THAN 200 FEET FROM A RESIDENTIALLY ZONED PARCEL at 849 South Rainbow Boulevard (APN: 138-34-717-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

ABEY: 06/10/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

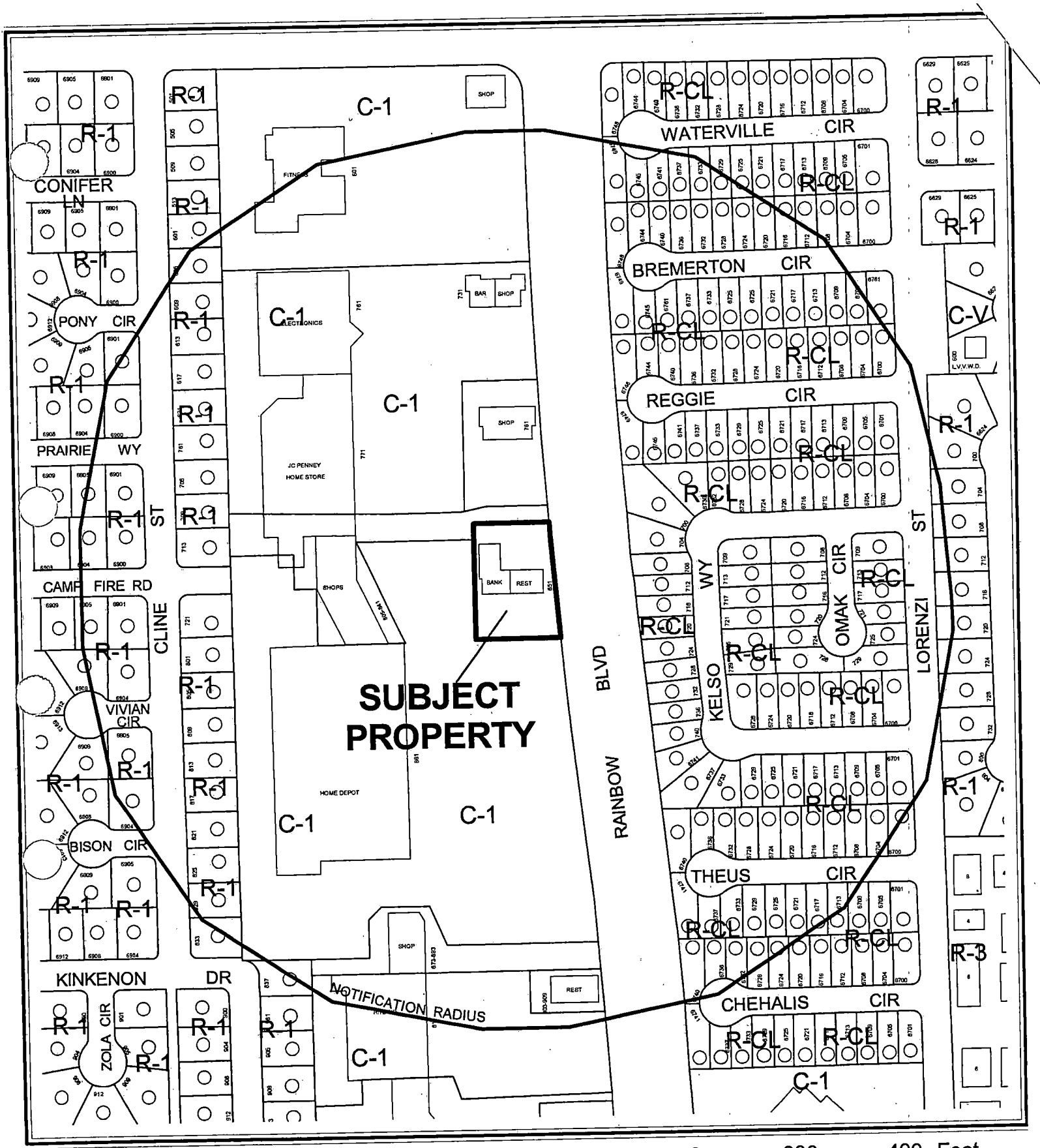
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance until June 10, 2004 Planning Commission meeting

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested that this item be held in abeyance for two weeks.

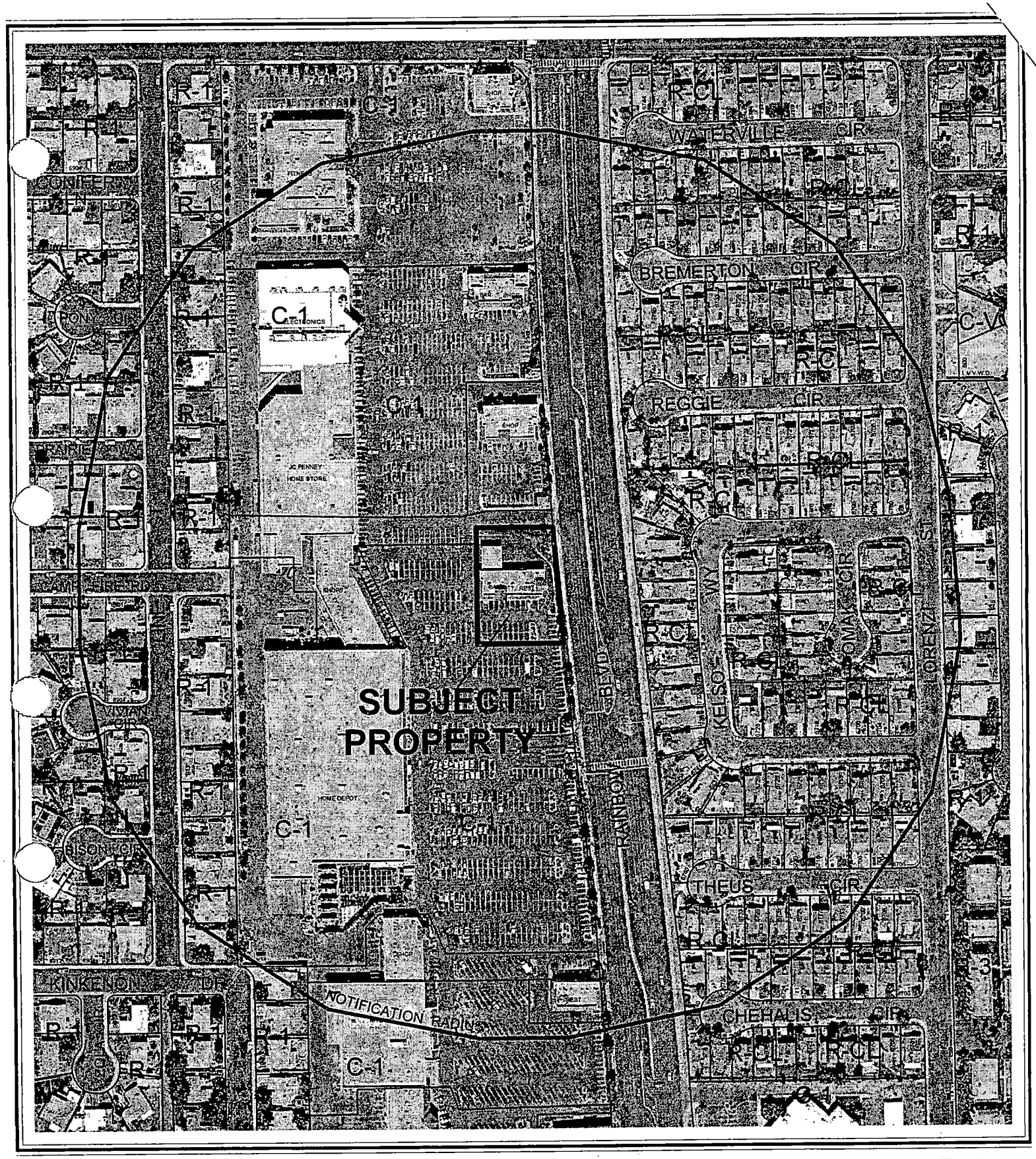
No discussion took place.



CASE: **SUP-4247**

RADIUS: 750 FT

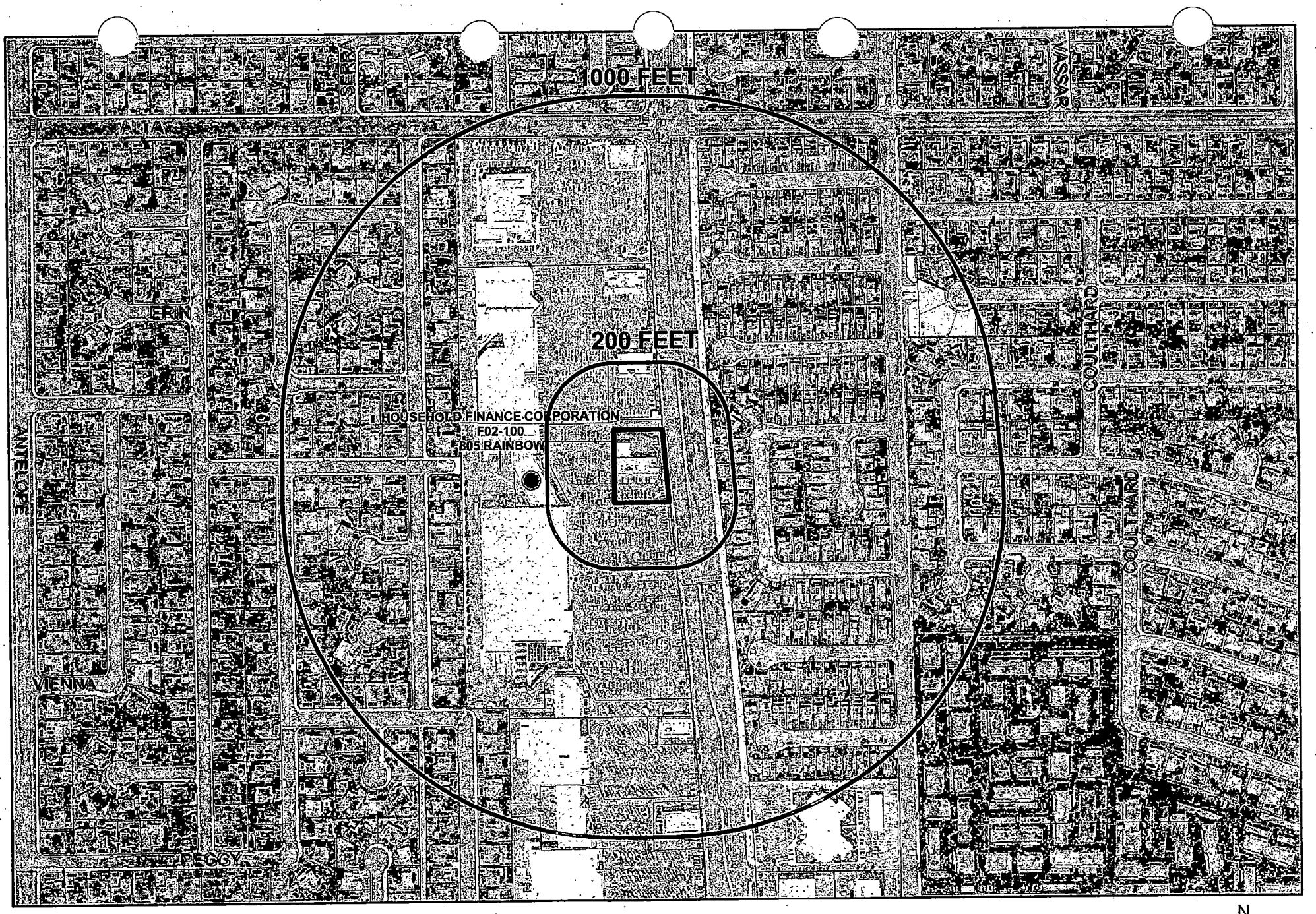
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-4247**

RADIUS: 750 FT

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



SUP-4247 **Financial Business Locations**

- Financial Institution, Specified *(Check Cashing Service)*
- Financial Institution, Specified *(Check Cashing Service with Gross)*
- Finance Company
- Automobile Title Loan
- Subject Property
- Residential Property
- Buffer
- N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4247 - APPLICANT: TIM C. AYALA - OWNER: WEINGARTEN NOSTAT, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified and Auto Title Loan uses.

2. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

3. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit for a proposed Financial Institution, Specified on property located 849 South Rainbow Blvd. The applicant is also requesting a waiver of the 1,500 square foot building or portion thereof minimum size requirement and a waiver of the 200-foot minimum distance requirement from any parcel used or zoned for residential use.

B) Applicant's Justification

The applicant justifies this request by stating that there are no other similar uses within a quarter mile area of the location. The applicant also states that the use will not create additional traffic.

BACKGROUND INFORMATION

A) Previous Actions

06/06/90 The City Council approved a Rezoning (Z-0051-90) application for the reclassification of property located on the southwest corner of Alta Drive and Rainbow Boulevard, from R-1 (Single Family Residence) (a portion under Resolution of Intent to C-1), to C-1 (Limited Commercial). The Planning Commission and staff recommended denial.

B) Pre-Application Meeting

03/22/04 The submittal requirements for a Special Use Permit were discussed, as well as the conditions regarding a Financial Institution, Specified. No other comments were made.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.77 acres

B) Existing Land Use

Subject Property:	Retail Commercial and Restaurant
North:	General Retail
South:	General Retail
East:	Single Family Residences
West:	General Retail

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	R-CL (Single Family Compact-Lot)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject parcel is designated as SC (Service Commercial) within the Southwest Sector Map of the General Plan. The intent of the General Plan, SC (Service Commercial) designation is to allow medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

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

The site is not within a Special Area Plan or Overlay District.

PL

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Financial Institution, Specified	800 SF.	1/300 GFA	3	1	35	2

The subject site is part of a commercial subdivision and therefore has the benefit of shared parking across the entire subdivision. The parking provided in the above table refers only to the amount of spaces available within the subject parcel, and does not accurately depict the total available parking.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04 Standards adopted by City Council 04/21/04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Specified Financial Institution	200 feet from any parcel used or zoned for residential use	NO
	1,000 feet from any other specified financial institution, auto tile loan or auto pawn use	YES

The subject site is a fee interest parcel located within a larger commercial subdivision, which is separated from residential use to the east by Rainbow Boulevard, a 150-foot primary arterial. Therefore, due to the proximity of the parcel to residentially zoned land to the east the applicant requires a waiver of the 200-foot minimum distance requirement.

Pursuant to Title 19.04 Standards adopted 04/21/04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Specified Financial Institution	The building or portion thereof that is dedicated to the use shall have a minimum size of 1,500 square feet.	NO

The subject use is proposed to be located within an approximately 800 square foot portion of an existing building. This does not meet the standards of the Code. The applicant has not supplied a floor plan for the proposed location, therefore it cannot be determined if the applicant has sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

B) General Analysis and Discussion

- Zoning

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

- Use

This project will be an approximately 800 square-foot tenant improvement within an existing retail building; therefore, no exterior work specific to this use will be performed, ensuring compatibility with the shopping center and surrounding development. It cannot be determined if the applicant has sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks), due to the lack of submitted information. Proposed signage on the storefront was not submitted. All building signage is subject to the base conditions for approval of the Special Use Permit and the requirements set forth by Title 19. Currently, the nearest existing approved Financial Institutions, Specified are to the south, on either side of the northern corners of the Charleston Boulevard and Rainbow Boulevard intersection.

- Conditions

Title 19.04.050 lists the following conditions for a Financial Institution, Specified use, adopted by City Council 04/21/04.

1. The use shall comply with all applicable requirements of Las Vegas Municipal Code Title 6.

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

3. No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
    a. Cover more than twenty percent (20%) of the area of all exterior windows;
    b. Include flashing lights or neon lighting; or
    c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to lines of fee interest parcels and not leasehold parcels.

The proposed check-cashing center fails to comply with conditions #6 and #7 of Title 19.04. The subject site's interior square footage is approximately 800 square feet, where 1,500 square feet is required. As well as, the subject site is located within the 200 minimum distance buffer from residential.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Financial Institution, Specified use will be located within an approved building with no external changes to be made except for new wall signage. It will be surrounded by other commercial and retail businesses of a similar physical character. This use is compatible with the intent of the SC (Service Commercial) land use designation. However, the subject property is located within 200 feet from parcels used and zoned for residential use to the east. This application requires the granting of waiver from this minimum distance requirement.

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

   The subject tenant space is inadequate as set forth by Bill No. 2003-78, adopted 04/21/04, which requires a minimum of 1,500 square feet of interior space, to provide sufficient customer waiting areas, customer queuing, and transaction space. Therefore, a waiver from the minimum interior space requirement is required for approval. The existing parking area is adequate to accommodate the proposed Financial Institution, Specified use.

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

   The Rainbow Plaza Commercial Subdivision is highly accessible from Rainbow Boulevard; a Primary Arterial 150 foot. Access to this site is from an internal drive within the shopping center, connecting to Rainbow Boulevard. These streets will be adequate in size and capacity to accommodate the proposed Financial Institution, Specified.

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

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

PL

NOTICES MAILED 181

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4247 APN: 138-34-717-007

Name of Property Owner: WEINGARTEN NOSTAT, INC.

Name of Applicant: TIM C. AYALA

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: Weingarten Nostat, Inc. By: Victoria Brown

Print Name: Victoria Brown

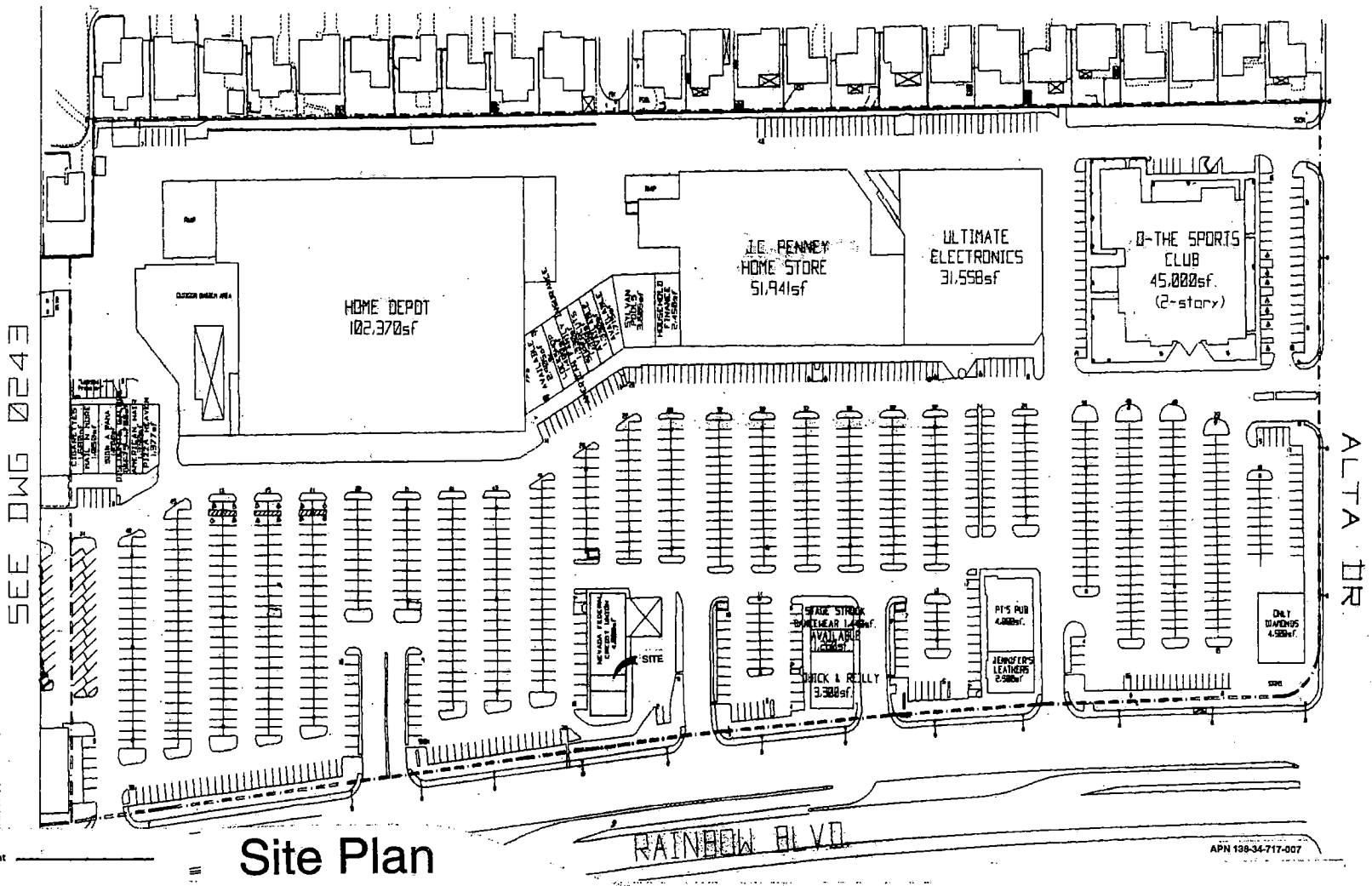
Subscribed and sworn before me

This 17th day of March, 2004

Debbie J. Jones

Notary Public in and for said County and State

DEBBIE J. JONES
Notary Public, State of Texas
My Commission Expires
MARCH 11, 2005



TC Ayala Planning & Development

Planning & Land Development

4600 Sunset Rd. Ste. 148
Henderson, Nevada 89014

Site Plan
Easy Money Loans
Las Vegas, Nevada

APN 138-34-717-007

LAND USE ANALYSIS

EXISTING ZONE - C-2
PROPOSED USE -- COMMERCIAL USE
APPROX. OFFICE AREA - 800 SQ. FT.
EXISTING PARKING

SCALE 1"=60'

SUP-4247
5-27-04 PC

SUP-4247
5-27-04 PC

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4295 - APPLICANT/OWNER: DOUG AND BRENDA ROBINSON - Request for a Special Use Permit FOR A CASITA at 8401 Bonnie Blue Street (APN: 125-08-717-031), R-PD3 (Residential Planned Development 3 Units Per Acre) Zone, Ward 6 (Mack).

C.C.: 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN – APPROVED subject to staff's conditions – UNANIMOUS

To be heard by the City Council on 7/07/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this application is for a Special Use Permit for a one-bedroom casita. It meets all the setbacks for the RPD and for a detached accessory structure. Staff recommends approvals and no protests or approvals were received.

DOUG ROBINSON, 8401 Bonnie Blue Street, concurred with staff's recommendations.

COMMISSIONER STEINMAN pointed out that there was actually one approval. MR. CLAPSADDLE concurred and apologized for the previous incorrect statement.

MINUTES – Continued:

COMMISSIONER EVANS referred to the Special Districts and Zones section of the Staff's Report and asked how this project, a Casita, is considered a project of regional significance. MR. CLAPSADDLE replied it is based on a technicality because it is a Special Use Permit and is within 500 feet of County.

COMMISSIONER STEINMAN pointed out a possible significant issue regarding the houses behind this lot are on lots 10 feet above this lot. One of those houses is two-story, which will look directly down at the proposed casita. COMMISSIONER EVANS asked if any of the views would be obstructed. COMMISSIONER STEINMAN replied that the view is not the issue; it is looking down at the top of a building. With normal setbacks to a house, the view is the entire backyard and not the roof and the backyard.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:54 – 9:58)

CONDITIONS:

Planning and Development

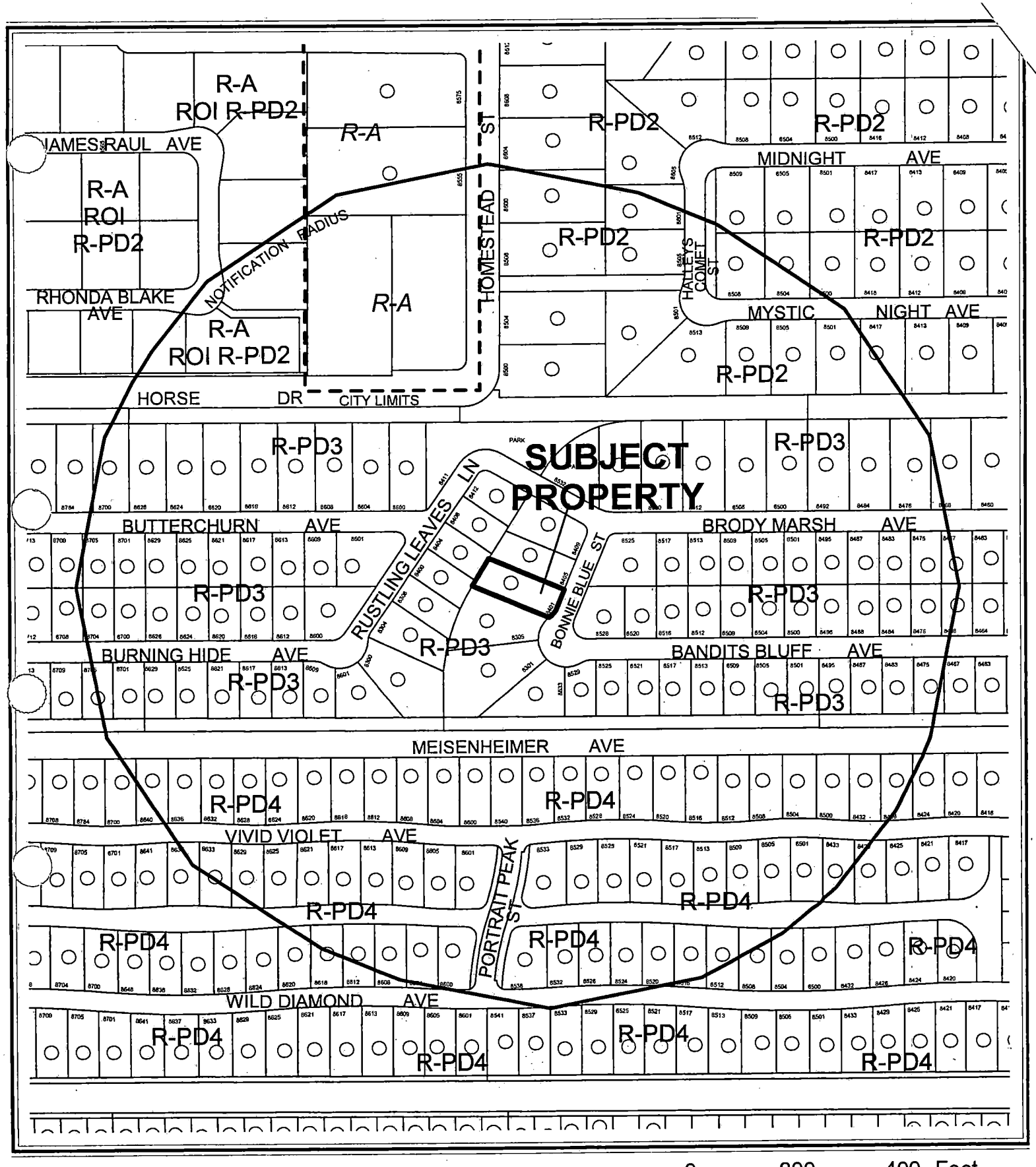
1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. Conformance to the site plan and elevations as submitted.

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

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



0 200 400 Feet

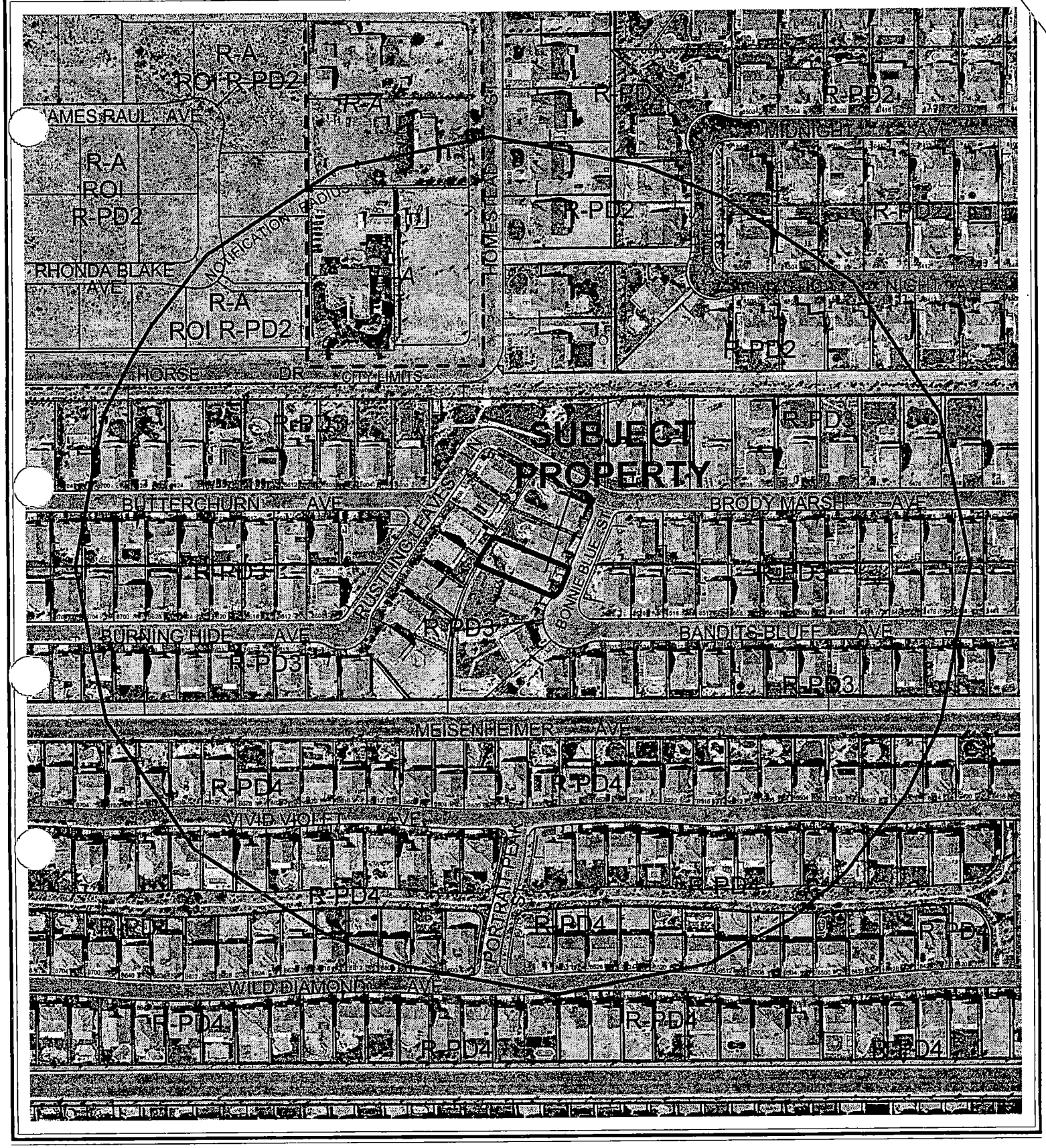
CASE: **SUP-4295**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



CASE: **SUP-4295**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4295 - APPLICANT/OWNER: DOUG AND BRENDA ROBINSON

** CONDITIONS **

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

Planning and Development

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

2. Conformance to the site plan and elevations as submitted.

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

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a casita at 8401 Bonnie Blue Street.

B) Applicant's Justification

The applicant's justification letter indicates the casita will provide additional living space and will match the existing single-family residence on this site.

BACKGROUND INFORMATION

A) Previous Actions

02/02/94 The City Council approved a Rezoning (Z-132-93) to R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning for this site as part of a larger request. The Planning Commission and staff recommended approval on January 13, 1994.

10/02/99 The City Council approved a Plot Plan Review [Z-132-93 (3)] for the overall Spring Mountain Ranch single-family residential development. The Planning Commission and staff recommended approval on September 26, 1996.

B) Pre-Application Meeting

03/26/04 The applicant was advised of the requirements of a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.22

MP

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	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:	R-PD3	Residential Planned Development – 3 Units Per Acre
North:	R-PD3	Residential Planned Development – 3 Units Per Acre
South:	R-PD3	Residential Planned Development – 3 Units Per Acre
East:	R-PD3	Residential Planned Development – 3 Units Per Acre
West:	R-PD3	Residential Planned Development – 3 Units Per Acre

E) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Plan Map of the General Plan. The existing R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning designation is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
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. A summary of the comments received, including recommendation for mitigation measures is as follows:

No comments have been received that affect the proposed casita.

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

ANALYSIS

A) Zoning Code Compliance

A1) Zoning Code Standards

Pursuant to Title 19.04.040 casitas are allowed on single-family lots as a conditional use. One of the conditions requires the lot to be a minimum of 80 feet wide. In this case the subject lot is 60 feet wide. The Code states if one of the conditional standards is not meet, a Special Use Permit is required.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed casita.

B) General Analysis and Discussion

- Zoning

The proposed casita is permitted on a lot less than 80 feet wide in the R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district with the approval of a Special Use Permit.

- Use

The submitted plans indicate the casita will be a one-room structure with a bathroom and closet. It is located to the rear of the existing lot and meets the minimum setbacks for a detached accessory structure. The proposed casita use will not adversely affect the current or future surrounding uses in this single-family development. Therefore, the recommendation is for 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 casita use will not adversely affect the current or future surrounding uses in this single-family development.

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

   The proposed casita is located in the rear yard of an existing single-family lot and meets all the required setbacks. Therefore the site is physically 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."**

   The proposed casita is located on an existing single-family lot and will not affect the adjacent roadways.

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 casita will be subject to inspection prior to occupancy, and therefore will not compromise the public health, safety and welfare.

MP

NOTICES MAILED 184

APPROVALS 0

PROTESTS 1

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4295 APN: 125-08-717-031

Name of Property Owner: DOUG & BRENDA ROBINSON

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 ✓ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Brenda Robinson

Print Name: BRENDA ROBINSON

Subscribed and sworn before me

This 29th day of March, 2004

_____

Notary Public in and for said County and State

LIZ BELCHER
Notary Public, State of Nevada
Appointment No. 9746301
My Appt. Expires Dec. 8, 2005

ADDRESS: 8401 BONNIE BLUE ST. PARCEL NO.: 12508717031

REC. SUBDIVISION: SPRING MOUNTAIN RANCH UNIT 3 ZONE:

PLAN CHECK: LOT: 83 BLOCK: 2 BOOK: 81 PAGE: 22

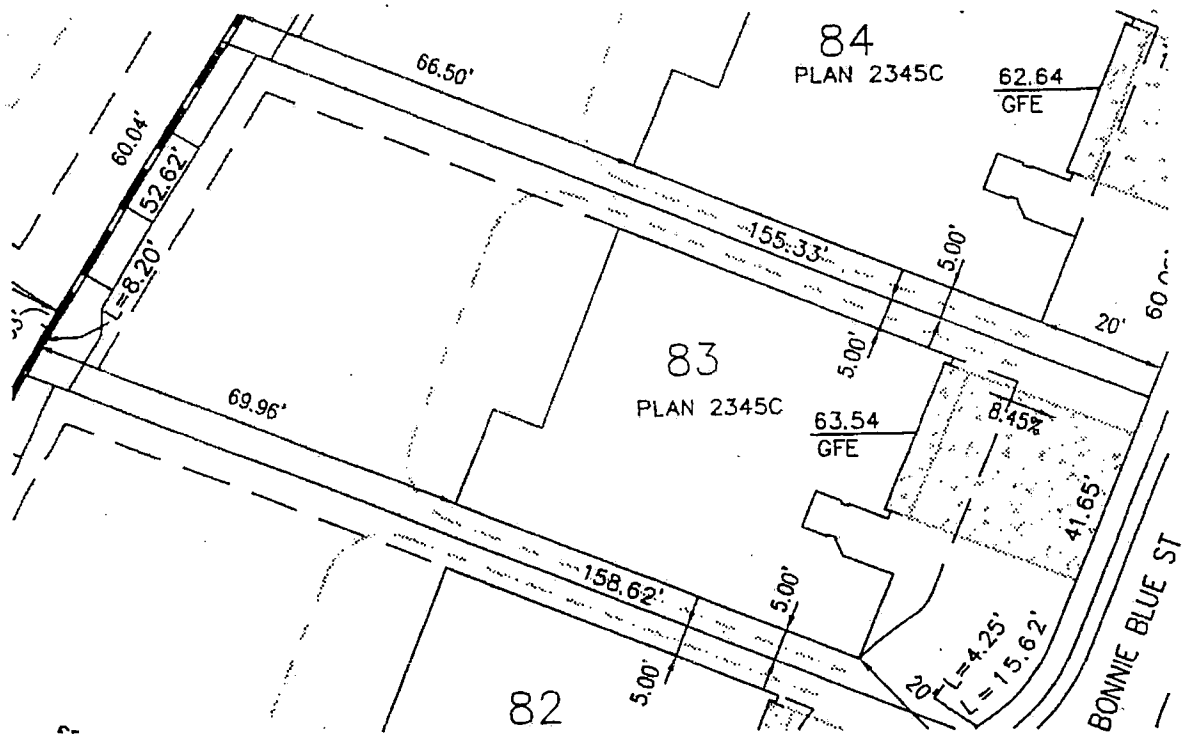
APPROVAL FOR: SFD ☐ PATIO COVER ☐ BALCONY ☐ ONLY

1"=30'

FOR GRADING INFORMATION SEE APPROVED GRADING PLAN.

MINIMUM SETBACKS	
FRONT	20.00'
REAR	10.00'
SIDE YARD	5.00'
SIDE YARD CORNER	10.00'

Carter Burgess



SUP-4295
5-27-04 PC

CONTRACTOR/AGENT/OWNER DATE

STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME PHONE NO. FAX NO.

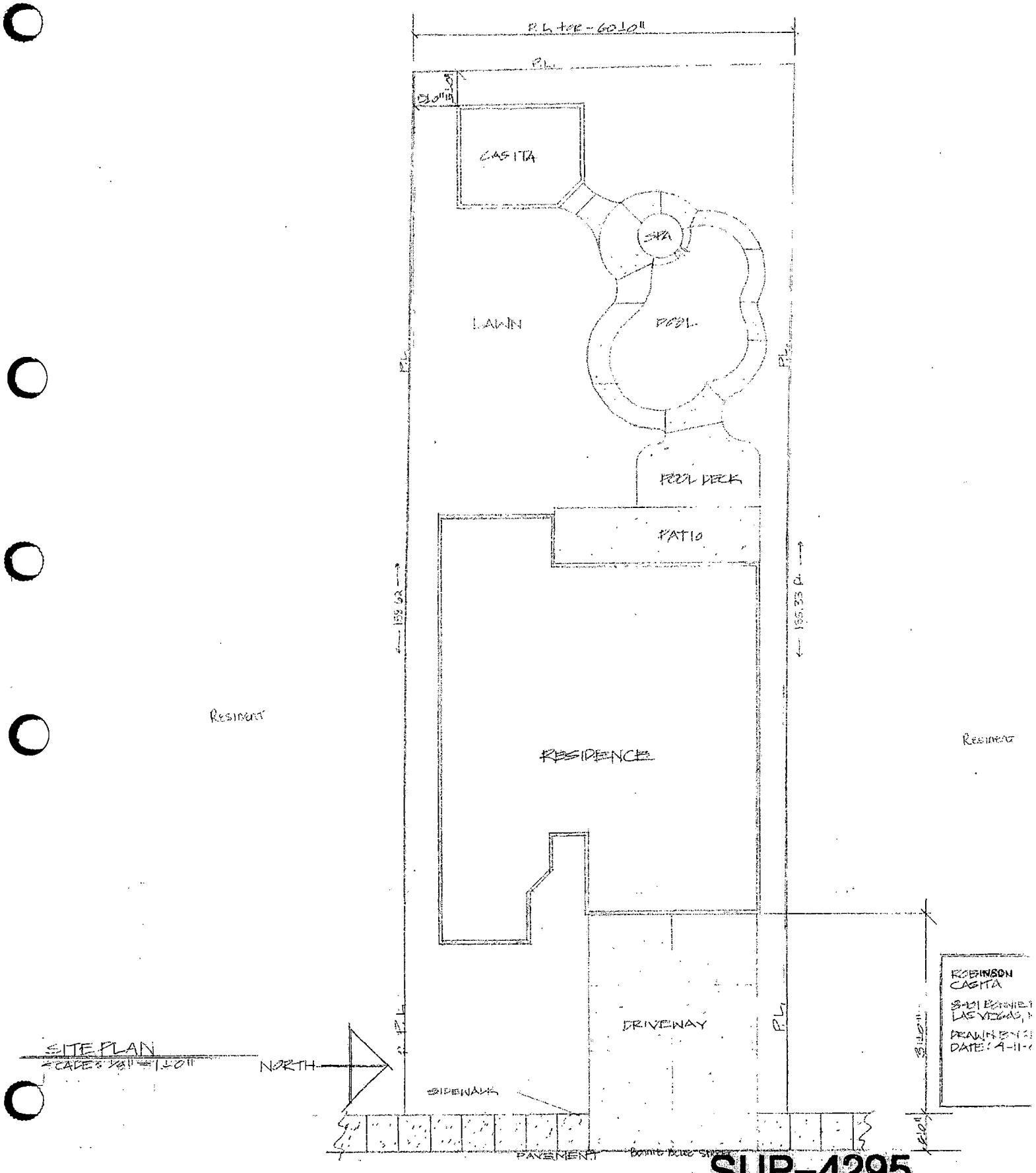
CONDITIONS

PLANNING DEPARTMENT DATE

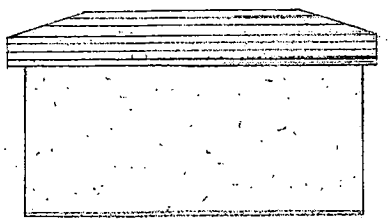
LAND DEVELOPMENT DATE

BUILDING DEPARTMENT DATE

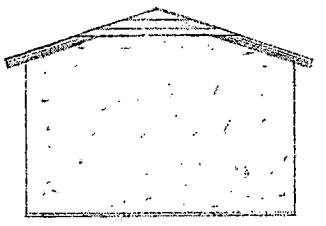
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS APPLICATION AND THE PROPOSED PLANS AND HAVE FOUND THAT THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENTS OF THE CITY OF LAS VEGAS FLOOD HAZARD REDUCTION ORDINANCE FOR THE ISSUANCE OF THIS DEVELOPMENT PERMIT.



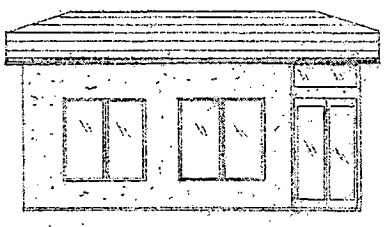
SUP-4295
5-27-04 PC



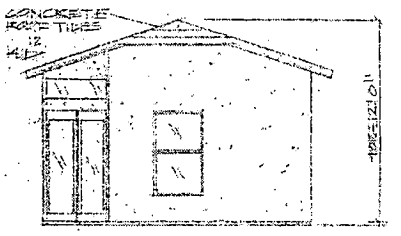
WEST ELEVATION
SCALE: 1/4" = 1'-0"



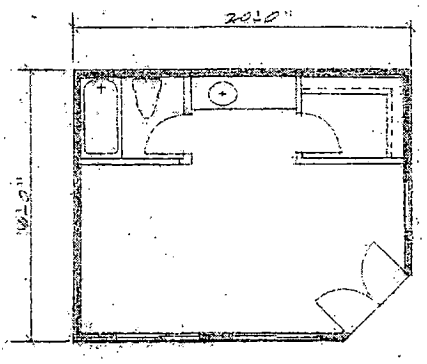
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



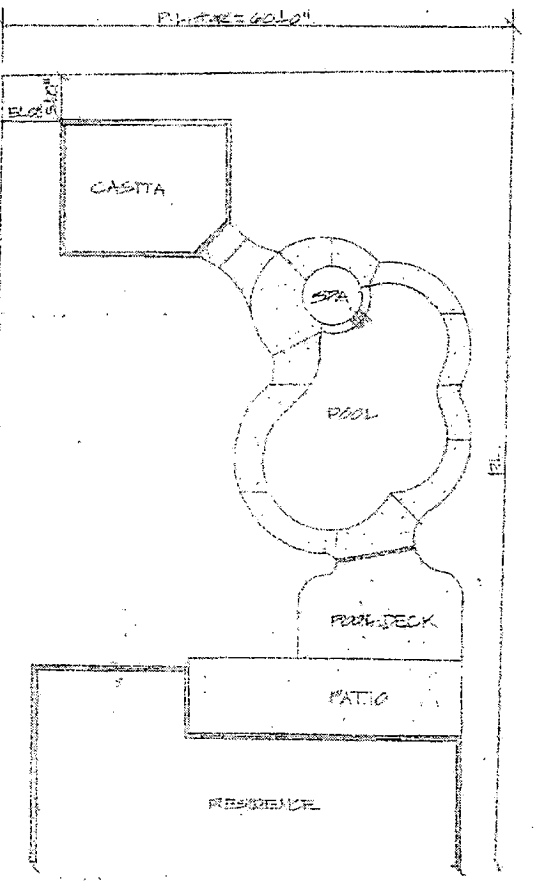
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

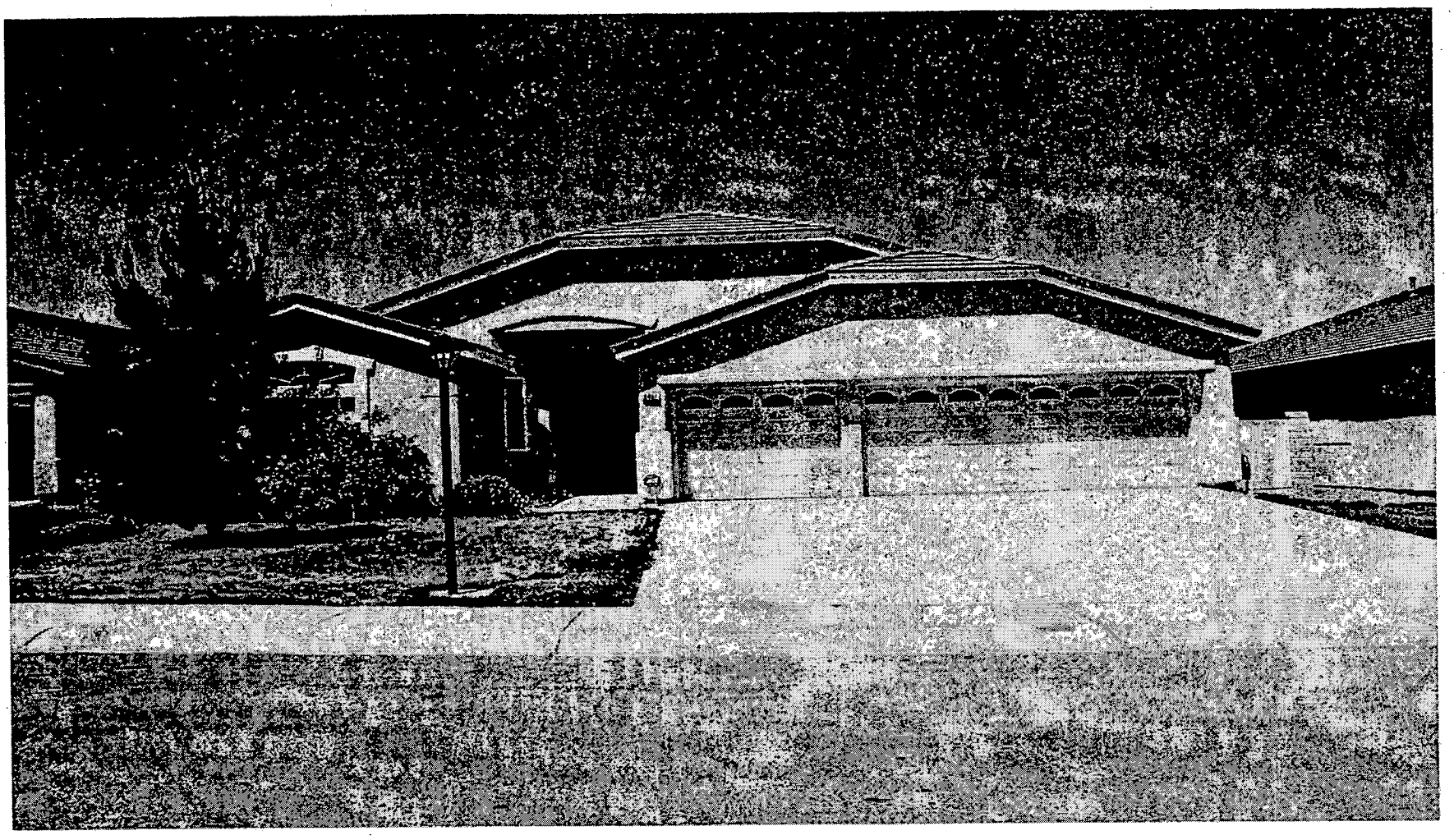


SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

ROBINSON
DBA T.L.
8661 PONDEROSA
LAS VEGAS, NV.
DRAWN BY: R.H.
DATE: 02-09-4

SUP-4295
5-27-04 PC



SUP-4295 - APPLICANT/OWNER: DOUG AND BRENDA ROBINSON
8401 BONNIE BLUE STREET
MAY 27, 2004 PLANNING COMMISSION

4/30/04

Telephone Protest/ Approval Log

Meeting Date: 5-27-04 **Case Number:** SUP-4295

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 5-19-04
Name: Ed Woehr
Address: 8476 Brady Marsh Ave 89143
Phone: 399-3476
☐ **PROTEST** ☒ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
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☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SPECIAL USE PERMIT - SUP-4316 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: MOISES, MARIO AND ZARQUIS GARCIA - Request for a Special Use Permit FOR A 40 FOOT 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1527 West Bonanza Road (APN: 139-28-401-021), C-2 (General Commercial) Zone, Ward 5 (Weekly).

STRICKEN

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – Motion to STRIKE – UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that this application was originally submitted as a brand new billboard that could possibly meet the current standards for separation distance for billboards along the freeway. Since then, staff has been informed that since February, there has been a process to keep a billboard that was being removed by NDOT. A permit to remove the sign had been issued and the sign was removed. Within the last 30 days, the owner of the new sign was going to be relocate the sign because of conditions staff granted having signs along this piece of freeway be moved. The applicant submitted a building permit application and had the authority to reinstall a sign that was within approximately 500 feet of this location. Therefore, based on standards used in the past for billboards, staff would not be able to review this application because the sign is within the limits of the separation distance for billboards. Staff now needs to change the initial recommendation for approval to denial. The property owner, Ahern, has had the authority for over a month to relocate the sign that was taken down by NDOT.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 54 – SUP-4316

MINUTES – Continued:

CHAIRMAN TRUESDELL asked staff that based upon previous requests when something else was already in the system, could the proposed application be reviewed. MR. WALTON stated technically no. It is determined at the pre-application conference, whether or not a new billboard could be justified based on separation distance. When staff reviewed this application, they were not aware that an application was already submitted to the Building and Safety Department to obtain a building permit for a sign located 500 feet to the west of this location. CHAIRMAN TRUESDELL asked if it would be appropriate to strike this item. MR. WALTON concurred. DEPUTY CITY ATTORNEY SCOTT concurred and noted his concern of the signs along U.S. 95 as result of the widening project. MARGO WHEELER, Planning and Development, stated that the demo permit was issued for the existing sign on March 26th; the permit to construct the replacement sign did not come in until May 12th. During this intervening period, it appeared that there was not a sign there when the data was reviewed. In order to respond to the NDOT issue regarding the freeway-widening project and the acquisition of the permit to rebuild, sometimes the existing billboard location gets lost in this period of time, which is what appears to have occurred here. MS. WHEELER concurred with tabling the item. DEPUTY CITY ATTORNEY SCOTT asked if there was a timeframe placed on the reconstruction of the billboard. MS. WHEELER replied no. DEPUTY CITY ATTORNEY SCOTT commented that if the item is tabled, it might prolong the project for a long period of time, as there is no timeframe as to when the billboard would be rebuilt. He suggesting striking the item would be the best method, as the applicant could reapply. He also stated that the new billboard does not have to be approved by the Planning Commission; it would only require a building permit, as it has already been issued. COMMISSIONER EVANS suggested hearing from the applicant

KEVIN CHILD, 4050 Harmon, appeared on behalf of the applicant and the owner of the property, MR. GARCIA. MR. CHILD requested that the item be tabled. DEPUTY CITY ATTORNEY SCOTT replied that tabling the item would be a problem because of the billboard that will be erected on the Ahern site and there is no timeframe. So if it were not built for years, the applicant would be prohibited from doing anything. The application would be held in limbo and could get lost in the system. After a certain amount of time, if Ahern's sign is not rebuilt, then the applicant can reapply for another sign. At that time, Ahern can be contacted to find out what their plans are.

CHAIRMAN TRUESDELL pointed out the potential conflict along this particular corridor as the widening project continues and the objective is to keep the conflict to a minimum. MS. WHEELER stated that staff is instituting notations on the Building and Safety department demo and building permits to go along with Planning's record keeping.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 54 – SUP-4316

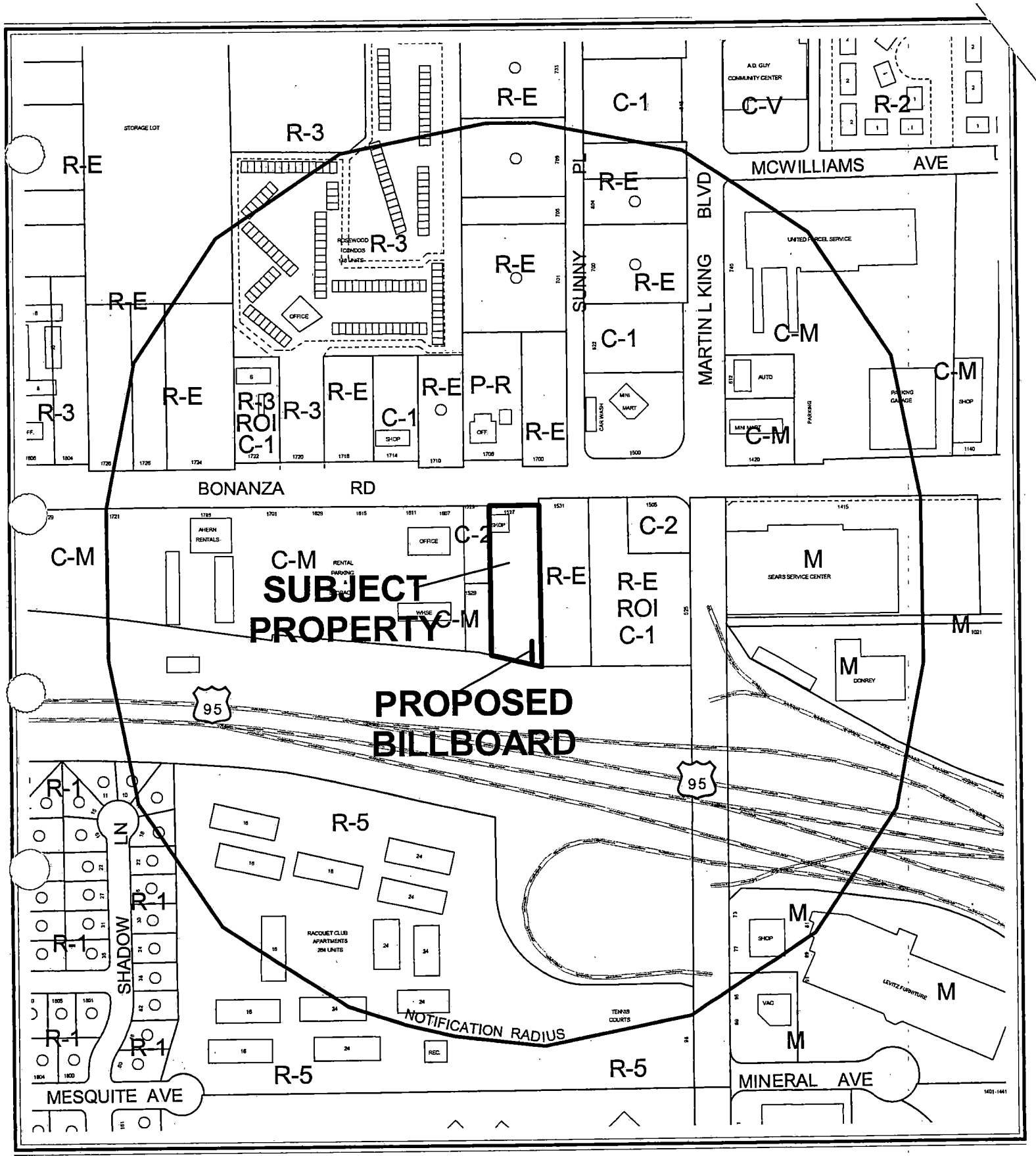
MINUTES – Continued:

ROD CARTER, 2880 Mead Avenue, appeared on behalf of Clear Channel Outdoor and Ahern. MR. CARTER stated that he has copies of the demo permit and the permit to rebuild. It is their intention to rebuild the structure within the next 60 days. MR. CARTER expressed the concern over reducing the separation requirement by approximately 200 feet would not be consistent with the Code and requested that the application be denied.

CHAIRMAN TRUESDELL stated that he is not comfortable with tabling the item. The appropriate motion is to strike the item from the agenda and let the applicant start over at an appropriate timeframe.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

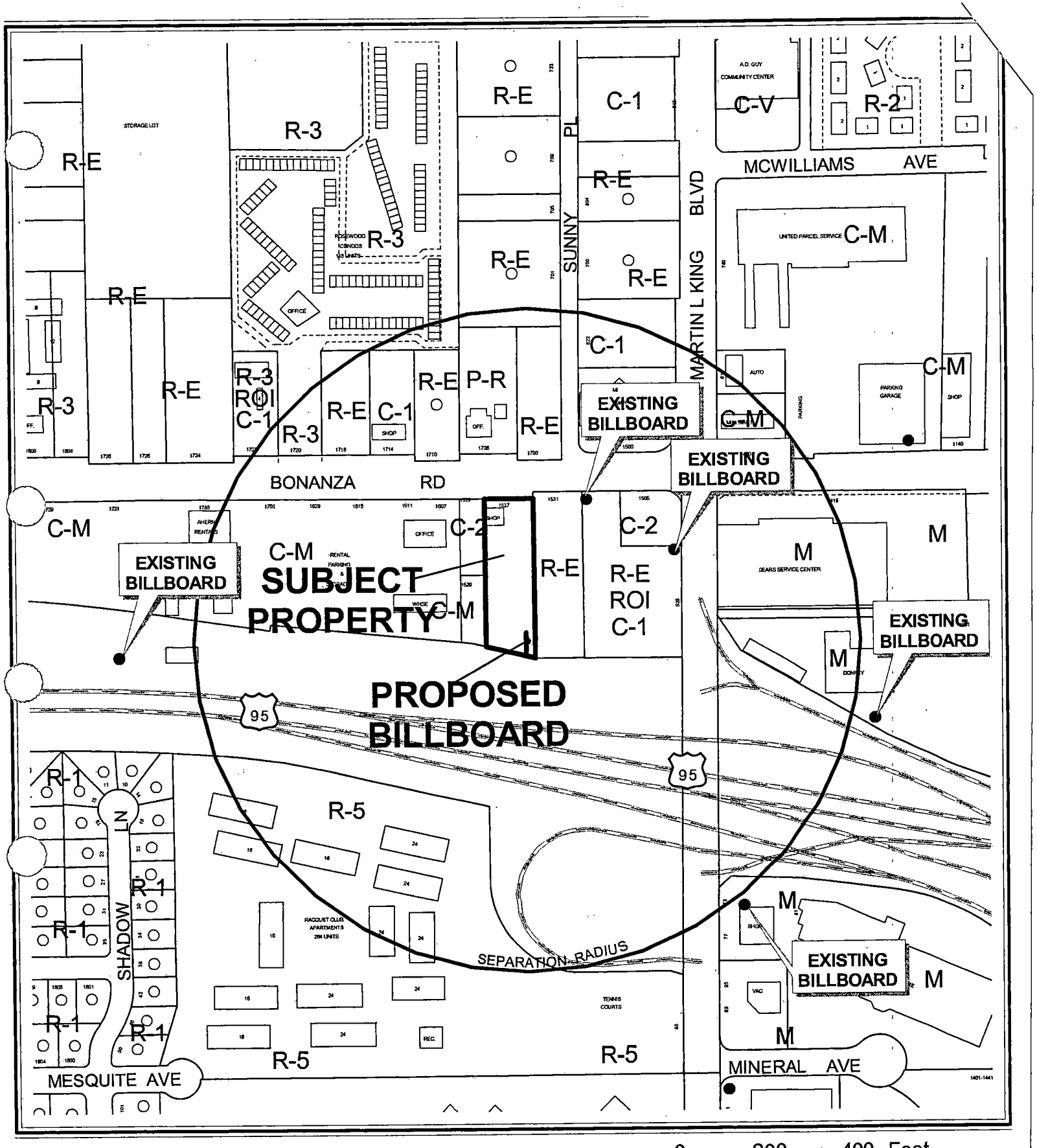
(9:58 – 10:08)



CASE: **SUP-4316**

RADIUS: 850 FT

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

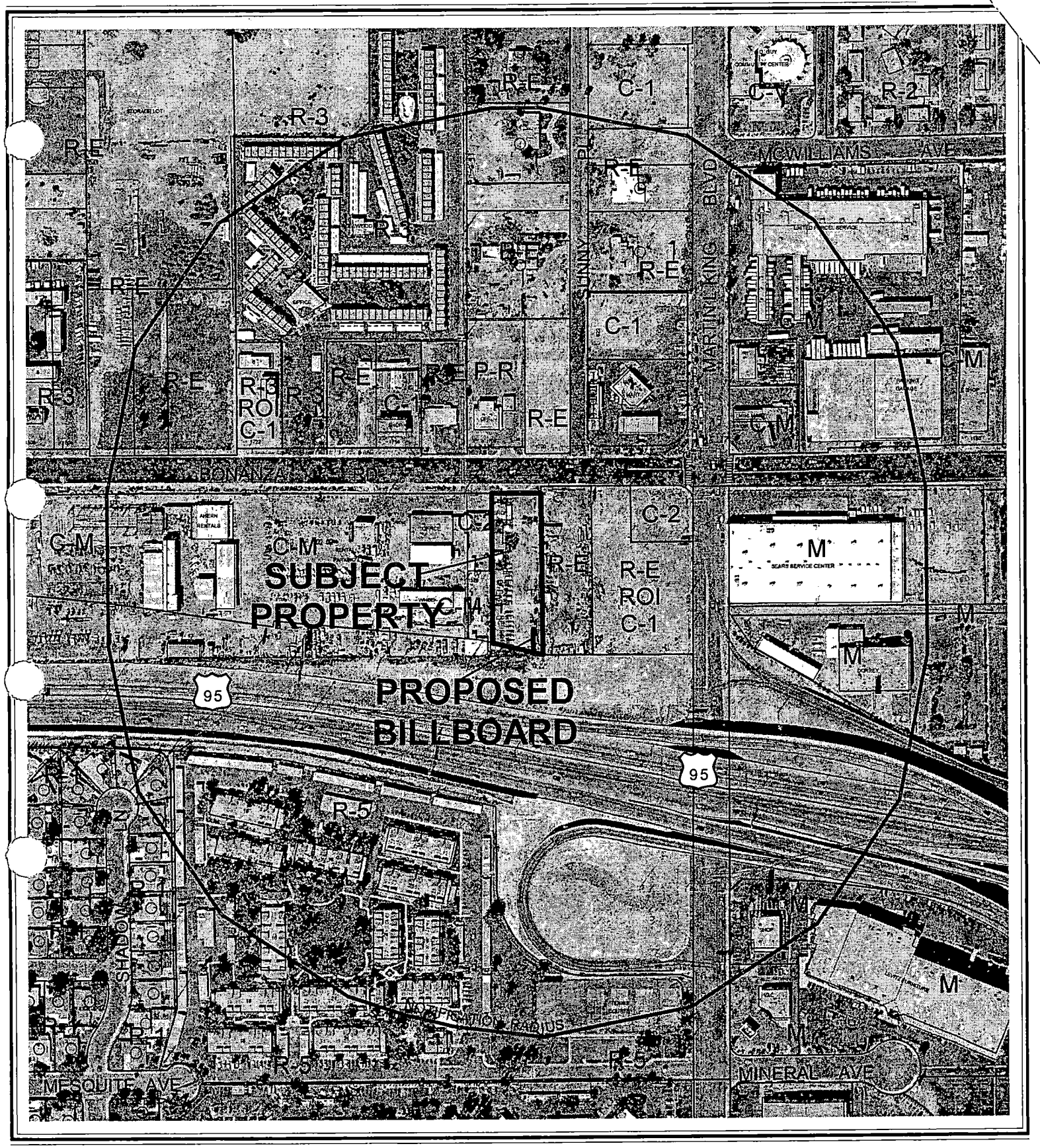


CASE: **SUP-4316**

SEPARATION RADIUS: 750 FT

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

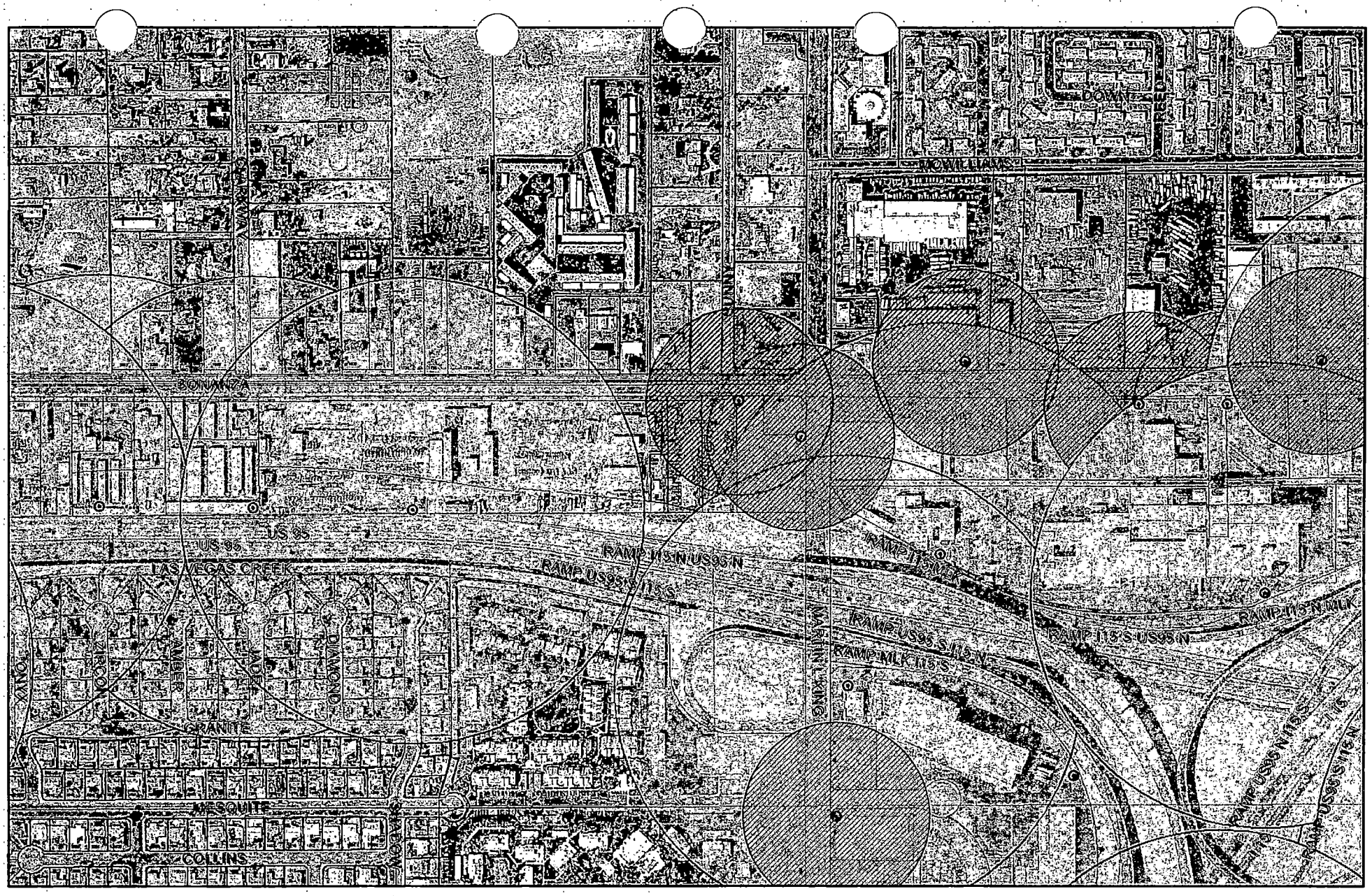
N



CASE: **SUP-4316**

RADIUS: 850 FT

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



SUP-4316

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Outside City Boundary

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4316 - MOUNTAIN VIEW ESTATES ON BEHALF OF MOISES, MARIO AND ZARQUIS GARCIA

** CONDITIONS **

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

Planning and Development

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

2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The off-premise advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site buildings.

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

6. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

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

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

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

Public Works

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

11. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 1527 West Bonanza Road.

B) Applicant's Justification

The applicant maintains that the proposed site is an appropriate location for an off-premise advertising (billboard) sign.

BACKGROUND INFORMATION

A) Previous Actions

11/17/93 The City Council approved a Rezoning (Z-0088-93) to C-2 (General Commercial on this site. The Planning Commission and staff recommended approval on October 14, 1993.

B) Pre-Application Meeting

05/12/04 The applicant was advised of the requirements of a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.90

B) Existing Land Use

Subject Property:	Commercial
North:	Offices
South:	US 95
East:	Open Storage
West:	Industrial

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/ Research)
North:	SC (Service Commercial)
South:	ROW (Right of Way)
East:	LI/R (Light Industrial/ Research)
West:	LI/R (Light Industrial/ Research)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	P-R (Professional Office and Parking)
South:	ROW (Right of Way)
East:	R-E (Residence Estates)
West:	C-M (Commercial/ Industrial), C-2 (General Commercial)

E) General Plan Compliance

The site is designated LI/R (Light Industrial/ Research) on the Southwest Sector Land Use Plan Map of the General Plan. The existing C-2 (General Commercial) Zoning designation is in conformance with the General Plan.

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

The site is shown on the West Las Vegas Plan, a special emphasis plan of the Southeast Sector of the General Plan. The West Las Vegas Plan has specific goals, policy, and programs for the area of the city north of US-95, between Rancho Drive and I-15. Approval of this off-premise sign is not contrary to the goals of the Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	***Code Requirement***	***Provided***
Minimum distance separation from another Off-Premise Advertisement (Billboard) in any direction. Minimum distance separation from "R" zoned property and any other Off-Premise Advertising (Billboard) Sign	300 Feet 300 Feet	No other Off-Premise Advertising (Billboard) Signs or residential properties are within 300 feet of this proposal
Minimum distance separation from another Off-Premise Advertisement (Billboard) along the same side of US-95.	750 Feet	No other Off-Premise Advertising (Billboard) Signs are within 750 feet of this proposal

This proposed Off-Premise Advertising (Billboard) Sign is located in excess of 300 feet from any other Off-Premise Advertising (Billboard) Sign and in excess of 750 feet from any other Off-Premise Advertising (Billboard) Sign along the same side of US-95; it therefore complies with Zoning Code standards.

B) General Analysis and Discussion

- Zoning

An Off-Premise Advertising (Billboard) Sign is an allowed use within the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 establishes the criteria for the approval of Off-Premise Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of an Off-Premise Advertising Sign to 40 feet. The Code also requires Off-Premise Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premise signs. The proposed sign meets these Code requirements with regards to distance separation. There is no other billboard signs located within 750 feet of this site along this segment of US-95.

Notwithstanding the above, this proposed billboard would add substantial visual clutter in this area of the City. If this application is approved, a condition has been added requiring the use be reviewed by the City Council in two years.

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."**

   Although this proposed use is allowed in the LI/R (Light Industrial/ Research) General Plan designation and in the C-2 (General Commercial) zoning district, this proposed billboard would add substantial visual clutter in this area of the City.

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

   The subject site is located in a commercial area and is adjacent to US95, which is one of the prerequisites to establish its suitability.

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."**

   This use does not generate traffic on the proposed site and will not negatively affect the surrounding roadways

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

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

NOTICES MAILED 0

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II, LMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A MEDICAL OFFICE DEVELOPMENT CONSISTING OF FOUR 4,000 SQUARE FOOT SINGLE STORY BUILDINGS on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 200 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

ABEY: 6/24/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – Motion to hold item in ABEYANCE – UNANIMOUS

To be held in abeyance until June 24, 2004 Planning Commission meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that the proposed application is in conformance with the limited commercial zoning district. The structures conform to setback, height and lot coverage requirements of the C-1 district. The proposed development is a low intensity use and is compatible with both the adjacent commercial and residential development. Staff recommends approval. One hundred and thirteen notices were mailed and no approvals or protests were received.

MINUTES – Continued:

JENNIE OSHIZAWA, 10120, appeared on behalf of the applicant and agreed to staff's conditions.

MS. OSHIZAWA informed COMMISSIONER DAVENPORT that a group of individuals own the property. Ownership has changed within the past years and the owners are not the previous applicants. MS. OSHIZAWA informed CHAIRMAN TRUESDELL that Alicia Moo is the manager and resides in Las Vegas. COMMISSIONER DAVENPORT expressed his concern regarding conflict. He has been contacted by an individual for a loan regarding a medical building and wondered if this was the property. It was confirmed that there was not a conflict, so COMMISSIONER DAVENPORT would vote on this item.

DAVID CLAPSADDLE, Planning and Develoment, stated that Condition 14 needs to be deleted. MS. OSHIZAWA concurred with the deletion.

COMMISSIONER STEINMAN stated that the report indicates 164 parking spaces. It is his understanding that staff makes the assumption that all of the spaces in the shopping center are available for parking on this project. MR. WALTON replied that this is a commercial subdivision, and there are shared access agreements between the property owners so parking was not an issue. COMMISSIONER STEINMAN expressed a strong concern as to how the parking will accommodate individuals coming to the medical office building. MR. WALTON replied that the Code requires the applicant provide 162 parking spaces, and they are providing 164, as well as additional handicap parking spaces. COMMISSIONER STEINMAN stressed the fact that there could be a legality issue, as it is unlikely that an individual will park in the front and walk to the back for the medical center where there is no parking. There are too many buildings in the rear and the clients will be shortchanged, and it does not make much sense. VICE CHAIRMAN NIGRO pointed out that the Code does not contemplate where the parking has to be in relation to the building. In addition, there is no pedestrian connection between the two parking lots. COMMISSIONER STEINMAN stated if the retail buildings were out on Rancho and the parking was on the interior of the office buildings, it would work. However, the way the project is set up, it is two distinct areas and there will not be sufficient parking if all four of these buildings are filled with tenants, as clients will want to park close to these offices. There are too many buildings in the rear. COMMISSIONER STEINMAN stated, for the record, that the interpretation on how parking spaces are counted is wrong; however, he will support the application because it does meet the Code even though the parking does not functionally work. VICE CHAIRMAN NIGRO concurred with COMMISSIONER STEINMAN. In addition, what happens in situations like this is that offices suffer from business because of insufficient parking and clients do not want to deal with it. CHAIRMAN TRUESDELL concurred. VICE CHAIRMAN NIGRO suggested adding a condition requiring pedestrian access between the parking lots to assist the developer in mitigating a potential problem.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 55 – SDR-4182

MINUTES – Continued:

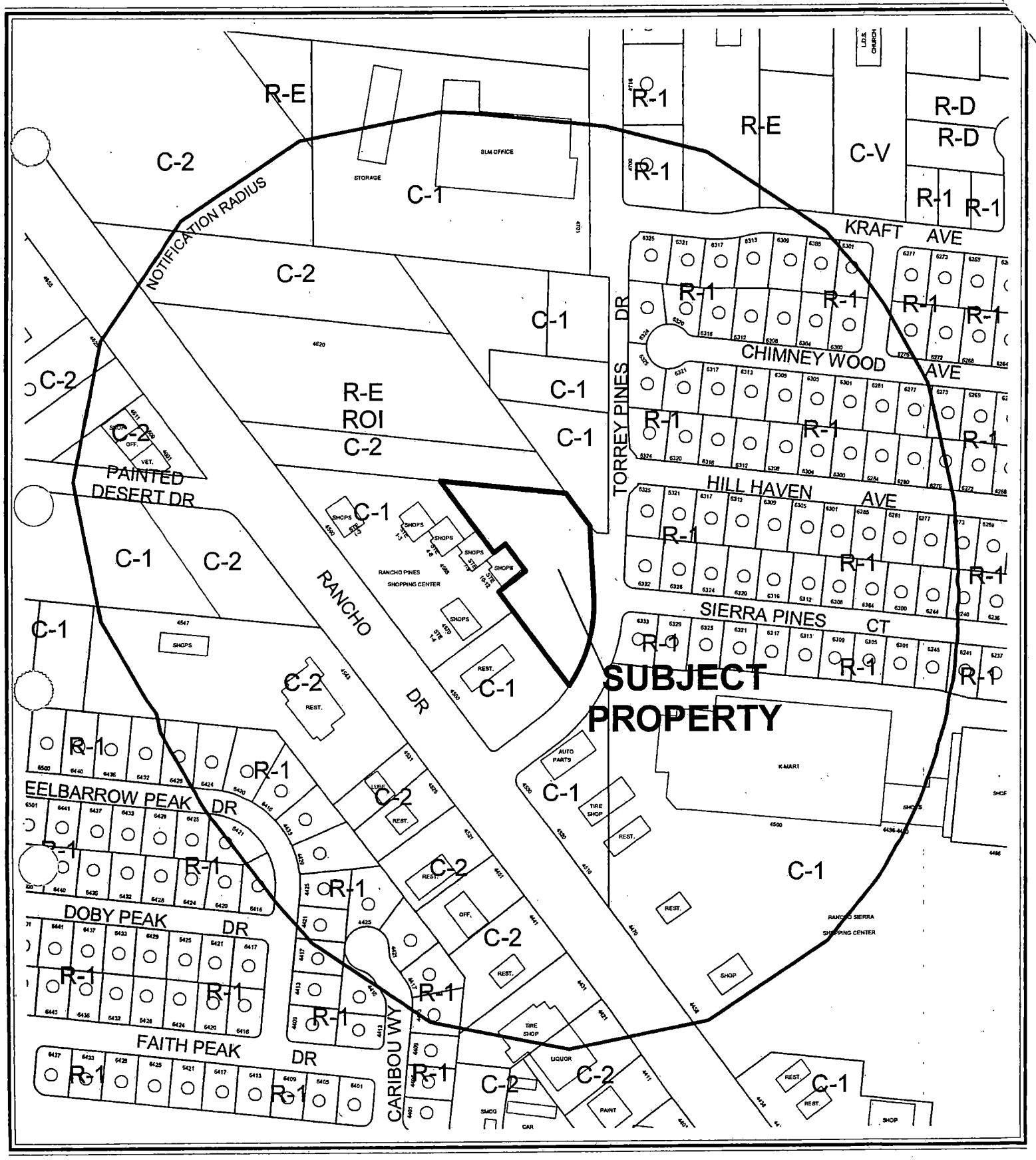
MS. OSHIZAWA stated that the site was very difficult to configure. She confirmed for CHAIRMAN TRUESDELL that there is a cross easement agreement with the shopping center, and it is with the same owners. CHAIRMAN TRUESDELL noted that the Commission is doing a disservice to the developer if the Site Plan was approved. CHAIRMAN TRUESDELL decided that he could not support this application. COMMISSIONER STEINMAN concurred with CHAIRMAN TRUESDELL and decided to oppose the application. VICE CHAIRMAN NIGRO then asked what would be the basis for denying the application if it meets the Code. DEPUTY CITY ATTORNEY SCOTT replied that the application does meet the Code with regards to how many spaces the applicant has for the amount of square footage they are proposing. It is going to be a business decision for the applicant, as to if the applicant can make this site work with 50% retail and 50% medical with where the parking is located. CHAIRMAN TRUESDELL stated that when retail centers are looked at, the City looks at the Code and analyzes whether the parking is appropriate. DEPUTY CITY ATTORNEY SCOTT stated that there are no provisions in the Code that mandates each parking space has to be within 300 feet of the front door of each particular pad. He quoted criteria from the Code and then stated that the issue of parking does not fit any of the criteria quoted. COMMISSIONER EVANS stated there has been significant discussion regarding the lack of harmony of the proposed design. CHAIRMAN TRUESDELL confirmed with staff that there is no street parking along Torrey Pines, but feels that clients will park there to avoid the parking problem. DEPUTY CITY ATTORNEY SCOTT stated that if the layout of the site had some impact on the adjacent neighborhood, or was unsightly compared to the adjacent neighborhood, or was obnoxious in character in relation to the general neighborhood, then the Site Plan would regulate these issues. There is no Code that regulates a bad business decision.

COMMISSIONER EVANS confirmed with MS. OSHIZAWA that the applicant would consider placing the application on hold to review their options. She also pointed out that the past uses were industrial, so they have put forth an effort to create buildings that were residential in style with low intensity uses. COMMISSIONER McSWAIN asked if traffic spilled over into the adjacent residential area, would it not affect one of the outlined conditions. DEPUTY CITY ATTORNEY SCOTT replied that if a Variance existed, then traffic would be an issue. COMMISSIONER McSWAIN then commented that because of human nature, it would impact the adjacent residential area. VICE CHAIRMAN NIGRO suggested holding the item until the June 24th Planning Commission meeting, instead of adding conditions, as he previously suggested. This will give the applicant and developer time to modify the parking area so it can be more functional with the office buildings. MS. OSHIZAWA concurred.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:08 – 10:26)

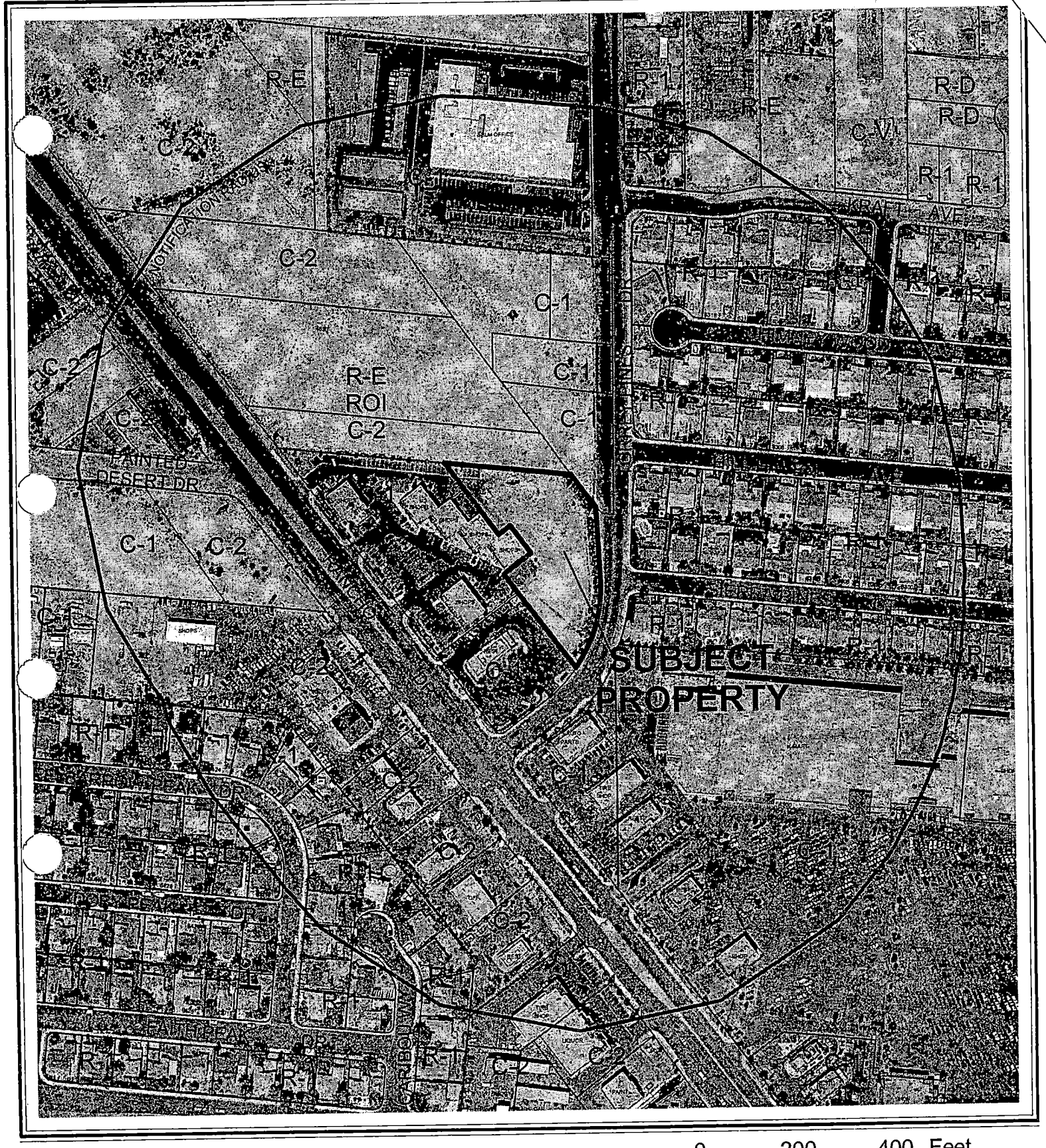


CASE: **SDR-4182**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)


R-E
C-2
NOTIFICATION RADIUS
C-2
C-1
C-2
R-E
ROI
C-2
C-1
C-1
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DESERT DR
C-1
C-2
C-1
SUBJECT
PROPERTY
R-1
R-E
C-V1
R-D
R-D
R-1
R-1
KRAFT AVE
R-1
R-1
R-1

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVEIW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

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

4. 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 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Turf shall not exceed a maximum of 12.5% of the landscape area.

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

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall be walled and roofed in accordance with the requirements of Municipal Code Section 19.08.045.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

10. 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.

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

12. Vehicle access must be provided and maintained to and through the existing sewer easement along the easterly section of this site and no permanent structures or trees shall be placed in the existing sewer easement along the easterly section of this site.

13. These pad sites must always allow for the perpetual common access between the various parcels/owners within the Rancho Pines commercial subdivision area.

14. An update to the Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site

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

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a professional and medical office development on 1.49 acres approximately 275 feet northeast of the intersection of Rancho Drive and Torrey Pines Drive.

B) Applicant's Justification

This applicant states that the proposed development is consistent with the General Plan, the zoning regulations and the City's design standards, and is scaled to be compatible with the adjacent residential neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

04/03/96 The City Council approved a request for a Rezoning (Z-0002-96) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval of March 6, 1996.

10/09/03 The Planning Commission voted to table applications for a Site Development Plan Review (SDR-2980), Special Use Permit (SUP-2995) and Review of Conditions (ROC-2996) for a 85,170 square foot Mini-Warehouse building on the subject site. The applications were tabled at the request of the applicant.

B) Pre-Application Meeting

03/17/04 At the pre-application conference, it was noted that the buildings would need to meet Residential Adjacency requirements, and that parking counts for the entire commercial center would be needed in order to verify conformance with parking regulations. Public Works noted that inter-site access with the commercial center was preferable.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this request.

FF

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.49

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Fast Food Restaurant Use
East:	Single-Family Residential Use
West:	Shopping Center Use

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	GC & (General Commercial) and (Service Commercial)
South:	SC (Service Commercial)
East:	L (Low Density Residential)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-E roi to C-1 (Residence Estates) under Resolution of Intent to (Limited Commercial)
North:	R-E roi C-1, C-2 Residence Estates under Resolution of Intent General Commercial, Limited Commercial
South:	C-1 (Limited Commercial)
East:	R-1 (Single Family Residential)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Centennial Hills Sector Plan of the General Plan. The existing C-1 (Limited Commercial) zoning is compatible with this land use district and allows for low- to medium-intensity retail, office, or other commercial uses that serve primarily local area patrons. The proposed office uses are compatible with the General Plan.

FF

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

Rancho Corridor Study Area

The subject site was reviewed under the Rancho Corridor study (GPA-1363). It was concluded that the existing SC (Service Commercial) General Plan designation was the most appropriate land use designation for the site, and there no zoning or General Plan modifications were recommended for the subject site.

PROJECT DESCRIPTION

The proposed development consists of the construction of four office buildings with 4,000 square feet of floor area each. The buildings will be one story in height, and their scale and appearance will be compatible with the residential dwellings to the east. A combination of stucco and stone veneer will be used on the exterior of the buildings, with barrel-tile roofs. The subject site is part of a larger commercial subdivision; a total of 34 parking spaces will be provided on the office complex portion of the site, with the remainder of the required parking spaces located on the commercial center portion of the 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 Size	N/A	1.49 acres	N/A
Min. Lot Width	100 Feet		Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet		Y
Max. Lot Coverage	50%	26%	Y
Max. Building Height	None	23 Feet	N/A
Trash Enclosure	Walled/Roofed	Not indicated	N/A
Mech. Equipment	Screened	Not indicated	N/A

The proposal meets standards for minimum lot size, width and setbacks. Additional information will be needed maximum building trash enclosure and mechanical equipment.

A2) Residential Adjacency Standards

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

a) Proximity slope. As depicted in the submitted drawings, the proposed structures comply with the required proximity slope.

b) Building setback. The proposed buildings will be located approximately 100 feet from the nearest residential property line, and will comply with the setback requirements.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Parking Ratio	Required Parking Regular	Required Parking Handicap	Provided Parking Regular	Provided Parking Handicap
Office (New)	8,000	1/300 GFA	26.67			
Office (Exist.)	8,010		26.70			
Medical (New)	2,000	1/200 GFA	10.00			
Medical (New)	6,000	1/175 GFA	34.29			
Medical (Exist.)	2,000	1/175 GFA	11.43			
Retail (Exist.)	9,365	1/175 GFA	53.51			
Total	35,375		162.60	6	164	11

The proposed development will provide adequate parking in conformance with code requirements. Additional handicap parking spaces may be required by the Building and Safety Department due to the proposed medical uses on the site.

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	6 Trees	7 Trees
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	32 Trees	14 Trees
• Min. Zone Width—Front	15 Feet		20 Feet
• Min. Zone Width—Side	8 Feet		6 Feet

The number of trees provided in the parking area conforms to minimum code requirements. The number of trees in the perimeter buffer areas will need to be increased to meet code requirements. The depth of the landscape buffers are generally in conformance with code requirements; the buffer at the northwest side of the property is only four feet in depth, due to the fact that it is aligned with the existing buffer for the commercial development to the south.

A5) Sign Standards

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

Monument Signs:

Standards	**Allowed**	**Provided**
Maximum Number	1/200' street frontage 2 total	1 total
Maximum Area	75 SF/sign	Not indicated
Maximum Height	10 Feet	Not indicated
Minimum Setback	5 Feet	7.5 Feet
Illumination	Direct/Internal	Not indicated

Wall Signs:

Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	4%
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External	Not indicated

Signage for the project will be permitted under a separate application. The initial information included with this submittal indicate that the monument sign will conform to the location requirements listed in Title 19.14, and that the proposed wall signage will conform to the area limitations. The monument sign and any wall signage facing the residential neighborhood will be subject to the Residential Protection Standards listed in Title 19.14, which prohibits bare bulbs, exposed neon tubing, animation or electronic message units.

B) General Analysis and Discussion

- Zoning

The proposed professional and medical office uses are in conformance with the C-1 (Limited Commercial) zoning district. The structures will conform to the setback, height, and lot coverage requirements of the C-1 (Limited Commercial) district.

- Site Plan

The site has been designed so as to minimize impacts to the adjacent residential neighborhood. The four proposed buildings are located along the perimeter of the site, but the entrances will be located inward. The parking areas located towards the center of the parcel, and are shielded from surrounding properties by the proposed buildings. A single driveway will be located on Torrey Pines Drive, and will be aligned directly with Sierra Pines Court. In addition, cross-access will be provided to the existing commercial development to the south.

- Waivers

The applicant has requested a waiver from the landscape buffer requirements for a four-foot deep landscape buffer along the northwest property line. The buffer depth has been reduced in order to align the new parking spaces in the development with the existing parking spaces and landscape buffer for the commercial development to the south. In addition, a waiver is required from the parking lot landscaping requirements, due to the fact that landscape islands are not provided every six parking spaces. This is due to the unusual shape of the parcel and the difficulty in providing a conforming access driveway and parking spaces. The applicant has addressed this issue by providing generous landscape islands wherever possible that exceed the minimum area requirements.

- Landscape Plan

As noted previously, additional trees will be required in the perimeter buffer areas in order to conform to code requirements. In addition, waivers are required to address the placement of landscape islands in the parking lot and the depth of the landscape buffer along the northwest property line.

- Elevation

The submitted elevations indicate the use of stone and stucco pilasters to add depth to the wall surfaces, and gable elements will be utilized to give variety to the roof form. Although the building entrances are oriented to the interior parking lot, the rear elevation of the buildings facing Torrey Pines Drive has been detailed so as to provide the appropriate fenestration for the street frontage. The buildings have been scaled so as to be compatible with the adjacent residential neighborhood.

- Floor Plan

The submitted floor plans depict the option of providing three tenant spaces within each building. The actual layout of the tenant spaces will be determined as the spaces are leased to tenants.

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 a low-intensity use that will be compatible with both the adjacent commercial and residential development.

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

   The development is consistent with the General Plan and the requirements of the C-1 (Limited Commercial) zoning district. Additional landscaping will be required in the perimeter buffer areas in order to conform to code requirements.

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

   The office complex will have access from the commercial development to the south, as well as access from Torrey Pines Drive. The office uses will have little impact on neighborhood traffic and adjacent roadways.

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

   The proposed building and landscape materials are appropriate for the area.

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

   The materials utilized on the exterior of the buildings are appropriate for the area, and have been scaled so as to be compatible with the adjacent residential neighborhood.

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

The proposed development will be subject to inspections before occupancy, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 113

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4182 APN: 138-02-214-003

Name of Property Owner: KANCHO PINES II

Name of Applicant: TESA PARTNERS I

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: Eli Shaham, MANAGING MEMBER of General Partner of Owner

Subscribed and sworn before me

This 2nd day of March, 2004

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KAREN L. JACKSON
No: 01-72151-1
My Appointment Expires Dec. 7, 2005

SITE INFORMATION

ACRES:	4.44 ACRES (193,184 SF)		
JURISDICTION:	CITY OF LAS VEGAS		
LOCATION:	3320 FT +/- NE OF THE INT OF RANCHO DR & TORREY PINES		
APN:	138-02-214-003		
OWNER:	RANCHO PINES II		
EXISTING GENERAL PLAN:	SC SERVICE COMMERCIAL		
EXISTING ZONING:	C-1 LIMITED COMMERCIAL DISTRICT		
LOT COVERAGE PERMITTED:	90%	3.72 ACRES	
LOT COVERAGE PROPOSED:	35%	0.31 ACRES (13,600 SF)	
SETBACKS:	REQUIRED		PROPOSED
	20 FEET	FRONT	20 FEET
	10 FEET	SIDE	20 FEET
	15 FEET	STREET	N/A
	20 FEET	REAR	N/A
AISLE WIDTH REQUIRED:	24 FOOT		
AISLE PROVIDED:	24 FOOT MINIMUM		
BUILDING HEIGHT PERMITTED:	NONE		
BUILDING HEIGHT PROPOSED:	17 FEET		

PARKING ANALYSIS (COMM. SUBD.)

PROPOSED DEVELOPMENT		EXISTING DEVELOPMENT	
BLDG A	4,000 SF.	BLDG 1	12,200 SF.
BLDG B	4,000 SF.	BLDG 2	3,555 SF.
BLDG C	4,000 SF.	BLDG 3	4,000 SF.
BLDG D	4,000 SF.		
TOTAL FLR. AREA	16,000 SF.	TOTAL FLR. AREA	19,755 SF.
4,000 SF. OFFICE (1/250 SF.)	21 SPACES	3,555 SF. RETAIL (1/175 SF.)	24 SPACES
3,000 SF. MEDICAL (1/250 SF. 1ST LEVEL)	12 SPACES	4,000 SF. OFFICE (1/250 SF.)	21 SPACES
4,000 SF. MEDICAL (1/175 SF.)	23 SPACES	3,000 SF. MEDICAL (1/250 SF.)	12 SPACES
TOTAL PARKING REQ'D	72 SPACES	TOTAL PARKING REQ'D	57 SPACES
TOTAL PARKING REQUIRED (EXISTING + PROPOSED)	129 SPACES		
TOTAL PARKING PROVIDED (EXISTING + PROPOSED)	144 SPACES		
TOTAL HANDICAP PARKING REQUIRED (EXISTING + PROPOSED)	6 SPACES		
TOTAL HANDICAP PARKING PROVIDED (EXISTING + PROPOSED)	8 SPACES		

PROXIMITY SLOPE-SECTION

SCALE: 1" = 30'

GRAPHIC SCALE

LEGEND

ADA ACCESSIBLE ROUTE

PROPERTY LINE

SIERRA PINES

TORREY PINES

BLDG C 4,000 sf

BLDG B 4,000 sf

BLDG D 4,000 sf

BLDG A 4,000 sf

BUILDING 1 12,200 SF.

EXISTING

EXISTING BUILDING 2 3,555 SQ. FT.

EXISTING BUILDING 3 4,000 SF.

RANCHO DRIVE

VICINITY MAP

PROJECT SITE

SITE PLAN

property management
development
consultants

CIVIL ENGINEERING • COMMERCIAL • LAND PLANNING

10120 S. Eastern Ave. • Suite 245 • Henderson • Nevada • 89052

Phone: (702) 363-9266 • Fax: (702) 492-1218

Rancho Pines Office Park (APN: 138-02-214-003)

SITE PLAN

city of las vegas nevada

JOB NO.	2020DN
DESIGNED	JV
DRAWN	JV
CHECKED	JD
DATE	3/29/04

Sheet A1

REVISED 5.19.04

SDR-4182
5-27-04 PC

BLDG A & B - WEST ELEVATION
BLDG C & D - NORTH ELEVATION

BLDG A & B - NORTH ELEVATION
BLDG C & D - WEST ELEVATION

BLDG A & B - EAST ELEVATION
BLDG C & D - SOUTH ELEVATION

BLDG A & B - SOUTH ELEVATION
BLDG C & D - EAST ELEVATION

ELEVATIONS

DEVELOPMENT • PROPERTY MANAGEMENT

CIVIL ENGINEERING • COMMERCIAL REAL ESTATE
10120 S. Eastern Ave. • Suite 245 • Henderson • Nevada 89052
Phone: (702) 363-9266 • Fax: (702) 492-1216

Rancho Pines Office Park
(APN: 138-02-214-003)

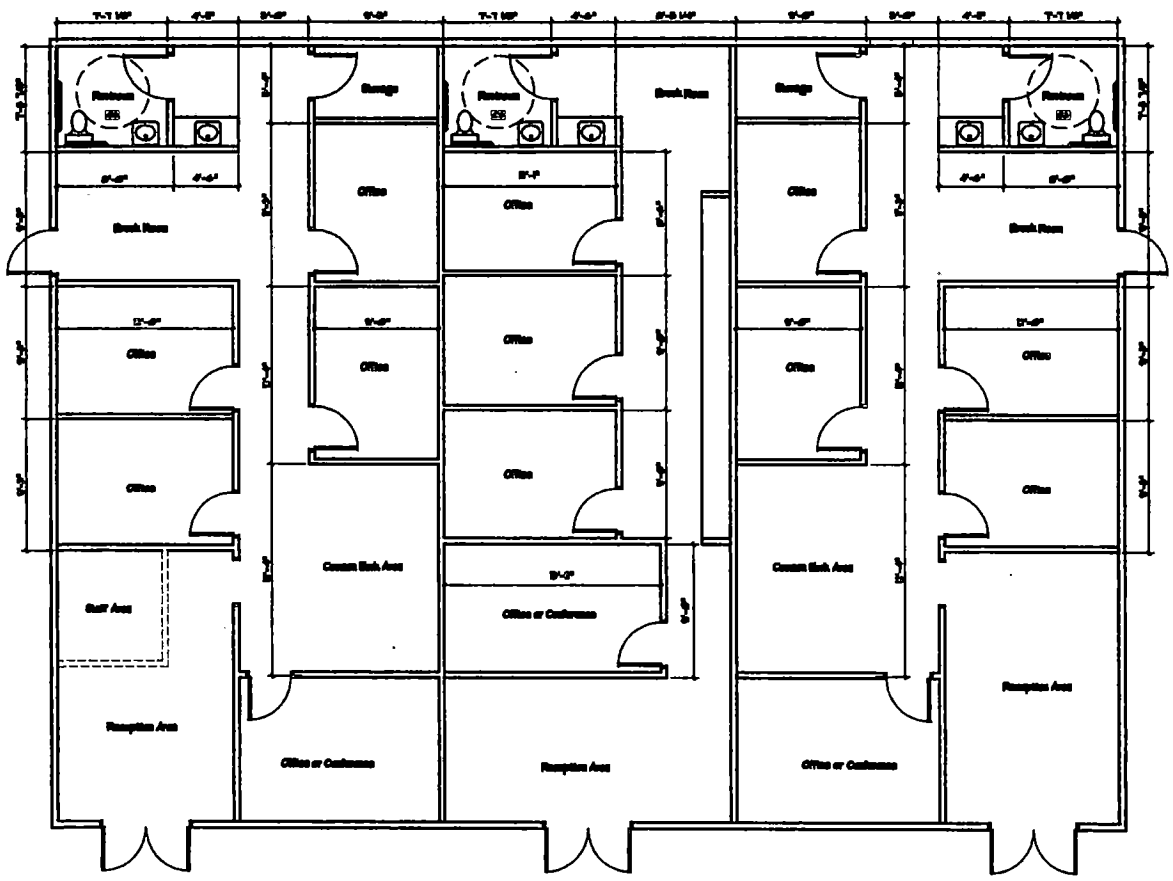
ELEVATIONS

city of las vegas nevada

JOB NO.	202003V
DESIGNED BY	JV
DRAWN BY	JV
CHECKED BY	JD
DATE	3/29/04

Sheet
A3

5-27-04 PC
SDR-4182



BLDGS A, B, C & D - FLOOR PLAN (TYP.)

Scale: 1/8" = 1'-0"

Pacific Development Concepts

Property Management

Civil Engineering / Commercial Real Estate

10120 S. Eastern Ave. • Suite 245 • Henderson • Nevada • 89052

Phone: (702) 383-9266 • Fax: (702) 492-1218

Date	No.	Revisions	Approved

Rancho Pines Office Park
(APN: 138-02-214-003)

FLOOR PLAN

city of las vegas nevada

Project No.	2020DV
Drawn By	JY
Checked By	JY
Checked By	JD
Date	3/29/04

Sheet
A4

5-27-04 PC
SDR-4182

City of Las Vegas

Agenda Item No.: 56

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4292 - APPLICANT: La POUR PARTNERS, INC. - OWNER CLASSIC LIGHTING, INC. - Request for a Site Development Plan Review and a Waiver of the Landscaping Requirements FOR A PROPOSED 6,666 SQUARE FOOT COMMERCIAL BUILDING on 0.27 acres at 219 West Charleston Boulevard (APN: 162-04-504-008), M (Industrial) Zone, Ward 1 (Moncrief).

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:
GOYNES – Motion for APPROVAL – UNANIMOUS WITH NIGRO abstaining as Scott Gregson is one of the partners in this project as well as a partner with NIGRO in another project

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that this is a Site Plan Review for an expansion of the Holsum Lofts. There will be more residential units, retail space and additional parking. The proposed development is consistent with the redevelopment plan for the downtown, Centennial Master Plan, and staff recommends approval. Fifty-five notices were mailed and no approvals or protests were received.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 56 – SDR-4292

MINUTES – Continued:

JEFF LAPOUR, Applicant, 5525 S. Decatur, concurs with staff's recommendations and requested approval.

JIM SOUTH, 307 W. Charleston, also represented NICKI WISCHINSKY, W. Charleston, stated he is located right next door to this project. MR. SOUTH requested clarification if the street that runs parallel to Charleston was being closed down, as this area is just about in front of MR. WISCHINSKY'S office and this would eliminate some of the public parking.

DAVID GUERRA, Public Works, stated that the current access off of Western would be maintained. COMMISSIONER EVANS confirmed with MR. GUERRA that there is no access off of Charleston. LAPOUR Partners is proposing access to Charleston; in that process, they are placing a blockade on the very western edge of their entryway, as noted on the Site Plan. This would not impede or dissinigrate any properties access to Charleston that they currently have. CHAIRMAN TRUESDELL added that it does not impact their access but it may impact their enjoyment of using the adjacent properties parking. MR. SOUTH commented that he could not speak for MR. WISCHINSKY but it does appear that an owner's driveway, located next to MR. WISCHENSKY'S property may be affected.

VICE CHAIRMAN NIGRO confirmed with MR. LAPOUR that SCOTT GREGSON is an investor in this project, so he will abstain from voting on this item, as MR. GREGSON is a partner of his in another project.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:26 – 10:32)

3-2095

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

CONDITIONS -- Continued:

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

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. A maximum of 12.5% of the buffer area may be landscaped with turf. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with Title 19.08.045.

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

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

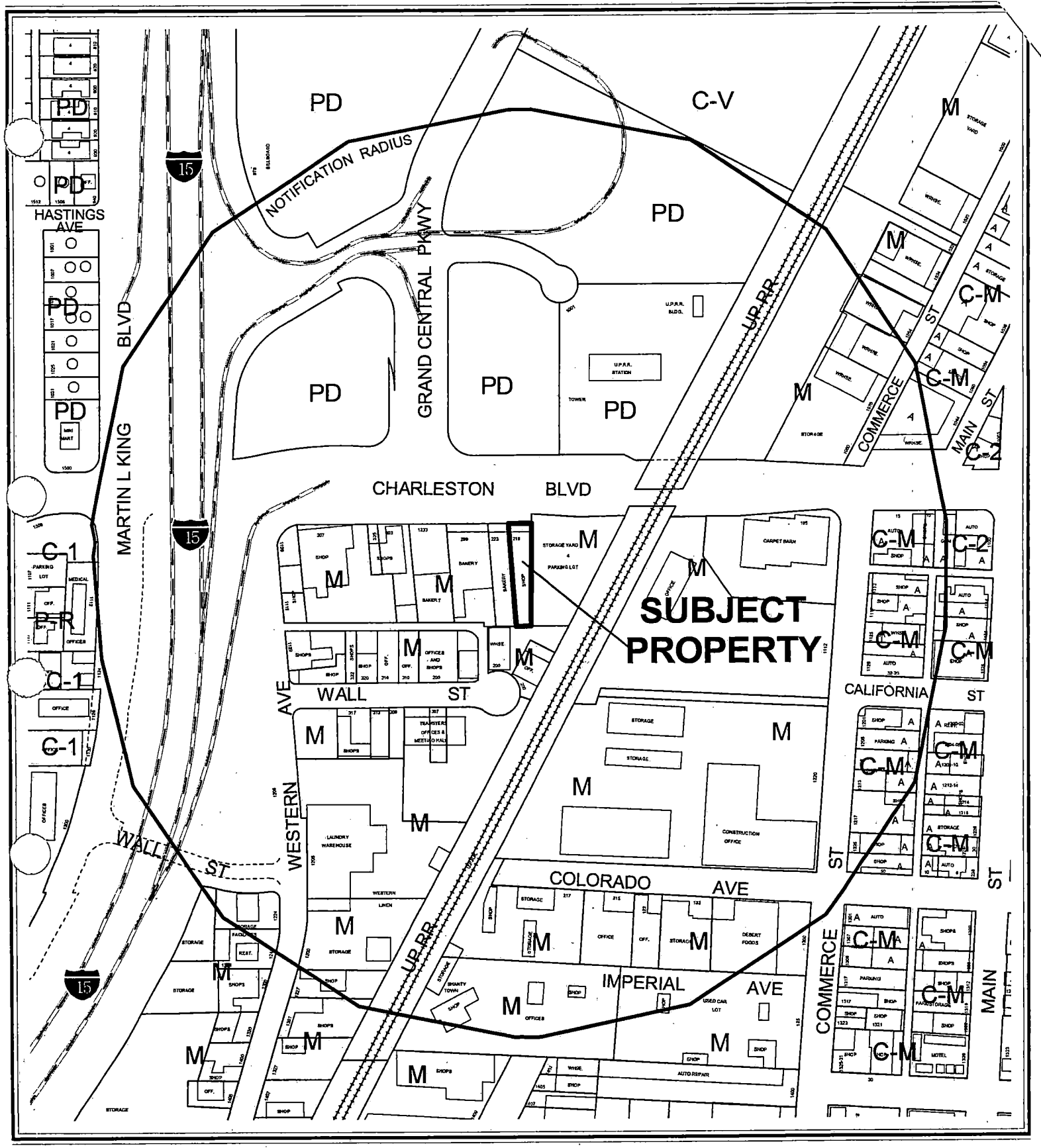
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

Public Works

9. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required, it should record prior to the issuance of any permits for this site.

10. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

11. Site development to comply with all applicable conditions of approval for SDR-3199 and all other applicable site-related actions.



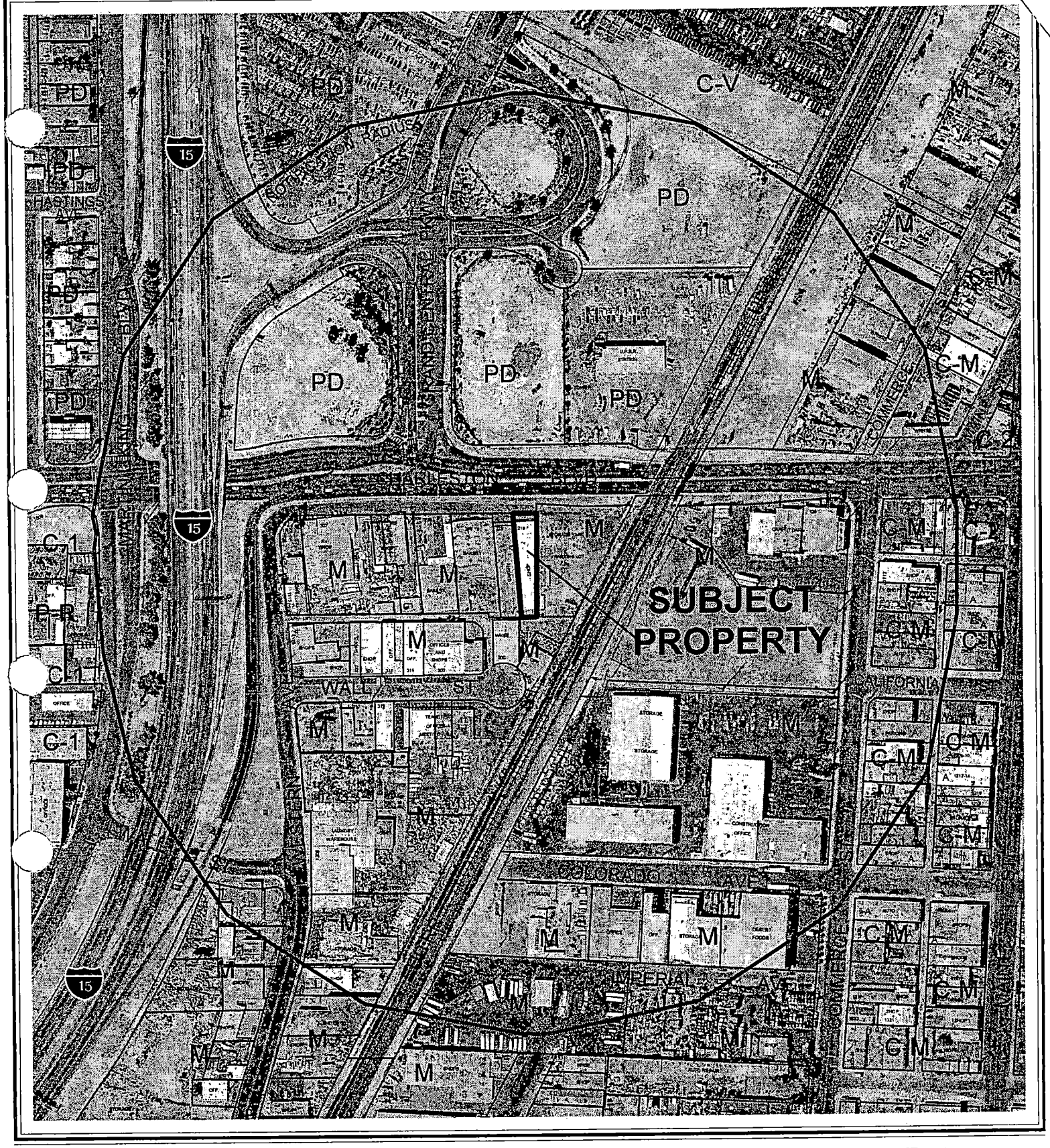
0 200 400 Feet

CASE: **SDR-4292**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 200 400 Feet

CASE: SDR-4292

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4292 - APPLICANT: La POUR PARTNERS, INC. - OWNER CLASSIC LIGHTING, INC.

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

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5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with Title 19.08.045.

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

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9. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required, it should record prior to the issuance of any permits for this site.

10. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

11. Site development to comply with all applicable conditions of approval for SDR-3199 and all other applicable site-related actions.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and a waiver of landscaping requirements for a proposed 6,666 square foot commercial building on .27 acres at 219 West Charleston Boulevard. The development is designated as Phase II of the Holsum Lofts project (SDR-3199).

B) Applicant's Justification

The applicant states that the subject development will be incorporated as part of the abutting Holsum Lofts project, and will assist in the redevelopment of the area.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions on the subject site.

B) Pre-Application Meeting

03/29/04 At the pre-application conference, the requirements for parking lot landscaping and the nonconforming status of the property relative to parking were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not requires as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.27

FF

B) Existing Land Use

Subject Property:	Wholesale Showroom Facility/Warehouse Use
North:	Undeveloped; I-15 Interchange
South:	Office Use, Industrial Use
East:	Parking Lot Use
West:	Industrial Use

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	Mixed-Use (Downtown Redevelopment)
South:	LI/R (Light Industry/Research)
East:	LI/R (Light Industry/Research)
West:	LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	PD (Planned Development)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The site is designated LI/R (Light Industry/Research) within the Southeast Sector Plan of the General Plan. The designation allows for clean, low-intensity industrial uses, including warehousing and distribution, assembling and processing, research, development and testing. Less intense uses, such as the proposed retail and office facilities, are also permitted by the designation.

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

The site is not located within any Special Overlay District, nor is it a part of any Study Area or Special Area Plan.

PROJECT DESCRIPTION

The development includes the reuse of the existing building, which will be incorporated as part of the Holsum Lofts development to the west and will be developed for retail and office uses. A portion of the building on the south side of the site will be removed in order to permit the extension of the Holsum Lofts parking lot across the subject parcel. Arcade structures and other decorative elements will be added to the existing structure; the project will utilize similar materials and colors as the Holsum Lofts project in order to tie the disparate structures together.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	N/A	56 Feet	N/A
Min. Setbacks			
• Front	10 Feet	21 Feet	Y
• Side	10 Feet	0 Feet	N
• Rear	0 Feet	84 Feet	Y
Max. Lot Coverage	N/A	57%	N/A
Max. Building Height	None	20 Feet	N/A
Mech. Equipment	Screened	Not indicated	N/A

The existing building does not conform with the side yard setback requirements; incorporating the subject parcel as part of the overall Holsum Lofts development will eliminate this nonconforming aspect of the project. No information has been provided relative to the screening of the mechanical equipment.

A2) Residential Adjacency Standards

The development is not subject to Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Retail	6,666 SF	1/250 GFA	27	2	6	0

The existing structure did not have any parking spaces on site, and would be considered a "Parking Impaired Development" as defined by Title 19.10. The applicant will be removing part of the existing building in order to extend the Holsum Lofts parking lot, and will be providing six additional parking spaces.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	1 Tree	3 Trees
Buffer: • Min. Trees	1 Tree/30 Linear Feet	2 Trees	4 Trees
• Min. Zone Width	8 Feet		5 Feet

The landscape buffer along the south property line does not meet the minimum depth requirement; a waiver has been requested.

A5) Sign Standards

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

Wall Signs: **Standards**	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20%/Elevation	7%/Elevation
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External	Not indicated

The amount of wall signage proposed for the project is significantly below what would be permitted by code.

B) General Analysis and Discussion

- Zoning

The proposed retail and office uses are in conformance with the M (Industrial) zoning district. The existing structure conforms to all development standards of the M (Industrial) district, with the exception of the side yard setback; this nonconforming aspect will be eliminated when the parcel is joined with the rest of the Holsum Lofts development.

- Site Plan

The site plan depicts the demolition of the rear portion of the building in order to accommodate additional parking spaces for the development. Sidewalks will be provided along the north and east facades of the building, allowing access to the tenant spaces from the adjacent development and parking lot.

- Waivers

The development requires a waiver from the landscape buffer depth requirement for the buffer at the south side of the property. The buffer will be five feet in depth in accordance with the abutting property; an eight-foot deep buffer is required by code. In addition, a waiver is required from the requirement for a six-foot deep landscape buffer between any structure and an adjacent sidewalk or parking lot.

- Landscape Plan

The site plan depicts a perimeter buffer along the south property line, as well as landscape islands in the parking lot area. Waivers are required for the insufficient depth of the perimeter buffer and the lack of a buffer between the sidewalk and the building.

- Elevation

The submitted elevations indicate that arcade structures will be added to the existing building at all of the tenant space entrances, and new pilasters and other decorative elements will be added that replicate the details of the adjacent Holsum Lofts project. The coordination of the decorative elements will assist in uniting the separate buildings of the complex.

- Floor Plan

The floor plan depicts a total of seven tenant spaces in the building, with exterior access to the spaces along the north and east sides of the building. The configuration of the building does not permit direct interior access to the adjoining Holsum Loft building, but is easily accessible via the pedestrian sidewalk at the perimeter of the building.

FINDINGS

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

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

   The retail and office use are compatible with the adjacent development and are appropriate to the location.

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

   The proposed development is consistent with the goals and objectives of the General Plan. The parcel is a Parking Impaired Development as defined by Title 19.10; however, the proposed development plan will increase the amount of parking on the site. The building does not currently conform to required side yard setbacks, but remapping the site will correct this issue.

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

   The development plan for the site involves the use of parking lot to the east for both phases of the project. A single driveway on Charleston Boulevard has been approved for the project, and no other driveways will be required.

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

   The proposed landscape and building materials will be appropriate to the area 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 proposed modifications to the façade of the existing building will be harmonious with the original architecture and will assist in integrating the structure with the first phase of the Holsum Lofts development.

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

   The structure will be subject to inspections for occupancy, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 55

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4292 APN: 162-04-504-008

Name of Property Owner: CLASSIC LIGHTING, INC. (50%)

Name of Applicant: LAPOUR PARTNERS, 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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: R K Carsello

Print Name: RICHARD CARSELLO

Subscribed and sworn before me

This 8th day of April, 2004

Lisa Chasteen

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
LISA CHASTEEN
My Appointment Expires
September 9, 2006
No: 02-77919-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4292 APN: 162-04-504-008

Name of Property Owner: LAVIGNA LIVING TRUST (50%)

Name of Applicant: LAPOUR PARTNERS

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

_____ Yes X No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: Jack LaVigna

Print Name: JACK LAVIGNA

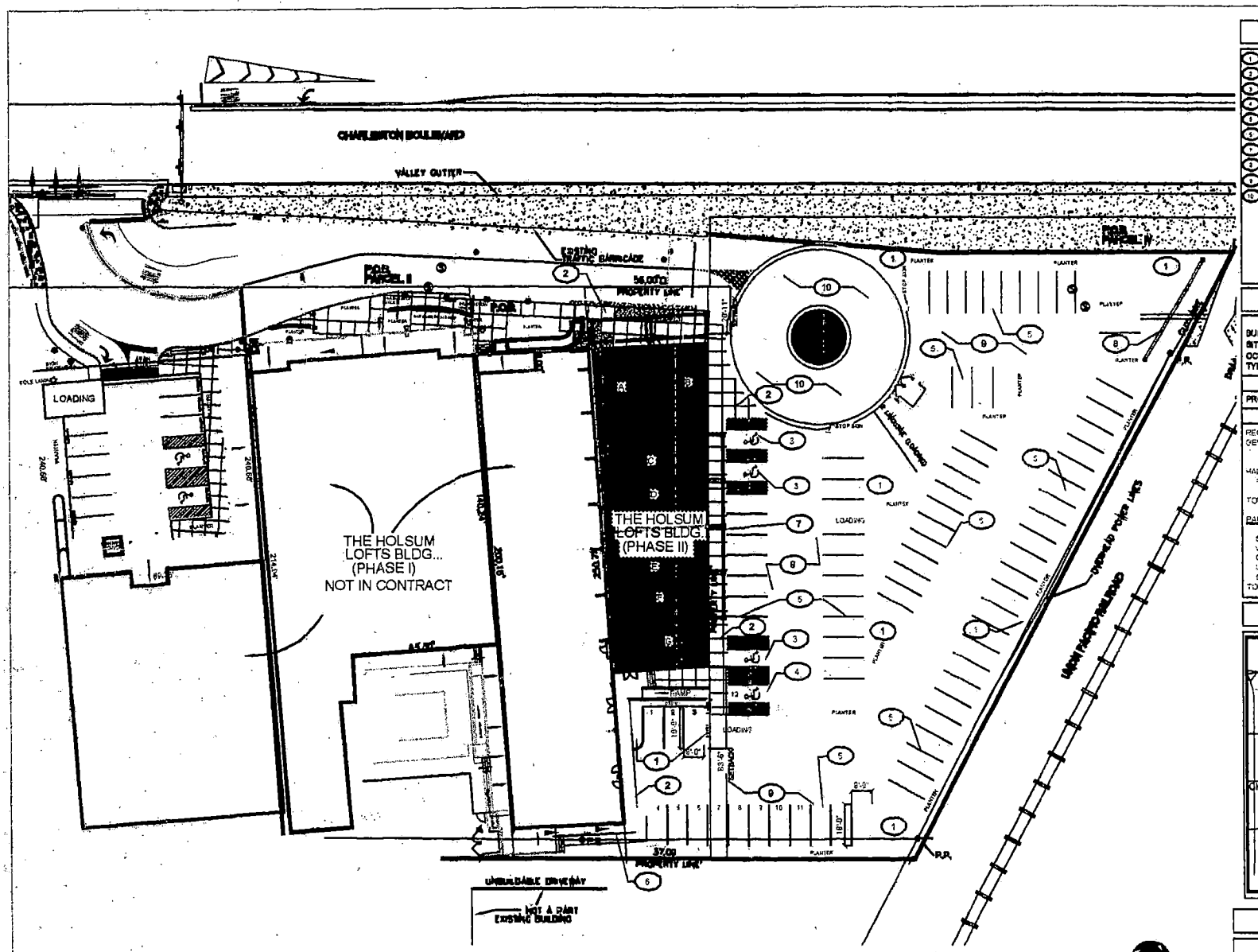
Subscribed and sworn before me

This 7th day of April, 2004

Lisa Chasteen

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
LISA CHASTEEN
My Appointment Expires
No: 02-77919-1 September 9, 2006



1 OVERAL SITE PLAN
1" = 20'-0"

SITE KEYNOTES

1. (E) LANDSCAPE AREA
2. (E) EXPOSED AGGREGATE CONCRETE WALK
3. (E) HANDICAPPED PARKING STALL 9'X 18'
4. (E) HANDICAPPED VAN PARKING STALL 9'X18'
5. (E) PARKING STALL 9'X18'(TYPICAL) 4" STRIPE
6. (E) 5' WIDE CONCRETE WALK - LIGHT SALT FINISH
7. (E) 5' WIDE CONCRETE WALK - LIGHT SALT FINISH
8. (E) EXISTING BILL BOARD
9. (E) ASPHALT PAVING - SEE CIVIL DRAWINGS
10. (E) LIGHT CONCRETE FINISH DRIVE

PARKING ANALYSIS

BUILDING AREA	.27 ACRES
SITE COVERAGE =	8,656 S.F.
OCCUPANCY GROUP	57%
TYPE OF CONSTRUCTION	B, M
	V-N, SPRINKLERED

ZONING

PROJECT PROPERTY = SITE DEVEL. PLAN | M (EXISTING)

PARKING

REQUIRED
GENERAL RETAIL USE
1 SPACE PER 250 S.F. = 6,656 S.F. / 250 = 27 SPACES

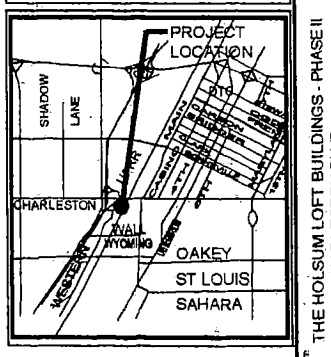
HANDICAPPED PARKING (APART OF TOTAL)
VAN ACCESSIBLE SPACES = 1 SPACE

TOTAL PARKING REQUIRED = 27 SPACES

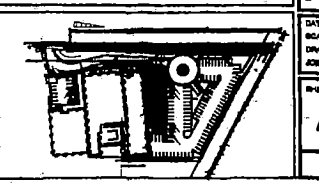
PARKING PROVIDED

STANDARD SPACES 9'X 18' = 5 SPACES
VAN ACCESSIBLE SPACES = 1 SPACE
ORIGINAL HOLSUM VARIANCE - 101 PARKING
INCLUDED 6 SPACES FOR PHASE II THIS
COUNT INCLUDES 1 VAN ACCESSIBLE, 5 NEW STALLS
TOTAL PARKING PROVIDED = 12 SPACES

VICINITY MAP



KEY PLAN



Martin Green Architect, Ltd. 2003

REVISIONS	BY

MGA Martin Green Architect, Ltd.

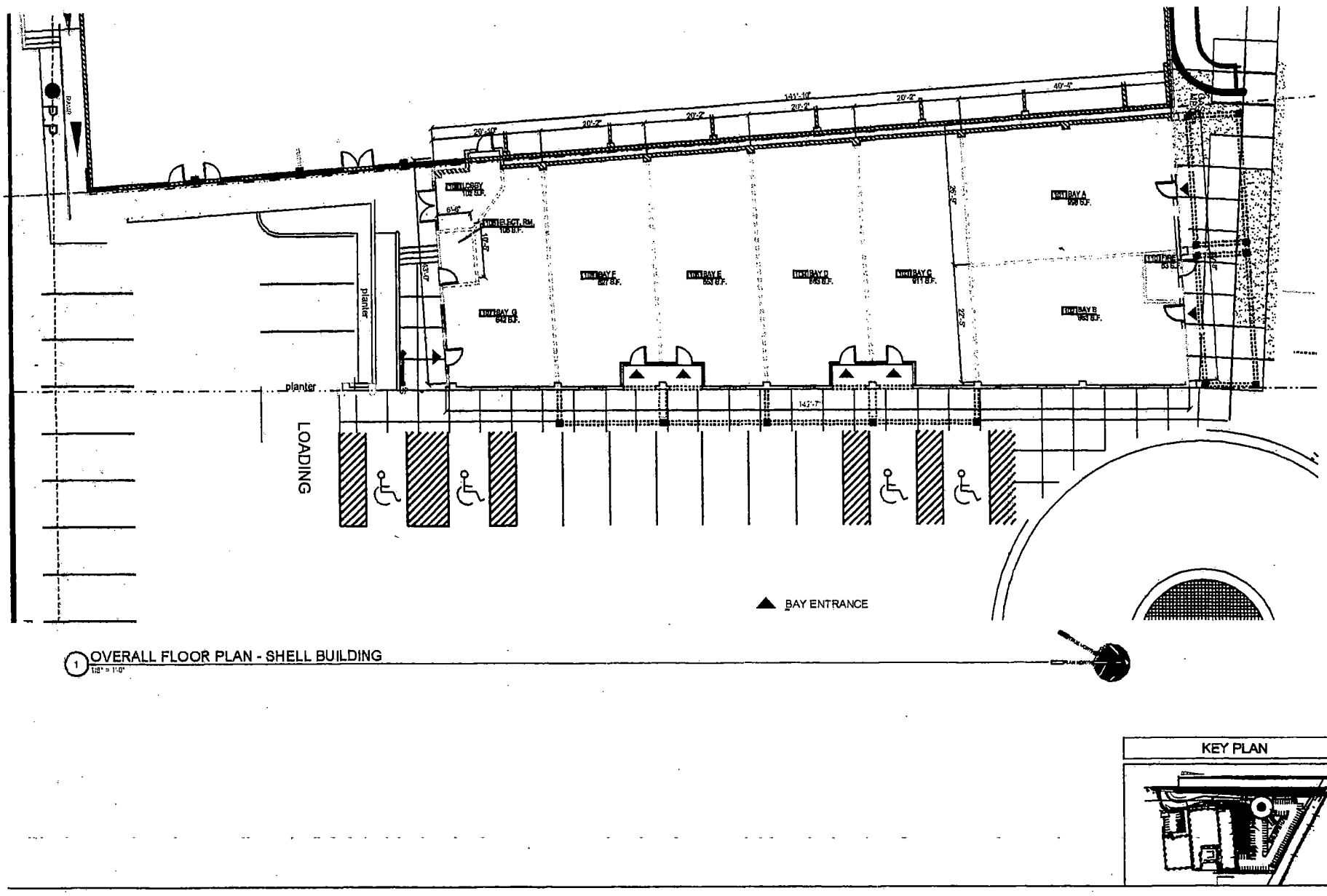
PROJECT: THE HOLSUM LOFT BUILDINGS - PHASE II
299 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA

SHEET TITLE: OVERALL SITE PLAN

DATE: 04-13-04
SCALE: AS INDICATED
DRAWN: SW/PB
JOB NO: 2004-0608

SHEET
AS1.01
OF SHEETS

SDR-4292 5-27-04 PC



1 OVERALL FLOOR PLAN - SHELL BUILDING
1/8" = 1'-0"

KEY PLAN

MGA Melvin Green Architect, Ltd.

REVISIONS	BY

PROJECT: THE HOLSUM LOFT BUILDINGS - PHASE II
299 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA

SHEET TITLE: OVERALL FLOOR PLAN - SHELL BUILDING

DATE: 04-12-04
SCALE: AS INDICATED
DRAWN: MG
JOB NO.: 2004-0409

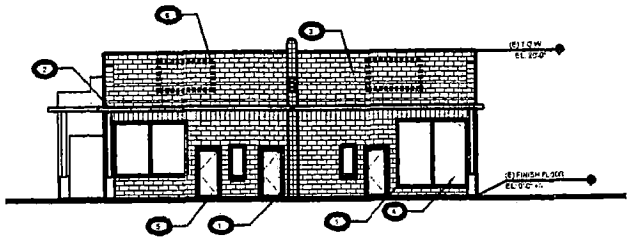
SHEET A1.01

OF SHEETS

SDR-4292 5-27-04 PC

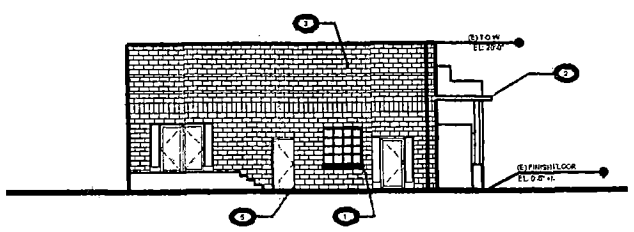
KEYNOTES

1. DARK METALLIC GREEN PAINT @ WINDOWS & DOOR FRAMES
2. DARK METALLIC GREEN PAINT @ STRUCTURAL METAL & PIPE RAILS
3. PASTEL GRAY PAINT @ CONCRETE & BRICK WALLS
4. CLEAR FLOAT GLASS @ WINDOW
5. STORE FRONT ALUMINUM DOOR
6. SIGN LOCATION



1 NORTH ELEVATION

2 EAST ELEVATION



1 NORTH ELEVATION

GENERAL NOTES

1. (E) INDICATES EXISTING.

Melvin Green Architect, Ltd. 2003

REVISIONS	BY

MGA Melvin Green Architect, Ltd.

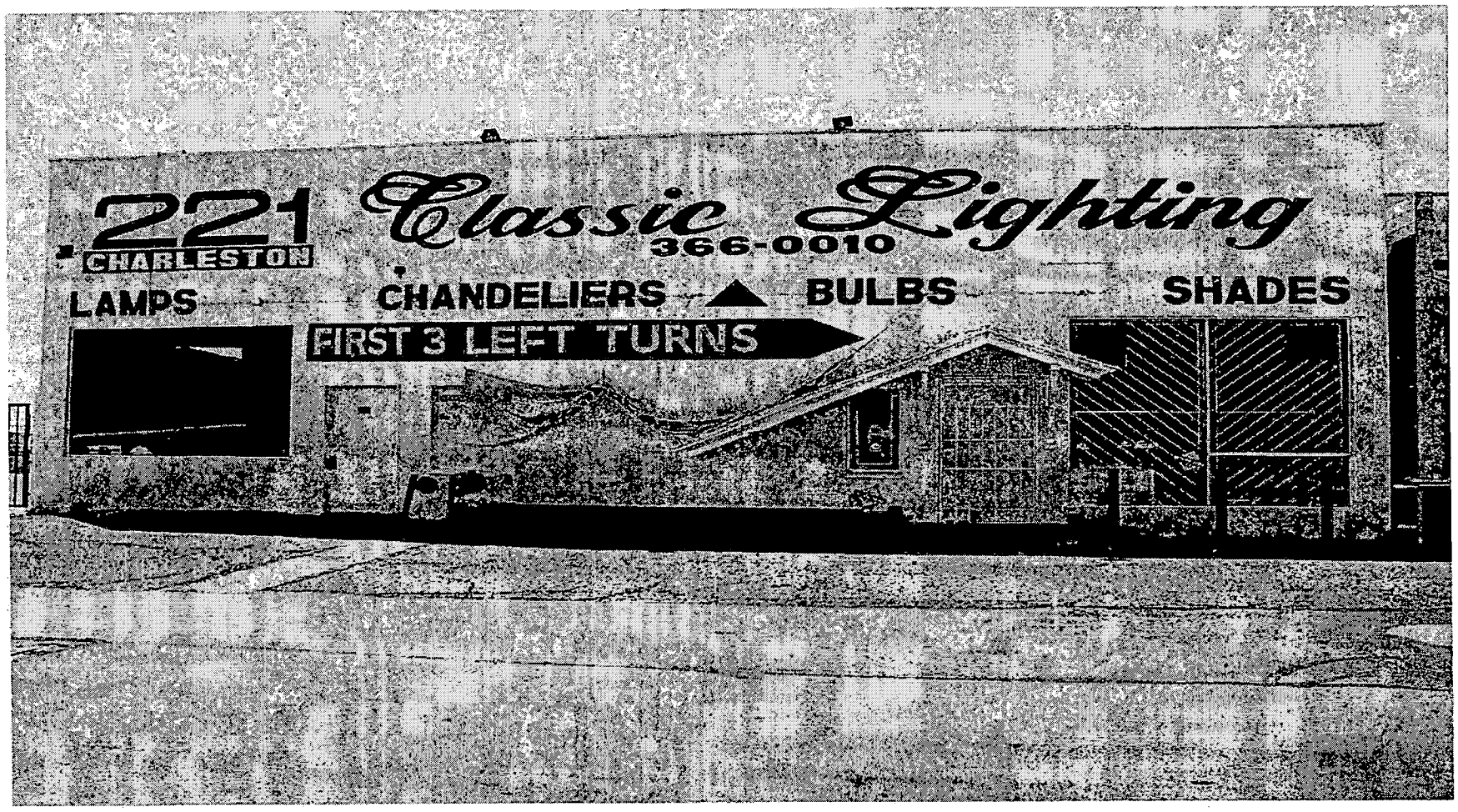
PROJECT: THE HOLSUM LOFT BUILDINGS - PHASE II
299 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA

SHEET TITLE: BUILDING ELEVATIONS

DATE:	04-19-04
SCALE:	AS INDICATED
DRAWN:	MG/KH/BW
JOB NO:	2004-0408

SHEET
A6.01
OF SHEETS

SDR-4292 5-27-04 PC



SDR-4292 - APPLICANT: LA POUR PARTNERS, INC. - OWNER CLASSIC LIGHTING, INC.
219 WEST CHARLESTON BOULEVARD
MAY 27, 2004 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 57

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4294 - APPLICANT: JERIMAN ARCHITECTS - OWNER: P. T. CORPORATION - Request for a Site Development Plan Review and Waivers of Landscaping, Pad Location and Covered Trash Enclosure Requirements FOR A PROPOSED RETAIL BUILDING on 0.64 acres adjacent to the south side of Craig Road, approximately 370 east of Jones Boulevard (APN: 138-01-312-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), 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:
McSWAIN – APPROVED – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that the property is currently zoned for RE with a Resolution of Intent to C-1. The proposed retail building is a permitted use in this commercial subdivision. Staff approves of the Waiver of Landscaping because there is current landscaping on site. Seventy-one notices were mailed; no approvals and one protest was received.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 57 – SDR-4294

MINUTES – Continued:

JAMES GRINDSTAFF, 2230 Corporate Circle, appeared on behalf of the applicant, stated that the applicant will ensure there will be sufficient trees in the Revised Site Plan, as previously there was a deficiency. Their concern is the private sewer easement, which imposes into the site. This is the reason why the proposed building was moved 20 feet further to the east. The applicant concurred with staff's recommendations.

JEFF ALBREX, Lionel, Sawyer and Collins, represented Tarr Realty and Development, who has the property in escrow at this time for approximately $8,000,000. MR. ALBREX stated that he just met with MR. GRINDSTAFF, and they do not have a problem with the landscaping but would like to speak with them as his client is making a substantial investment and feels that the issue can be resolved with MR. GRINDSTAFF. Their main concern is they would like the applicant be required to have a trash enclosure. Tarr Realty and Development owns the entire complex, with the exception of MR. GRINDSTAFF'S property and the property on the corner of Jones and Craig. If there is no trash enclosure at the back of MR. GRINDSTAFF'S property, then there will be trash in the front of the property owned by Tarr Realty and Development. MR. GRINDSTAFF replied that if all of their existing trash enclosures will be covered, then they would agree to do the same. MR. ALBREX concurred. CHAIRMAN TRUESDELL requested that MR. GRINDSTAFF work with MR. ALBREX and staff on the trash enclosure. DAVID CLAPSADDLE, Planning and Development, stated that a letter signed between the two parties would be sufficient.

PAUL WHEELER, 5708 Patricia Avenue, stated he spoke with residents and their concern is what exactly will be built on this property and also concerned about the impact regarding traffic on Craig Road. MR. GRINDSTAFF replied that there would be no modifications to existing curb cuts.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:32 – 10:40)

3-2368

CONDITIONS:

Planning and Development

1. Prior to the issuance of building permits, a revised site plan must be submitted to and approved by the Department of Planning and Development showing the correct design of the handicap parking spaces.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 57 – SDR-4294

CONDITIONS – Continued:

2. The applicant shall meet with Planning and Development staff to develop an address plan prior to permits. A copy of the approved address plan shall be submitted with any future building permits applications that pertain to this site.

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 15% of the total landscaped area as turf.

4. Site development to comply with all applicable conditions of approval for Z-0140-89, the Regal Plaza Commercial Subdivision, and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

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

6. All development shall be in conformance with the site plan and building elevations, date stamped July 7, 2004, except as amended by conditions herein.

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

10. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

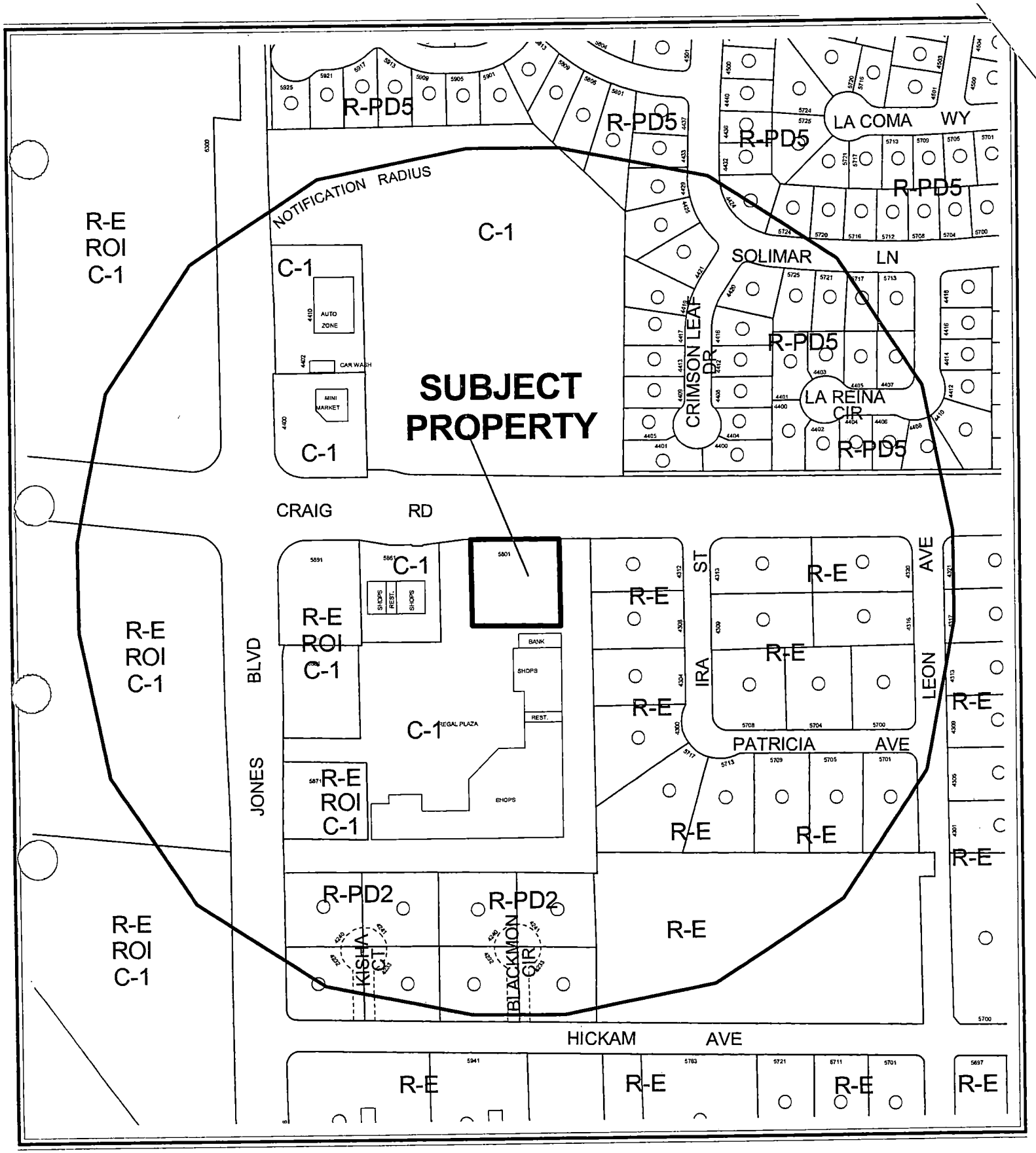
CONDITIONS – Continued:

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. 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.

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

15. Site development to comply with all applicable conditions of approval for Z-140-89, the Regal Plaza Commercial Subdivision, and all other applicable site-related actions.

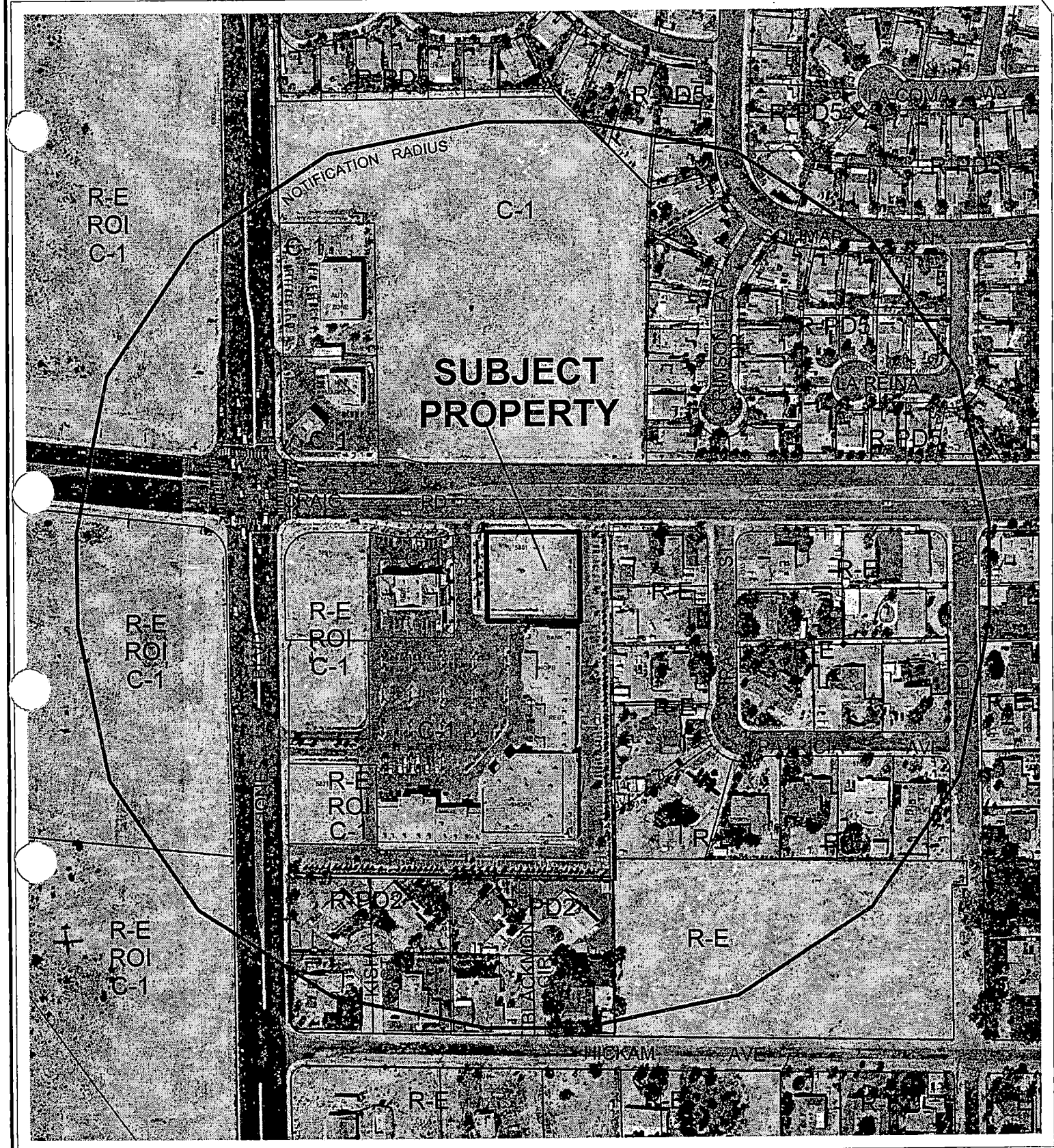


CASE: **SDR-4294**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



CASE: **SDR-4294**

RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4294 - APPLICANT: JERIMAN ARCHITECTS - OWNER: P. T. CORPORATION

** CONDITIONS **

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

Planning and Development

1. Prior to the issuance of building permits, a revised site plan must be submitted to and approved by the Department of Planning and Development showing the correct design of the handicap parking spaces.

2. The applicant shall meet with Planning and Development staff to develop an address plan prior to permits. A copy of the approved address plan shall be submitted with any future building permits applications that pertain to this site.

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 15% of the total landscaped area as turf.

4. Site development to comply with all applicable conditions of approval for Z-0140-89, the Regal Plaza Commercial Subdivision, and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

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

6. All development shall be in conformance with the site plan and building elevations, date stamped July 7, 2004, except as amended by conditions herein.

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

KCW

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

10. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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.

Public Works

13. 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.

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

15. Site development to comply with all applicable conditions of approval for Z-140-89, the Regal Plaza Commercial Subdivision, and all other applicable site-related actions.

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and a waiver of the required landscaping and trash enclosure requirements on property located at 5861 West Craig Road for a proposed 6,800 square foot retail building.

B) Applicant's Justification

The applicant is requesting the waiver for the trash enclosure based on the fact that trash enclosures were not required on the balance of the site.

BACKGROUND INFORMATION

A) Previous Actions

03/07/90	The City Council approved a Rezoning (Z-0140-89) from R-E (Residence Estates) to C-1 (Limited Commercial).
10/12/98	The City Council approved a Site Development Plan Review [Z-0140-89(10)] for a proposed 79,578 square foot commercial shopping center. The Planning Commission and staff recommended approval.
12/03/98	The Planning Commission approved the Regal Plaza Commercial Subdivision Tentative Map (TM-0061-98). Staff recommended approval.
04/22/99	The Planning Commission approved the Regal Plaza Commercial Subdivision Final Map (FM-0024-99).
01/17/01	The City Council approved a Site Development Plan Review [Z-0140-89(11)] for a proposed 6,800 square foot commercial shopping center. The Planning Commission at the staff recommended approval.

B) Pre-Application Meeting

04/22/04	The elements of a Site Development Plan Review were discussed.

C) Neighborhood Meetings

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

KCW

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	0.644
Net Acres:	0.64

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	DR (Desert Rural Density Residential)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) ROI to C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	R-E (Residence Estates)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

a. Centennial Hills General Plan

The subject site is designated SC (Service Commercial) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan. The C-1 (Limited Commercial) zoning district is consistent with the General Plan designation, and the proposed retail in the building are permitted uses.

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

This site is not within any Special Area Plan or Overlay District

KCW

PROJECT DESCRIPTION

The site plan indicates a proposed 6,800 square foot retail building situated toward the center of the site, with a parking area between the building and street and to west and east of the building. Access to the parking lots is by two existing driveways; one to the west and the other to the east of the proposed building. Two handicap-parking spaces are shown in front of the building are not designed to current standards.

The loading zone and trash enclosure are to the rear of the building, easily accessible by a two-way drive between the proposed building and an existing building to the south.

Landscaping is provided in the form of a 13.5-foot wide planter along Craig Road to the north and along the internal shopping center driveway to the east and west. According to the submitted landscaping plan the planters will contain 13-1.5 inch diameter caliper trees scattered around the 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 Size	N/A	28,059 sq ft	Y
Min. Lot Width	N/A	170 ft	Y
Min. Setbacks			
• Front	20 Feet	78 ft	Y
• Side	10 Feet	59'-7"	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	N/A	Y
Max. Lot Coverage	50 %	34 %	Y
Max. Building Height	None		Y
Trash Enclosure	Yes		Y
Loading Zone	Yes		Y
Mech. Equipment	Screened	Not shown	

The proposal meets the requirements for site development of Title 19.

KCW

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Retail	9,568 SF.	1/250 GFA	36	2	36	2

The number of spaces provided for the overall commercial subdivision meets Code standards. The design of the handicap spaces, however, is not consistent with current standards. A condition is recommended to require a revised site plan that shows conformance to City Standards.

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	1Trees/ 6 Spaces	6 Trees	2
Buffer: • Min. Trees	1 Trees/20 Linear Feet	34 Trees	20
• Min. Zone Width • Wall height	15 Feet Front 8 Feet Sides and Rear 8 Feet		13 Front, 0 Sides and Rear

The proposal does not meet the requirements for landscaping. The applicant requests a waiver of the buffer and parking lot landscaping standards.

A5) Sign Standards

Insufficient information was provided that could have enabled a review of the signage for the site pursuant to Title 19.14. Signage for the proposed building will be reviewed under a separate application.

KCW

B) General Analysis and Discussion

- Zoning

The subject property is currently zoned R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial). The proposed retail building is a permitted use within the C-1 (Limited Commercial) district.

- Site Plan

The size of the building causes the design of the site to be deficient in the amount of landscaping that would be required for the proposed development. The applicant requests a waiver of the landscaping standards.

- Waivers
  - Reduction in the size and location of landscaping buffers and the number of trees.
  - Uncovered trash enclosure.

- Landscape Plan

The proposed landscape plan does not meet the standards set forth in Title 19.12.030. The applicant is proposing a 13.5-foot wide landscape planter along the Craig Road frontage instead of 15 feet. The number of landscaped planter fingers in the parking lot does not conform to standards. Staff believes these waivers are not warranted, since the building could be scaled back and redesigned to meet Code standards.

- Elevation

The elevations of the building depict a multi-level roofline and arcade like appearance around the windows. The rear elevations are designed with standard service entrance doors as well as architectural embellishments.

- Floor Plan

The floor plan shows a seven suite building with the public entrances into the suites along the street or north side of the building. The service entrances into the suites are along the south side of the building and open up to the loading zone and the trash enclosure.

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 (in design and use) with other development in the area.

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

   The proposed development is not consistent with the landscaping and buffer standards. The applicant requests that the landscape buffer and parking lot landscaping requirements be waived. There is no justification for the wavier since the building could be redesigned to allow development in conformance to Code standards.

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

   The site access is achieved from internal driveways and two driveways, one to the west and the other to east of the site, that provide access to Craig Road. No new curb cuts are required for this building. Craig Road has the capacity to handle the additional traffic from the site and will not be negatively impacted.

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

   The proposed building materials include stucco, stone, and metal canopies. The building materials and colors are compatible with the desert environment. Landscaping consists of drought-tolerant plant material that is suitable for this area.

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

   The building elevations will be aesthetically pleasing and will be harmonious and compatible with the adjacent development in the area.

KCW

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

   The proposed retail use will be subject to inspection by City staff for building permits and licensing; therefore, the use will not compromise the public health, safety, and welfare.

NOTICES MAILED 71

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4294** APN: 138-01-305-015

Name of Property Owner: Land Tech Properties LLC

Name of Applicant: Land Tech Properties (Perlman Architects)

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: James Grindstaff

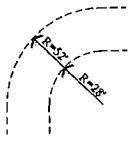
Subscribed and sworn before me

This 13 day of April, 2004

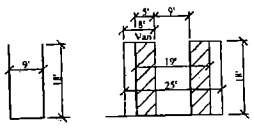
_____

Notary Public in and for said County and State

JAN MICHELS
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 01-70965-1 - Expires September 10, 2005

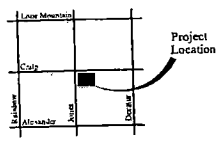


Typical Fire Turning Radius



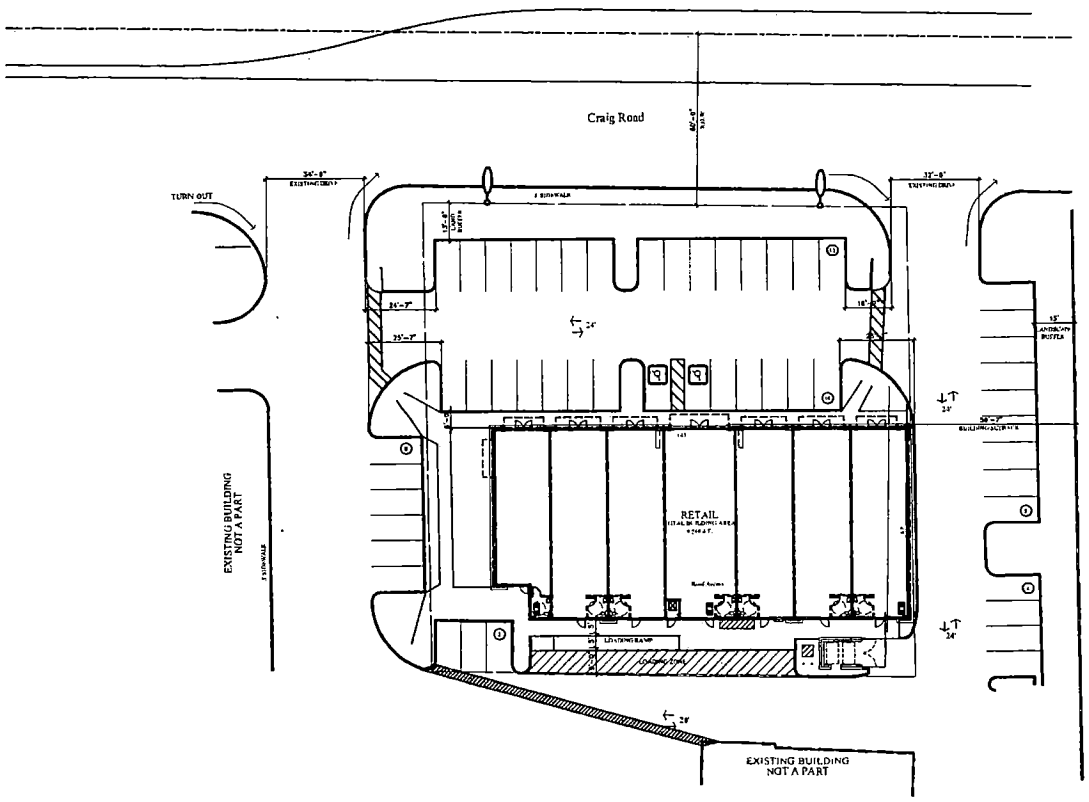
Standard Handicapped

Typical Parking Spaces



Location Map

Vicinity Map



SITE INFORMATION

ZONING - Las Vegas
C - 1 Limited Commercial District

AREA (Approximate, to be verified)

Net Area:	28,059 sf	0.64 acres

BUILDING AREA

Suite 100	1,340 sf
Suite 101	1,340 sf
Suite 102	1,340 sf
Suite 103	1,641 sf
Suite 104	1,340 sf
Suite 105	1,340 sf
Suite 106	1,193 sf
Fire Riser Room 107	34 sf
Retail	9,568 sf
FAR	0.34

PARKING REQUIREMENTS (approx)

Code Required:	
Retail 1 per 250 sf 9,568/250 =	38 Spaces
Provided	38 Spaces
Handicapped Req'd:	2 Spaces
Handicapped Provided:	2 Spaces

Overall Center

Retail	61,306 / 250 = 245 spaces
Provided:	5,891/200 =30 spaces
Required:	275 Spaces
Provided:	284 Spaces

SETBACKS

Front:	20 ft
Rear:	20 ft
Side:	10 ft
Corner Street Side:	15 ft

BUILDING HEIGHT

Allowed:	50 Feet
Provided:	1-Story - up to 35 feet

BUILDING COVERAGE

Allowed:	50 %
Provided:	34 %

NOTES:

1. All landscape outside of this parcels property lines are assumed and are not the responsibility of this applicant.
2. Existing curb and road to be removed as required.

SDR-4294
5-27-04 PC

NORTH

Scale: 1" = 20'-0"
0 20 40

In-Line Retail 1

Craig Road - Jones Boulevard

Land Tech Properties LLC
Las Vegas, Nevada 702-365-5496

SITE PLAN

Date: January 28, 2004
Project Number: 103343

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

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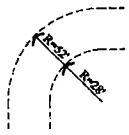
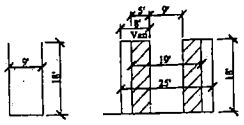
James Perlman Architects Copyright 2003

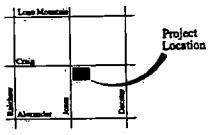


Typical Fire Turning Radius

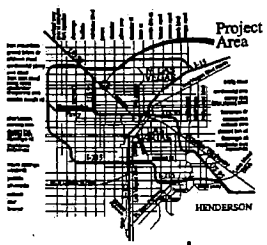


Standard Handicapped

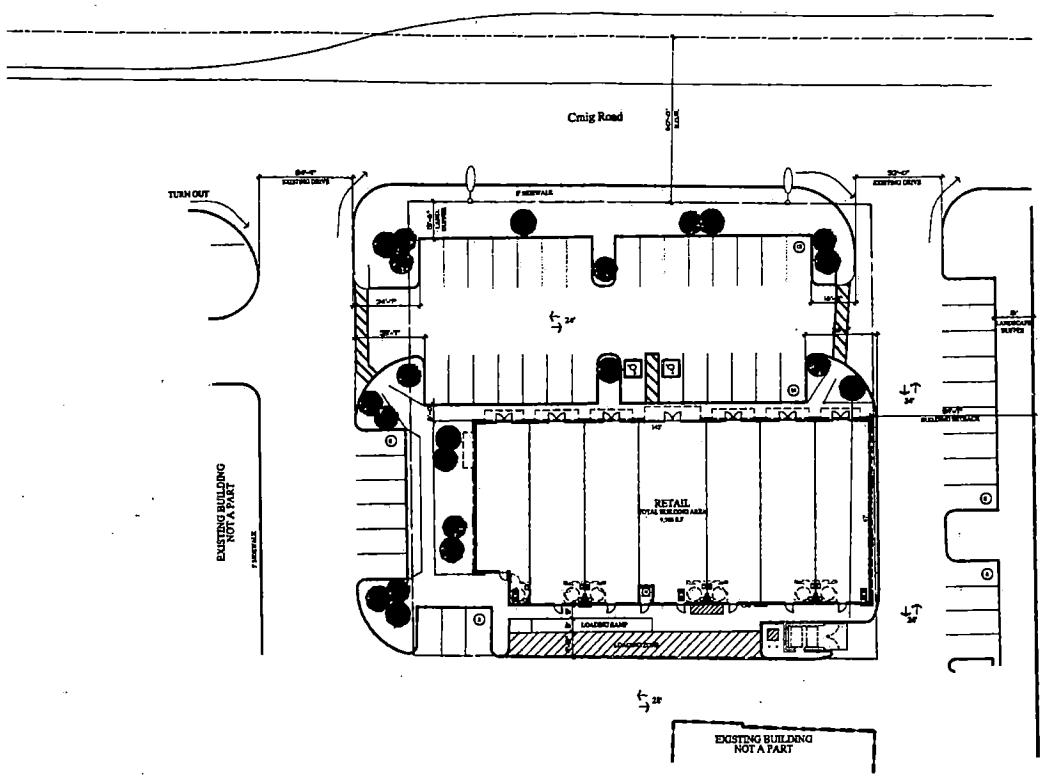
Typical Parking Spaces



Location Map



Vicinity Map



SITE INFORMATION

ZONING - Las Vegas
C - 1 Limited Commercial District

AREA (Approximate, to be verified)

Net Area:	28,059 sf	0.64 acres

BUILDING AREA

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Suite 101	1,340 sf
Suite 102	1,340 sf
Suite 103	1,641 sf
Suite 104	1,340 sf
Suite 105	1,340 sf
Suite 106	1,193 sf
Fire Riser Room 107	34 sf
Retail	9,568 sf
FAR	0.34

PARKING REQUIREMENTS (approx)

Code Required:		
Retail 1 per 250 gsf	9,568/250 =	38 Spaces
		38 Spaces
Provided		38 Spaces
Shared Parking		46 Spaces
Total Provided:		84 Spaces
Handicapped Req'd:		2 Spaces
Handicapped Provided:		2 Spaces

SETBACKS

Front:	20 ft
Rear:	20 ft
Side:	10 ft
Corner Street Side:	15 ft

BUILDING HEIGHT

Allowed:	50 Feet
Provided:	1-Story - up to 35 feet

BUILDING COVERAGE

Allowed:	50 %
Provided:	34 %

NOTES:

1. All landscape outside of this parcels property lines are assumed and are not the responsibility of this applicant.
2. Existing curb and road to be removed as required.

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	13	1-1/2" Caliper Balled & burlapped	Vision, See Sketch, Requirements	MODESTO ASH	Fraxinus velutina "Modesto"
	9	N/A	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Turf Lawn	

NORTH

In-Line Retail 1

Craig Road - Jones Boulevard

Land Tech Properties LLC
Las Vegas, Nevada 702-365-5496

SITE PLAN

Scale: 1" = 20'-0"
0 20 40

Date: January 28, 2004
Project Number: 103343

Perlman
PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

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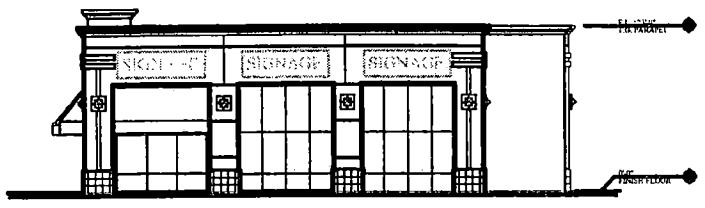
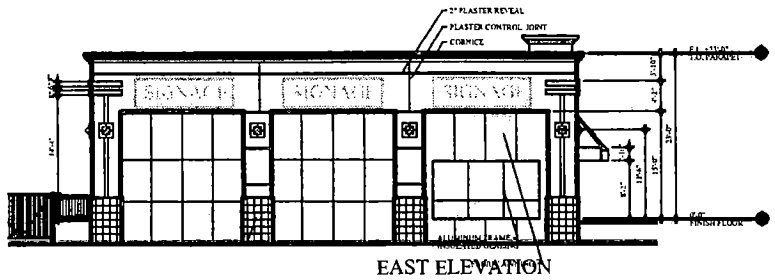
SDR-4294
5-27-04 PC



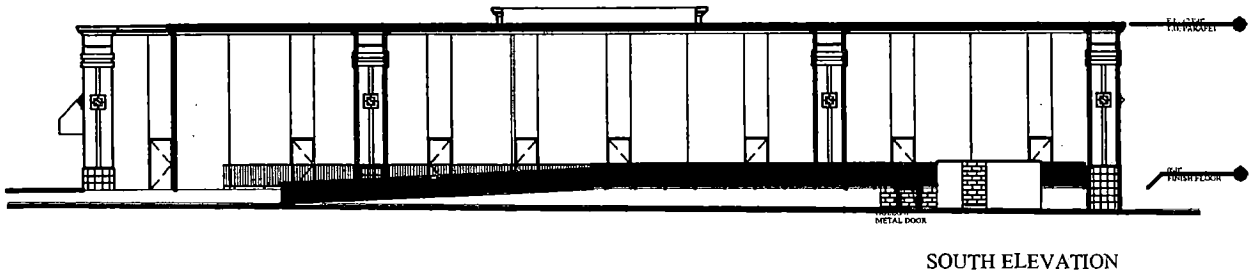
WEST ELEVATION

SCALE: 1/8" = 1'-0"



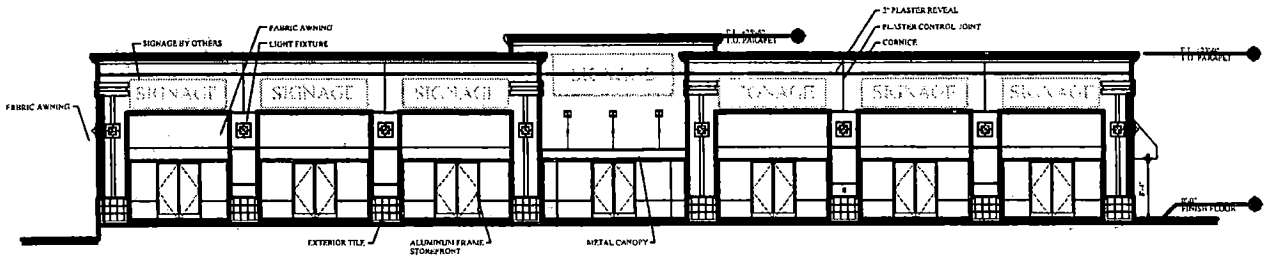
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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In-Line Retail 1

Craig Road - Jones Boulevard

SDR-4294

5-27-04 PC

Land Tech Properties LLC
Las Vegas, Nevada 702-365-5496

Conceptual Elevations

Date: January 28, 2004
Project Number: 103343

Scale: 1/8" = 1'-0"

0 8 16

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

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SDR-4294 - APPLICANT: JERIMAN ARCHITECTS - OWNER: P. T. CORPORATION
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 370 EAST OF JONES BOULEVARD
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 58

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4298 - APPLICANT: STELLA LAKE PARTNERSHIP, LIMITED LIABILITY COMPANY - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review and Waivers of Landscaping Requirements FOR A PROPOSED OFFICE BUILDING on 5.32 acres adjacent to the southeast corner of Lake Mead Boulevard and Stella Lake Street (a portion of APN: 139-21-313-002), 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:
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.

BILL ARENT, City of Las Vegas, Office of Business Development, stated that this is a City of Las Vegas project in the Las Vegas Enterprise Park. The City Council approved a Conveyance agreement with the developer for the construction of the office building on April 7th.

JAMES WRIGHT, Architect, Page Sutherland Page, stated that he is also representing the developer, Stella Lake Partners. MR. WRIGHT stated that the project will be the new home of the FBI Las Vegas Field Office. There are specified sight setback requirements that organize the site. The facility has been configured on this site in a way that the perimeter is secured. There will be a small amount of visitor's parking at the corner of Stella Lake and Lake Mead Boulevard. Otherwise, all of the parking within the site and pedestrian access to the site is controlled. The applicant agreed with staff's recommendations and request for approval.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 58 – SDR-4298

MINUTES - Continued:
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:40 – 10:43)
3-2769

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 revised site plan, dated stamped May 18, 2004, and the building elevations, date stamped May 27, 2004, except as amended by conditions herein.

3. Parking spaces outside of the security gates shall be signed for 'visitor parking only.'

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 30 feet on-center in the perimeter buffer areas. In addition, the number of trees required in the parking lot landscape islands shall be one tree for every six uncovered parking spaces. A maximum of 12.5% of the buffer area may be landscaped with turf.

5. 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.

6. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view from the adjacent streets. The trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.

CONDITIONS -- Continued:

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

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

Public Works

11. Construct all incomplete half-street improvements on Stella Lake Street and Mount Mariah Drive adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

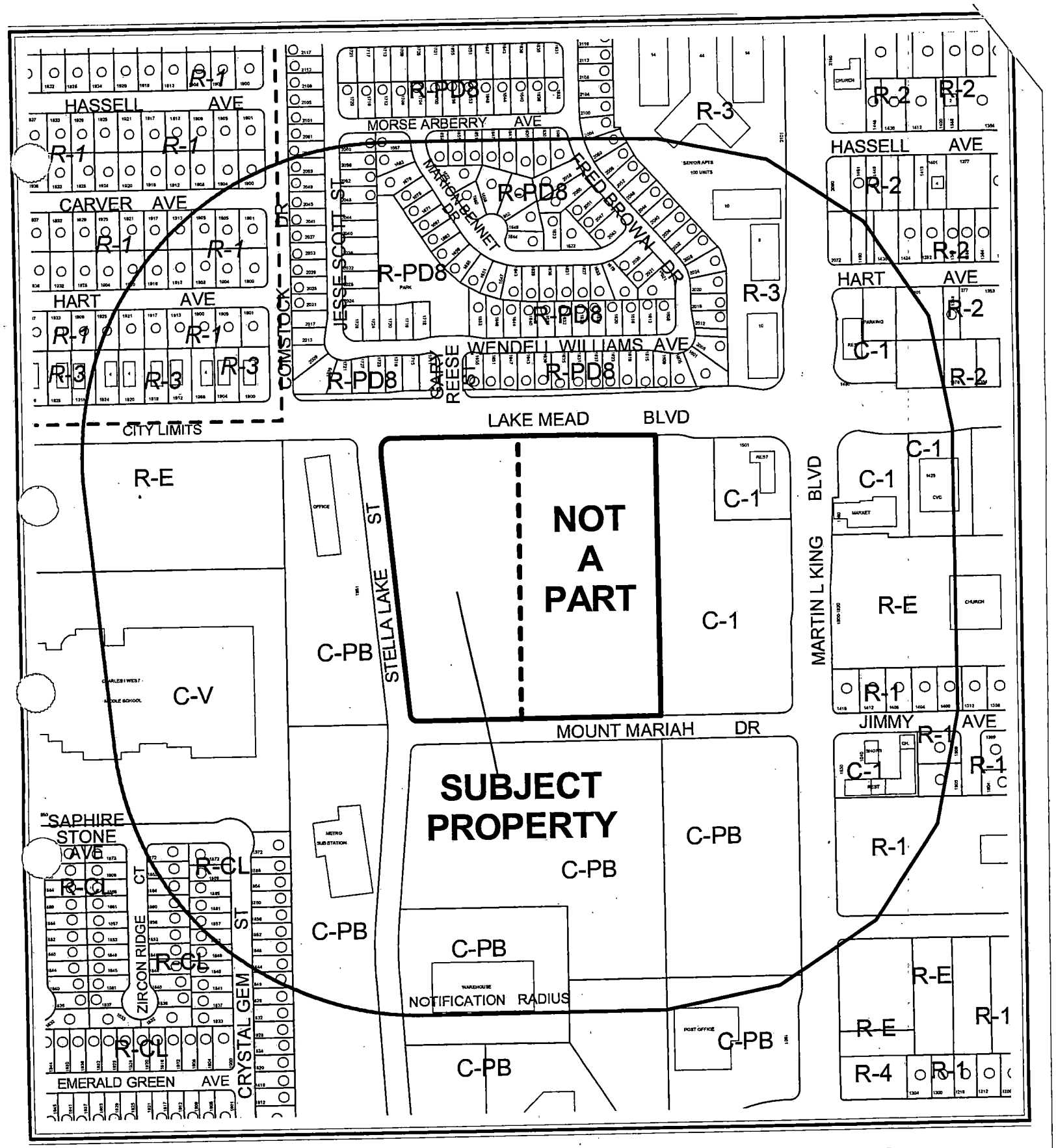
13. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

15. 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.

CONDITIONS -- Continued:

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-136-94, the Las Vegas Enterprise Park (commercial subdivision) and all other subsequent site-related actions.



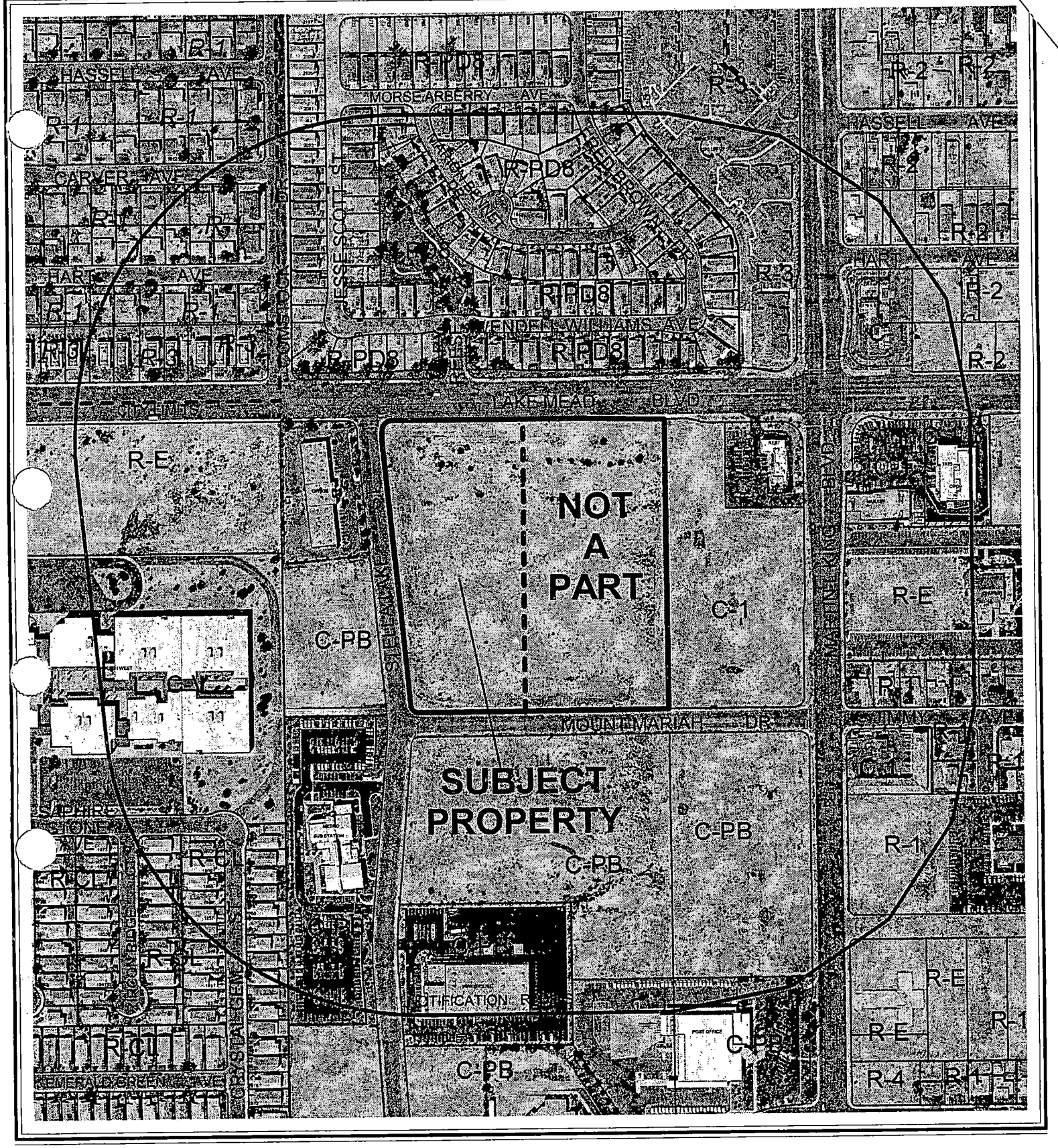
0 200 400 Feet

CASE: **SDR-4298**

RADIUS: 750 FT

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

N



CASE: **SDR-4298**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4298 - APPLICANT: STELLA LAKE PARTNERSHIP, LIMITED LIABILITY COMPANY - OWNER: CITY OF LAS VEGAS

** 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 revised site plan, dated stamped May 18, 2004, and the building elevations, date stamped May 27, 2004, except as amended by conditions herein.

3. Parking spaces outside of the security gates shall be signed for 'visitor parking only.'

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 30 feet on-center in the perimeter buffer areas. In addition, the number of trees required in the parking lot landscape islands shall be one tree for every six uncovered parking spaces. A maximum of 12.5% of the buffer area may be landscaped with turf.

5. 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.

6. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view from the adjacent streets. The trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.

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

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

Public Works

11. Construct all incomplete half-street improvements on Stella Lake Street and Mount Mariah Drive adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

15. 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.

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-136-94, the Las Vegas Enterprise Park (commercial subdivision) and all other subsequent site-related actions.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review and a waiver from parking lot landscaping requirements for a proposed 120,232 square foot office building on 5.32 acres adjacent to the southeast corner of Lake Mead Boulevard and Stella Lake Street.

B) Applicant's Justification

The applicant states that the project will be a positive addition to the Enterprise Park and the West Las Vegas area.

BACKGROUND INFORMATION

A) Previous Actions

12/21/94	The City Council approved a rezoning for this property from R-E (Residence Estates) to C-PB (Planned Business Park) as part of a larger overall request (Z-136-94).
10/03/95	The City Council approved a Plot Plan and Building Elevation Review for a 41-lot business park within this development [Z-136-94(1)].
04/06/04	The Architectural Review Committee for the Las Vegas Enterprise Park gave conditional approval to the subject development.

B) Pre-Application Meeting

04/06/04	At the pre-application conference, issues were discussed relative to landscape buffer requirements, building placement, and parking lot landscaping.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 5.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Homes
South:	Undeveloped
East:	Commercial, Undeveloped
West:	Office, Undeveloped

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	M (Medium Density Residential)
South:	LI/R (Light Industry/Research)
East:	LI/R (Light Industry/Research)
West:	LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD8 (Residential Planned Development - 8 Dwelling Units Per Acre)
South:	C-PB (Planned Business Park)
East:	C-1 (Limited Commercial)
West:	C-PB (Planned Business Park)

E) General Plan Compliance: Southeast General Plan

The subject site is currently designated LI/R (Light Industrial/Research) on the West Las Vegas Plan of Southwest Sector Plan of the General Plan. The C-1 (Limited Commercial) zoning of the site is consistent with and less intense than the LI/R General Plan designation. The proposed office use is consistent with the General Plan designation

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
West Las Vegas Plan	**X**	
Las Vegas Redevelopment 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 proposed development is consistent with the goals and policies of the West Las Vegas Plan and the Las Vegas Redevelopment Plan. The property is not subject to any other Special Overlay District or Study Area. The site is located within the Las Vegas Enterprise Park, and is subject to the development standards for the park; the Enterprise Park Architectural Review Committee has already reviewed and approved the plans.

PROJECT DESCRIPTION

The site plan depicts the proposed building oriented toward Stella Lake Street in the center of the parcel, with parking to each side and a parking structure to the south side of the building. Access to the site will be via a driveway off of Stella Lake Street, and a gated entrance on Mount Mariah Drive. Pedestrian access to the front entrance of the building will be provided from Stella Lake Street. The majority of the parking for this site will be behind security gates, with 21 open parking spaces for guests provided adjacent to the north side of the building. Landscaping is proposed with planters 15 to 25 feet in width along the Lake Mead, Stella Lake, and Mount Mariah frontages.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	315 Feet	Y
Min. Setbacks			
• Front (Lake Mead)	20 Feet	222 Feet	Y
• Front (Mount Mariah)	20 Feet	25 Feet	Y
• Side	10 Feet	35 Feet	Y
• Corner	20 Feet	27 Feet	Y
• Rear	N/A	N/A	N/A
Max. Lot Coverage	50 %	27%	Y
Max. Building Height	N/A	58 Feet	N/A
Trash Enclosure	Walled and roofed	(Not indicated)	N/A
Mech. Equipment	Screened	Screened	Y

The proposed structure will conform to setback and lot coverage requirements. Mechanical equipment will be screened from view as required; insufficient information is provided relative to the construction of the trash enclosure.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposed structure will not encroach the required proximity slope.

b) Building setback. The proposed structure will conform with the setback requirements from the residential properties to the north.

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	120,232	1/300 GFA	401	9	401	9

The development will conform to minimum parking requirements.

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	35 Trees	29 Trees
Buffer: • Min. Trees	1 Tree/30 Linear Feet	40 Trees	34 Trees
• Min. Zone Width (perimeter)	15 Feet		15 Feet
• Min. Zone Width (interior)	8 Feet		8 Feet

Additional trees will need to be added to the perimeter buffers and the parking lot landscape islands in order to conform to code requirements. The requirement for trees in the parking lot landscape areas is based on the number of uncovered parking spaces shown on the site plan.

A5) Sign Standards

No freestanding signage is proposed for the development; wall signage will be limited to 20 percent of the façade to which it is attached. All signage will be handled under a separate permit.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) zoning of this site permits the proposed office use.

- Site Plan

The proposed site plan meets all setback requirements for the C-1 (Limited Commercial) zoning district, and depicts an orderly site layout. More than adequate parking is provided throughout the site.

- Waivers

The applicant is requesting a waiver from the requirement for parking lot landscape islands, but will be required to provide the total number of trees required by code. The applicant has increased the depth of the buffers provided in the parking area in lieu of providing a landscape island for every six parking spaces.

- Landscape Plan

Several additional trees will be required in the perimeter buffers and the interior parking lot landscaping in order to conform to code requirements. The trees can be added without any modifications to the buffer areas.

- Elevations

The proposed elevations are of an attractive design with varied wall planes and materials that will be suitable for this use and compatible with the surrounding area.

- Floor Plan

The floor plans depict approximately 39,000 square feet of floor area on each level of the building, with an attached parking structure on the south side of the building.

FINDINGS

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

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

   The proposed development will be compatible with adjacent development in the area.

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

   The proposed project is consistent with the General Plan and the development standards listed in Title 19. The applicant has requested a waiver from the parking lot landscaping requirements, but will provide an adequate number of shade trees in the parking lot and adjacent perimeter buffers.

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

   Access to the site will adequately be provided on Stella Lake Street, which is a developed 60-foot wide street. Martin L. King Boulevard and Lake Mead Boulevard, the two major streets nearest this site, will adequately to serve the entire Enterprise Park area without negative effects.

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

   The proposed landscaping will provide adequate visual buffering of the site from the adjacent single-family residential neighborhood to the north, and will enhance the overall appearance of the Enterprise Park. The building materials proposed are of high quality and are appropriate for the area 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 proposed elevations show adequate texturing and embellishment to create an attractive appearance, as well as a development that is compatible in design with the intent of development standards for the Enterprise Park area.

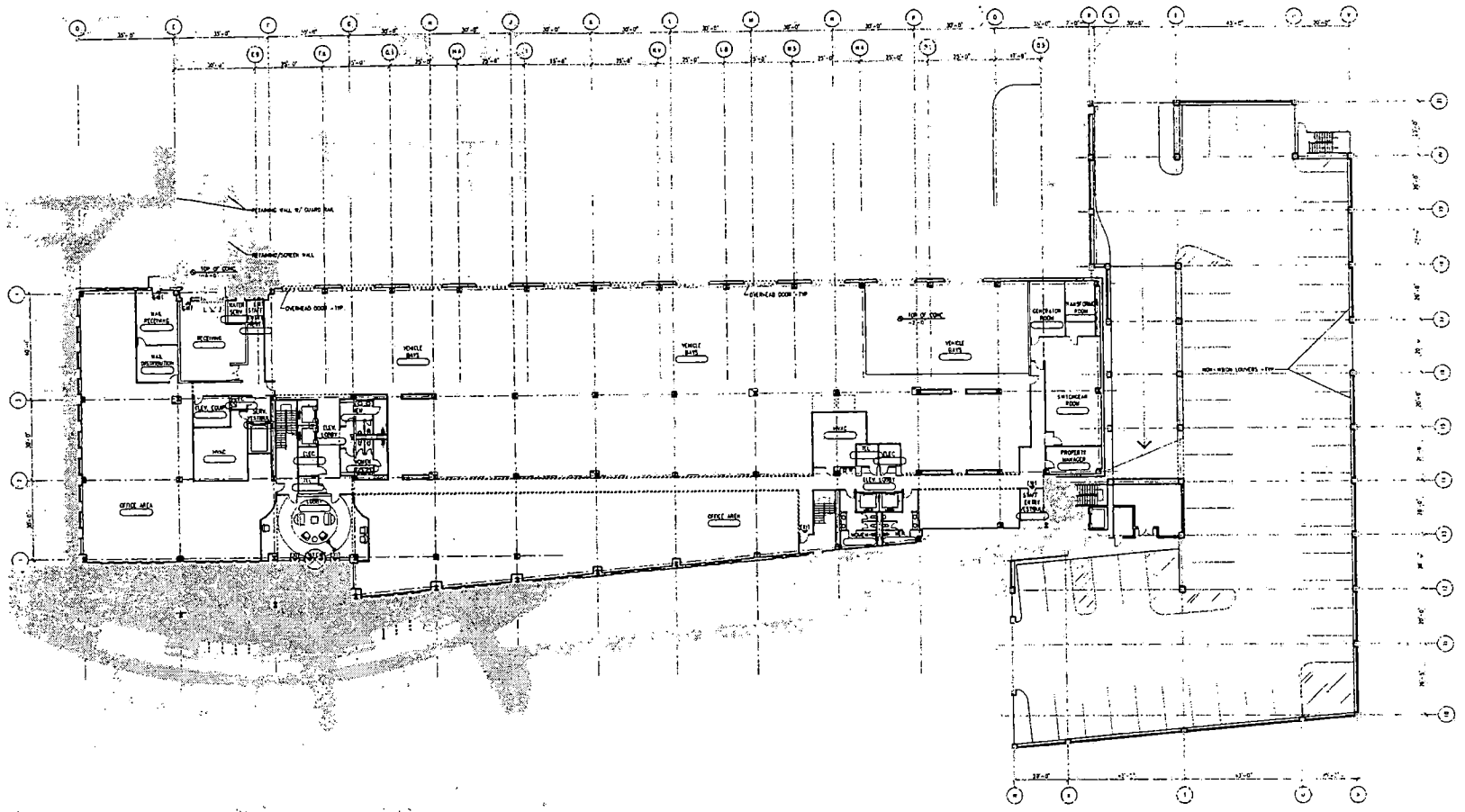
6. **"Appropriate measures are taken to secure and protect the public health, safety and general welfare."**

The proposed development will be subject to inspections for occupancy, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 172

APPROVALS 0

PROTESTS 0



LEVEL 1.
MAXIMUM OCCUPANCY = 309.6

1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

N

e Stella Lake Partnership, LLC

Office Building

James M. Wright, AIA Architect

Nevada Architect Certificate: 4933

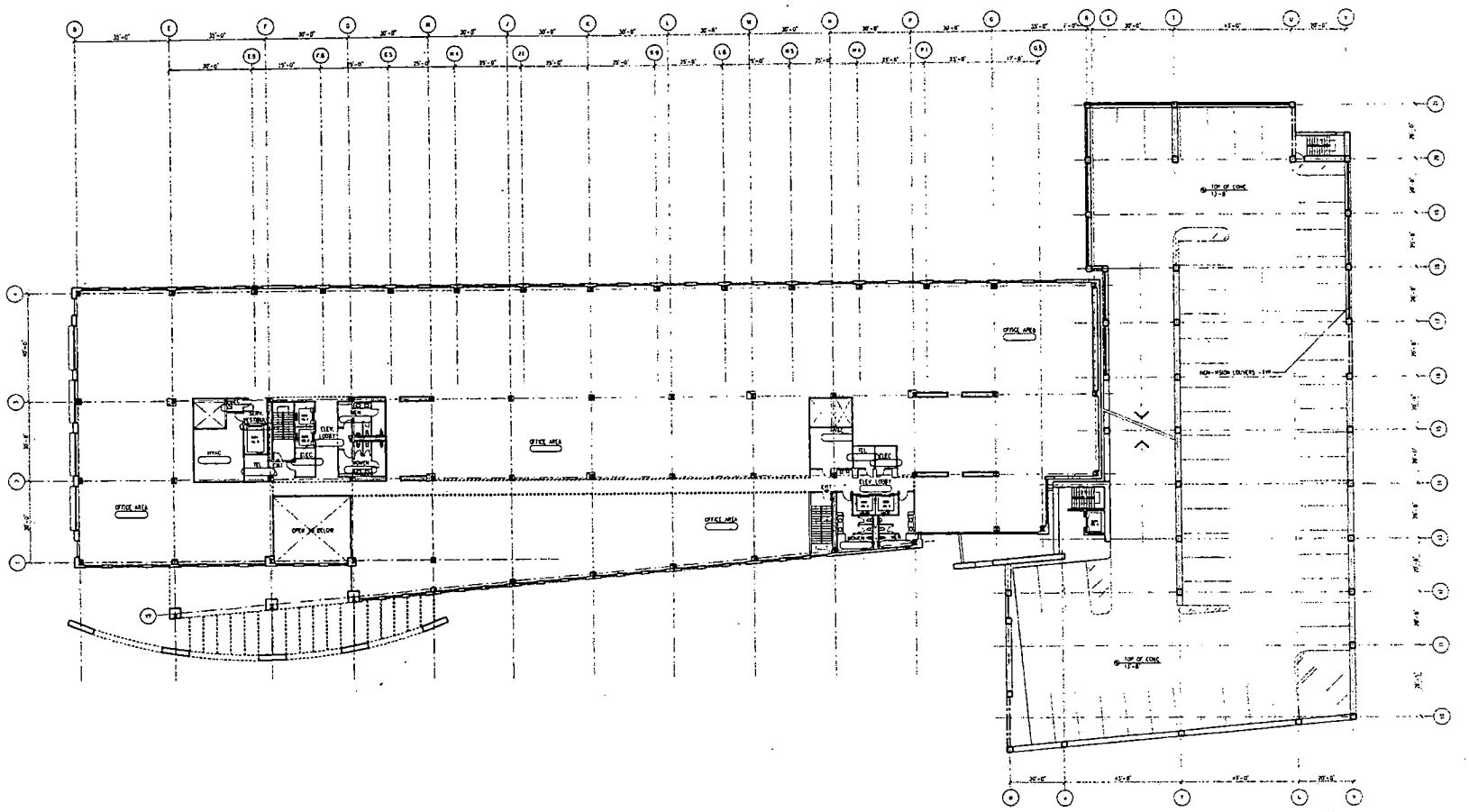
THIS INFORMATION IS UNCLASSIFIED, BUT OF A SENSITIVE NATURE. DO NOT DUPLICATE THIS INFORMATION WITHOUT AUTHORIZATION. DO NOT SHARE THIS INFORMATION WITH PARTIES UNASSOCIATED WITH THE PROJECT. PLEASE EXERCISE CARE IN THE HANDLING OF THESE DOCUMENTS TO PREVENT UNAUTHORIZED ACCESS.

3 SITE DEVELOPMENT PLAN REVIEW 4/12/04
2 REVISED SHELL & CORE LAYOUT 3/5/04
1 SHELL & CORE LAYOUT DRAWINGS 2/13/04
NO. DESCRIPTION DATE

LEVEL 1
FLOOR PLAN

A2-01

SDR-4298
5-27-04 PC



LEVEL 2.
MAXIMUM OCCUPANCY = 367.3

1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

N

he Stella Lake Partnership, LLC

Office Building

James M. Wright, AIA Architect

Nevada Architect Certificate: 4933

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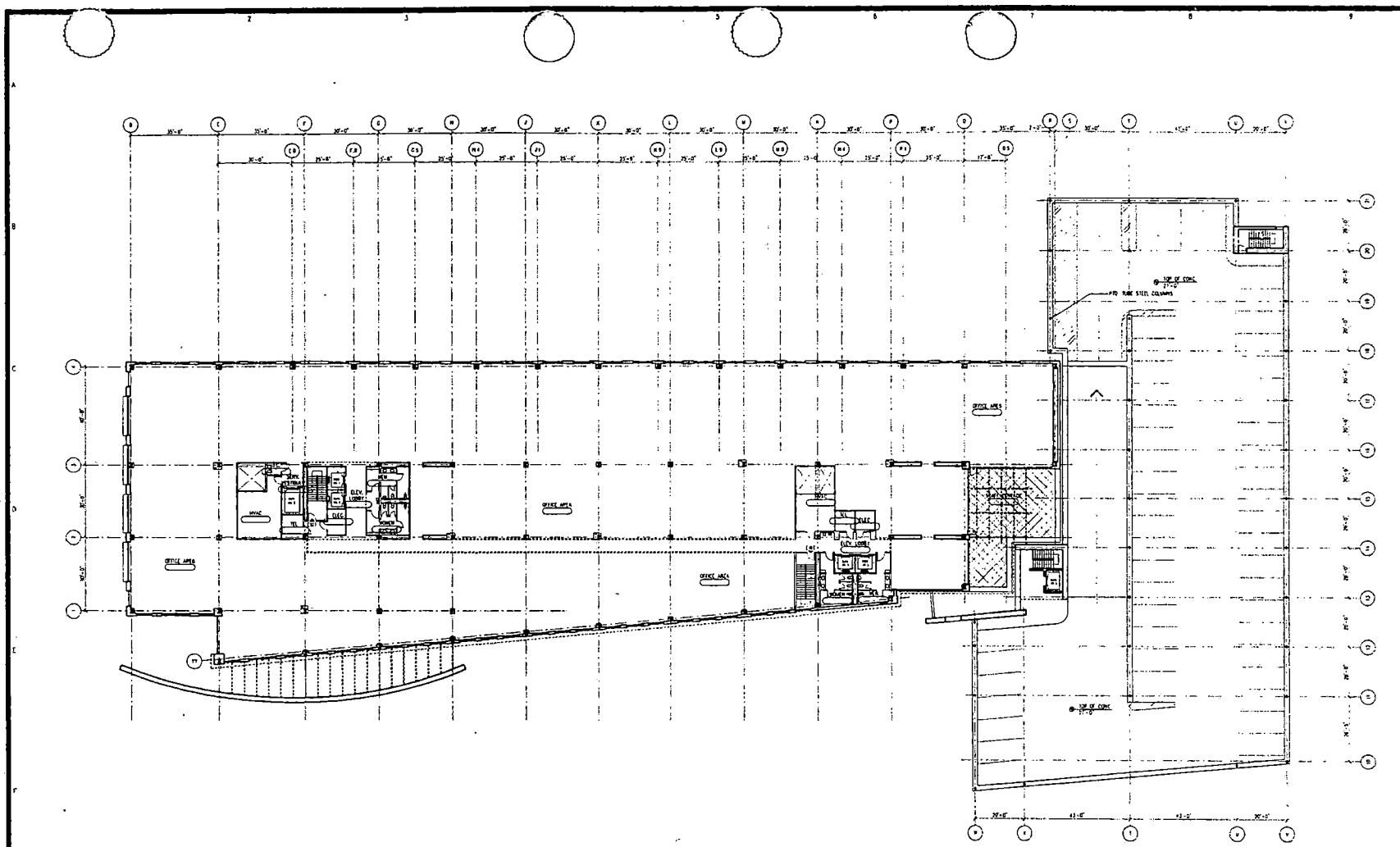
2 SITE DEVELOPMENT PLAN REVIEW 4/12/04
1 SHELL & CORE LAYOUT DRAWINGS 3/15/04

LEVEL 2
FLOOR PLAN

A2-02

SDR-4298
5-27-04 PC



1 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

LEVEL 3:
MAXIMUM OCCUPANCY = 370.4

The Stella Lake Partnership, LLC
Office Building

James M. Wright, AIA
Architect
Nevada Architect Certificate
4933

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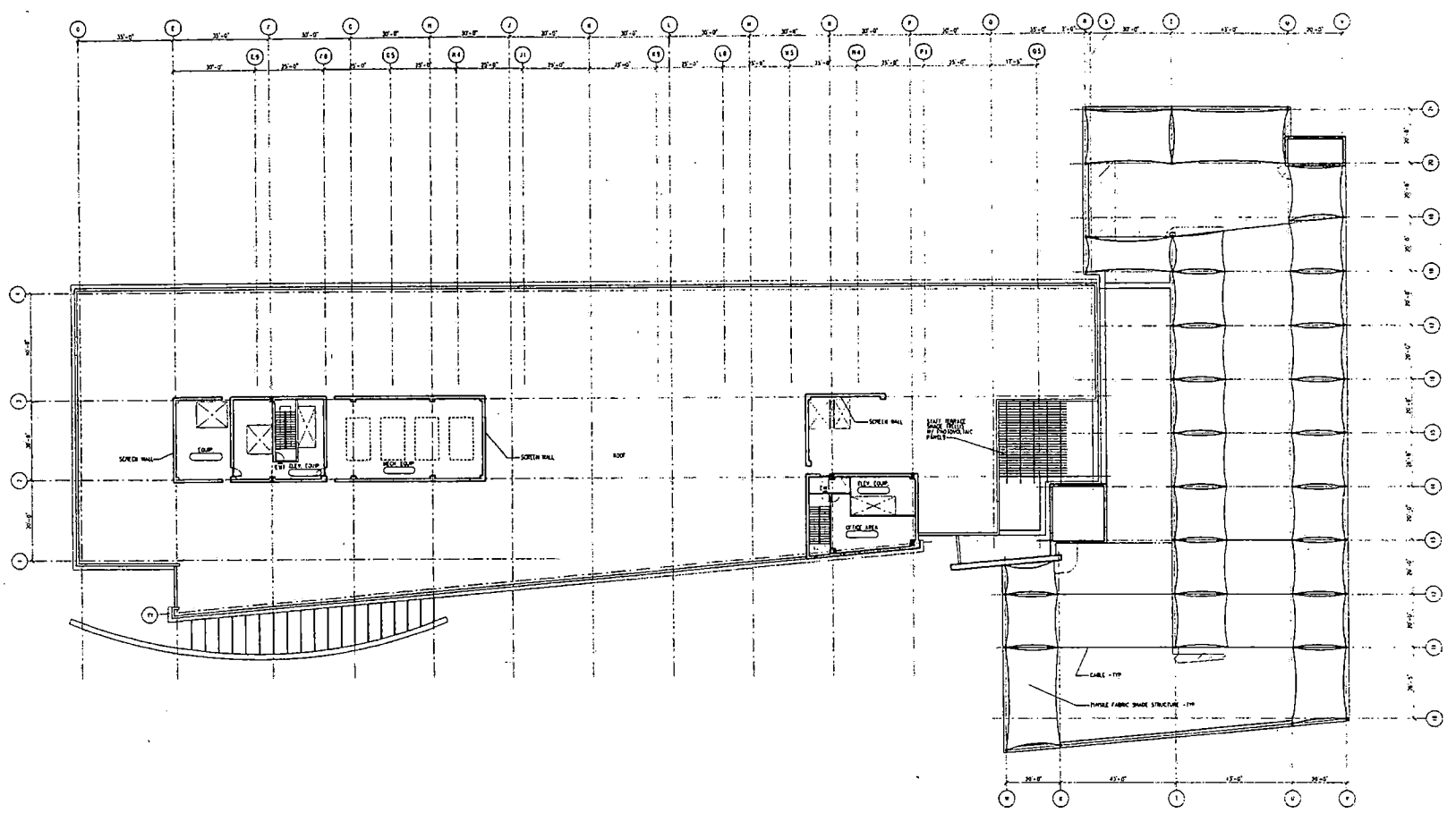
3	SITE DEVELOPMENT PLAN REVIEW	4/13/04
2	REVISED SHELL & CORE LAYOUT	4/9/04
1	SHELL & CORE LAYOUT DRAWINGS	3/15/04

LEVEL 3
FLOOR PLAN

A2-03

SDR-4298
5-27-04 PC



LEVEL 4:
MAXIMUM OCCUPANCY = 73

1 LEVEL 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

N

e Stella Lake Partnership, LLC
Office Building

James M. Wright, AIA
Architect

Nevada Architect Certificate: 4933

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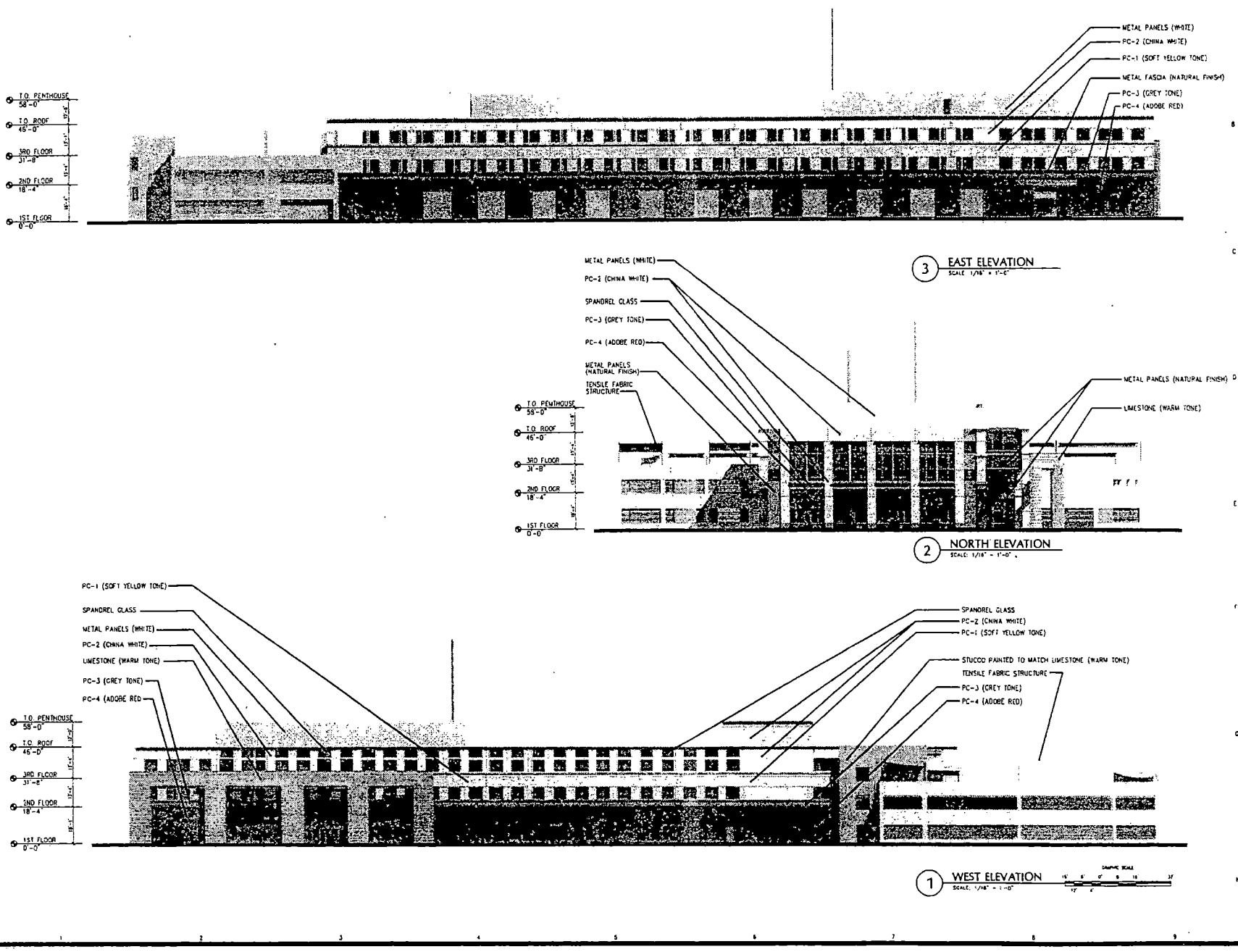
3	SITE DEVELOPMENT PLAN REVIEW	4/12/04
2	REVISED SHELL & CORE LAYOUT	4/2/04
1	SHELL & CORE LAYOUT DRAWINGS	3/15/04
NO.	DESCRIPTION	DATE

LEVEL 4
FLOOR PLAN

A2-04

SDR-4298
5-27-04 PC



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Nevada Architect Certificate 4933

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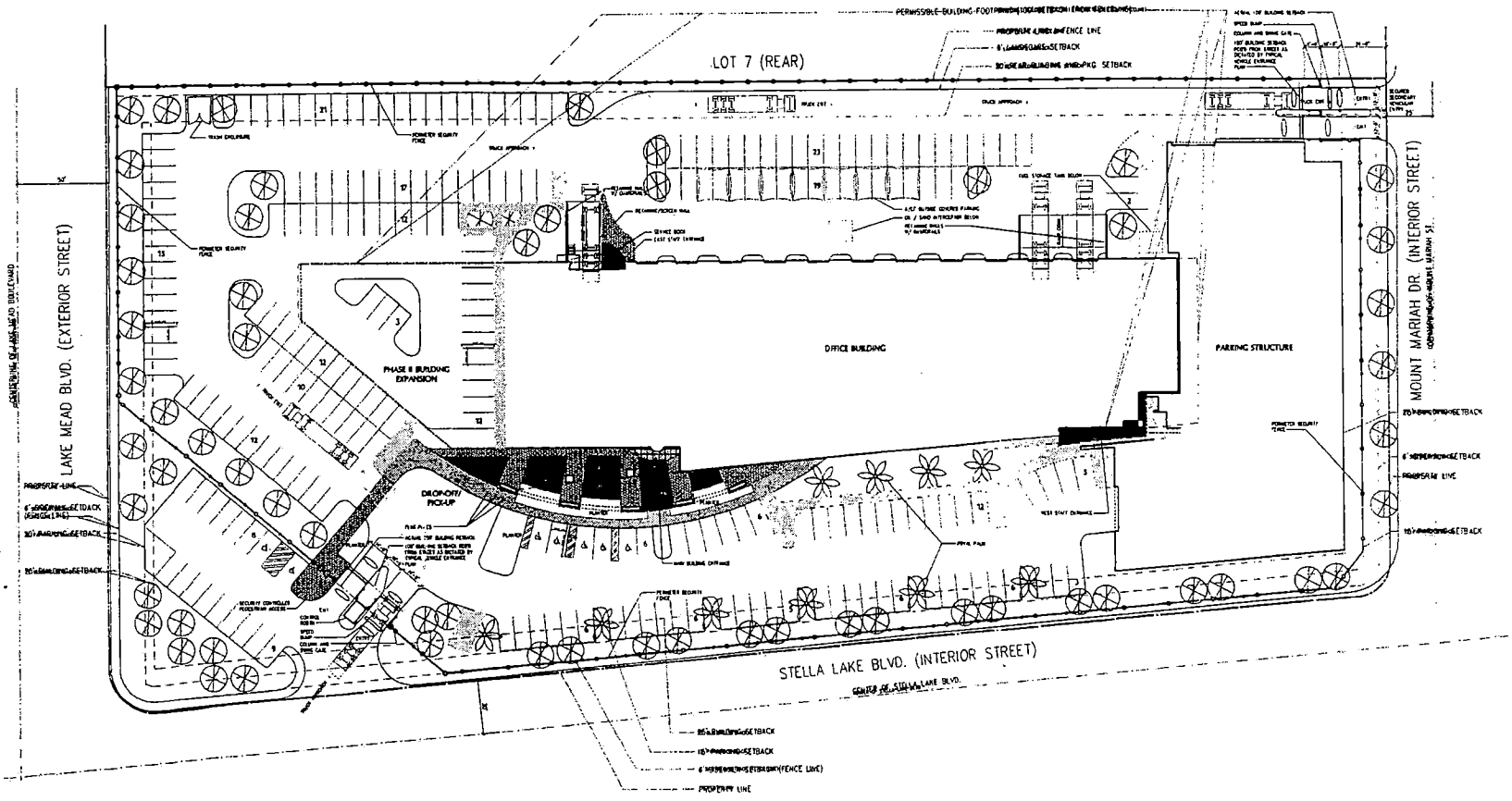
3	SITE DEVELOPMENT PLAN REVIEW	4/13/04
2	REVISED SHELL & CORE LAYOUT	4/5/04
1	SHELL & CORE LAYOUT DRAWINGS	3/15/04
NO.	DESCRIPTION	DATE

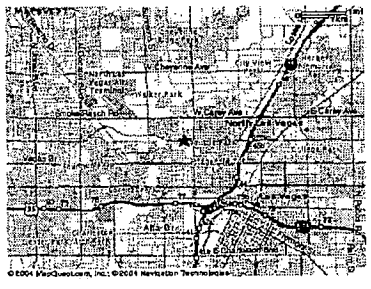
ELEVATIONS

A4-01

SDR-4298
5-27-04 PC



VICINITY MAP:



1 SITE PLAN
SCALE: 1" = 35'-0"

GRAPHIC SCALE 35' 17.5' 0' 17.5' 35' 50'

N

PARKING COUNT:

SITE SURFACE PARKING = 236 PLACES
- SECURED OUTSIDE PARKING = 205 PLACES
- SECURED OUTSIDE PARKING (COVERED) = 14
- VISITOR PARKING = 17 PLACES

PARKING STRUCTURE = 157
- LEVEL P1 = 48 (48 INSIDE SECURED PARKING)
- LEVEL P2 = 55 (12 INSIDE SECURED PARKING)
- LEVEL P3 = 54 (COVERED)

TOTAL PARKING = 393

PARKING DIMENSIONS:

TYPICAL PARKING SPACE = 9'-0" x 18'-6"
TYPICAL H.C. PARKING SPACE = 10'-0" x 18'-6" W/ 4'-0" x 18'-6" LOADING STRIP

BUILDING GROSS AREA:

LEVEL 1 = 39,287 SF
LEVEL 2 = 39,479 SF
LEVEL 3 = 39,106 SF
LEVEL P = 2,360 SF

GRAND TOTAL AREA:

120,232 SF

SITE INFORMATION:

ADJACENT LAND USES: BUSINESS PARK

PROPERTY SIZE: 231,724 S.F.

F.A.R.: .52

DENSITY: C-1

...e Stella Lake Partnership, LLC
Office Building

James M. Wright, AIA Architect
Nevada Architect Certificate: 4933

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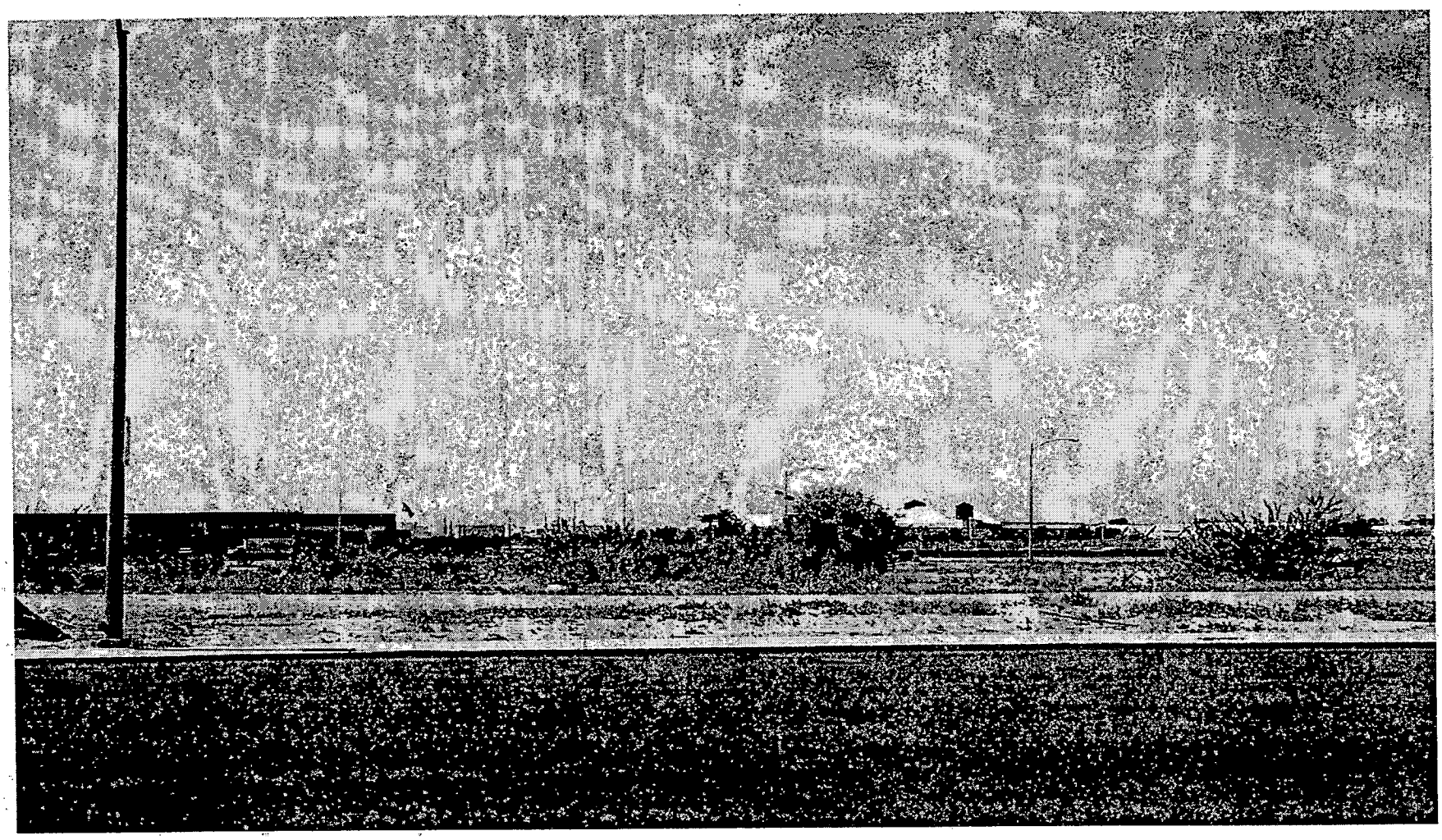
2 REVISED SHELL & CORE LAYOUT 8/9/04
1 SHELL & CORE LAYOUT DRAWINGS 5/25/04

PHASE I SITE PLAN

A1-01

SDR-4298
5-27-04 PC



SDR-4298 - APPLICANT: STELLA LAKE PARTNERSHIP, LIMITED LIABILITY COMPANY - OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND STELLA LAKE STREET
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 59

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-2826 - APPLICANT/OWNER: CARRIAGE FUNERAL HOLDINGS, INC. - Request for an Appeal of an approval of a Site Development Plan Review FOR A 1,335 SQUARE-FOOT ADDITION TO AN EXISTING MAUSOLEUM on a portion of 19.10 acres adjacent to the southwest corner of Lone Mountain Road and Tenaya Way (APN: 138-03-101-003), U (Undeveloped) Zone [L (Low Density Residential) General Plan 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 DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to amended conditions as follows: delete Condition no. 3, revise Condition no. 4 to read "Sign and record a Convenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possible fire hydrants and sewers) on Lone Mountain Road and Monte Cristo Way adjacent to this site prior to the issuance of any permits.", add a condition to read "Meet with the Flood Control section of the Department of Public Works for assistance in determining appropriate finished floor elevations and drainage passageways required for this site prior to the issuance of any permits for this site." , and add a condition that the applicant will install wrought iron fencing – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 59 – SDR-2826

MINUTES – Continued:

KYLE WALTON, Planning and Development, stated that the applicant is requesting an appeal of a condition under Public Works.

DAVID GUERRA, Public Works, stated that the existing memo was being revised and did not need to start over with a clean slate. In order to update the conditions of approval within the current report, staff is requesting to delete Condition 3, revise Condition 4 by deleting the first sentence, and add a condition from the letter dated March 31, 2004.

JIM BERNARD, Carriage Funeral Holdings, agreed to staff's revised conditions.

COMMISSIONER STEINMAN asked if the wall that is in the right-of-way will be wrought iron, create a wall in the maintenance area, and have a dust abatement in the burm as opposed to full landscaping. MR. GUERRA answered COMMISSIONER STEINMAN'S questions by stating that the wall would be removed from the right-of-way. Upon removal, the condition was transferred to the Planning and Development section of conditions. Once the wall was removed, there were looking at the features of the wall upon relocation. He suggested referring back to Planning and Development regarding the features of this wall. Regarding the dust abatement, staff is looking at a minimum stabilization, which can be any type of coating that would keep dust from flying around. COMMISSIONER STEINMAN reiterated that it is a condition to remove the wall out of the right-of-way and inquired what will replace it. MR. BERNARD replied that it makes sense to put wrought iron there and will do whatever the Commission requested. He noted that he spoke with COMMISSIONER BROWN who suggested wrought iron all the way down. MR. BERNARD suggested having wrought iron up to the maintenance area or some type of block wall that would match the other block wall on the other side of the street. MR. BERNARD confirmed that it will be wrought iron. He also indicated they desire to delay the half street improvements until the Lone Mountain expansion is done so it can be done together and apply for financing, such as SID. MR. CLAPSADDLE stated that staff can look into the wrought iron and sometime later work on a decorative block wall to screen the maintenance area.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:43 – 10:54)

PLANNING COMMISSION MEETING OF MAY 27, 2004
Planning and Development Department
Item 59 – SDR-2826

CONDITIONS:

Planning and Development

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

2. Relocate the existing block wall currently located within the Monte Cristo Way right-of-way concurrent with development of this site.

Public Works

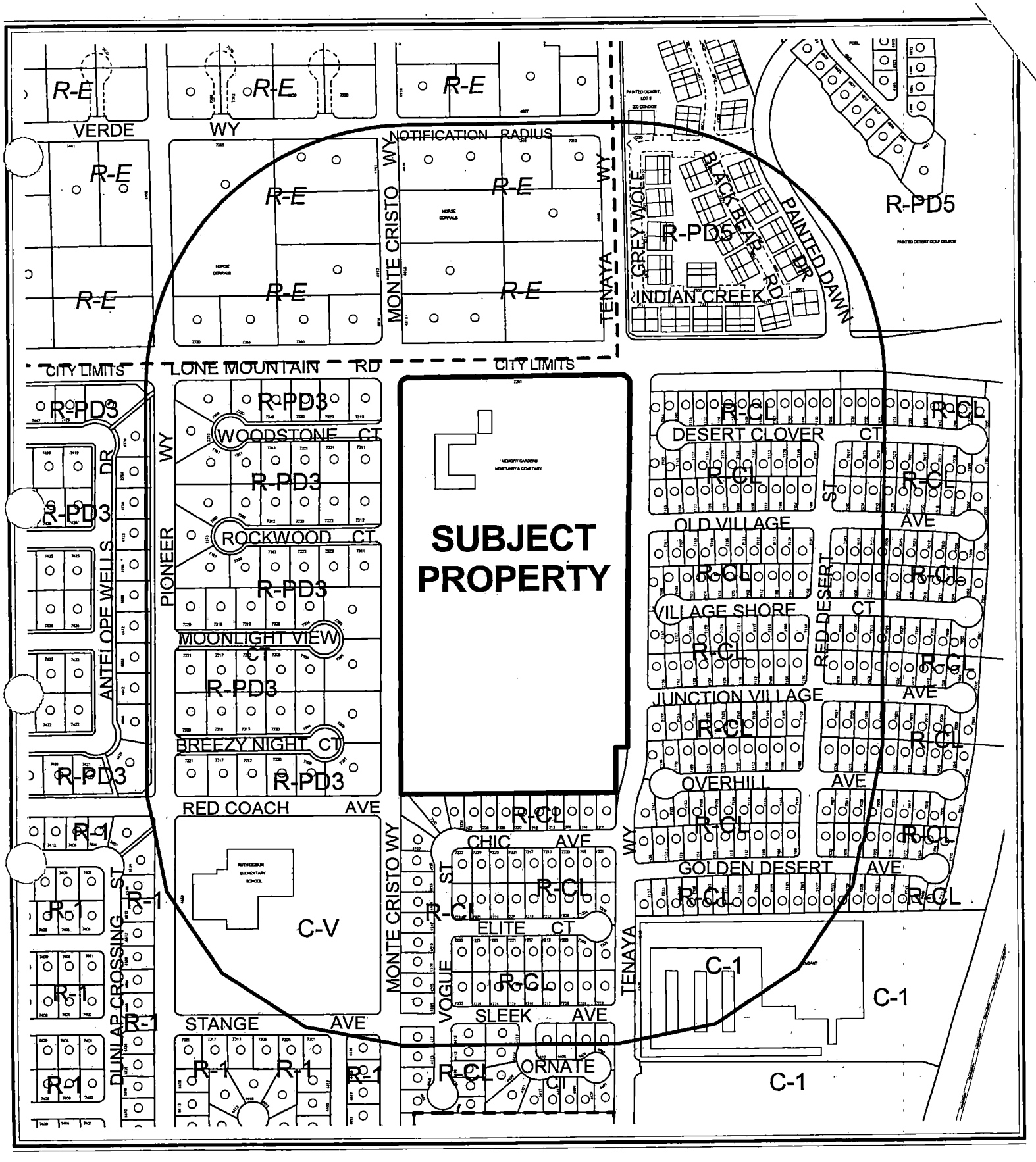
3. Original Condition of Approval No. 2 of SDR-2826 is hereby deleted.

4. Original Condition of Approval No. 3 of SDR-2826 is hereby revised to read: Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Lone Mountain Road and Monte Cristo Way adjacent to this site prior to the issuance of any permits.

5. Meet with the Flood Control section of the Department of Public Works for assistance in determining appropriate finished floor elevations and drainage passageways required for this site prior to the issuance of any permits for this site.

6. Landscape or otherwise stabilize and maintain all unimproved right-of-way on Monte Cristo Way adjacent to this site.

7. Submit an Encroachment Agreement for all landscaping and private improvements located in the Monte Cristo Way public right-of-way adjacent to this site prior to the issuance of any permits.



CASE: **SDR-2826**

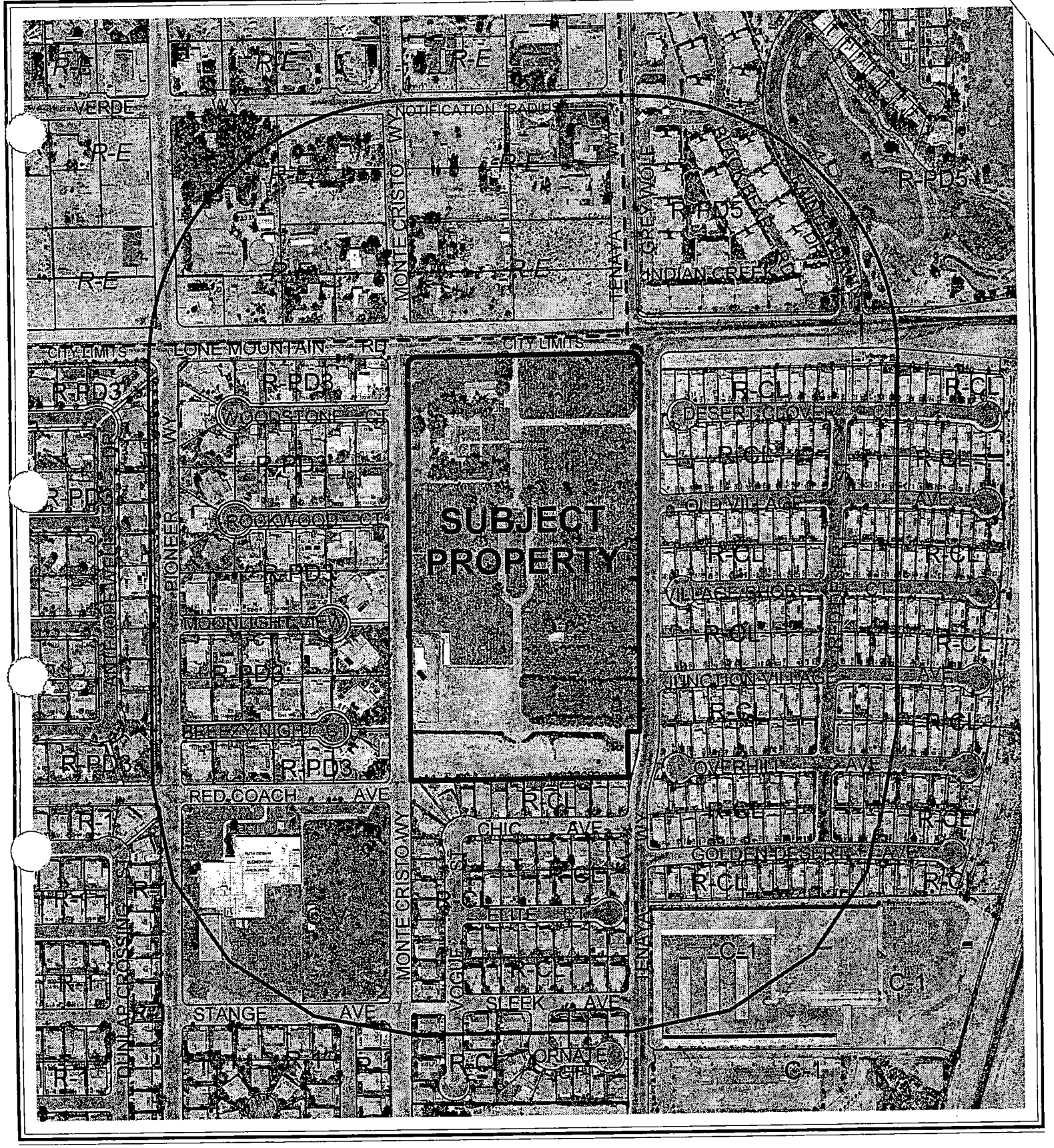
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

N

0 300 600 Feet



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0 300 600 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-2826 - APPLICANT/OWNER: CARRIAGE FUNERAL HOLDINGS, INC.

** CONDITIONS **

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

Planning and Development

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

2. Relocate the existing block wall currently located within the Monte Cristo Way right-of-way concurrent with development of this site.

Public Works

3. Original Condition of Approval No. 2 of SDR-2826 is hereby deleted.

4. Original Condition of Approval No. 3 of SDR-2826 is hereby revised to read: Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Lone Mountain Road and Monte Cristo Way adjacent to this site prior to the issuance of any permits.

5. Landscape or otherwise stabilize and maintain all unimproved right-of-way on Monte Cristo Way adjacent to this site.

6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Monte Cristo Way public right-of-way adjacent to this site prior to the issuance of any permits.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting an appeal of an approved administrative Site Development Plan (SDR-2826) for a mausoleum addition to the Memory Gardens Memorial Park. Specifically, the applicant is requesting relief from condition #2, which states:

> "Submit for review and approval a set of Civil Improvement drawings for the remaining half-street improvements on Monte Cristo Way adjacent to this site. No construction will be required at this time, but a surety bond shall be posted to guarantee the future installation of the improvements prior to the issuance of any permits for the mausoleum. Construction shall commence within two years of acceptance of the surety bond."

B) Applicant's Justification

The existing mausoleum spaces are now used up and the proposed mausoleum will provide additional interment space. The applicant is claiming financial hardship at this time and wishes to postpone the improvements imposed by former condition #2 to a later date.

BACKGROUND INFORMATION

A) Previous Actions

09/05/03	The Department of Planning & Development administratively approved a Site Development Plan Review (SDR-2826) application for the expansion of an existing mausoleum.
04/01/04	The applicant requested an appeal of the approval of SD-2826 to revise condition #2 at a hearing to be held on the 05/27/04 Planning Commission meeting.

B) Pre-Application Meeting

06/09/03 The Department of Public Works voiced concerns of gravesites being located in the public right-of-way. The Planning and Development Department identified the need for the multi-use transportation trail along the south side of Lone Mountain Road.

06/17/03 The applicant was advised of half-street improvements required along Monte Cristo and Lone Mountain Road adjacent to the site. A block wall was identified as being within the right-of-way, and it was recommended that the wall be relocated as a condition of approval. Finally, it was determined that improvements along Monte Cristo Road would be required by a covenant running with the land agreement.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 19.10

B) Existing Land Use

Subject Property:	Cemetery / Mausoleum
North:	Single Family Residence
South:	Single Family Residence
East:	Single Family Residence
West:	Single Family Residence

C) Planned Land Use

Subject Property:	L	Low Density Residential
North:	R	Rural Density Residential
South:	L	Low Density Residential
East:	ML	Medium-Low Density Residential
West:	L	Low Density Residential

D) Existing Zoning

Subject Property:	U (L)	Undeveloped [(Low Density Residential) General Plan Designation]
North:	Clark County	
South:	R-CL	Single-Family Compact-Lot
East:	R-CL	Single-Family Compact-Lot
West:	R-PD3	Residential Planned Development – 3 Units Per Acre

E) General Plan Compliance

The property is located within the Centennial Hills General Plan with an L (Low Density Residential) designation, which allows a maximum of 5.5 dwelling units per gross acre. The property is zoned U (Undeveloped).

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 affected by any special area plans, overlay districts, or study areas.

PROJECT DESCRIPTION

The project consists of a 1,335 square-foot addition to an existing mausoleum on 19.1 acres. The subject site is located at 7251 West Lone Mountain Road, and an existing driveway from Lone Mountain Road provides access to the site. The existing parking lot will not be modified and adequately serves the site and its proposed additions.

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	20,000 Feet	19.10 acres	Y
Min. Lot Width	100 Feet	637 Feet	Y
Min. Setbacks			
• Front	50 Feet	100 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	300 Feet	Y
• Rear	35 Feet	300 Feet	Y
Max. Building Height	2 Stories / 35 Feet	1 story / 17 feet 9 inches	Y

PL

The proposed development meets all development standards of the Zoning Code relevant to the U (Undeveloped) zoning district.

A2) **Residential Adjacency Standards**

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

The proposed building is 18 feet in height along the west side of the site. The property is adjacent to Single Family Residences and Residential Adjacency Standards apply. The standards require the mausoleum addition be a minimum of 54 feet from the residential property in order to maintain the required 3 to 1 proximity slope. The site plan indicates the building is setback is over 54-feet and therefore meets this requirement.

B) General Analysis and Discussion

- Zoning

A Special Use Permit is normally required for a Mausoleum use within the U (Undeveloped) [L (Low Density Residential) General Plan Designation] zoning district. This site is considered conforming, as it was a lawful use prior to the effective date of Title 19. The proposed Mausoleum addition requires the approval of a Special Use Permit where located in the U (Undeveloped) zoning district. The project will not increase the size of the use by more than 50%, and no variances or waivers from Title 19 are required. As a result, this project meets the criteria for expansion of a nonconforming use per Title 19.16.030.

- Site Plan

Access to the site is from an existing driveway off of Lone Mountain Road. The proposed one-story Mausoleum addition is oriented near the southwest corner of the site. The plan indicates that required parking will be provided by an existing parking lot located on the site.

- Waivers

No waivers have been requested as part of this application.

- Landscape Plan

The landscape plan requirement was waived for this application.

- Elevation

The building elevations depict a one-story structure with a polished granite exterior and a predominantly flat roof.

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 Mausoleum addition is compatible with the existing buildings on the property and with development in the immediate area. However, this appeal cannot be supported due to improvements required by the Department of Public Works. Staff is recommending the condition in question remain as currently written.

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

   The proposed Mausoleum addition is in compliance with all Code requirements.

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

   No additional driveways will be required in conjunction with the mausoleum addition, and the existing on-site circulation will not be modified. The abutting streets have sufficient capacity to accommodate the additional use.

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

   The polished granite exterior of the Mausoleum is consistent with the other Mausoleums on the property, and is appropriate for the surrounding areas.

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

   The proposed Mausoleum will be similar to the existing Mausoleums on the property, and will be harmonious and compatible with development in the area.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to City inspections during construction of the proposed Mausoleum addition.

NOTICES MAILED 523

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-2826 APN: 138-03-101-003

Name of Property Owner: Carriage Cemetery Services, Inc.

Name of Applicant: James B. Laidler

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: J B Hill

Print Name: James B. Laidler

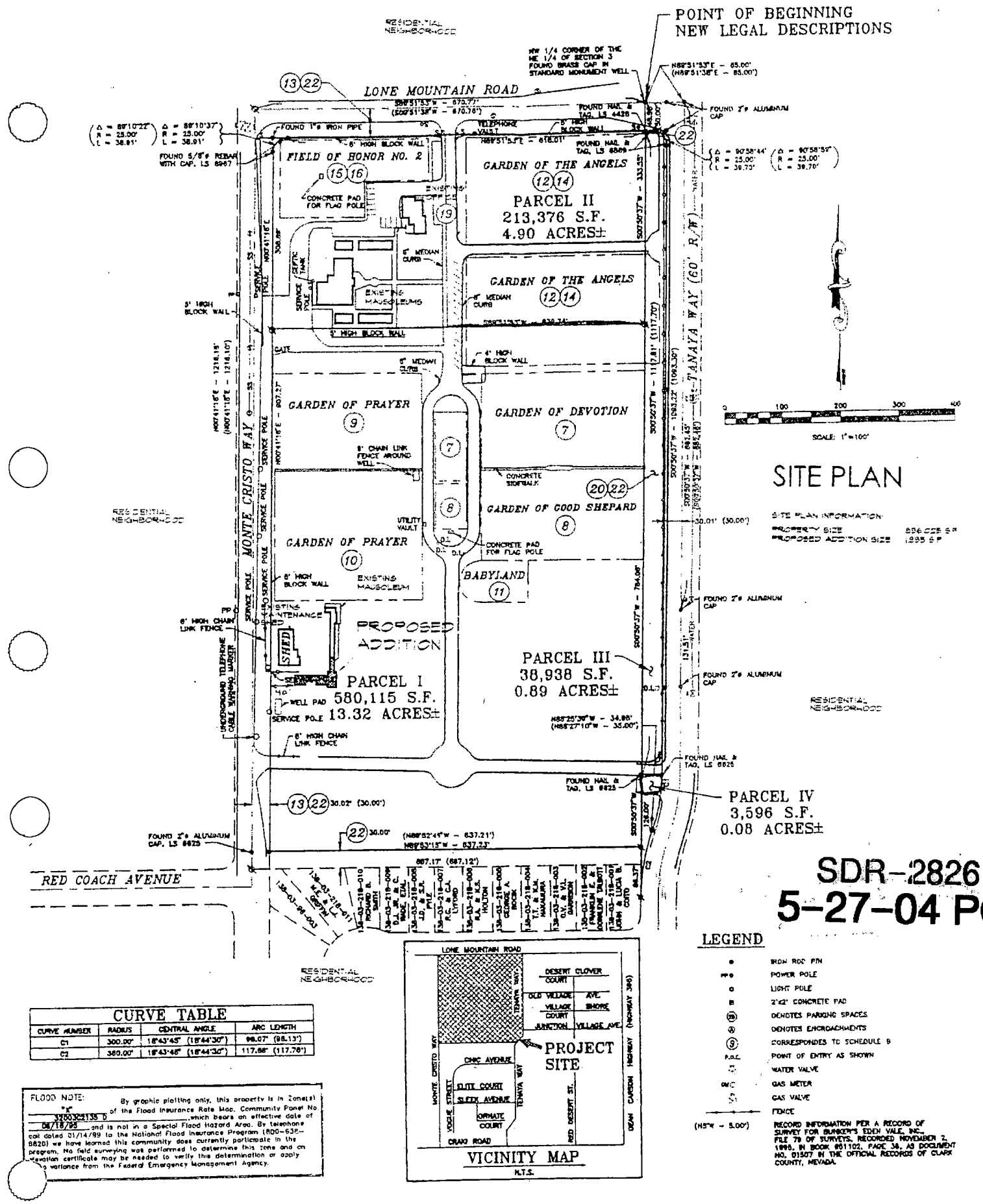
Subscribed and sworn before me

This 24th day of July, 2003

Stefanie Lopez

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
STEFANIE LOPEZ
No: 03-79803-1
My Appointment Expires Dec. 18, 2006

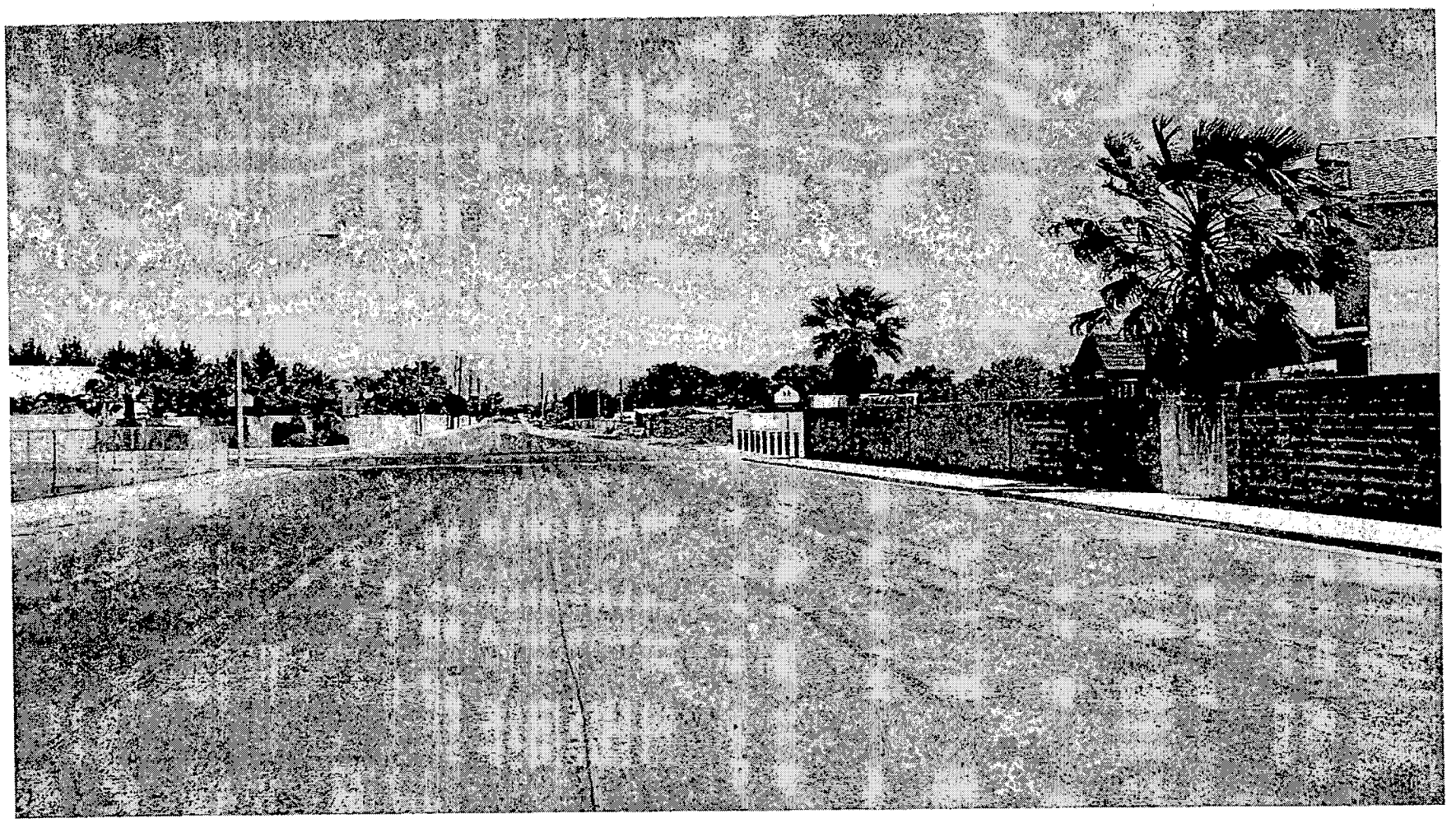


Memory Gardens Memorial Park

Las Vegas, Nevada

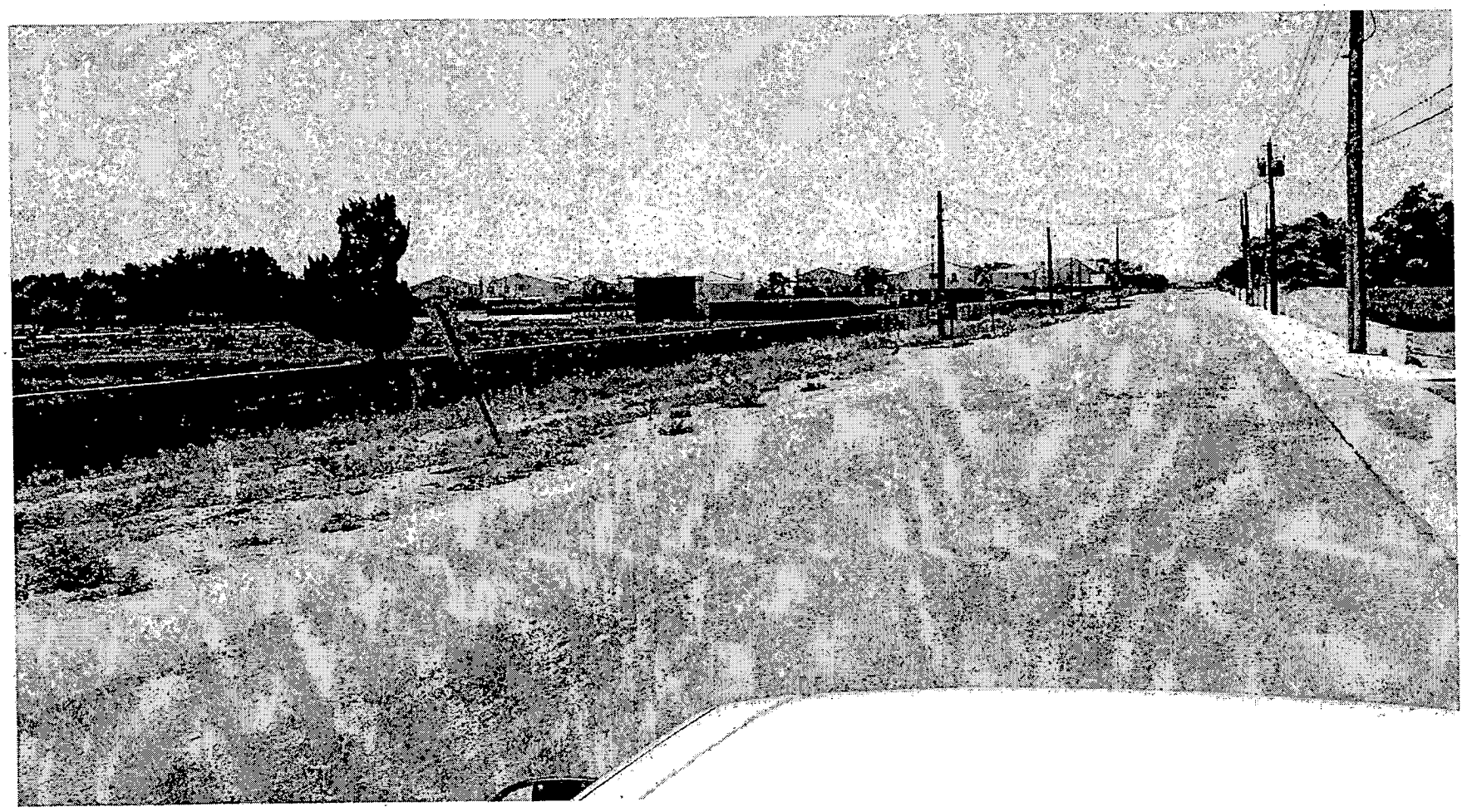
JULY 18, 2003

CARRIER MAUSOLEUMS CONSTRUCTION USA INC.
1730 SW SKYLINE BLVD. SUITE 206
PORTLAND, OR 97221 USA
PHONE (503) 297-0356
FAX (503) 297-0382



SDR-2826 - APPLICANT/OWNER: CARRIAGE FUNERAL HOLDINGS, INC.
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TENAYA WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04



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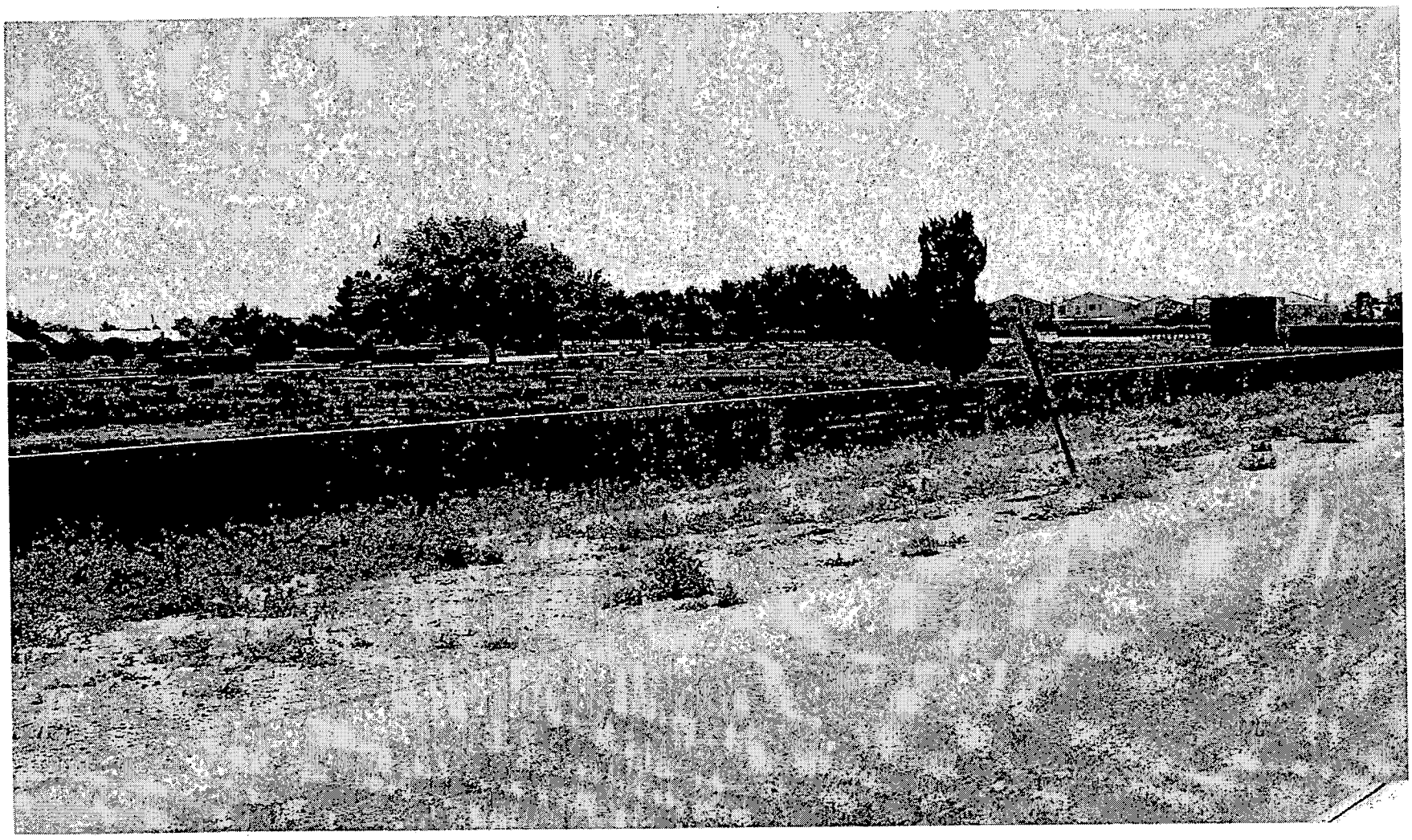

SDR-2826 - APPLICANT/OWNER: CARRIAGE FUNERAL HOLDINGS, INC.
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TENAYA WAY
MAY 27, 2004 PLANNING COMMISSION

4/30/04

City of Las Vegas

Agenda Item No.: 60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 27, 2004

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

SUBJECT:
TEXT AMENDMENT - TXT-4429 - PUBLIC HEARING - CITY OF LAS VEGAS - Discussion and possible to amend Title 19.04.040 to allow the keeping of one horse on residential lots with a minimum net area of 18,000 square feet.

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 this item be HELD IN ABEYANCE to the June 10, 2004 Planning Commission meeting.

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance until June 10, 2004 Planning Commission meeting

MINUTES:
There was no discussion.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-4429 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 10, PLANNING COMMISSION MEETING

City of Las Vegas

PLANNING COMMISSION AGENDA

PLANNING COMMISSION MEETING OF: MAY 27, 2004

CITIZENS PARTICIPATION:

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

MINUTES:

MARGO WHEELER, Planning and Development, announced the next Planning Commission Workshop, which will be held on Thursday, July 15th at approximately noon. The topic of discussion will be billboards, including design, location and text amendments. In addition, accessory buildings will be discussed. Staff continues to have accessory building issues and how they get differentiated from casitas and what can be done.

DAVID CLAPSADDLE, Planning and Development, thanked FLYNN FAGG for the work he did on the small lot ordinance presentation.

The meeting adjourned at 10:56 p.m.

MEETING ADJOURNED AT 9:52P.M.

Respectfully submitted:

Arlene Coleman

ARLENE COLEMAN, DEPUTY CITY CLERK

Stacey Campbell

STACEY CAMPBELL, DEPUTY CITY CLERK