Agenda City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 10, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the May 13, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-4341 – BRONCO ESTATES - APPLICANT: A. K. NIELSEN CONSULTANTS - OWNER: FLYING HIGH, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.04 acres adjacent to the southeast corner of Bronco Street and Corbett Street (APN: 125-26-707-001 and 125-26-706-003), U (Undeveloped) Zone [R (Rural Density Road) General Plan Designation] under Resolution of Intent to R-D (Single Family Residential - Restricted) Zone, Ward 6 (Mack).

2. **TENTATIVE MAP - TMP-4355 - BRADLEY/RACEL - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.** - Request for a Tentative Map FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

3. **TENTATIVE MAP - TMP-4359 - SILVERSTONE RANCH PARCEL 7B - APPLICANT: PULTE HOMES - OWNER: PN II, INC.** - Request for a Tentative Map FOR A 47-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19.87 acres adjacent to the south side of Monte Viso Drive, approximately 1,400 feet west of Rainbow Boulevard (APN: 125-10-710-001 through 022, 125-10-710-027 through 031), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

4. **TENTATIVE MAP - TMP-4360 - SILVERSTONE RANCH PARCEL 7D - APPLICANT: PULTE HOMES - OWNER: PN II, INC.** - Request for a Tentative Map FOR A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 24.39 acres adjacent to the north side of Monte Viso Drive, approximately 550 feet west of Rainbow Boulevard (APN: 125-10-611-001), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

5. **TENTATIVE MAP - TMP-4365 – SILVER CREEK - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION**: - Request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.05 acres adjacent to the northwest corner of Charleston Boulevard and Sky Vista Drive (APN: 137-22-000-010), P-C (Planned Community) Zone, Ward 2.

6. **TENTATIVE MAP - TMP-4367 - DAY DAWN VISTA - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 94 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.17 acres adjacent to the southwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-701-007 & 008), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

7. **TABLED - TENTATIVE MAP - TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 284-LOT CONDOMINIUM DEVELOPMENT, INCLUDING 10 RETAIL UNITS on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-024), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

8. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED LIGHT ASSEMBLY AND FABRICATION FACILITY IN AN EXISTING BUILDING at 5000 Oakey Boulevard, Suite D12 (APN: 163-01-602-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

9. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 10.0 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), U (Undeveloped) Zone [ROW (Right-of-Way) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 2.

10. **MASTER SIGN PLAN - PUBLIC HEARING - MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.** - Request for a Master Sign Plan FOR AN APPROVED SEXUALLY-ORIENTED BUSINESS (TREASURES GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-001 & 003), M (Industrial) Zone, Ward 1 (Moncrief).

11. **VACATION - PUBLIC HEARING - VAC-4347 - APPLICANT: CANYON RIDGE CHRISTIAN CHURCH** - Petition to Vacate a portion of Maverick Street, generally located between La Madre Way and Lone Mountain Road, Ward 6 (Mack).

12. **VACATION - PUBLIC HEARING - VAC-4348 - APPLICANT MTC 118, INC.** - Petition to Vacate U.S. Government Patent Easements generally located north of Dorrell Lane, west of Durango Drive, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

13. **ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3670 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).

14. **ABEYANCE - REZONING RELATED TO GPA-3670 - PUBLIC HEARING - ZON-3672 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).

15. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3958 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Reese).

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

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

18. **ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072 AND ZON-4202 - PUBLIC HEARING - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI** - Request for a Site Development Plan Review FOR A 125-LOT SINGLE FAMILY DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre)], Ward 6 (Mack).

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

20. **ABEYANCE - REZONING RELATED TO GPA-4091 - PUBLIC HEARING - ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

21. **ABEYANCE - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast comer of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 6 (Mack).

22. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast comer of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

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

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

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

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

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

28. **ABEYANCE - REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL -** Request for a Rezoning FROM: R-E (Residence Estates) TO: R-2 (Medium-Low Density Residential) on 2.10 acres adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), Ward 6 (Mack).

29. **ABEYANCE - WAIVER RELATED TO ZON-4215 - PUBLIC HEARING - WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 186 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED in conjunction with a proposed 10-lot single-family residential development adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential) Zone], Ward 6 (Mack).

30. **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).

31. **ABEYANCE - 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).

32. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4311 - APPLICANT/OWNER: LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: NEIGHBORHOOD COMMERCIAL TO: MEDIUM-LOW RESIDENTIAL on 4.12 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN: 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

33. **REZONING - PUBLIC HEARING - ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Rezoning FROM: U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) TO: T-C (Town Center) on 25.35 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 008, 014 and 016), Ward 6 (Mack).

34. **VARIANCE RELATED TO ZON-4208 - PUBLIC HEARING - VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Variance TO ALLOW 1.07 ACRES OF OPEN SPACE WHERE 2.34 ACRES IS THE MINIMUM REQUIREMENT FOR A 142-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 and 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

35. **SPECIAL USE PERMIT RELATED TO ZON-4208 AND VAR-4209 - PUBLIC HEARING - SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Special Use Permit TO ALLOW A GATED COMMUNITY WITH PRIVATE STREETS on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 AND 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) Zone [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

36. **VACATION RELATED TO ZON-4208, VAR-4209, SUP-4210 AND SDR-4212 - VAC-4212 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Severance Lane, west of Tee Pee Lane, Ward 6 (Mack).

37. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4208, VAR-4209 AND SUP-4210 - PUBLIC HEARING - SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A 142-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 and 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) Zone [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

38. **REZONING - PUBLIC HEARING - ZON-4374 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), Ward 6 (Mack).

39. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4374 - PUBLIC HEARING - SDR-4375 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 48-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre], Ward 6 (Mack).

40. **VARIANCE - PUBLIC HEARING - VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.** - Request for a Variance TO ALLOW 10 PARKING SPACES WHERE 19 SPACES IS THE MINIMUM REQUIRED ON 0.54 ACRES at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

41. **SPECIAL USE PERMIT RELATED TO VAR-4397 - PUBLIC HEARING - SUP-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.** - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER IN AN EXISTING BUILDING located at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

42. **VARIANCE - PUBLIC HEARING - VAR-4386 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Variance TO ALLOW REAR SETBACKS OF ZERO FEET AND 10 FEET WHERE 15 FEET IS REQUIRED, AND TO ALLOW LOT COVERAGE OF 55 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED for a proposed office building and detached parking structure on 1.12 acres at 706, 710, 712, and 714 South Tonopah Drive (APN: 139-32-803-005 through 008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

43. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4386 - PUBLIC HEARING - SDR-4385 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 19,540 SQUARE-FOOT, TWO-STORY OFFICE BUILDING AND A PROPOSED 54,161 SQUARE-FOOT, THREE-LEVEL DETACHED PARKING STRUCTURE on 1.12 acres at 706, 710, 712, and 714 South Tonopah Drive (APN: 139-32-803-005 through 008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

44. **VARIANCE - PUBLIC HEARING - VAR-4377 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 30-unit multi-family Live/Work development on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

45. **SPECIAL USE PERMIT RELATED TO VAR-4377 - PUBLIC HEARING - SUP-4376 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

46. **VACATION RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING - VAC-4419 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Petition to Vacate a portion of 11th Street between Carson Avenue and Fremont Street, Ward 5 (Weekly).

47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING - SDR-4373 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

48. **VARIANCE - PUBLIC HEARING - VAR-4369 - APPLICANT: BOB SCHULMAN - OWNER: WINNIE SCHULMAN** - Request for a Variance TO ALLOW A SIX-FOOT SIDE SETBACK FOR PROPOSED HOUSE ADDITIONS WHERE 10 FEET IS REQUIRED, AND TO ALLOW A SIX-FOOT FRONT WALL AND ENTRY GATE WHERE FOUR FEET IS THE MAXIMUM ALLOWED on 0.63 acres located at 3004 Campbell Circle (APN: 139-32-212-005) R-E (Residence Estates), Ward 1 (Moncrief).

49. **VARIANCE - PUBLIC HEARING - VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER** - Request for a Variance TO ALLOW A ZERO CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED IN CONJUNCTION WITH AN EXISTING CARPORT on 0.16 acres located at 4613 Del Monte Avenue (APN: 162-06-213-010), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).

50. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4313 - APPLICANT: MARK FISHER - OWNER: BUFFALO WASHINGTON IV, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE at 7455 West Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2.

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI** - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN: 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

52. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4314 - APPLICANT: AMERICAN PLAZA, LIMITED LIABILITY COMPANY - OWNER: BUILDING THE AMERICAN DREAM CORPORATION** - Request for a Site Development Plan Review and Waivers of Perimeter Buffer and landscape standards FOR A PROPOSED 37,328 SQUARE-FOOT OFFICE BUILDING on a 1.63 acre site located west of Rancho Boulevard, approximately 200 feet north of Alexander Road (APN: 138-02-814-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

53. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL** - Request for a Site Development Plan Review, a Waiver of the Parking Lot Landscaping Standards, and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 4,080 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP 0.32 acres at 300 and 304 Madison Avenue (APN: 139-27-211-006 and 007), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

54. **VACATION RELATED TO SDR-4362 - PUBLIC HEARING - VAC-4476 - APPLICANT: JERRY MICELI - OWNER: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL** - Petition to Vacate portions of Madison Avenue and C Street, Ward 5 (Weekly).

55. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4372 - APPLICANTS/OWNERS: RONALD & CHRISTINE REYNOLDS AND MATTHEW CALLISTER** - Request for a Site Development Plan Review and a Reduction in the amount of perimeter landscaping and buffering FOR A PROPOSED 40,000 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING on 0.32 acres located at 823 South Las Vegas Boulevard (APN: 139-34-410-249 & 172), C-2 (General Commercial) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS ITEMS:

56. **ABEYANCE - RENOTIFICATION - TEXT AMENDMENT - TXT-4429 - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19.04.040 to allow the keeping of two horses on residential lots with a minimum net area of 18,000 square feet.

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 4th day of June, 2004, at the hour of 11 AM, there were posted copies of the June 10, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

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

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

John Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 4th day of June, 2004.

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

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

Agenda City of Las Vegas
PLANNING COMMISSION MEETING
JUNE 10, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the May 13, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-4341 – BRONCO ESTATES - APPLICANT: A. K. NIELSEN CONSULTANTS - OWNER: FLYING HIGH, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.04 acres adjacent to the southeast corner of Bronco Street and Corbett Street (APN: 125-26-707-001 and 125-26-706-003), U (Undeveloped) Zone [R (Rural Density Road) General Plan Designation] under Resolution of Intent to R-D (Single Family Residential - Restricted) Zone, Ward 6 (Mack).

2. **TENTATIVE MAP - TMP-4355 - BRADLEY/RACEL - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.** - Request for a Tentative Map FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

3. **TENTATIVE MAP - TMP-4359 - SILVERSTONE RANCH PARCEL 7B - APPLICANT: PULTE HOMES - OWNER: PN II, INC.** - Request for a Tentative Map FOR A 47-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND FOR A WAIVER TO TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 39 FEET IS REQUIRED on 19.87 acres adjacent to the south side of Monte Viso Drive, approximately 1,400 feet west of Rainbow Boulevard (APN: 125-10-710-001 through 022, 125-10-710-027 through 031), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

4. **TENTATIVE MAP - TMP-4360 - SILVERSTONE RANCH PARCEL 7D - APPLICANT: PULTE HOMES - OWNER: PN II, INC.** - Request for a Tentative Map FOR A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND FOR A WAIVER TO TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 39 FEET IS REQUIRED on 24.39 acres adjacent to the north side of Monte Viso Drive, approximately 550 feet west of Rainbow Boulevard (APN: 125-10-611-001), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

5. **TENTATIVE MAP - TMP-4365 – SILVER CREEK - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION**: - Request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.05 acres adjacent to the northwest corner of Charleston Boulevard and Sky Vista Drive (APN: 137-22-000-010), P-C (Planned Community) Zone, Ward 2.

6. **TENTATIVE MAP - TMP-4367 - DAY DAWN VISTA - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 94 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.17 acres adjacent to the southwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-701-007 & 008), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

7. **TABLED - TENTATIVE MAP - TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 284-LOT CONDOMINIUM DEVELOPMENT, INCLUDING 10 RETAIL UNITS on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-024), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

8. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED LIGHT ASSEMBLY AND FABRICATION FACILITY IN AN EXISTING BUILDING at 5000 Oakey Boulevard, Suite D12 (APN: 163-01-602-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

9. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 10.0 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), U (Undeveloped) Zone [ROW (Right-of-Way) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 2.

10. **MASTER SIGN PLAN - PUBLIC HEARING - MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.** - Request for a Master Sign Plan FOR AN APPROVED SEXUALLY-ORIENTED BUSINESS (TREASURES GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-001 & 003), M (Industrial) Zone, Ward 1 (Moncrief).

11. **VACATION - PUBLIC HEARING - VAC-4347 - APPLICANT: CANYON RIDGE CHRISTIAN CHURCH** - Petition to Vacate a portion of Maverick Street, generally located between La Madre Way and Lone Mountain Road, Ward 6 (Mack).

12. **VACATION - PUBLIC HEARING - VAC-4348 - APPLICANT MTC 118, INC.** - Petition to Vacate U.S. Government Patent Easements generally located north of Dorrell Lane, west of Durango Drive, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

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

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

15. **ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072 AND ZON-4202 - PUBLIC HEARING - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI** - Request for a Site Development Plan Review FOR A 125-LOT SINGLE FAMILY DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre)], Ward 6 (Mack).

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

17. **ABEYANCE - REZONING RELATED TO GPA-4091 - PUBLIC HEARING - ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

18. **ABEYANCE - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 6 (Mack).

19. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

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

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

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

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

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

25. **ABEYANCE - REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-2 (Medium-Low Density Residential) on 2.10 acres adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), Ward 6 (Mack).

26. **ABEYANCE - WAIVER RELATED TO ZON-4215 - PUBLIC HEARING - WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 186 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED in conjunction with a proposed 10-lot single-family residential development adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential) Zone], Ward 6 (Mack).

27. **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).

28. **ABEYANCE - 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).

29. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4311 - APPLICANT/OWNER: LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: NEIGHBORHOOD COMMERCIAL TO: MEDIUM-LOW RESIDENTIAL on 4.12 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN: 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

30. **REZONING - PUBLIC HEARING - ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Rezoning FROM: U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) TO: T-C (Town Center) on 25.35 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 008, 014 and 016), Ward 6 (Mack).

31. **VARIANCE RELATED TO ZON-4208 - PUBLIC HEARING - VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Variance TO ALLOW 1.07 ACRES OF OPEN SPACE WHERE 2.34 ACRES IS THE MINIMUM REQUIREMENT FOR A 142-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 and 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

32. **SPECIAL USE PERMIT RELATED TO ZON-4208 AND VAR-4209 - PUBLIC HEARING - SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Special Use Permit TO ALLOW A GATED COMMUNITY WITH PRIVATE STREETS on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 AND 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) Zone [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

33. **VACATION RELATED TO ZON-4208, VAR-4209, SUP-4210 AND SDR-4212 - VAC-4212 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Severance Lane, west of Tee Pee Lane, Ward 6 (Mack).

34. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4208, VAR-4209 AND SUP-4210 - PUBLIC HEARING - SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A 142-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 and 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) Zone [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

35. **REZONING - PUBLIC HEARING - ZON-4374 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), Ward 6 (Mack).

36. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4374 - PUBLIC HEARING - SDR-4375 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 48-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre], Ward 6 (Mack).

37. **VARIANCE - PUBLIC HEARING - VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.** - Request for a Variance TO ALLOW 10 PARKING SPACES WHERE 19 SPACES IS THE MINIMUM REQUIRED ON 0.54 ACRES at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

38. **SPECIAL USE PERMIT RELATED TO VAR-4397 - PUBLIC HEARING - SUP-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.** - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER IN AN EXISTING BUILDING located at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

39. **VARIANCE - PUBLIC HEARING - VAR-4386 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Variance TO ALLOW REAR SETBACKS OF ZERO FEET AND 10 FEET WHERE 15 FEET IS REQUIRED, AND TO ALLOW LOT COVERAGE OF 55 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED for a proposed office building and detached parking structure on 1.12 acres at 706, 710, 712, and 714 South Tonopah Drive (APN: 139-32-803-005 through 008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

40. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4386 - PUBLIC HEARING - SDR-4385 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 19,540 SQUARE-FOOT, TWO-STORY OFFICE BUILDING AND A PROPOSED 54,161 SQUARE-FOOT, THREE-LEVEL DETACHED PARKING STRUCTURE on 1.12 acres at 706, 710, 712, and 714 South Tonopah Drive (APN: 139-32-803-005 through 008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

41. **VARIANCE - PUBLIC HEARING - VAR-4377 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 30-unit multi-family Live/Work development on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

42. **SPECIAL USE PERMIT RELATED TO VAR-4377 - PUBLIC HEARING - SUP-4376 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

43. **VACATION RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING - VAC-4419 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Petition to Vacate a portion of 11th Street between Carson Avenue and Fremont Street, Ward 5 (Weekly).

44. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING - SDR-4373 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

45. **VARIANCE - PUBLIC HEARING - VAR-4369 - APPLICANT: BOB SCHULMAN - OWNER: WINNIE SCHULMAN** - Request for a Variance TO ALLOW A SIX-FOOT SIDE SETBACK FOR PROPOSED HOUSE ADDITIONS WHERE 10 FEET IS REQUIRED, AND TO ALLOW A SIX-FOOT FRONT WALL AND ENTRY GATE WHERE FOUR FEET IS THE MAXIMUM ALLOWED on 0.63 acres located at 3004 Campbell Circle (APN: 139-32-212-005) R-E (Residence Estates), Ward 1 (Moncrief).

46. **VARIANCE - PUBLIC HEARING - VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER** - Request for a Variance TO ALLOW A ZERO CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED IN CONJUNCTION WITH AN EXISTING CARPORT on 0.16 acres located at 4613 Del Monte Avenue (APN: 162-06-213-010), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).

47. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4313 - APPLICANT: MARK FISHER - OWNER: BUFFALO WASHINGTON IV, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE at 7455 West Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2.

48. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI** - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN: 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

49. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4314 - APPLICANT: AMERICAN PLAZA, LIMITED LIABILITY COMPANY - OWNER: BUILDING THE AMERICAN DREAM CORPORATION** - Request for a Site Development Plan Review and Waivers of Perimeter Buffer and landscape standards FOR A PROPOSED 37,328 SQUARE-FOOT OFFICE BUILDING on a 1.63 acre site located west of Rancho Boulevard, approximately 200 feet north of Alexander Road (APN: 138-02-814-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

50. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL** - Request for a Site Development Plan Review, a Waiver of the Parking Lot Landscaping Standards, and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 4,080 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP 0.32 acres at 300 and 304 Madison Avenue (APN: 139-27-211-006 and 007), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

51. **VACATION RELATED TO SDR-4362 - PUBLIC HEARING - VAC-4476 - APPLICANT: JERRY MICELI - OWNER: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL** - Petition to Vacate portions of Madison Avenue and C Street, Ward 5 (Weekly).

52. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4372 - APPLICANTS/OWNERS: RONALD & CHRISTINE REYNOLDS AND MATTHEW CALLISTER** - Request for a Site Development Plan Review and a Reduction in the amount of perimeter landscaping and buffering FOR A PROPOSED 40,000 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING on 0.32 acres located at 823 South Las Vegas Boulevard (APN: 139-34-410-249 & 172), C-2 (General Commercial) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS ITEMS:

53. **ABEYANCE - RENOTIFICATION - TEXT AMENDMENT - TXT-4429 - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19.04.040 to allow the keeping of two horses on residential lots with a minimum net area of 18,000 square feet.

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **28th** day of **May, 2004**, a copy of the **June 10, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

1 day of June, 2004

Kathryn M. McDonald

NOTARY PUBLIC in and for said County and State

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-56748-1
MY APPT. EXPIRES JUNE 14, 2007

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 10, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:43 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

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

EXCUSED: COMMISSIONERS GOYNES and McSWAIN (arrived at 5:48 p.m.)

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

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

Item 16 [GPA-4091]	Abeyance to 6/24/2004 Planning Commission meeting
Item 17 [ZON-4093]	Abeyance to 6/24/2004 Planning Commission meeting
Item 18 [VAR-4094]	Abeyance to 6/24/2004 Planning Commission meeting
Item 19 [SDR-4095]	Abeyance to 6/24/2004 Planning Commission meeting
Item 20 [ZON-4200]	Abeyance to 7/08/2004 Planning Commission meeting
Item 21 [SDR-4198]	Abeyance to 7/08/2004 Planning Commission meeting
Item 22 [ZON-4216]	Abeyance to 8/12/2004 Planning Commission meeting
Item 23 [VAC-4218]	Abeyance to 8/12/2004 Planning Commission meeting
Item 24 [SDR-4220]	Abeyance to 8/12/2004 Planning Commission meeting
Item 27 [VAC-4071]	Request to Table
Item 30 [ZON-4208]	Abeyance to 7/08/2004 Planning Commission meeting
Item 31 [VAR-4209]	Abeyance to 7/08/2004 Planning Commission meeting
Item 32 [SUP-4210]	Abeyance to 7/08/2004 Planning Commission meeting
Item 33 [VAC-4212]	Abeyance to 7/08/2004 Planning Commission meeting
Item 34 [SDR-4214]	Abeyance to 7/08/2004 Planning Commission meeting
Item 37 [VAR-4397]	Abeyance to 6/24/2004 Planning Commission meeting
Item 38 [SUP-4382]	Abeyance to 6/24/2004 Planning Commission meeting

Item 29 [MOD-4311]. MR. LEOBOLD stated that staff has agreed with the applicant to delete Condition 3 on this item.

Item 10 [MSP-4380]. The applicant requested removing this item from One Motion One Vote so a discussion could take place regarding revising signage standards.

Item 27 [VAC-4071]. A Letter of Request was not received; however, MR. LEOBOLD explained that the applicant experienced trouble with their fax machine. Therefore, the applicant indicated verbally over the phone that they are requesting this item to be tabled.

Item 36 [SDR-4375]. A new condition will be added to this item regarding the trail alignment on this project.

Item 15 [SDR-4204]. There will be a replacement of condition on Condition 16.

Item 25 [ZON-4215]. There will be a replacement of condition on Condition 4.

MR. LEOBOLD indicated that letters have been received in regards to the One Motion One Vote items, with the exception of Item 10 [MSP-4380].

GINA VENGLASS, Public Works, stated that on Item 35 [ZON-4374], there were revisions on Conditions 3, 4, 5 and 6. Regarding Item 46 [VAR-4384], Condition 5 was deleted. Regarding Item 51 [VAC-4476], a condition was added.

MEETING ADJOURNED AT 5:48 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:01 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

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

GARY LEOBOLD, Planning and Development, reiterated the items that the applicants have requested for changes, abeyances, tabled, or be removed from One Motion One Vote.

VICE CHAIRMAN NIGRO stated that he will vote on the abeyance for Item 20 [ZON-4200] and Item 21 [SDR-4198], but he will abstain from voting when these two items are presented to the Commission again for discussion, as they deal with Sterling S Development.

COMMISSIONER McSWAIN stated that she will vote on the abeyance for Item 20 [ZON-4200] and Item 21 [SDR-4198], but she will abstain from voting when these two items are presented to the Commission again for discussion, as they deal with Sterling S Development. In addition, she requested Item 8 [SUP-4351] be pulled from the One Motion One Vote for discussion purposes.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 10, 2004

SUBJECT:
Approval of the minutes of the May 13, 2004, Planning Commission Meeting

MOTION:
NIGRO- APPROVED - UNANIMOUS

MINUTES:
There was no discussion.

(6:02)
1- 42

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

TENTATIVE MAP - TMP-4341 – BRONCO ESTATES - APPLICANT: A. K. NIELSEN CONSULTANTS - OWNER: FLYING HIGH, LIMITED PARTNERSHIP - Request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.04 acres adjacent to the southeast corner of Bronco Street and Corbett Street (APN: 125-26-707-001 and 125-26-706-003), U (Undeveloped) Zone [R (Rural Density Road) General Plan Designation] under Resolution of Intent to R-D (Single Family Residential - Restricted) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4341], Item 2 [TMP-4355], Item 3 [TMP-4359], Item 4 [TMP-4360], Item 5 [TMP-4365], Item 6 [TMP-4367] and Item 7 [TMP-3991] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4355] as her firm is still awaiting final retention payment from Signature Homes and Item 3 [TMP-4359] and Item 4 [TMP-4360] as her firm is involved in litigation with a sister company of Pulte Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 1 – TMP-4341

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2736).

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

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

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

Public Works

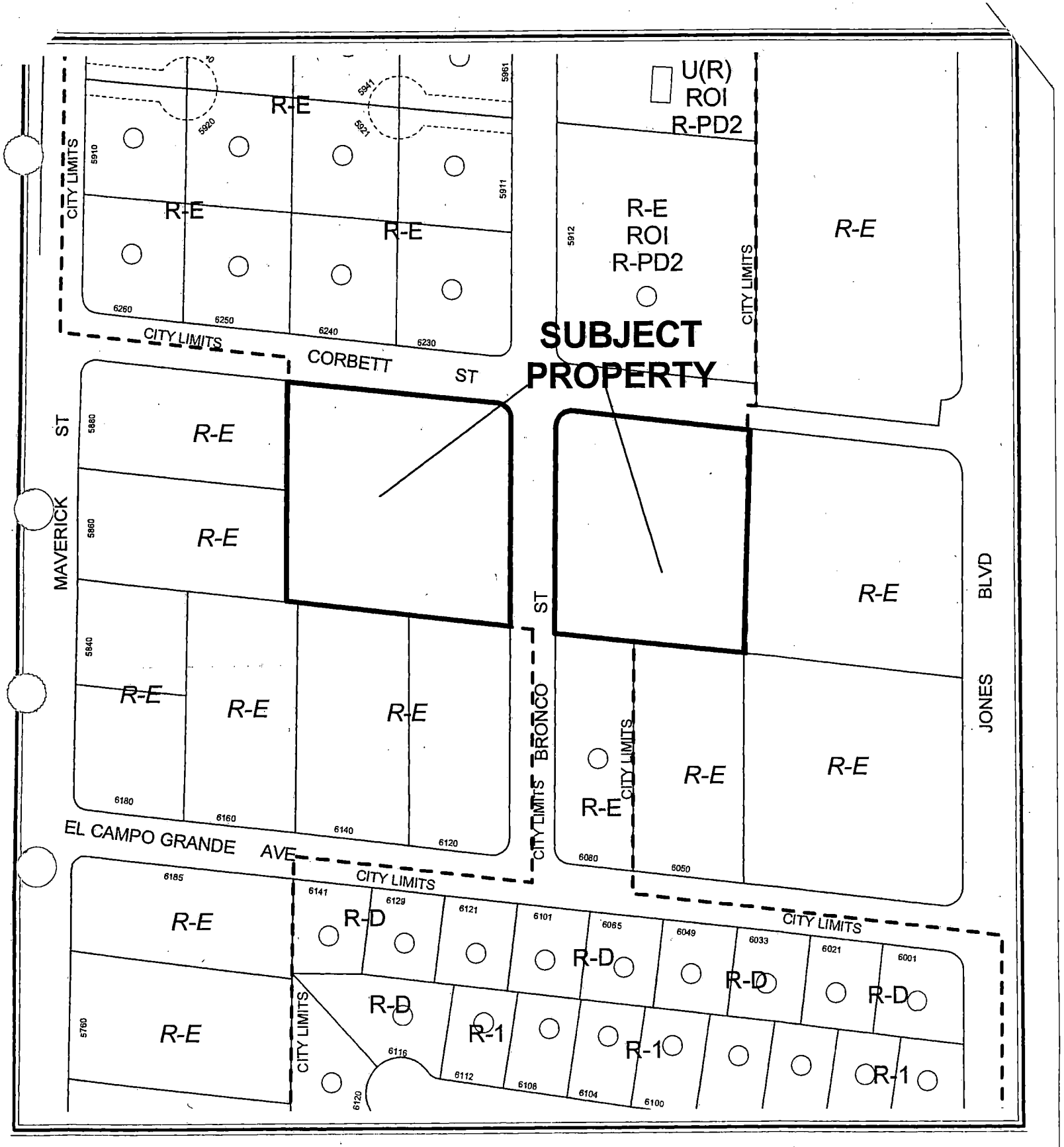
6. Dedicate 15-foot radii at all four corners of Chandon Court and Bronco Street.

7. 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).

8. Site development to comply with all applicable conditions of approval for ZON-2735, SDR-2736, and all other subsequent site-related actions.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.

   No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



0 70 140 Feet

CASE: TMP-4341

ONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO R-D (SINGLE FAMILY-RESIDENTIAL - RESTRICTED)

N



0 70 140 Feet

CASE: TMP-4341

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4341 – BRONCO ESTATES - APPLICANT: A. K. NIELSEN CONSULTANTS - OWNER: FLYING HIGH, LIMITED PARTNERSHIP

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2736).

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

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

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

Public Works

6. Dedicate 15-foot radii at all four corners of Chandon Court and Bronco Street.

7. 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).

8. Site development to comply with all applicable conditions of approval for ZON-2735, SDR-2736, and all other subsequent site-related actions.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.

SS

No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for an 11-lot single-family residential subdivision on 5.04 acres adjacent to the southeast and southwest corners of Bronco Street and Corbett Street.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/16/03 The City Council approved Annexation (ANX-1343) for the subject property into the City of Las Vegas. The Planning Commission and staff recommended approval on 01/09/03. The effective date was April 25, 2003.

10/29/03 The City Council approved requests for a Rezoning (ZON-2735) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-D (Single-Family Residential - Restricted) and a Site Development Plan Review (SDR-2736) for a proposed 13-lot single-family residential development on the subject site. A condition of the Rezoning limited the development to 11 lots. Staff recommended denial, based on the original request of R-PD3 (Residential Planned Development – 3 Units per Acre). The Planning Commission recommended denial on 09/11/03.

B) Pre-Application Meeting

04/15/04 There was a discrepancy between the submitted Tentative Map and the approved site plan. At a later meeting, the proper map was presented. The applicant was advised to adhere to R-D (Single-Family Residential – Restricted) standards. Internal streets were shown as private when they were in fact public streets. The applicant was advised to correct this and other minor errors on the Tentative Map prior to submittal.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.04
Net Acres: 4.13

B) Existing Land Use

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

C) Existing Zoning

Subject Property: R-D (Single-Family Residential – Restricted)
North: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre)
South: R-E (Residence Estates) and R-E (Rural Estates Residential – Clark County)
East: R-E (Rural Estates Residential – Clark County)
West: R-E (Rural Estates Residential – Clark County)

D) General Plan Compliance

The subject site is designated R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Map of the General Plan. This land-use category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. The overall density of this development is 2.18 dwelling units per acre, which conforms to the R (Rural Density Residential) General Plan designation, as does the current zoning of R-D (Single-Family Residential – Restricted).

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 in its entirety falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood-designated parcels surround the subject site and are located within the City of Las Vegas and Clark County. Nevada Revised Statute 278.261 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The density of the proposed development is 2.18 units per acre, which is within the parameters of a Rural Preservation Neighborhood buffer.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required R-D	Provided	Compliance
Min. Lot Size	11,000 SF	11,000 SF	Y
Min. Lot Width	90 Feet	90 Feet	Y
Min. Setbacks*			
• Front	25 Feet	20 Feet	Y
• Side	10 Feet	5 Feet	Y
• Corner	15 Feet	10 Feet	Y
• Rear	30 Feet	15 Feet	Y
Max. Lot Coverage	N/A	Not provided	N/A
Max. Building Height	2 Stories / 35 Feet	Not provided	N/A
Number of Lots	11	11	Y
Max. Density	3.0 du/ac	2.18 du/ac	Y
Private/Public Street	Public	Public	Y
Min. Street Width	51 Feet	51 Feet	Y

* The provided setbacks were approved by condition for this development.

As a result of the amendment of the Rezoning approval on the subject property from R-PD3 (Residential Planned Development – 3 Units per Acre) to R-D (Single-Family Residential – Restricted), the development standards shifted from those that were developer-originated to Code-mandated standards. The Tentative Map is in compliance with these standards. Setbacks were amended from R-D standards by condition.

B) General Analysis and Discussion

- General information

The proposed development will result in the construction of 11 lots on 5.04 acres, for a density of 2.18 dwelling units per acre. A 51-foot wide public street will be provided with access from Bronco Street. The minimum proposed lot size is 11,000 square feet, and the proposed subdivision otherwise meets development standards for the R-D (Single-Family Residential – Restricted) zoning district. The map is therefore in substantial compliance with the approved site plan.

- Cross Section

The submitted cross sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross sections appear to depict a maximum natural grade between 0% and 2% across this site. Per Table A, Title 18.08.110 a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum four-foot retaining wall. The cross sections show a maximum retaining wall height of 2.6 feet along the perimeter of this site.

- Trails

No trails are required adjacent to the subject site.

- Special Conditions of Approval (from Zoning or SDPR)

The following specific conditions were placed on the approval of the subject development by the City Council through Rezoning (ZON-2735) and Site Development Plan Review (SDR-4075):

(ZON-2735)

1. No two-story homes shall be constructed on the lots on the west side of Bronco Street.

2. The developer shall provide separate written notice to each prospective home buyer that the area immediately adjacent to the homes within this development are zoned for the keeping of horses and other farm and domesticated animals.

3. The zoning on these parcels shall be R-D with a maximum of five (5) homes on the west side of Bronco Street and six (6) homes on the east side of Bronco Street.

4. 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.

SS

5. Construct rural improvements on Bronco Street and Corbett Street adjacent to this site concurrent with development of this site. Rural improvements shall consist of two lanes of asphalt paving, centered on the centerline (where possible), with rolled curb and gutter on each side such that the back-of-curb to back-of-curb width is 39 feet. Streetlights are to be provided at street intersections. Other streetlighting will be stubbed out for later use with pullboxes at the base foundation locations, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Bronco Street and Corbett Street. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).

6. Extend public sewer in Corbett Street to the west edge of this site. 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.

(SDR-2736)

1. A Rezoning (ZON-2735) to an R-D (Single Family Residential Restricted) Zoning District approved by the City Council.

3. All development shall be in conformance with the revised site plan dated October 29, 2003 and building elevations, except as amended by conditions herein.

4. Building height on the east side of Bronco Street shall not exceed two stories or 35 feet, whichever is less. The west side of Bronco Street is limited to single-story homes.

5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear.

8. 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. No combination of perimeter screen wall and retaining wall shall exceed a height of eight feet without step backs in accordance with the Code or as approved by the Planning and Development Department. The westernmost property line wall shall be eight (8) feet in height.

SS

13. Site development to comply with all applicable conditions of approval for ZON-2735 and all other subsequent site-related actions.

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

This Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4341 APN: 125-26-707-001 125-26-706-003

Name of Property Owner: Flying High LP, A Nevada Limited Partnership
Ronald And Carolyn Mich'l Jointly and Severally

Name of Applicant: MC Ivestors A Limited Liability Company

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carolyn Mich'l Limited Partner

Subscribed and sworn before me

This 1 day of April, 2004

Victoria R Schoch
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
VICTORIA R. SCHOCH
My Appointment Expires
November 21, 2004

BRONCO ESTATES TENTATIVE MAP

A.P.N. 125-26-706-003 and 125-26-707-001

LEGAL DESCRIPTION

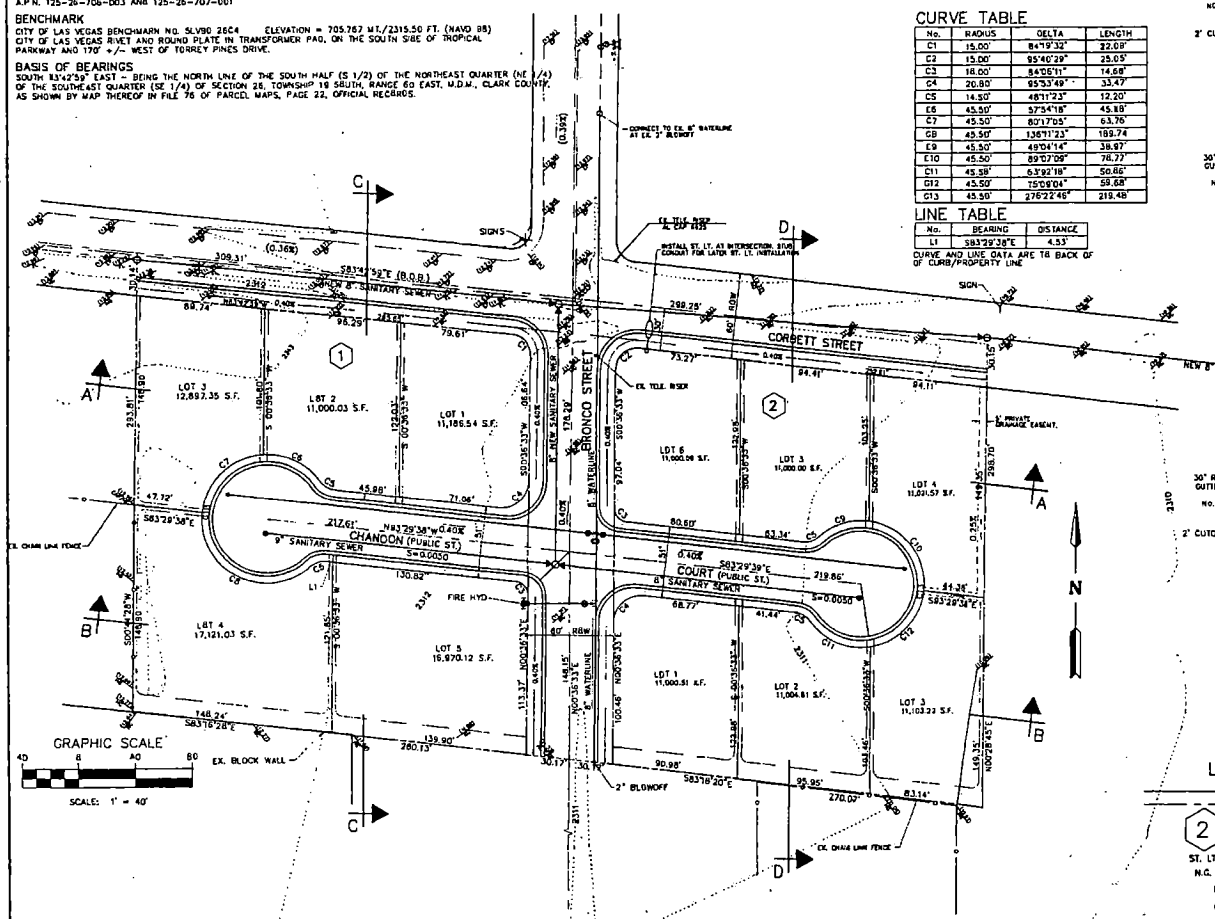
THE NE1/4, SW1/4, NE 1/4, SE 1/4 AND THE NW1/4 LESS THE EAST TEN (10') FEET OF THE SE1/4, NE1/4, SE1/4 OF SECTION 26, RANGE 60 EAST, M.B.B.& M. LAS VEGAS, NEVADA
A.P.N. 125-26-706-003 AND 125-26-707-001

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. SLV90 26C4 ELEVATION = 705.767 MT./2315.50 FT. (NAVD 88)
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN TRANSFORMER PAD, ON THE SOUTH SIDE OF TROPICAL PARKWAY AND 170' +/- WEST OF TORREY PINES DRIVE.

BASIS OF BEARINGS

SOUTH 83°42'59" EAST - BEING THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, AS SHOWN BY MAP THEREOF IN FILE 76 OF PARCEL MAPS, PAGE 22, OFFICIAL RECORDS.



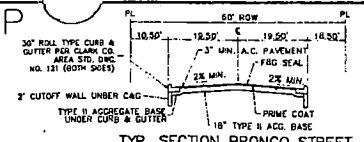
CURVE TABLE

No.	RADIUS	DELTA	LENGTH
C1	15.00'	84°19'32"	22.08'
C2	15.00'	95°40'29"	25.05'
C3	18.00'	84°06'11"	14.68'
C4	20.80'	95°53'49"	33.47'
C5	14.50'	48°11'23"	12.20'
C6	45.50'	57°54'18"	45.88'
C7	45.50'	80°17'05"	63.76'
C8	45.50'	136°11'23"	189.74
C9	45.50'	49°04'14"	38.97'
C10	45.50'	89°07'09"	76.77'
C11	45.58'	63°22'18"	50.66'
C12	45.50'	75°09'04"	59.68'
C13	45.50'	276°22'46"	219.48'

LINE TABLE

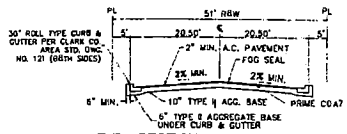
No.	BEARING	DISTANCE
L1	S83°29'38"E	4.53'

CURVE AND LINE DATA ARE TO BACK OF CURB/PROPERTY LINE



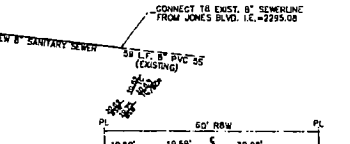
TYP. SECTION BRONCO STREET

COMPACTION OF AGGREGATE BASE AND SUBGRADE PREPARATION SHALL BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT.



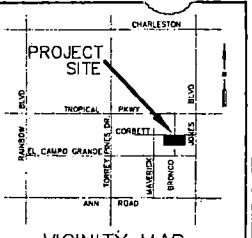
TYP. SECTION CHANDON COURT

COMPACTION OF AGGREGATE BASE AND SUBGRADE PREPARATION SHALL BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT.



TYP. SECTION CORBETT STREET

COMPACTION OF AGGREGATE BASE AND SUBGRADE PREPARATION SHALL BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT.



VICINITY MAP

NO SCALE

DEVELOPMENT DATA

GROSS AREA: PROJECT 5.045 ACRES
NET AREA: PROJECT 4.133 ACRES
NUMBER OF LOTS: 11 LOTS
GROSS DENSITY: PROJECT 2.18 UNITS/ACRE
EXISTING ZONING: R-0 2 UNITS PER ACRE

SETBACKS: RESIDENTIAL
FRONT 20'
INTERIOR SIDE 5'
STREET (CORNER) SIDE 18'
REAR 15'

STREETS (PUBLIC): 51' ONSITE/60' OFFSITE

SITE SLOPE DOES NOT EXCEED 1%

NO DEVIATIONS FROM STANDARDS ANTICIPATED

UTILITY SERVICES

SEWER: CITY OF LAS VEGAS
WATER: LAS VEGAS VALLEY WATER DISTRICT
POWER: NEVADA POWER COMPANY
NATURAL GAS: SOUTHWEST GAS COMANY
TELEPHONE: SPRINT
SOLID WASTE: FRANCHISED COMPANY

OWNER

FLYING JUGH L.P. A NEVADA LIMITED PARTNERSHIP
3875 ROSANNA
LAS VEGAS, NEVADA 89117

SUBDIVIDER

PACIFIC RIM, INC.
6185 EAST SAHARA AVENUE
LAS VEGAS, NEVADA 89142

ENGINEER

A K NIELSEN
CONSULTING ENGINEERS
2908 SOUTH RANCHO DRIVE STE. 202
LAS VEGAS, NEVADA 89102
(702) 876-9905

SEWER FLOW

AVG. FLOW = 0.0035 M.G.D.
PEAK FLOW = 0.0102 M.G.D.

LEGEND

- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- (2) BLOCK NUMBER
- ST. LT. STREET LIGHT
- N.G. NATURAL GROUND
- FL FLOW LINE
- C6 CURVE DATA
- L2 LINE DATA
- 105.43 EXISTING ELEVATION
- 05.4 NEW ELEVATION
- 2311' CONTOUR LINE EXISTING

NOTES

HOME OWNERS ASSOCIATION WILL BE CREATED AND THE ASSOCIATION WILL OWN LANDSCAPE LOTS, EQUALLY, AND WILL BE RESPONSIBLE FOR MAINTENANCE

C.C.& R'S WILL BE RECORDED FOR THE SUBDIVISION. THEY WILL BE INDUSTRY STANDARD.

SEWER CONNECTION FOR THIS PROJECT WILL BE INTO A 8 INCH SEWER MAIN LOCATED IN EL CAMPO GRANDE AVENUE. WATER CONNECTIONS WILL BE TO AN 8 INCH LINE IN BRONCO STREET

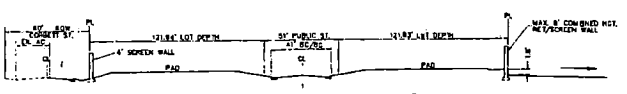
NO EXISTING STRUCTURES EXIST ON THE PROJECT SITE.

NO UTILITY EASEMENTS EXIST ON THE PROJECT SITE.

NO EXISTING IRRIGATION OR DRAINAGE CHANNEL RIGHT OF WAYS ON THIS PROJECT. NONE PROPOSED

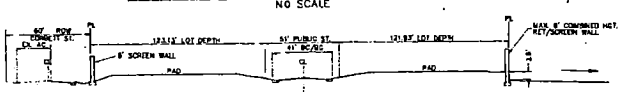
NO EXISTING OR PROPOSED STORM DRAIN THIS PROJECT.

NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC QUASI-PUBLIC USES EXIST.



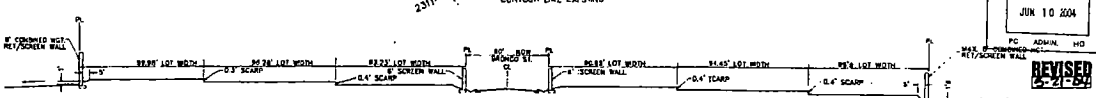
TYPICAL CROSS SECTION C-C

NO SCALE



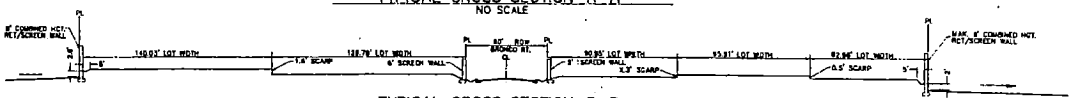
TYPICAL CROSS SECTION D-D

NO SCALE



TYPICAL CROSS SECTION A-A

NO SCALE



TYPICAL CROSS SECTION B-B

NO SCALE

CASE TMP-4341
JUN 10 2004
PC ADMIN. HO

REVISED 5-21-04

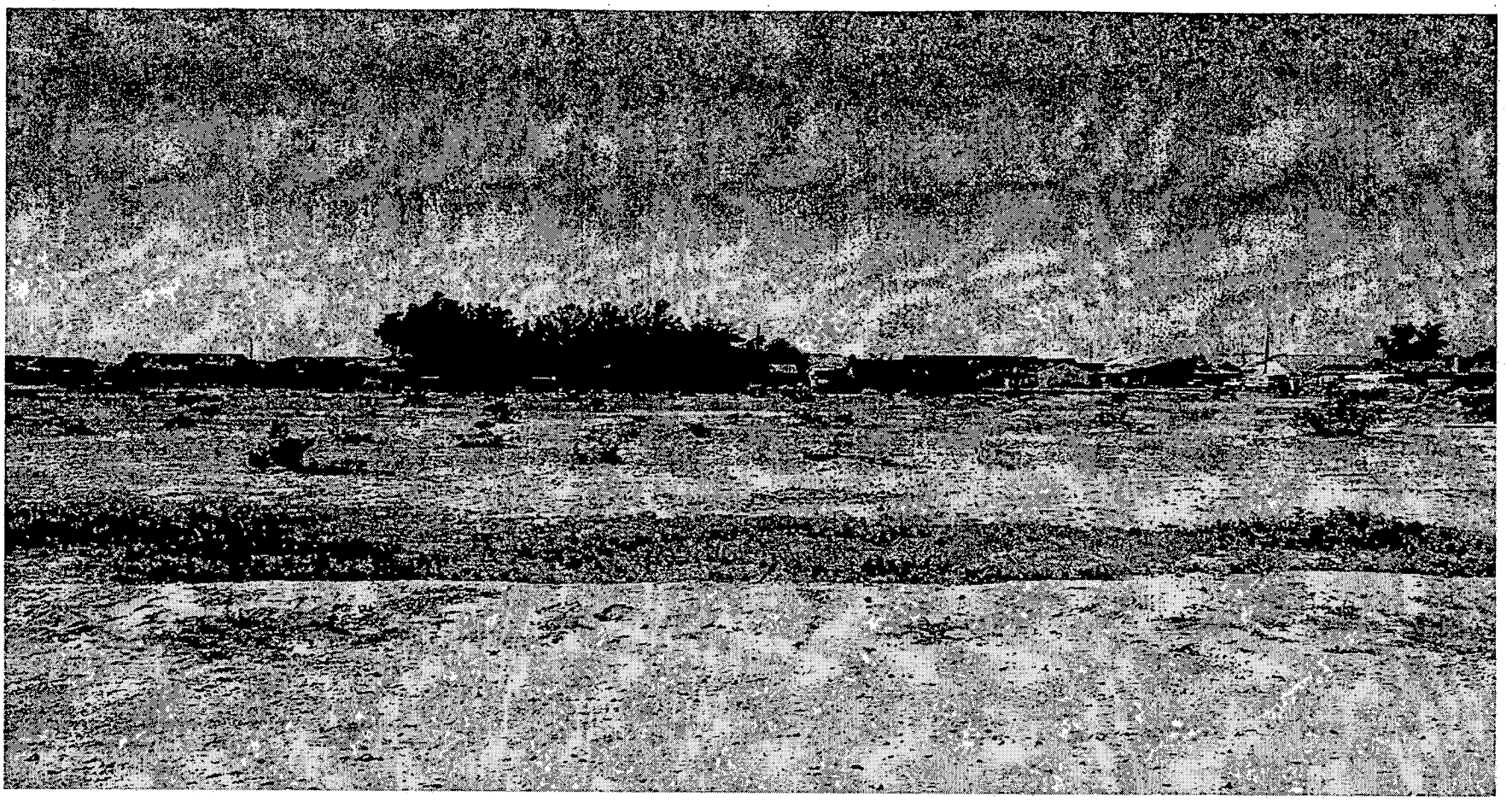
A K NIELSEN
Consulting Engineers
2908 SOUTH RANCHO DRIVE STE. 202
LAS VEGAS, NEVADA 89102
TEL. (702) 876-9905

TENTATIVE MAP
BRONCO ESTATES
THE NE1/4, SW1/4, NE 1/4, SE 1/4 AND NW1/4, SE1/4, NE1/4, SE1/4 OF SECTION 26, RANGE 60 EAST, M.D.B.& M., LAS VEGAS, NEVADA

JOB No.
DESIGNED: AKN
DRAWN: MARCH 04
CHECKED:

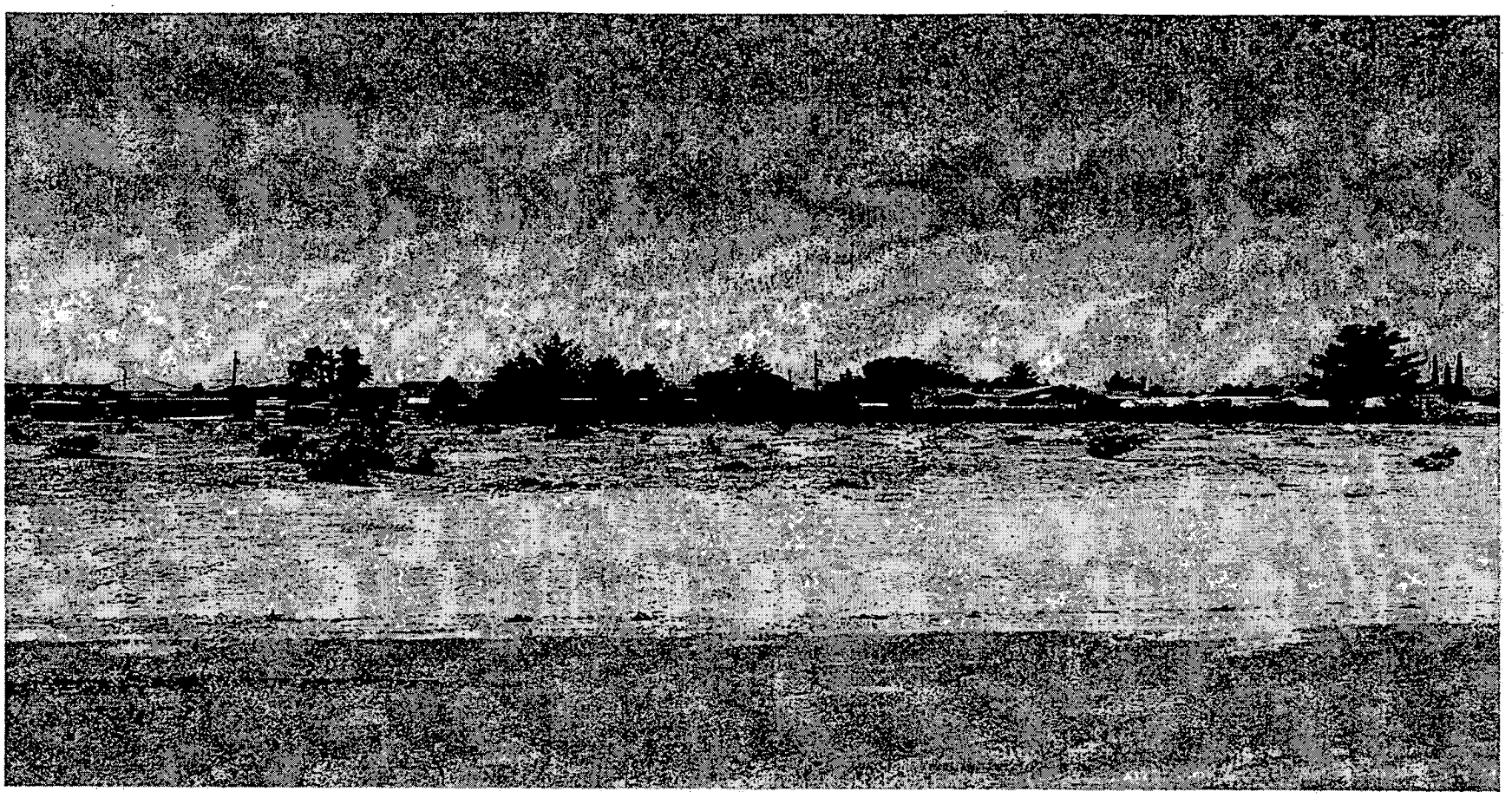
SHEET TM1 OF 1 SHEETS

TMP-4341
06-10-04 PC
REVISED 05-21-04



TMP-4341 - BRONCO ESTATES - APPLICANT: A. K. NIELSEN CONSULTANTS - OWNER: FLYING HIGH, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF BRONCO STREET AND CORBETT STREET
JUNE 10, 2004 PLANNING COMMISSION

05/21/04



TMP-4341 - BRONCO ESTATES - APPLICANT: A. K. NIELSEN CONSULTANTS - OWNER: FLYING HIGH, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF BRONCO STREET AND CORBETT STREET
JUNE 10, 2004 PLANNING COMMISSION

05/21/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

TENTATIVE MAP - TMP-4355 - BRADLEY/RACEL - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC. - Request for a Tentative Map FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-4341], Item 2 [TMP-4355], Item 3 [TMP-4359], Item 4 [TMP-4360], Item 5 [TMP-4365], Item 6 [TMP-4367] and Item 7 [TMP-3991] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4355] as her firm is still awaiting final retention payment from Signature Homes and Item 3 [TMP-4359] and Item 4 [TMP-4360] as her firm is involved in litigation with a sister company of Pulte Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 2 – TMP-4355

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4075) and the Iron Mountain Ranch Master Plan Development Standards.

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

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

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

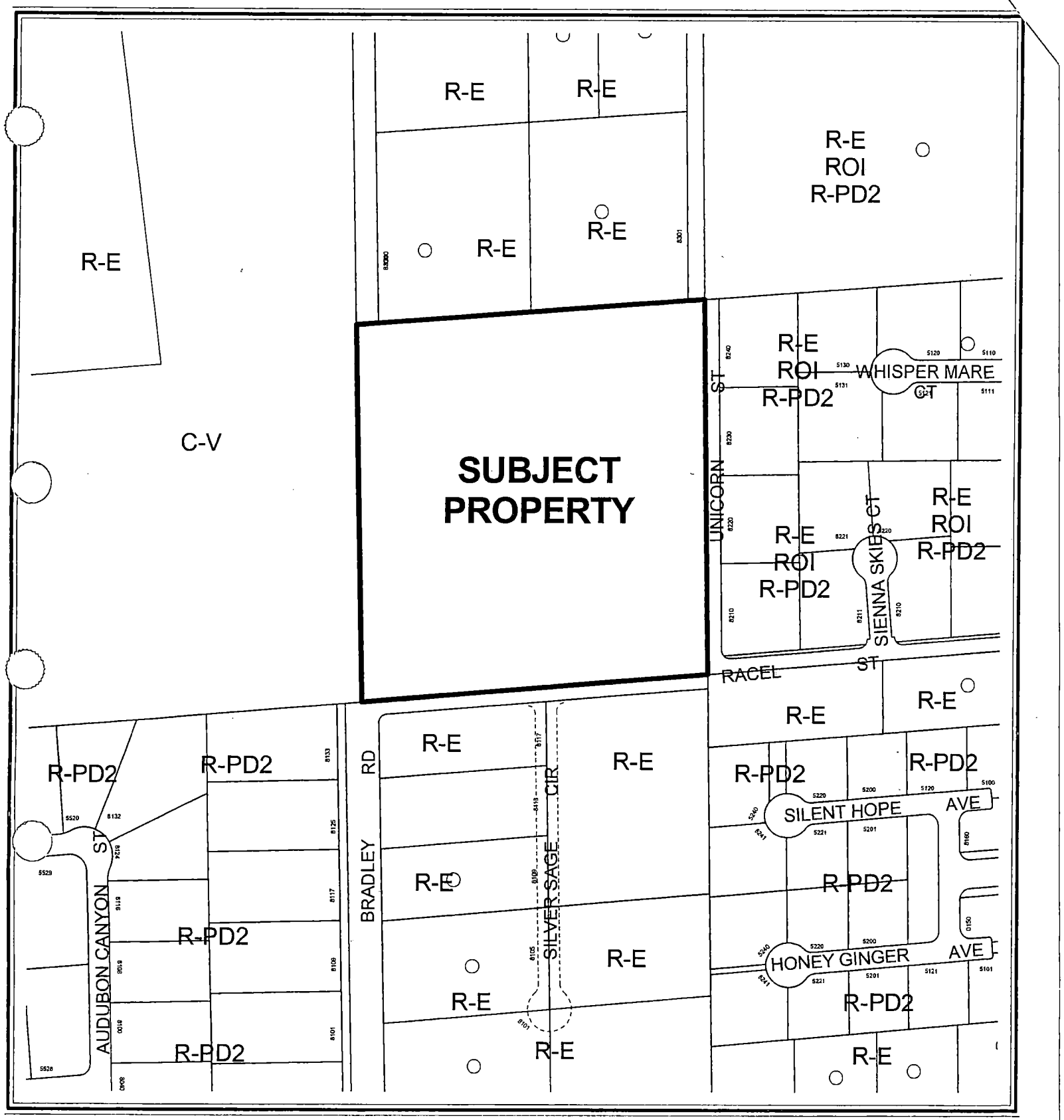
Public Works

6. The City of Las Vegas does not accept Ingress/Egress areas as public easements/dedications. Show right-of-way continuous along Racel Avenue and Unicorn Street on the Final Map for this site.

7. Site development to comply with all applicable conditions of approval for Z-0016-98, SDR-4075 and all other applicable site-related actions.

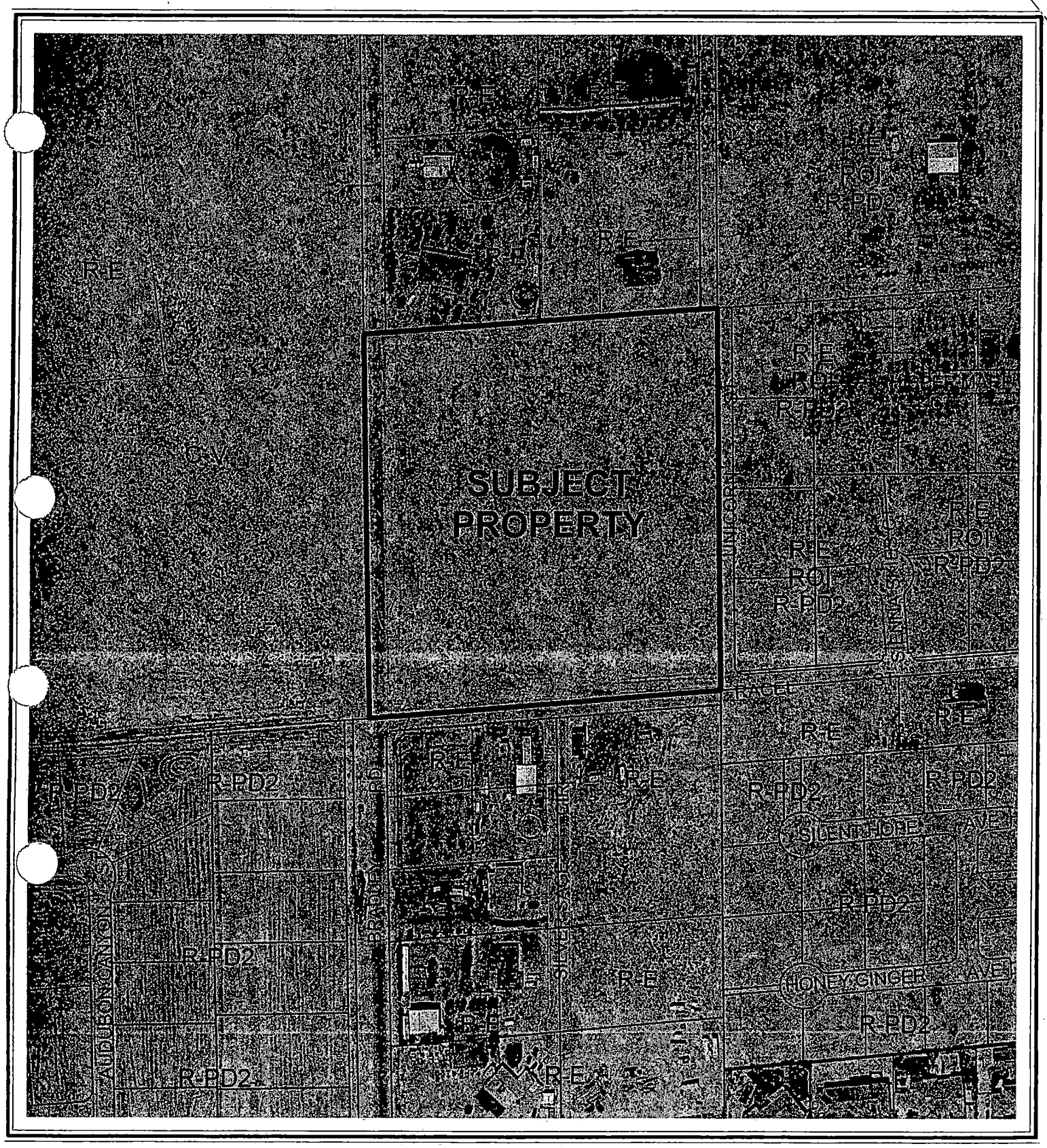
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.

   No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-4355

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



0 100 200 Feet

CASE: TMP-4355

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4355 - BRADLEY/RACEL - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4075) and the Iron Mountain Ranch Master Plan Development Standards.

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

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

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

Public Works

6. The City of Las Vegas does not accept Ingress/Egress areas as public easements/dedications. Show right-of-way continuous along Racel Avenue and Unicorn Street on the Final Map for this site.

7. Site development to comply with all applicable conditions of approval for Z-0016-98, SDR-4075 and all other applicable site-related actions.

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SS

No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 16-lot single-family residential subdivision on 10 acres adjacent to the northeast corner of Bradley Road and Racel Street in the Iron Mountain Ranch Master Development Plan area.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

10/12/98 The City Council approved a Rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre) on the subject site as part of a larger request (Z-0016-98). The Planning Commission and staff recommended approval on 08/13/98.

11/01/00 The City Council approved an Extension of Time [Z-0016-98(1)] of the previously approved Rezoning (Z-0016-98) on the subject site. The Planning Commission and staff recommended approval on 09/28/00.

10/24/02 The Planning Commission accepted the withdrawal without prejudice of a General Plan Amendment (GPA-0029-02) to R (Rural Density Residential); a Rezoning (Z-0052-02) to R-PD3 (Residential Planned Development – 3 Units Per Acre); and a Site Development Plan Review [Z-0052-02(1)] for a 30-lot single family residential development on the subject site.

04/22/04 The Planning Commission approved a request for a Site Development Plan Review (SDR-4075) for a 16-lot single-family residential development on the subject site. Staff recommended approval.

B) Pre-Application Meeting

04/09/04 The applicant was reminded to depict the proposed 20-foot wide Equestrian Trail adjacent to the east side of Bradley Road on the Tentative Map. Streets should be modified to show a minimum width of 39 feet with "L" curbs.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.00

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Horse Arena and Stables
East:	Single-Family Residential (Undeveloped)
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre)
West:	C-V (Civic)

D) General Plan Compliance

The subject site is designated DR (Desert Rural) on the Centennial Hills Interlocal Land Use Plan of the General Plan. This land use category allows single-family dwellings on large lots with equestrian facilities. The maximum density of these lots is 2.49 dwelling units per acre. At a gross density of 1.6 units per acre, the proposed development depicted by the subject Tentative Map conforms to the General Plan.

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

The subject site is located within the Iron Mountain Ranch Master Plan area, and is in substantial conformance with the proposed development as depicted on the conceptual site plan for Plan Area 10 of Village 4. Land use for this area will conform to the General Plan. According to Chapter 2.3.2 of the Master Development Plan, "The 20,000 square foot buffer lots are located in Planning Areas 1, 7, 8, 10, 12, 16, and 17. These lots are provided to blend into the rural lifestyle of adjacent properties. All 20,000 square foot lots will allow equestrian uses on-site. The four lots along the north boundary of Planning Area 10 are limited to single story homes."

Map Number Two of the Joint Parks and Trails Plan indicates an Equestrian Trail along the east frontage of Bradley Road adjacent to the subject site. The submitted Tentative Map indicates the required trail with minor deviations from the standard shown in Exhibit 1 of the Recreation Trails Element of the City of Las Vegas 2020 Master Plan. The addition of driveways along the trail are necessitated by the fronting of residential lots onto Bradley Road, which was depicted on the conceptual site plan for the Iron Mountain Ranch Master Plan. The trail as shown was approved as part of the Site Development Plan Review for the subject development.

It is noted that the extreme southern portion of the property is located within a Rural Preservation Neighborhood buffer zone, which limits residential density to three units per gross acre. As the lots on this southern boundary are all less than two units per acre in density, the development is in compliance with the Rural Preservation Neighborhood provisions of NRS 278.261.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards were proposed by the applicant and approved by the Planning Commission for the subject proposal:

Standards	Required/Approved	Provided	Compliance
Min. Lot Size	20,000 SF	20,036 SF	Y
Min. Lot Width	N/A	121 Feet	N/A
Min. Setbacks *			
• Front (garage face)	20 Feet	20 Feet	Y
• Front (side load garage)	15 Feet	15 Feet	Y
• Front (dwelling)	15 Feet	15 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	20 Feet	Y

Min. Distance Between Buildings	20 Feet	20 Feet	Y
Max. Building Height	2 Stories / 35 Feet, except Lots 1, 14, 15, 16 (single story)	N/A	N/A
Number of Lots	16	16	Y
Max. Density	2.49 du/ac	1.6 du/ac	Y
Private/Public Street	Private interior streets	Private interior streets	Y
Min. Street Width	37 Feet	37 Feet	Y

*For the purposes of measuring front setbacks, the Planning and Development Department is designating the front of Lot 4 as the "Bradley Road frontage"; the front of Lots 5 and 8 as the "Private Street frontage"; and the front of Lot 9 as the "Unicorn Street frontage".

The proposed development depicted on the Tentative Map conforms to the approved Site Development Plans.

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

Per Chapter 4 of the Iron Mountain Ranch Design Guidelines, the open space for each planning area has been cumulatively provided within the entire master plan area within parks, trails, and parkways/greenbelts. According to Chapter 4, the subject development (Planning Area 10, Village 4) would require 0.8 acres of open space, 0.2 acres of which are provided within the equestrian trail adjacent to Bradley Road. The remainder of the open space requirement is therefore provided within other planning areas and villages.

B) General Analysis and Discussion

- General information

The proposed single-family residential development consists of sixteen 20,000 square-foot lots, four of which front onto Bradley Road, two of which front onto Unicorn Street, and the remainder front onto the two proposed 37-foot wide private streets off of Unicorn Street and Racel Avenue. A 20-foot Equestrian Trail is depicted along the east side of Bradley Road adjacent to this development. The layout of lots significantly conforms to the layout of Plan Area 10, Village 4 of the conceptual site plan included in the Iron Mountain Ranch Master Plan. The approved development standards are intended to provide a buffer to the rural development adjacent to the subject site.

- Cross Section

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

- Trails

A 20-foot Equestrian Trail is required along the east frontage of Bradley Road adjacent to the subject site. The submitted Tentative Map indicates the required trail with minor deviations from the standard shown in Exhibit 1 of the Recreation Trails Element of the City of Las Vegas 2020 Master Plan. The design is the same with the addition of driveways crossing the trail for residential lots that front onto Bradley Road. The trail as shown was approved as part of the Site Development Plan Review for the subject development.

- Special Conditions of Approval

The following specific conditions were placed on the approval of the subject development by the Planning Commission through SDR-4075:

1. A 20-foot wide Equestrian Trail shall be provided along the Bradley Road frontage in conformance with the Recreational Trails Element of the 2020 Master Plan.

2. All lots must be a minimum of 20,000 square feet per Section 2.3.3 and Section 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan.

3. The four northern lots of the proposed development are limited to single-story development per Section 2.3.2 and Section 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan.

4. Guest Houses/Casitas shall be allowed in accordance with the conditions listed in Title 19.04.060 for the R-E (Residence Estates) zoning district.

5. The maximum building height shall be 2 stories or 35 feet, whichever is less.

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

8. The standards for this development shall include a minimum distance between dwellings of 20 feet and building height that shall not exceed two stories or 35 feet, whichever is less.

SS

9. The setbacks for this development shall be a minimum of:

Front:	
Garage Face:	20 Feet
Side Loading Garage:	15 Feet
Dwelling:	15 Feet
Side:	10 Feet
Corner Side:	15 Feet
Rear:	20 Feet

10. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect landscaping per the standards of Section 7.6.1 of the Iron Mountain Ranch Design Guidelines for the equestrian trail on Bradley Road.

14. All walls and fences must be constructed with decorative materials in conformance with the Iron Mountain Ranch Design Guidelines. If built in conjunction with retaining walls, overall heights are limited to eight feet of vertical wall face as measured from the perimeter of the site. Walls in excess of this limitation must be terraced with a minimum of four feet clear horizontal separation between walls.

16. Dedicate 30 feet of right-of-way adjacent to this site for Bradley Road, 25.5 feet for Racel Avenue, 25.5 feet for Unicorn Street, a 15-foot radius on the northwest corner of Racel Avenue and Unicorn Street and a 15-foot radius on the northeast corner of Racel Avenue and Bradley Road.

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

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

19. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

This Tentative Map implements these conditions.

SS

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4355 APN: 125-12-701-006

Name of Property Owner: Plaster Development Company Inc.

Name of Applicant: Signature Homes

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

_____Yes __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 L Cavender

Print Name: GARY L. CAVENDER

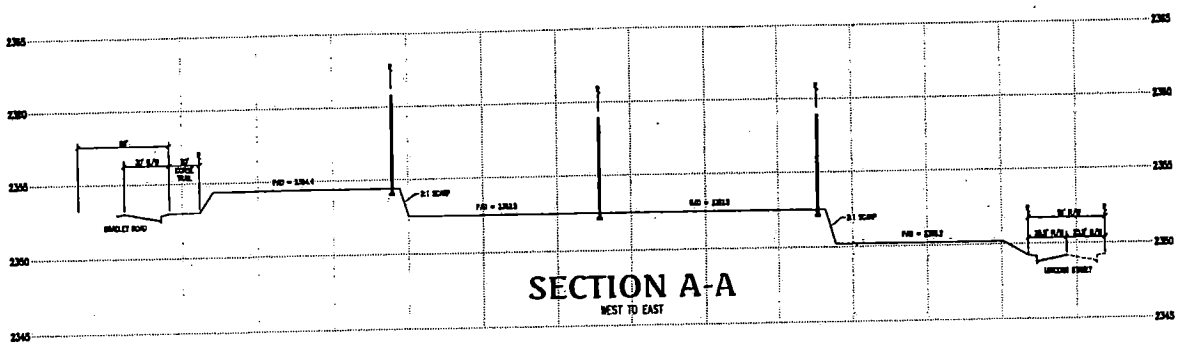
Subscribed and sworn before me

This 9th day of APRIL, 2004

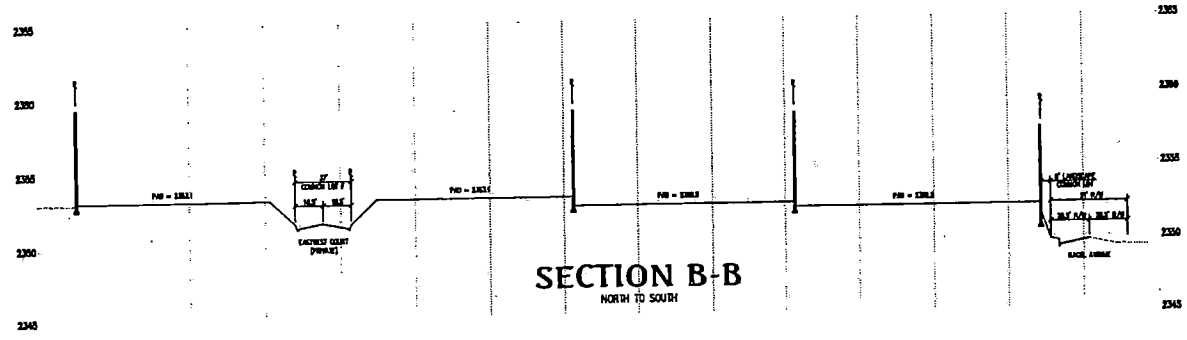
Robert A Lewis

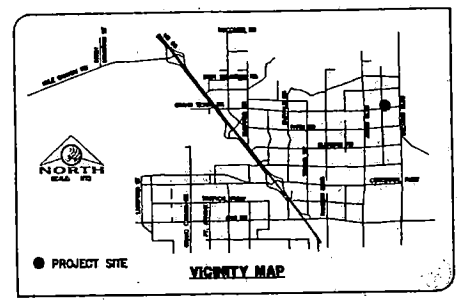
Notary Public in and for said County and State

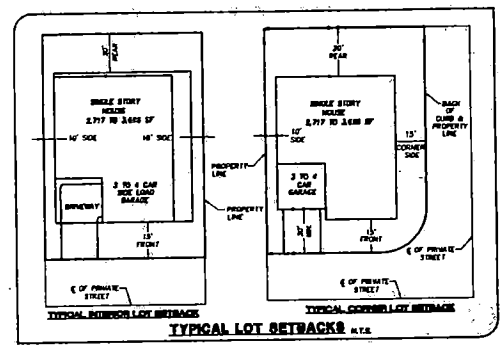
Notary Public - State of Nevada
County of Clark
ROBERT A. LEWIS
My Appointment Expires
January 21, 2007
No: 99-3177-1

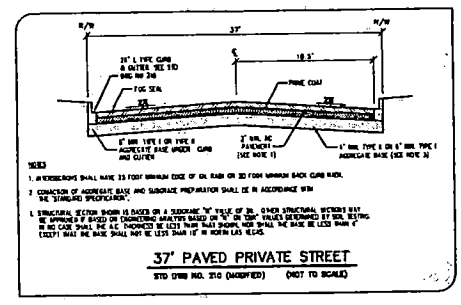


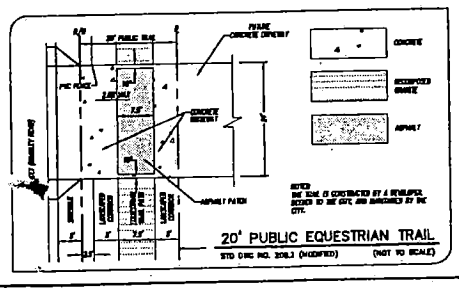


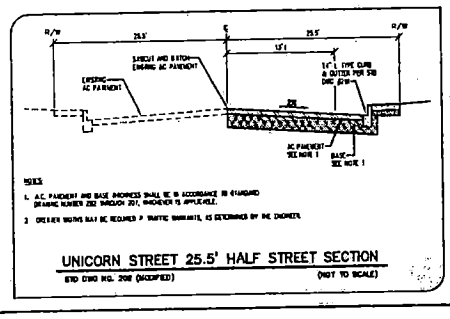


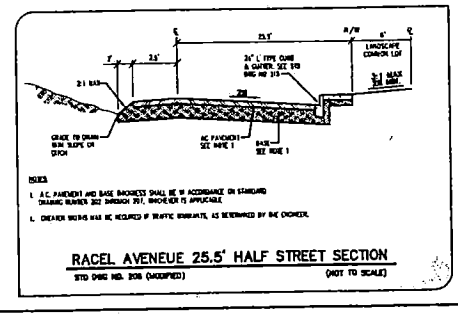


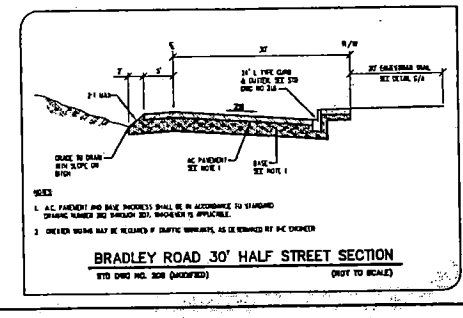












Triton Engineering
9441 Covington Cross Drive
Las Vegas, Nevada 89144
Office: (702) 254-1440
Fax: (702) 254-1454
www.tritonnv.com

DATE: 05-13-04
PN-1:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APP. CHECKED:
JOB NO. 004.002
SCALE: 1" = 30'

NO. DESCRIPTION DATE APP'D

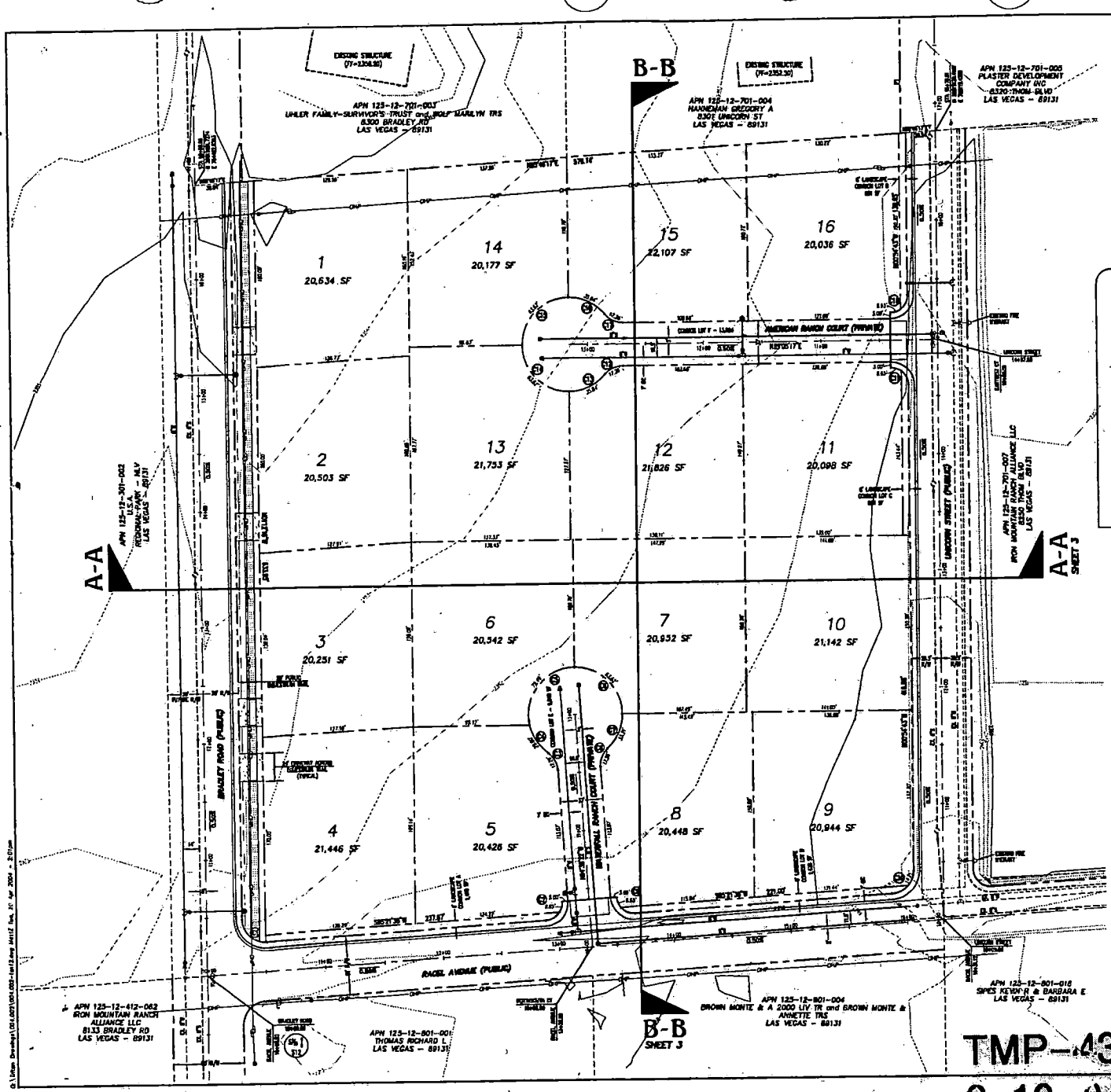
SIGNATURE HOMES
BRADLEY / RACEL
TENTATIVE MAP SECTIONS

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTMER
Exp. 6-30-06
CIVIL
No. 10878

SHEET 3 OF 3
C.L.V. DWG.#

STAFF

TMP-4355
6-10-04 PC



Triton Engineering
9981 Covington Cross Drive
Las Vegas, Nevada 89144
Office: (702) 254-1400
Fax: (702) 254-1401
www.tritoneng.com

DATE : 05-25-04
PM :
DRAWN BY :
DESIGNED BY :
CHECKED BY :
JOB NO. : 004.005
SCALE : 1" = 38'

NO. | DESCRIPTION | DATE

SIGNATURE HOMES
BRADLEY / RACEL
TENTATIVE MAP

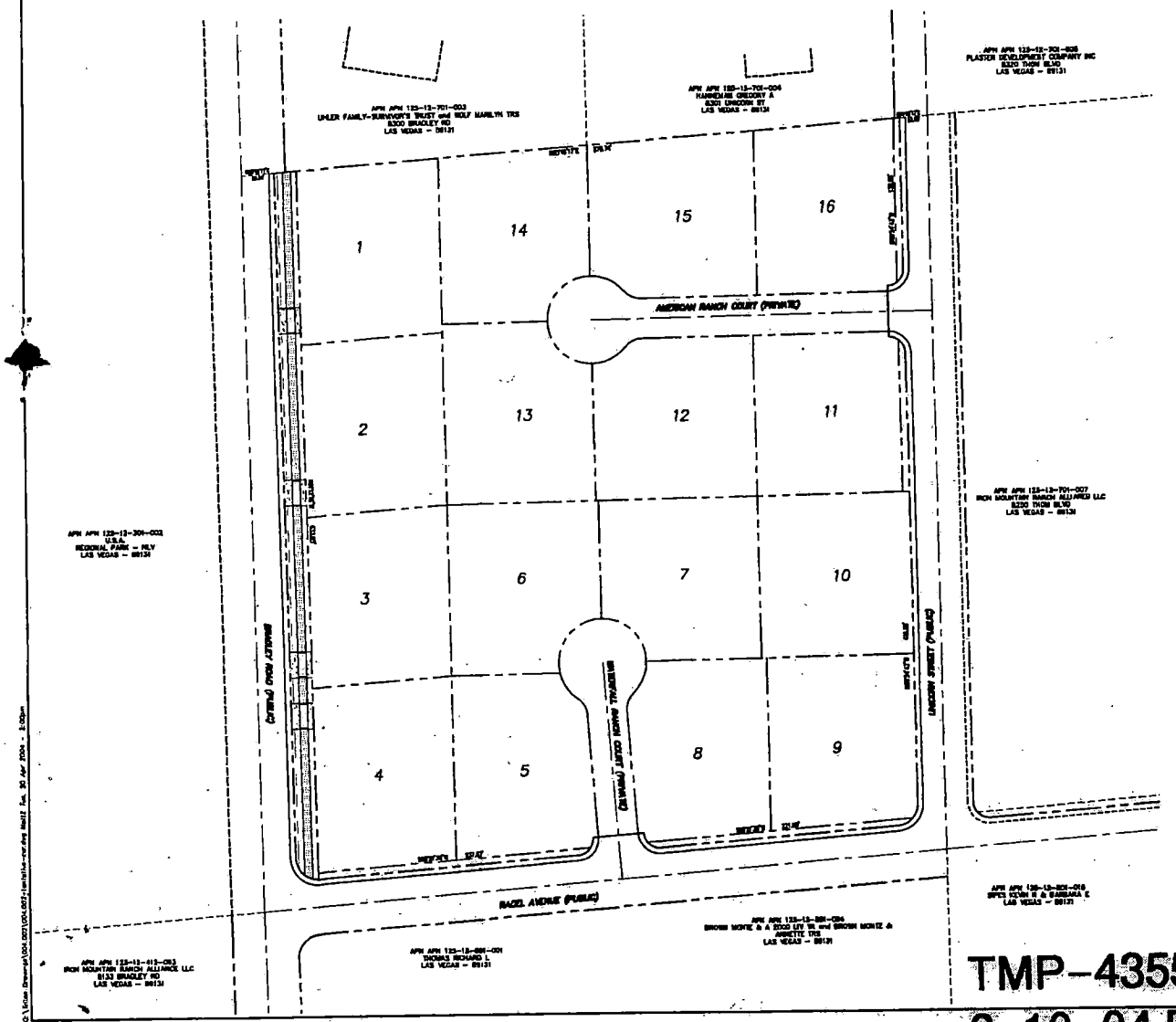
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KELLY J. WITTWER
No. 9-30-05
CIVIL

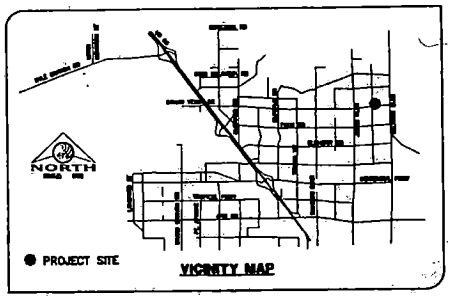
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C.L.V. DWG.#

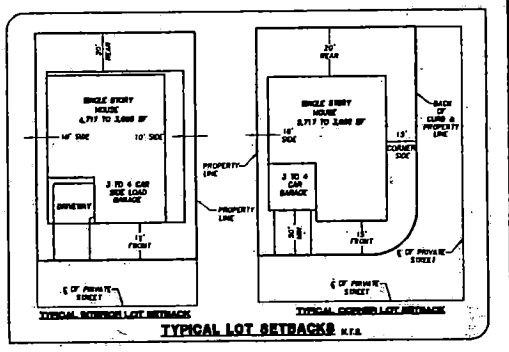
TENTATIVE MAP
OF
BRADLEY / RACEL

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   SPRINT TELEPHONE
   REPUBLIC SERVICES DISPOSAL
   SOUTHWEST GAS COMPANY
   NEVADA POWER COMPANY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 50 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C0685 E. ZONE X IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY: STANTEC CONSULTING INC. PROJECT No. 91000438 JANUARY 9, 2004
9. ALL LANDSCAPING SHALL BE PER CLARK COUNTY TITLE 30.56 AND 30.64. ALL LANDSCAPING SHALL BE MAINTAINED BY HOA.
10. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN.







SHEET INDEX

1. TENTATIVE MAP COVER SHEET
2. TENTATIVE MAP
3. TENTATIVE MAP SECTIONS

OWNER/DEVELOPER

PLASTER DEVELOPMENT COMPANY, INC.
CLUB, PARK I – SUITE 24
851 SOUTH RAMPART DRIVE
LAS VEGAS, NV 89145
OFFICE: (702) 871-9035

LAND USE TABULATION

ZONING	GROSS ACRES	# LOTS	DENSITY
R-E	10.0	10	1.0

COMMON LOTS: 6
TOTAL OPEN SPACE: 37,672 SF
MAX BLDG HEIGHT: 1 STORY PER UDC 9.65.03 (35')

SURVEYOR

HORIZON SURVEY
9501 CORPORATE CROSS DRIVE, SUITE 180
LAS VEGAS, NV 89144
OFFICE: (702) 228-3088
FAX: (702) 228-3877

SETBACK REQUIREMENTS

CLARK COUNTY TITLE 30

ZONING	R-E – PUD
MIN LOT SIZE (SF)	20,000
FRONT YARD	15' MIN
SIDE YARD	10' MIN
SIDE ON CORNER	15' MIN
REAR YARD	25' MIN

ENGINEER

TRITON ENGINEERING, LLC
9501 CORPORATE CROSS DRIVE, SUITE 170
LAS VEGAS, NV 89144
OFFICE: (702) 254-1480
FAX: (702) 254-3062

ESTIMATED SEWAGE CONTRIBUTION

AVERAGE FLOW = 0.035 MILLION GALLONS PER DAY
PEAK FLOW = 0.022 MILLION GALLONS PER DAY

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLVD0 123(NW)", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHEAST CORNER OF JONES BLVD. AND RACEL STREET.

ELEVATION: 2363.956 (YCCY)
720.547 (METERS)

CLARK COUNTY VERTICAL CONTROL +.3883 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ASSESSOR'S PARCEL NUMBERS

123-13-701-005

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 13 TOWNSHIP 19 SOUTH AND RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

NO.	DESCRIPTION	DATE	APP'D

DATE: 03-22-04
PM:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
QA'D CHECKED:
JOB NO.: 004.005
SCALE: 1" = 50'

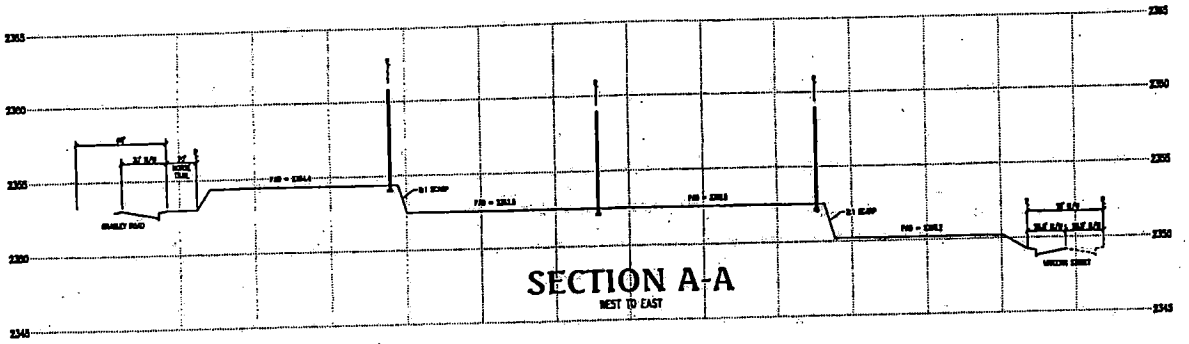
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SIGNATURE HOMES
BRADLEY / RACEL
TENTATIVE MAP
COVER SHEET

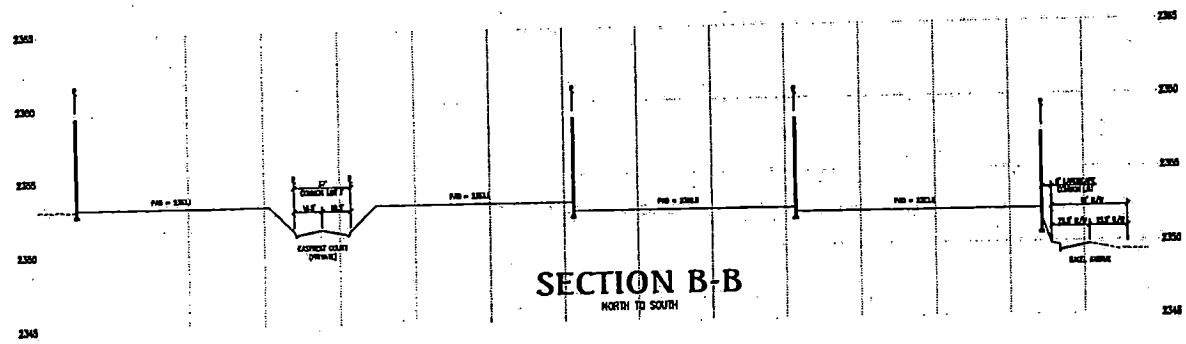
PROFESSIONAL ENGINEER – STATE OF NEVADA
KELLY J. BRITTAIN
Exp. 1-31-06
CIVIL
No. 10125

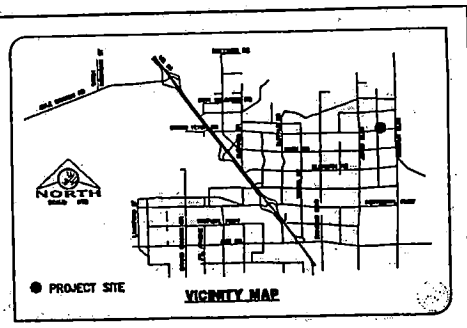
SHEET 1 OF 3
C.L.V. DWG.#

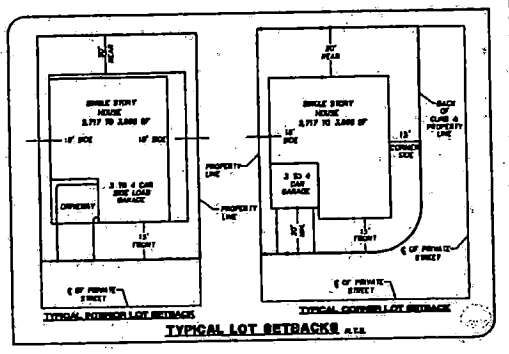
TMP-4355
6-10-04 PC
STAFF

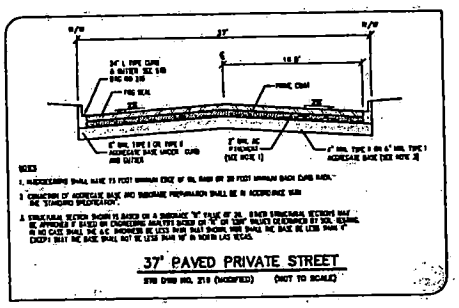


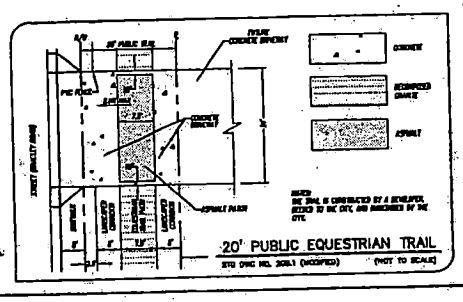


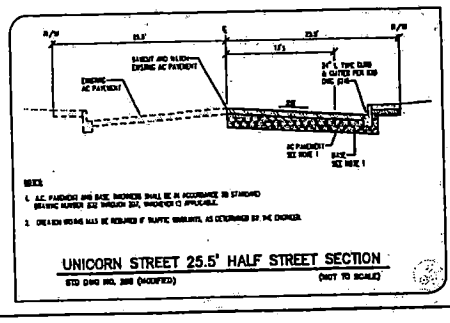


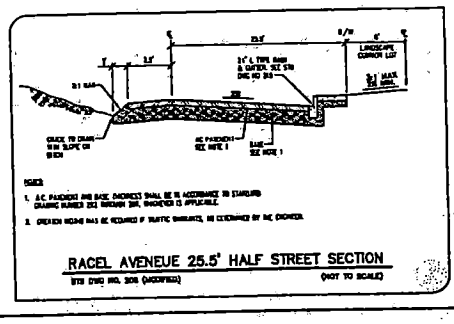


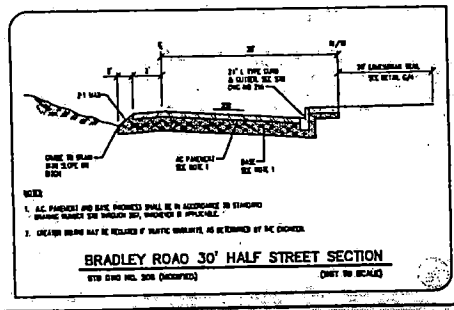












Triton Engineering

SIGNATURE HOMES
BRADLEY / RACEL
TENTATIVE MAP SECTIONS

KELLY J. WITTMER
CIVIL

SHEET 3

STAFF

TMP-4355
6-10-04 PC



TMP-4355 - BRADLEY/RACEL - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC.
NORTHEAST CORNER OF BRADLEY ROAD AND RACEL STREET
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4359 - SILVERSTONE RANCH PARCEL 7B - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - Request for a Tentative Map FOR A 47-UNIT SINGLE- FAMILY RESIDENTIAL SUBDIVISION AND FOR A WAIVER TO TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 39 FEET IS REQUIRED on 19.87 acres adjacent to the south side of Monte Viso Drive, approximately 1,400 feet west of Rainbow Boulevard (APN: 125-10-710-001 through 022, 125-10-710-027 through 031), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4341], Item 2 [TMP-4355], Item 3 [TMP-4359], Item 4 [TMP-4360], Item 5 [TMP-4365], Item 6 [TMP-4367] and Item 7 [TMP-3991] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4355] as her firm is still awaiting final retention payment from Signature Homes and Item 3 [TMP-4359] and Item 4 [TMP-4360] as her firm is involved in litigation with a sister company of Pulte Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.
(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 3 – TMP-4359

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed. This includes the waiver to Title 18 to allow 33 foot wide private streets where 39 feet is required.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)] .

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

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

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

Public Works

6. Any easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site.

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

8. The waiver of Title 18 standards to allow 33 feet wide private streets is acceptable if the curb on at least one side is constructed of red concrete, "Fire Lane No Parking" signs are provided in accordance with Section 901.4.2 of Ordinance #5115 to prevent parking on one side of the street, and the geometric design is approved by the Department of Fire Services. The curb coloring and signage must be privately maintained in perpetuity.

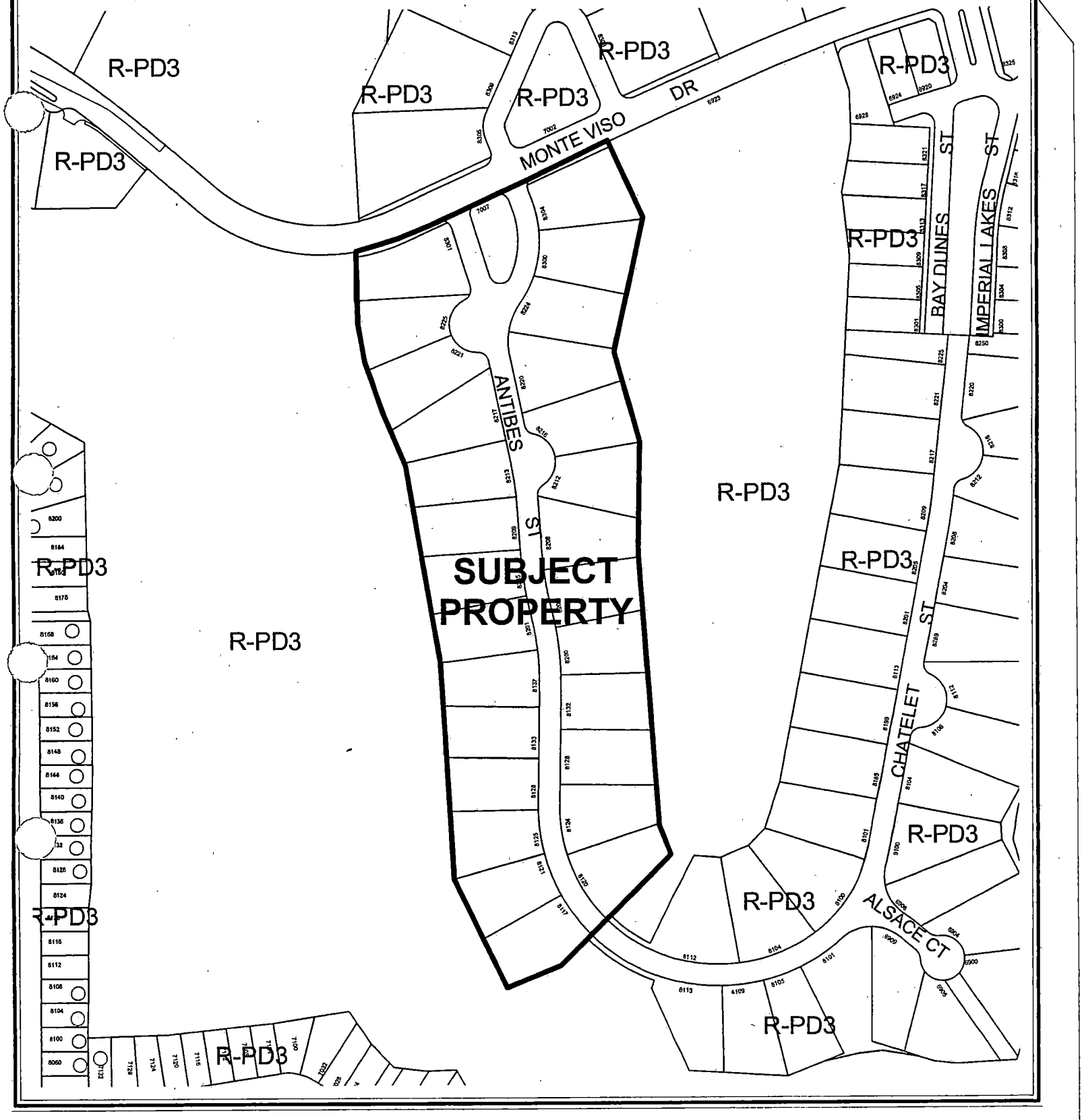
9. Site development to comply with all applicable conditions of approval for Z-75-91 and all other subsequent site-related actions.

10. An update to the previously approved Master 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

CONDITIONS Continued:

recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

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

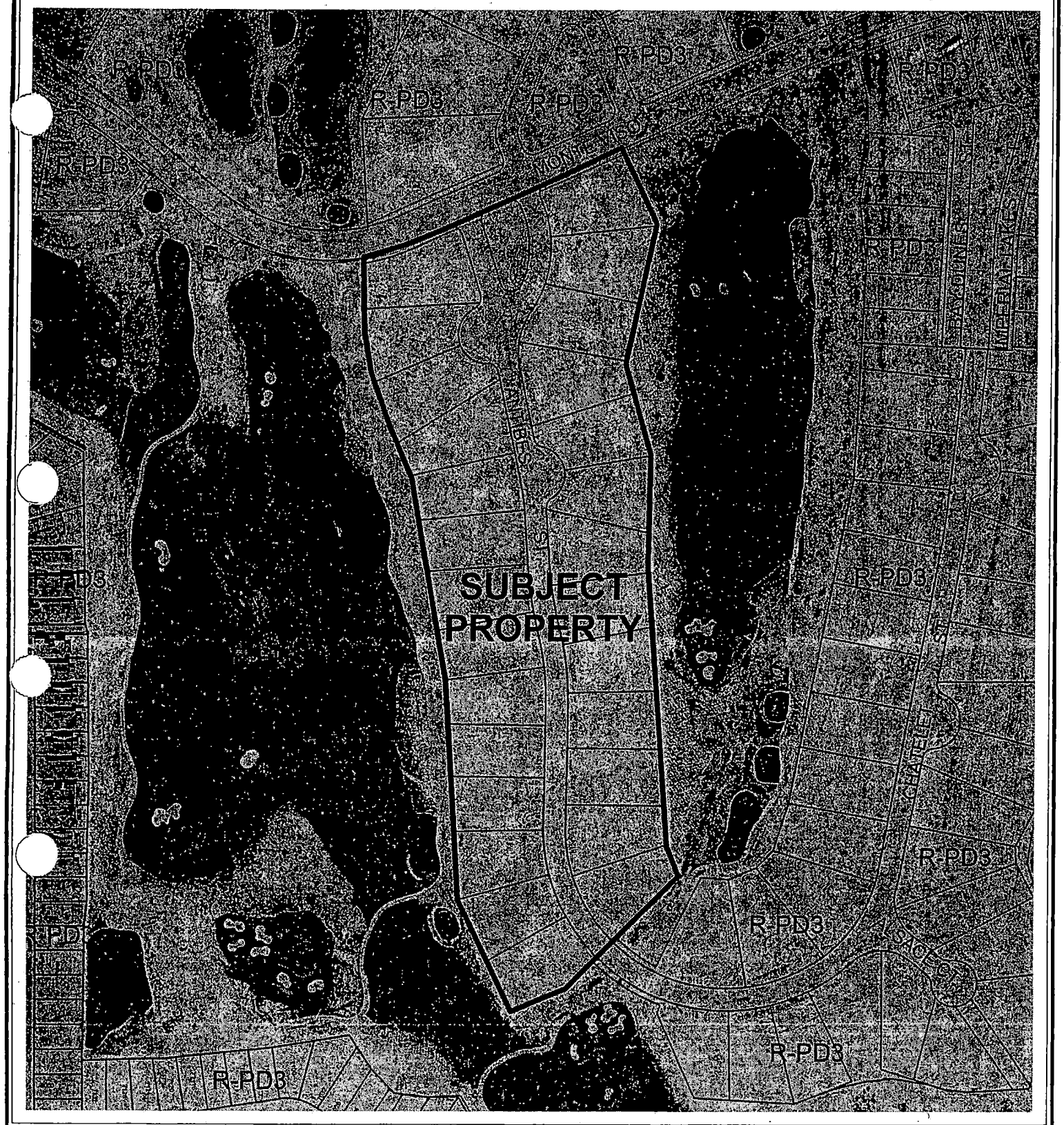


0 100 200 Feet

CASE: TMP-4359

ONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 100 200 Feet

CASE: TMP-4359

ONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-4359 - SILVERSTONE RANCH PARCEL 7B - APPLICANT: PULTE HOMES - OWNER: PN II, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed. This includes the waiver to Title 18 to allow 33 foot wide private streets where 39 feet is required.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)] .

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

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

Public Works

6. Any easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site.

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

8. The waiver of Title 18 standards to allow 33 feet wide private streets is acceptable if the curb on at least one side is constructed of red concrete, "Fire Lane No Parking" signs are provided in accordance with Section 901.4.2 of Ordinance #5115 to prevent parking on one side of the street, and the geometric design is approved by the Department of Fire Services. The curb coloring and signage must be privately maintained in perpetuity.

FS

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 47-lot single-family subdivision and a Title 18 Waiver to allow 33-foot wide private streets where 39 feet is the minimum required on 19.87 acres adjacent to the south side of Monte Viso Drive, approximately 1400 feet west of Rainbow Boulevard.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

10/02/91 The City Council approved a request for a Reclassification of Property (Z-0075-91) from R-E (Residence Estates) to R-PD3 (Residential Planned Development) for this site as a part of a larger request. The Planning Commission and staff recommended approval on 9/12/91.

09/04/02 The City Council approved Request for a Site Development Plan Review [(Z-0075-91(13)] for a revised Master Development Plan containing 1873 lots on 635.80 acres (Silverstone Ranch). The Planning Commission and staff recommended approval on 08/08/02.

11/20/02 The City Council approved a request for a Modification to an existing Development Agreement (DIR-1133) in order to modify completion dates related to the completion for off-site improvements for Tenaya Way.

B) Pre-Application Meeting

04/06/04 Items discussed included the need to depict lot sizes, setbacks, dimensions, and the need for a Waiver for the 33-foot wide private streets.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	19.87
Net Acres:	18.49

B) Existing Land Use

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

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 subject site is located within the Southwest Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses with an overall density of up to eight units per acre. The site is zoned R-PD3 (Residential Planned Development – 3 Units per Acre), which is in compliance with the General Plan.

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

The Subject site falls within the Silverstone Ranch Development area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review Z-0075-91(13), the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front (front-entry garage)	18 Feet	Not Depicted	N
• Front (side-entry garage)	14 Feet	Not Depicted	N
• Side	5 Feet	Not Depicted	N
• Corner	10 Feet	Not Depicted	N
• Rear	15 Feet	Not Depicted	N
Streets	Private	Private	Y
Street Width	39 Feet	33 Feet	N

The map does not depict the required setbacks, and a Condition of Approval has been included to ensure compliance with the development standards approved with Site Development Plan Review Z-0075-91(13). The map also depicts 33-foot wide private streets where 39 feet is required, and a Title 18 Waiver has been requested to provide relief from this requirement. The Department of Public Works, after the inclusion of a Condition of Approval, recommends approval of the Waiver.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
19.87 acres	2.36	1.65	3 %	33,704 SF	6%	59,135

Open space requirements were established for the overall Silverstone Ranch Development Area through Site Development Plan Review Z-0075-91(13), and the subject site is in conformance with these requirements.

B) General Analysis Discussion

- General information

  The request is for a Tentative Map for a 47-lot single-family development and a Title 18 Waiver to allow 33-foot wide Private Streets where 39 feet is required on 19.87 acres. The proposed subdivision is located on parcel 7B of the Silverstone Ranch Master Development Area. The site will receive access via two drives from Monte Viso Drive, and 33-foot wide private streets provide internal circulation for the development. The Department of Public Works recommends the Waiver to allow 33-foot wide private streets after the inclusion of a Condition of Approval requiring the curb on at least one side to be constructed of red concrete, "Fire Lane No Parking" signs be provided in accordance with Section 901.4.2 of Ordinance #5115, and the geometric design be approved by the Department of Fire Services. Open space requirements were established for the overall Silverstone Ranch Development area with Site Plan Review Z-0075-91(13), and the subject site is in conformance with the overall open space requirements.

- Cross Section

  Cross-sections have been provided depicting maximum natural grade of less than 2% across this site. Per Table A Subdivision Code 18.08.110 a development with nature slope of less than 2%, such as this development, is allowed a maximum 4-foot retaining wall. There appears to be no retaining walls proposed either exterior or interior to this subdivision.

- Trails

  Trails are not required as a part of this application.

- Special Conditions of Approval (from Zoning or SDPR)

  1. Balconies on the rear of the dwellings are allowed to encroach to within ten feet (10') of the rear property line, except on lots that are on the periphery of the development.

  2. An application to vacate existing public right-of-way in conflict with this Site Plan, such as VAC-51-02, must be submitted to and approved by the City Council prior to the submittal of a Final Map Technical Review for any property overlying or adjacent to the area to be vacated. The Order of Vacation must record prior to the recordation of any Map overlying or adjacent to the areas to be vacated.

As conditioned, this Tentative Map will implement these previously approved conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4359 APN: 125-10-710-001 to 022 & 027 to 03

Name of Property Owner: PN II, Inc. d/b/a Pulte Homes

Name of Applicant: Pulte Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Jeremy Fritz

Print Name: Jeremy Fritz

Subscribed and sworn before me

This 1st day of March, 2004

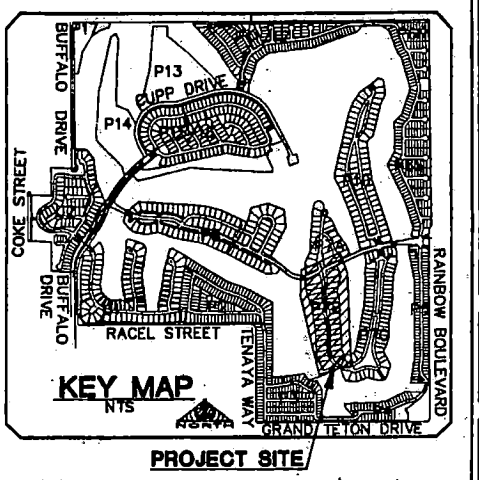
Annette M. Watkins

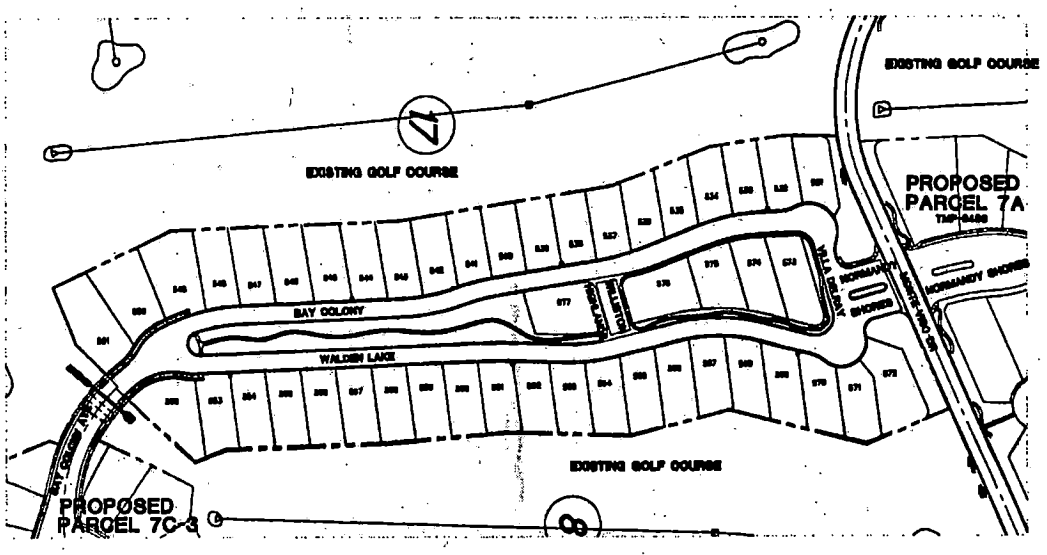
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNETTE M. WATKINS
Appt. No. 03-80701-1
My Appt. Expires March 19, 2007

TMP-435
6-10-04 PC

SILVERSTONE RANCH
TENTATIVE MAP
FOR
PARCEL 7B





NORTH

VICINITY MAP
NTS

INDEX OF DRAWINGS

SHEET NO	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	GRADING DETAILS
4	CROSS-SECTIONS

APN #125-10-712-007 THRU 022
APN #125-10-810-001 THRU 006
APN #125-10-810-027 THRU 031

CITY OF LAS VEGAS
STATE OF NEVADA
Project Number: 88147075

PULTE HOMES
SILVERSTONE RANCH
TENTATIVE MAP FOR PARCEL 7B
COVER SHEET

SHEET 1 OF 4

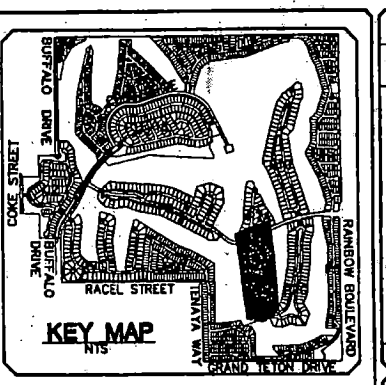
TMP-4359
6-10-04 PC

TENTATIVE MAP
FOR
PARCEL 7B

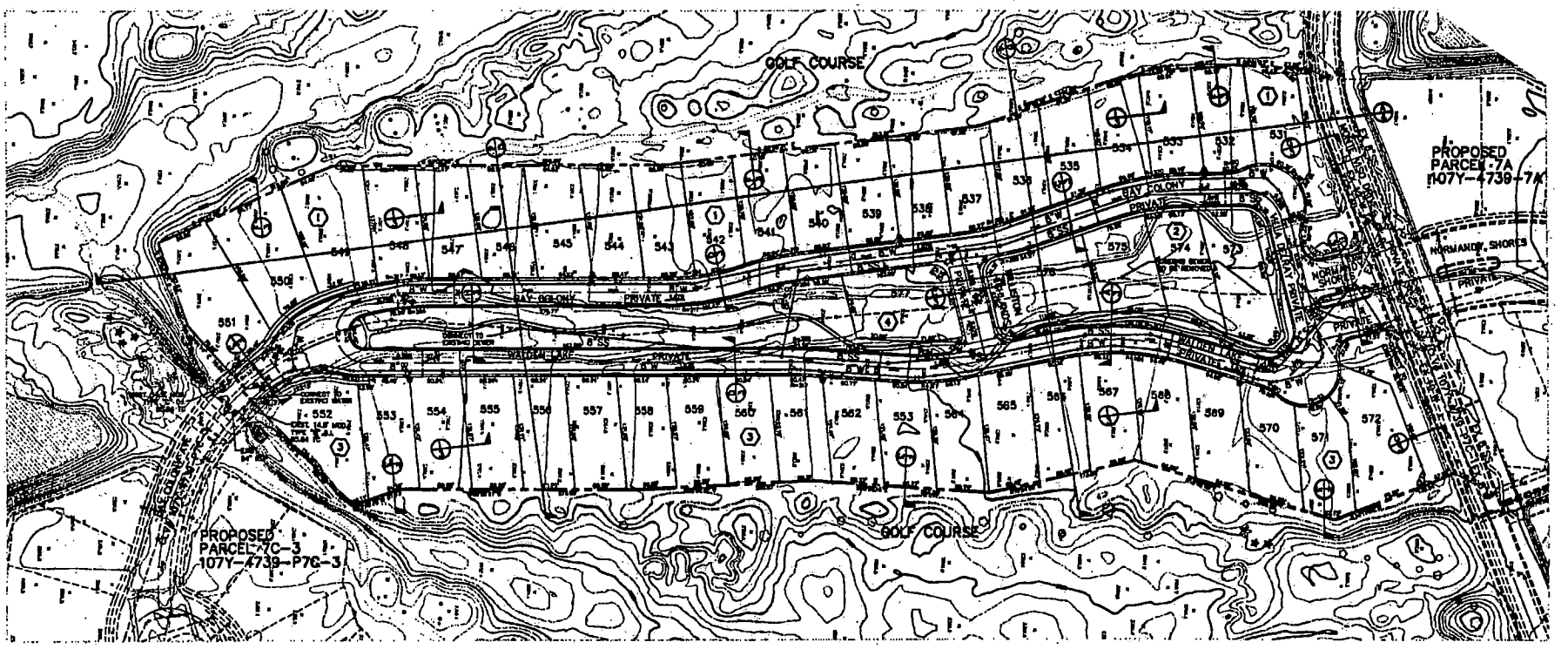
NORTH

GRAPHIC SCALE

(IN FEET)



KEY MAP
NTS



LEGAL DESCRIPTION

LOTS 7-15, 7-16 AND 7-28, A PORTION OF LOT 29 AS SHOWN ON SAID FILE 135 OF SURVEYS, AT PAGE 9, AND A PORTION OF THAT CERTAIN PLAT KNOWN AS "MOUNTAIN SPA-PARCEL 7" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 53 OF PLATS, AT PAGE 18, CLARK COUNTY NEVADA.

CONTAINING 19.67 ACRES.

EST. SEWAGE CONTRIBUTION

SEWER AVERAGE DAILY FLOWS = 0.0155 MGPD
PEAK FLOWS = 0.0583 MGPD

LEGEND

- EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE

SITE DATA

Area	19.67 Acres (Gross)
Existing Zoning	RPD3
Number of Units	67
Density (Gross)	3.41 DU/AC
Open Space Provided	89,139 sf
Area	13.69 Acres (Net)

NOTES:

1. THERE ARE NO NEW STORM DRAIN FACILITIES PROPOSED IN THIS DEVELOPMENT.
2. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR SEMI-PUBLIC USES.
3. ALL PRIVATE STREETS ARE PLUS PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

UTILITY SERVICES BY

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY CITY OF LAS VEGAS
REPUBLIC SERVICES OF SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION

ENGINEER / SURVEYOR

STANTEC CONSULTING INC.
7251 W. CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89117
(702) 258-3115

OWNER/DEVELOPER

PULTE HOMES
1830 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NV. 89134
PHONE: (702) 256-7900

REVISIONS

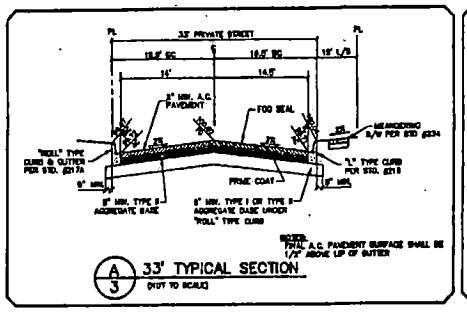
ACTION DATE

APPROVAL BY C.L.V. PLANNING COMMISSION

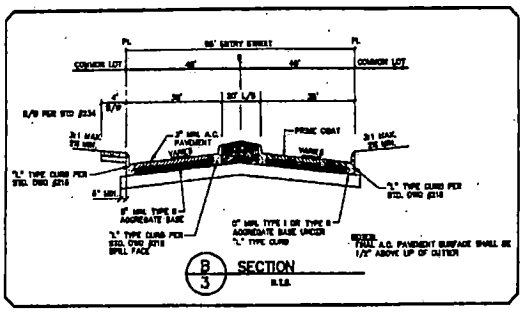
PULTE HOMES
SILVERSTONE RANCH
PARCEL 7B
TENTATIVE MAP

SHEET 2 OF 4

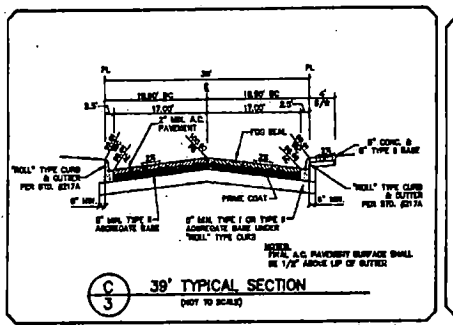
TMP-4359
6-10-04 PC



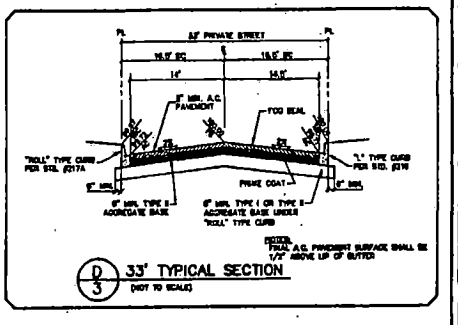
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(NOT TO SCALE)



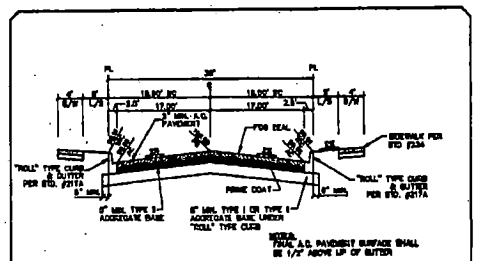
B/3 SECTION
N.T.S.



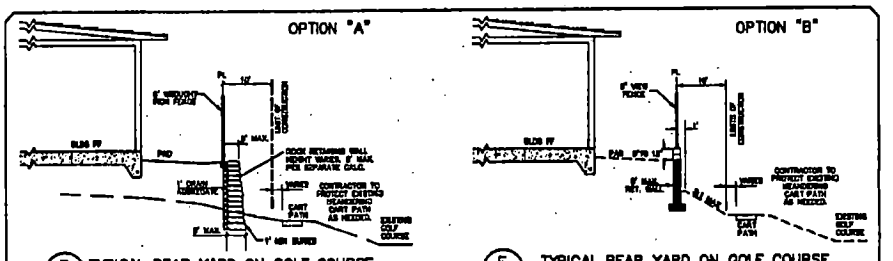
C/3 39' TYPICAL SECTION
(NOT TO SCALE)



D/3 33' TYPICAL SECTION
(NOT TO SCALE)

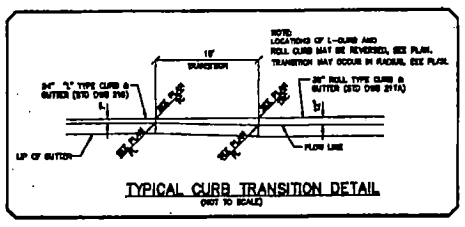


E/3 39' TYPICAL SECTION
(NOT TO SCALE)

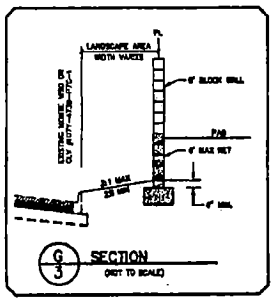


F/3 TYPICAL REAR YARD ON GOLF COURSE
(NOT TO SCALE)

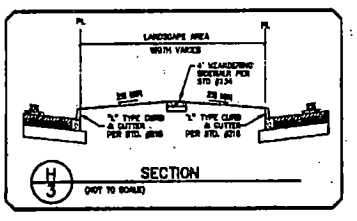
F/3 TYPICAL REAR YARD ON GOLF COURSE
(NOT TO SCALE)



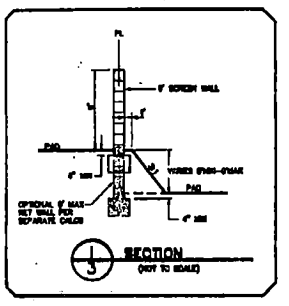
TYPICAL CURB TRANSITION DETAIL
(NOT TO SCALE)



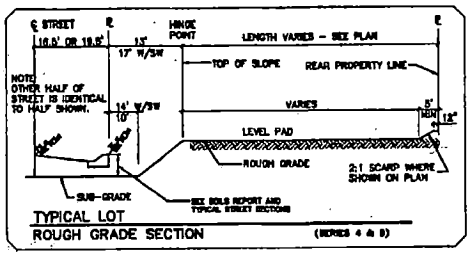
G/3 SECTION
(NOT TO SCALE)



H/3 SECTION
(NOT TO SCALE)



I/3 SECTION
(NOT TO SCALE)



TYPICAL LOT
ROUGH GRADE SECTION (SERIES 4 & 9)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # 11,900 (DES)
BLM BRASS CAP AT BUFFALO AND IRON MOUNTAIN.

ELEVATION = 744.7260 METERS (NAVD 88)
ELEVATION = 2443.81 U.S. FEET (NAVD 88)

THE DATA SHOWN HEREON IS BASED UPON THE ABOVE BENCHMARK PREVIOUSLY PUBLISHED WITH THE NAVD 88 ELEVATION SHOWN BELOW TO CONVERT NAVD 88 DATUM TO NAVD 88 DATUM ADD 4.26 FEET.

ELEVATION USED FOR THIS PROJECT:
ELEVATION = 2441.22 U.S. FEET (NAVD88)

BASIS OF BEARING

SOUTH 00°37'08" EAST, BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN BY A MAP ON FILE IN CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 70, PAGE 18 OF RECORD OF SURVEYS.

Call before you Dig. 1-800-227-2600

Call before you do Overhead 1-702-227-2929

NO.	DESCRIPTION	DATE

DATE : 4/21/2004
PM : B.A.
DESIGN BY : STAL SH
DRAWN BY : MT
CHECKED BY : RC
ASA CHECKED :
JOB NO. : 88A37073
SCALE : N.T.S.

Copyright

Stantec Consulting Inc.
7251 W. Lake Mead Blvd.
Las Vegas NV U.S.A.
89117
Ph. 702.268.8700
Fx. 702.268.8820
www.stantec.com

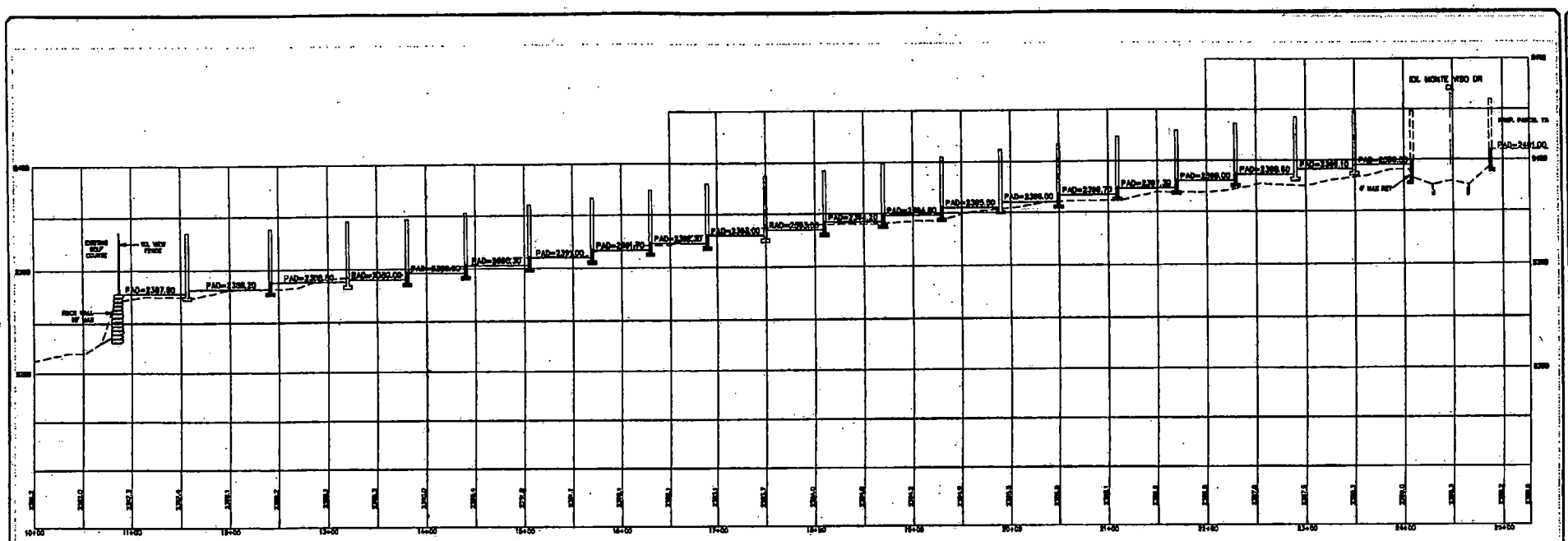
Stantec

Pulte Homes
9116 W. Cactus Rd. Suite 200
Las Vegas, NV 89148
(702) 255-7500

PULTE HOMES
SILVERSTONE RANCH
PARCEL 78
TENTATIVE MAP
DETAILS

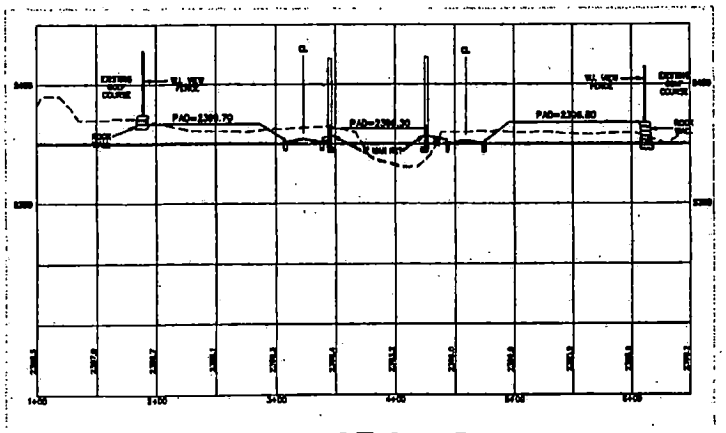
SHEET 3 of 4
FILE: SHEET

TMP-4359
6-10-04 PC



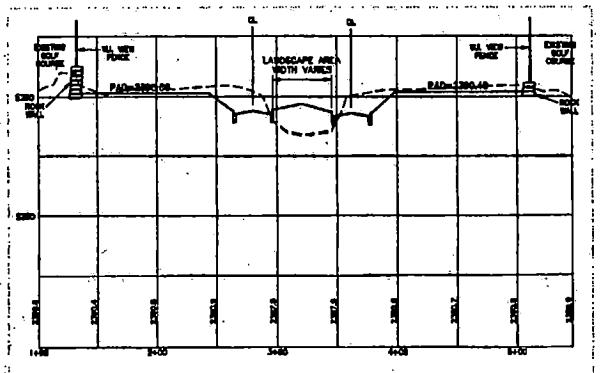
SECTION A

SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.



SECTION B

SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.



SECTION C

SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.

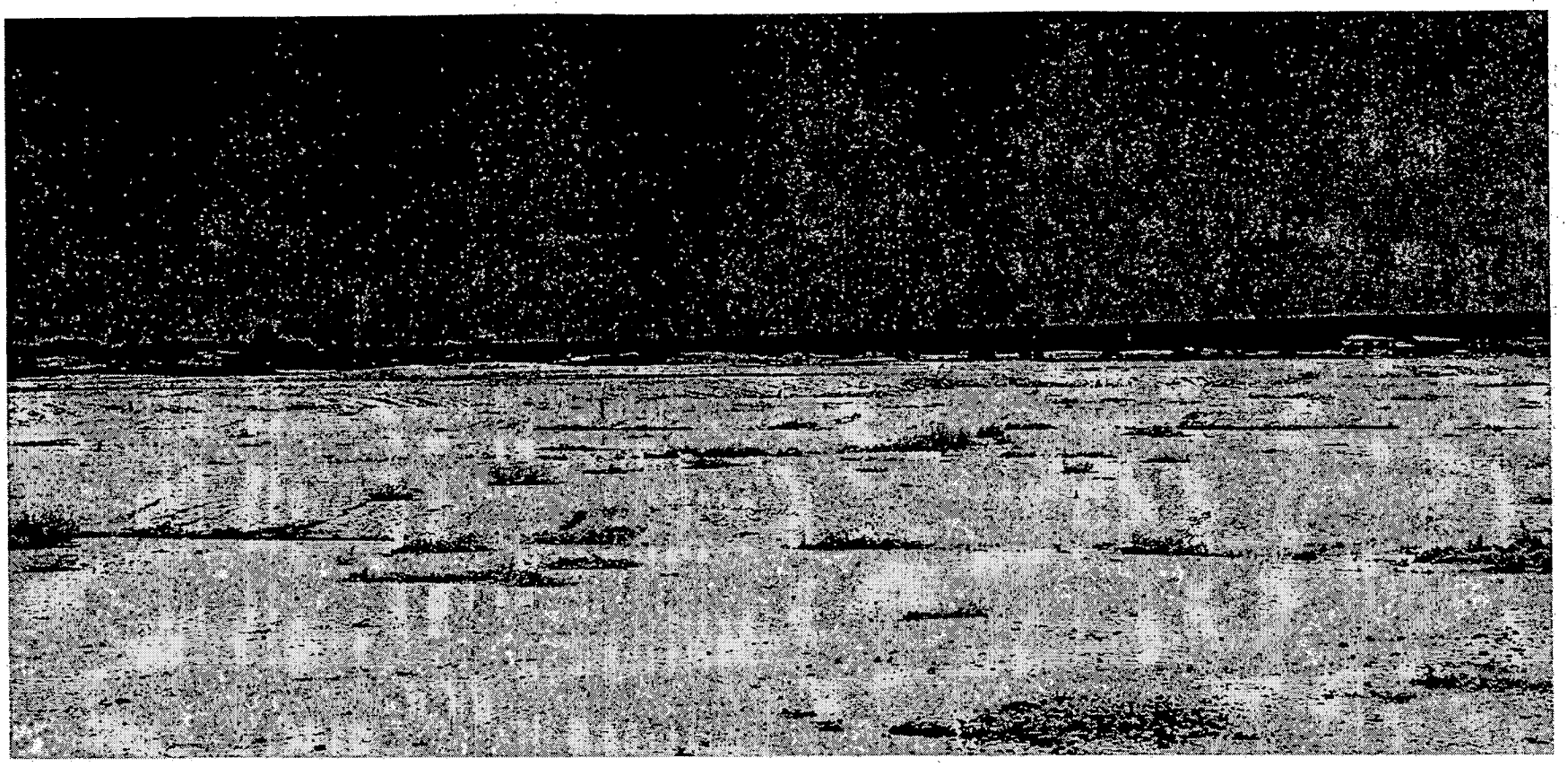
DATE: 4/6/2004
BY: SA
DRAWN BY: RTM, MH
DESIGNED BY: MH
CHECKED BY: RC
QA CHECKED:
JOB NO.: 884-0975
SCALE: 1"=50'

Stantec Consulting Inc.
7171 N. Cicero Ave.
Lincolnwood, IL 60712
Tel 702.258.8115
Fax 702.235.4626
www.stantec.com

Pulte Homes
1900 West Crescent Avenue, Suite 234
Anaheim, California 92801
(714) 520-7900

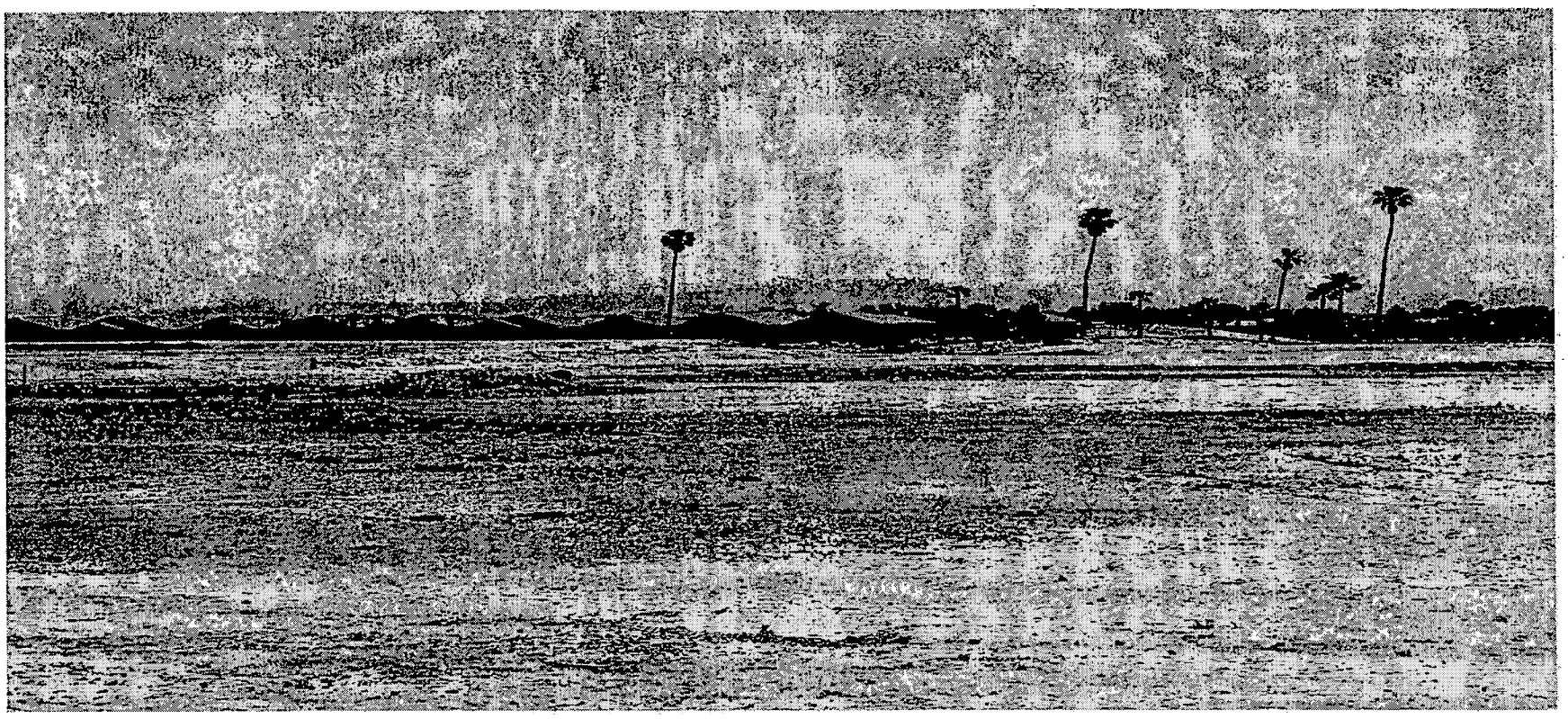
PULTE HOMES
SILVERSTONE RANCH
PARCEL 7B
TENTATIVE MAP
SECTIONS

SHEET 4 OF 4



TMP-4359 - SILVERSTONE RANCH PARCEL 7B - APPLICANT: PULTE HOMES - OWNER: PN II, INC.
SOUTH SIDE OF MONTE VISO DRIVE, APPRXIMATELY 1, 400 FEET WEST OF RAINBOW BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



TMP-4359 - SILVERSTONE RANCH PARCEL 7B - APPLICANT: PULTE HOMES - OWNER: PN II, INC.
SOUTH SIDE OF MONTE VISO DRIVE, APPRXIMATELY 1, 400 FEET WEST OF RAINBOW BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

TENTATIVE MAP - TMP-4360 - SILVERSTONE RANCH PARCEL 7D - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - Request for a Tentative Map FOR A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND FOR A WAIVER TO TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 39 FEET IS REQUIRED on 24.39 acres adjacent to the north side of Monte Viso Drive, approximately 550 feet west of Rainbow Boulevard (APN: 125-10-611-001), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4341], Item 2 [TMP-4355], Item 3 [TMP-4359], Item 4 [TMP-4360], Item 5 [TMP-4365], Item 6 [TMP-4367] and Item 7 [TMP-3991] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4355] as her firm is still awaiting final retention payment from Signature Homes and Item 3 [TMP-4359] and Item 4 [TMP-4360] as her firm is involved in litigation with a sister company of Pulte Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 4 – TMP-4360

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)] .

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

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

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

Public Works

6. Any easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site.

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

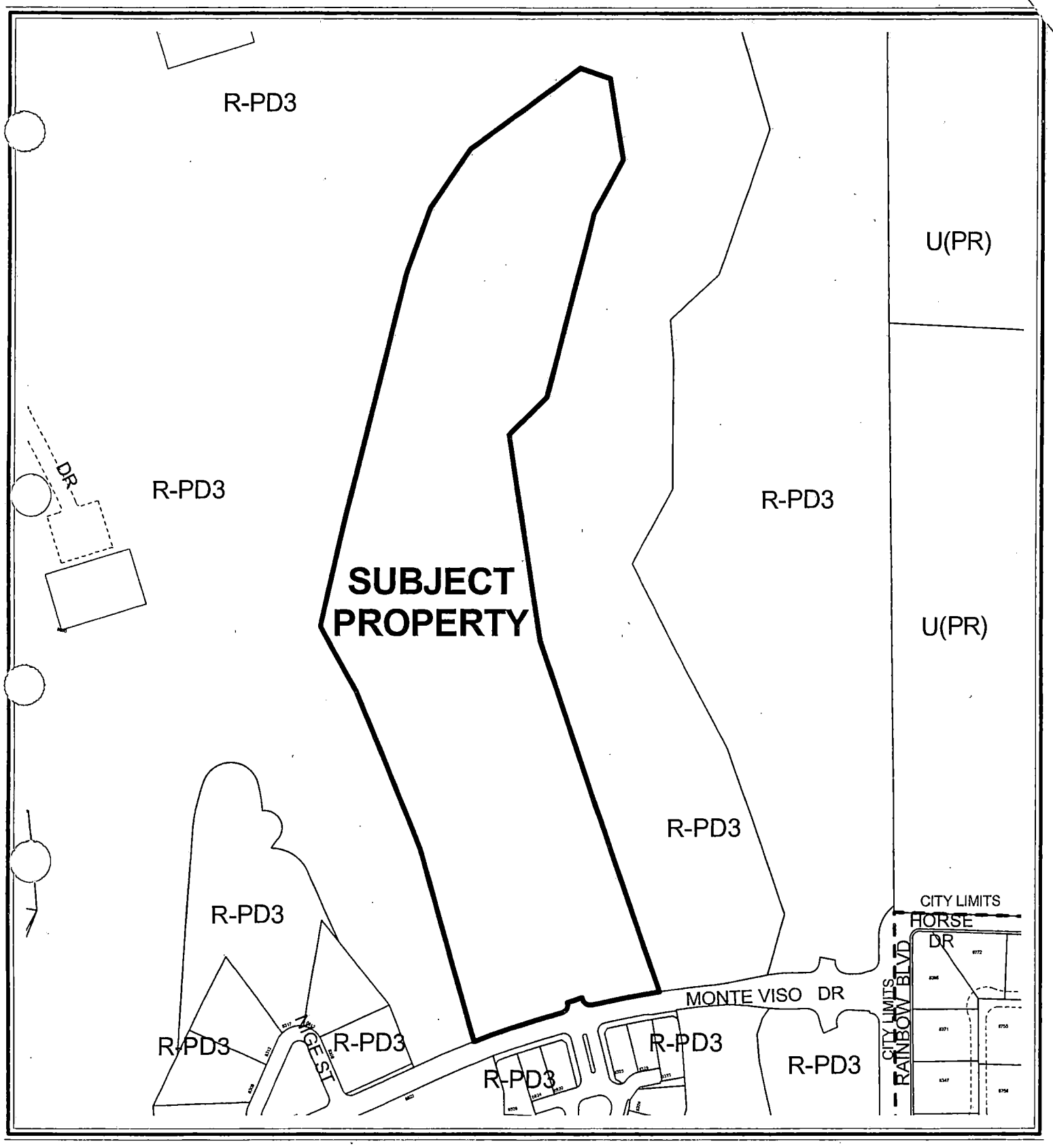
8. The waiver of Title 18 standards to allow 33 feet wide private streets is acceptable if the curb on at least one side is constructed of red concrete and "Fire Lane, No Parking" signs are provided in accordance with Section 901.4.2 of Ordinance #5115 to prevent parking on one side of the street and the geometric design is approved by the Department of Fire Services. The curb coloring and signage must be privately maintained in perpetuity.

9. Site development to comply with all applicable conditions of approval for Z-75-91 and all other subsequent site-related actions.

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

CONDITIONS Continued:

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

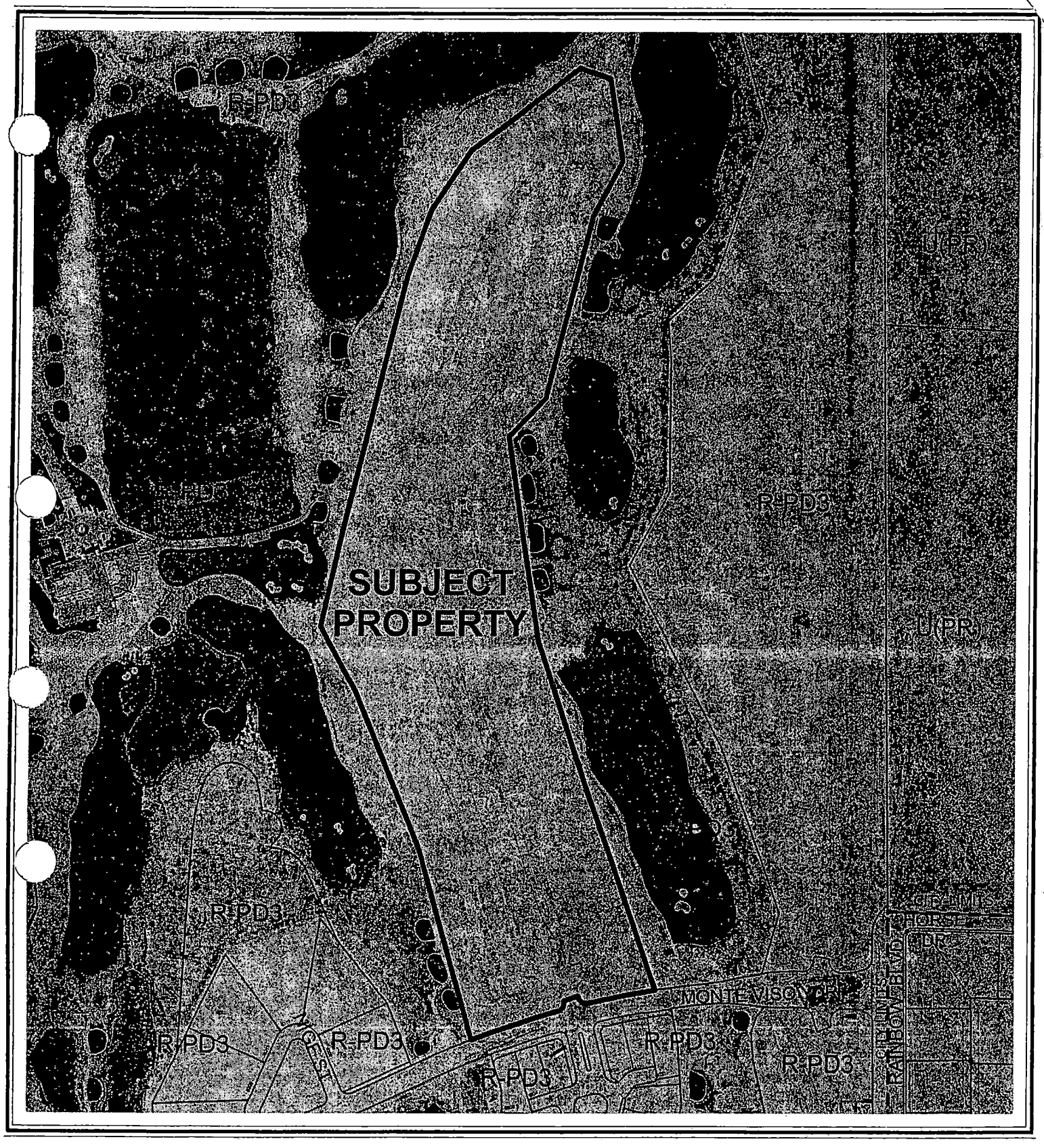


0 100200 Feet

CASE: TMP-4360

ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 100200 Feet

CASE: TMP-4360

ONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4360 - SILVERSTONE RANCH PARCEL 7D -
APPLICANT: PULTE HOMES - OWNER: PN II, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)] .

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

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

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

Public Works

6. Any easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site.

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

8. The waiver of Title 18 standards to allow 33 feet wide private streets is acceptable if the curb on at least one side is constructed of red concrete and "Fire Lane, No Parking" signs are provided in accordance with Section 901.4.2 of Ordinance #5115 to prevent parking on one side of the street and the geometric design is approved by the Department of Fire Services. The curb coloring and signage must be privately maintained in perpetuity.

9. Site development to comply with all applicable conditions of approval for Z-75-91 and all other subsequent site-related actions.

FS

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 78-lot single-family subdivision and a Title 18 Waiver to allow 33-foot wide private streets where 39 feet is the minimum required on 24.39 acres adjacent to the north side of Monte Viso Drive, approximately 590 feet west of Rainbow Boulevard.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

10/02/91 The City Council approved a request for a Reclassification of Property (Z-0075-91) from R-E (Residence Estates) to R-PD3 (Residential Planned Development) for this site as a part of a larger request. The Planning Commission and staff recommended approval on 9/12/91.

09/04/02 The City Council approved Request for a Site Development Plan Review [(Z-0075-91(13)] for a revised Master Development Plan containing 1873 lots on 635.80 acres (Silverstone Ranch). The Planning Commission and staff recommended approval on 08/08/02.

11/20/02 The City Council approved a request for a Modification to an existing Development Agreement (DIR-1133) in order to modify completion dates related to the completion for off-site improvements for Tenaya Way.

B) Pre-Application Meeting

04/06/04 Items discussed included the need to depict lot sizes, dimensions, setbacks, and the need for a Waiver for the 33-foot wide private streets.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 24.39

B) Existing Land Use

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

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 subject site is located within the Southwest Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses with an overall density of up to eight units. The site is zoned R-PD3 (Residential Planned Development – 3 Units per Acre), which is in compliance with the General Plan.

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

The subject site falls within the Silverstone Ranch project.

FS

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. Setbacks			
• Front (front-entry garage)	18 Feet	Not Depicted	N
• Front (side-entry garage)	14 Feet	Not Depicted	N
• Side	5 Feet	Not Depicted	N
• Corner	10 Feet	Not Depicted	N
• Rear	15 Feet	Not Depicted	N
Streets	Private	Private	Y
Street Width	39 Feet	33 Feet	N

The map does not depict the required setbacks, and a Condition of Approval has been included which will ensure compliance with the development standards approved with Site Development Plan Review Z-0075-91(13). The map also depicts 33-foot wide private streets where 39 feet is required, and a Title 18 Waiver has been requested to provide relief from this requirement. The Department of Public Works, after the inclusion of a Condition of Approval, recommends approval of the Waiver.

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
24.39 acres	3.20	1.65	5 %	56,096 SF	11%	125,288 SF

Open space requirements were established for the overall Silverstone Ranch Development Area through Site Development Plan Review Z-0075-91(13), and the subject site is in conformance with these requirements.

B) General Analysis Discussion

- General information

  The request is for a Tentative Map for a 78-lot single-family subdivision and a Title 18 Waiver to allow 33-foot wide Private Streets where 39 feet is required on 24.39 acres. The proposed subdivision is located on parcel 7D of the Silverstone Ranch Master Development Area. The site will receive access via two drives from Monte Viso Drive, and 39 and 33-foot wide private streets provide internal circulation for the development. The Department of Public Works recommends the Title 18 Waiver to allow 33-foot wide private streets after the inclusion of a Condition of Approval requiring the curb on at least one side to be constructed of red concrete, "Fire Lane No Parking" signs be provided in accordance with Section 901.4.2 of Ordinance #5115, and the geometric design be approved by the Department of Fire Services. Open space requirements were established for the overall Silver Stone Ranch Development area with Site Plan Review Z-0075-91(13), and the subject site is in conformance with the overall open space requirements.

- Cross Section

  Cross-sections have been provided depicting maximum natural grade of less than 2% across this site. Per Table A Subdivision Code 18.08.110 a development with nature slope of less than 2%, such as this development, is allowed a maximum 4-foot retaining wall. There appears to be no retaining walls proposed either exterior or interior to this subdivision.

- Trails

  No Trails are required as a part of this development.

- Special Conditions of Approval (from Zoning or SDPR)

  1. Balconies on the rear of the dwellings are allowed to encroach to within ten feet (10') of the rear property line, except on lots that are on the periphery of the development.

  2. An application to vacate existing public right-of-way in conflict with this Site Plan, such as VAC-51-02, must be submitted to and approved by the City Council prior to the submittal of a Final Map Technical Review for any property overlying or adjacent to the area to be vacated. The Order of Vacation must record prior to the recordation of any Map overlying or adjacent to the areas to be vacated.

As conditioned, this Tentative Map will implement these previously approved conditions.

FS

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4360 APN: 125.10.611.001

Name of Property Owner: PNT, Inc. d/b/a Pulte Homes

Name of Applicant: Pulte Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Jeremy Fritz

Subscribed and sworn before me

This 23rd day of March, 2004

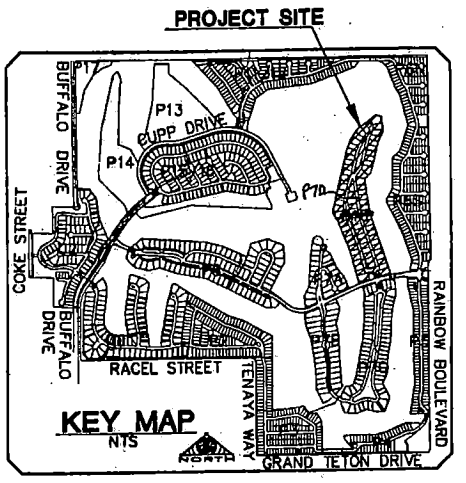
Annette M. Watkins

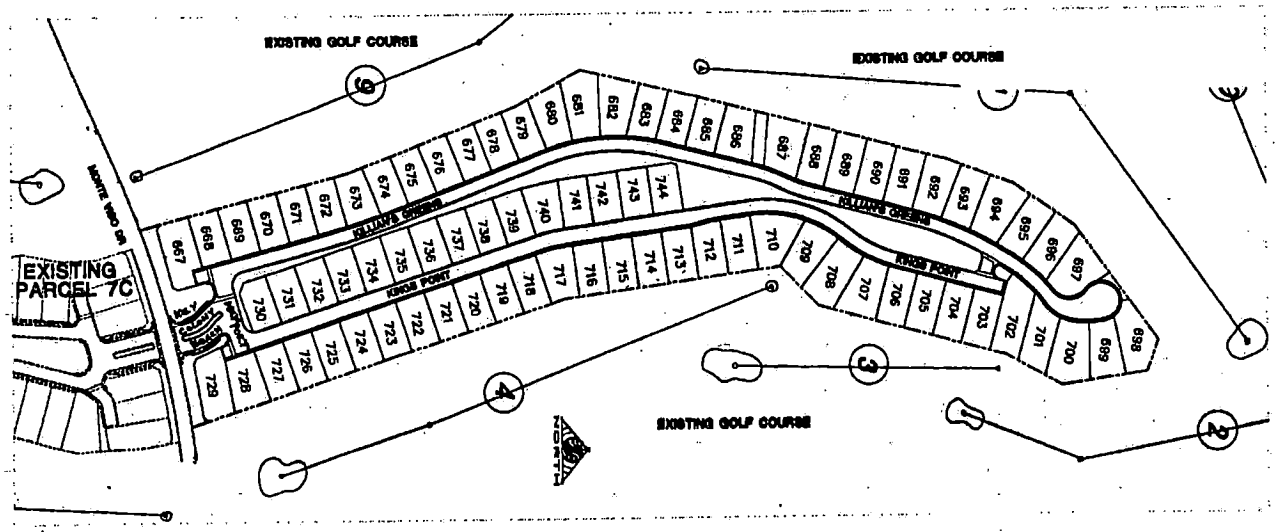
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNETTE M. WATKINS
Appt. No. 03-80701-1
My Appt Expires March 19, 2007

TMP-4360
6-10-04 PC

SILVERSTONE RANCH
TENTATIVE MAP
FOR
PARCEL 7D





VICINITY MAP
NTS

INDEX OF DRAWINGS

SHEET NO	DESCRIPTION
1	COVER SHEET
2-3	TENTATIVE MAPS
4	GRADING DETAILS
5	CROSS-SECTIONS

APN #125-10-710-023 THRU 028
APN #125-10-710-040 THRU 046

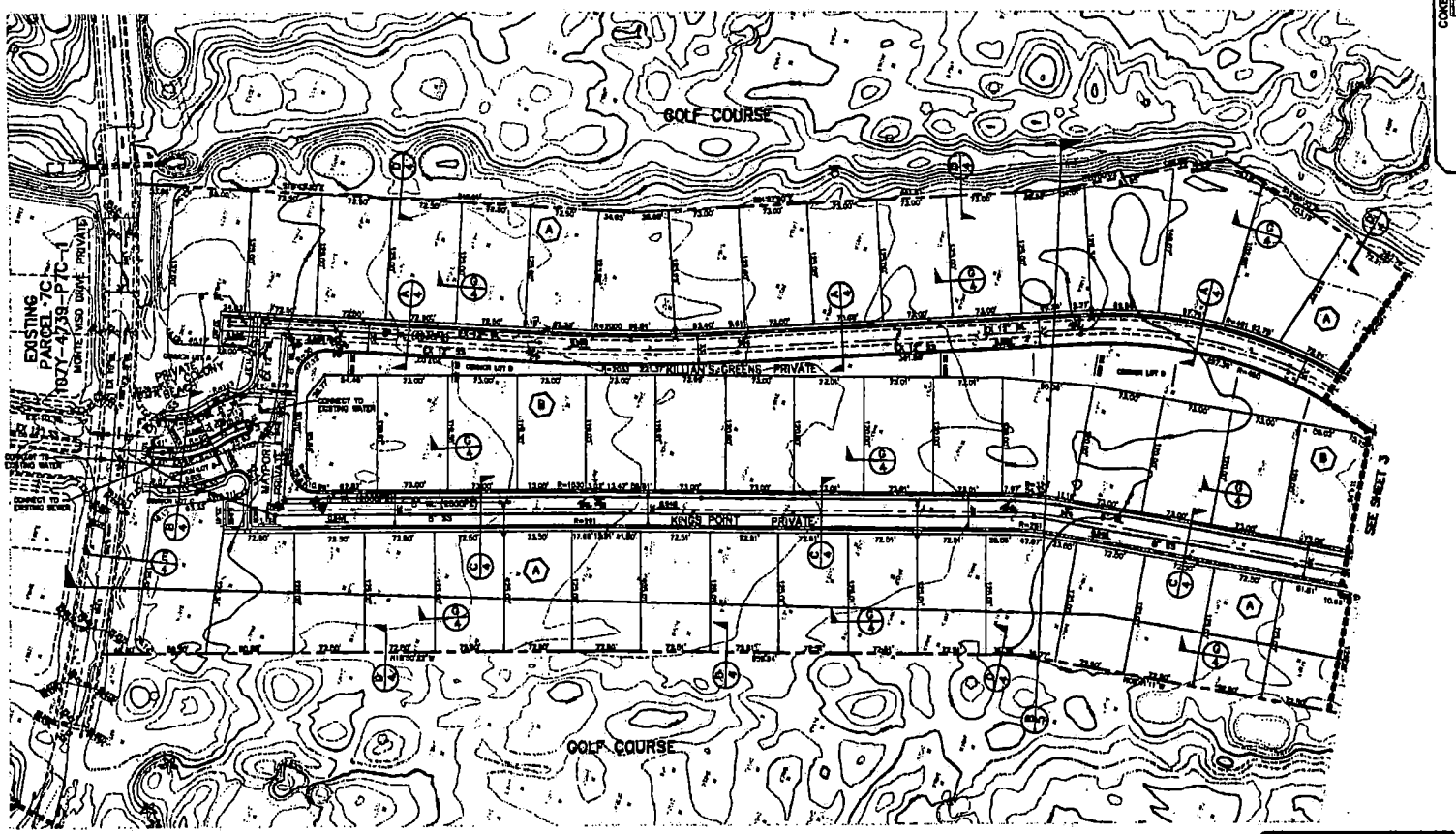
CITY OF LAS VEGAS
STATE OF NEVADA
Project Number: 88147073

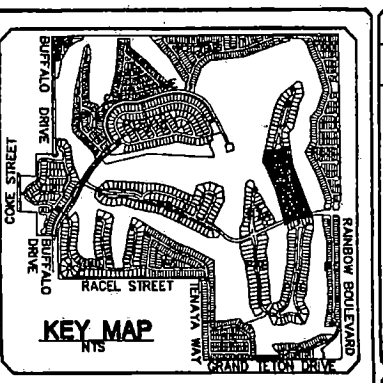
PULTE HOMES
SILVERSTONE RANCH
TENTATIVE MAP FOR PARCEL 7D
COVER SHEET

SHEET 1 OF 5

6-10-04C
TMP-4360

TENTATIVE MAP
FOR
PARCEL 7D





GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGAL DESCRIPTION

LOT 10 AS SHOWN ON THAT CERTAIN MAP KNOWN AS "MOUNTAIN SPA" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 109 OF PLATS, AT PAGE 31, BEING IN SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 24.39 ACRES.

ENGINEER / SURVEYOR

STANTEC CONSULTING, INC.
7291 W. CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89117
(702) 256-0115

OWNER/DEVELOPER

PULTE HOMES
1635 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV. 89134
PHONE: (702) 254-7900

EST. SEWAGE CONTRIBUTION

SEWER AVERAGE DAILY FLOWS = 0.0183 MGPD
PEAK FLOWS = 0.0583 MGPD

REVISIONS

ACTION	DATE
APPROVAL BY C.L.V. PLANNING COMMISSION	

UTILITY SERVICES BY

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY CITY OF LAS VEGAS
SKYLER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION

LEGEND

- EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE

NOTES:

1. THERE ARE NO NEW STORM DRAIN FACILITIES PROPOSED WITH THIS DEVELOPMENT.
2. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
3. ALL PRIVATE STREETS ARE P.U.E. PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

SITE DATA

Area	24.39 Acres (Gross)
Existing Zoning	RPD7
Number of Units	79
Density (Gross)	3.20 DU/AC
Open Space Req'd	123,369 sf
Area	9.83 Acres (Net)

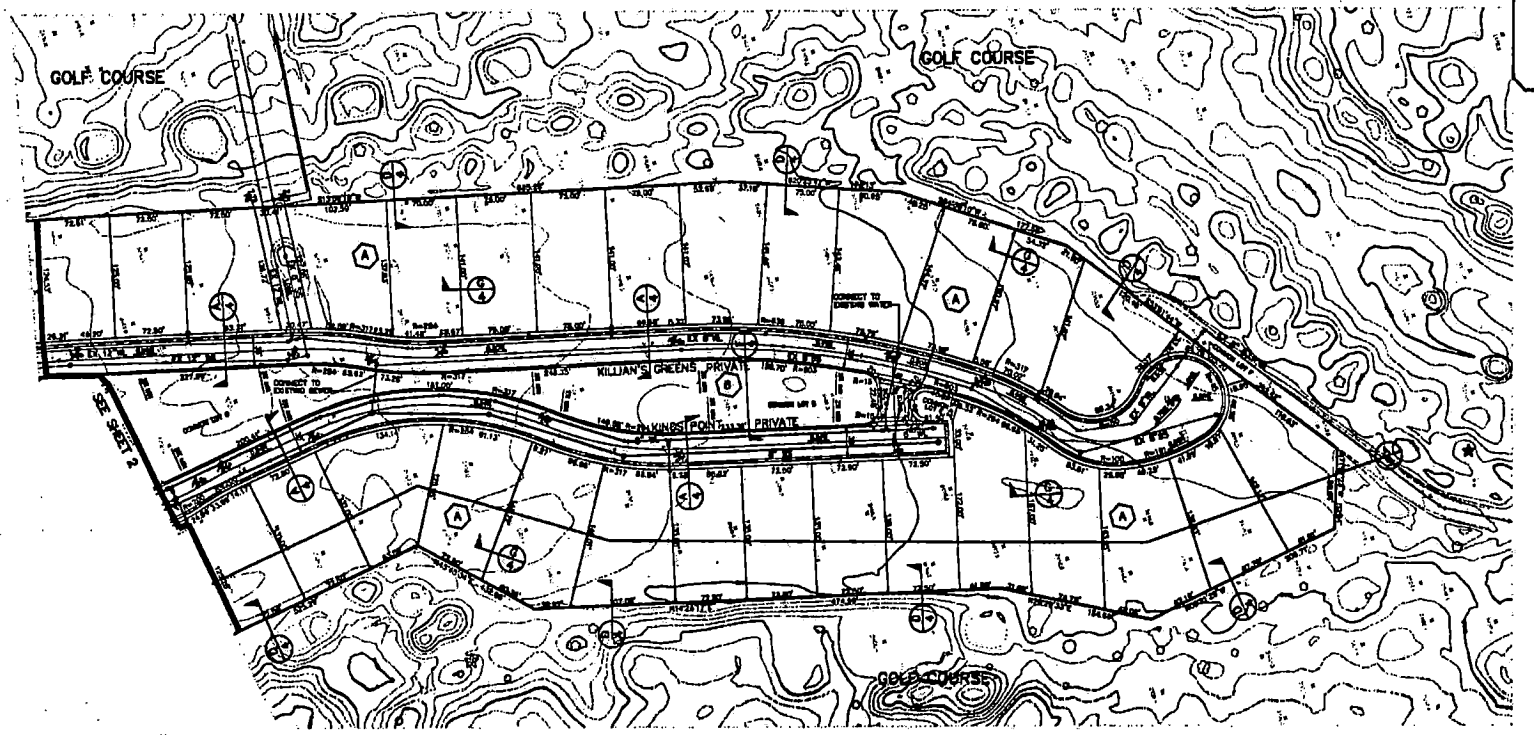
APN #125-10-710-023 THRU 028
APN #125-10-710-040 THRU 046

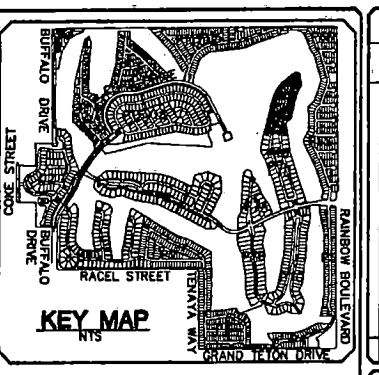
PULTE HOMES
SILVERSTONE RANCH
PARCEL 7D
TENTATIVE MAP
COVER SHEET

SHEET 2 OF 5

TMP-43[illegible]
6-10-04 PC

TENTATIVE MAP
FOR
PARCEL 7D





GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

ENGINEER / SURVEYOR
STANTEC CONSULTING, INC.
7291 W. CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89117
(702) 258-0115

UTILITY SERVICES BY
LAS VEGAS VALLEY WATER DISTRICT
SEWER BY CITY OF LAS VEGAS
SNWLER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION

DEVELOPER
PULTE HOMES
1835 VILLAGE CENTER CIRCLE, SUITE 280
LAS VEGAS, NV. 89134
PHONE: (702) 256-7900

OWNER
PULTE HOMES
1835 VILLAGE CENTER CIRCLE, SUITE 280
LAS VEGAS, NV. 89134
PHONE: (702) 256-7900

LEGAL DESCRIPTION
LOT 16 AS SHOWN ON THAT CERTAIN MAP KNOWN AS "MOUNTAIN SPA" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 108 OF PLATS, AT PAGE 31, SITUATE IN SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 24.35 ACRES.

EST. SEWAGE CONTRIBUTION
SEWER AVERAGE DAILY FLOW = 0.0735 MGPD
PEAK FLOW = 0.2205 MGPD

REVISIONS
ACTION DATE

APPROVAL BY C.L.V. PLANNING COMMISSION

NOTE
ALL PRIVATE STREETS ARE P.U.E. PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

LEGEND
- EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE

SITE DATA

Area	24.35 Acres (Gross)
Existing Zoning	RPD3
Number of Units	78
Density (Gross)	3.20 DU/AC
Open Space Area	123,269 sf
Area	17.83 Acres (Net)

APN #125-10-710-023 THRU 028
APN #125-10-710-040 THRU 046

DATE: 4/21/2004 | S.A.
PM: | DRAWN BY: | ATM
DESIGNED BY: | SR
CHECKED BY: | EC
AS CHECKED: |
JOB NO.: 1917373
SCALE: 1"=60'

Stantec Consulting Inc.
7291 W. Charleston Blvd.
Las Vegas, NV U.S.A.
89117
Tel. 702.258.0115
Fax. 702.258.4450
www.stantec.com

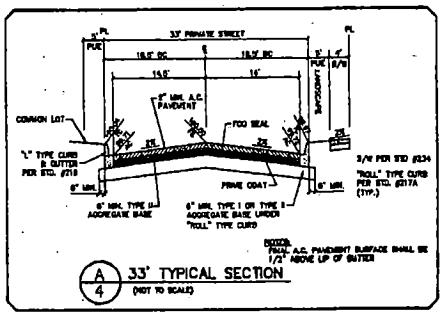
Pulte Homes
1835 VILLAGE CENTER CIRCLE, SUITE 280
LAS VEGAS, NEVADA 89134
(702) 256-7900

PULTE HOMES
SILVERSTONE RANCH
/ PARCEL 7D
TENTATIVE MAP

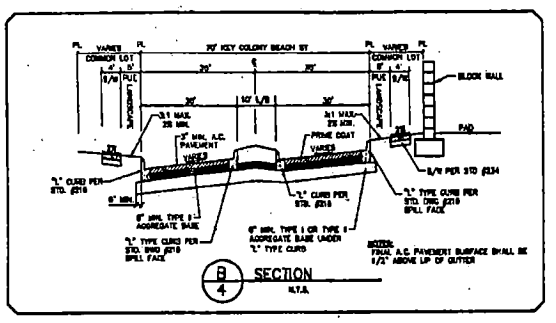
ALEXANDER
NEVADA
CERTIFICATE NO.
10608

SHEET 3 OF 5
C.L.V. DWG.#

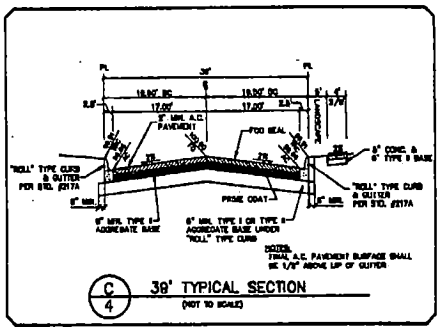
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6-10-04 PC



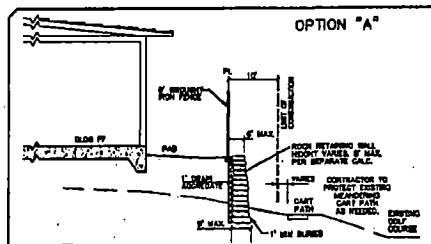
A/4 33' TYPICAL SECTION
(NOT TO SCALE)



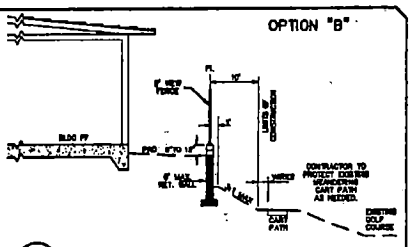
B/4 SECTION
N.T.S.



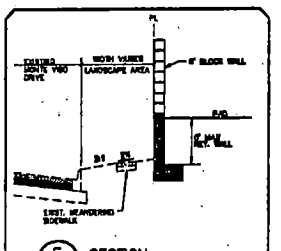
C/4 39' TYPICAL SECTION
(NOT TO SCALE)



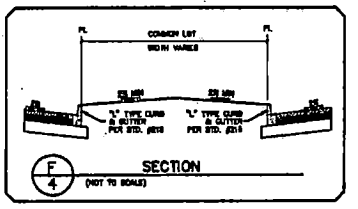
D/4 TYPICAL REAR YARD ON GOLF COURSE
(NOT TO SCALE) OPTIONAL



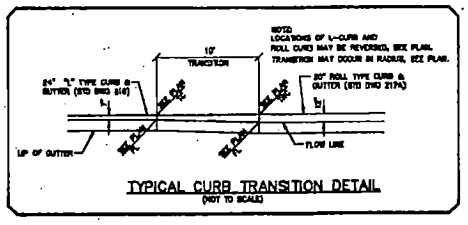
D/4 TYPICAL REAR YARD ON GOLF COURSE
(NOT TO SCALE) OPTIONAL



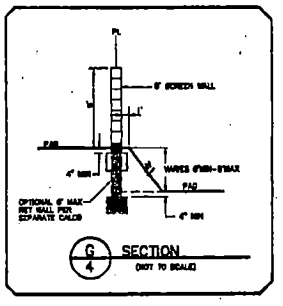
E/4 SECTION
(NOT TO SCALE)



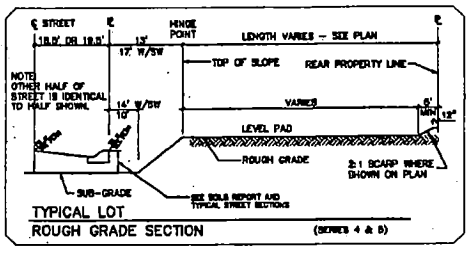
F/4 SECTION
(NOT TO SCALE)



TYPICAL CURB TRANSITION DETAIL
(NOT TO SCALE)



G/4 SECTION
(NOT TO SCALE)



TYPICAL LOT
ROUGH GRADE SECTION (SERIES 4 & 5)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # TLVBO SHEN
BLM BRASS CAP AT BUFFALO AND IRON MOUNTAIN.
ELEVATION = 744.7280 METERS (NAVD 88)
ELEVATION = 2443.33 U.S. FEET (NAVD 88)
THE DATA SHOWN HEREON IS BASED UPON THE ABOVE BENCHMARK PREVIOUSLY PUBLISHED WITH THE NGVD 29 ELEVATION SHOWN BELOW. TO CONVERT NGVD 29 DATUM TO NAVD 88 DATUM ADD 2.71 FEET.
(ELEVATION USED FOR THIS PROJECT)
ELEVATION = 2441.02 U.S. FEET (NGVD29)

BASIS OF BEARING

SOUTH 00°17'09" EAST, BEARING OF THE EAST LINE OF THE NORTHEAST (NE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN BY A MAP ON FILE IN CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 70, PAGE 19 OF RECORD OF SURVEYS.

Call before you Dig. 1-800-227-2600

Call before you do Overhead 1-702-227-2929

DATE: 4/21/2004
PM: S.A.
DRAWN BY: RTM
DESIGNED BY: MH
CHECKED BY: RC
ASA CHECKED:
JOB NO.: 8511702
SCALE: N.T.S.

NO.	DESCRIPTION	DATE (APP'D)

Copyright Pulte Homes

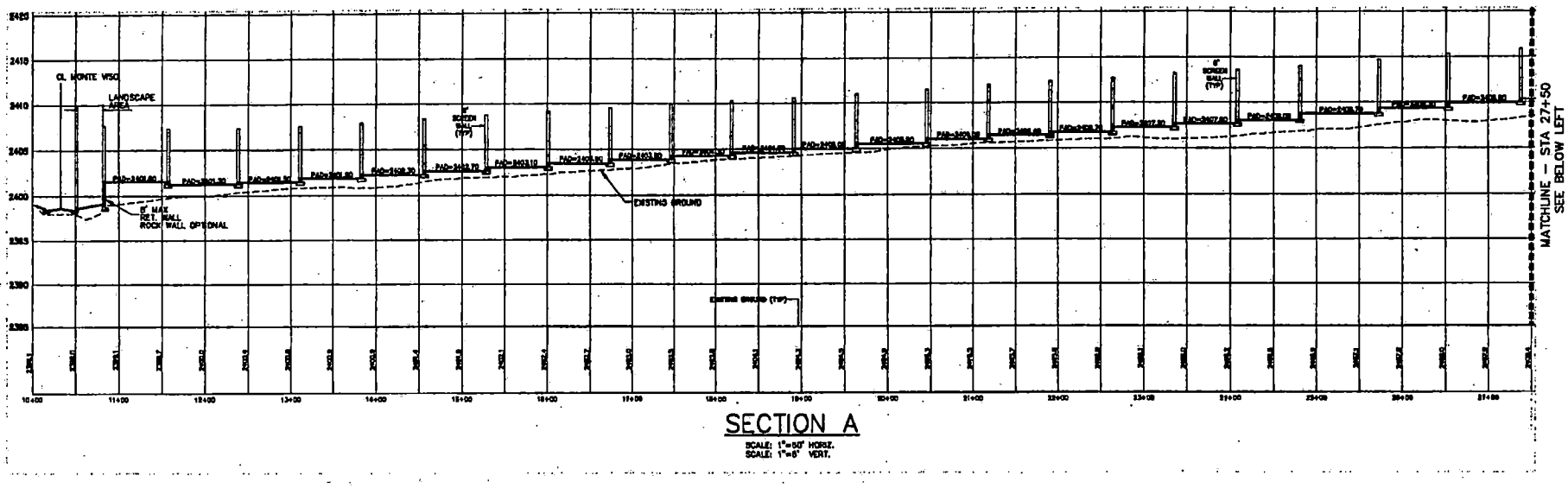
Stanley Consulting Inc.
7251 S. Durango Rd.
Las Vegas NV U.S.A.
89117 702.256.0115
Fx. 702.256.4524
www.stanleycon.com
Stanley
Pulte Homes
1820 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NEVADA 89134
(702) 255-7700

PULTE HOMES
SILVERSTONE RANCH
PARCEL 70
TENTATIVE MAP
DETAILS

ALYNNA LUBAWY
NEVADA
4-6-05
10002

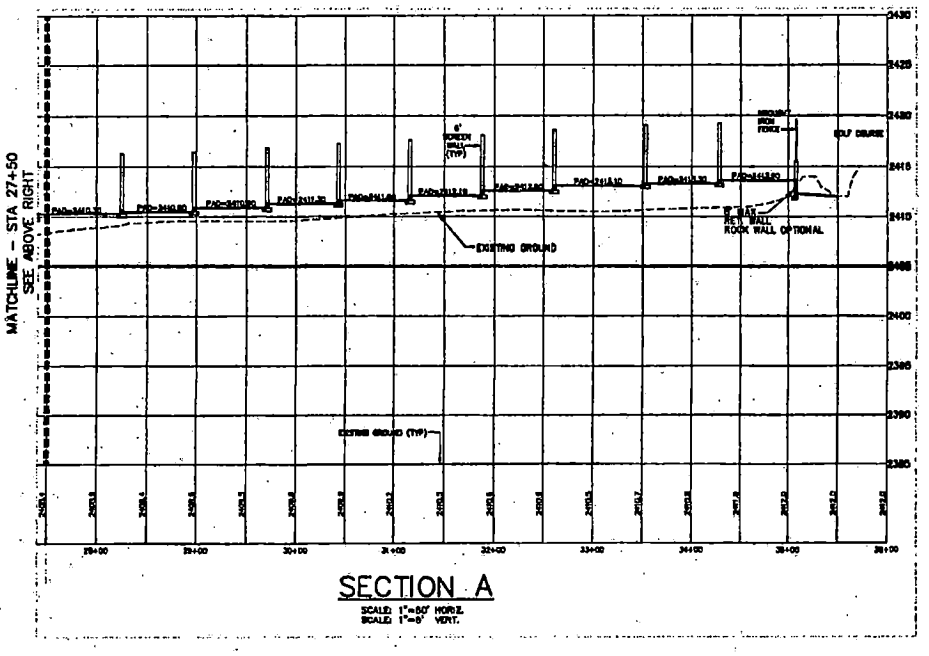
SHEET 4 OF 5

TMP-4[illegible]0
6-10-04 PC



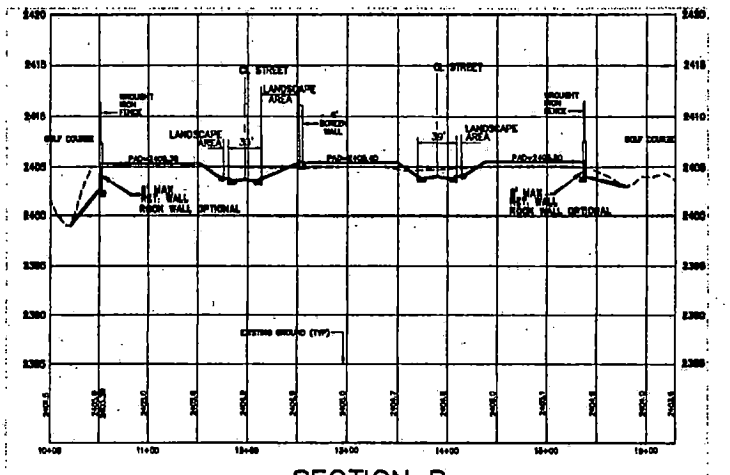
SECTION A

SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.



SECTION A

SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.

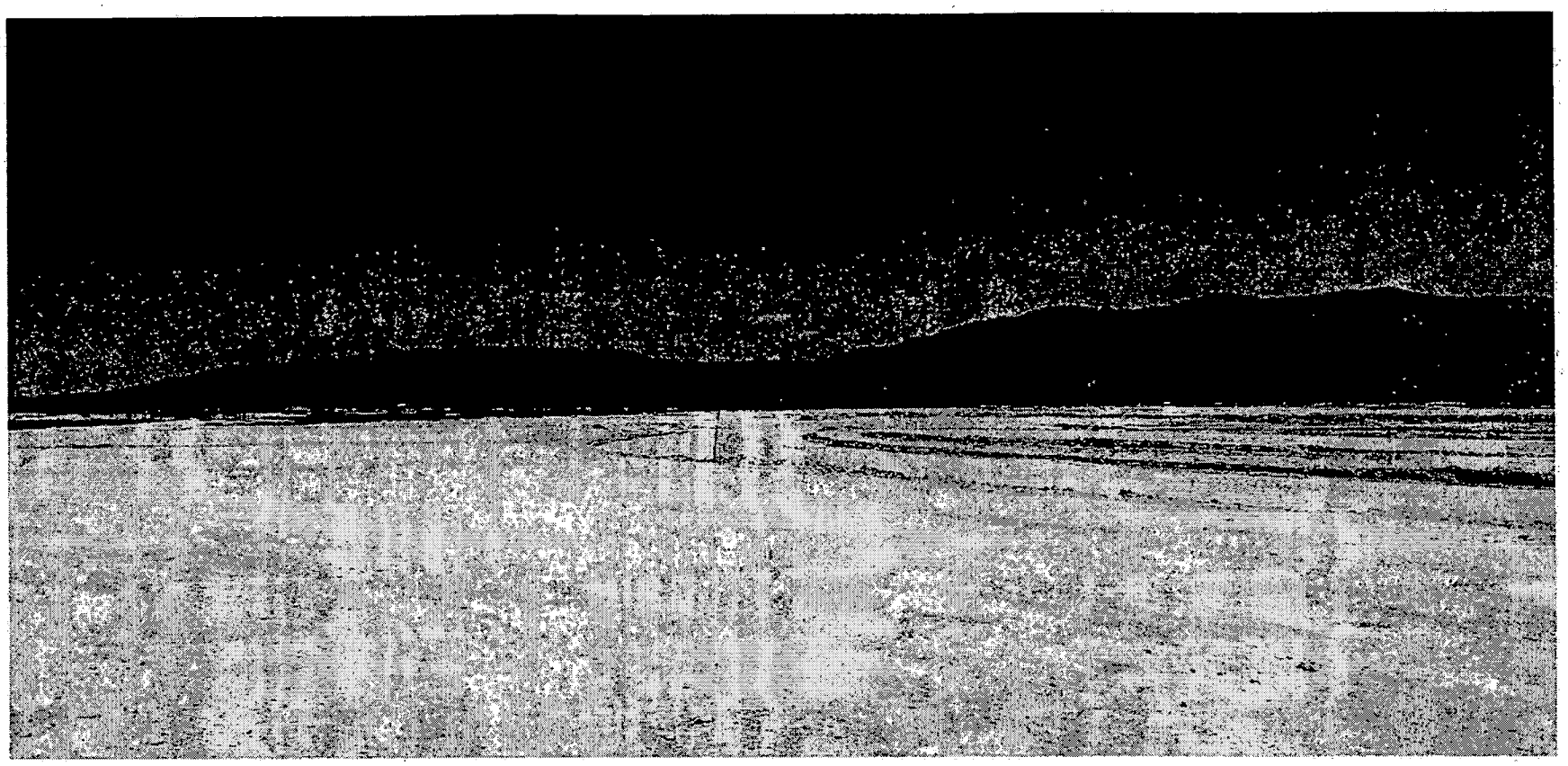


SECTION B

SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.

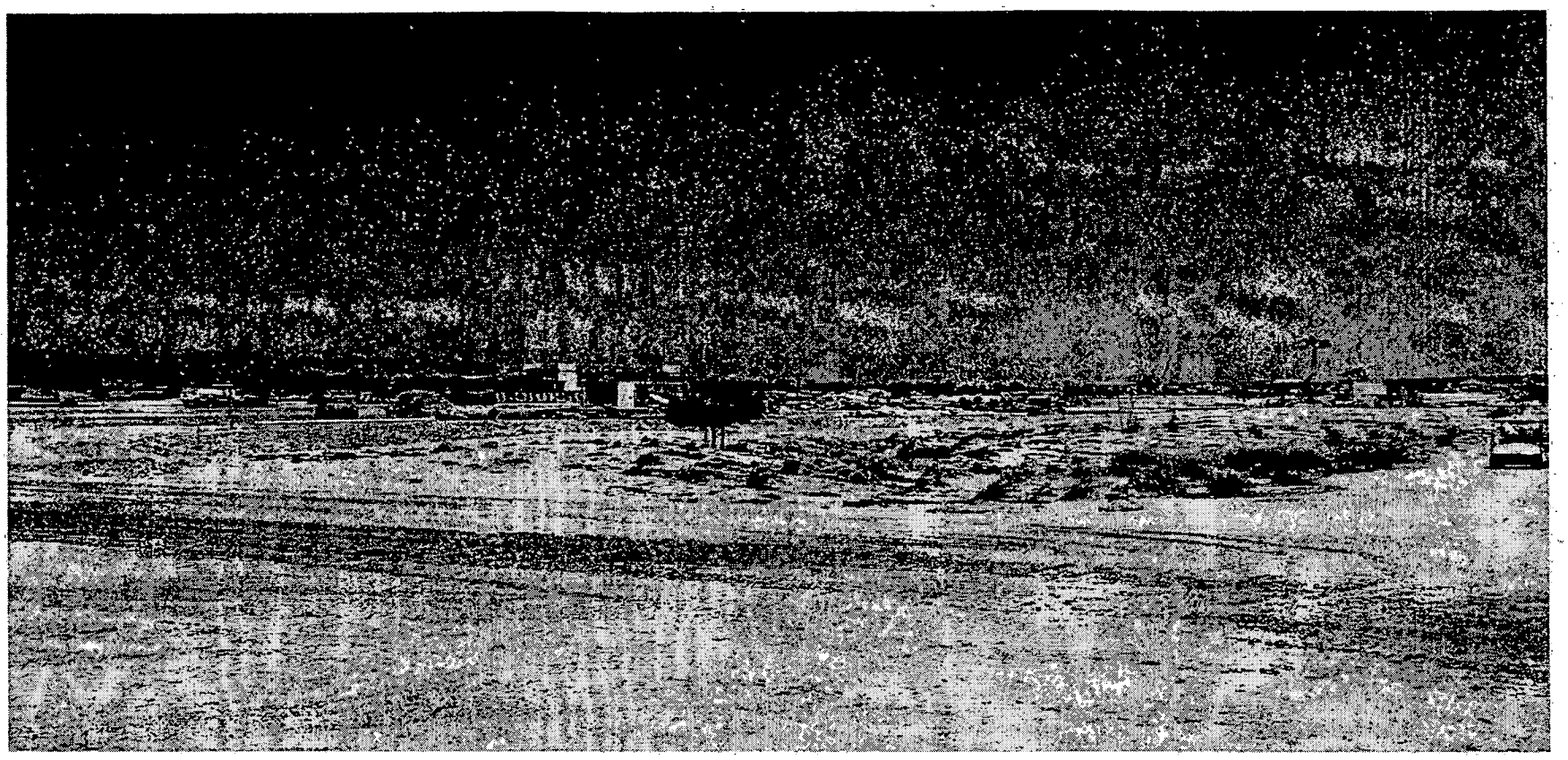
Pulte Homes
Silverstone Ranch
Parcel 20
Tentative Map
Sections

Sheet 5 of 5



TMP-4360 - SILVERSTONE RANCH PARCEL 7D - APPLICANT: PULTE HOMES - OWNER: PN II, INC.
NORTH SIDE OF MONTE VISO DRIVE, APPRXIMATELY 550 FEET WEST OF RAINBOW BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



TMP-4360 - SILVERSTONE RANCH PARCEL 7D - APPLICANT: PULTE HOMES - OWNER: PN II, INC.
NORTH SIDE OF MONTE VISO DRIVE, APPRXIMATELY 550 FEET WEST OF RAINBOW BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4365 – SILVER CREEK - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION: - Request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.05 acres adjacent to the northwest corner of Charleston Boulevard and Sky Vista Drive (APN: 137-22-000-010), P-C (Planned Community) Zone, Ward 2.

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4341], Item 2 [TMP-4355], Item 3 [TMP-4359], Item 4 [TMP-4360], Item 5 [TMP-4365], Item 6 [TMP-4367] and Item 7 [TMP-3991] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4355] as her firm is still awaiting final retention payment from Signature Homes and Item 3 [TMP-4359] and Item 4 [TMP-4360] as her firm is involved in litigation with a sister company of Pulte Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

1-249

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 5 – TMP-4365

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Master Development Plan Review (MDR-3867), the Summerlin West Development Agreement (DA-0001-96) and the Revised Summerlin Development Standards, approved May 19, 2004.

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

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

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

Public Works

6. The overall subdivision map of Summerlin Village 24 must record prior to the recordation of a Final Map for this site.

7. All rights-of-way and easements that conflict with this development (such as the Nevada Power Company Easement and the Nevada Department of Transportation right-of-way shown on this Tentative Map) must be vacated or acknowledged and improved prior to the recordation of a Final Map for this site.

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

CONDITIONS:

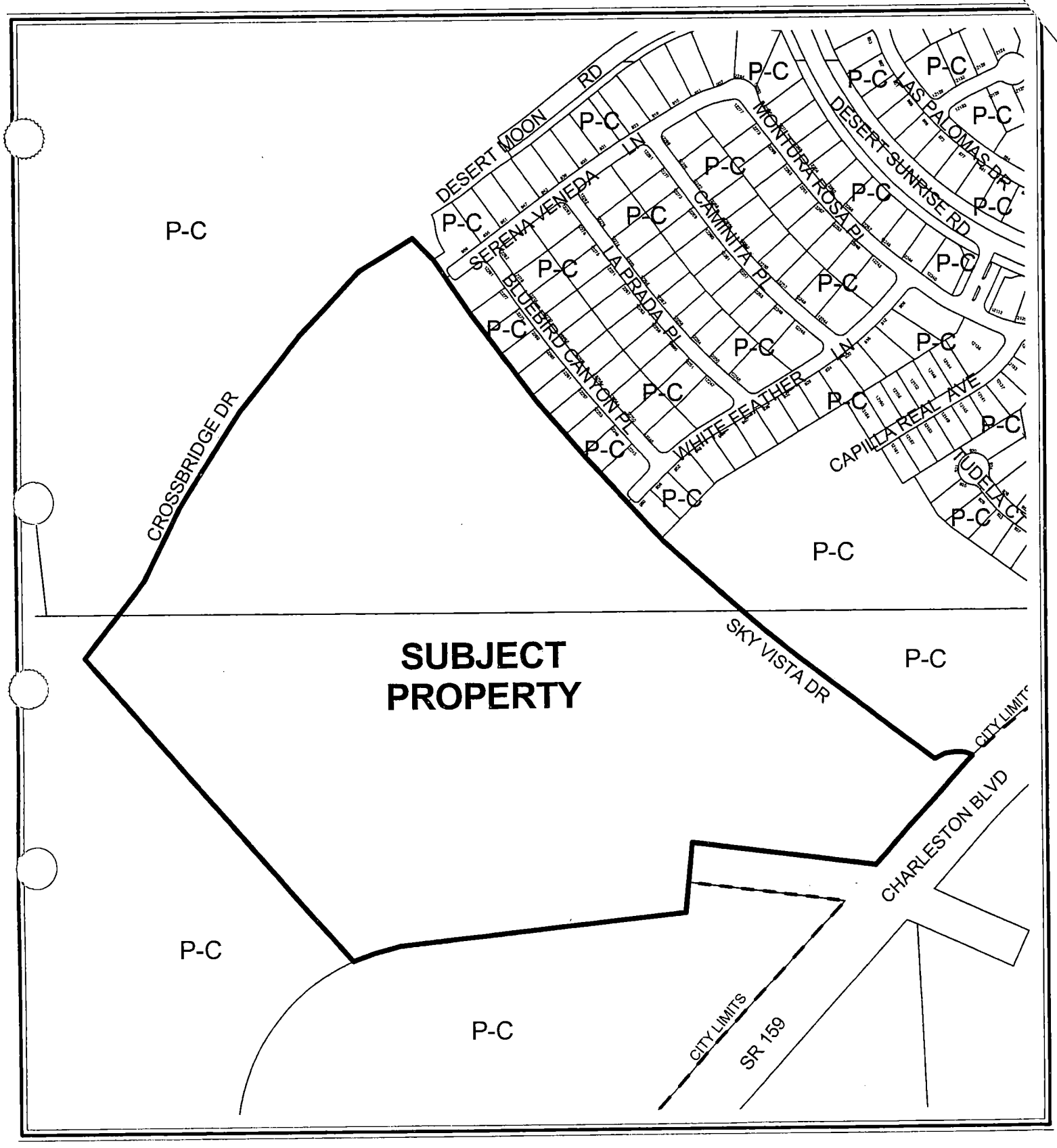
or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

10. Site development to comply with all applicable Summerlin Development and Improvement Standards.

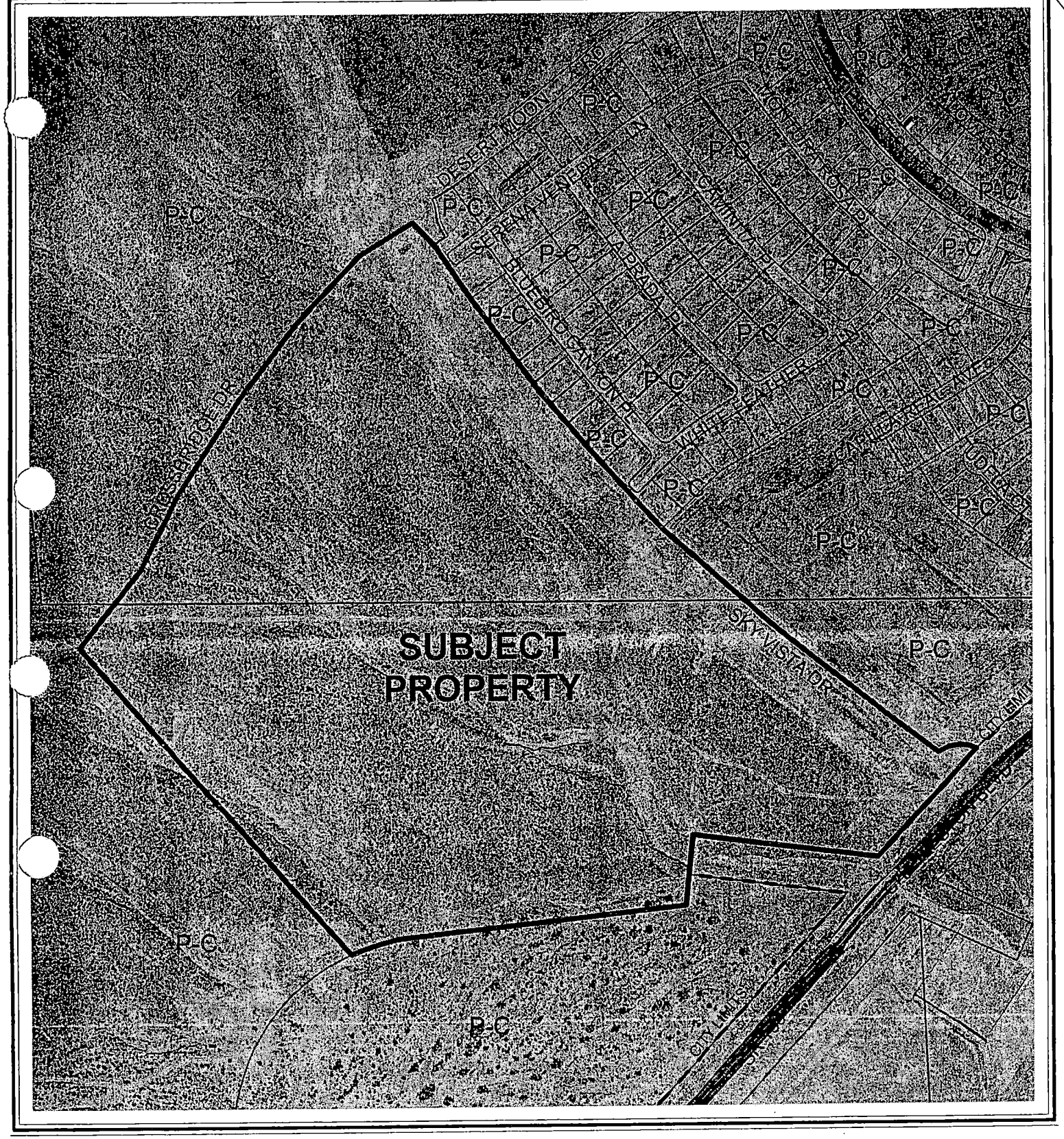
11. Site development to comply with all applicable conditions of approval for Summerlin Village 24 and all other subsequent site-related actions.

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



CASE: TMP-4365

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



0 300 600 Feet

CASE: TMP-4365

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4365 – SILVER CREEK - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION

** CONDITIONS **

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

Planning and Development

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

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SS

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SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 246-lot single-family residential subdivision on 40.05 acres adjacent to the northwest corner of Charleston Boulevard and Sky Vista Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

01/27/97	The City Council approved a Development Agreement (DA-0001-96) for this site as a part of a larger request. The Planning Commission and staff recommended approval on 1/09/97.
01/27/97	The City Council approved a request for Rezoning (Z-0119-96) on 8,318 acres of property located along the west side of the Beltway, between Charleston Boulevard and Lake Mead Boulevard, including the subject site, from N-U (Non-Urban) to P-C (Planned Community). The Planning Commission and staff recommended approval on 01/09/97
05/05/04	The City Council approved a Master Development Review (MDR-3867) to establish land use designations within Summerlin Village 24, comprising 502 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard. The Planning Commission and staff recommended approval on 04/08/04.
05/13/04	The Planning Commission approved the Summerlin Village 24 Tentative Map (TMP-4175), the parent map that includes the subject site.
05/19/04	The City Council approved a revision (DIR-3934) to the Summerlin Development Standards Manual, dated February 10, 2004. The Planning Commission and staff recommended approval on 04/22/04.

SS

B) Pre-Application Meeting

04/04/04 The applicant was advised to meet with the City Engineer regarding proposed deviations from Public Works standards. Changes that may have been made to the parent Village 24 Tentative Map would need to be incorporated into the current map proposal.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	40.05
Net Acres:	36.06
Net-Net Acres:	32.07

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Single-Family Residential - Undeveloped
West:	Undeveloped

C) Existing Zoning

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

D) General Plan Compliance

The subject site is located within the Summerlin West Master Plan Area and is designated by the Summerlin Village 24 Master Development Plan as SF3 (Single-Family Residential Detached), a category which allows a maximum density of 10 dwelling units per gross acre. The proposed Tentative Map conforms to this designation, providing 6.14 dwelling units per acre.

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

SS

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

According to the Summerlin Multi-Use Trail Alignments Map (Map No. 4) of the Transportation Element of the Las Vegas Master Plan 2020, a Multi-Use Transportation Trail is required adjacent to this site along Charleston Boulevard, although not a part of this proposed subdivision. Construction and maintenance of the trail is the responsibility of the Master Developer.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Summerlin Development Standards (revised February 10, 2004 and adopted May 19, 2004), the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	4,050 SF	N/A
Min. Lot Width	N/A	40 Feet	N/A
Min. Setbacks			
• Front (garage face)	18 Feet	18 Feet	Y
• Front (side loading garage)	10 Feet	14 Feet	Y
• Front (dwelling)	10 Feet	14 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Building Height	45 Feet	N/A	N/A
Number of Lots	246	246	Y
Max. Density	10 du/ac	6.14 du/ac	Y
Private/Public Street	Public	Public	Y
Min. Street Width	37 Feet	37 Feet	Y

The proposed development complies with revised Summerlin Development Standards. The 37-foot wide public streets with four-foot sidewalks on either side meet Summerlin Improvement Standards.

B) General Analysis and Discussion

- General information

The proposed subdivision represents the first development within Summerlin Village 24. At this point in the development process, a Master Development Review for the Village has been completed and approved, and a parent Tentative Map for Village 24 designating "pod" boundaries and major streets has been approved. The final parent map must record prior to the Final Map for the "Silver Creek" Subdivision in order to establish site boundaries and overall layout.

The subject Tentative Map consists of 246 single-family residential lots on 40.05 gross acres for a density of 6.14 dwelling units per acre. Access to the subdivision is provided by one entrance from Crossbridge Drive on the northern perimeter of the development. This road will have access to Desert Moon Road in Village 23A and Sky Vista Drive, which is a major north-south arterial connecting the Village to Charleston Boulevard. A secondary gated emergency fire access is shown on the map as part of a public utility and drainage easement.

- Cross Section

The submitted north/south cross sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross sections appear to depict a maximum natural grade between 2% and 4% across this site. Per Table A, Title 18.08.110 a development with natural slope between 2% to 4%, such as this development, is allowed a maximum six-foot retaining wall. The submitted cross sections show "retaining walls as required," but do not show specific heights. Any retaining walls that exceed the limits established in Title 18 would require a waiver of Municipal Code and/or a public hearing as outlined.

- Trails

According to the Summerlin Multi-Use Trail Alignments Map (Map No. 4) of the Transportation Element of the Las Vegas Master Plan 2020, a five-foot wide Multi-Use Transportation Trail is required adjacent to this site along Charleston Boulevard, although it is not a part of this proposed subdivision. Construction and maintenance of the trail is the responsibility of the Master Developer.

- Special Conditions of Approval

(MDR-3867)

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

SS

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

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

(TMP-4175 Summerlin Village 24 Parent Map)

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

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

This Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4365 APN: 137-22-000-010

Name of Property Owner: The Howard Hughes Corporation

Name of Applicant: -same as above-

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: 137-22-000-010

Signature of Property Owner/Authorized Agent: _____

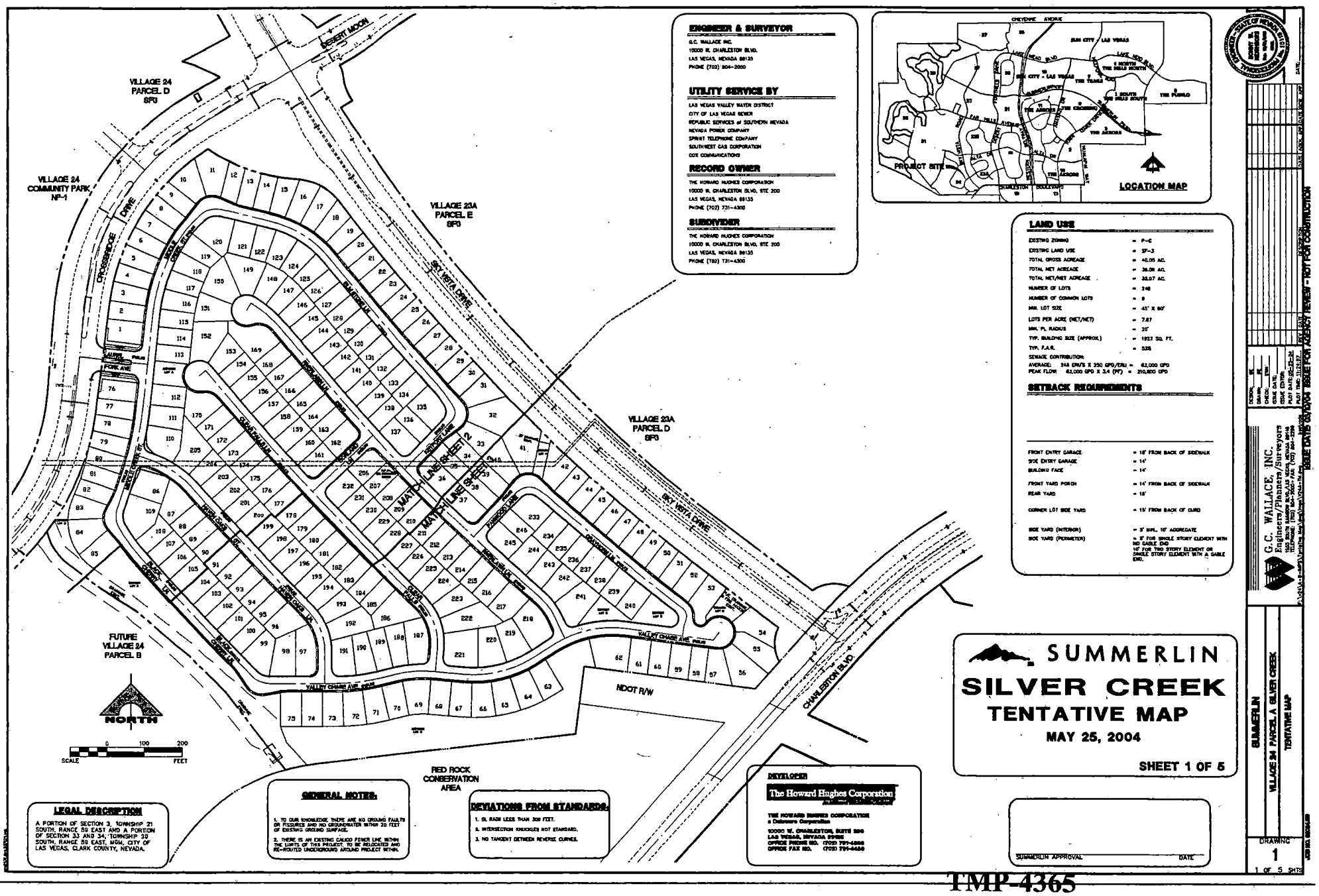
Print Name: LAURENCE A. BROCATO

Subscribed and sworn before me

This 26 day of APRIL, 2004

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

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



ENGINEER & SURVEYOR

G.C. WALLACE INC.
10000 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89135
PHONE (702) 804-2000

UTILITY SERVICE BY

LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER

THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD, STE 200
LAS VEGAS, NEVADA 89135
PHONE (702) 731-4300

SUBDIVIDER

THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD, STE 200
LAS VEGAS, NEVADA 89135
PHONE (702) 731-4300

LOCATION MAP

LAND USE

EXISTING ZONING	=	P-C
EXISTING LAND USE	=	SF-3
TOTAL GROSS ACREAGE	=	40.05 AC.
TOTAL NET ACREAGE	=	36.08 AC.
TOTAL NET/NET ACREAGE	=	33.07 AC.
NUMBER OF LOTS	=	248
NUMBER OF COMMON LOTS	=	8
MIN. LOT SIZE	=	45' X 90'
LOTS PER ACRE (NET/NET)	=	7.87
MIN. PL RADIUS	=	20'
TYP. BUILDING SIZE (APPROX.)	=	1923 SQ. FT.
TYP. F.A.R.	=	53%
SEWAGE CONTRIBUTION:		
AVERAGE: 248 DU'S X 250 GPD/DU	=	62,000 GPD
PEAK FLOW: 62,000 GPD X 3.4 (PF)	=	210,800 GPD

SETBACK REQUIREMENTS

FRONT ENTRY GARAGE	= 18' FROM BACK OF SIDEWALK
SIDE ENTRY GARAGE	= 14'
BUILDING FACE	= 14'
FRONT YARD PORCH	= 14' FROM BACK OF SIDEWALK
REAR YARD	= 15'
CORNER LOT SIDE YARD	= 15' FROM BACK OF CURB
SIDE YARD (INTERIOR)	= 5' MIN., 10' AGGREGATE
SIDE YARD (PERIMETER)	= 5' FOR SINGLE STORY ELEMENT WITH NO GABLE END 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END.

LEGAL DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 59 EAST AND A PORTION OF SECTION 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

GENERAL NOTES:

1. TO OUR KNOWLEDGE, THERE ARE NO GROUND FAULTS OR FISSURES AND NO GROUNDWATER WITHIN 35 FEET OF EXISTING GROUND SURFACE.
2. THERE IS AN EXISTING CALICO FIBER LINE WITHIN THE LIMITS OF THIS PROJECT. TO BE RELOCATED AND RE-ROUTED UNDERGROUND AROUND PROJECT WITHIN.

DEVIATIONS FROM STANDARDS:

1. 5L RADII LESS THAN 300 FEET.
2. INTERSECTION KNUCKLES NOT STANDARD.
3. NO TANGENT BETWEEN REVERSE CURVES.

DEVELOPER

The Howard Hughes Corporation
a Delaware Corporation

THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON, SUITE 200
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4300
OFFICE FAX NO. (702) 791-4330

SUMMERLIN APPROVAL DATE

SUMMERLIN

SILVER CREEK
TENTATIVE MAP

MAY 25, 2004

SHEET 1 OF 5

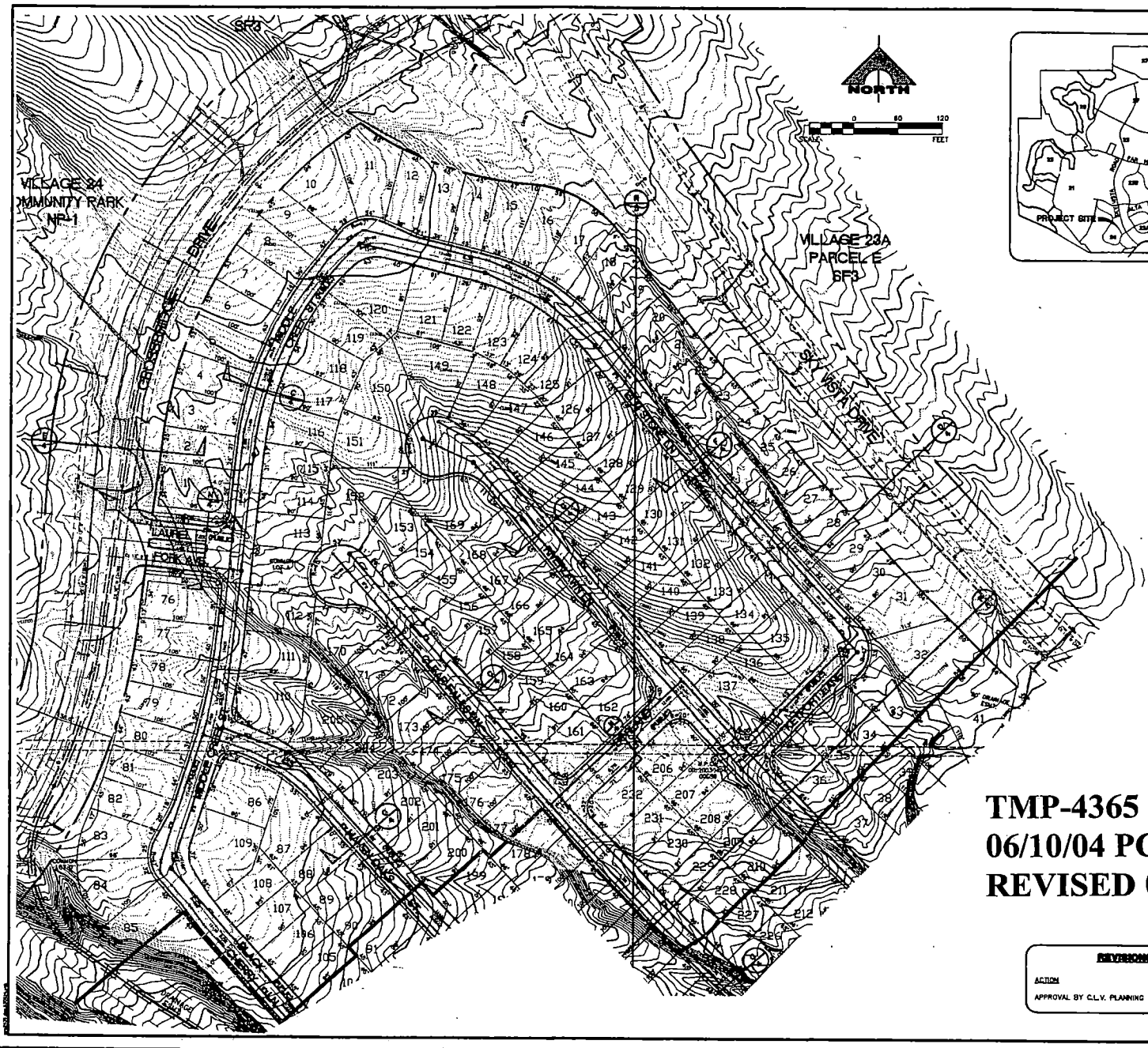
SUMMERLIN
VILLAGE 24 PARCEL A SILVER CREEK
TENTATIVE MAP

DRAWING 1
1 OF 5 SHTS

ISSUE DATE: 05/07/04 ISSUED FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

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

TMP-4365
06/10/04 PC
REVISED 05/25/04



TMP-4365
06/10/04 PC
REVISED 05/25/04

BENCHMARK

BM #	DESC	ELEV (NAVD 88) DATUM	NORTHING (NAD 83) DATUM
C.L.V. BM No. D.965 3	U.S.C.& G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION DAMS	3346.71 (FEET)	999,999 (METERS)

BASIS OF BEARINGS
NORTH 89°45'05" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY MAP ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

LEGEND
- 3350 — EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- FIRE HYDRANT

REVISIONS

ACTION	DATE
APPROVAL BY C.L.V. PLANNING COMMISSION	

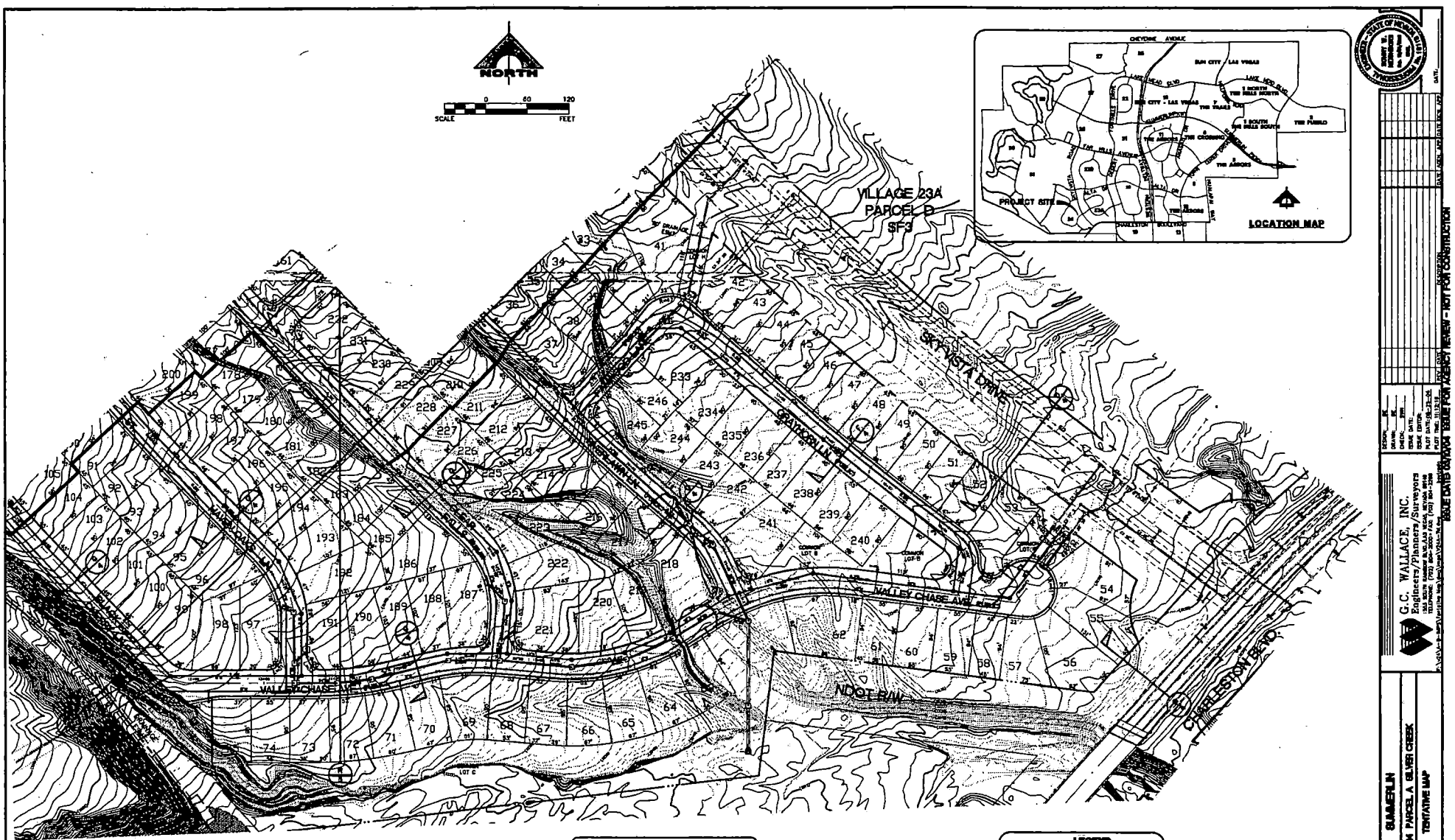
LEGAL DESCRIPTION
A PORTION OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 59 EAST AND A PORTION OF SECTION 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 58 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN # 137-22-000-010

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD.,LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2299

SUMMERLIN
VILLAGE 24 PARCEL A, SILVER CREEK
TENTATIVE MAP

DRAWING 2
2 OF 5 SHTS



TMP-4365
06/10/04 PC
REVISED 05/25/04

BENCHMARK

DESC.	HARD REVOLVED DATUM	DATUM
U.S.C.& G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.	3240.71 (FEET)	988.588 (METERS)

BASIS OF BEARINGS

NORTH 89°45'05" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY MAP ON FILE IN FILE 81, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

REVISIONS

ACTION	DATE
APPROVAL BY C.L.V. PLANNING COMMISSION	

LEGEND

- EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- FIRE HYDRANT

LEGAL DESCRIPTION

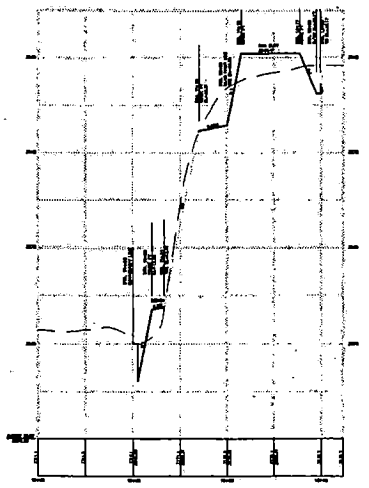
A PORTION OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 59 EAST AND A PORTION OF SECTION 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN # 137-22-000-010

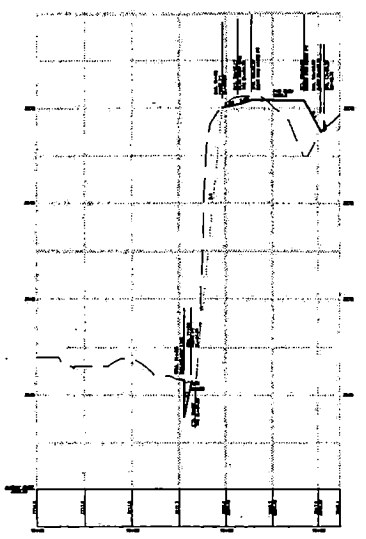
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

SUMMERLIN
VILLAGE 24 PARCEL A SILVER CREEK
TENTATIVE MAP

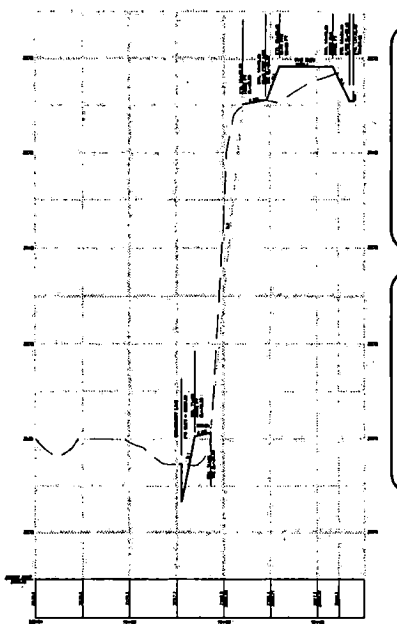
DRAWING 3
3 OF 5 SHTS



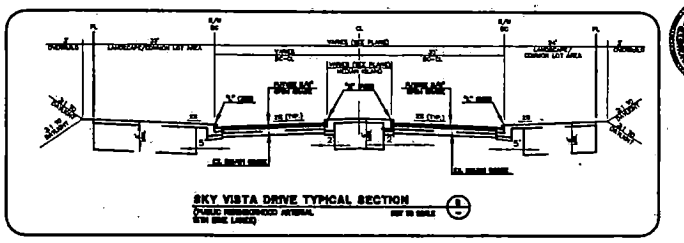
SECTION 'A'

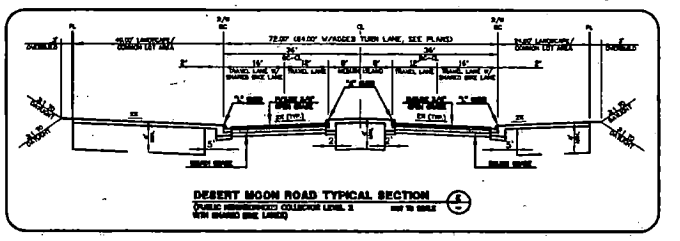


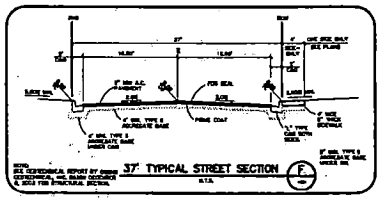
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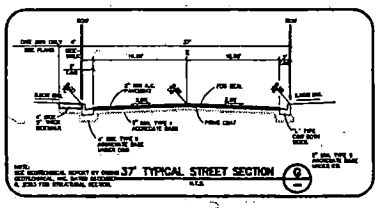


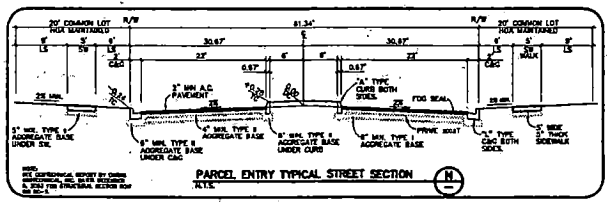
SECTION 'C'



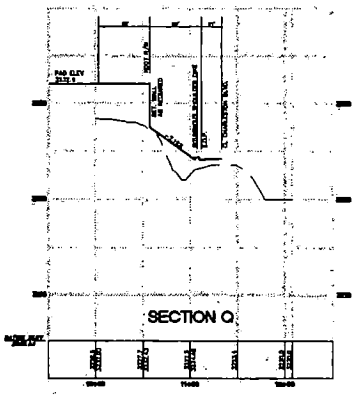








TMP-4365
06/10/04 PC
REVISED 05/25/04

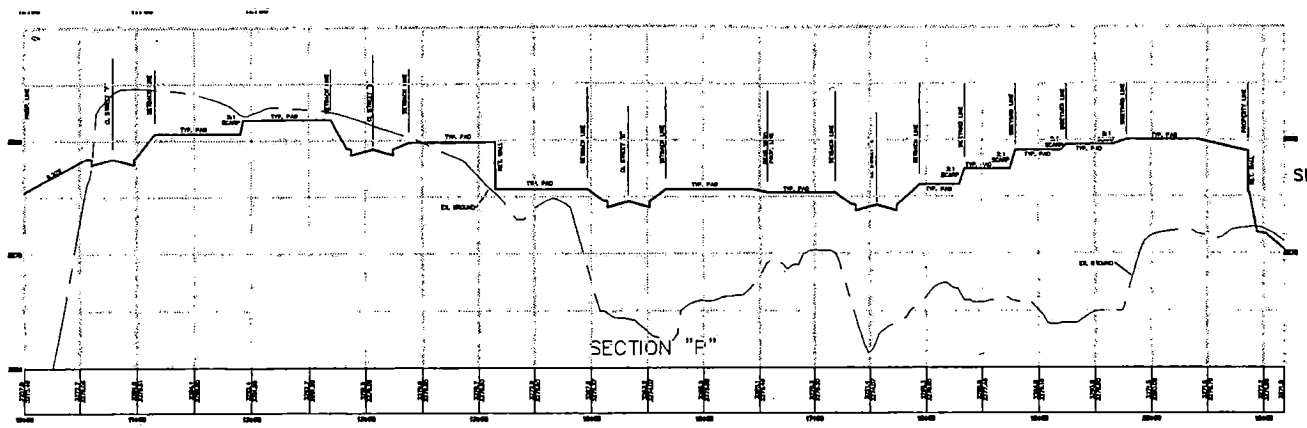


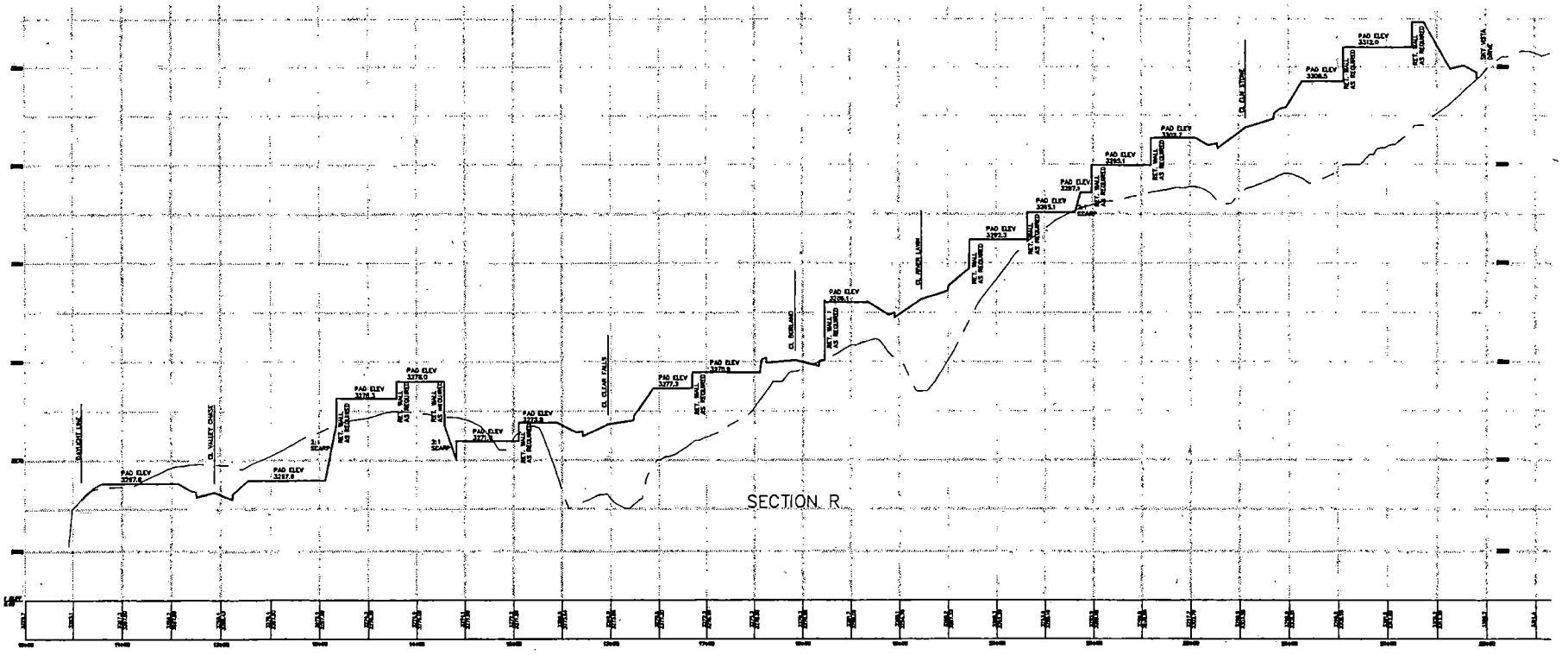
APN # 137-22-000-010

SUMMERLIN
VILLAGE 24 PARCEL A SILVER CREEK
TENTATIVE MAP

DRAWING
4
4 of 5 SHTS

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





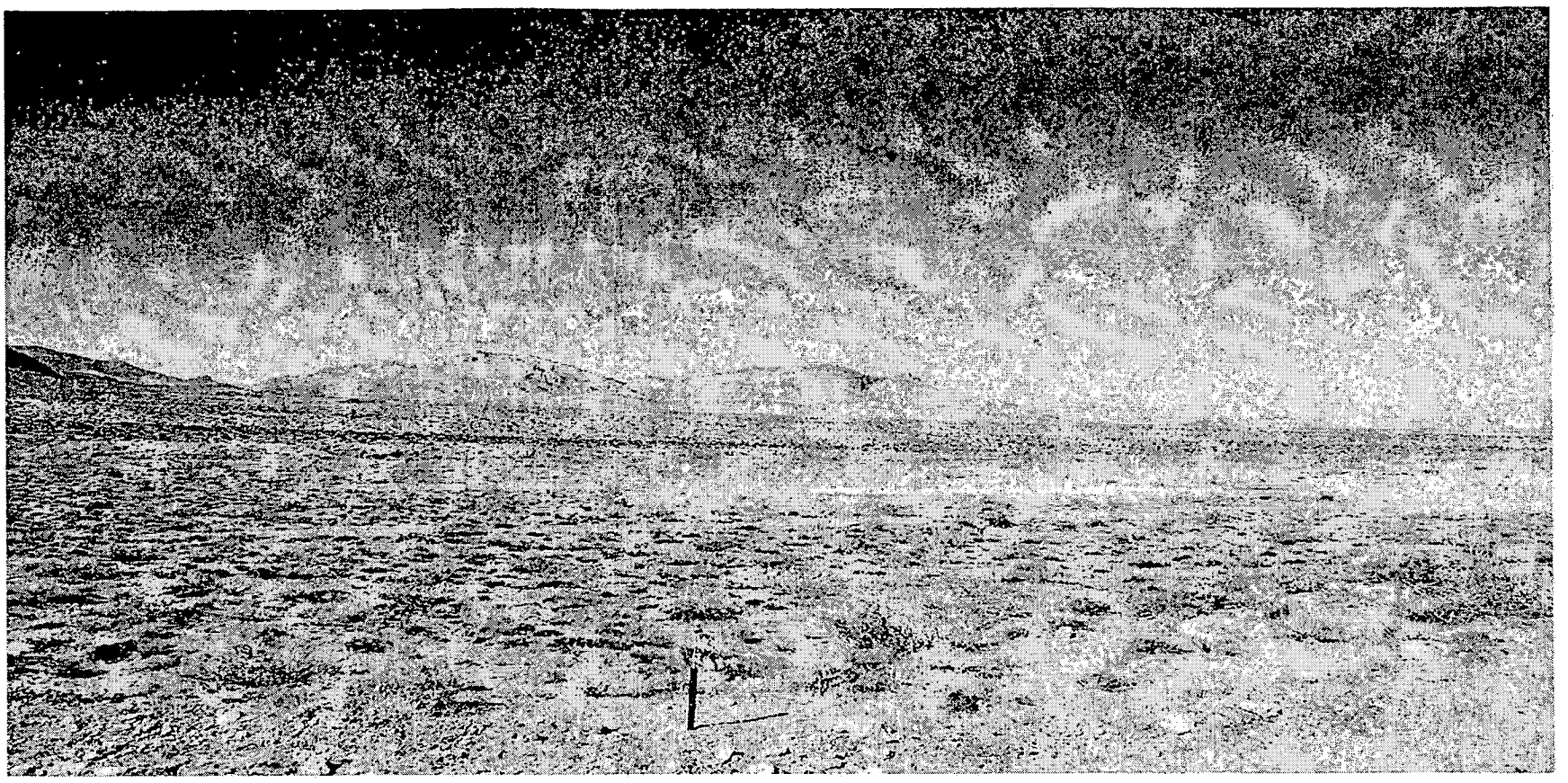
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

SUMMERLIN
VILLAGE 24 PARCEL A GILMER CREEK
TENTATIVE MAP

DRAWING 5
5 OF 5 SHTS

APN # 137-22-000-010

TMP-4365
06/10/04 PC
REVISED 05/25/04



TMP-4365 - SILVER CREEK - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION
NORTHWEST CORNER OF HCARLESTON BOULEVARD AND SKY VISTA DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4367 - DAY DAWN VISTA - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 94 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.17 acres adjacent to the southwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-701-007 & 008), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Consent Item 1 [TMP-4341], Item 2 [TMP-4355], Item 3 [TMP-4359], Item 4 [TMP-4360], Item 5 [TMP-4365], Item 6 [TMP-4367] and Item 7 [TMP-3991] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4355] as her firm is still awaiting final retention payment from Signature Homes and Item 3 [TMP-4359] and Item 4 [TMP-4360] as her firm is involved in litigation with a sister company of Pulte Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 6 – TMP-4367

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for the Site Development Plan Review (SDR-3485).

3. The Tentative Map shall be revised to show a multi-use transportation trail along the west side of Fort Apache Road. The trail path shall consist of a 10-foot wide paved surface located five feet from the back of the street curb. Except at the bus turnout lane, five-foot amenity zones shall be located on both sides of the paved surface. At the bus turnout lane, the 10-foot wide paved surface shall transition to a location behind the curb with a five-foot amenity zone located behind the paved surface. No utilities shall be located within the paved surface.

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

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

6. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by the Planning and Development Department and Public Works Department city staffs. The Map shall be revised to reflect accurate data (e.g. amount of open space).

7. The development shall comply with all City Codes and State Subdivision Statutes.

Public Works

8. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits. Dedicate and construct a bus stop on Fort Apache Road as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.

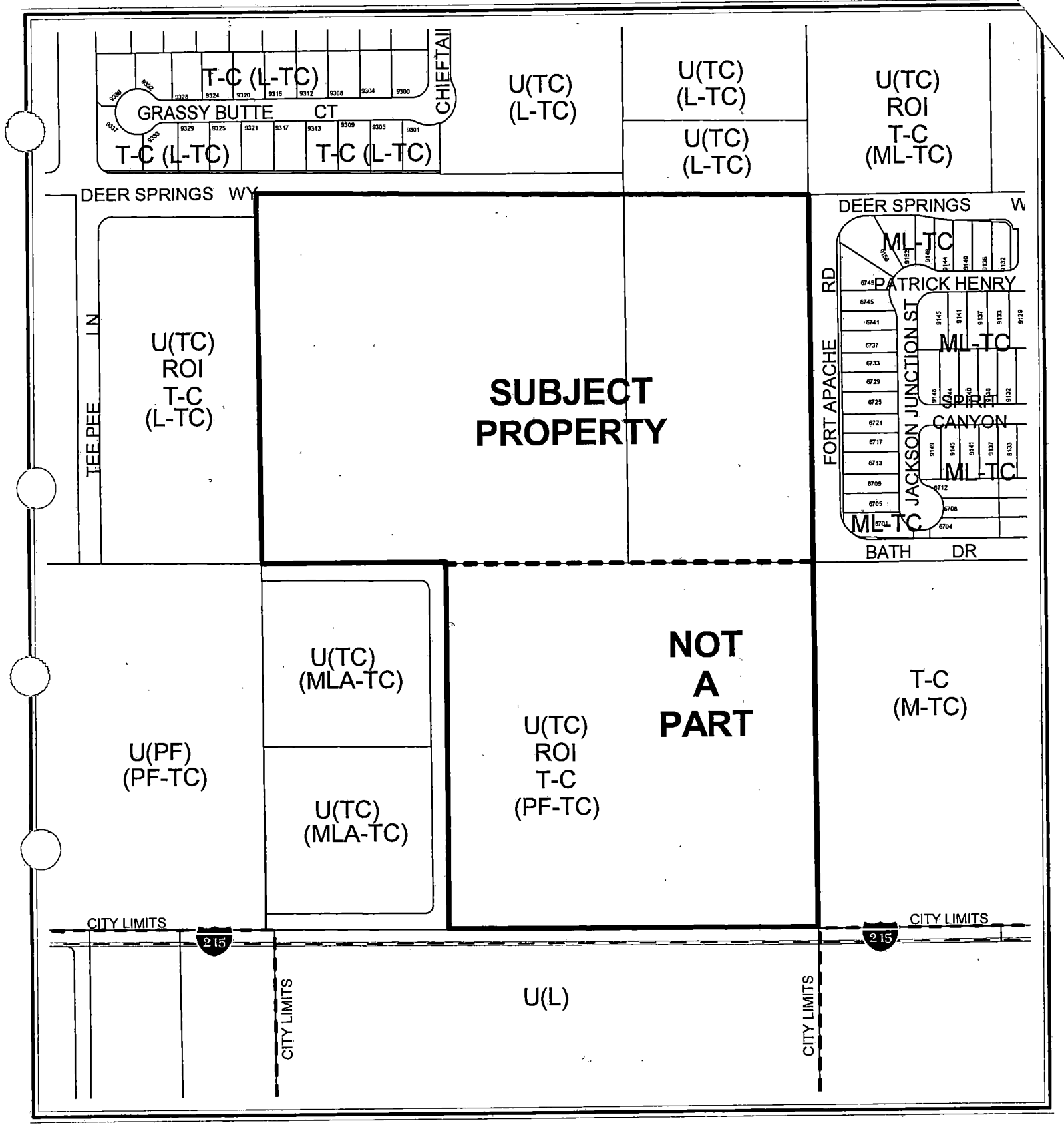
CONDITIONS Continued:

9. Landscape and maintain all unimproved rights-of-way on Deer Springs Way, Fort Apache Road, and Bath Drive adjacent to this site.

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

11. Site development to comply with all applicable conditions of approval for ZON-3481, SDR-3485, and all other subsequent site-related actions.

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

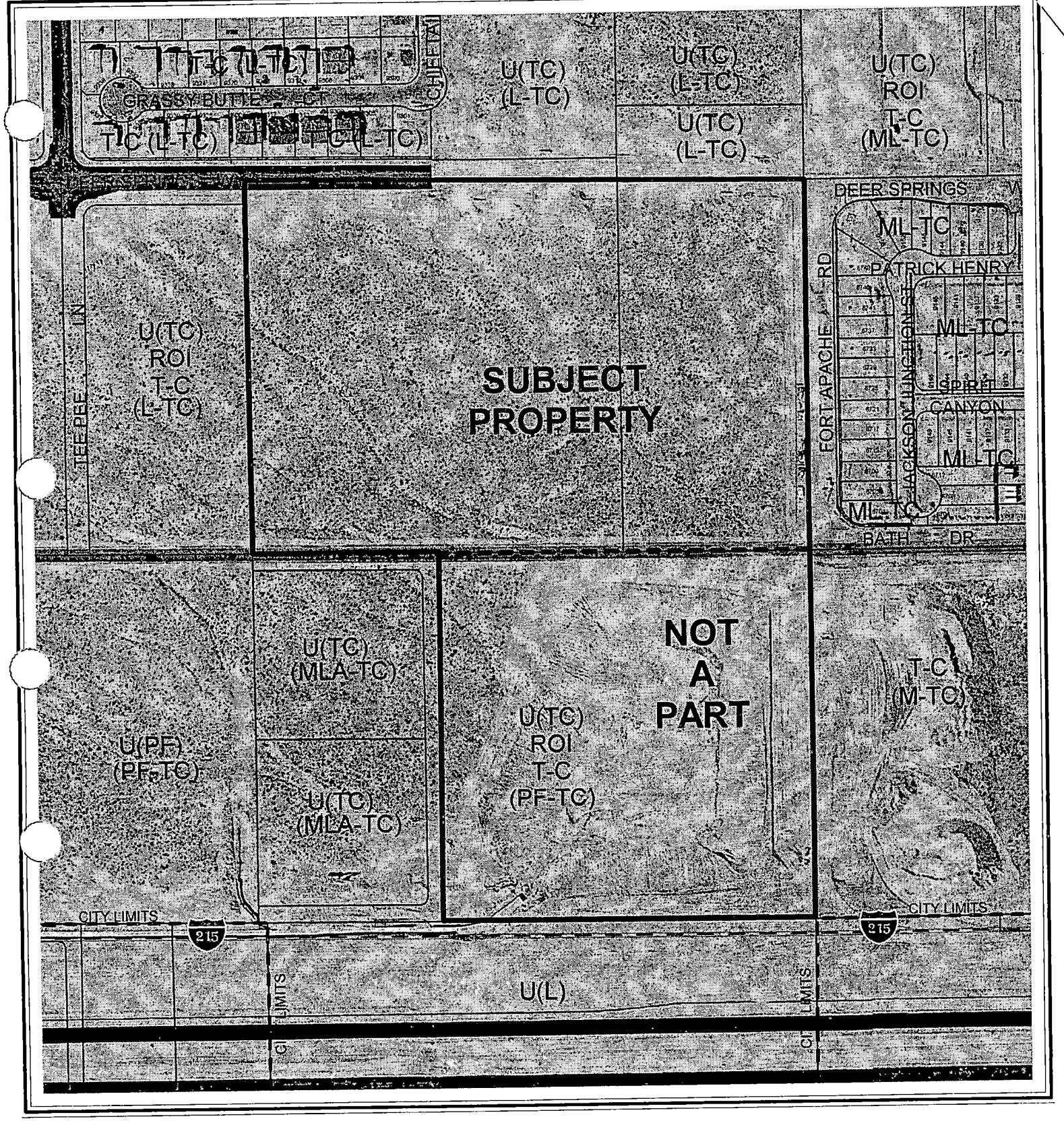


CASE: TMP-4367

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) LAND USE DESIGNATION]

N



0 200 400 Feet

CASE: TMP-4367

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4367 - APPLICANT: NEVADA HOMES GROUP; OWNER: DAY STAR VENTURES, LIMITED LIABILIY COMPANY

** CONDITIONS **

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

Planning and Development

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

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3. The Tentative Map shall be revised to show a multi-use transportation trail along the west side of Fort Apache Road. The trail path shall consist of a 10-foot wide paved surface located five feet from the back of the street curb. Except at the bus turnout lane, five-foot amenity zones shall be located on both sides of the paved surface. At the bus turnout lane, the 10-foot wide paved surface shall transition to a location behind the curb with a five-foot amenity zone located behind the paved surface. No utilities shall be located within the paved surface.

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

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

6. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by the Planning and Development Department and Public Works Department city staffs. The Map shall be revised to reflect accurate data (e.g. amount of open space).

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DDS

Public Works

8. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits. Dedicate and construct a bus stop on Fort Apache Road as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.

9. Landscape and maintain all unimproved rights-of-way on Deer Springs Way, Fort Apache Road, and Bath Drive adjacent to this site.

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

11. Site development to comply with all applicable conditions of approval for ZON-3481, SDR-3485, and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map of a 94-lot single-family residential subdivision on 15.17 acres at the southwest corner of Deer Springs Way and Fort Apache Road.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01	The City Council approved the annexation of the western ten acres of this site with an effective date of 01/26/01.
11/06/02	The City Council approved the annexation of the eastern five acres of this site with an effective date of 11/15/02.
11/20/02	The City Council approved a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02]. The Planning Commission and staff recommended denial on 10/24/04.
11/20/02	The City Council approved a request to rezone the eastern five acres of this site to T-C (Town Center) [Z-0082-02]. The Planning Commission and staff recommended approval on 10/24/04.
02/18/04	The City Council approved a Site Development Plan Review (SDR-3485). The Planning Commission and staff recommended denial on 01/22/04.
02/18/04	The City Council denied a request for a Variance (VAR-3487) to allow 19,572 square feet of open space where 42,256 square feet of open space is required. The Planning Commission and city staff recommended denial on 01/22/04.
02/18/04	The City Council approved a Rezoning request (ZON-3481) to T-C (Town Center) on ten acres adjacent to the north side of Bath Street, 330 feet west of Fort Apache Road. The Planning Commission and staff recommended approval on 01/22/04.

DDS

02/18/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from L-TC (Low Density Residential – Town Center) to ML-TC (Medium-Low Density Residential – Town Center) on 15.17 acres at the southwest corner of Fort Apache Road and Deer Springs Way. The Planning Commission and city staff recommended denial on 01/22/04.

B) Pre-Application Meeting

04/15/04 Following is a list of the discussion items:

- The plan shows 95 lots, but only 94 lots are allowed.
- Lots 74-77 are to be devoted to open space.
- Setbacks are to be:
  - 18- foot front
  - 5-foot sides
  - 10-foot corner
  - 10-foot rear [15 is required according to the conditions of the Site Plan Review (SDR-3485)].
- A multi-use trail is required along Fort Apache Road.
- The applicant is to submit a letter addressing SDR conditions 1 & 3. The letter should also address the relocation of a 10-foot pedestrian access.
- Possible bus turnout required along Fort Apache Road.
- Possible wall height issue with six-foot retaining wall plus six-foot screen wall.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.17

B) EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped (A portion is approved for a single-family residential subdivision)
South	Undeveloped
East	Undeveloped (Approved for a single-family residential subdivision)
West	Undeveloped

C) PLANNED LAND USE

Subject Property	ML-TC (Medium Low Density Residential – Town Center)
North	L-TC (Low Density Residential – Town Center)
South	PF-TC (Public Facility – Town Center) & MLA-TC (Medium-Low Attached – Town Center)
East	ML-TC (Medium Low Density Residential – Town Center)
West	L-TC (Low Density Residential – Town Center)

DDS

D) EXISTING ZONING

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

D) General Plan Compliance

The subject site is located within the Town Center Development area of the Centennial Hills Sector of the General Plan. The site has a ML-TC (Medium Low Density Residential – Town Center) land use designation, which allows for a mix of residential uses with an overall density of up to eight dwelling units per acre. The site is zoned T-C (Town Center) [TC (Town Center) General Plan Designation], which is in compliance with the General Plan.

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

A multi-use transportation trail is required along Fort Apache Road. Details of the location and standards of the trail are addressed below.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08 and the Site Development Plan Review (SDR-3485), the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3,840 SF	N/A
Min. Lot Width	N/A	40 feet	N/A
Min. Setbacks	N/A		N/A
• Front	20 feet	15 feet	N
• Side	5 feet	5 feet	Y
• Corner	10 feet	10 feet	Y
• Rear	15 feet	10 feet	N
• Garage to street	18 feet	20 feet	Y
Max. Lot Coverage	50%	52.9%	N
Min. Building Sep.	10 feet	10 feet	Y
Max. Building Height	2 Stories / 35 Feet		
Number of Units	94	94	Y
Max. Density	6.2 du/ac	6.2 du/ac	Y
Private/Public Street	Public	Public	Y
Min. Street Width	37 Feet	37 Feet	Y

The map does not depict the required setbacks or the correct lot coverage. According to SDR-3485, the Site Development Review Plan approved for this development, the front yard is to be 20 feet and the rear year 15 feet. In addition the maximum building coverage may not be more than 50 percent. The map should be amended to reflect these conditions, and a Condition of Approval has been included which will ensure compliance with the development standards approved with Site Development Plan Review (SDR-3485).

A2) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/35 Feet	76 Trees	121
• Min. Zone Width	5 Feet		6 feet
• Wall height	6 Feet		Not shown

The Site Development Plan Review (SDR-3485) that was approved for this development was in compliance with these standards. Landscaping is not portrayed on the tentative map; therefore, a Condition of Approval is included to require compliance with SDR-3485.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
15.17	6.2	N/A	7%	46,256 SF	7%	49,690 SF

The density of the proposed development is 6.2 dwelling units per acre. At this density, open space, equivalent to 7% of the total area, is required, which for 15.17 acres, is 46,256 square feet (the tentative map reports a need for 47,320 square feet). The amount of open space provided is 49,690 square feet, which is more than required. The data on the tentative map should be corrected and is noted as a Condition of Approval with this application.

B) General Analysis Discussion

- General information

  The request is for a Tentative Map for a 94-lot single-family residential subdivision on 15.17 acres. The proposed subdivision is located at the southwest corner of Deer Springs Way and Fort Apache Road in the Town Center Development Area. The site is accessed via a street from Deer Springs Way, and 37-foot public streets provide internal circulation for the development.

- Cross Section

  The east/west cross-section depicts maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The cross sections show a maximum retaining wall height of 5.8 feet along the east side of this site adjacent to Fort Apache Road and a 6 foot maximum retaining wall height interior to this site.

  The north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The cross sections show a maximum retaining wall height of 2.4 feet interior to this site, which falls within the maximum of four feet allowed.

- Trails

  A multi-use transportation trail is required along the west side of Fort Apache Road. The 10-foot wide paved surface should be located five feet off the back of the street curb with a five-foot amenity zone located in between. The map shows a 7.5-foot wide sidewalk next to the curb, which is in error. At the bus turnout lane, the 10-foot wide paved surface should transition to a location behind the curb with a five-foot amenity zone located behind the paved surface. No utilities are to be located within the paved surface. These changes should be revised on the map and in the street cross-section drawing to comply with the Master Plan Transportation Trails Element. A condition of approval is included to address this discrepancy.

- Special Conditions of Approval (from Zoning or SDPR)

  A Site Development Plan Review (SDR-1353) for the subject site established conditions of approval for the proposed development. In addition to the standard conditions, the following conditions were imposed:

  1. The standards for this development shall include the following: minimum distance between buildings of 10 feet, lot coverage shall not exceed 50%, and building height shall not exceed two stories or 35 feet, whichever is less.

  2. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

  3. The site plan shall be revised and approved by Planning and Development Department city staff, prior to the time application is made for a tentative map, to reflect right-of-way widths and streetscapes in accordance with the Town Center Development Standards Manual; a 20-foot multi-use transportation trail adjacent to the west side of Fort Apache Road; and internal public streets that end in cul-de-sacs designed to city standards.

These conditions will be enforced through recommended conditions of this Tentative Map.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4367 APN: 125-19-701-007,008

Name of Property Owner: Day Star Ventures, LLC

Name of Applicant: Nevada Homes Group

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: _____

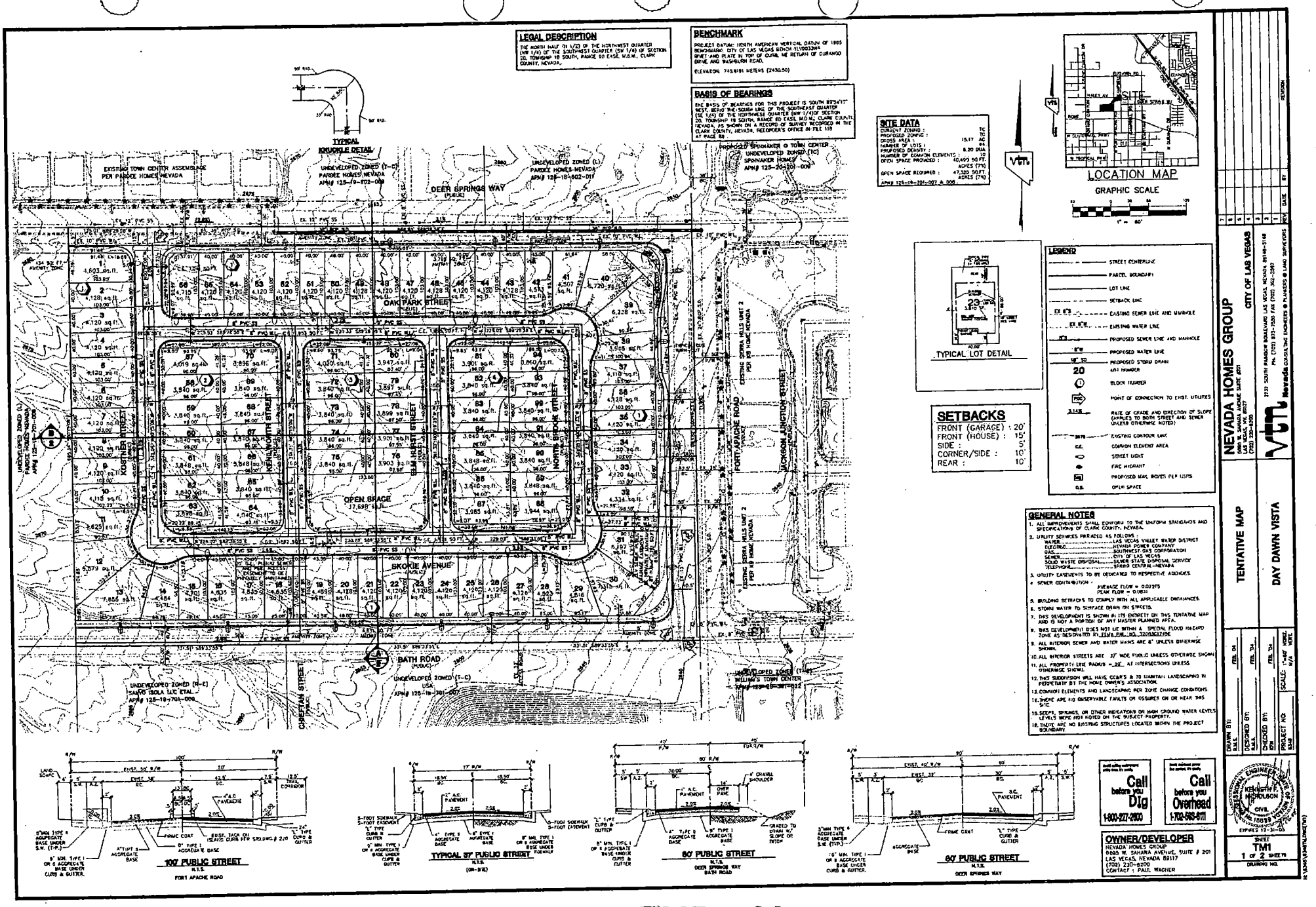
Subscribed and sworn before me

This 26th day of April, 2004

Kathleen Gall

Notary Public in and for said County and State

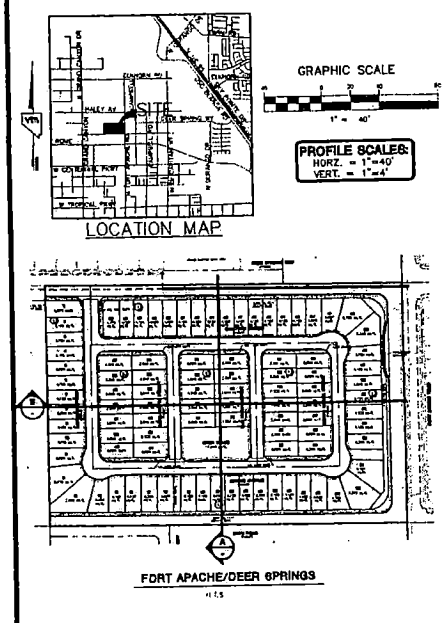
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN GALL
Appt. No. 96-3704-1
My Appt. Expires Aug. 1, 2004



TMP-4367

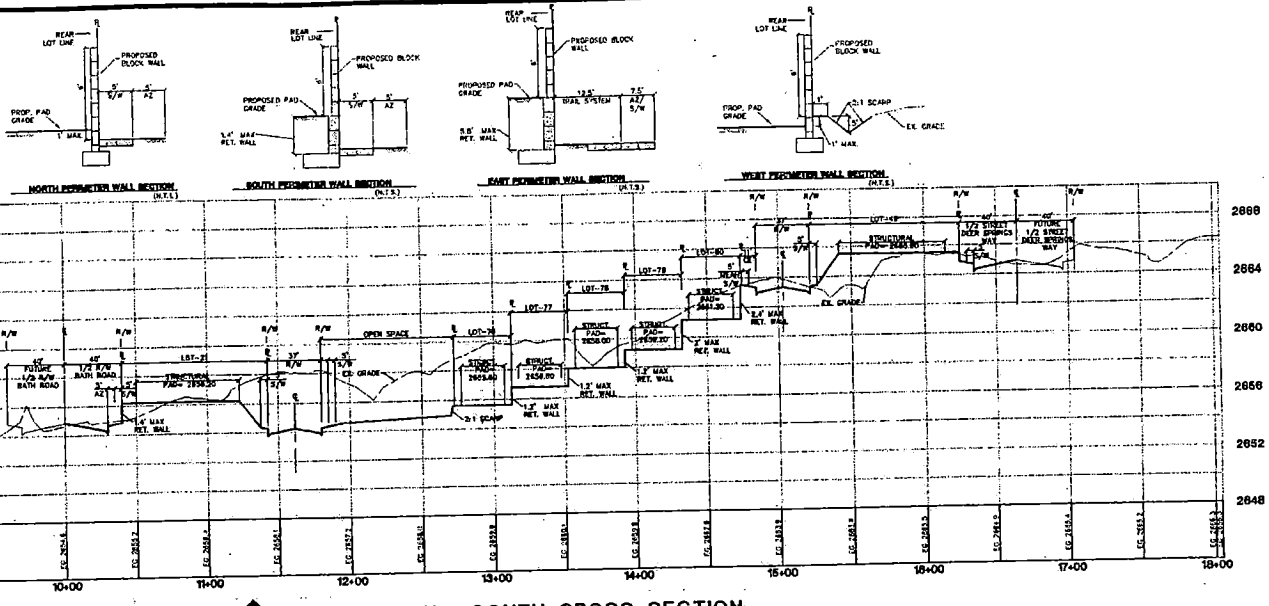
6-10-04 PC

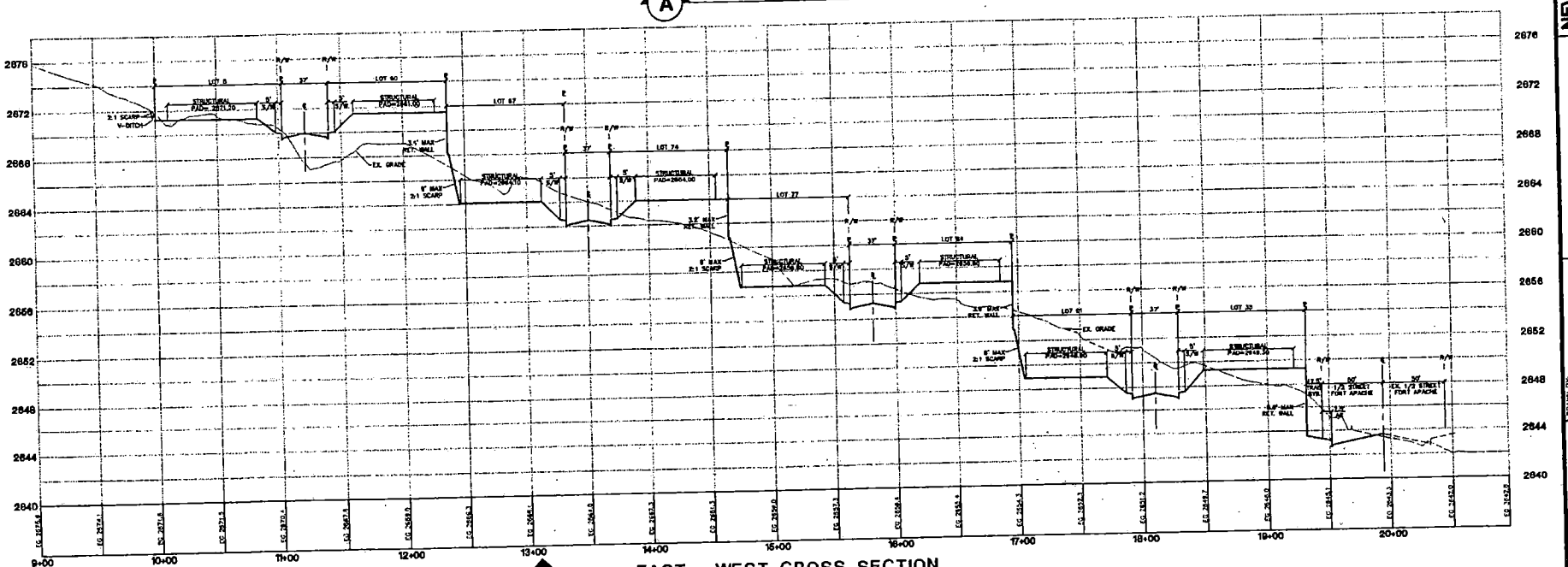
STAFF



LOCATION MAP

FORT APACHE/DEER SPRINGS





NEVADA HOMES GROUP
CITY OF LAS VEGAS

TENTATIVE MAP
CROSS SECTIONS

DAY DAWN VISTA

TM2
2 OF 2 SHEETS

TMP-4367
6-10-04 PC

STAFF



TMP-4367 - DAY DAWN VISTA - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
TABLED - TENTATIVE MAP - TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 284-LOT CONDOMINIUM DEVELOPMENT, INCLUDING 10 RETAIL UNITS on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-024), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Consent Item 1 [TMP-4341], Item 2 [TMP-4355], Item 3 [TMP-4359], Item 4 [TMP-4360], Item 5 [TMP-4365], Item 6 [TMP-4367] and Item 7 [TMP-3991] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4355] as her firm is still awaiting final retention payment from Signature Homes and Item 3 [TMP-4359] and Item 4 [TMP-4360] as her firm is involved in litigation with a sister company of Pulte Homes

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 7 – TMP-3991

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0099-01(1)] and the Centennial Hills Town Center Development Standards Manual, and must comply with the approved development agreement for the site.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting street sections on the perimeter of the site meeting Town Center standards for sidewalks and amenity zones shall be approved by the Planning and Development Department and Public Works Department staff.

4. Street names must be provided in accord with the City's Street Naming Regulations, and addressing of the development must comply with addressing requirements for condominium development.

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

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

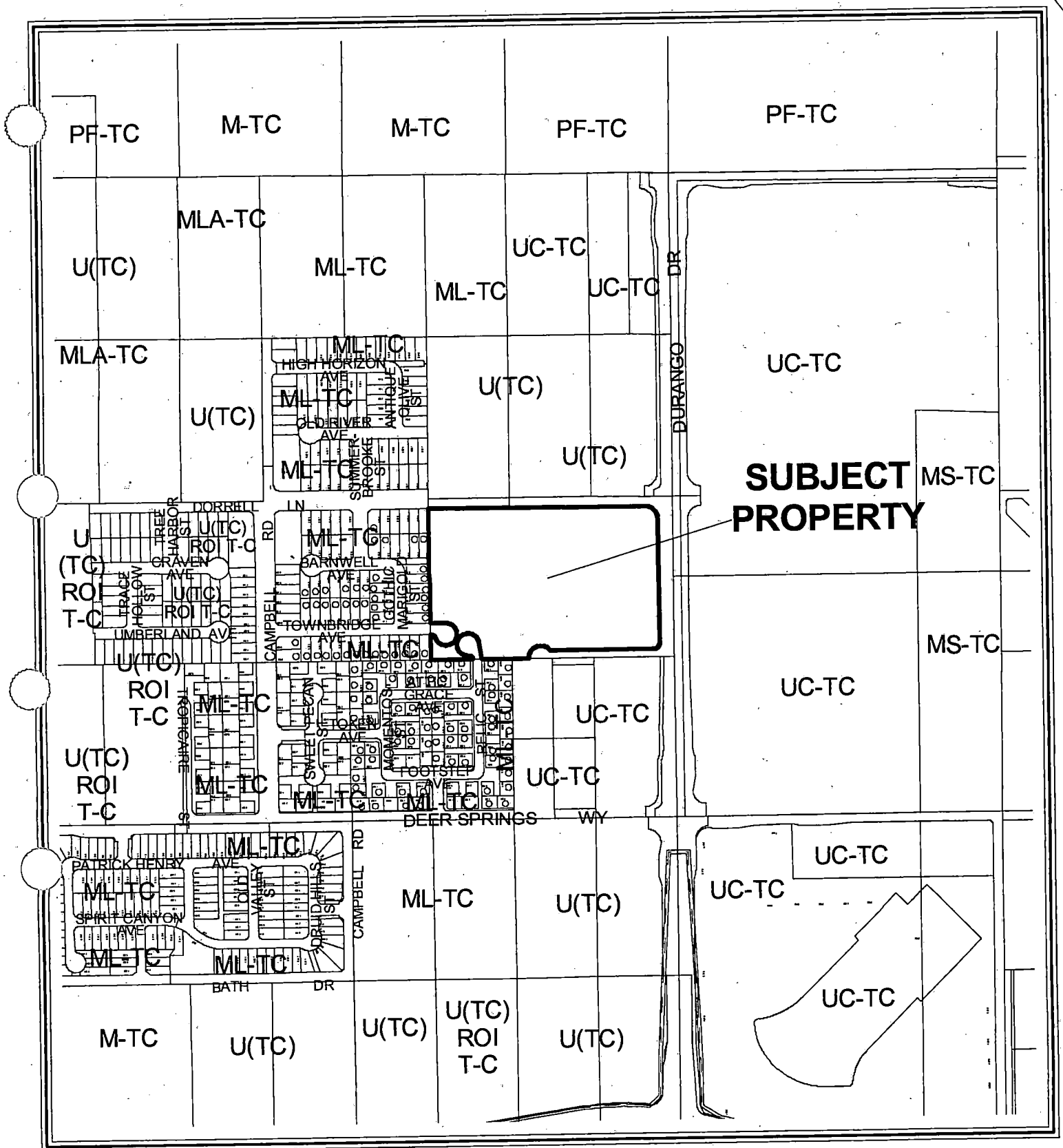
Public Works

7. Site development to comply with all applicable conditions of approval for Z-99-01 and all other subsequent site-related actions.

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

CONDITIONS Continued:

approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



0 300 600 Feet

CASE: **TMP-3991**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0099-01(1)] and the Centennial Hills Town Center Development Standards Manual, and must comply with the approved development agreement for the site.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting street sections on the perimeter of the site meeting Town Center standards for sidewalks and amenity zones shall be approved by the Planning and Development Department and Public Works Department staff.

4. Street names must be provided in accord with the City's Street Naming Regulations, and addressing of the development must comply with addressing requirements for condominium development.

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

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

Public Works

7. Site development to comply with all applicable conditions of approval for Z-99-01 and all other subsequent site-related actions.

GL

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 284-unit condominium development, including ten retail units, on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/03/02 The City Council approved a request for a Rezoning (Z-0099-01) from U (Undeveloped) [TC (Town Center) General Plan Designation] to TC (Town Center) Zone on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 02/28/02.

05/01/02 The City Council approved a request for a Site Development Plan Review (Z-0099-01(1)) for a proposed 274-unit multi-family residential development and 16,000 square feet of commercial floor space on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 03/28/02.

05/01/02 The City Council approved a related Development Agreement (DA-0001-02) for this development. The Planning Commission and staff recommended approval on 03/28/02.

04/08/04 The Planning Commission tabled this request (TMP-3991) in order for a Development Agreement to be approved by the City Council. Staff had recommended approval.

06/02/04 The City Council approved a Development Agreement (Bill No. 2004-42) with El Capitan Associates, Limited Liability Company, as proposed by the Director of Planning and Development.

GL

B) Pre-Application Meeting

02/05/04 The applicant was asked to provide cross-sections of the site.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.16
Net Acres:	12.63

B) Existing Land Use

Subject Property:	Multi-Family Residential (under construction)
North:	Undeveloped
South:	Undeveloped and Single-Family Dwellings
East:	Undeveloped
West:	Undeveloped and Single-Family Dwellings

C) Proposed Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) special land use designation
North:	UC-TC (Urban Center Mixed Use - Town Center) special land use designation
South:	UC-TC (Urban Center Mixed Use - Town Center) special land use designation
East:	UC-TC (Urban Center Mixed Use - Town Center) special land use designation (overlaid by the Montecito Town Center Mixed Use Commercial designation)
West:	UC-TC (Urban Center Mixed Use - Town Center) special land use designation and ML-TC (Medium-Low Density Residential – Town Center) special land use designation

D) Existing Zoning

Subject Property:	U (Undeveloped) [TC (Town Center General Plan Designation)] under Resolution of Intent to T-C (Town Center)
North:	U (Undeveloped) [TC (Town Center General Plan Designation)] NOTE: a five-acre portion of this area to the north of the site is scheduled for City Council approval of T-C (Town Center) zoning on 04/07/04
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject site is designated on the Centennial Hills Sector Plan map as TC (Town Center), and as UC-TC (Urban Center Mixed-Use – Town Center) as part of the Centennial Hills Town Center, pursuant to the Town Center Development Standards Manual. The intent of this district is to enable development with imaginative site and building design and maximize the use of the property.

The current zoning of the site as U (Undeveloped) [TC (Town Center General Plan Designation)] under Resolution of Intent to T-C (Town Center) conforms to this land use designation. The approved multi-unit residential development, at approximately 18 units per gross acre, is a permitted use under the UC-TC designation.

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

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

Durango Drive, on the east boundary of the site that is to be added to the Agreement area, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. These street section improvements should be indicated on the Tentative Map, as a condition of approval will address this matter.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review Z-0099-01(1), the following Development Standards apply to the subject proposal:

Standards	Required by Site Plan	Shown on Tentative Map
Site Area	15.16 gross acres	Y
Total Building Area	266,830 s.f. (250,830 s.f. residential, 16,000 s.f. commercial)	Y
Number of Buildings	17	Y
Number of Residential Units: One Bedroom Two Bedroom Three Bedroom	 104 138 32	 Y Y Y
Density	18.07 units per gross acre	Y
Max. Building Height	2 Stories / 25 Feet	Y
Open Space: Required Provided	 3.03 acres 4.33 acres	 Y Y
Parking: Required /1/ Provided	 546 spaces 599 spaces	 Y Y

/1/ Based upon Title 19.10.010 parking requirements for Multi-Family Developments: 1.25 space per 1 bedroom, 1.75 space per 2 bedroom, 2 spaces per 3 bedroom, plus 1 guest space per each 6 units; plus 1 space per 250 gross square feet of retail space.

The proposal meets all applicable development standards as established by Site Development Plan Review Z-0099-01(1).

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts a 284-unit residential development, with ten condominium retail commercial units at the southwest corner of Dorrell Lane and Durango Drive. Access will be from Durango Drive. The site is proposed as 17 residential buildings, a clubhouse and two mixed-use buildings facing Durango Drive.

- Cross Section

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

- Trails

  A Town Center Parkway (120-foot) Arterial Trail runs the length of the eastern property line of the subject site. A Parkway Arterial Trail calls for a 9'6" sidewalk separated by a five-foot amenity zone from the abutting the right of way. The applicant is meeting this requirement.

  Additionally, a Town Center Collector Trail runs the length of the northern property line of the subject site. A Collector Trail calls for seven-foot sidewalk separated by a five-foot amenity zone from the abutting right of way. The applicant is meeting this requirement.

- Special Conditions of Approval (from Z-0099-01(1)):

  1. The applicant shall work with Planning and Development Department staff between now and City Council to resolve issues regarding handicap parking, landscape planter fingers, and parking lot layout for the commercial area and any additional areas of concern.

  2. The City Council shall approve a General Plan Amendment (GPA-0056-01) to SX-TC (Suburban Mixed Use) on APN: 125-20-201-006, and a Rezoning (Z-0099-01) to a T-C (Town Center) Zoning District.

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

  4. A cross-section of the parkway trail along El Capitan Way shall be submitted and approved by Planning and Development Department staff, prior to the time application is made for a building permit.

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

GL

6. The building elevations shall be revised, and approved by Planning and Development Department staff prior to the time application is made for a building permit, indicating compliance with the Urban Center Mixed Use land use category.

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

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

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

11. A six-foot high decorative block wall, with at least 20 percent contrasting materials, shall be constructed along the side and rear property lines. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

14. Development Agreement shall be approved and executed by the developer and the city of Las Vegas prior to issuance of building permits.

15. Dedicate 60 feet of right-of-way adjacent to the site for El Capitan Way.

16. 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.

GL

17. The design and layout of all onsite circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

18. Site development to comply with the Town Center Development Standards, all applicable conditions of approval for Z-0099-01, on this same agenda, and any other site-related actions.

This Tentative Map as proposed implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3991 APN: 125-20-201-006/007/008

Name of Property Owner: El Capitan Associates, LLC

Name of Applicant: Brenner + Associates, 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: Dan K Shaw

Subscribed and sworn before me

This 24th day of February, 2004

Cynthia A. Cullum

Notary Public in and for said County and State

CYNTHIA A. CULLUM
Notary Public State of Nevada
No. 01-68603-1
My appt. exp. Apr. 24, 2005

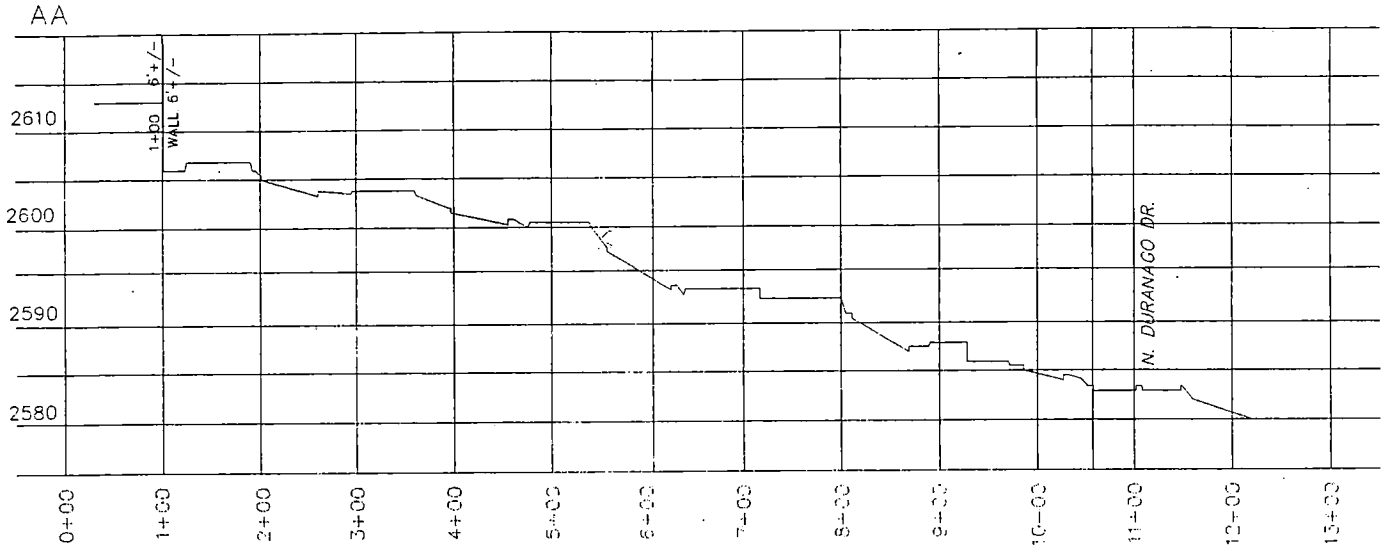
TENTATIVE MAP

DURANGO TOWNHOMES

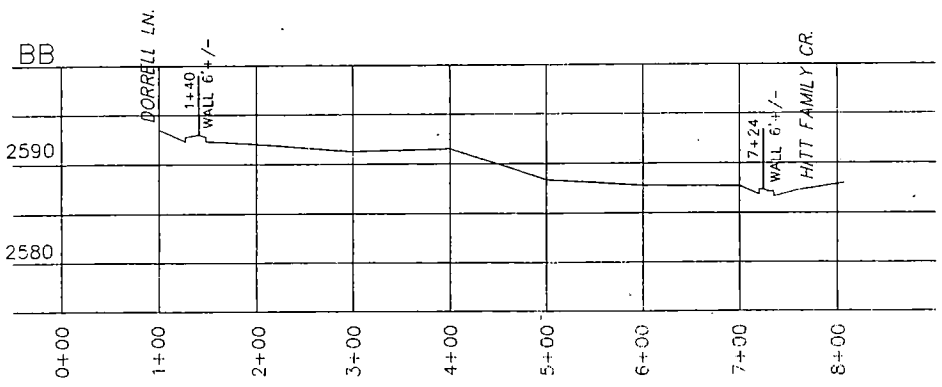
(A CONDOMINIUM SUBDIVISION)

CROSS-SECTION PROFILE

AA



BB



SHEET 2 OF 2

BRENNER & ASSOCIATES, INC.
LAND SURVEYORS
3014 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102
PHONE (702) 877-0317 FAX (702) 877-0358
EMAIL: EBRENNER@EARTHLINK.NET

DATE: 2/20/04 | SCALE: 1" = 60'

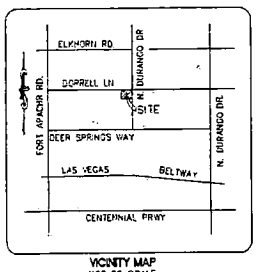
JOB No 03-371

TMP-3991
06/10/04 PC

REGENT AT TOWN CENTER
TENTATIVE MAP
A CONDOMINIUM SUBDIVISION

CALL before you DIG
1-800-227-2600
UNDERGROUND SERVICE (USA) AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

CALL before you Overhead
1-702-593-6111
UNDERGROUND SERVICE (USA) AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY



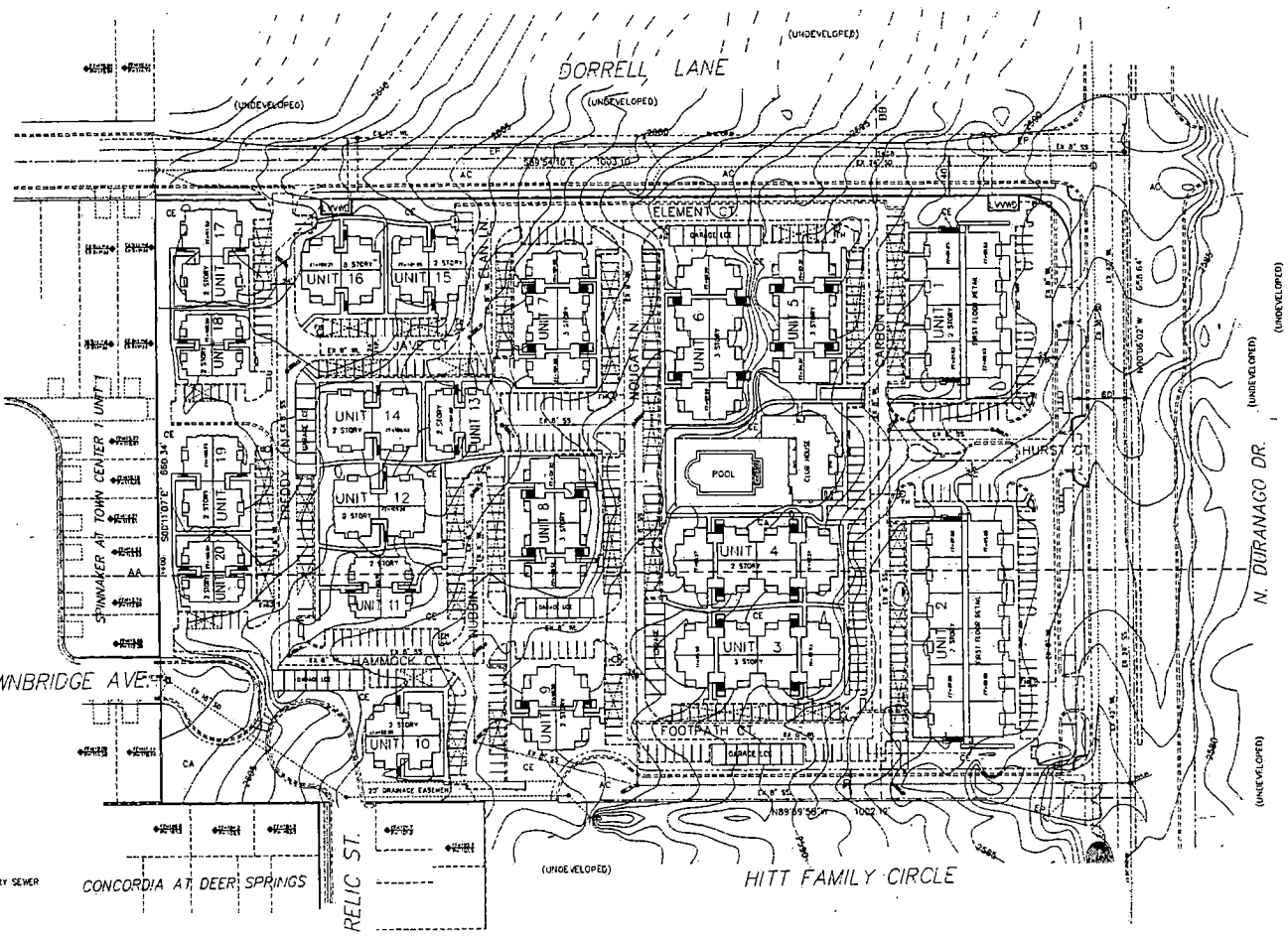
VICINITY MAP
NOT TO SCALE

N

60 0 30 60 120
GRAPHIC SCALE
SCALE IN FEET
1" = 60'

LEGEND
- RIGHT OF WAY
- BOUNDARY LINE
- CURB / GUTTER
- FENCE
- 3130 EXISTING CONTOUR
- BLOCK WALL
- PALM TREE
- SINGLE TREE
- CATCH BASIN
- FIRE HYDRANT
- UTILITY METER
- MAN HOLE
- STREET LIGHT
- LIGHT POLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- COVERED PARKING

ABBREVIATIONS
AC	ASPHALTIC CONCRETE
BCR	BEGINNING OF CURB RETURN
C	COMMON AREA
CLV	CITY OF LAS VEGAS
CL	CENTERLINE
CE	COMMON ELEMENT
CONC	CONCRETE
EAC	EXISTING ASPHALTIC CONCRETE
ECR	END OF CURB RETURN
EP	EDGE OF PAVEMENT
EC	EXISTING TOP OF CURB
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
I	INVERT ELEVATION
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
LCE	LIMITED COMMON ELEMENT
OP	OVERHEAD POWER
PE	PAD ELEVATION
PL	PROPERTY LINE
PP	POWER POLE
SD	STORM DRAIN LINE
SF	SQUARE FEET
SL	STREET LIGHT
SS	SANITERY SEWERLINE
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
WL	WATERLINE
WM	WATER METER



LEGAL DESCRIPTION
PARCEL I:
THE E1/2 OF THE NW1/4 OF THE SW1/4 OF THE NW1/4 OF SECTION 20, T. 19 T., R. 60 E., M.D.B.&M.

PARCEL II:
THE W1/2 OF THE NE1/4 OF THE SE1/4 OF THE NW1/4 OF SECTION 20, T. 19 T., R. 60 E., M.D.B.&M.

PARCEL III:
THE E1/2 OF THE NE1/4 OF THE SE1/4 OF THE NW1/4 OF SECTION 20, T. 19 T., R. 60 E., M.D.B.&M.
CLARK COUNTY, NEVADA.

ZONING INFORMATION
ZONE: UNDEVELOPED/TOWNCENTER (U/TC)
LOT DENSITY:
MAXIMUM HEIGHT:
REAR SETBACK: 20'
SIDE SETBACK: 5'

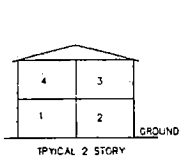
BASIS OF BEARINGS
NORTH 00°06'02" WEST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN FILE 114 OF SURVEYS AT PAGE 17.

UNITS
274 RESIDENTIAL UNITS
10 RETAIL UNITS

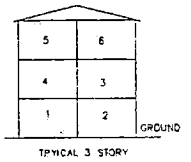
OWNER/SUBDIVIDER
EL CAPITAN LLC
REALTY MANAGEMENT, INC.
830 TRADE CENTER DR.
LAS VEGAS, NV. 89119
PHONE – 702-737-1033

PUBLIC UTILITY SOURCE
LAS VEGAS VALLEY WATER DISTRICT	WATER
NEVADA POWER	POWER
SOUTHWEST GAS	GAS
CITY OF LAS VEGAS	SANITARY SEWER

BENCH MARK
CLARK COUNTY No.2090/2044
ALUMINUM PLATE, NORTHEAST OF FORT APACHE AND DEER SPRINGS, ELEV. 2647.20 FEET (NAVD 88)



TPYICAL 2 STORY
NOT TO SCALE



TPYICAL 3 STORY
NOT TO SCALE

SHEET 1 OF 2

JOB No:	03-371
DRAWN BY:	EB
CHECKED BY:	

REVISIONS	DATE

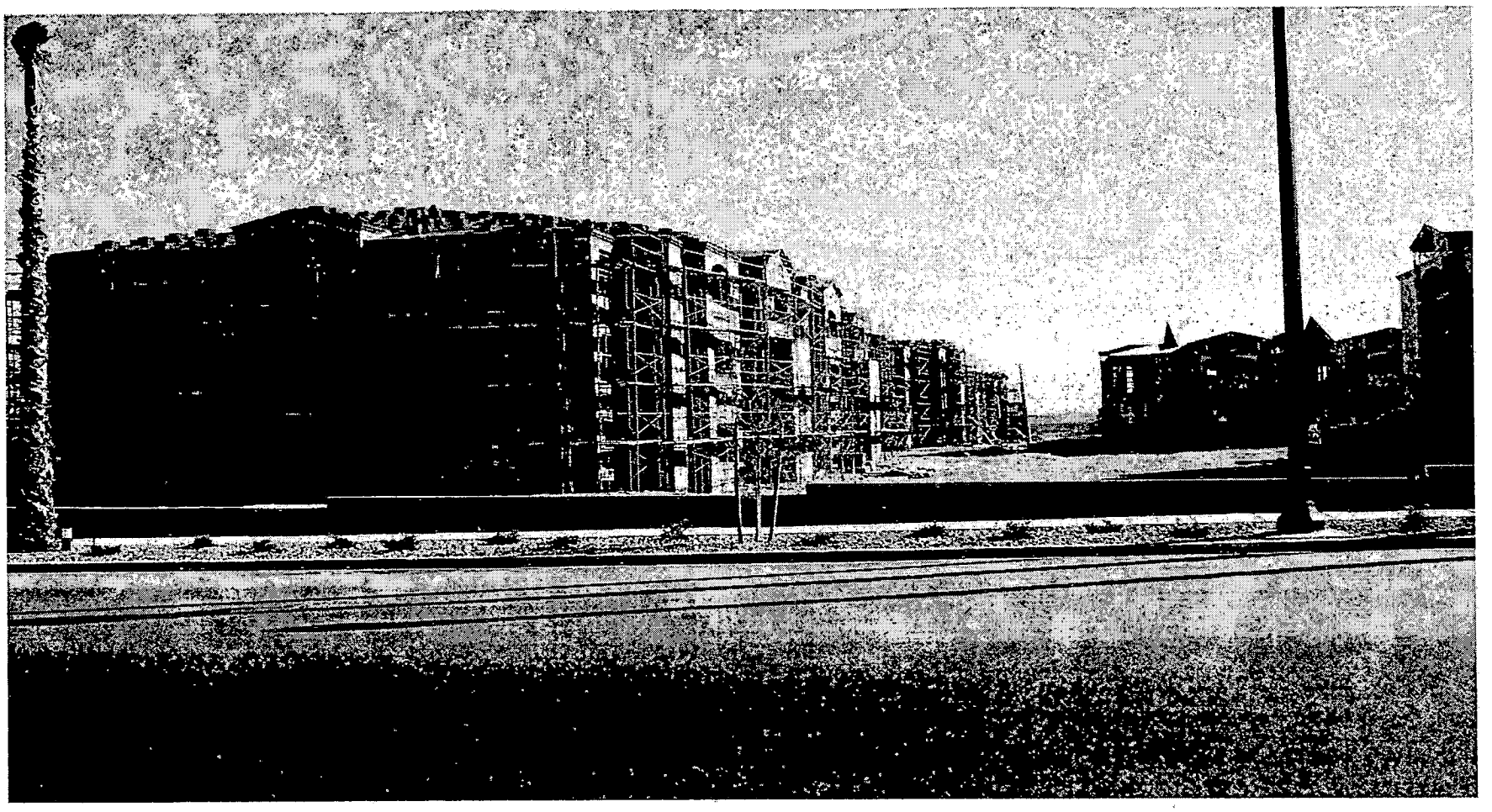
PROFESSIONAL ENGINEER – STATE OF NEVADA – RICHARD R. BRENNER – CIVIL – No. 7833 – EXPIRES 6-30-04

TENTATIVE MAP
REGENT AT TOWN CENTER
A CONDOMINIUM SUBDIVISION
APN 125-20-201-024

BRENNER & ASSOCIATES, INC.
LAND SURVEYORS
3014 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102
PHONE (702) 877-0317 FAX (702) 877-0358
EMAIL: EBRENNER@EARTHLINK.NET

DATE: 02/12/04 SCALE: 1" = 60'

TMP-3991
06/10/04 PC



TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
JUNE 10, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED LIGHT ASSEMBLY AND FABRICATION FACILITY IN AN EXISTING BUILDING at 5000 Oakey Boulevard, Suite D12 (APN: 163-01-602-001 and 002), 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:
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.

GARY LEOBOLD, Planning and Development, stated this application is for a Special Use Permit to allow the light assembly and fabrication use within 1,393 square foot space, including 262 square feet of office space. It is within approximately 32,000 square-foot office warehouse building, which is one of four on the site at the San Marcos Plaza business property. The total area is 82,873 square feet of office and warehouse uses. The current C-1 zoning complies with the Service Commercial land use designation. The reason for the Special Use Permit is the light

MINUTES – Continued:

assembly and fabrication is a conditional use within C-1; however, Condition 8 lists the specific types of fabrication uses allowed. The cabinet fabrication use is not within this list, which makes it a Special Use Permit requirement. The proposed project will have limited hours of operation and one employee. In addition, all City standards and Code requirements will be met, particularly in regards to noise and waste disposal. Staff recommends approval subject to five conditions. Three hundred and four notices were mailed, and no approvals or protests were received.

MATT SLATER, 5000 W. Oakey Boulevard, Ste. D-12, and JOHN LUCAS, Asset Manager, HLC Investments, 5000 W. Oakey Boulevard, appeared before the Commission to answer any questions.

COMMISSIONER McSWAIN explained she requested this item be pulled from One Motion/One Vote because she is presently renting an office complex, which is shared with a tenant who builds cabinets. Sometimes, she has had problems with the overwhelming fumes. She inquired what types of material would the applicant use and if there would be various chemicals used on the site. MR. SLATER replied that he would be using mostly plastic, i.e. corian countertops. There is a gluing process, but there will be no impact because the amount of business is minimal. MR. LUCAS confirmed the landlord owns the building.

COMMISSIONER McSWAIN pointed out that she would not have known about the fumes from a cabinet-making process can leave if she was not sharing an office with another tenant. These fumes can be worse than a hair salon if the proper ventilation does not exist. She questioned staff if there was a reason why "cabinet making" was left off the application. MR. SLATER commented that there are dust collectors and air filter systems that will filter the air in this proposed building. Additionally, their facility would be located at the rear of the property, and there are no highly improved offices in that area. Most of these units are office shops, approximately 250 square feet, and similar to this proposed facility. Should there be any complaints, MR. LUCAS assured the Commission appropriate action would be taken, such as limiting the hours when gluing occurs or increase the ventilation. COMMISSIONER McSWAIN thanked both MR. SLATER and MR. LUCAS for being present and addressing her concern.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:13 – 6:18)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 8 – SUP-4351

CONDITIONS:

Planning and Development

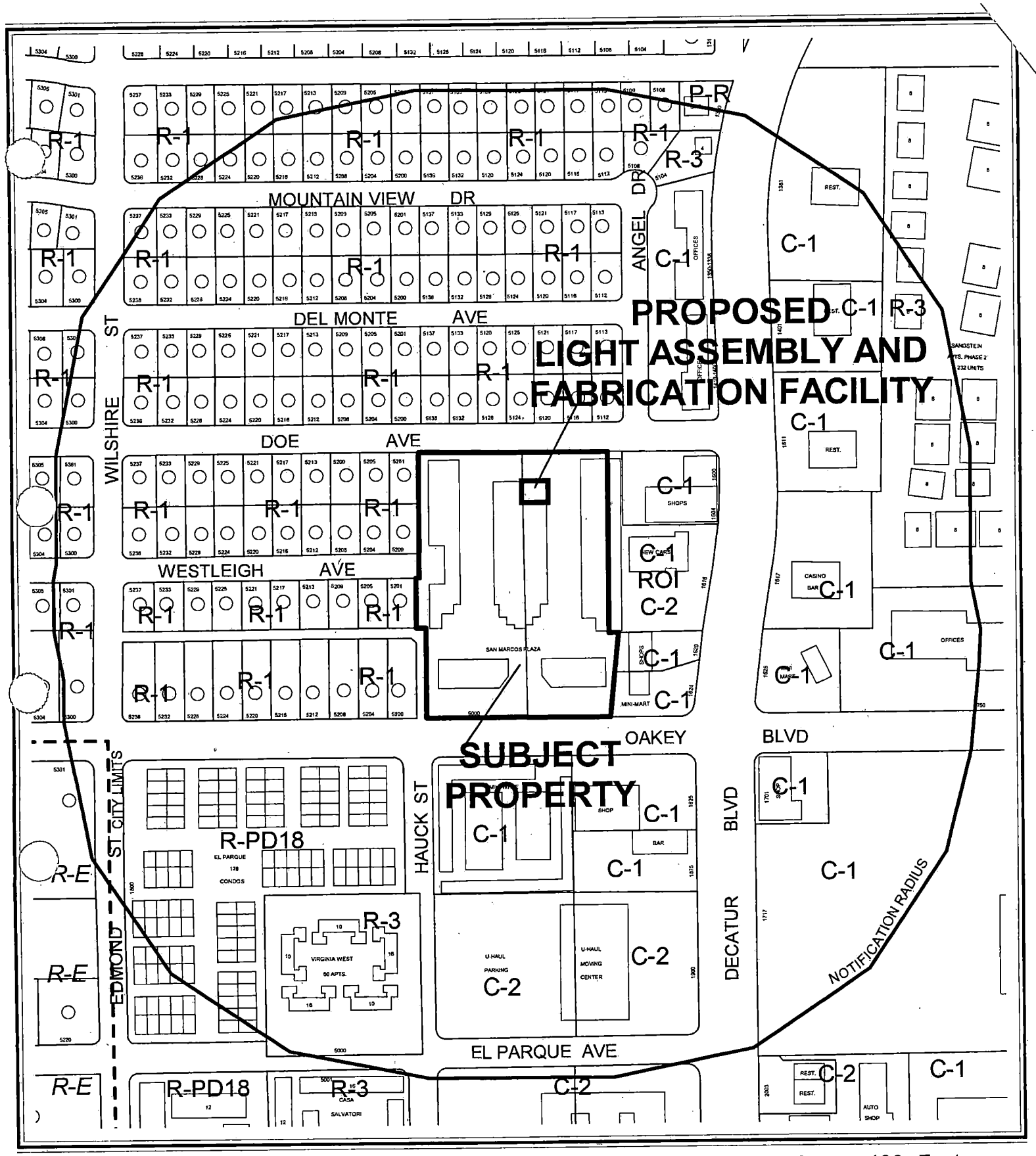
1. Conformance to all Minimum Requirements under Title 19.04.040 for a Light Assembly and Fabrication use.

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. Conformance to the Conditions of Approval for Rezoning (Z-0015-97).

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

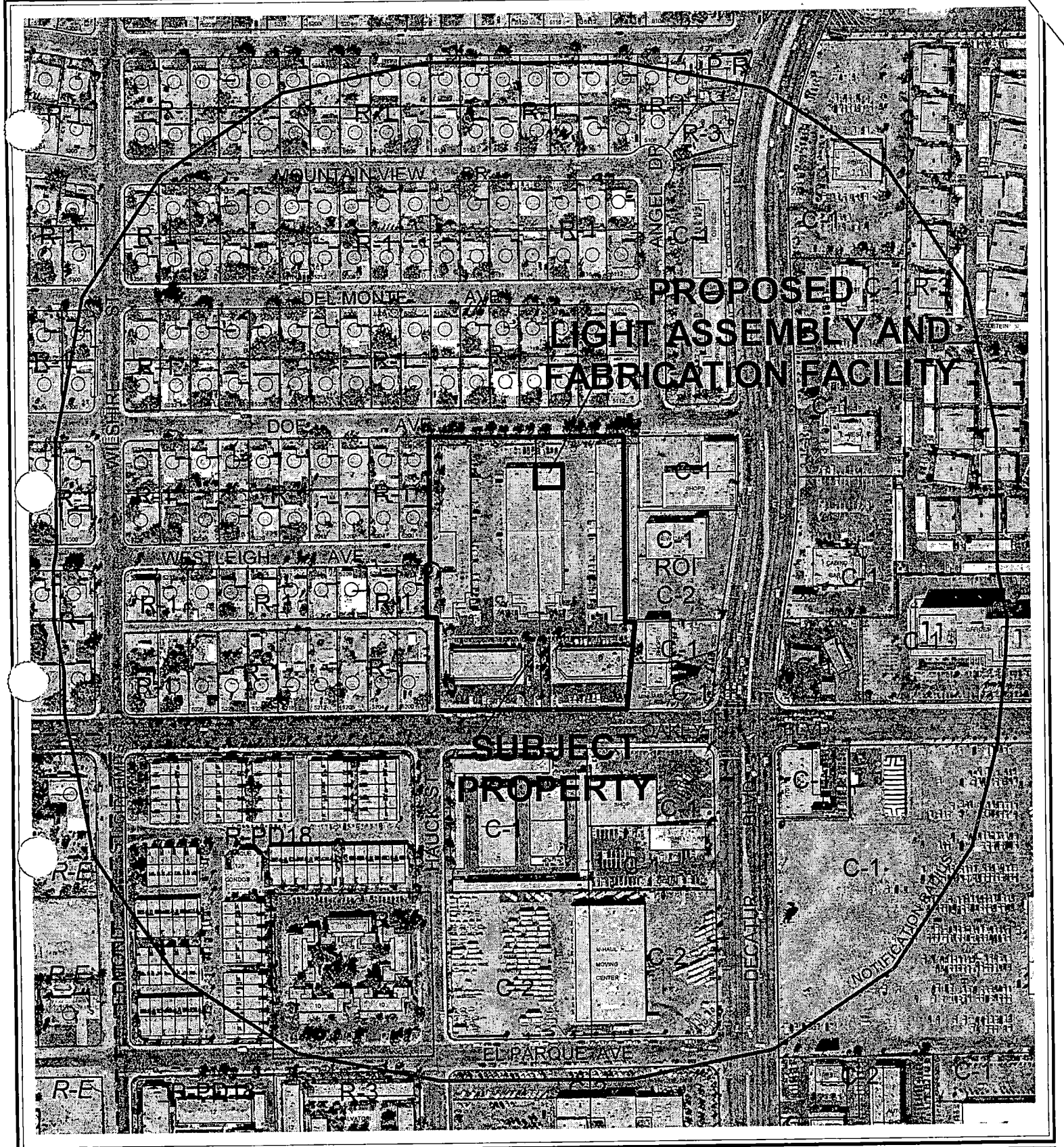
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: **SUP-4351**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **SUP-4351**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - ; OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Light Assembly and Fabrication use.

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. Conformance to the Conditions of Approval for Rezoning (Z-0015-97).

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit to allow a proposed 1,393 square-foot Light Assembly and Fabrication use (including 262 square feet of office space) at 5000 West Oakey Boulevard (San Marcos Plaza). The proposed use is to be developed within an existing 31,190 square-foot office/warehouse building, which is one of four office/warehouse buildings on the site, with a total area of 82,873 square feet.

B) Applicant's Justification

The applicant has justified this request by stating that this operation, which will be a countertop and cabinet fabrication and assembly shop, will have limited hours of operation, only one employee, and meet all city standards and Code requirements, particularly with regard to noise and waste disposal.

BACKGROUND INFORMATION

A) Previous Actions

03/18/87 The City Council approved a Request for reclassification (Z-0015-87) of property located between Oakey Boulevard and Doe Avenue, approximately 200 feet west of Decatur Boulevard, from R-1 (Single Family Residence) under Resolution of Intent to R-PD10 and C-1, to C-1 (Limited Commercial). The Planning Commission and staff recommended approval on 02/24/87.

12/15/87 The Board of Zoning Adjustment approved a Variance (V-0128-87) to allow 163 parking spaces in an existing office/warehouse development where the proposed uses require 199 spaces, primarily due to a church proposed on the site.

B) Pre-Application Meeting

04/27/04 The applicant was advised that there were base conditions that would have to be satisfied for approval of the requested use. As condition #8 of the Light Assembly and Fabrication use conditions of Title 19.04.040 cannot be met, a Special Use Permit would be required.

GL

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.95

B) Existing Land Use

Subject Property:	Office/warehouse uses
North:	Single family dwellings
South:	Retail commercial and mini-warehouse uses
East:	Retail commercial uses
West:	Single family dwellings

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial) and R-1 (Single Family Residential)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is designated SC (General Commercial) on the Southwest Sector Plan Map. The current C-1 (General Commercial) zoning of the site complies with the current land use designation. The proposed Light Assembly and Fabrication use is a conditional use within the C-1 (Limited Commercial) zoning district; however, the actual cabinet fabrication shop use is not listed under Condition #8 of the Light Assembly and Fabrication conditions of Title 19.04.040. Therefore, a Special Use Permit is required.

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

A Multi-use Transportation Trail is identified along Oakey Boulevard in front of the subject site. This proposed trail alignment does not affect this Special Use Permit request for the following reasons:

- This application is for a proposed use of an existing building, and therefore is not new development or redevelopment that would trigger trails development;
- The proposed use is at the rear of the site, far removed from the Oakey Boulevard frontage of the site;
- The proposed trail will be identified as a connector trail, subject to GPA-3933, which was tabled at the 05/27/04 Planning Commission meeting. Such a trail would require a five-foot sidewalk, five feet from the curb. At this point it is not determined whether this provision will apply; and
- The proposed trail has not been specifically identified for either side of Oakey Boulevard.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed Special Use Permit request is deemed to not be a "Project of Regional Significance", as the subject site is more than 500 feet from Clark County or the City of North Las Vegas.

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 Ratio	Required Parking Regular	Required Parking Handi-cap	Provided Parking Regular	Provided Parking Handi-cap
Industrial/ Warehousing	1,131 s.f.	1 space/1,000 s.f. GFA	2 spaces		9 spaces*	
Office, Other than Listed	262 s.f.	1 space/300 s.f. GFA	1 space			
Totals	1,393 s.f.		3 spaces	1 space	9 spaces	none*

*There are nine spaces in the immediate vicinity of the proposed use; however, the parking provided on the site is shared between all uses on the site. As the overall parking requirement is for 199 spaces, and a previous Variance approved the site with 163 spaces, the parking provided meets current approvals. Currently, nine handicap spaces are provided where six are required; however, there are none in the vicinity of the proposed use.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Light Assembly and Fabrication use. Staff was not able to determine if there are similar approved uses within the vicinity; however, the site does contain other office/warehouse functions.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled, roofed, gated	Not indicated

The proposed use will utilize the existing trash dumpster service currently employed on the site. The collection method does not meet current standards but meets the standards in place at the time the overall project was approved. As these dumpsters are placed in an internal location on the site, and are not visible from nearby residential areas, no changes to these facilities are required.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned as C-1 (Limited Commercial) and has a General Plan land use designation of SC (Service Commercial). The proposed Light Assembly and Fabrication use is permitted as a conditional use in the C-1 (Limited Commercial) zone, but requires the issuance of a Special Use Permit as it does not meet all base conditions of the Code.

- Use

  There are no minimum separation distances or similar criteria that are applicable to the Light Assembly and Fabrication use; however, the actual cabinet fabrication shop use is not listed under condition #8 of the Light Assembly and Fabrication conditions of Title 19.04.040. Therefore, a Special Use Permit is required.

- Conditions

  Title 19.04.040 sets out the base conditions that must be met for a Light Assembly and Fabrication use:

  1. No outside storage is permitted. [C-1 only]
  2. All exterior storage of material shall be in sturdy containers or enclosures, which screen storage from surrounding properties and abutting streets. Storage containers for flammable materials shall be constructed of non-flammable material. [C-2 only]
  3. All processing, manufacturing and storage of materials, equipment sand products shall be performed in a completely enclosed building.
  4. There shall be no audible or noticeable indication of a manufacturing operation outside the building.
  5. There shall be no smoke, dust nor foreign matter emitted.
  6. The bulk manufactured items and raw materials stored shall not exceed four percent of the content of the building. [C-1 only]
  7. No more than seven employees shall be engaged in the manufacture, treatment or processing operation. [C-1 only]
  8. Only the following operations shall be allowed: [C-1 only]
     a. Lens grinding
     b. Jewelry manufacture
     c. Wholesale medallion sales and assembly
     d. Wholesale and retail cooking
     e. Sewing and embroidery shop
     f. Stained glass assembly
     g. Drapery manufacture
     h. Wholesale printing.

The application as submitted meets all base conditions for a Light Assembly and Fabrication use, other than Condition #8. This is the basis for the Special Use Permit request. As the scale of the proposed operation is minor, and is consistent with the other types of uses listed in condition #8, approval is recommended.

GL

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 Light Assembly and Fabrication use is a small-scale (one employee) industrial/commercial use that will be conducted in an existing and fully enclosed building, screened from residential uses to the north by existing trees on the site, and surrounded by warehousing and other similar uses; as a result, the use can be expected to be compatible with existing and future uses on this site that are consistent with the approved SC (Service Commercial) land use designation, and with nearby single-family development.

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

   There are no constraints to the development of this use on the site, as the proposed use will be entirely located within an existing enclosed building on the site. There is sufficient on-site parking to accommodate this and other uses on the property.

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 has direct access to Oakey Boulevard, which is designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. As a result, the abutting street network will be adequate for the traffic generated by this project.

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 periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 304

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4351 APN: 163-01-602-001+002

Name of Property Owner: HLC INVESTMENTS, LLC

Name of Applicant: GREAT WESTERN COUNTERTOP

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 Lucus

Print Name: JOHN LUCUS, ASSET MANAGER

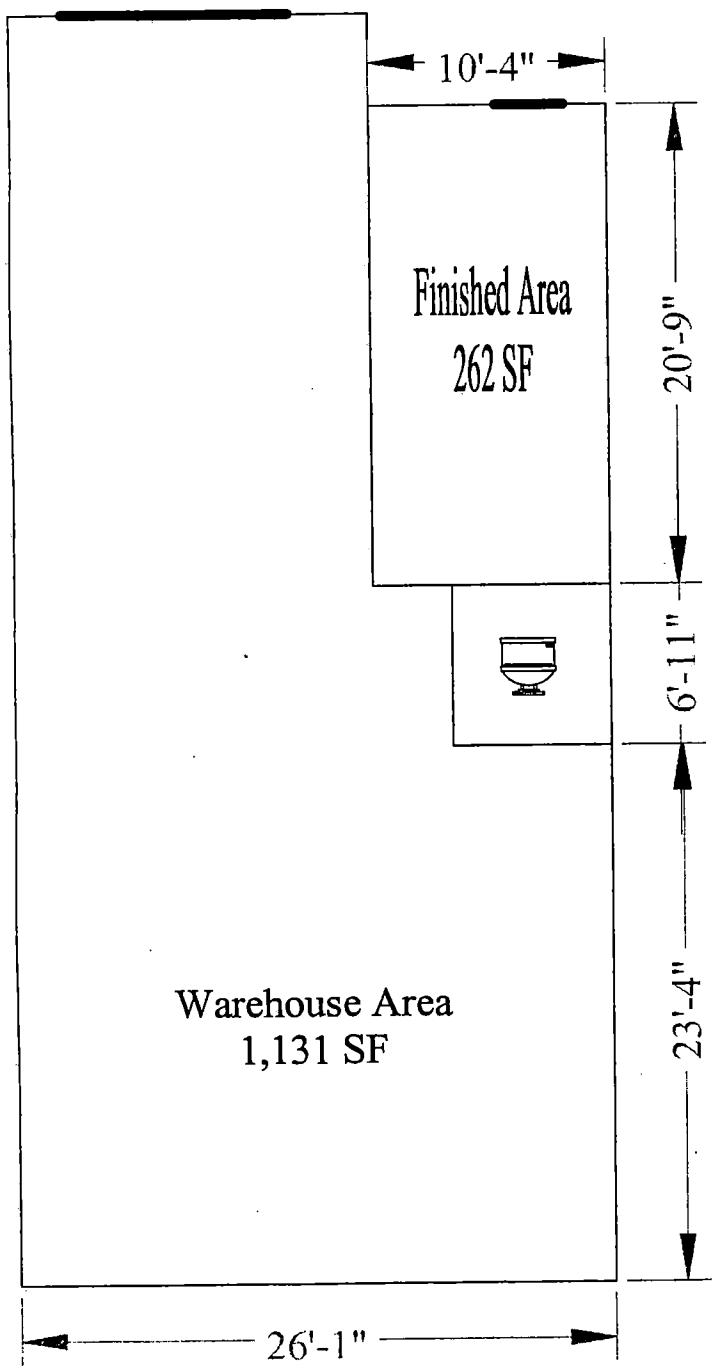
Subscribed and sworn before me

This 2nd day of Apr. 1, 2004

Francine Krajewski

Notary Public in and for said County and State

FRANCINE KRAJEWSKI
Notary Public, State of Nevada
Appointment No. 01671361
My Appt. Expires Feb. 15, 2005



262 SF @ $1.10
1,131 @ $0.60
RENT = $967.00
CAM = $85.00
TOTAL = $1,052.00

"San Marcos Plaza"
1,393 Total SF
Units D 12
JRP Dated: 03/04/04

SUP-4351
6-10-04 PC

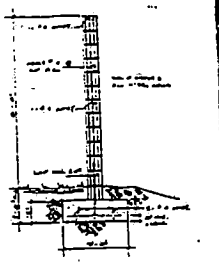
BUILDING RECAP

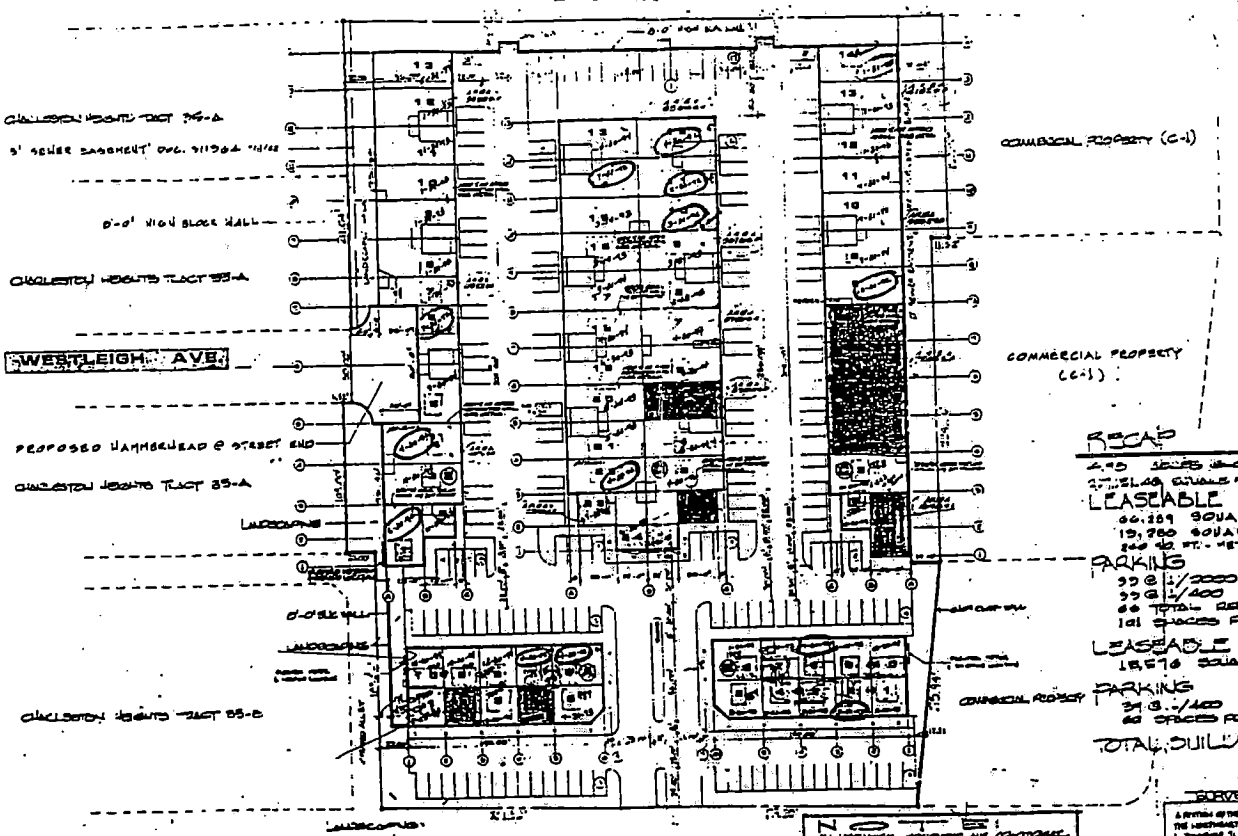
BUILDING A & B

BUILDING C

BUILDING D

BUILDING E





RECAP

LEASEABLE SPACE OFFICE/WAREHOUSE
66,289 SQUARE FEET - WAREHOUSE
19,780 SQUARE FEET - OFFICE
PARKING
33 @ 1/2000 2000 FOR WAREHOUSE
33 @ 1/400 19800 FOR OFFICE
66 TOTAL REQUIRED
101 SPACES PROVIDED

LEASEABLE SPACE OFFICE/MEDICAL
18,576 SQUARE FEET
PARKING
51 @ 1/400 SPACES REQUIRED
60 SPACES PROVIDED

TOTAL BUILDING COVERAGE - 31.8%

13½ Height
10 y 12 2/up Doors

OAKEY & DECATUR OFFICE/WAREHOUSE

SUP-43511
6-10-04 PC

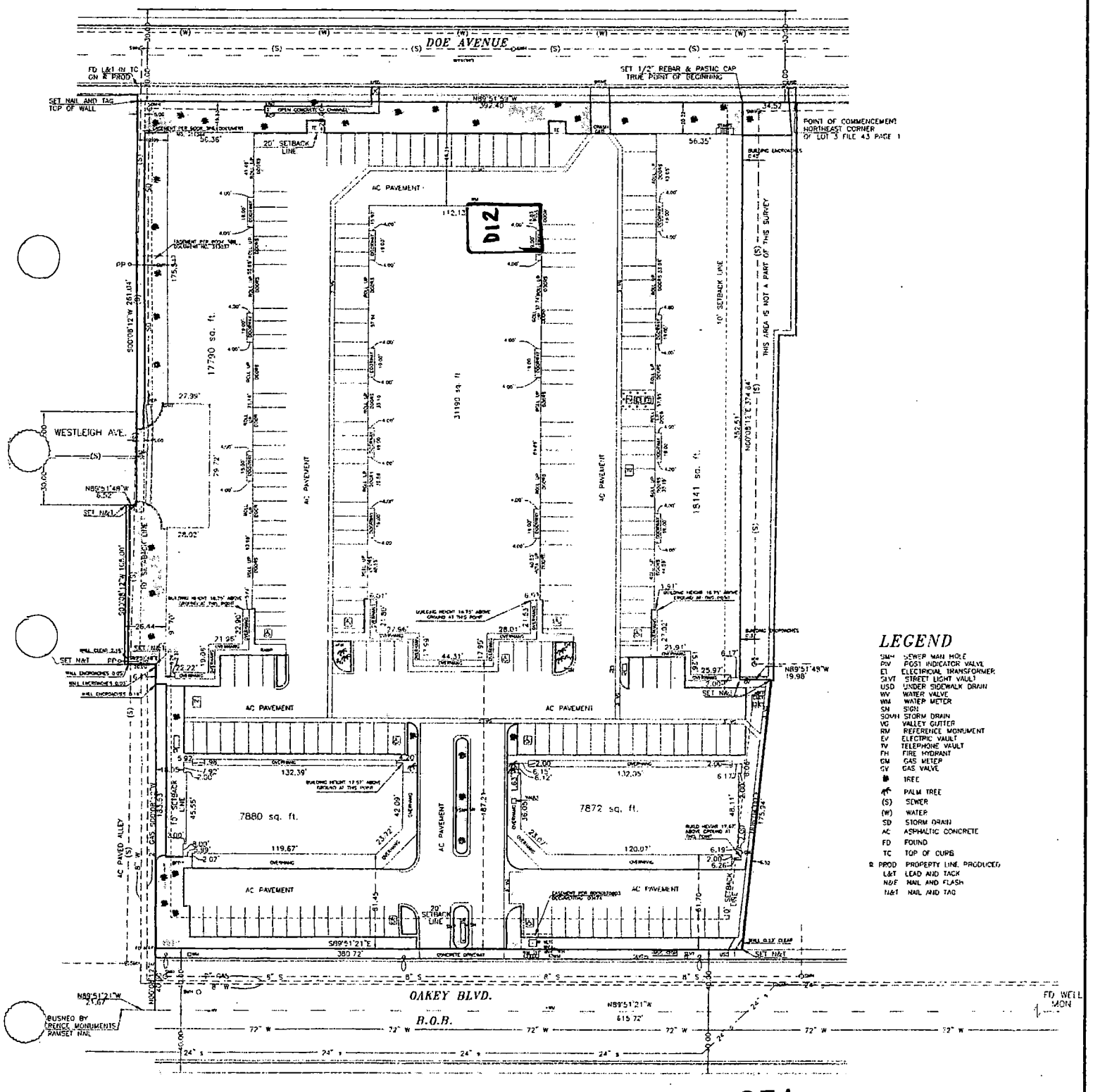
A.L.T.A.\A.C.S.M. LAND TITLE SURVEY

IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA
BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 1, T. 21 S., R 60 E, M.D.M.
ALSO BEING LOTS 3 AND 4 OF PARCEL MAP PER FILE 43, PAGE 1
OF PARCEL MAPS, OFFICIAL RECORDS OF CLARK COUNTY

N

30 0 30 60

Scale 1" = 30 ft



LEGEND

SMH	SEWER MAN HOLE
PIV	POST INDICATOR VALVE
ET	ELECTRICIAL TRANSFORMER
SLVT	STREET LIGHT VAULT
USD	UNDER SIDEWALK DRAIN
WV	WATER VALVE
WM	WATER METER
SN	SIGN
SDMH	STORM DRAIN
VG	VALLEY GUTTER
RM	REFERENCE MONUMENT
EV	ELECTRIC VAULT
TV	TELEPHONE VAULT
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
	TREE
	PALM TREE
(S)	SEWER
(W)	WATER
SD	STORM DRAIN
AC	ASPHALTIC CONCRETE
FD	FOUND
TC	TOP OF CURB
R PROD	PROPERTY LINE, PRODUCED
L&T	LEAD AND TACK
N&F	NAIL AND FLASH
N&T	NAIL AND TAG

SUP--4351
6-10-04 PC

PARKING NOTE

TOTAL PARKING 164 SPACES DELINIATED
8 OF WHICH ARE HANDICAPPED PARKING
TRIPPE ARE AREAS WHERE PARKING IS USED
WHERE THERE IS NO DELINIATION

SHEET 2 OF 2 SHEETS

AZIMUTH
ENGINEERING & SURVEYING INC
16 W. PACIFIC AVE. SUITE 11



SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY
5000 OAKEY BOULEVARD, SUITE D12
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY
5000 OAKEY BOULEVARD, SUITE D12
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 10.0 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), U (Undeveloped) Zone [ROW (Right-of-Way) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, 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 APPROVAL

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348] – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348].

MINUTES – Continued:

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes.

GARY LEOBOLD, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348].

(6:11 – 6:13)

CONDITIONS:

Planning and Development

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

2. A revised site plan addressing the conditions of approval shall be administratively approved by the Planning and Development Department staff prior to approval of any permits, site grading, and any development activity on this site.

3. The revised site plans shall incorporate and show details of a drinking fountain, benches, shade, bicycle racks and path lighting placed along the trail corridor. Direct access from the trail to the restroom facilities through the parking lot or other acceptable routing shall be incorporated in the plan.

4. The revised landscape plan shall be amended to depict 36 inch box evergreen trees 25 feet on center within the planters adjacent to the north property line.

5. Landscaping and a permanent underground sprinkler system shall be installed and be permanently maintained in a satisfactory manner.

6. No turf shall be permitted in the non-recreational common areas.

7. All exterior lighting shall meet the standards of Title 19.08.060(C).

CONDITIONS Continued:

8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

9. If the basketball courts are lighted, the lighting shall not extend past 10:00 PM.

10. Handicap parking shall meet the minimum dimensions as required in Title 19.10.010, including van accessible parking requirements.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.

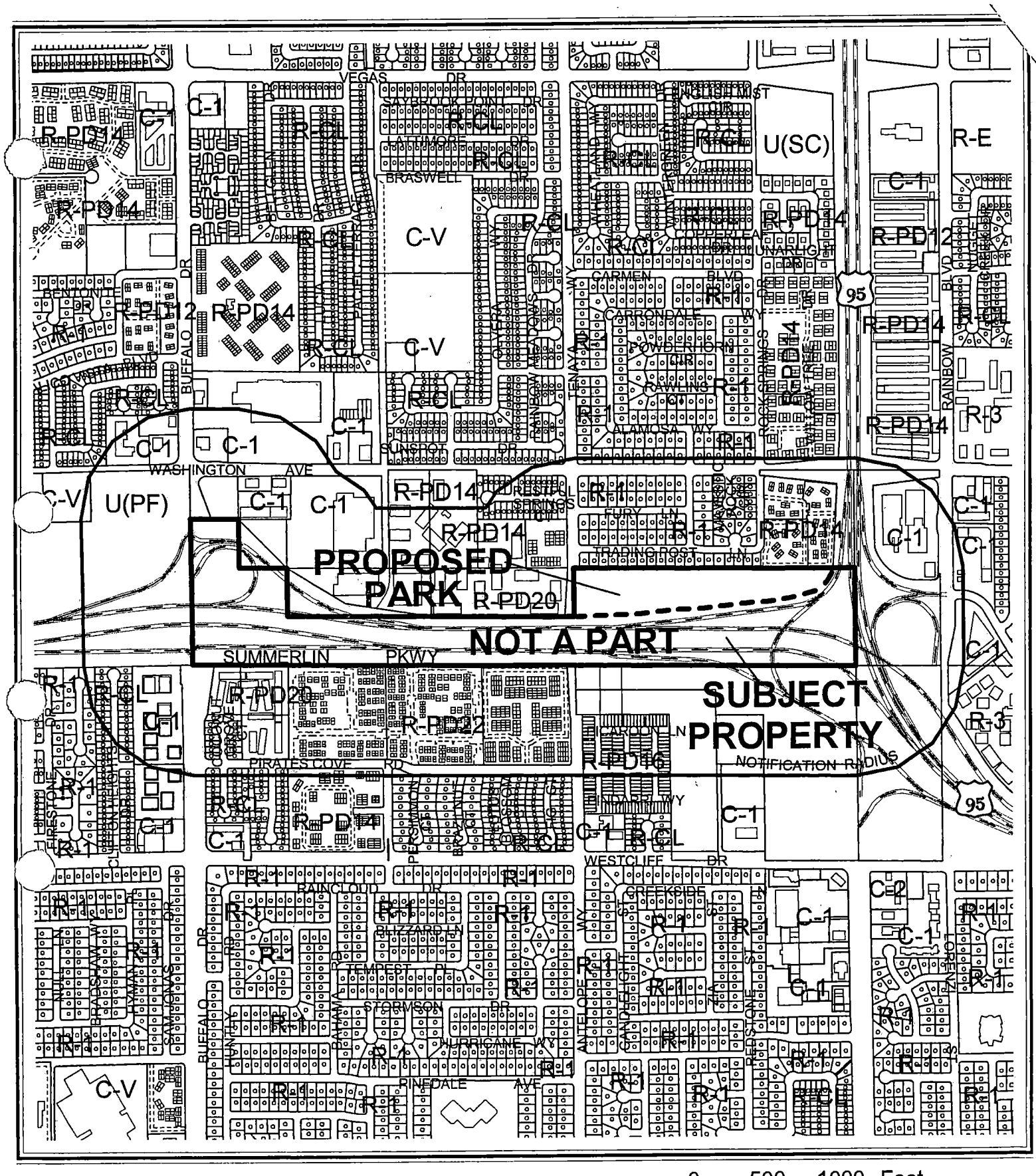
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

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

Public Works

14. Coordinate improvements for Tenaya Way adjacent to this site with the City Engineer to ensure integration with the proposed Tenaya Way overpass project.

15. Site development to comply with all applicable conditions of approval for ZON-3910 and all other subsequent site-related actions.



0 500 1000 Feet

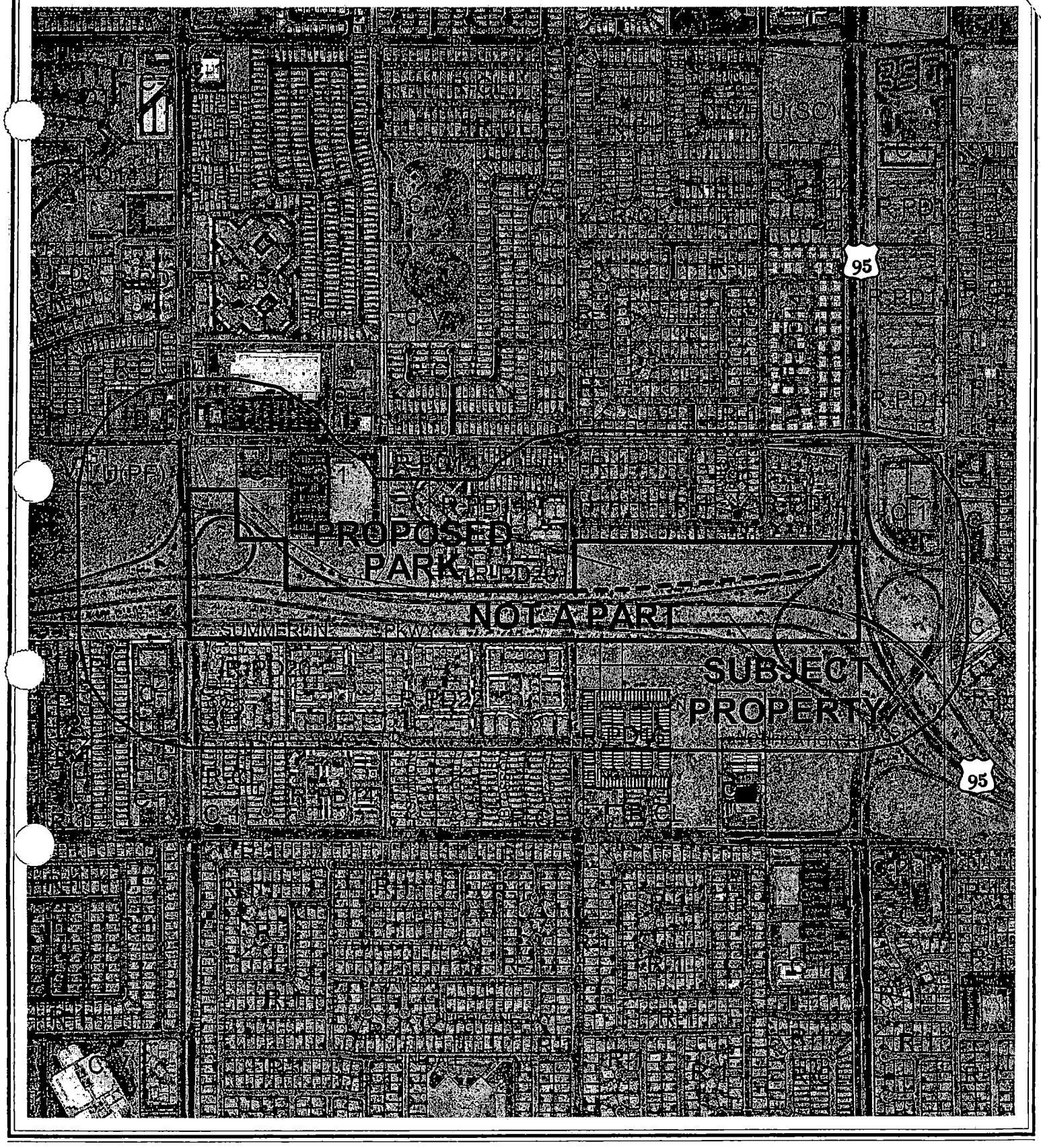
CASE: **SDR-4312**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [ROW (RIGHT OF WAY) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

N



0 500 1000 Feet

CASE: **SDR-4312**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [ROW (RIGHT OF WAY) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

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

2. A revised site plan addressing the conditions of approval shall be administratively approved by the Planning and Development Department staff prior to approval of any permits, site grading, and any development activity on this site.

3. The revised site plans shall incorporate and show details of a drinking fountain, benches, shade, bicycle racks and path lighting placed along the trail corridor. Direct access from the trail to the restroom facilities through the parking lot or other acceptable routing shall be incorporated in the plan.

4. The revised landscape plan shall be amended to depict 36 inch box evergreen trees 25 feet on center within the planters adjacent to the north property line.

5. Landscaping and a permanent underground sprinkler system shall be installed and be permanently maintained in a satisfactory manner.

6. No turf shall be permitted in the non-recreational common areas.

7. All exterior lighting shall meet the standards of Title 19.08.060(C).

8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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11. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.

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

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

Public Works

14. Coordinate improvements for Tenaya Way adjacent to this site with the City Engineer to ensure integration with the proposed Tenaya Way overpass project.

15. Site development to comply with all applicable conditions of approval for ZON-3910 and all other subsequent site-related actions.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed public neighborhood park on 10 acres at the northeast corner of Tenaya Way and Summerlin Parkway.

B) Applicant's Justification

The applicant's justification letter states that the park improvements are to include a half-mile walking path, tot lots, open space areas, a dog park, lighted parking lot, basketball courts, landscaping, security lighting, and a restroom. The park will also be designed to connect to the future regional trails system via the future Summerlin Parkway overpass at Tenaya Way. The City feels this park will assist with the growing demands for non-program recreational facilities within the City.

BACKGROUND INFORMATION

A) Previous Actions

12/30/83 The subject property was annexed (A-0010-83) into the City of Las Vegas as U (Undeveloped) and C-V (Civic) Zones as part of a larger request. The Planning Commission recommended approval on 08/09/83.

04/21/04 The City Council approved a Rezoning (ZON-3910) from: U (Undeveloped) [ROW (Right of Way) General Plan designation] to: C-V (Civic). The Planning Commission and staff recommended approval on 03/25/04.

B) Pre-Application Meeting

04/09/04 Design elements of the proposed park were discussed, including the following:

- The need for a drainage study.
- The need for a landscape plan showing plant species, number, and size.
- Parking lot.
- Striping of handicapped parking spaces to meet Zoning Code standards.
- Building elevations and materials.
- Signage.
- Connection to Bonanza Trail.

DDS

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10

B) Existing Land Use

Subject property:	Undeveloped
North:	Single family detached dwellings
South:	Summerlin Parkway
East:	Summerlin Parkway/ US 95 Interchange
West:	Multi-family development

C) Planned Land Use

Subject Property:	ROW (Right-of-Way)
North:	L (Low Density Residential)
South:	ROW (Right-of-Way)
East:	ROW (Right-of-Way)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-V (Civic)
North:	R-1 (Low Density Residential)
South:	U (Undeveloped) [ROW (Right-of-Way) General Plan Designation]
East:	U (Undeveloped) [ROW (Right-of-Way) General Plan Designation]
West:	R-PD20 (Residential Planned Development- 20 dwelling units per acre)

E) General Plan Compliance

The existing General Plan designation of the subject site is ROW (Right-of -Way). The C-V (Civic) Zone and the proposed city park are consistent with the current General Plan designation.

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

DDS

The park will serve as a trailhead and rest area for the Bonanza Trail, a regional trail system to which the park connects. An important feature of the park is provisions for bicyclists and other trail users, which is discussed below.

PROJECT DESCRIPTION

The proposed park accomplishes three purposes: (1) it provides an additional neighborhood park to a large population of residents within a half-mile walking distance; (2) it provides a buffer between the externalities of the traffic on Summerlin Parkway and the residents it separates; and (3) it functions as a trailhead and rest stop for users of the Bonanza Trail.

The Master Plan Parks Element reports a large deficiency in the number of neighborhood parks throughout the community. There is a recommended area wide standard of 2.5 acres of parkland per 1000 residents. The City also has an adopted standard of two acres of "neighborhood" parkland per 1000 residents. The City has made large strides in providing community and regional parks that ameliorate the overall deficit, but there is still a large deficiency in the number of neighborhood parks. This park will help compensate for this deficiency.

The Bonanza Trail is a regional trail system segment that will extend along Summerlin Parkway, traverse under the Tenaya Way overpass and emerge at this location to pass over Summerlin Parkway along the Tenaya Way overpass to the south side. This park will provide an important rest stop for trail users and as a trailhead for persons accessing the trail. Such facilities are severely limited along the trail corridor, rendering this park an important facility in the trail network.

A twelve foot wide trail is shown making a connection to a 10-foot wide trail that extends along the Tenaya Way overpass. Within the park, there are no facilities that are located convenient to the trail users. It is recommended that a drinking fountain, benches, shade, bicycle racks and path lighting be placed along the trail corridor. In addition, direct access to the restroom facilities is needed through the parking lot. These deficiencies are addressed as conditions of approval in this staff report.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Special Purpose and Overlay, the C-V (Civic District) (Section 19.06.020.E) states the minimum development standards for property in a C-V (Civic) District shall be established by the City Council in connection with the approval of a site development plan. The standards are to be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

A2) Residential Adjacency Standards

The City's Residential Adjacency Standards are not applicable.

A3) Parking and Traffic Standards

Specific parking standards for park and recreational uses are not provided in Title 19.10, Parking, Loading and Traffic Standards, for C-V (Civic) district uses such as parks. These standards are reviewed and established in the site development plan.

Parking Provided	
Regular	Handicap
64	5

The number of parking spaces appears to be more than ample for a neighborhood park that will serve a large population within walking distance. However, since the park also will function as a trailhead, the parking area may serve as a convenient commuter lot for bicyclists wishing to access the Bonanza Trail at this location.

A4) Landscape and Open Space Standards

Specific landscape standards for park and recreational uses are not provided in both the Landscape and Buffer Standards, or in the Las Vegas Urban Design Guidelines and Standards for C-V district uses such as parks. These standards are reviewed and established in the site development plan. Listed below are the provided trees with type and quantity indicated.

Standard	**Type**	**Size**	**Provided**
Trees	Box Pine Tree	24" Box	44
	Ash Tree	Not indicated	58
	Desert Tree	Not indicated	4 (5 shown)
Total			106

The pine trees are all located along the north property line and spaced 25 feet apart. With maturity, these trees will provide a good screen between the park and the residences to the north. For this reason, it is recommended that the pine trees be 36-inch box trees when planted (the same stipulation made for the soccer park south of Washington Street and west of Buffalo Drive). The Ash trees are scattered about the site in places to add interest and shading. The Desert trees provide accent in locations north of the basketball courts.

A5) Sign Standards

This section is not applicable to the site development plan review application. However, a "standard" park sign is proposed at the entrance to the park.

B) General Analysis and Discussion

- Zoning

The proposed city park is a permitted use in the C-V (Civic) zoning district. Title 19 .06.020 does not provide minimum standards for park development, specific to building setbacks or height, parking or landscaping.

- Site Plan

The site plan depicts an orderly arrangement of recreational facilities and ancillary uses. However, there is a substantial disconnect between the park's facilities and the Bonanza Trail that traverses the site along the west edge. This concern is addressed in the conditions for the park development.

- Waivers

Under Section 19.06.020, waivers are not necessary as this is a park development within the C-V (Civic) zoning district.

- Landscape Plan

The proposed landscaping, which includes 106 trees, appears to be appropriate for the site. Box Pine trees are proposed along the north property line that will upon maturity provide a good buffer between the park and residences. It is recommended that the Box Pine trees be planted at 36-inch box size.

- Elevation

The building elevations for the restroom facility provide interest and variety as well as a sense of continuity. The walls are to be constructed of eight-inch chocolate colored split face block with a brick red standing seam metal roof.

- Floor Plan

The floor plan for the restroom facility is a standard layout that will comply with building codes.

FINDINGS

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 public park will be an appropriate use adjacent to single family and multiple-family residential uses. It has particular advantages as a buffer between the negative externalities of traffic on Summerlin Parkway and the residences it separates.

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

   With implementation of the conditions presented in this report, the proposed project will be consistent with the Zoning Code and applicable City plans, policies and standards.

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

   Since the site is proposed as a neighborhood park that will provide limited active and passive recreational opportunities within walking distance of the residents served by the park, neighborhood traffic is expected to be minimal. However, the parking area may become a convenient commuter lot for persons wanting to access the Bonanza Trail at this location. Access to the park is proposed from Tenaya Way, a Secondary Collector (80-foot) street according to the Master Plan of Streets and Highways. This street should provide adequate access to the site.

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

   The proposed development will be appropriate for the City, in terms of the facility layout, buildings, and vehicular circulation. The proposed site layout demonstrates an effective arrangement of attractions and amenities that will create a harmonious facility. The project clusters the most intensive uses along the southern boundary, away from the residences to the north, to minimize or eliminate the possibility of noise or light spillover to the nearby residential areas. An eight-foot high chain link fence with slats is proposed along the northern boundary. A fence with slats is not recommended; however; a row of Box Pine trees are proposed along the fence. When the trees reach maturity, they will provide an adequate screen. As addressed above, the multi-use transportation trail lacks the services necessary to trail users. It is recommended that the plan be revised to address these concerns and is included in the conditions for this submittal.

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 the restroom facility provide interest and variety as well as a sense of continuity. The walls are to be constructed of eight-inch chocolate colored split face block with a brick red standing seam metal roof.

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

   The proposed park development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED: 890

APPROVALS: 0

PROTESTS: 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4312 APN: 138-27-301-019

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: STEVE FORD

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 XX 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: Steve Ford

Print Name: STEVE FORD

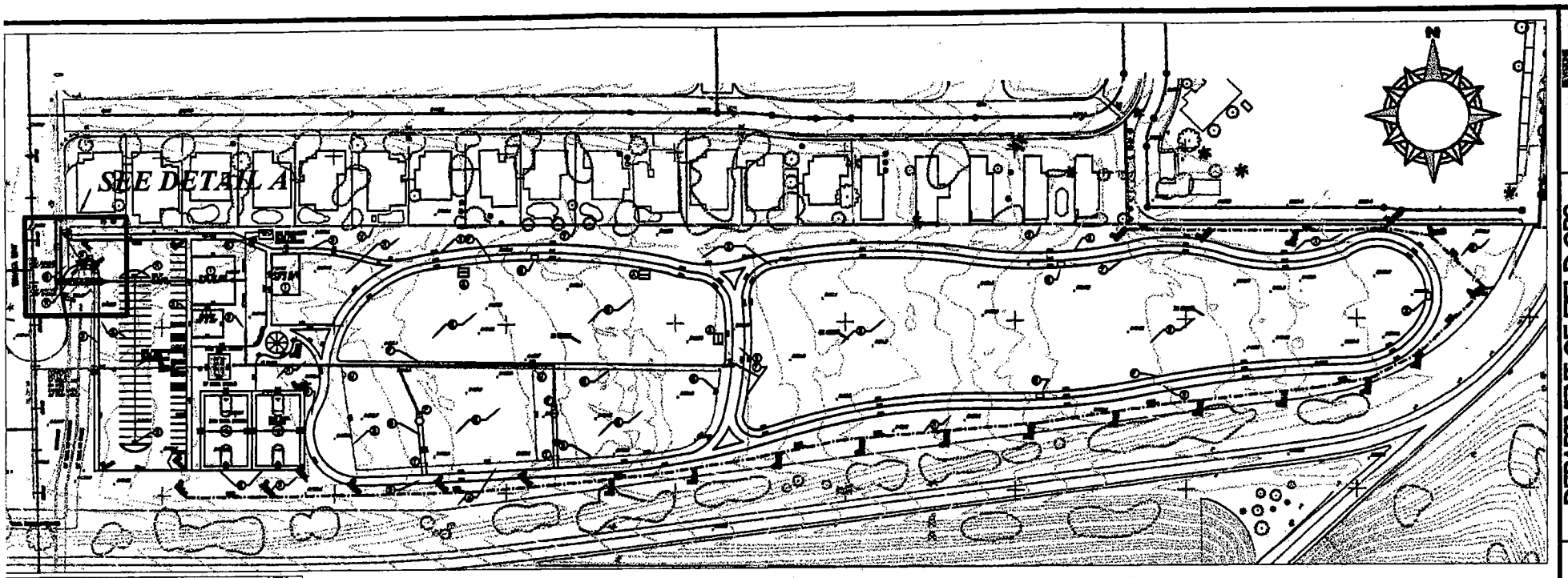
Subscribed and sworn before me

This 14th day of APRIL, 2004

Sylvia C. Romero

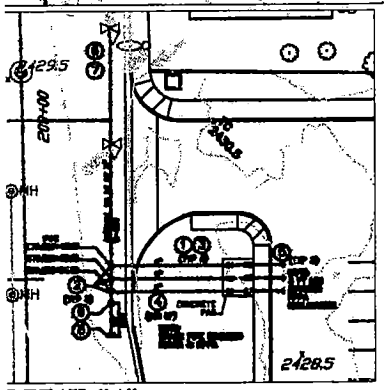
Notary Public in and for said County and State

SYLVIA C. ROMERO
Notary Public State of Nevada
89-2077-1
My appt. exp. July 15, 2005



PROPOSED PARK SITE (APN #138-27-301-011)

SCALE: 1" = 60.0'



DETAIL "A"

SCALE 1"=20'

WATER CONSTRUCTION NOTES

1. INSTALL (3) 2" WATER METER PER UDACS PLATE NO 1D
2. INSTALL (3) 2" SERVICE SADDLE AND CORP STOP FER 1D
3. INSTALL (3) 2" R.P.P.A PER UDACS PLATE NO. 11A
4. INSTALL 2" TYPE K COPPER WATER LINE
5. STUB - SEE CIVIL/PLUMBING PLANS FOR CONTINUATION
6. REMOVE CAP AND BLOW OFF PER UDACS PLATE #4A, NOTE 1, AND CONNECT TO EXISTING MAIN
7. INSTALL APPROX. 95 LF OF 8" PVC C-900 WATER PIPE
8. CAP END OF 8" PIPE AND 2" BLOW-OFF PER UDACS PLATE 4A
9. INSTALL 8" GATE VALVE PER UDACS PLATE 3

PARKING SPACES

REGULAR SPACES	64
HANDICAP SPACES	5
VAN ACCESSIBLE	2

REDUCED PRESSURE PRINCIPLE ASSEMBLY (3-2")

Approved Reduced Pressure Principle Assembly(s) shall be installed per the UDACS Plate No. 11A. No water shall be taken from a service requiring backflow prevention until the reduced pressure principle assembly has been successfully tested by the LVVWD.

Any block wall or other fence material shall be designed and constructed around the outside of the easement(s) to allow the District direct access from the adjacent right-of-way.

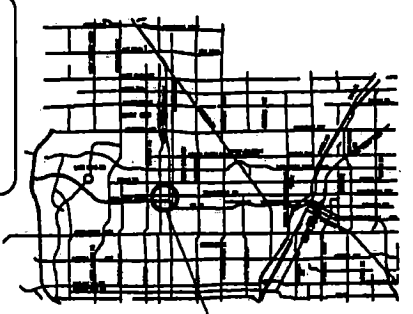
Easements shall be clearly marked or staked prior to the start of construction.

BENCHMARK

CLV BM 1LV00 27C4: RIVET & PLATE IN TOP OF CURB NE CORNER OF WASHINGTON & TENAYA
ELEV. 2427.14' (NAVD88)

BASIS OF BEARING

NORTH 01° 01' 47" WEST, BEING THE CENTERLINE OF TENAYA ROAD AS SHOWN ON RECORD OF SURVEY ON FILE IN THE COUNTY RECORDER'S OFFICE CLARK COUNTY, NEVADA



PROJECT LOCATION

CONSTRUCTION NOTES

A. CONSTRUCT SINGLE TABLE PICNIC SHELTERS
B. CONSTRUCT PAD FOR BENCH
C. CONSTRUCT 18' ASPHALT WALKING PATH
D. CONSTRUCT 5' CONCRETE SIDEWALK
E. CONSTRUCT BASKETBALL COURTS
F. CONSTRUCT MOW STRIP
G. INSTALL SOD ON 6" AMENDED TOPSOIL
H. INSTALL 5" DECOMPOSED GRANITE
I. CONSTRUCT PLAYGROUND W/SOFTFALL & CURBING
J. INSTALL 1" CONDUIT FOR PATH LIGHTING. INSTALL PULLBOX EVERY 50'.
K. CONSTRUCT IRRIGATION CAGE. PROVIDE PAD FOR IRRIGATION TIMER AND BOOSTER PUMP.
L. INSTALL BACKFLOW PREVENTER.
M. CONSTRUCT PARKING LOT; 3" AC ON 6" TYPE II, COMPACT TO 95 %
N. CONSTRUCT SIDEWALK RAMP, CASE III
O. CONSTRUCT VALLEY GUTTER PER USD #225
P. INSTALL COMBINATION WATER FOUNTAIN ON A 6' X6' CONCRETE PAD. PROVIDE LEACH FIELD FOR DRAINAGE
Q. INSTALL 6' CHAIN LINK FENCE W/TOP AND BOTTOM RAIL
R. INSTALL PARKING LOT LIGHTS
S. CONSTRUCT L TYPE CURB & GUTTER WITH 5' WIDE SIDEWALK
T. CONSTRUCT DUAL CHAINLINK GATE W/VESTIBULE
U. CONSTRUCT 12' WIDE DOUBLE SWING GATE FOR TRUCK ACCESS.
V. CONSTRUCT 8' SLATTED CHAIN LINK FENCE
W. CONSTRUCT STANDARD PARK SIGN

CALL BEFORE YOU DIG — 1-800-227-2600 UNDERGROUND SERVICE ALERT (USA)

CALL BEFORE YOU OVERHEAD — 1-702-595-5115 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

CAUTION

CONTROL VALVES ARE LOCATED ON THE PLANS FROM A SEARCH OF AVAILABLE RECORDS. CONTRACTOR TO VERIFY LOCATIONS.

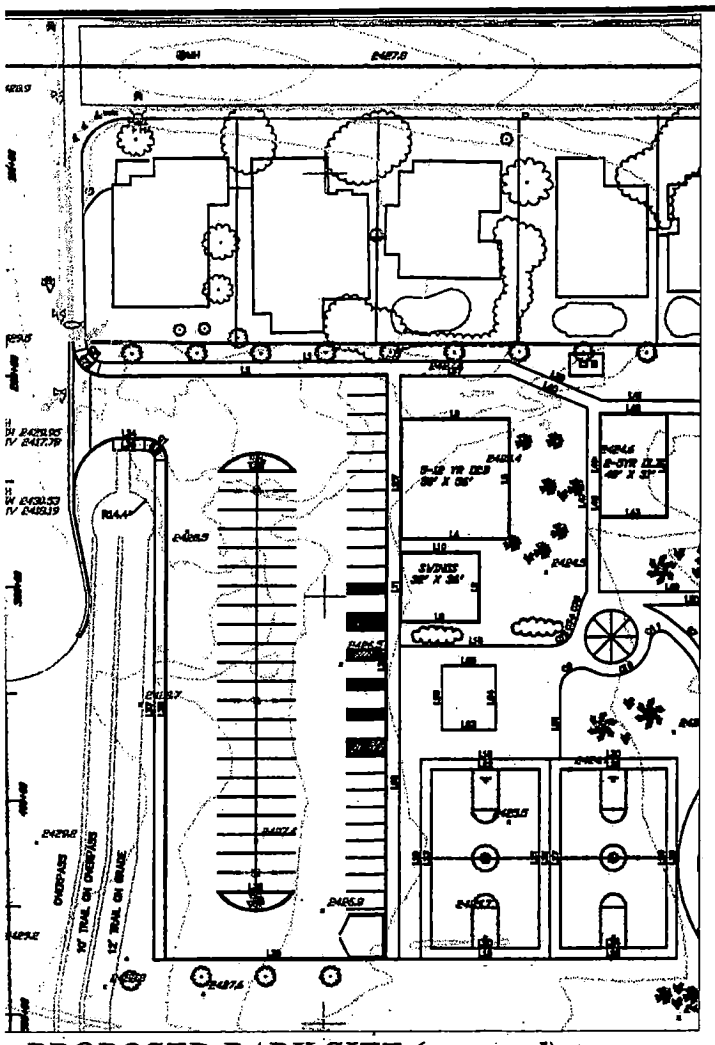
DEPARTMENT OF FIELD OPS
STREETS AND SANITATION DIVISION

DIVISION MGR.
PROJECT MANAGER: JERRY WALKER, P.E.
DESIGNED BY: STEVE POND, P.E.
DRAWN BY: BWF
HORIZONTAL SCALE:
VERTICAL SCALE:

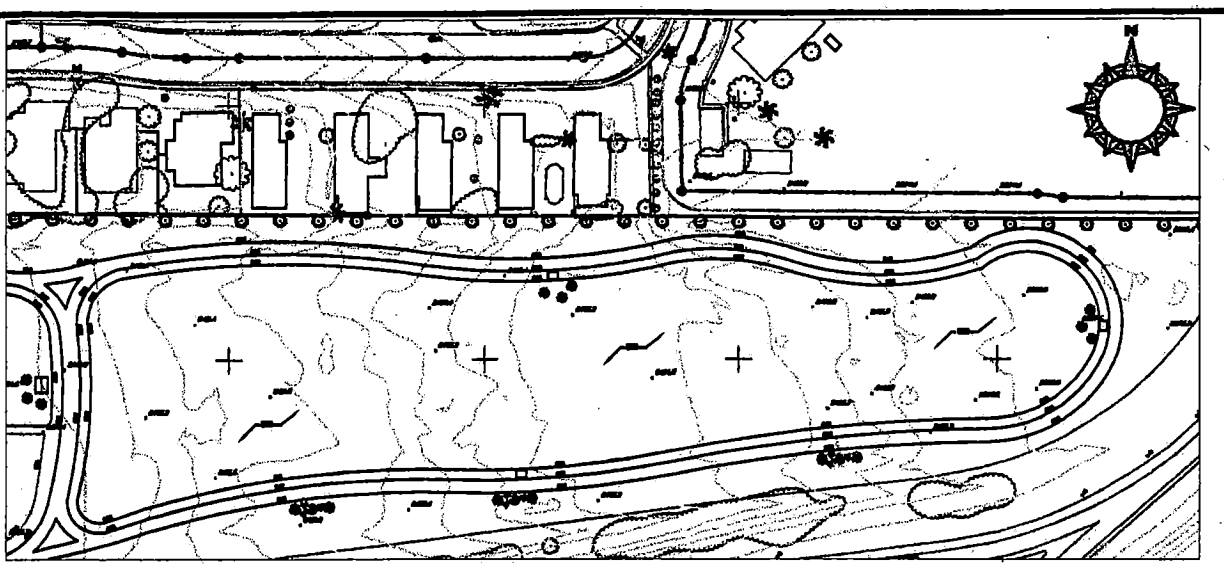
TITLE: TENAYA NEIGHBORHOOD PARK
CIVIL/UTILITY PLAN

SHEET: 2 of 2

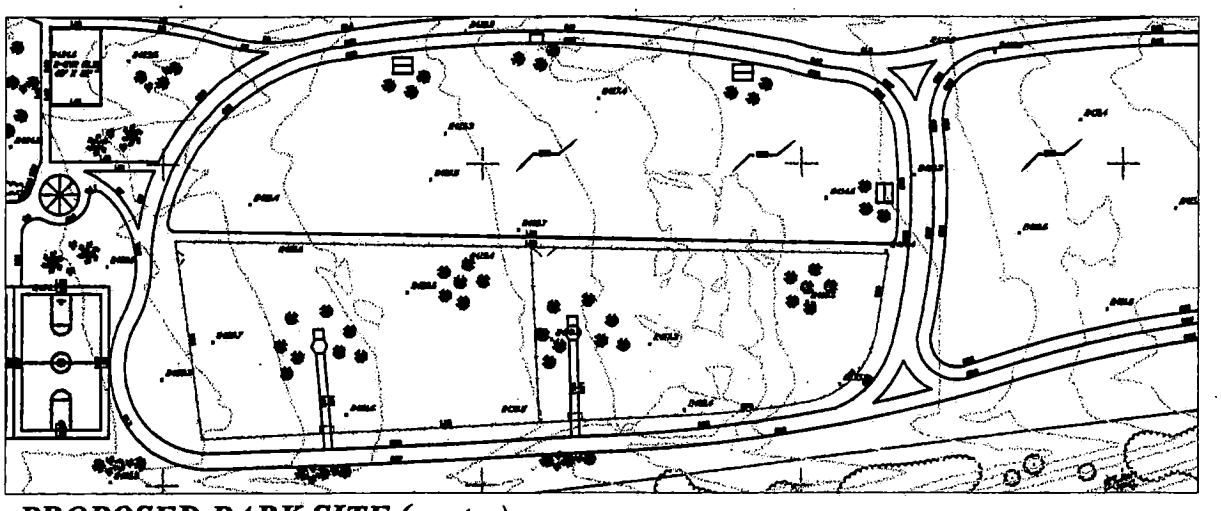
SDR-4312
6-10-04 PC



PROPOSED PARK SITE (west end) SCALE: 1" = 30.0'



PROPOSED PARK SITE (east end) SCALE: 1" = 50.0'



PROPOSED PARK SITE (center) SCALE: 1" = 40.0'

PLANTING LEGEND

- 24" BOX PINE TREE (44 EA)
- ASH TREE (58 EA)
- DESERT TREE (PALO VERDE OR CHASTE) (4 EA)
- TEXAS RANGER (16 EA)
- SHRUB (4 EA)
- SOD (158,000 sf)

CALL BEFORE YOU DIG - 1-800-227-2600 (UNDERGROUND SERVICE ALERT (USA))

CALL BEFORE YOU OVERHEAD 1-702-[illegible] NEVADA POWER, ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

CAUTION

EXISTING UTILITIES ARE LOCATED ON THE PLANS FROM A SEARCH OF AVAILABLE RECORDS. CONTRACTOR IS TO VERIFY LOCATIONS

DEPARTMENT OF FIELD OPS
STREETS AND SANITATION DIVISION

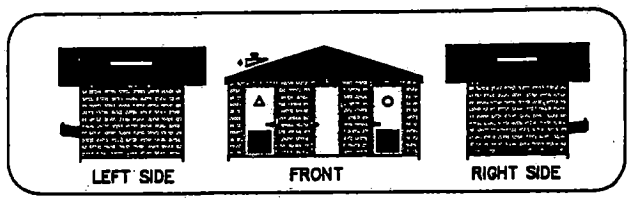
DRAWN WITH: JERRY WALKER, P.E.
PROJECT MANAGER: STEVE PERU, P.E.
DESIGNED BY: HORIZONTAL SCALE:
DRAWN BY: VERTICAL SCALE:

TITLE: TENAYA NEIGHBORHOOD PARK
SHEET: LANDSCAPE PLAN

STEVEN P. PERU CIVIL NO. 12775

Sheet of Sheets No.

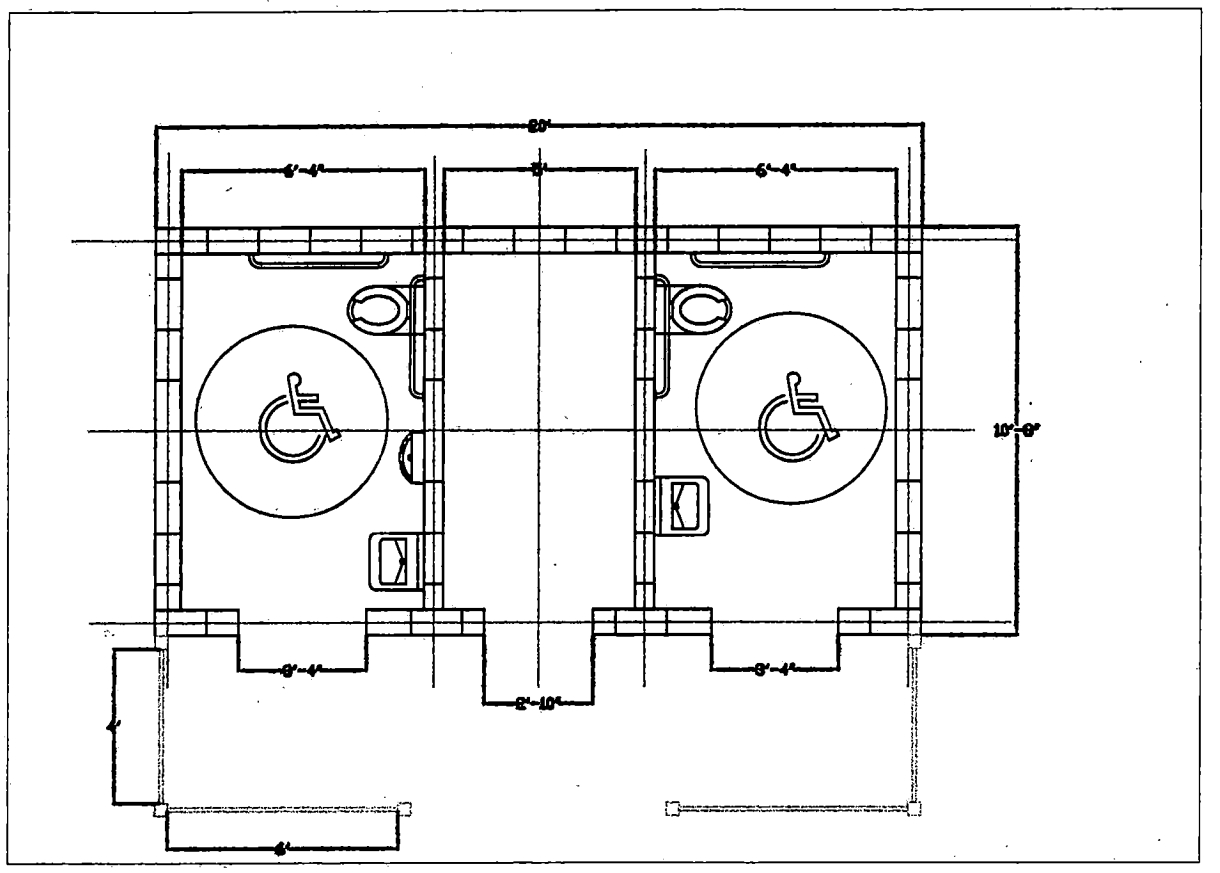
SDR-4312
6-10-04 PC



PROPOSED RESTROOM FACILITY

GENERAL NOTES

1. CONSTRUCT RESTROOM USING 8" CMU CHOCOLATE COLORED SPLIT FACE CMU
2. BRICK RED STANDING SEAM METAL ROOF
3. SIDEWALKS SHALL NOT EXCEED 5% SLOPE LONG. NOR 2% CROSS SLOPE
4. 8" SANITARY SEWER TO BE CONSTRUCTED PER "SOUTHERN NEVADA DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS" AND THE SNS/LVFD
5. POTABLE WATER SYSTEM SHALL BE CONSTRUCTED PER "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS" AND THE SNS/LVFD.



PROPOSED RESTROOM FLOORPLAN

DEPARTMENT OF FIELD OPS
STREETS AND SANITATION DIVISION
DIVISION MGR:
PROJECT MANAGER: JEFF BAUER, P.E.
DESIGNED BY: RENE PEREZ, P.E.
HORIZONTAL SCALE:
TITLE: TENAYA NEIGHBORHOOD PARK
SHEET: ELEVATION AND FLOOR PLAN
Sheet
of

SDR-4312
6-10-04 PC



SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF TENAYA WAY AND SUMMERLIN PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
MASTER SIGN PLAN - PUBLIC HEARING - MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC. - Request for a Master Sign Plan FOR AN APPROVED SEXUALLY-ORIENTED BUSINESS (TREASURES GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-001 & 003), M (Industrial) Zone, Ward 1 (Moncrief).

C.C. 07/07/2004

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	**Planning Commission Mtg.**	0
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting – Master Sign Plan Sign Criteria from Treasure's Gentlemen's Club

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he felt it was prudent to abstain since he has abstained in the past on previous items relative to this facility

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

NOTE: For the record, CHAIRMAN TRUESDELL stated that, in the past, he has represented the adjacent property owners on several occasions, and they are real estate bankers.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, stated that originally there were two Master Sign Plans that applied to the overall site. The overall development of the site is composed of three parcels, but the original Master Sign Plans only applies to two parcels. As a result, the original two Master Sign Plans will be replaced with one overall Master Sign Plan for the entire site. The new Master Sign Plan will allow an additional 40-foot freestanding sign on Highland Drive, as well as, specify some wall signage limitations for the development. This application was originally filed as a Special Use Permit [SUP-3907], but further review by the City Attorney's office, determined that a new Master Sign Plan should be filed.

The applicant requested that this item be removed from One Motion/One Vote. A late discussion with one of the designers today determined that a new Master Sign Plan criteria was submitted with the application, which will satisfy Condition 4, which entails making sure there is a consistent unified look to the base of the signage throughout the site.

Staff recommends approval subject to eight conditions, although previously there were nine conditions but Condition 4 has now been satisfied. Fifty-five notices were mailed, and no approvals or protests were received.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He reiterated MR. LEOBOLD'S summarization of the proposed application. He pointed out that the freestanding sign meets all Code requirements. Using the overhead, he presented a Site Plan of the entire site, particularly indicating where the Treasure's facility is located, which was in the rear on the southwest corner parcel. The second parcel contains parking and runs all the way up to Presidio. The third parcel contains an office building along Highland. All parcels share cross access and parking agreements.

ATTORNEY JOE CANE, Lionel, Sawyer and Collins, 300 S. 4th Street, appeared on behalf of ALAN CREEL, who was present and is the Owner/Operator of Creel Printing. Creel Printing is adjacent to the proposed sign. ATTORNEY CANE stated that they object to the approval of the new Master Sign Plan due to the 40-foot proposed sign. He pointed out that the initial request for approval on this sign was Special Use Permit and Variance applications for an off premises sign, in which the item was on the 03-25-04 and 04-08-04 Planning Commission agendas. ATTORNEY CANE appeared on behalf of MR. CREEL at the March 25, 2004 meeting. He brought up the fact that the applicant is basically re-crafting this application in the form of a Master Sign Plan amendment. The situation is now reversed where staff was recommending denial and now they are recommending approval based on the three different parcels that are all part of Treasure's site

MINUTES – Continued:

development. ATTORNEY CANE believes the resurrection of this application under this theory only accolade to ATTORNEY ROWE being able to pull it off with staff. However, it is just the wolf in sheep's clothing because it is the same request being presented before the Commission. The Highland office building is not a Treasure's Gentlemen's Club; it is an office building being leased as office space. He also feels it is disingenuous for the applicant to suggest that this is part of the same site development and should be able to have this on premise sign without the off premise setbacks.

ATTORNEY CANE emphasized the possible impacts this proposed sign may have on his client, MR. CREEL. He used the overhead to indicate where the proposed sign is located in conjunction to where MR. CREEL has access to on Presidio. The main traffic should be directed where the main entrance is on Red Oak Avenue. This huge sign may distract or throw individuals off and cause them to go further down in an awkward direction to get to Creel Printing.

ATTORNEY CANE wanted to verify if this application could be appealed to City Council. If the Commission moved forward on this application, he and his client would like the opportunity to appear before the Council to state their arguments. VICE CHAIRMAN NIGRO replied that this item will be heard at City Council on July 7, 2004, regardless of what decision the Commission makes.

ALAN CREEL, Owner, Creel Printing Company, 2701 Westwood Drive, Las Vegas, stated that his company is one of the largest catalog and magazine printers in the southwest. The company has been in the City of Las Vegas since 1953. His company has had a long-term relationship with the City and has been a good neighbor, as well as, a good provider who has been a major part of the success of Las Vegas. They have over 400 employees. They have been in their current location on Presidio and Westwood for 37 years. The business operates 24 hours a day, seven days a week. MR. CREEL felt that the sign, which will sit 100 feet from their office, would greatly impact his business and other surrounding businesses in the area. In addition, the sign will impact the traffic flow. His business has anywhere from 8-12 semi trucks in the corridor where the proposed sign will be located. Presidio Street dead-ends into the parking lot of their office. One would have to turn left and go down a small dedicated forklift area to get into Treasures from Highland. MR. CREEL pointed out that this specific company has 12 billboard signs within a one-mile area from Oakey Boulevard to Spring Mountain Road, including an electrical sign on the freeway. There is an inundation of Treasure's signs on the

MINUTES – Continued:

street and cannot understand why a 40-foot electrical sign has to be placed within 100 feet of his office. The applicant already has a dedicated street called Red Oak Avenue. It is a two-lane street off of Highland, which goes right into the applicant's valet parking area. ATTORNEY CANE presented to the Commission a large diagram of the proposed sign.

ATTORNEY ROWE was disappointed in being characterized as disingenuous towards the staff and the City. He felt that they have worked hard and long on this application to ensure they are conforming to the Code and conditions. In addition, ATTORNEY CANE was informed more than two weeks ago that the applicant had filed this application again, and to express whatever concerns they might have had. ATTORNEY ROWE stated that the sign is going to cost over $100,000. This side of town is not the most beautiful area in town, but the sign will be one of the nicest signs on Highland Drive. The other signs are taller and over 50 feet high and do not have the architectural features as the proposed sign. This sign maintains the theme and architecture of Treasures, so it will not be an eyesore in the community. One cannot see Treasures from Highland because everything is obstructed, so people have had to drive around in circles through the neighborhood just to find it. Using the overhead he pointed out MR. CREEL'S new facility located on I-215 and Jones. His existing facility on Highland has a sign indicating "For Sale or Lease, All or Part". ATTORNEY ROWE had asked ATTORNEY CANE about the sign, and his response was that he was not sure as to what exactly was for sale or lease. When ATTORNEY ROWE called the telephone number on the sign and spoke with GARY KASUFKIN he was given details of the cost and square footage of each building.

ATTORNEY ROWE felt that this protest was not based on any land use principles. He noted that the owner, MR. CREEL, would not be on the premises anyways.

MR. CREEL responded that they have four other storefront buildings on Highland. There are some buildings for sale in the area; however, the existing business is still manufacturing and trucks are delivering paper everyday. The forklifts are coming in and out of the facility. The newspaper division is staying at the current location. In addition, the master warehouse will remain on Presidio Avenue. The catalog and publication divisions were moved to the new 200,000 square foot facility near the beltway.

In response to COMMISSIONER EVANS' inquiry, ATTORNEY ROWE responded that the application is for the proposed sign, which would also clean up and incorporate three separate Master Sign Plans into one Master Sign Plan. MR. LEOBOLD concurred.

MINUTES – Continued:

COMMISSIONER McSWAIN commented that she has the utmost respect for MR. CREEL and his business. He has always been diligent in maintaining his operations. However, she felt that regardless if MR. CREEL'S entire business relocated, the significance of this application is about the quality of the neighborhood. She was somewhat sympathetic to this application because the owner of the property also owns Treasures and he wanted to advertise his business. She also stated that it is not fair to characterize this as a cynical "Enron" because the bottom line is that the Master Sign Plan meets the Code. She has been made aware of the history on how this project evolved. Based on what the Commission is required to look at, she felt that she needed to support this application, as it meets the criteria and is an attractive sign.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:18 – 6:41)

1-545

CONDITIONS:

Planning and Development

1. The approvals for MSP-1409 and MSP-2565 shall be expunged.

2. Conformance to the sign elevations and Master Sign Plan Sign Criteria document as submitted in conjunction with this request, except as amended by conditions herein.

3. All signage shall have proper permits obtained through the Building and Safety Department.

4. The base of the new freestanding sign at Highland Drive and Presidio Avenue shall be detailed to match the bases of the existing freestanding signs at I-15 and Westwood Drive. The modification shall be reviewed and approved by Planning and Development staff.

5. The Master Sign Plan Sign Criteria document shall be modified to prohibit any additional Consolidated or Freestanding Signs, and shall include specific design guidelines for any future wall signage.

6. The raceway lighting shall not flash.

7. No additional freestanding or monument signs will be permitted along Westwood Drive.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 10 – MSP-4380

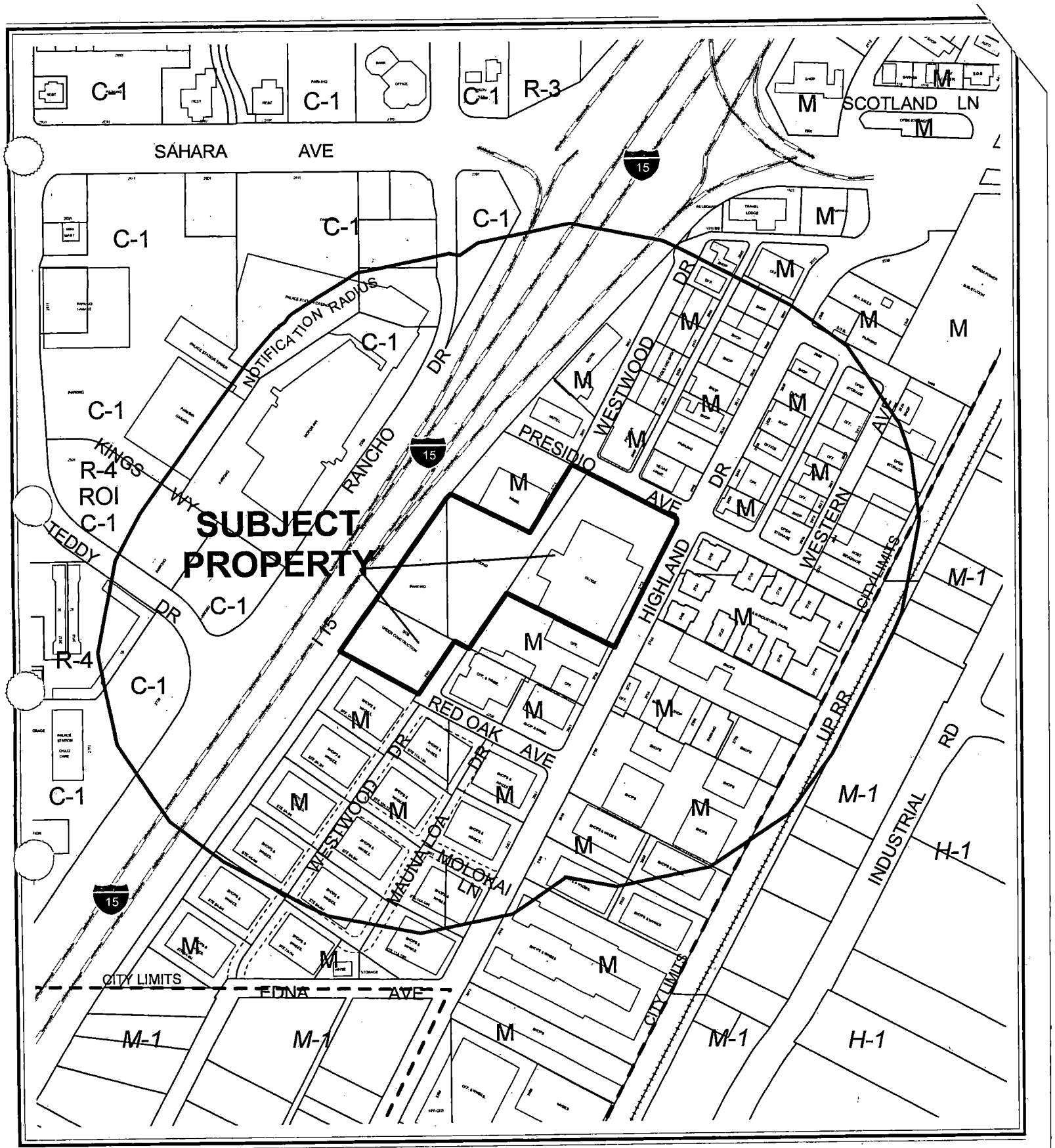
CONDITIONS – Continued:

8. No temporary signage shall be allowed on the parcels without the approval of a Temporary Sign Permit from the Planning and Development Department.

9. Address numbers shall be provided as required by the Planning and Development Department.

Public Works

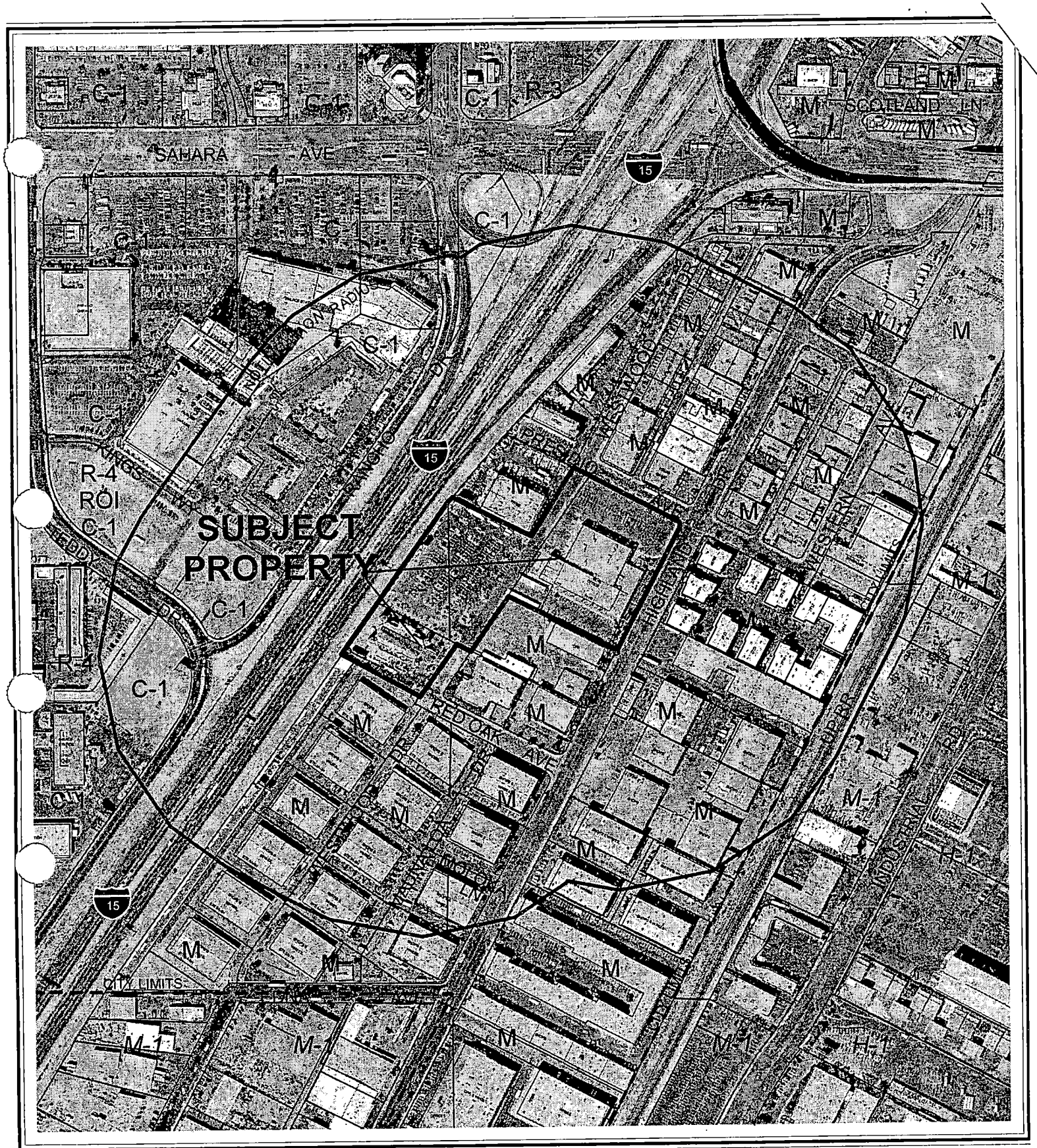
10. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



CASE: **MSP-4380**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 300 600 Feet

CASE: **MSP-4380**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. The approvals for MSP-1409 and MSP-2565 shall be expunged.

2. Conformance to the sign elevations and Master Sign Plan Sign Criteria document as submitted in conjunction with this request, except as amended by conditions herein.

3. All signage shall have proper permits obtained through the Building and Safety Department.

4. The base of the new freestanding sign at Highland Drive and Presidio Avenue shall be detailed to match the bases of the existing freestanding signs at I-15 and Westwood Drive. The modification shall be reviewed and approved by Planning and Development staff.

5. The Master Sign Plan Sign Criteria document shall be modified to prohibit any additional Consolidated or Freestanding Signs, and shall include specific design guidelines for any future wall signage.

6. The raceway lighting shall not flash.

7. No additional freestanding or monument signs will be permitted along Westwood Drive.

8. No temporary signage shall be allowed on the parcels without the approval of a Temporary Sign Permit from the Planning and Development Department.

9. Address numbers shall be provided as required by the Planning and Development Department.

Public Works

10. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Master Sign Plan for an approved Sexually-Oriented Business (Treasures Gentlemen's Club) and office complex adjacent to the northwest corner of Westwood Drive and Red Oak Avenue. This application is intended to replace the two existing Master Sign Plans (MSP-1409 and MSP-2565) that have been approved for the development.

B) Applicant's Justification

The applicant states that despite the presence of freestanding signs on I-15 and Westwood Drive, customers are having a difficult time locating the club from Highland Drive, which serves as the principal access to the business.

BACKGROUND INFORMATION

A) Previous Actions

04/05/00	The City Council approved a Special Use Permit (U-0109-99) for a Tavern on this site. The Planning Commission recommended Denial.
05/16/01	The City Council approved a one-year Extension of Time [U-0109-99(1)] of a Special Use Permit for a proposed 20,198 square foot Tavern on the subject site.
01/16/02	The City Council approved a Site Development Plan Review (SD-0063-01) for a proposed 24,093 square foot sexually oriented business on this site. The Planning Commission and staff recommended approval of the request.
08/21/02	The City Council approved a one-year Extension of Time [U-0109-99(2)] of a Special Use Permit for a proposed 20,198 square foot Tavern on the subject site.
04/16/03	The City Council approved a Master Sign Plan (MSP-1409) for one freestanding ground sign (50 feet in height) on the site. The Planning Commission and staff recommended approval.

08/06/03 The City Council approved a one-year Extension of Time (EOT-2333) of a Special Use Permit for a proposed 20,198 square foot Tavern on the subject site. The Planning Commission recommended approval of the request on 06/26/03.

08/20/03 The City Council approved a Master Sign Plan (MSP-2565), which permitted an additional freestanding sign and wall signage for the proposed building on the site. The Planning Commission recommended approval of the request on 07/24/03.

04/08/04 The Planning Commission tabled requests for a Special Use Permit (SUP-3907) and Variance (VAR-4032) for an off-premise sign on the property. The City Attorney determined that the requests should be processed as an addition to the previously-approved Master Sign Plan (MSP-2565).

B) Pre-Application Meeting

04/14/04 At the pre-application meeting, issues were discussed relative to the fact that three separate parcels are included as part of the development, the omission of one of the parcels from the previously-approved Master Sign Plan (MSP-2565), and the need for wall sign guidelines for the Highland Office Center which is included as part of the development.

C) Neighborhood Meetings

A neighborhood meeting is not required for Master Sign Plan applications.

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Sexually-Oriented Business, Office Use
North:	Industrial/Manufacturing
South:	Industrial/Warehouse
East:	Industrial/Office
West:	I-15 Freeway

B) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	Right-of-Way

C) General Plan Compliance

The LI/R (Light Industrial/Research) category of the Southeast Sector Plan allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories The existing M (Industrial) Zoning is consistent with the LI/R (Light Industrial/Research) general plan designation.

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

The subject parcel is not subject to any Special Area Plans, Overlay District regulations, or Study Areas.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
To establish requirements/limitations for signs in a specific development	X	

A Master Sign Plan was required as a condition of approval of the Site Development Plan Review (SD-0063-01).

ANALYSIS

A) Zoning Code Compliance

General project description

The applicant has requested approval of a new Master Sign Plan for the development in order to permit an additional freestanding sign at the intersection of Highland Drive and Presidio Avenue. The proposed sign will be 40 feet tall, with 426 square feet of sign area, and is generally consistent with the configuration and materials of the two existing signs on the Treasures parcel.

As this sign plan is to replace the existing sign plans already in place for the property (MSP-1409 and MSP-2565), the submitted documentation identifies all existing signage on the Treasures parcel, as well as the existing freestanding sign and wall signage of the Highland Office Center. The sign plan also includes a Master Sign Plan Sign Criteria document, which dictates all future signage that may be allowed for the development, subject to the limitations of Title 19.14.

A1) Residential Protection Standards

The parcel is located over 1,200 feet from the nearest single-family residential parcel, and is not subject to the Residential Protection Standards listed in Title 19.14.

A2) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Freestanding Signs:

Standards	**Allowed**	**Provided**
Maximum Number	1/200' Frontage 1/Westwood 3/Highland Drive 2/Presidio Avenue 6 total	 1/Westwood 2/Highland Drive 0/Presidio Avenue 1/I-15 4 total
Maximum Area	2 SF/ft. frontage 400 SF/Westwood 880 SF/Highland 760 SF/Presidio	 152 SF/Westwood 696 SF/Highland 0 SF/Presidio 350 SF/I-15
Maximum Height	40 Feet	 28'/Westwood 30' & 40'/Highland --/Presidio 50'/I-15
Minimum Setback	5 Feet	5 Feet
Illumination	Internal, External, Animated, Electronic	Internal, External (Neon)

The existing and proposed freestanding signage is generally in conformance with the requirements of Title 19. The existing freestanding sign facing I-15 is not permitted by Title 19, due to the fact that the parcel does not have direct access from the Interstate, but was approved as part of a previously approved sign plan. The other existing freestanding signs conform with the height and area limitations; the proposed freestanding sign will also conform with height and area requirements.

Wall Signs:

Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	Not indicated
Maximum Projection	4 Feet	1 Foot
Illumination	Internal, External, Animated, Electronic	Non-illuminated, External (Neon)

While calculations have not been provided for the existing wall signage, a visual inspection of the properties indicates that it is significantly less than what would be permitted under Title 19.14. The wall signage also conforms with the lighting requirements listed in the Code of Ordinances.

B) General Analysis and Discussion

Three parcels comprise the Treasures development: The parcel at the northwest corner of Red Oak Drive and Westwood Drive, where the Sexually-Oriented Business is located; the parcel immediately north, which includes the parking area for the business and driveway access from Presidio Avenue; and the Highland Office Center, located at the southwest corner of Highland Drive and Presidio Avenue. The three parcels were identified as part of the development when the Site Development Plan (SD-0063-01) for Treasures was approved.

The previous Master Sign Plans (MSP-1409 and MSP-2565) only included two of the three parcels as part of the plan; the Highland Office Center parcel was omitted from the sign plan. The applicant's request for an additional freestanding sign warrants revisions to the existing sign plans and the inclusion of the Highland parcel.

The new freestanding sign proposed for the intersection of Highland Drive and Presidio Avenue is in conformance with the requirements of Title 19.14, and the proposed location will provide adequate separation between the existing freestanding sign for the Highland Office Center. The base of the proposed sign does not match the detailing of the bases of the existing freestanding Treasures signs, and should be modified so that the three signs are consistent as dictated by the Master Sign Plan requirements. The colors, lighting, and design elements are consistent with the other Treasures signs.

No other freestanding signs are proposed at this time; however, the Master Sign Plan Sign Criteria document would permit additional freestanding signs based on Title 19 requirements. Due to the fact that the development already includes a non-permitted freestanding sign, it is recommended that no other freestanding signs be permitted, and that the Sign Criteria document be modified as such. A condition has been added to include this recommendation.

The existing wall signage conforms with the requirements of Title 19, and the Sign Criteria document limits any additional wall signage to 20% of the each building façade. The Sign Criteria document does not place any restrictions on the type, color, or placement of any future signage; the document should be modified so that any future wall signage is consistent with the existing signage.

As indicated in the applicant's justification letter, this sign plan will replace the existing sign plans that were approved for the property. The applicable conditions of approval of the original sign plans have been incorporated into the conditions for the current request.

NOTICES MAILED 55

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-4380 APN: _____

Name of Property Owner: D.2753, LLC

Name of Applicant: _____

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): N/A _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Ali Davari
mgr of D.2753, LLC

Subscribed and sworn before me

This 28th day of April, 2004

Brenda K. Roberts
Notary Public in and for said County and State

BRENDA K. ROBERTS
Notary Public
State of Texas
My Commission Expires
March 25, 2005

14'-0"

9'-0"

AS PER REQ'D.

LOGO SHIELD DECOR PLANT-ONS TO MATCH BLDG

METAL CAPS SAND FINISH PTD. TO MATCH BLDG COLOR

3'-0"

2'-0"

1'-2"

TREASURES

GENTLEMEN'S CLUB

OPEN CHANNEL LETTERS PAINT AZTEC GOLD W/ MAJESTIC GOLD NEON ILLUM.

7'-0"

INTERNALLY ILLUMINATED FLEX FACE CABINET W/ GPA RETAINER COMPUTER PRINTED GRAPHICS ILLUM AS REQ.D'

28'-0"

METAL CORNICES SAND FINISH PTD. TO MATCH BLDG COLOR

F.C.O. ALUM DIAMOND PLANT-ON PAINTED SMOOTH TO MATCH CORNICES

1'-0"

2801

1/4" F.C.O. ALUM ADDRESS NUMBERS PAINT T.B.D

METAL SAND FINISH PYLON COVER PTD. TO MATCH BLDG COLOR REVEALS PTD. SMOOTH.

MSP-4380

ALUM BASE SAND FINISH PTD. TO MATCH BLDG COLOR

FRONT VIEW

SIDE VIEW

S/F 28' PYLON SIGN **3/8"=1'-0"**

COLOR CALL-OUTS TO FOLLOW - NOTE: ALL EMBELLISHMENT TO MATCH ARCHITECTURE OF BLDG

6-1-04 PC

STAFF

JOB NO	7375
DATE	10-08-2002
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	TGC7375 CDR
PAGE	

TREASURES GENTLEMEN'S CLUB

VISION SIGN

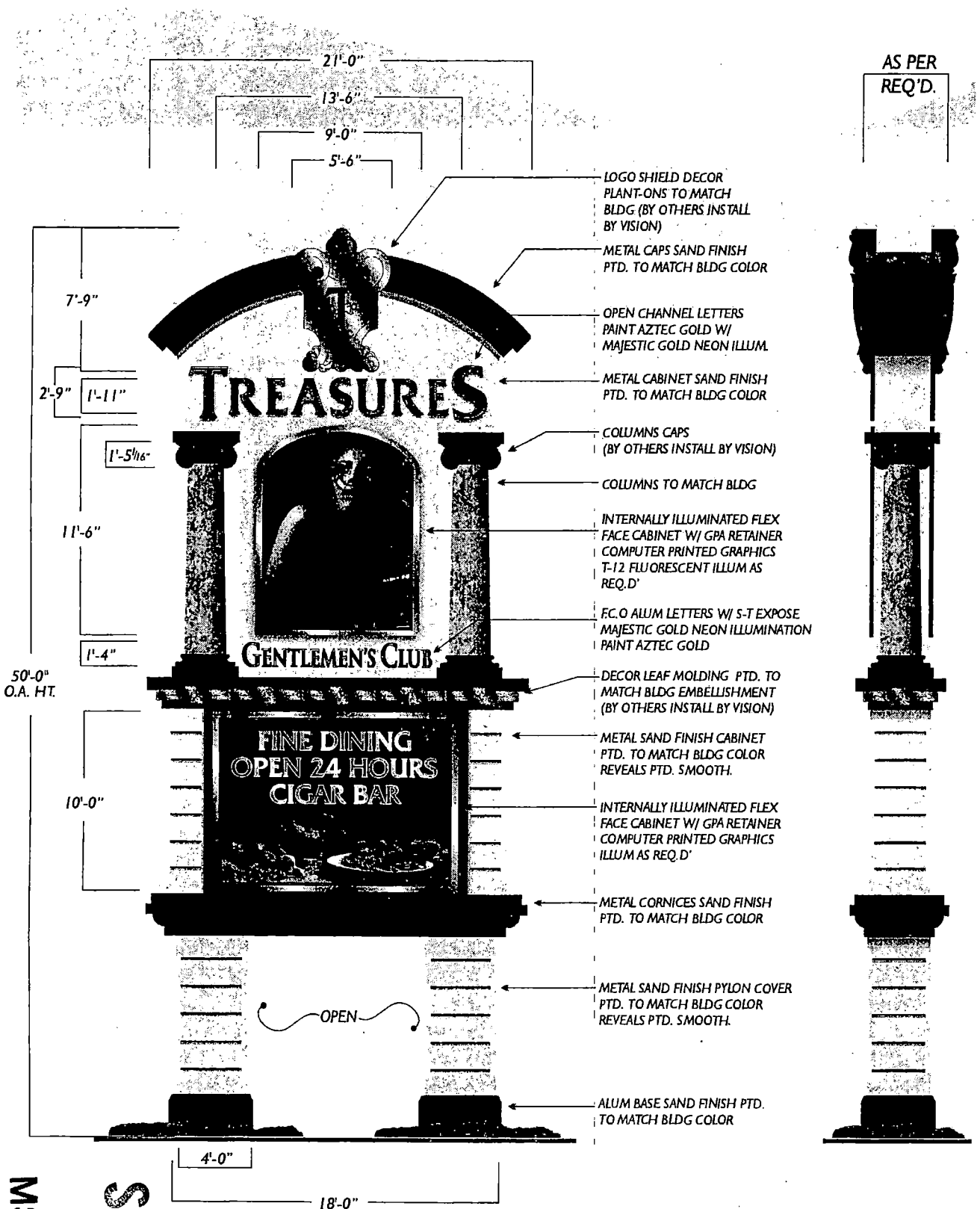
3035 S. Polaris Ave. Las Vegas, Nevada 89102

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.

NV CONTRACTOR LICENSE #42776

REVISION	BY
08-22-03	DN

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FRONT VIEW

END VIEW

STAFF

MSP-4380

6-10-04 PC

D/F 50' PYLON SIGN **3/16"=1'-0"**

COLOR CALL-OUTS TO FOLLOW - NOTE: ALL EMBELLISHMENT TO MATCH ARCHITECTURE OF BLDG

JOB NO	6806b
DATE	10-08-2002
DESIGN	DERRICK
SALES	SHOCK
FILE NAME	LaRouge6806b.CDR

FILE LOCATED IN TREASURES FOLDER

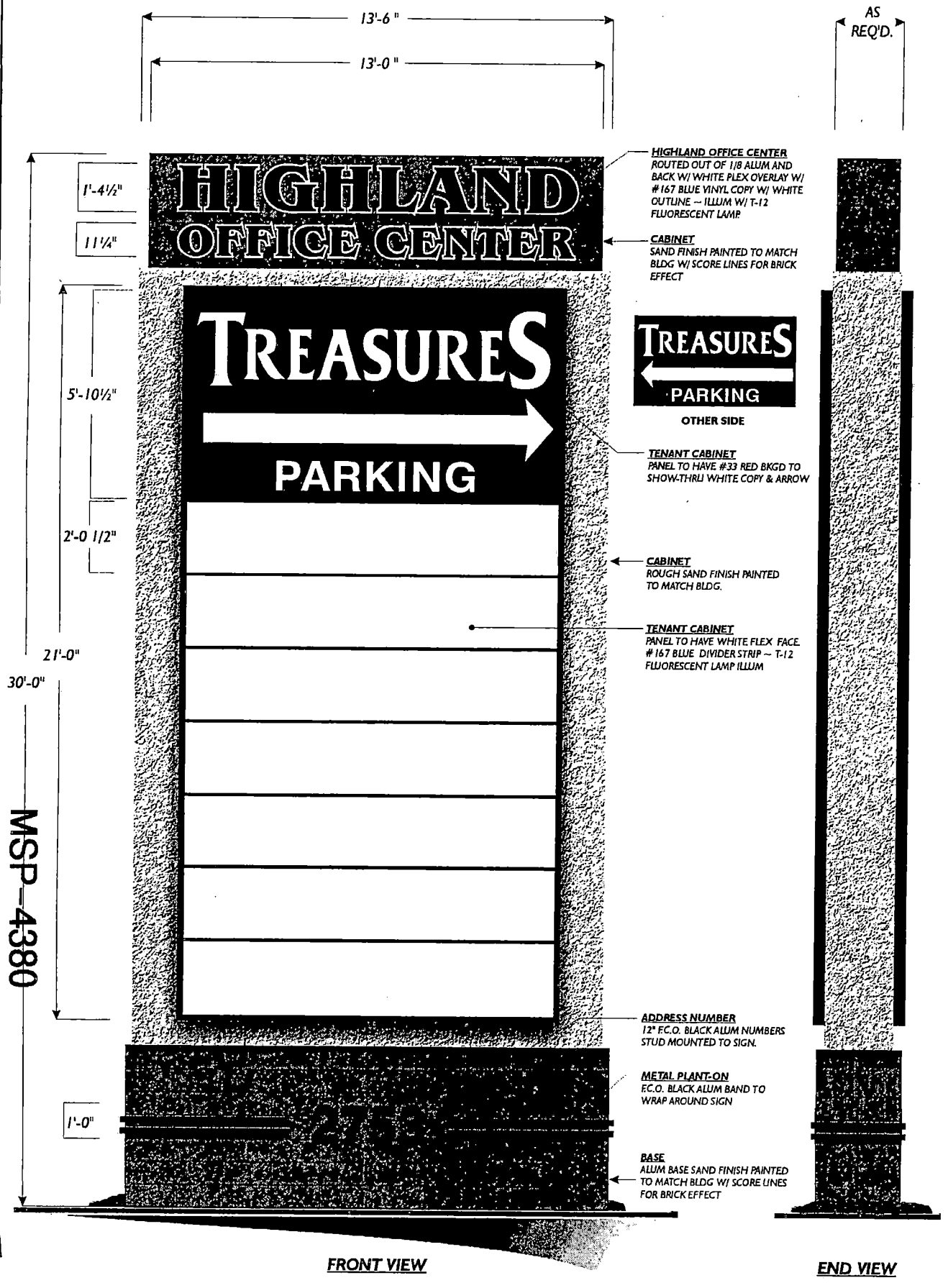
TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

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NV CONTRACTOR LICENSE #42776

REVISIONS	BY
11-09-02	DN
01-31-03	DN
03-10-03	DN
03-27-03	DN
04-14-03	DN
04-21-03	DN

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D/F 30' PYLON SIGN **3/8"=1'-0"**

6-1 04 PC

MSP-4380

STATE

JOB NO	6806c
DATE	10-08-2002
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	LaRouge6806c CDR
SHEET	

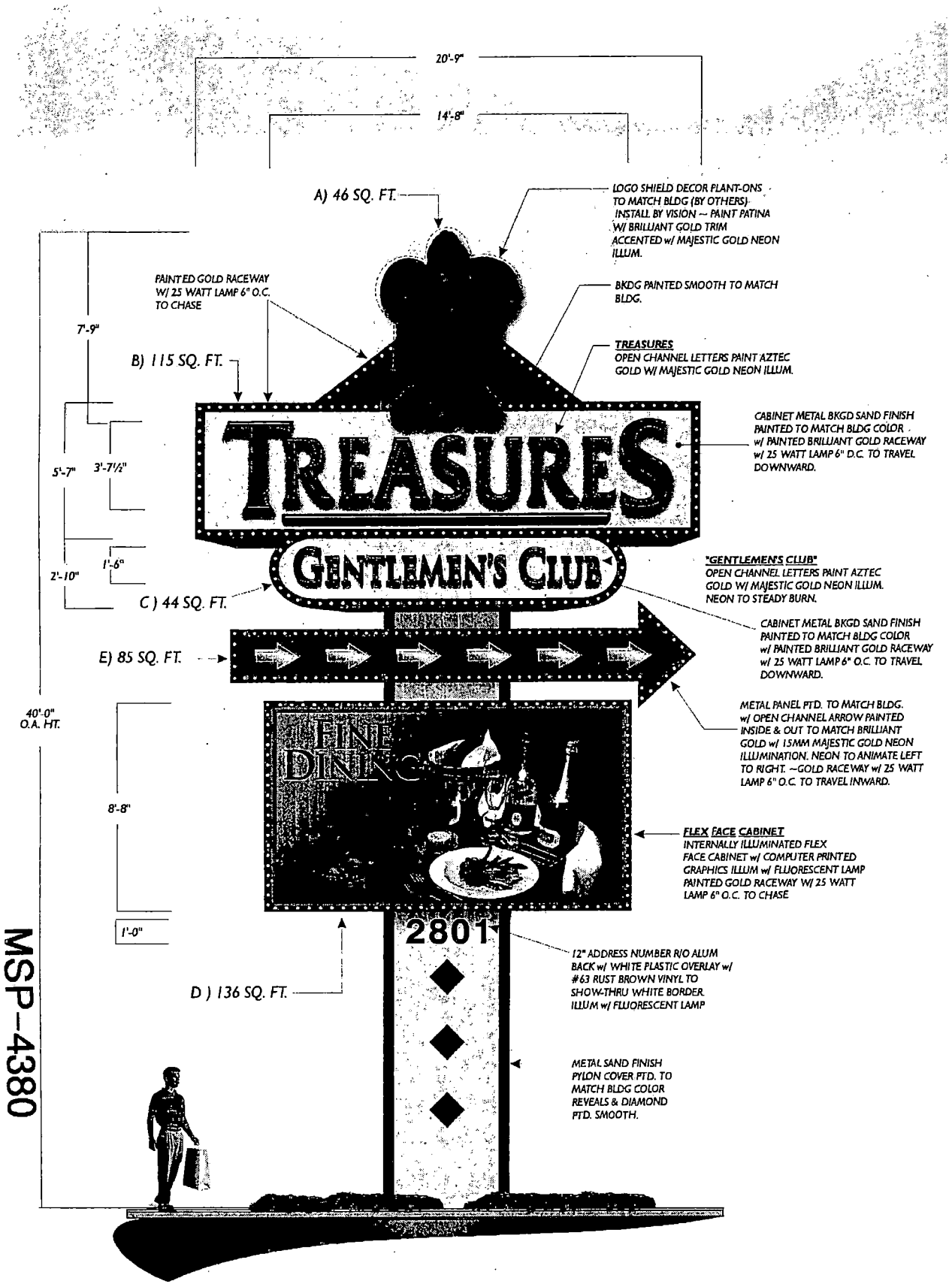
HIGHLAND OFFICE CENTER
2753 HIGHLAND

VISION SIGN
3025 S. Polaris Ave. Las Vegas, Nevada 89102

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NV CONTRACTOR LICENSE #42776

REVISIONS	BY
12-09-02	DN
05-29-03	DN
07-21-03	DN
09-15-03	DN

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MSP-4380

10-04 PC

STAMP

MFG. & INSTALL NEW 40' PYLON SIGN 1/4"=1'-0"

JOB NO	8029a
DATE	11-18-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	TGC8029aCDR
SHEET	

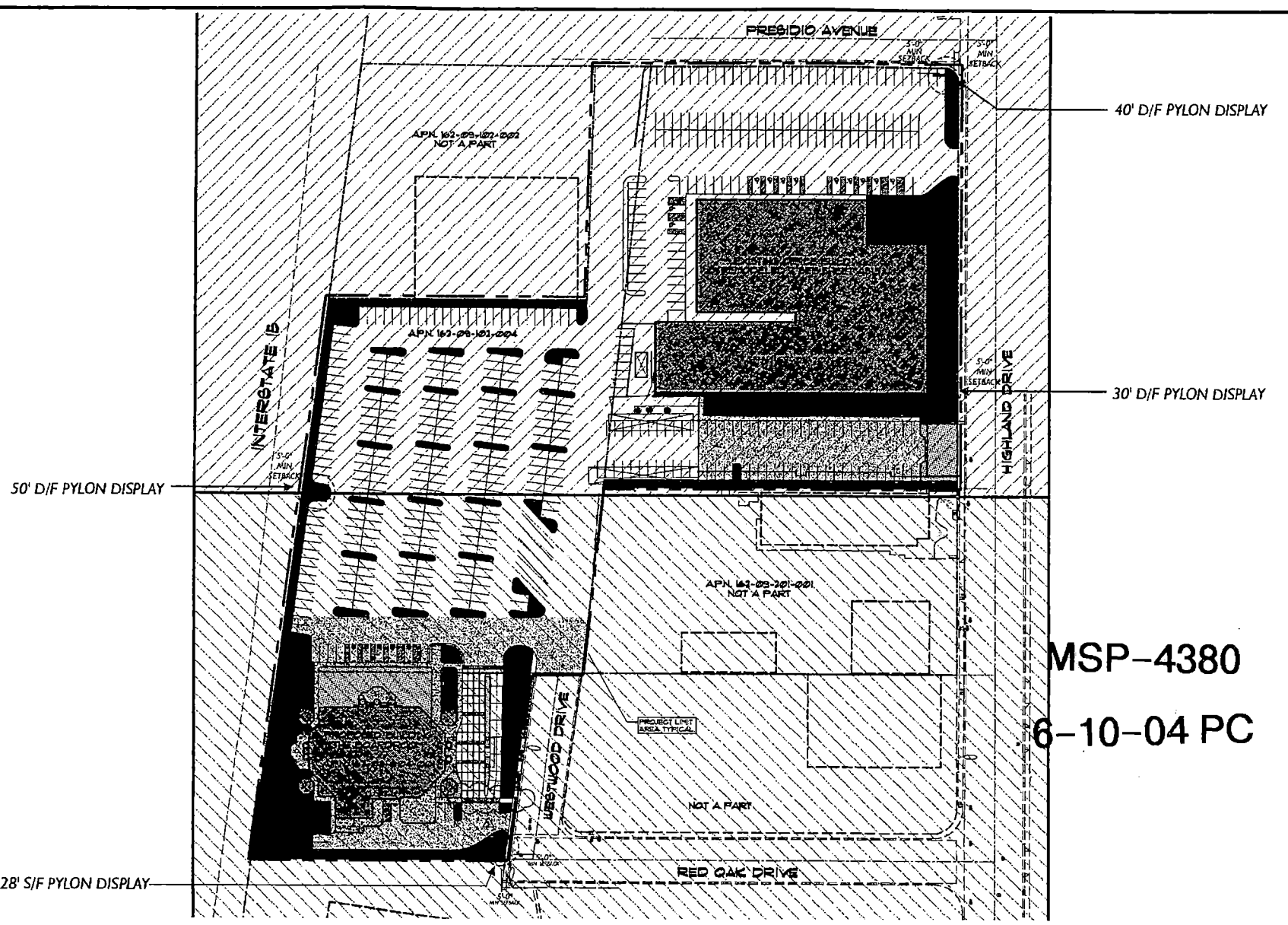
TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3025 S. Polaris Ave. Las Vegas, Nevada 89102

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NV CONTRACT DR LICENSE #42776

DRAWN BY	REVISIONS
02-10-04 DN	ADD SQ. FOOTAGE
02-27-04 DN	NEW ARROW

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MSP-4380

6-10-04 PC

OVERALL SITE PLAN

SCALE: 1"=100'

JOB NO.	TGC SitePlan
DATE	04-05-2004
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	TGC O A SitePlan.CDR
FOLDER	TREASURES

TREASURES
GENTLEMEN'S CLUB

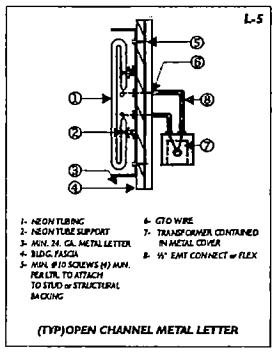
VISION SIGN
3525 S. Polaris Ave. Las Vegas, Nevada 89103

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NV CONTRACTOR LICENSE #42776

REVISIONS	BY

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STAFF



(TYP)OPEN CHANNEL METAL LETTER

15'-0"

2'-3" 1'-6"

TREASURES

Ⓐ OPEN CHANNEL LETTERS DETAIL 1/2"=1'-0"

(3) REQ'D. ~ EAST, NORTH & SOUTH ELEVATION

OPEN PAN CHANNEL LETTERS PAINTED AZTEC GOLD #46-401 INSIDE & OUT ~ ILLUM. W/ MAJESTIC GOLD NEON.

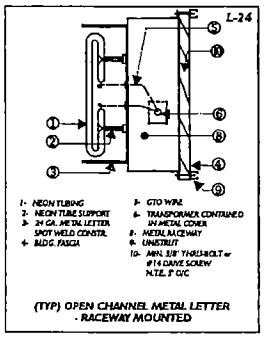
21'-0"

19'-10"

3'-9" 3'-0" 2'-0"

TREASURES

STAFF



(TYP) OPEN CHANNEL METAL LETTER - RACEWAY MOUNTED

Ⓑ OPEN CHANNEL LETTERS DETAIL 1/2"=1'-0"

(1) REQ'D. ~ WEST ELEVATION

OPEN PAN CHANNEL LETTERS PAINTED AZTEC GOLD #46-401 INSIDE & OUT ~ ILLUM. W/ MAJESTIC GOLD NEON. LETTERS MOUNTED TO METAL RACEWAY TEX-COTE PAINTED TO MATCH BLDG.

MSP-4380

6-10-04 PC

JOB NO.	7246
DATE	02-26-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	7246.CDR
SHEET	

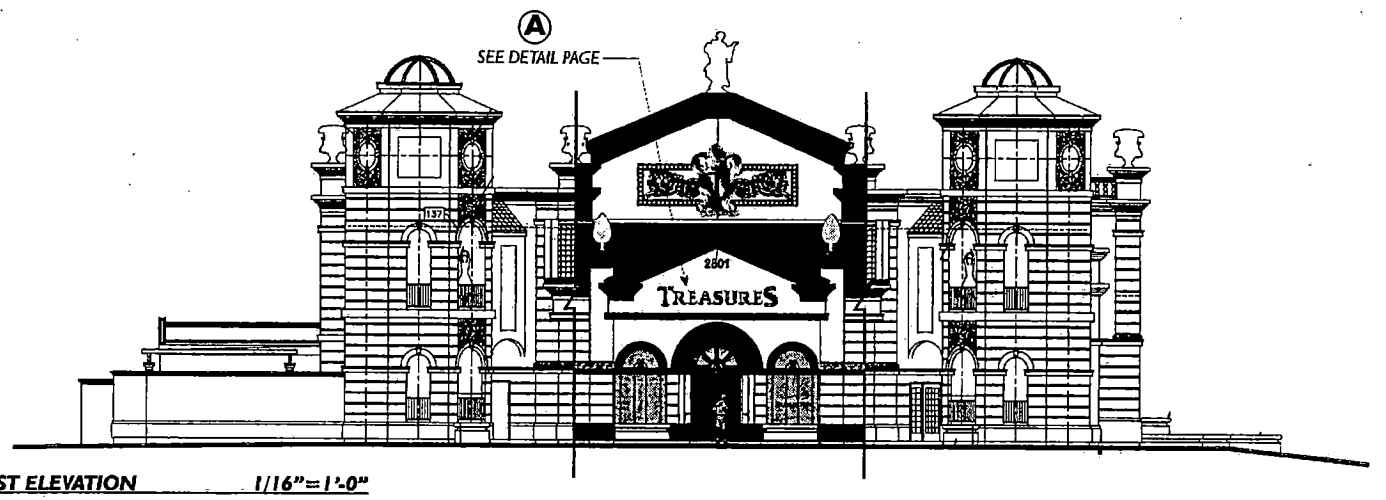
TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

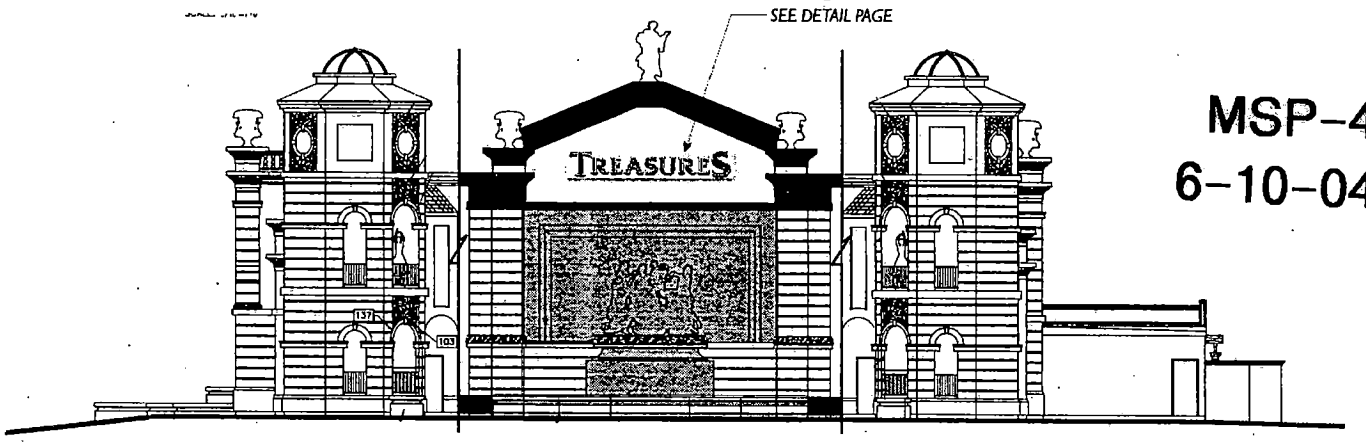
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NV CONTRACTOR LICENSE #42776

NEW DWG	BY
04-21-03	DN

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EAST ELEVATION 1/16"=1'-0"



WEST ELEVATION 1/16"=1'-0"

MSP-4380
6-10-04 PC

STAFF

JOB NO.	7246
DATE	02-26-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	7246.CDR
SHEET	

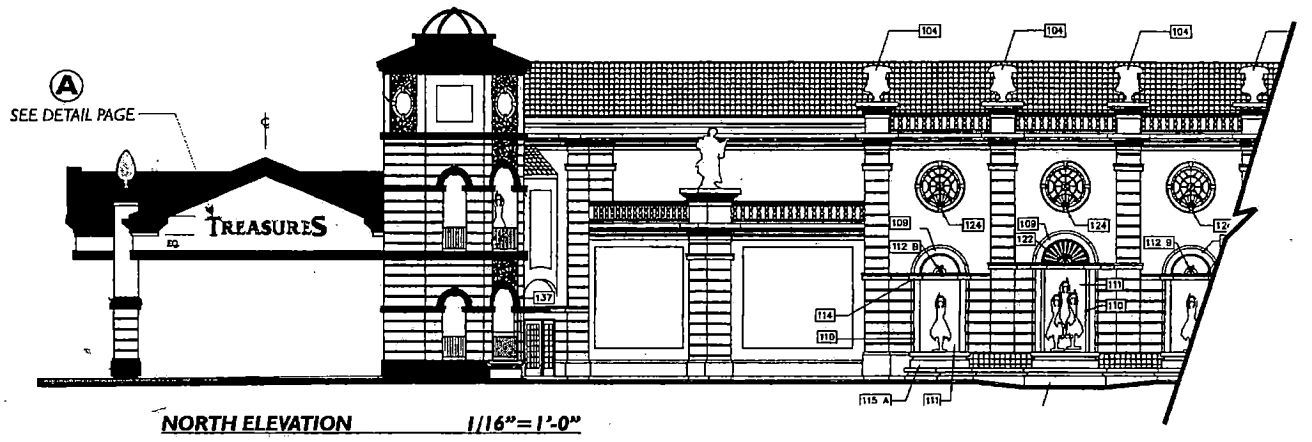
TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

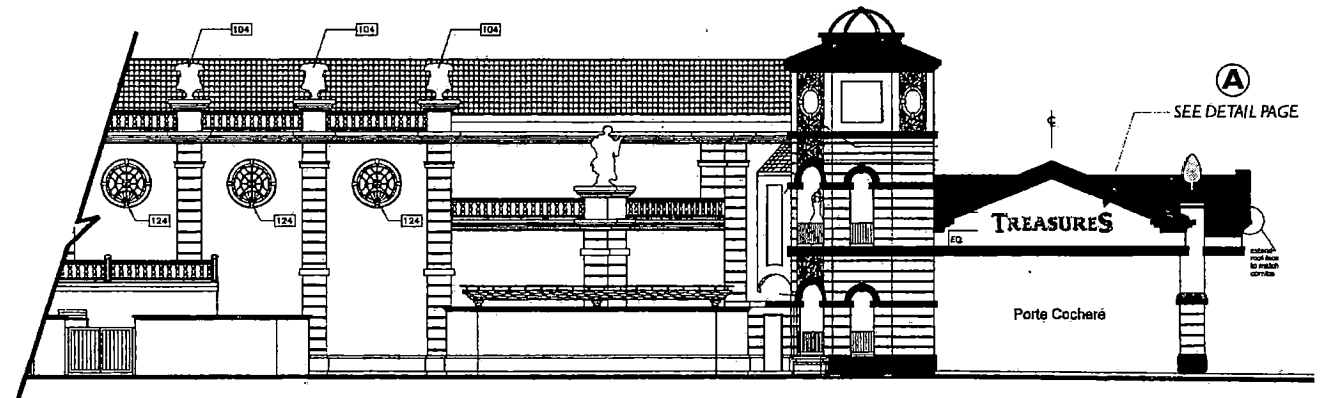
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NV CONTRACTOR LICENSE #42776

REVISIONS	BY
04-21-03	DN

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NORTH ELEVATION 1/16"=1'-0"



SOUTH ELEVATION 1/16"=1'-0"

STAFF

MSP-4380

6-10-04 PC

JOB NO.	7246
DATE	02-26-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	7246.CDR
SHEET	

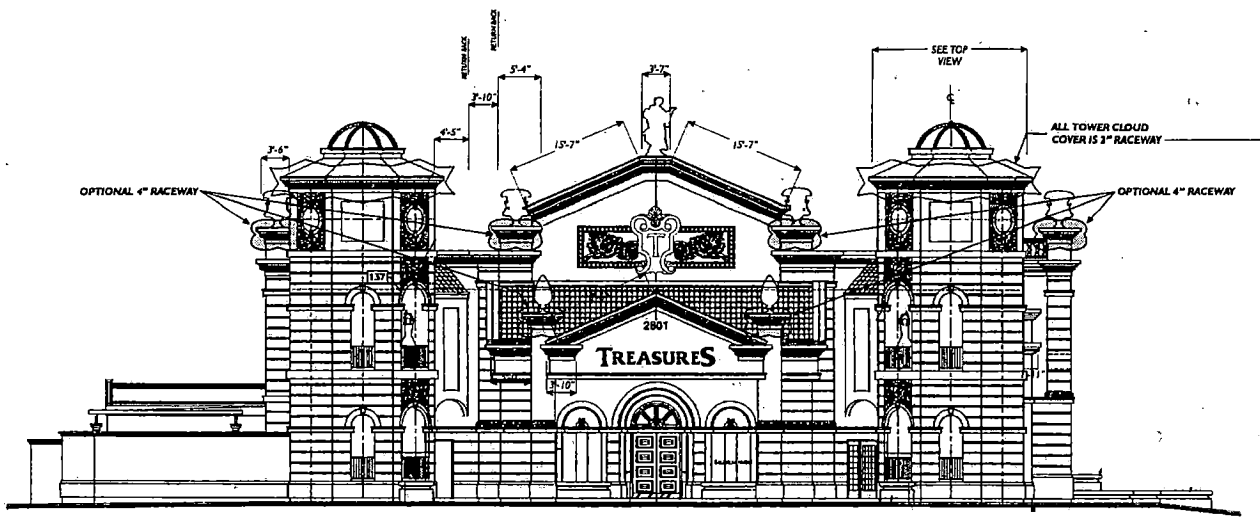
TREASURES
GENTLEMEN'S CLUB

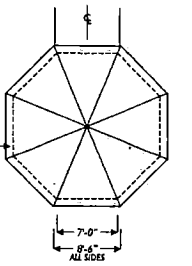
VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

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NV CONTRACTOR LICENSE #42776

REVISIONS	BY
04-21-03	DN

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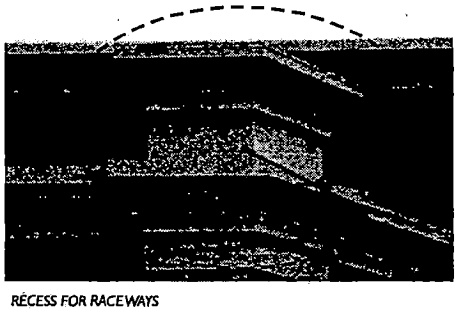




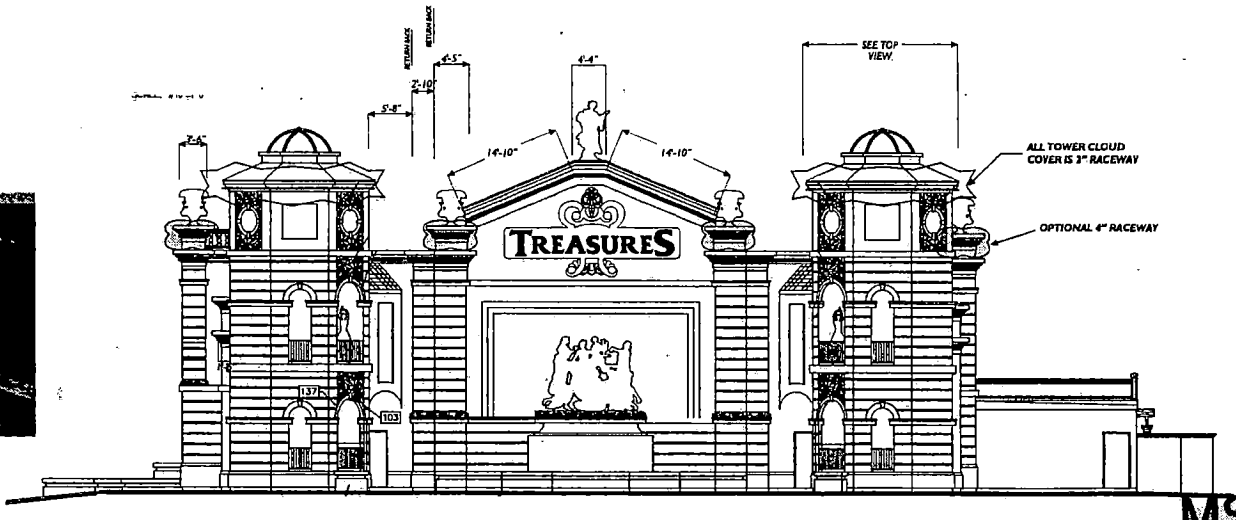
TOWER TOP VIEW

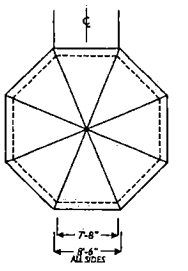
EAST ELEVATION 1/8"=1'-0"

MFG. & INSTALL 4" ILLUMINATED PAINTED RACEWAY
COLOR T.B.D. W/ 11 WATT CLEAR LAMPS 6" ON CENTER



RECESS FOR RACEWAYS





TOWER TOP VIEW

WEST ELEVATION 1/8"=1'-0"

MFG. & INSTALL 4" ILLUMINATED PAINTED RACEWAY
COLOR T.B.D. W/ 11 WATT CLEAR LAMPS 6" ON CENTER

STAFF

MSP-4380
6-10-04 PC

ALL SIZES ARE PLUS OR MINUS (FIELD CHECK REQ.D)

JOB NO.	7397
DATE	04-23-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	TGC7397.CDR
SHEET	07

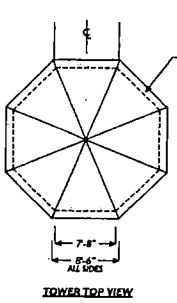
TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

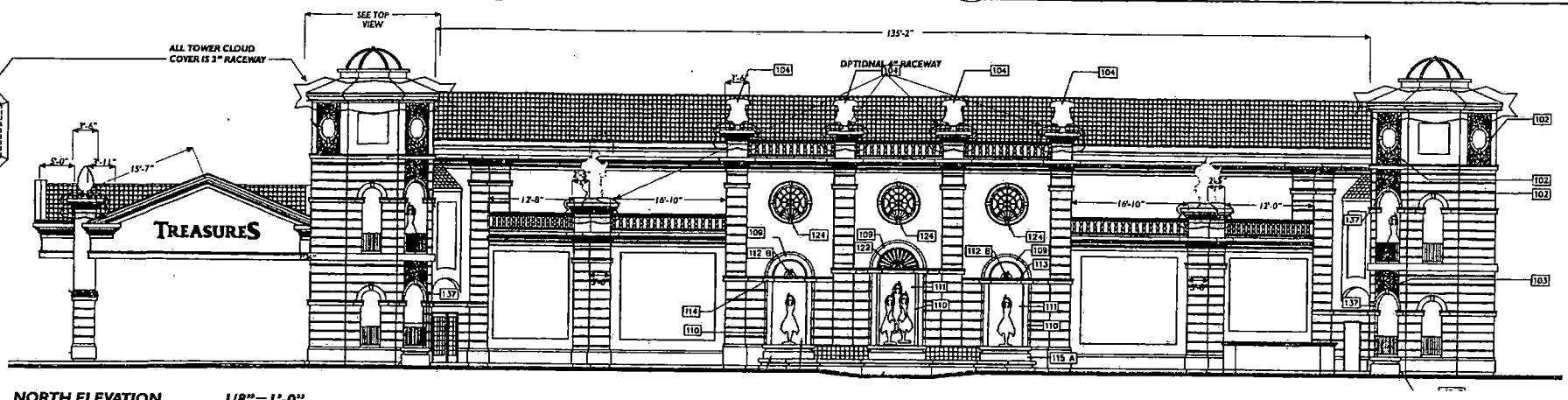
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NV CONTRACTOR LICENSE #42776

REVISIONS	BY

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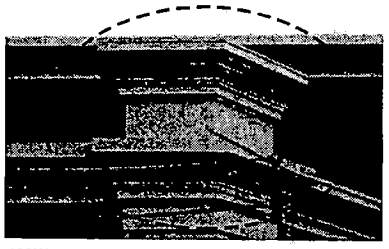


TOWER TOP VIEW

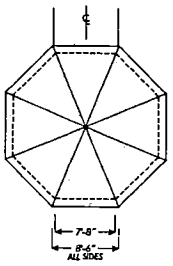


NORTH ELEVATION 1/8"=1'-0"

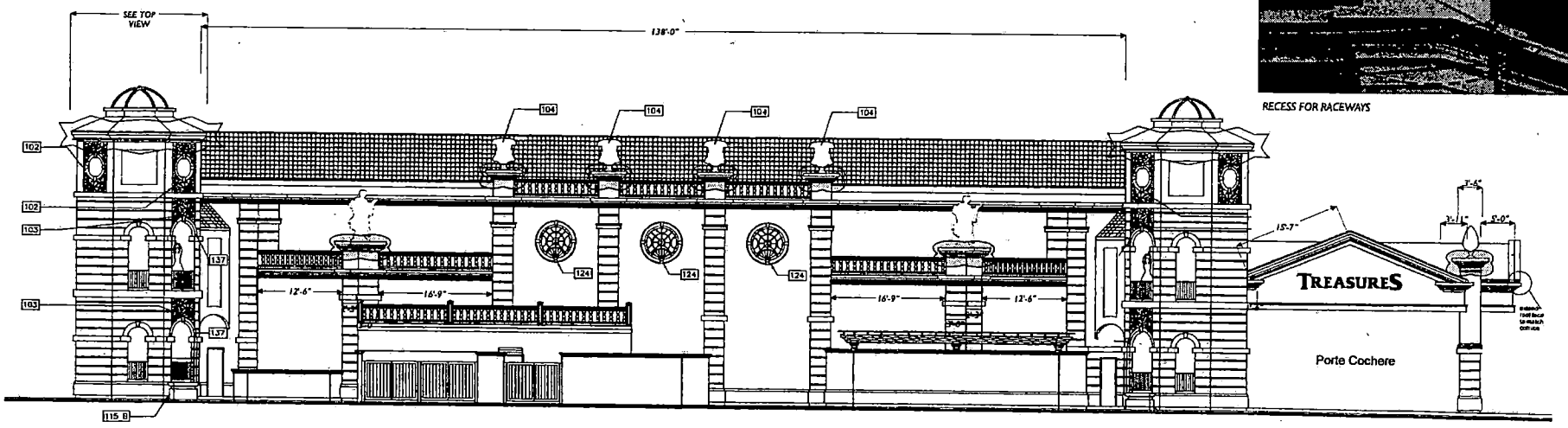
MFG. & INSTALL 4" ILLUMINATED PAINTED RACEWAY
COLOR T.B.D. W/ 11 WATT CLEAR LAMPS 6" ON CENTER



RECESS FOR RACEWAYS



TOWER TOP VIEW



SOUTH ELEVATION 1/8"=1'-0"

MFG. & INSTALL 4" ILLUMINATED PAINTED RACEWAY
COLOR T.B.D. W/ 11 WATT CLEAR LAMPS 6" ON CENTER

JOB NO.	7397
DATE	04-23-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	TGC7397.CDR
SHEET	OF

TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

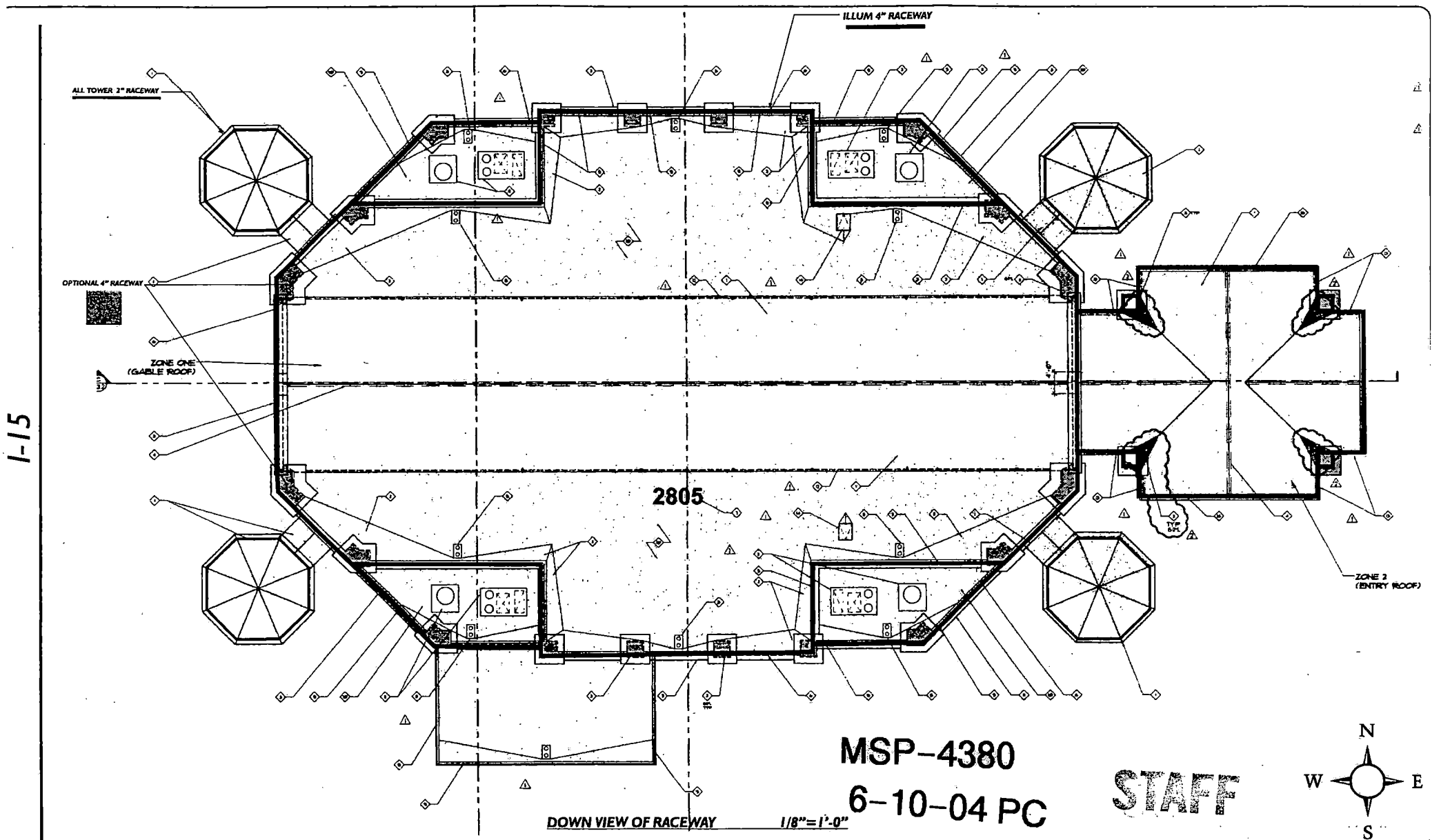
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NV CONTRACTOR LICENSE #42776

REVISIONS	BY

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MSP-4380
6-10-04 PC

STAFF



I-15

DOWN VIEW OF RACEWAY 1/8"=1'-0"

MSP-4380
6-10-04 PC

STAFF

JOB NO.	7397
DATE	04-23-2003
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	TGC7397.CDR
SHEET	OF

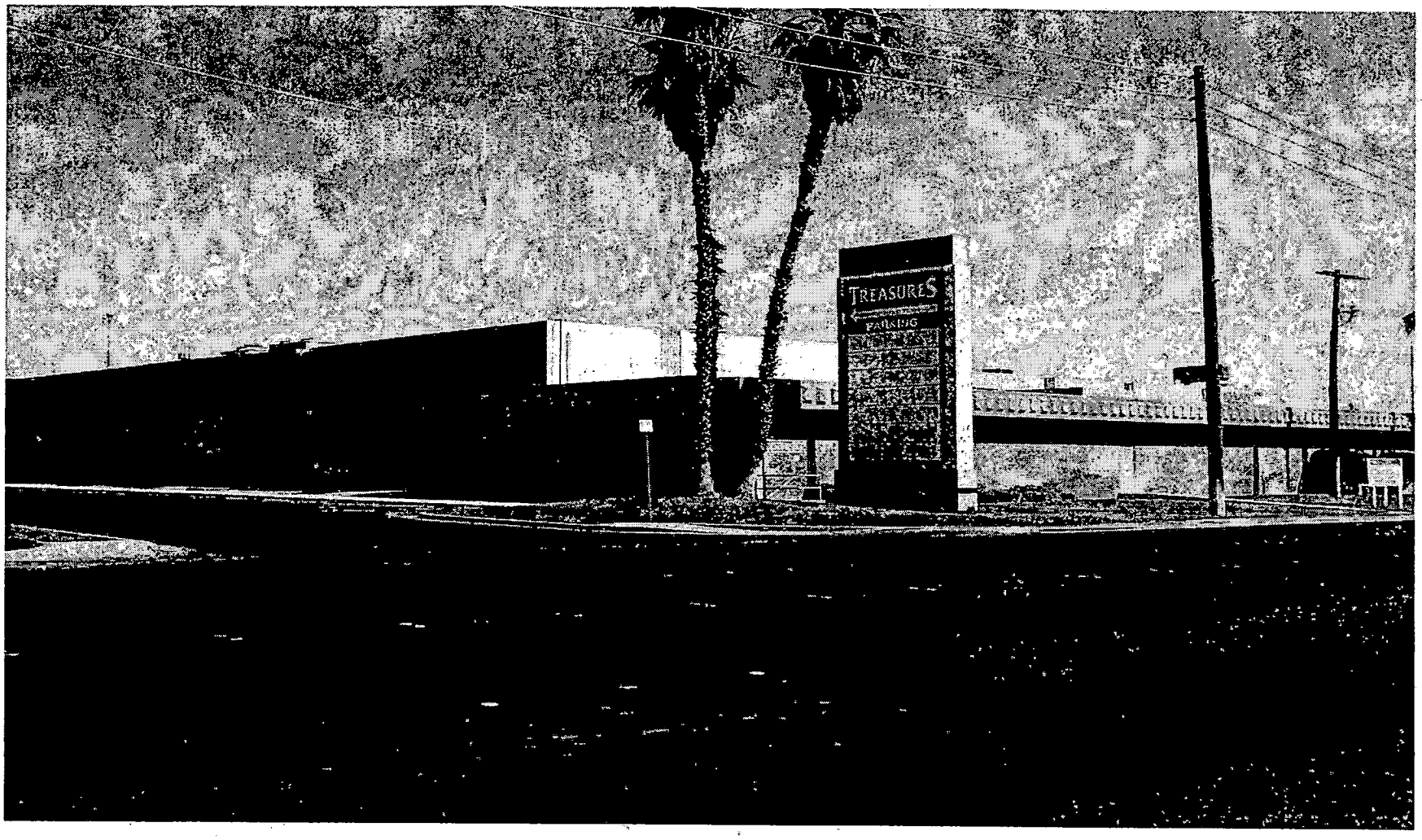
TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

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NV CONTRACTOR LICENSE #42776

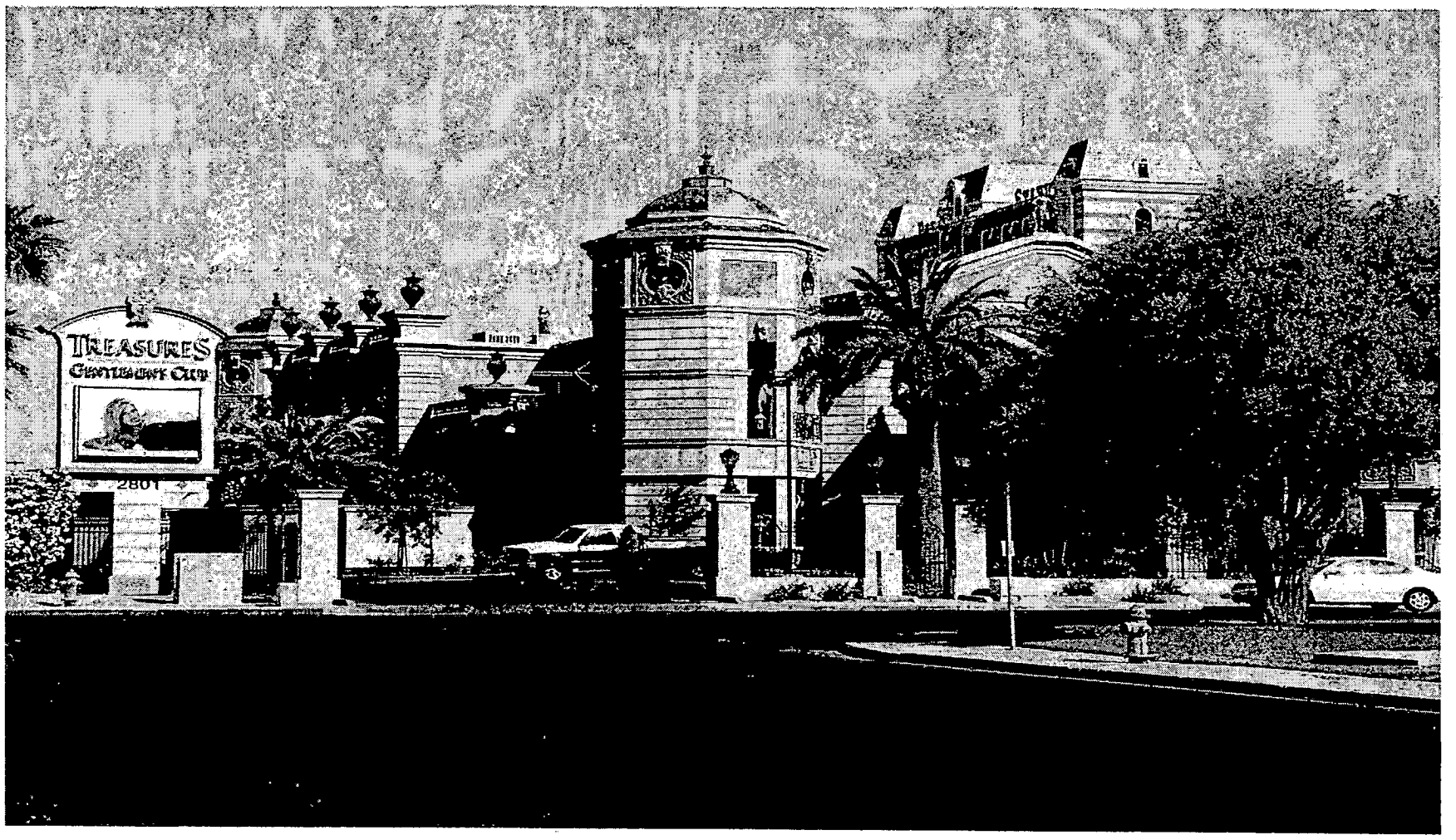
REASONS	BY

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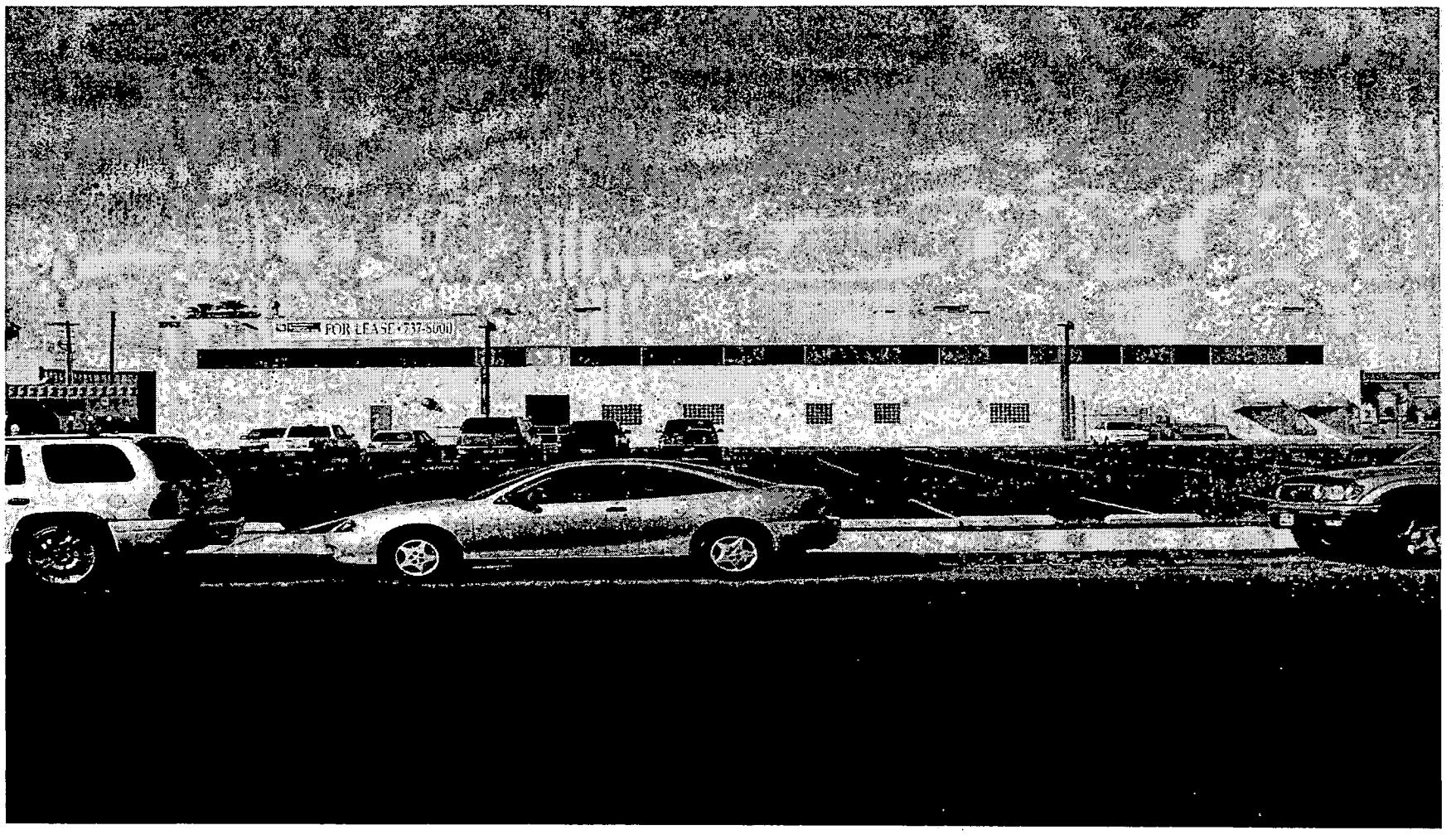
MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.
NORTHWEST CORNER OF WESTWOOD DRIVE AND RED OAK AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/21/04



MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.
NORTHWEST CORNER OF WESTWOOD DRIVE AND RED OAK AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/21/04



MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.
NORTHWEST CORNER OF WESTWOOD DRIVE AND RED OAK AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/21/04



MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.
NORTHWEST CORNER OF WESTWOOD DRIVE AND RED OAK AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/21/04

Master Sign Plan Sign Criteria

Treasures Gentlemen's Club

June 10, 2004

Applicable Parcels ("the site"): 162-08-604-001
162-09-102-001
162-09-102-003

This Master Sign Plan application, required as a condition of approval for SDPR-0063-01, replaces and supplements two previous master sign plans approved for the site: MSP-1409 and MSP-2565. The signs and conditions of approval for MSP-1409 and MSP-2565 will be incorporated into this Master Sign Plan application, in addition to the following requirements and sign criteria:

Modifications to this Master Sign Plan

All modifications to this Master Sign Plan are governed by 19.14.130 of the Las Vegas Municipal Code.

Arcade Signs

No arcade signs exist on the site or are included in this Master Sign Plan. New arcade signs shall be limited by the provisions of 19.14.060(F)(1) of the Las Vegas Municipal Code.

Awning Signs

No awning signs exist on the site or are included in this Master Sign Plan. New awning signs shall be limited by the provisions of 19.14.060(F)(2) of the Las Vegas Municipal Code.

Canopy Signs

No canopy signs exist on the site or are included in this Master Sign Plan. New canopy signs shall be limited by the provisions of 19.14.060(F)(3) of the Las Vegas Municipal Code.

Consolidated Signs

This Master Sign Plan includes one existing consolidated sign located in the front of the office building located along Highland Drive on APN 162-09-102-003. A photo of the existing sign is included in the Master Sign Plan application submittal. No new consolidated signs are proposed with this Master Sign Plan. New consolidated signs not shown in the site plan submitted with MSP-4380 shall require a major amendment to this master sign plan, and shall be limited by the provisions of 19.14.060(F)(4) of the Las Vegas Municipal Code.

Submitted at Planning Commission
Date 6/10/04 Item # 10

Master Sign Plan Sign Criteria

Treasures Gentlemen's Club

Freestanding Signs

This Master Sign Plan includes three freestanding signs; two existing signs and one proposed sign. One freestanding sign is located on the southeast corner of APN 162-08-604-001 along Redwood Drive and was approved as part of MSP-2565. The second freestanding sign is located along the western boundary of APN 162-09-102-001 and was approved as part of MSP-1409. Photos of the existing signs are included in the Master Sign Plan application submittal. The proposed third freestanding sign will be located at the northeast corner of APN 162-09-102-003, near the southwest corner of Highland Drive and Presidio Avenue. The purpose of this sign is outlined in the justification letter submitted with this Master Sign Plan application. New freestanding signs not shown in the site plan submitted with MSP-4380 shall require a major amendment to this master sign plan, and shall be limited by the provisions of 19.14.060(F)(5) of the Las Vegas Municipal Code.

Marquee Signs

This Master Sign Plan includes three existing marquee signs on the front and sides of the porte cochere, which is located at the front of the building on APN 162-08-604-001 and was approved as part of MSP-2565. Photos of the existing signs are included in the Master Sign Plan application submittal. No new marquee signs are proposed with this Master Sign Plan. New marquee signs shall be limited by the provisions of 19.14.060(F)(6) of the Las Vegas Municipal Code.

Menu Boards

No menu boards exist on the site or are included in this Master Sign Plan. New menu boards shall be limited by the provisions of 19.14.060(F)(7) of the Las Vegas Municipal Code.

Monument Signs

No monument signs exist on the site or are included in this Master Sign Plan. New monument signs shall be limited by the provisions of 19.14.060(F)(8) of the Las Vegas Municipal Code.

Projecting Signs

No projecting signs exist on the site or are included in this Master Sign Plan. New projecting signs shall be limited by the provisions of 19.14.060(F)(9) of the Las Vegas Municipal Code.

Roof Signs

No roof signs exist on the site or are included in this Master Sign Plan. New roof signs shall be limited by the provisions of 19.14.060(F)(10) of the Las Vegas Municipal Code.

Master Sign Plan Sign Criteria

Treasures Gentlemen's Club

Wall Signs

This Master Sign Plan includes one existing wall sign located on the building on APN 162-08-604-001, which were approved as part of MSP-2565. A photo of the existing sign is included in the Master Sign Plan application submittal. No new wall signs are proposed with this Master Sign Plan. New wall signs shall require a minor amendment to this master sign plan, and shall be limited by the provisions of 19.14.060(F)(11) of the Las Vegas Municipal Code.

Window Signs

No window signs exist on the site or are included in this Master Sign Plan. New window signs shall be limited by the provisions of 19.14.060(F)(1) of the Las Vegas Municipal Code.

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4347 - APPLICANT: CANYON RIDGE CHRISTIAN CHURCH - Petition to Vacate a portion of Maverick Street, generally located between La Madre Way and Lone Mountain Road, 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 – APPROVED subject to conditions on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348] – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348].

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 11 – VAC-4347

MINUTES – Continued:
GARY LEOBOLD, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348].

(6:11 – 6:13)

1-296

CONDITIONS:
Planning and Development

1. All property owners must agree to this vacation request that proposes an offset 47-foot right-of-way and acceptable documentation must be provided to the City Engineer prior to recordation of an Order of Vacation. If such documentation cannot be provided, the 47-foot right-of-way width shall be centered about the centerline of Maverick Street.

2. Retain a 20-foot public sewer easement centered over the existing sewer line as required by the Department of Public Works. This condition shall not be enforced if an alternative sanitary sewer relocation plan is submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation. The relocation must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-3213 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

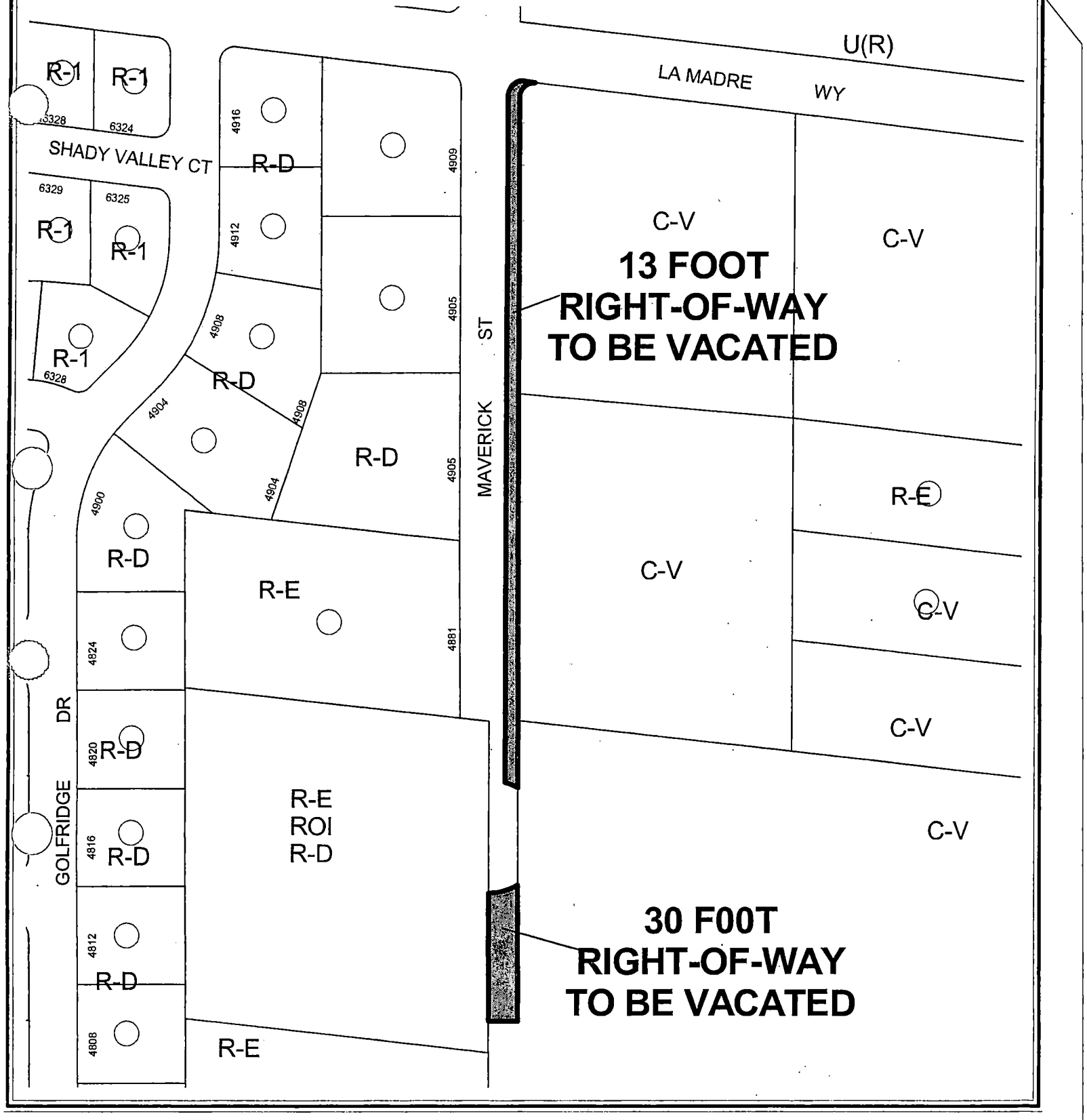
6. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 11 – VAC-4347

CONDITIONS – Continued:

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

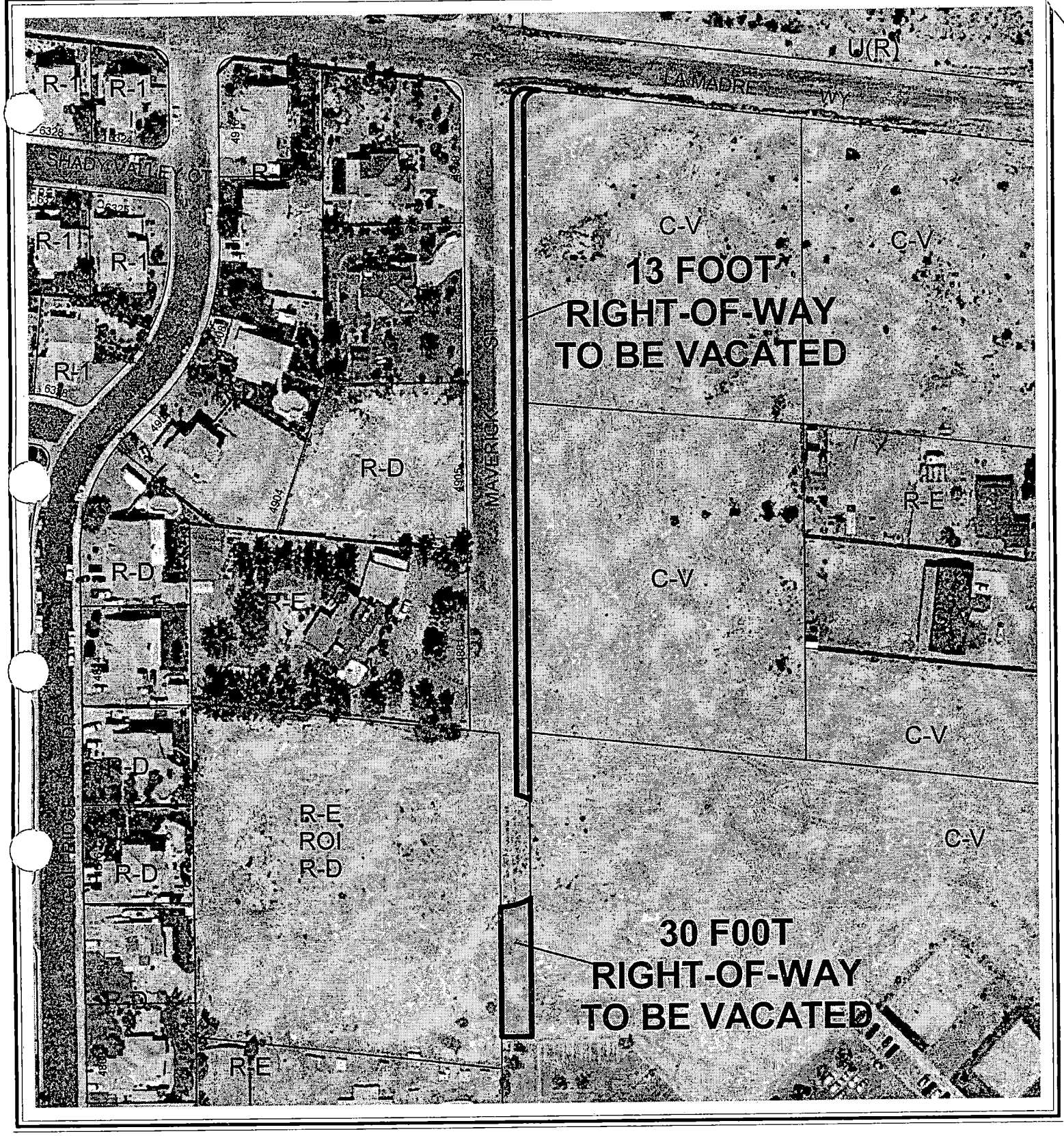
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



0 100 200 Feet

CASE: VAC-4347

N



0 100 200 Feet

CASE: **VAC-4347**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4347 - APPLICANT: CANYON RIDGE CHRISTIAN CHURCH

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. All property owners must agree to this vacation request that proposes an offset 47-foot right-of-way and acceptable documentation must be provided to the City Engineer prior to recordation of an Order of Vacation. If such documentation cannot be provided, the 47-foot right-of-way width shall be centered about the centerline of Maverick Street.

2. Retain a 20-foot public sewer easement centered over the existing sewer line as required by the Department of Public Works. This condition shall not be enforced if an alternative sanitary sewer relocation plan is submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation. The relocation must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-3213 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

FS

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

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

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Petition to Vacate portions of Maverick Street, generally located between La Madre Way and Lone Mountain Road.

B) Applicant's Justification

The vacation is necessary to develop the optimum area for the planned civic site. The applicant has meet with the neighbors and has received no objections to the proposal.

BACKGROUND INFORMATION

A) Previous Actions

12/17/03 The City Council approved a request for a Site Development Plan Review (SDR-3213) for two proposed classroom buildings, an expansion of an existing church, and a waiver of parking lot landscaping requirements. The Planning Commission and staff recommended approval on 11/20/03.

02/18/04 The City Council approved a request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan (GPA-3469) from R (Rural Density Residential) to PF (Public Facility). The Planning Commission and staff recommended approval on 1/22/04.

02/18/04 The City Council approved a Rezoning (ZON-3471) from R-E (Residence Estates) to C-V (Civic). The Planning Commission and staff recommended approval on 1/22/04.

DETAILS OF APPLICATION REQUEST

The property is legally described as the east thirteen feet (13') of Maverick Street, sixty feet wide (60') from the south Right-of-Way line of La Madre Way extending south approximately six-hundred eighty-four feet (684'), including spandrel areas, and the east thirty feet (30') of Maverick Street, sixty feet wide (60'), commencing approximately three-hundred sixty-five feet north (365') of the centerline of Lone Mountain Road, extending northerly approximately one-hundred thirty-seven feet (137') to a proposed cul-de-sac bulb said property being a portion of the southeast quarter (SE ¼) of the southeast quarter (SE ¼) of Section 35, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to reduce the width of the west portion of Maverick Street from 60 feet to 47 feet for a planned civic development on the adjacent parcel to the east. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area. The majority of the west half of Maverick Street is improved with curb and gutter, and the applicant is following that alignment with this vacation request.

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in a uniform width for Maverick Street of 47 feet.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, this portion of Maverick Street has very little traffic.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is a proposal to vacate Maverick Street to a narrower street with the excess rights-of-way being incorporated into the future expansion of Canyon Ridge Christian Church.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the proposed future expansion of the Canyon Ridge Christian Church campus.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4347 APN: 125-35-802-007

Name of Property Owner: Canyon Ridge Christian Church

Name of Applicant: Canyon Ridge Christian Church

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: M Hatty Treasurer

Print Name: M. HATTEL

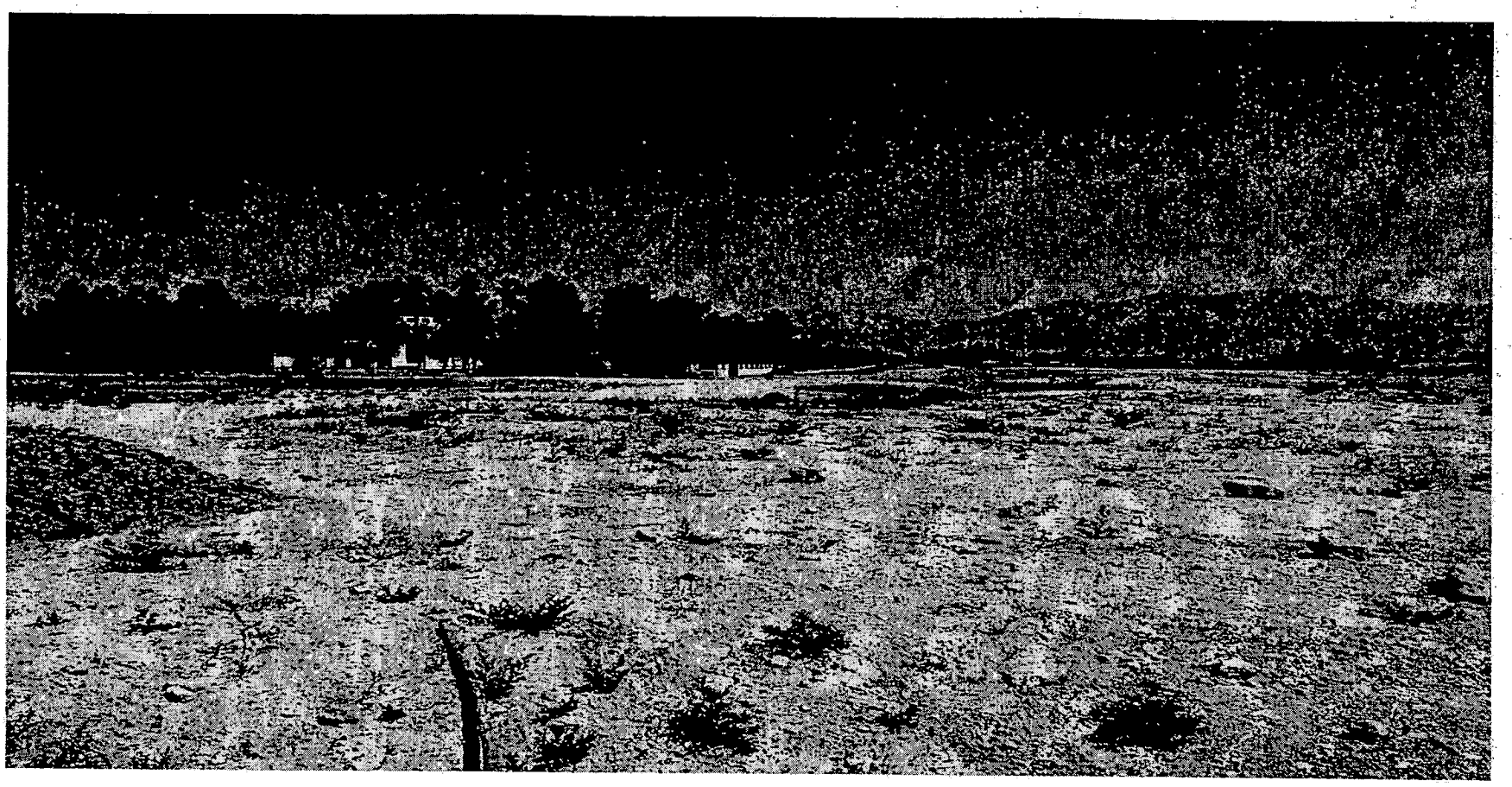
Subscribed and sworn before me

This 31 day of March, 2004

Samantha L Stout Clark, NV

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
SAMANTHA L. STOUT
No. 96-2247-1
My Appointment Expires April 14, 2004



VAC-4347 - APPLICANT: CANYON RIDGE CHRISTIAN
GENERALLY LOCATED BETWEEN LA MADRE WAY AND LONE MOUNTAIN ROAD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAC-4347 - APPLICANT: CANYON RIDGE CHRISTIAN
GENERALLY LOCATED BETWEEN LA MADRE WAY AND LONE MOUNTAIN ROAD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4348 - APPLICANT MTC 118, INC. - Petition to Vacate U.S. Government Patent Easements generally located north of Dorrell Lane, west of Durango Drive, 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 – APPROVED subject to conditions on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348] – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348].

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes.

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SDR-4312], Item 11 [VAC-4347] and Item 12 [VAC-4348].

(6:11 – 6:13)

1-296

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-3840 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

2. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3840, the Durango/Dorrell commercial subdivision and all other applicable site-related actions.

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

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

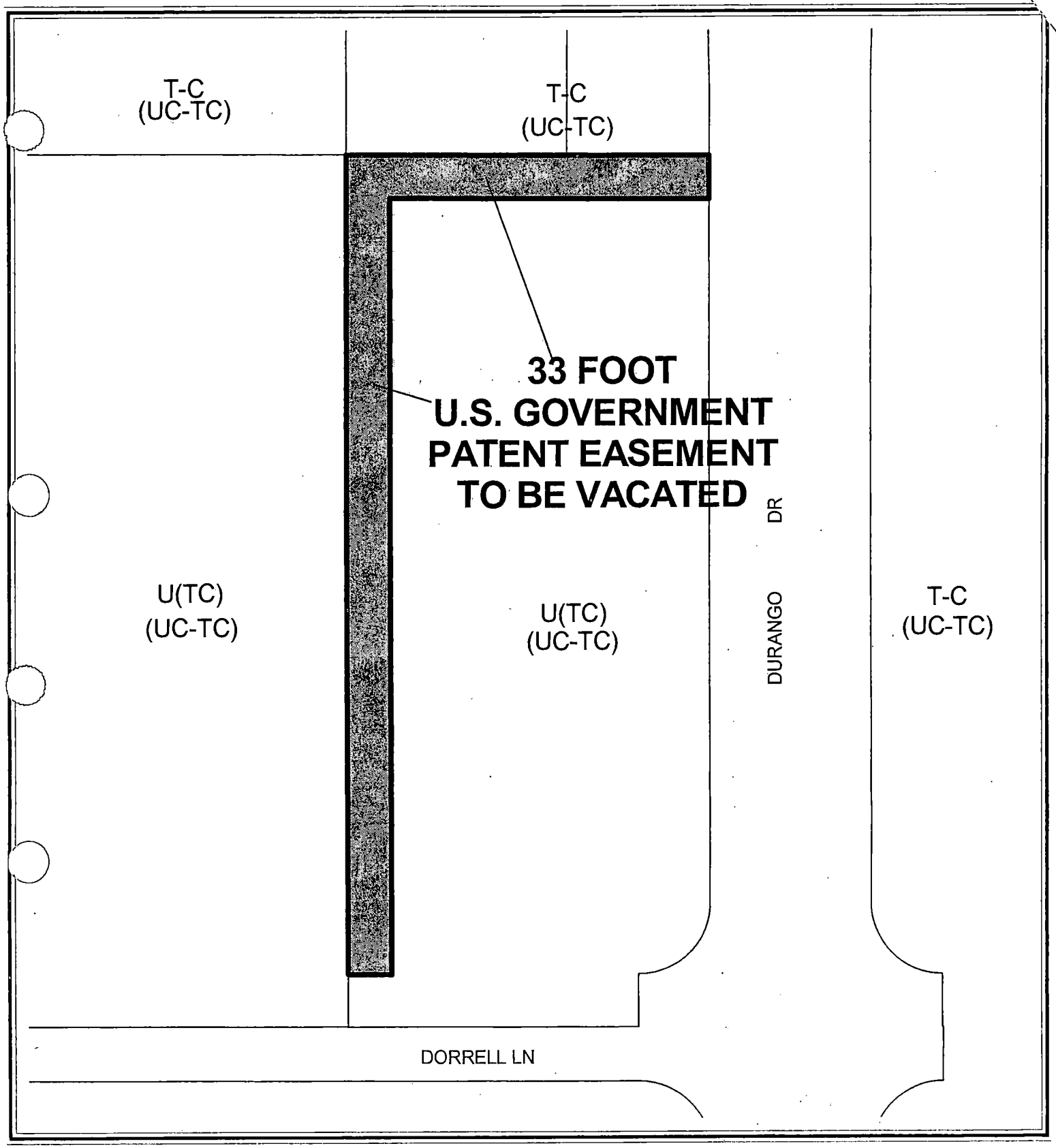
PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 12 – VAC-4348

CONDITIONS Continued:

5. Easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided, if required.

6. All development shall be in conformance with requirements and design standards of all City codes.

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



CASE: VAC-4348

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4348 - MTC 118, INC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-3840 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

2. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3840, the Durango/Dorrell commercial subdivision and all other applicable site-related actions.

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

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

5. Easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided, if required.

DDS

6. All development shall be in conformance with requirements and design standards of all City codes.

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate a U. S. Government Patent Easement generally located north of Dorrell Lane and west of Durango Drive.

B) Applicant's Justification

The applicant's justification letter states that vacation of the patent easement will allow unencumbered development of this proposed site.

BACKGROUND INFORMATION

A) Previous Actions

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

04/07/04 The City Council approved a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement to add 5.00 acres to the overall plan under the "Montecito Town Center Mixed Use Commercial" special land use designation and to modify Section 4.1 to increase commercial square footages and residential units accordingly, at the northwest corner of Durango Drive and Dorrell Lane. The Planning Commission and staff recommended approval on 03/11/04.

04/07/04 The City Council approved a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) on 5.00 acres at the northwest corner of Durango Drive and Dorrell Lane. The Planning Commission and staff recommended approval on 03/11/04.

04/07/04 The City Council approved a SDR (SDR-3764) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, at the southeast corner of Elkhorn Road and Durango Drive. The Planning Commission and staff recommended approval of the application on 03/11/04.

DDS

05/13/2004 The Planning Commission approved a Tentative Map (TMP-4150) for a one-lot commercial subdivision at the northwest corner of Durango Drive and Dorrell Lane, containing 4.09 acres. The effective date was 05/14/04. Staff recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a U. S. Government Patent Easement located in the East Half (E½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 20, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U.S. Government Patent Easement because it is no longer needed in its current configuration. This will allow the unencumbered development of this site. This request is appropriate, as the subject grant is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate a U.S. Government Patent Easement generally located north of Dorrell Lane and west of Durango Drive.

NOTICES MAILED: 4

APPROVALS: 0

PROTESTS: 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4348 APN: 125-20-101-017

Name of Property Owner: M T C 118 INC.

Name of Applicant: M T C 118 INC.

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Frank Nielsen

Subscribed and sworn before me

This 4 day of March, 2004

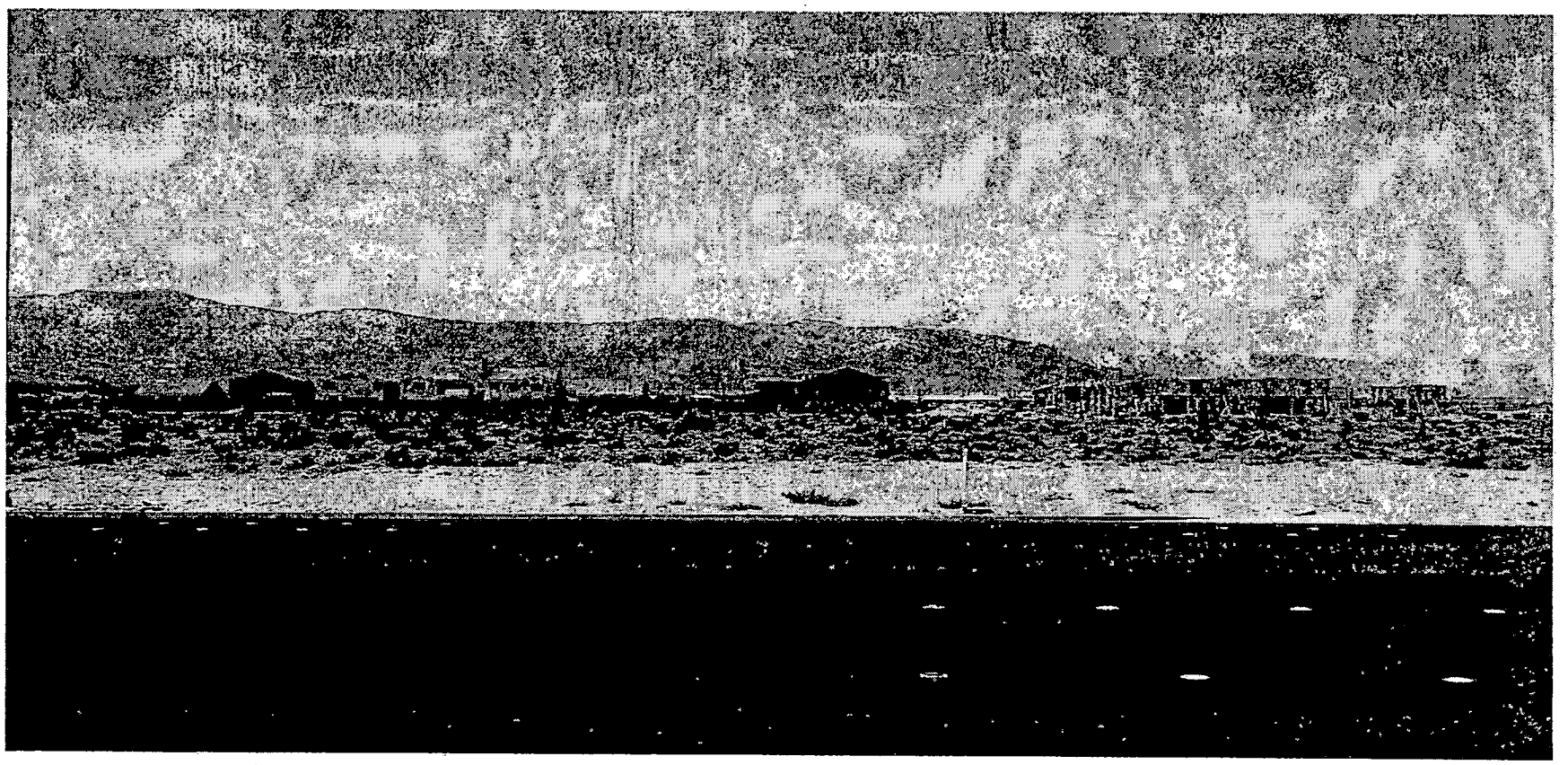
Marsha Bloss
Notary Public in and for said County and State

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



VAC-4348 - APPLICANT MTC 118, INC
GENERALLY LOCATED NORTH OF DORRELL LANE, WEST OF DURANGO DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAC-4348 - APPLICANT MTC 118, INC
GENERALLY LOCATED NORTH OF DORRELL LANE, WEST OF DURANGO DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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

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 DENIAL

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

MOTION:
NIGRO – APPROVED – UNANIMOUS with McSWAIN abstaining as her firm is currently doing work for the applicant, Richmond American Homes

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 13 [GPA-4072], Item 14 [ZON-4202] and Item 15 [SDR-4204].

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated that a portion of this site is located within an area in which the General Plan Designation was changed to Office as a result of the Rancho Corridor Study. The General Plan Amendment was approved in April 2003. The Rancho Corridor Study was an attempt to rationalize land use and zoning throughout the entire Rancho corridor all the way out to Moccasin, where inherited zoning from the County dating back to the 1950's and then subsequent translations along with the development pattern as it emerged lent to some inconsistencies between land use zoning as to what was built and what was still available to be built on. The request for this General Plan Amendment is to MLA (Medium-Low Attached). The site would still be surrounded to the south and west by land that is general commercial and would result in incompatibility issues by having residential development that close to basically the most intense form of commercial that can be allowed.

Additionally, if it went to residential use on this site because of single family product, it would trigger a residential adjacency standard for whatever got built on the adjacent general commercial thereby limiting to some degree development opportunities if this site were not single family residential. This underlines the incompatibility issue and the undesirable difference in intensity. There was a neighborhood meeting held as required for General Plan Amendments on May 22, 2004. Nine people attended and they expressed concerns regarding access from Lone Mountain Road, having too many units, drainage and flooding issues, perimeter landscaping and they wanted to see some elevations. Staff recommended denial of the General Plan Amendment due to its incompatibility.

Regarding the zoning and Site Plan, MR. LEOBOLD explained that the rezoning is a request to go from O (Office) zoning category RE (Residence Estates) and C-2 (General Commercial) to an R-PD 11. This site is just less than 11 acres. Initially, the Site Plan was going to be 116 single family attached units, but it has been revised to 125 lots of single-family development. In addition, the pool area has been eliminated, open space has been reduced slightly from 3.17 acres to 2.13 acres, the building heights has been raised to three-story, setbacks have been revised to five feet for all sides of the lots and street layout has changed. MR. LEOBOLD pointed out that the information regarding the layouts was changed to four different elevations for single-family lots. He indicated that there is inconsistency on the lot size that would need to be rectified if this application should be approved.

MINUTES – Continued:

Again, staff recommended denial for both the Site Plan and Zoning for the same reasons of incompatibility of the General Plan.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes. Using the overhead, he presented an aerial view of the proposed site, which consists of approximately eleven acres. To the north is Lone Mountain and on the east is Torrey Pines. To the south is a single-story BLM office building. Three out of the four corners in this particular area has been master planned for Residential development, but more importantly three are actually developed for residential development. That is why he believes it is appropriate to change the General Commercial/Office category on the eleven acres to a Residential component. The request is to change the General Plan Amendment to Medium/Low Attached, which will allow single family or attached family residential development. Initially when the application was submitted, a neighborhood meeting was held for the adjacent residents. The proposal was for an attached fourplex development, which was a two-story product and different builder, Royal Construction Spinnaker Homes. The residents' main concern was about access. They did not want any access taken out onto Torrey Pines. When the site plan is redesigned there will only be access on Lone Mountain. Another concern was in regards to drainage issues. When vacant properties are developed, they improve the drainage in surrounding areas. In addition, the residents wanted to ensure that the applicant would provide adequate landscaping for Lone Mountain and Torrey Pines.

ATTORNEY GRONAUER indicated that since the neighborhood meeting, the product was changed to a three story, up to 35 feet in height. Although it is a single family detached product, it is more like a detached condominium type of development. The price of these homes will start at approximately $250,000. With close proximity to the commercial to the south of this site and the residential, this will have more of a transitional buffer to the residents in the area. It would also lessen the traffic because of residential and not commercial use.

BILL FRANCIS, Managing member of Torrey Pines Properties, LLC, owns the Bureau of Land Management (BLM) building, which is leased to the government. He has been unable to attend prior meetings on this application. His concern is the low water pressure. They have a five-acre development with approximately 12 toilets within the buildings. The pipes had to be oversized to allow for the toilets to flush and the service pipes had to be oversized also for the fire sprinklers to function properly. An additional 125 homes on this site using the same water line, could impact other surrounding propertied. Another concern is that the existing eight-inch sewer line may not be adequate. In addition, there is a concern with the adjacency requirements having a residential development next to a commercial development. The BLM building is a high security building. There is an eight-foot chain link fence surrounding it and security gates with card access. He presumed the applicant would build

MINUTES – Continued:

block walls right next to the security gates, which would defeat the security aspect because an individual can climb the wall and go over the gate. The BLM building is approximately 18 feet high at the front and approximately 21 feet at the rear. The proposed buildings will be at least 35 feet high, which is not compatible with the look in the area. There is a natural drainage path that crosses this property and goes on to his BLM property. BLM allows the drainage through their property and out on to Torrey Pines, but does not know if this can continue with the proposed project. MR. FRANCIS asked that the application be denied.

ATTORNEY GRONAUER responded that their intent is to utilize Lone Mountain for their water issues. Once approval is obtained for a residential or commercial development, the technical studies regarding drainage on this property would need to be done. The applicant will be providing the City with a water networking analysis. They do not feel there will be problems with water pressure or sewer. If it is not adequate the building will not move forward. Although this may be a tri-level type of development, it is still within the two-story height restrictions. Regardless if it is a single family subdivision of single and two story homes, the 35-feet height is still allowed on the two-story homes. Adequate buffer is being provided, as the buffers range from 18 to 26 feet. The applicant is willing to work with MR. FRANCIS regarding the security issues. The applicant is also willing to build an eight-foot wall instead of the standard six-foot wall, and work on the landscaping in the rear. The applicant felt that they have addressed and resolved the concern of the residents.

COMMISSIONER STEINMAN confirmed with MR. LEOBOLD that there is a provision that once a commercial or a multi-unit residential building exceeds 15 feet in height, then it generates residential adjacency standards with regard to adjacent land that is either developed with single family or has a general plan category that allows single family uses. MR. LEOBOLD pointed out that staff did not see the site plan until today and noticed that there is at least one other private drives that has more than six lots on it. This is covered under the conditions, but advised the applicant that he is required to sprinkle the houses. ATTORNEY GRONAUER concurred.

COMMISSIONER STIENMAN stated that the best solution would be to have commercial on the trapezoid piece behind the commercial parcel. The buffer of this residential at the corner of Torrey Pines and Lone Mountain Road is proper. The debate is how close do you come to Rancho Drive with the residential.

MINUTES – Continued:

VICE CHAIRMAN NIGRO agreed with COMMISSIONER STEINMAN'S comments. It would make it a cleaner plan if it was going commercial, however the entire application needs to be looked at and what the owner, who owns the commercial piece, desires to do with his property. It is a good buffer between the commercial on Rancho Drive and the residential.

CHAIRMAN TRUESDELL stated he understands staff's position regarding the residential adjacencies. Since the applicant is acquiring the site and the property owner is selling it, whatever comes in on the front piece will remain. ATTORNEY GRONAUER replied that they have addressed those issues and have met the setback requirements.

COMMISSIONER EVANS stated that a year ago a number of landowners came forward and some exceptions were made. His concern is the adjacent property owners in the commercial designations because of the residential adjacency standards would impact their ability to do what they wanted to do with the property. He confirmed with ATTORNEY GRONAUER that both the owners have been notified. As part of the General Plan Amendment process everyone was notified and meetings have been held as required by Code.

COMMISSIONER EVANS asked why the applicant did not come forward a year ago when the study took place. MR. LEOBOLD noted that he was involved initially, but was completed by other planning staff. ATTORNEY GRONAUER noted that this is due to the market change. There are infill parcels. Cleaning up this intersection and address the residents' concerns, the proposed project is appropriate.

COMMISSIONER DAVENPORT asked MR. LEOBOLD what the height would be of the lot to the south. LEOBOLD replied that the adjacency standard will be three times the height of whatever the commercial use is. COMMISSIONER DAVENPORT questioned if there was a way to ensure that the applicant would be the property owner of the subject property and the adjacency standards would affect them, so they understand that the property owners have a right to be closer. MR. LEOBOLD replied there is no way to do that, except to look at it when the application is submitted. If there is an issue, then a variance could be requested.

MINUTES – Continued:

In response to COMMISSIONER DAVENPORT'S suggestion of putting a condition on the deed, DEPUTY CITY ATTORNEY BRYAN SCOTT replied that it would be appropriate to go through the Variance process.

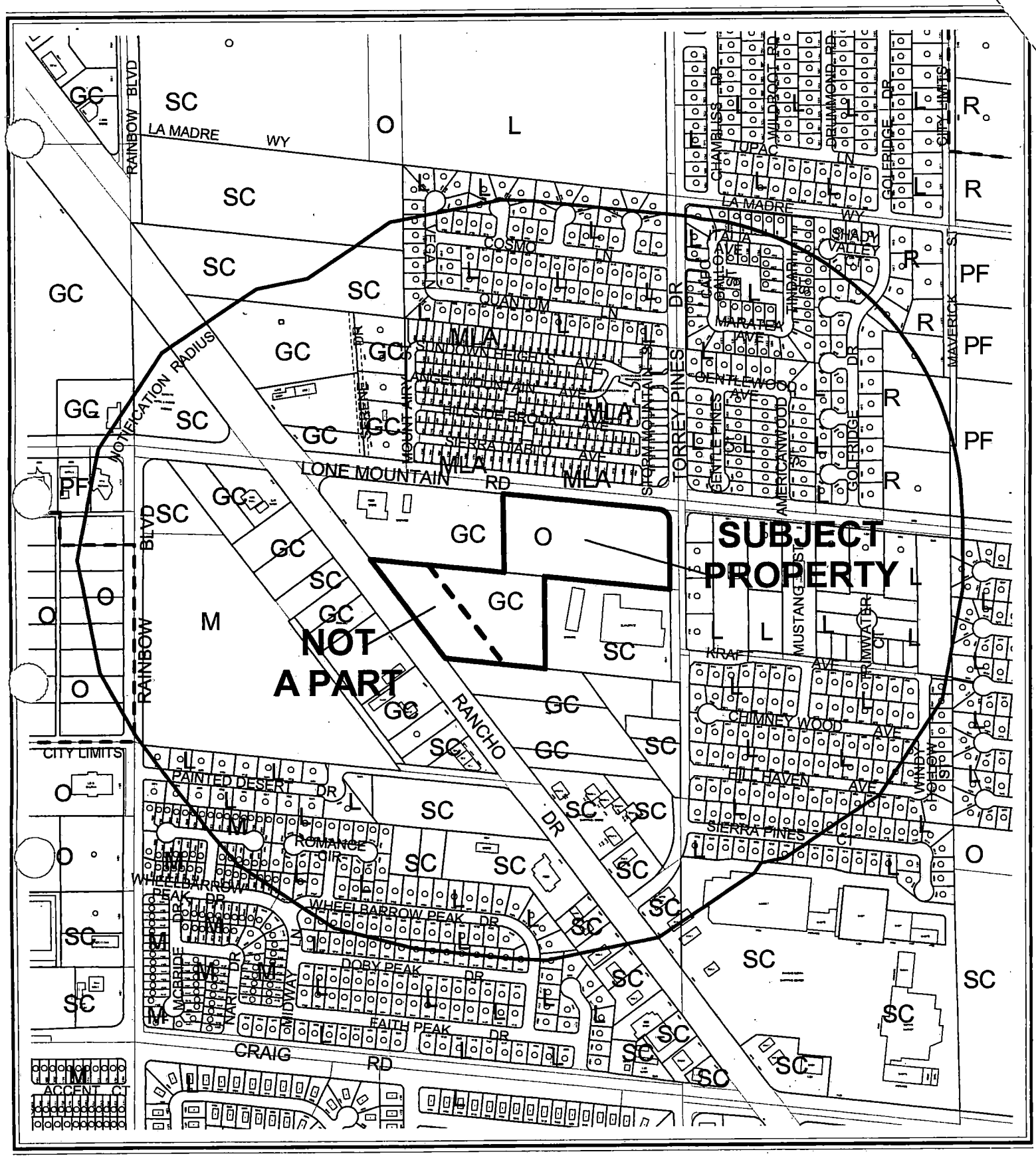
GINA VENGLASS, Public Works Department, requested that Condition 16 on Item 15 [SDR-4204] be revised that gated entry drives will not be permitted unless otherwise allowed by the City Traffic Enginner. MARGO WHEELER, Acting Director, Planning and Development, recommended an added condition that the approval is subject to the new plans and elevations submitted 06/08/04.

In addition, MR. LEOBOLD clarified that the Site Plan would be corrected to address the deficiency between the difficult lot size and the dimensioned lot size. ATTORNEY GRONHAUER understood and concurred with both the amended and added condition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 13 [GPA-4072], Item 14 [ZON-4202] and Item 15 [SDR-4204].

NOTE: All discussion for Item 13 [GPA-4072], Item 14 [ZON-4202] and Item 15 [SDR-4204] was held under Item 13 [GPA-4072].

(6:41 – 7:09)



CASE: **GPA-4072**

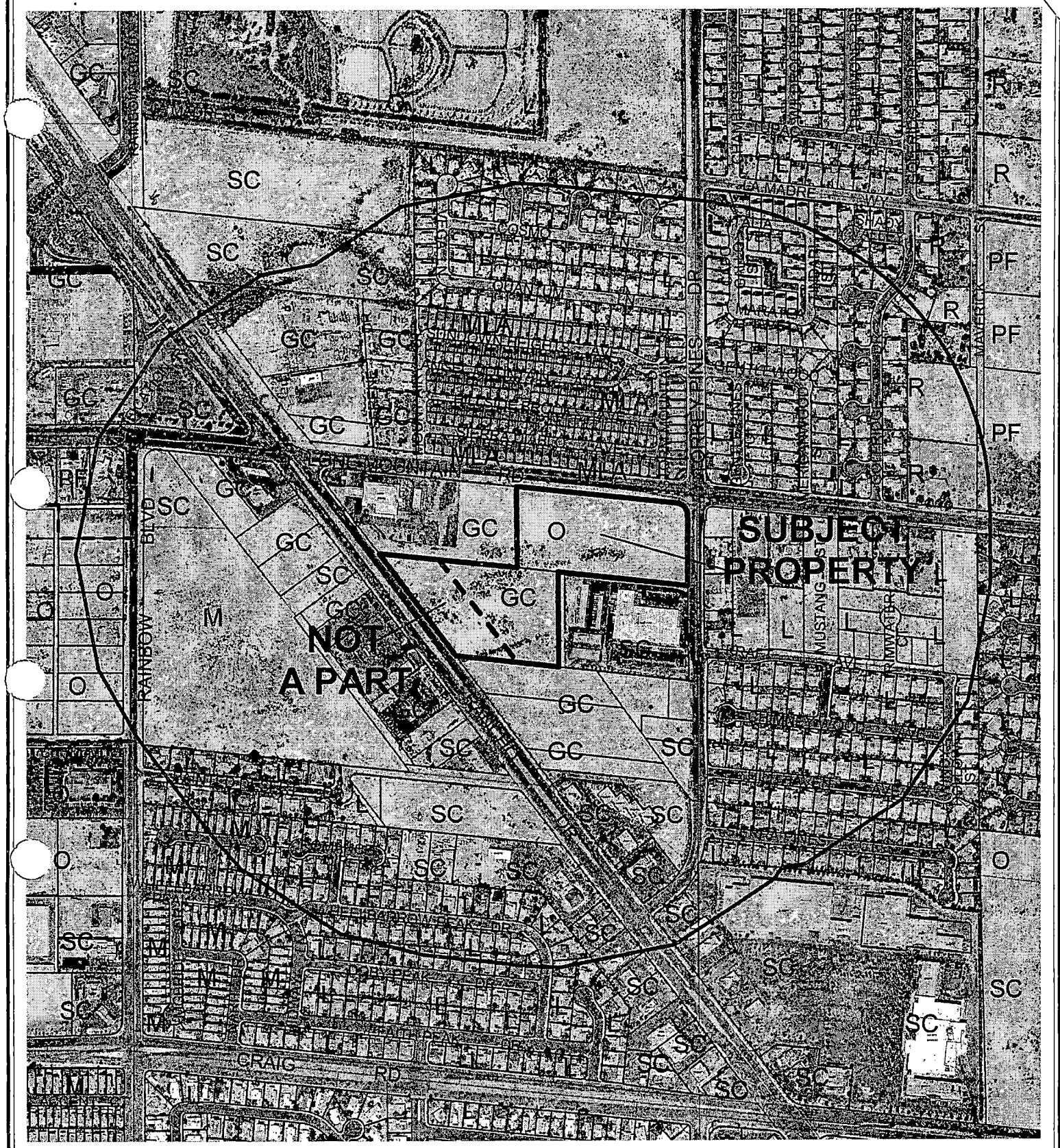
RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE) AND GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED RESIDENTIAL)



CASE: **GPA-4072**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE) AND GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential). A companion Rezoning (ZON-4202) and Site Development Plan Review (SDR-4204) will be considered concurrently with this application.

BACKGROUND DATA:

06/07/72 The Board of City Commissioners approved Z-0039-72, which rezoned the subject property from R-E (Residence Estates) to C-2 (General Commercial).

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for General Commercial land uses.

06/20/90 The City Council approved Z-0059-90, which rezoned the subject property from R-E (Residence Estates) to C-1 (Limited Commercial).

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated these parcels as SC (Service Commercial) and GC (General Commercial).

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as SC (Service Commercial) and GC (General Commercial).

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for SC (Service Commercial) and GC (General Commercial) land uses.

04/02/03 The City Council approved GPA-1363, which amended one of the subject parcels from SC (Service Commercial) to O (Office).

04/22/04 The Planning Commission abeyed this General Plan Amendment at the Applicant's request to the May 13, 2004 Planning Commission meeting in order to hear all related cases at one time. Staff recommended denial.

05/13/04 The Planning Commission abeyed this General Plan Amendment at the Applicant's request to the June 10, 2004 Planning Commission in order to make additional revisions to the site plan.

05/13/04 The Planning Commission abeyed a related Rezoning request (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units Per Acre) at the Applicant's request to the June 10, 2004 Planning Commission meeting in order to make additional revisions to the site plan.

05/13/04 The Planning Commission abeyed a related Site Development Plan Review (SDR-4204) for a 116-unit single-family attached development at the Applicant's request to the June 10, 2004 Planning Commission meeting in order to make additional revisions to the site plan.

06/10/04 The Planning Commission will consider a related Rezoning request (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units Per Acre). Staff recommends denial.

06/10/04 The Planning Commission will consider a related Site Development Plan Review (SDR-4204) to allow a 125-unit single-family development. Staff recommends denial.

DETAILS OF APPLICATION REQUEST

Site Area: 10.95 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single family attached residential/ Commercial
South	Undeveloped/Office
East	Office/ Single family residential
West	Commercial/ Undeveloped

PLANNED LAND USE

Subject Property	O (Office) and GC (General Commercial)
North	MLA (Medium-Low Attached Density Residential)
South	GC (General Commercial) and SC (Service Commercial)
East	SC (Service Commercial); L (Low Density Residential)
West	GC (General Commercial)

EXISTING ZONING

Subject Property	O (Office), R-E (Residence Estates) and C-2 (General Commercial)
North	R-PD10 (Residential Planned Development – 10 Units Per Acre)
South	C-1 (Limited Commercial) and C-2 (General Commercial)
East	C-1 (Limited Commercial); R-1 (Single Family Residential)
West	C-2 (General Commercial)

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

There are no special area plans, overlays or study areas that affect the subject site.

DEFINITIONS

MLA (Medium Low Attached Density Residential)(8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

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

GC (General Commercial) General Commercial allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples of General Commercial uses include: new and used car sales; recreational vehicles and boat sales; mortuaries; and other vehicle-oriented uses such as hotels, motels, apartment hotels, and similar uses. This category includes the Village and Town Center concept areas.

INTERAGENCY ISSUES

There are no interagency issues.

ANALYSIS

In 2003, the City of Las Vegas initiated a land use study of properties along Rancho Drive from approximately Vegas Drive to Moccasin Road in an effort to resolve conflicts between existing zoning districts and the land uses recommended by the General Plan. The Rancho Corridor study revealed that simply matching the zoning to the designation would lead to several instances of commercial zoning being directly adjacent to residential uses. Staff proposed clustering undeveloped GC (General Commercial) designated areas and C-2 (General Commercial) zoning districts in areas such as the northeast and southeast corners of Lone Mountain Road and Rancho Drive, where adequate transition zones (such as Office) and buffering can be provided between the intense commercial uses (such as major auto repair, auto sales lots, and hotel/motels) typical of the C-2 district, and residential uses. As a result, GPA-1363 amended the subject parcel on the southwest corner of Torrey Pines Drive and Lone Mountain Road from SC (Service Commercial) to O (Office).

Given the undeveloped General Commercial designated areas adjacent to the west and south of the subject parcels, the proposed amendment would result in the incompatibility of land uses that the Rancho Corridor Study sought to resolve. Additionally, residential development on the subject property would trigger residential adjacency standards including building height and setback requirements for future commercial development to the west and south of the subject property along Rancho Drive. The placement of a Medium Low Attached Density Residential designation at this location presents an unacceptable difference in intensity with the General Commercial uses to the south and west.

General Plan Amendment Neighborhood Meeting

03/22/04 A neighborhood meeting was held and the nine persons who attended had the following comments:

- They wanted access from Lone Mountain Road only.
- There are too many units and some of them should be one-story.
- There was concern about drainage and flooding.
- There should be perimeter landscaping maintained by a Homeowner's Association.
- They wanted to see elevations.

FINDINGS

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

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

   The density and intensity of the proposed General Plan Amendment is not compatible with the existing commercial designations and is in conflict with previous actions to bring zoning and General Plan designations into conformance with appropriate buffering between residential and commercial land uses.

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

   The zoning designations allowed by the proposed amendment would not be compatible with the adjacent commercial zoning district

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

   The parcels are near existing or approved development. The necessary transportation, recreation, utility, and other facilities needed to accommodate the uses and densities permitted by the proposed General Plan Amendment are in place or will be in the near future.

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

   There are no other applicable adopted plans and policies.

NOTICES MAILED: 663 (4/22/04 PC)

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4072 APN: 138-02-102,012

Name of Property Owner: DESAI DIPAK K & KUSUM D 50 PARAMAHAMSA H TRUST 50

Name of Applicant: ROYAL CONSTRUCTION

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

____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: DIPAK DESAI

Subscribed and sworn before me

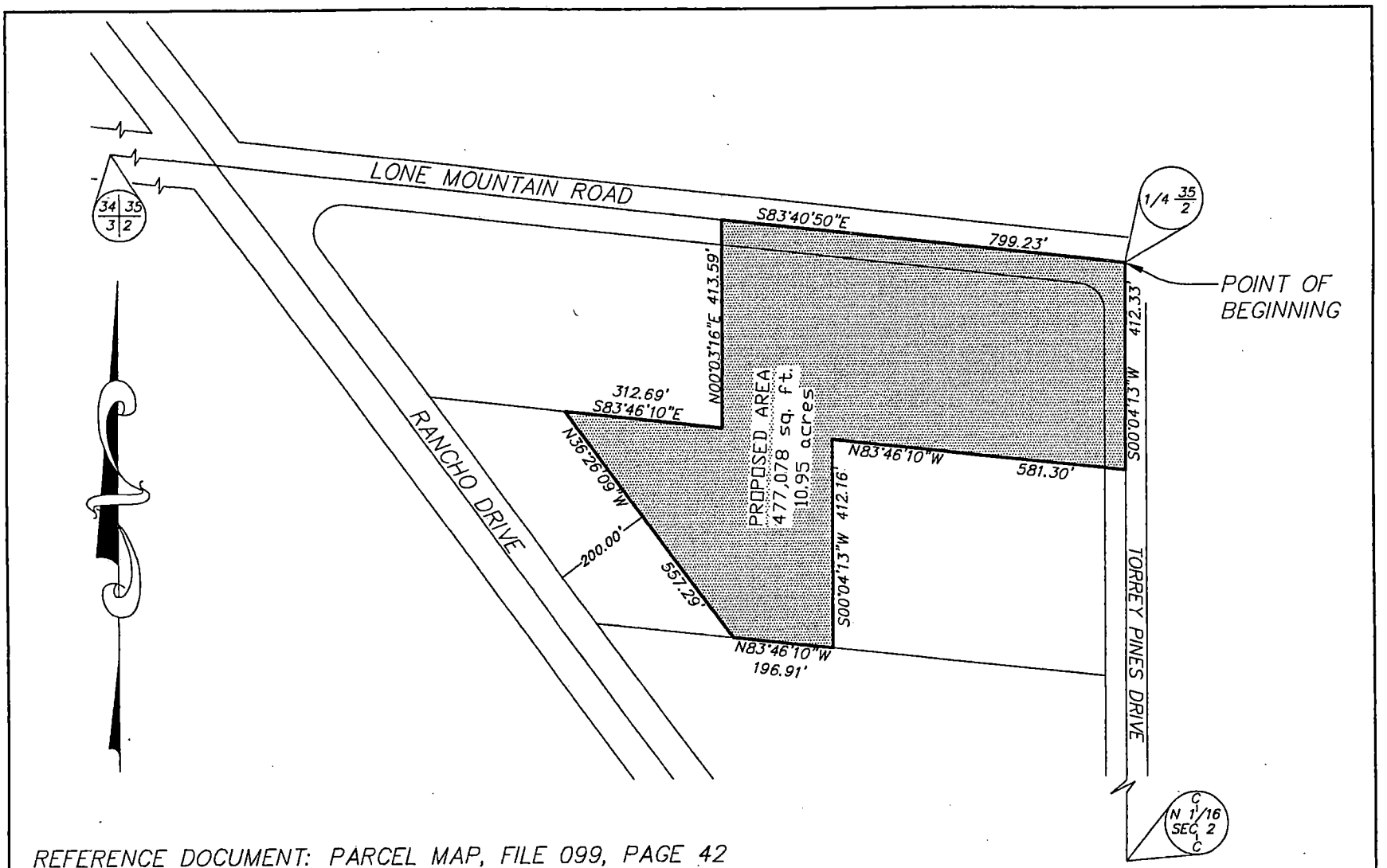
This 8th day of March, 2004

Charlene Harrison

Notary Public in and for said County and State

CHARLENE HARRISON
Notary Public, State of Nevada
Appointment No. 01-68716-1
My Appt. Expires Feb. 1, 2005

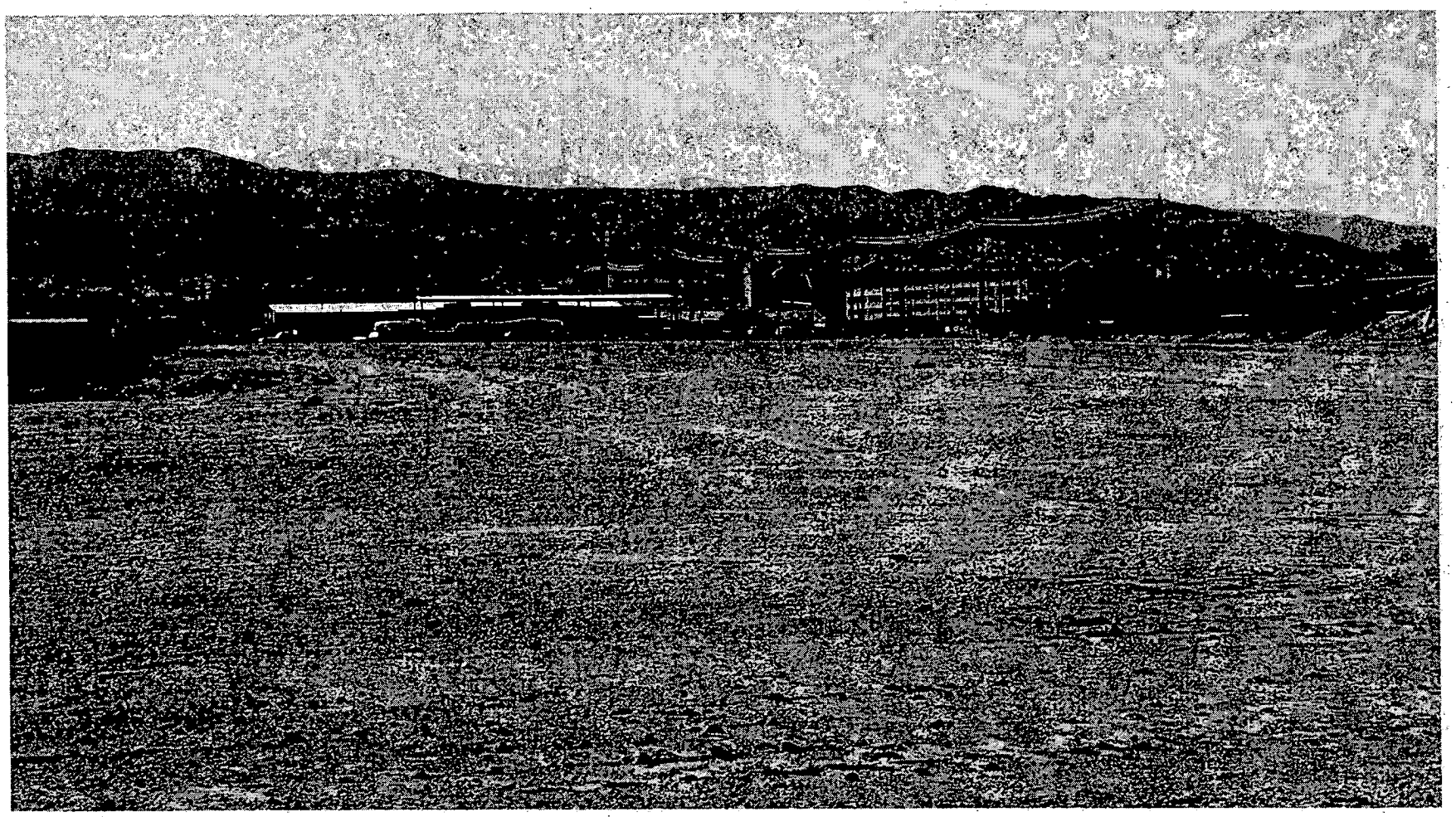
Revised 3/12/03



REFERENCE DOCUMENT: PARCEL MAP, FILE 099, PAGE 42

TETRA TECH, INC. 401 N. BUFFALO DR., STE. 100 LAS VEGAS, NV 89145 (702) 242-4200	LEGAL DESCRIPTION TO ACCOMPANY	3-08-04	NOT TO SCALE
	GENERAL PLAN AMENDMENT	H:\Dennis.Jensen\Drawings\LONE MOUNTAIN	

GPA-4072
4-22-04 PC



GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JUNE 10, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

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

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 DENIAL

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently doing work for Richmond American Homes

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

MINUTES:
NOTE: See Item 13 [GPA-4072] for all related discussion.

(6:41 – 7:09)

1-1314

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-4272) to a MLA (Medium Low Density Attached Residential) land use designation approved by the City Council.

t.

CONDITIONS Continued:

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

3. A Site Development Plan Review application (SDR-4204) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements including appropriate transitional paving on Lone Mountain Road, Torrey Pines Drive and Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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

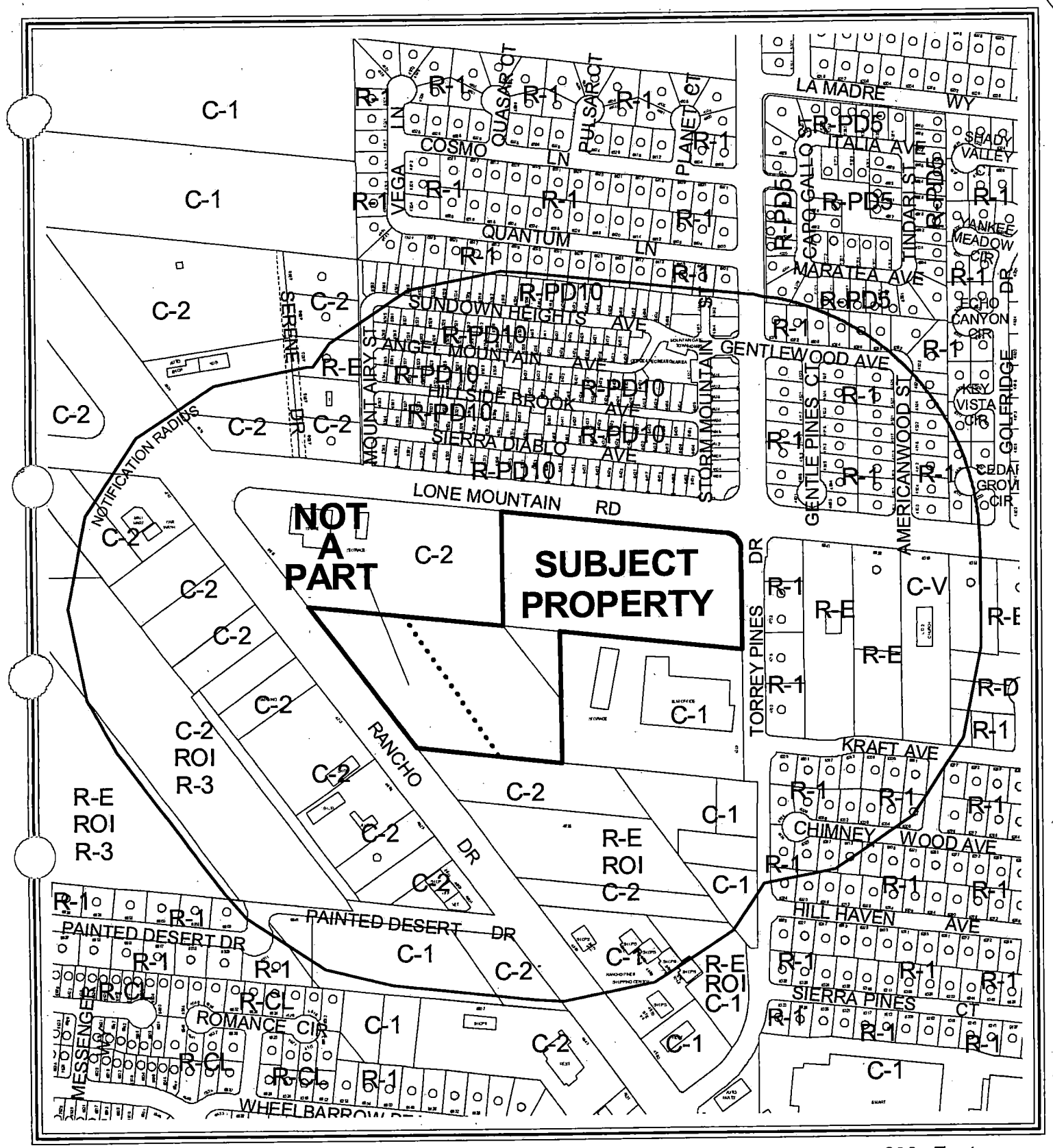
7. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.

8. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site prior to occupancy of this site.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site,

CONDITIONS Continued:

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



CASE: **ZON-4202**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) , O (OFFICE) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. A General Plan Amendment (GPA-4272) to a MLA (Medium Low Density Attached Residential) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-4204) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements including appropriate transitional paving on Lone Mountain Road, Torrey Pines Drive and Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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

7. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.

8. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site prior to occupancy of this site.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Rezoning from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units per Acre) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive. A related General Plan Amendment (GPA-4072) and Site Development Plan Review (SDR-4204) will be considered concurrently with this item

B) Applicant's Justification

The approval of a Rezoning to RPD-11 (Residential Planned Development - 11 Units per Acre) will allow the site to act as a buffer between existing residential development, the existing Bureau of Land Management Building, and the commercial development along Rancho Drive.

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved a Rezoning Request (Z-0007-99) from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission recommended approval on 03/11/99.

04/02/03 The City Council approved a General Plan Amendment (GPA-1363) for a request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). The Planning Commission and staff recommended approval on 2/27/03.

04/02/03 The City Council approved a Rezoning Request (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped). The Planning Commission and staff recommended approval on 02/27/03.

04/22/04 The Planning Commission abeyed a General Plan Amendment (GPA-4272) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential) to the 5/13/04 Planning Commission meeting in order to hear all related cases at one time. Staff recommended denial.

05/13/04 The Planning Commission held this item and companion items General Plan Amendment (GPA-4272) and Site Development Plan Review (SDR-4204) in abeyance at the request of the applicant in order to make additional revisions to the site plan.

06/10/04 The Planning Commission will consider a related General Plan Amendment (GPA-4272) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential). Staff recommends denial.

06/10/04 The Planning Commission will consider a related Site Development Plan Review (SDR-4204) for a 125-unit single-family development. Staff recommends denial.

B) Pre-Application Meeting

02/25/04 No major issues were identified regarding the Rezoning application.

C) Neighborhood Meetings

A neighborhood meeting is not required for Rezoning Applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residential/ Commercial
South:	Undeveloped / Office
East:	Office/ Single Family Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	O (Office) and GC (General Commercial)
North:	MLA (Medium Low Attached Density Residential)
South:	GC (General Commercial) and SC (Service Commercial)
East:	SC (Service Commercial); L (Low Density Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office), R-E (Residence Estates) and C-2 (General Commercial)
North:	R-PD10 (Residential Planned Development – 10 Units Per Acre)
South:	C-1 (Limited Commercial) and C-2 (General Commercial)
East:	C-1 (Limited Commercial) and R-1 (Single Family Residential)
West:	C-2 (General Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an O (Office), and GC (General Commercial) land use designation. A related General Plan Amendment will be heard concurrently to amend the General Plan designation to MLA (Medium Low Density Attached Residential), which allows residential development with up to 12 units per acre. The proposed R-PD-11 (Residential Planned Development – 11 Units per Acre) zoning district is consistent with the proposed General Plan designation.

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

Study Area

The subject site is located within the Rancho Corridor Study Area.

B) General Analysis and Discussion

In 2003, the City of Las Vegas initiated a land use study of properties along Rancho Drive from approximately Vegas Drive to Moccasin Road in an effort to resolve conflicts between existing zoning districts and the land uses recommended by the General Plan. The Rancho Corridor study revealed that simply matching the zoning to the designation would lead to several instances of commercial zoning being directly adjacent to residential uses. Staff proposed clustering undeveloped GC (General Commercial) designated areas and C-2 (General Commercial) zoning districts in areas such as the northeast and southeast corners of Lone Mountain Road and Rancho Drive, where adequate transition zones (such as Office) and buffering can be provided between the intense commercial uses (such as major auto repair, auto sales lots, and hotel/motels) typical of the C-2 district, and residential uses. As a result, a portion of the subject parcel

was rezoned (ZON-1364) from C-2 (General Commercial) to O (Office) in order to provide a buffer area between commercial and residential uses. Given the undeveloped General Commercial designated areas adjacent to the west and south of the subject parcels, the proposed Rezoning to a residential district would result in the incompatibility of land uses that the Rancho Corridor Study sought to resolve. Additionally, residential development on the subject property would trigger residential adjacency standards including building height and setback requirements for future commercial development to the west and south of the subject property along Rancho Drive.

FINDINGS

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

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

   With the approval of the related General Plan Amendment (GPA-4072) to MLA (Medium Low Density Attached Residential), the proposed zoning will conform to the General Plan.

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

   The uses allowed in the proposed R-PD11 (Residential Planned Development – 11 Units per Acre) district are not compatible with the adjacent commercial zoning districts. The rezoning of these parcels would result in the development of a residential area directly adjacent to undeveloped C-2 (General Commercial) parcels, which is the broadest commercial district in the Title 19 zoning hierarchy. In addition, this request would replace a 2003 rezoning (ZON-1364) of a portion of the subject site to O (Office), which was intended to serve as a buffer between the commercial and residential uses in the vicinity of the site.

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

   The purpose of the April 2003 rezoning (ZON-1364) of the subject site to commercial and office zoning districts was to provide a buffer between the commercial zones along Rancho Drive and the residential areas to the east. The rezoning was initiated as a result of the incompatibility of abutting commercial and residential uses in the area. The proposed rezoning request perpetuates the commercial-abutting-residential land use pattern, and is therefore inappropriate for this location.

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

Lone Mountain Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, is adequate in size to meet the requirements of the proposed zoning district.

NOTICES MAILED 311 [Mailed with SDR-4204] 05/13/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4202 APN: 138-02-102 -002,012

Name of Property Owner: DESAI DIPAK K & KUSUM D 50 PARAMAHAMSA R TRUST 50

Name of Applicant: ROYAL CONSTRUCTION

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X _____

Print Name: Dipak Desai, M.D.

Subscribed and sworn before me

This 29TL day of March, 2004

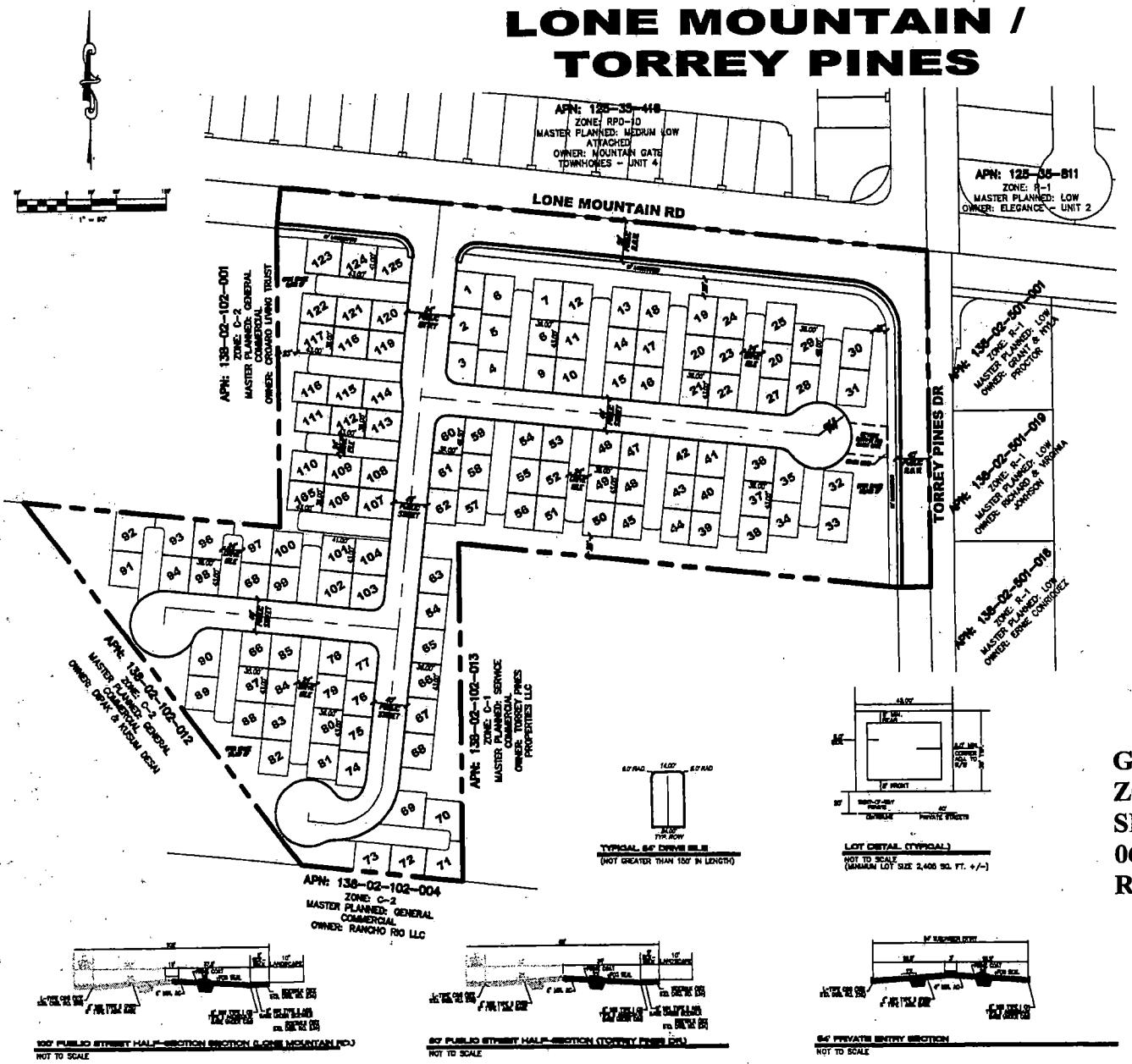
Charlene Harrison

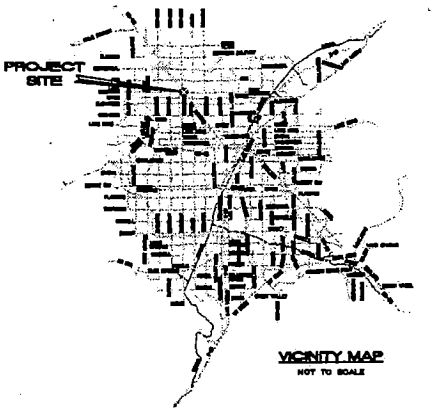
Notary Public in and for said County and State

CHARLENE HARRISON
Notary Public, State of Nevada
Appointment No. 01-68716-1
My Appt. Expires Feb. 1, 2005

Revised 2/12/02

LONE MOUNTAIN / TORREY PINES





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNERS
DIPAK & KUSUM DESAI / PARVAHANSA TRUST
3420 CALLE DEL TORRO
LAS VEGAS, NEVADA 89102

ASSESSORS PARCEL NUMBER:
139-02-102-002 & POR. OF
139-02-102-012

OVERALL TABULATIONS

EXISTING ZONING — OFFICE / GENERAL COMMERCIAL
PROPOSED ZONING — RPD-11
EXISTING LAND USE — SERVICE COMMERCIAL / GENERAL COMMERCIAL
PROPOSED LAND USE — MEDIUM-LOW ATTACHED RESIDENTIAL
OF UNITS — 128
GROSS ACREAGE — 10.86 ACRES +/-
DENSITY — 11.41
OPEN SPACE REQUIRED — 2.05 ACRES (88,938 S.F.)
OPEN SPACE PROVIDED — 2.13 ACRES (92,832 S.F.)

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

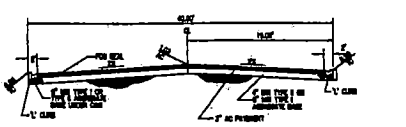
TYPICAL 54' DRIVE AISLE
(NOT GREATER THAN 150' IN LENGTH)

GPA-4072
ZON-4202
SDR-4204
06/10/04 PC
REVISED 5/18/04

100' PUBLIC STREET HALF-SECTION SECTION (LONE MOUNTAIN RD.)
NOT TO SCALE

60' PUBLIC STREET HALF-SECTION (TORREY PINES DR.)
NOT TO SCALE

54' PRIVATE ENTRY SECTION
NOT TO SCALE



40' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

NOTE: THIS PLAN WAS PREPARED USING KNOWN INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

PREPARED FOR
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, STE. 212
LAS VEGAS, NEVADA
(702) 242-9400

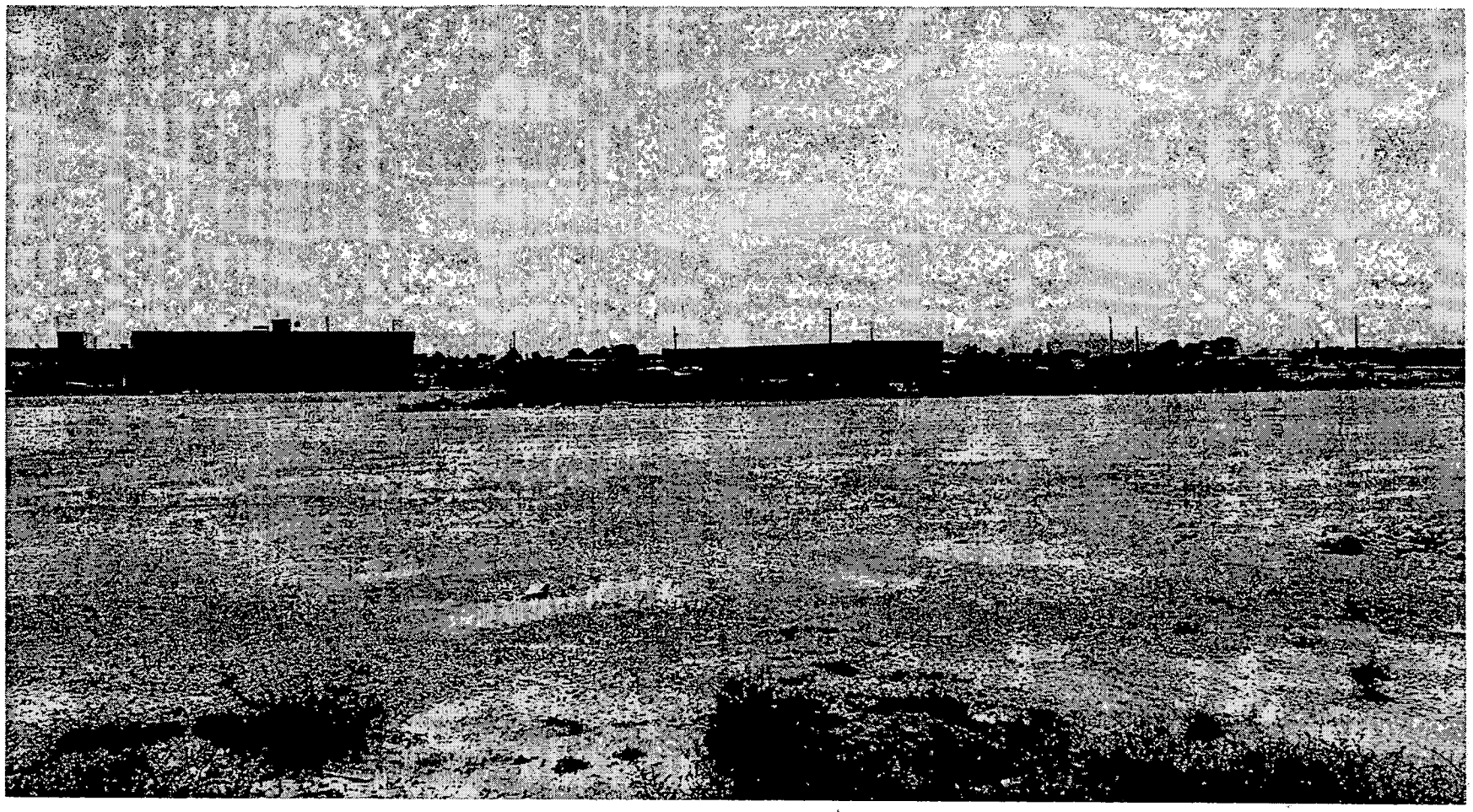
CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7455 ARROYO AVENUE · LAS VEGAS, NEVADA

SHEET: SITE PLAN TO ACCOMPANY GPA/SDR/ZC

TITLE: LONE MOUNTAIN / TORREY PINES
CLARK COUNTY, NEVADA

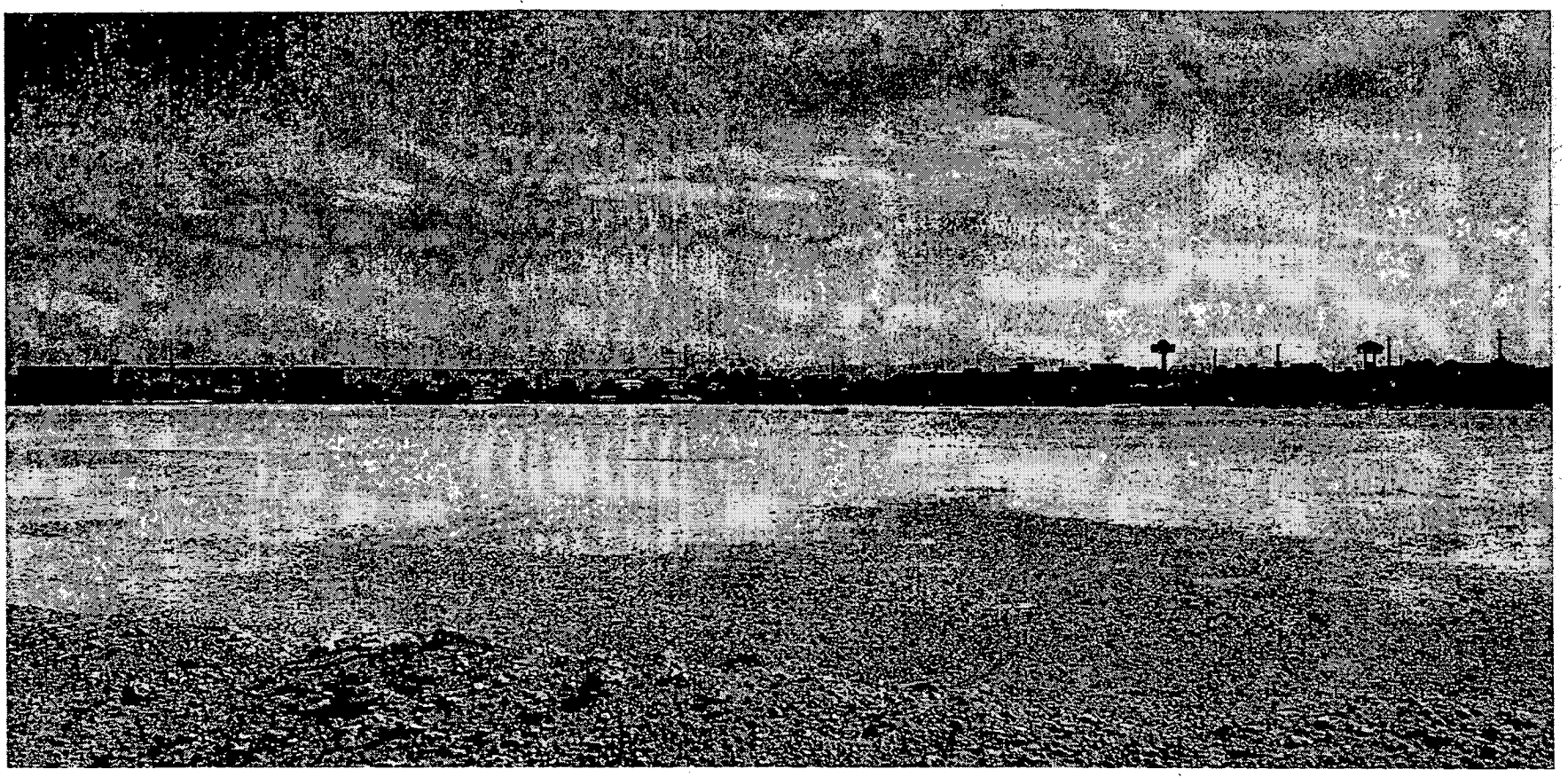
DATE: 5/18/2004
DRAWN BY: S. SYLER
DESIGNED BY: S. SYLER
CHECKED BY: S. SYLER
SCALE: 1" = 60'
PROJECT NO.: RA-0050
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1



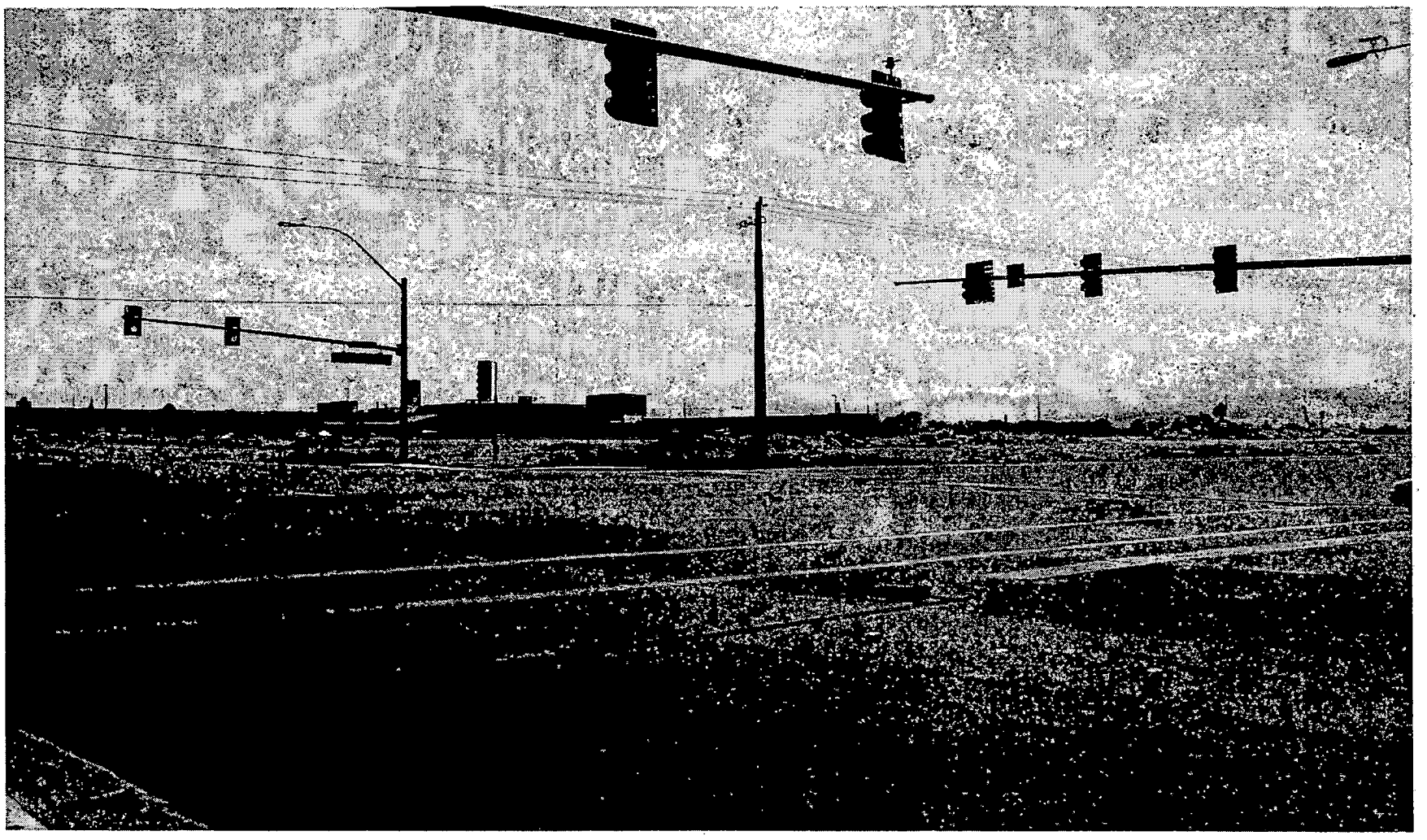
ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JUNE 10, 2004 PLANNING COMMISSION

4/19/04



ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JUNE 10, 2004 PLANNING COMMISSION

4/19/04



ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JUNE 10, 2004 PLANNING COMMISSION

4/19/04



ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JUNE 10, 2004 PLANNING COMMISSION

4/19/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072 AND ZON-4202 - PUBLIC HEARING - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI - Request for a Site Development Plan Review FOR A 125-LOT SINGLE FAMILY DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre)], Ward 6 (Mack).

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 DENIAL

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

MOTION:
NIGRO – APPROVED subject to conditions and revising Condition 16 as follows:

16. Gated entry drives will not be permitted unless otherwise allowed by the City Traffic Engineer.

And the following added condition:

- ***The approval is subject to the new plans and elevations submitted June 8, 2004.***

– UNANIMOUS with McSWAIN abstaining as her firm is currently doing work for Richmond American Homes

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

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 15 – SDR-4204

MINUTES:

NOTE: See Item 13 [GPA-4072] for all related discussion.

(6:41 – 7:09)

1-1314

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-4272) and a Rezoning (ZON-4202) to a R-PD11 (Residential Planned Development – 11 Units per Acre) Zoning District approved by the City Council.

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

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

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

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a six-foot wall along the perimeter of the site.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a 15-gallon trees instead of 15" box tress located along the streetscape buffer in order to comply with Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual.

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

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

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

CONDITIONS Continued:

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

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

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

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

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

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

Public Works

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

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

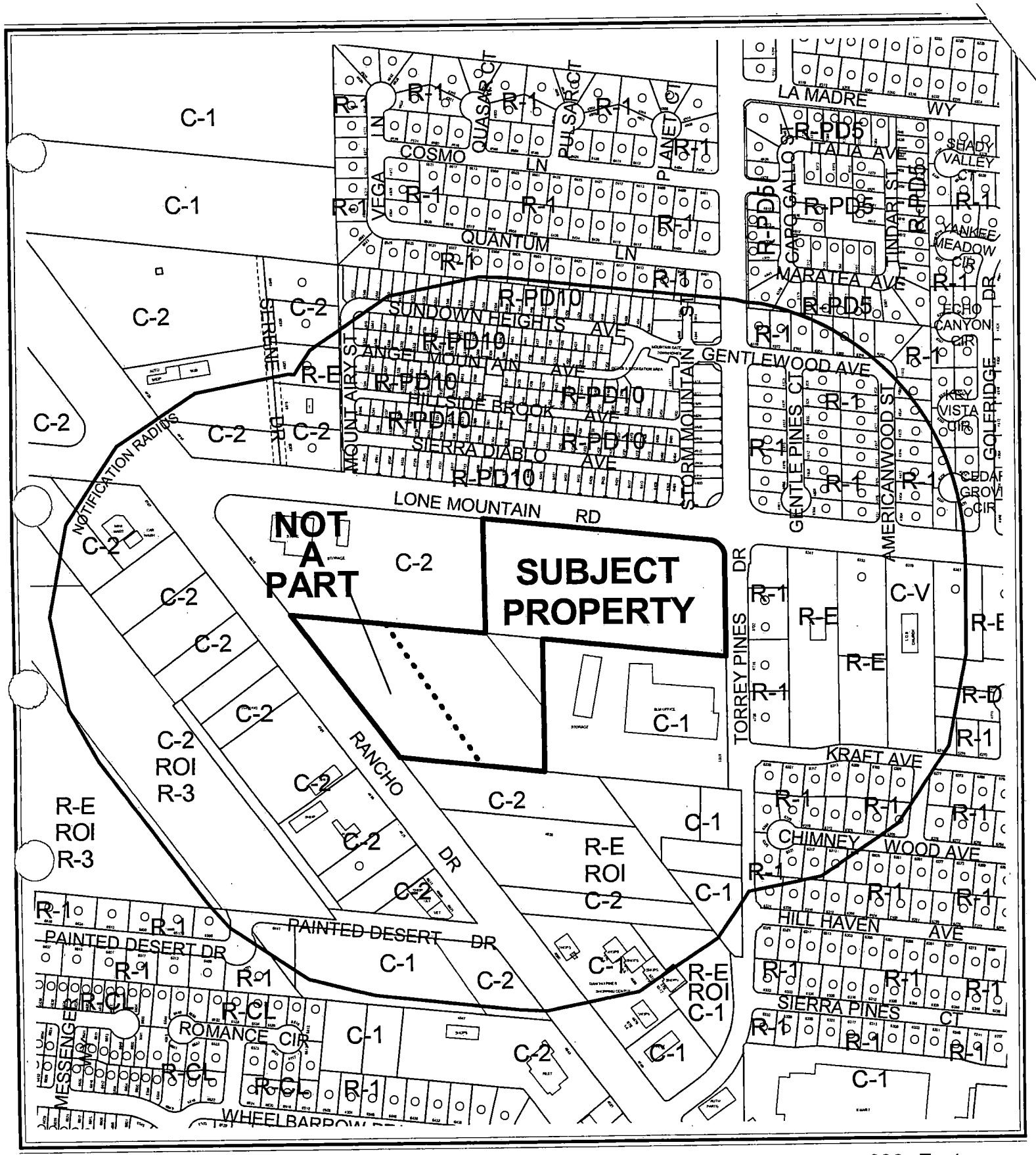
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4202 and all other subsequent site-related actions.

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

CONDITIONS Continued:

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



0 300 600 Feet

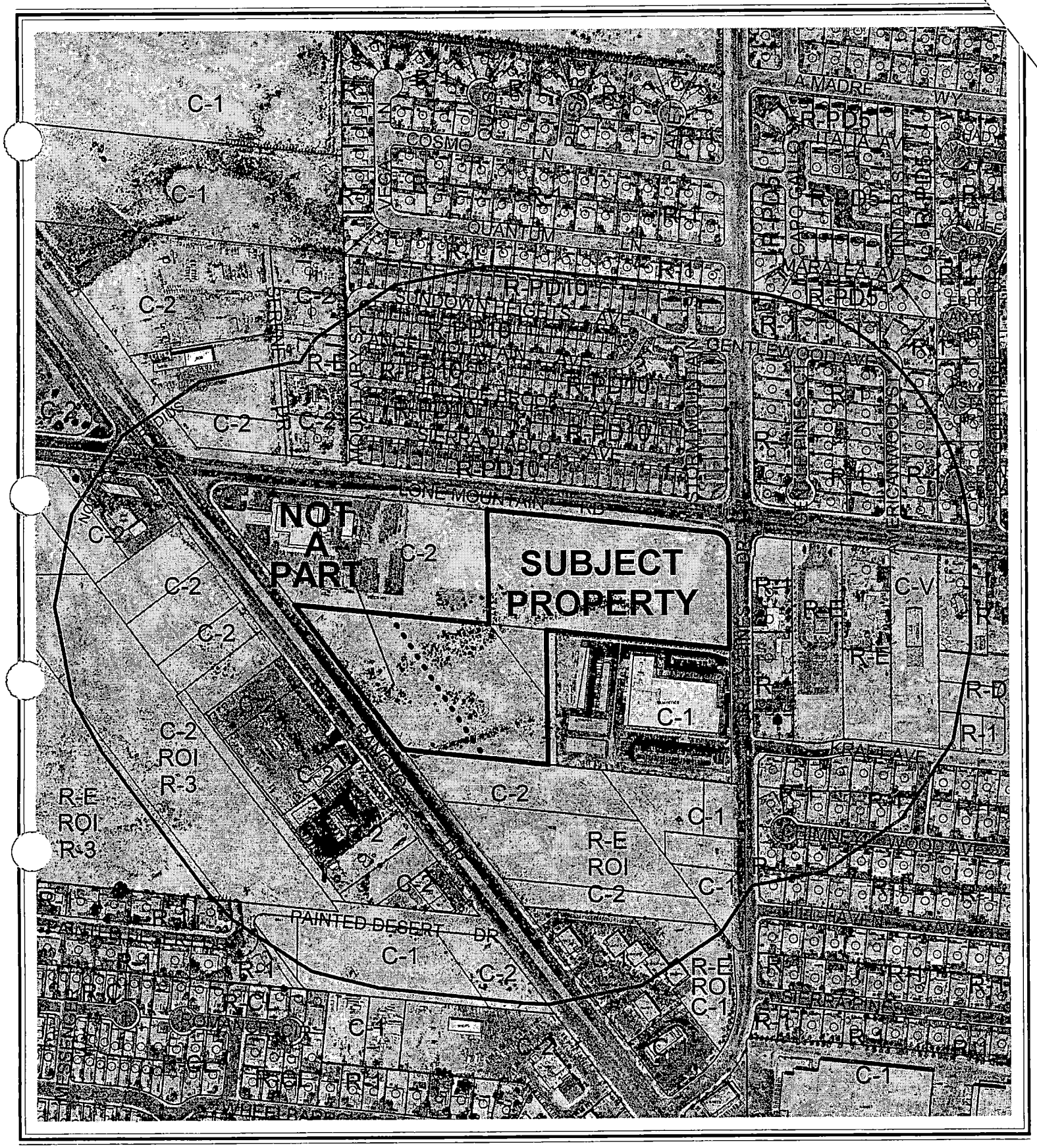
CASE: **SDR-4204**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) , O (OFFICE) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N



0 300 600 Feet

CASE: **SDR-4204**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) , O (OFFICE) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, subject to:

Planning and Development

1. A General Plan Amendment (GPA-4272) and a Rezoning (ZON-4202) to a R-PD11 (Residential Planned Development – 11 Units per Acre) Zoning District approved by the City Council.

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

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

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

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a six-foot wall along Lone Mountain Road and Torrey Pines Drive.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a 15-gallon trees instead of 15" box tress located along the streetscape buffer in order to comply with Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual.

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

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

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

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

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

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

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

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

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

Public Works

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

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

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

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4202 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a 125-lot Single-Family Residential development on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive. A related General Plan Amendment (GPA-4272) and Rezoning (ZON-4202) request will be heard concurrently with this application.

The site plan has been revised since the 5/13/04 Planning Commission and the changes are as follows:

- The request has changed from a 116-unit single-family attached development to a 125-lot detached single-family development.
- The pool area has been eliminated.
- Open space has been reduced from 3.17 acres to 2.13 acres.
- Building height has been raised to three stories.
- The setbacks have been revised to 5 feet for all sides of the lot.
- Street layout has been changed.

B) Applicant's Justification

The approval of a Rezoning to RPD-11 (Residential Planned Development - 11 Units per Acre) will allow the site to act as a buffer between existing residential development, the existing Bureau of Land Management Building, and the commercial development along Rancho Drive.

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved a Rezoning Request (Z-0007-99) from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission recommended approval on 03/11/99.

04/02/03 The City Council approved a General Plan Amendment (GPA-1363) for a request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). The Planning Commission and staff recommended approval on 2/27/03.

04/02/03 The City Council approved a Rezoning Request (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped). The Planning Commission and staff recommended approval on 02/27/03.

04/22/04 The Planning Commission abeyed a General Plan Amendment (GPA-4272) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential) to the 5/13/04 Planning Commission meeting in order to hear all related cases at one time. Staff recommended denial.

05/13/04 The Planning Commission abeyed a related General Plan Amendment (GPA-4272) and Rezoning (ZON-4202) to the June 10, 2004 Planning Commission meeting at the request of the applicant in order to make additional revisions to the site plan.

06/10/04 The Planning Commission will consider a related General Plan Amendment (GPA-4272) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential). Staff recommends denial.

06/10/04 The Planning Commission will consider a related Rezoning request (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units Per Acre). Staff recommends denial.

B) Pre-Application Meeting

02/25/04 Issues identified included the need to show open space calculations and required guest parking spaces on the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for Site Development Review Applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residential/ Commercial
South:	Undeveloped / Office
East:	Office/ Single Family Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	O (Office) and GC (General Commercial)
North:	MLA (Medium Low Attached Density Residential)
South:	GC (General Commercial) and SC (Service Commercial)
East:	SC (Service Commercial) and L (Low Density Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office), R-E (Residence Estates) and C-2 (General Commercial)
North:	R-PD10 (Residential Planned Development – 10 Units Per Acre)
South:	C-1 (Limited Commercial) and C-2 (General Commercial)
East:	C-1 (Limited Commercial) and R-1 (Single Family Residential)
West:	C-2 (General Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an O (Office), and GC (General Commercial) land use designation. A related General Plan Amendment (GPA-4272) will be heard concurrently to amend the General Plan designation to MLA (Medium Low Density Attached Residential), which allows residential development with up to 12 units per acre. The proposed R-PD11 (Residential Planned Development – 11 Units per Acre) zoning district is consistent with the proposed General Plan designation.

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

Study Area

The subject site is located within the Rancho Corridor Study Area.

PROJECT DESCRIPTION

The site plan depicts a 125-lot single-family residential development on 10.95 acres. The site receives access via a drive from Lone Mountain Road, and 40-foot public streets provide internal circulation for the site. Typical lot is 1,548 square feet. The landscape plan depicts 2.13 acres of open space is where 2.06 acres are required, and perimeter buffering will be adequate after compliance with the included conditions of approval. The building elevations depict three-story structures with pitched roofs and a veneer and stucco exterior. Floor plans were not provided.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Site Development Plan establishes Development Standards in a R-PD (Residential - Planned Development) District. The following standards are proposed:

Standards	Provided
Min. Setbacks	
• Front	5 Feet
• Side	5 Feet
• Corner	5 Feet
• Rear	5 Feet
Max. Building Height	3 Stories

A3) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer: • Min. Trees	One 24" Box Tree every 40 Linear Feet + two 15-gallon trees every 40 feet (Tree Spacing Alternative #3)	24 24"-Box Trees + 48 15-gallon trees	24 24"-Box Trees + 49 15"-box trees
• Min. Zone Width	6 Feet		10 Feet
• Wall	6 Feet		Not Depicted

The proposal meets Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual. A 6-foot perimeter wall along Lone Mountain Road and Torrey Pines Drive is not depicted and a Condition of Approval has been included to ensure compliance with this requirement. The proposal meets or exceeds all other applicable Title 19 Landscape Standards.

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

Total Acreage	Density	**Required** Ratio	Percent	Area	**Provided** Percent	Area
10.95 acres	11.41	1.65	18 %	89,779 SF	19 %	92,802 SF

The proposal exceeds Title 19 Open Space Standards.

B) General Analysis and Discussion

- Zoning

The proposed R-PD11 (Residential Planned Development – 11 Units per Acre) District allows maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities, which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular

traffic, and homogeneity of use patterns. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.

- Site Plan

  The site plan has been revised from a 116 single-family attached development to a 125-lot single-family residential development on 10.95 acres. The site receives access via a drive from Lone Mountain Road, and an emergency crash gate is accessible from Torrey Pines Drive. Forty-foot public streets provide internal circulation for the site, and 24-foot drive isles provide access to individual dwellings. Typical lot size is 1,548 square feet. The proposed development is adjacent to commercially zoned parcels and is not appropriate for this location.

- Waivers

  No waivers are being requested with this application.

- Landscape Plan

  The landscape plan depicts perimeter landscaping in compliance with Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual. The buffer areas are planted with 24-inch box Chitalpa trees, 15-gallon Texas Honey Mesquites and Heritage Live Oaks, 25-foot Mexican Fan Palms, and various one and five gallon shrubs. The landscape plan depicts 2.13 acres of open space is where 2.06 acres is required, and the proposal exceeds the minimum amount of required perimeter trees. A 6-foot perimeter wall is not depicted on the site plan and a Condition of Approval has been included to ensure compliance with this requirement. The proposal meets or exceeds all other applicable Title 19 Landscape Standards.

- Elevation

  The elevations depict three story single-family homes with pitched roofs and an exterior of stone veneer and a stucco finish.

- Floor Plan

  Revised floor plans were not provided for the proposed single-family residences.

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

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

   The proposed residential development is not compatible with adjacent development and development in the area. The development of these parcels would result in a residential development directly adjacent to undeveloped C-2 (General Commercial) parcels, which is the broadest commercial district in the Title 19 zoning hierarchy. In addition to being located adjacent to a C-2 (General Commercial) zoned parcel, the residential development on the subject property would trigger residential adjacency standards including building height and setback requirements for future commercial development to the west and south of the subject property along Rancho Drive.

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

   With compliance with the included conditions of approvals, the development will be consistent with Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards"

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

   Access is provided via a drive from Lone Mountain Road, a Primary (100-ft) Arterial on the Master Plan of Streets and Highways, and will not negatively impact roadways or neighborhood traffic.

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

   The building and landscape materials are typical of those used for single-family residential development, and are appropriate for the type of development proposed. They are not appropriate for the area, however, as the development is directly adjacent to commercially zoned parcels.

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

   The building elevations depict design characteristics and other architectural features that are typical of single-family residential dwellings, which are not compatible with the commercially zoned parcels and development in the area.

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

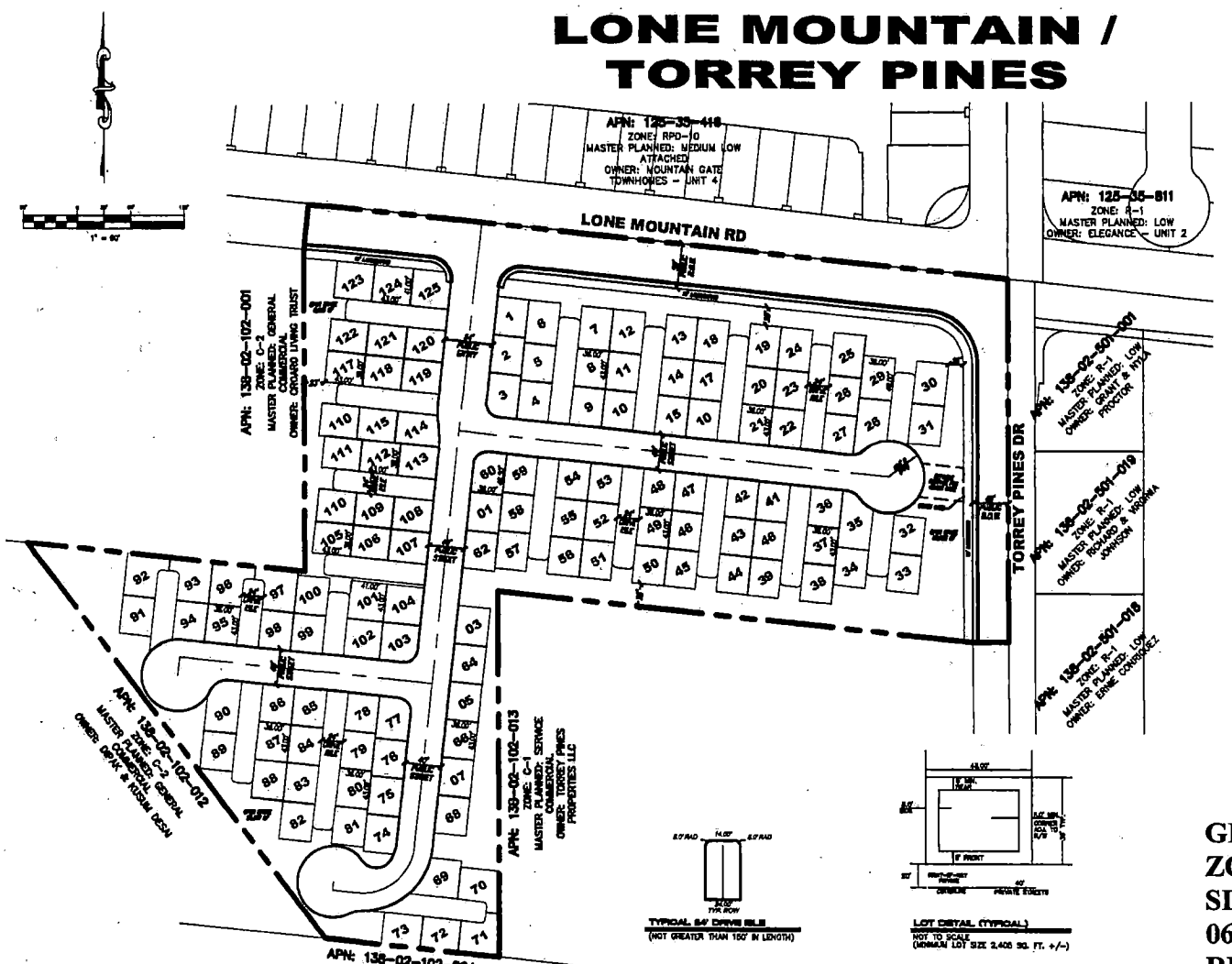
   The proposed residential development will be subject to regular inspections and will therefore not compromise the public health, safety and general welfare.

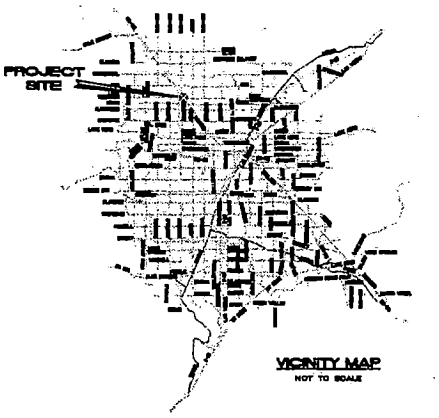
NOTICES MAILED 311

APPROVALS 0

PROTESTS 0

LONE MOUNTAIN / TORREY PINES





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
7220 WEST PEAK DRIVE
SUITE 215
LAS VEGAS, NEVADA 89128

OWNERS
DIPAK & KUSUM DESAI /
PANAMAMBA TRUST
3420 CALLE DEL TORRE
LAS VEGAS, NEVADA 89102

ASSESSORS PARCEL NUMBER:
138-02-102-002 & POR. OF
138-02-102-012

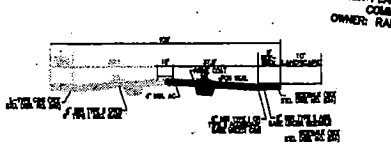
OVERALL TABULATIONS

EXISTING ZONING	OFFICE / GENERAL COMMERCIAL
PROPOSED ZONING	RPD-11
EXISTING LAND USE	SERVICE COMMERCIAL / GENERAL COMMERCIAL
PROPOSED LAND USE	MEDIUM-LOW ATTACHED RESIDENTIAL
# OF UNITS	123
GROSS ACREAGE	10.93 ACRES +/-
DENSITY	11.47
OPEN SPACE REQUIRED	2.05 ACRES (89,298 S.F.)
OPEN SPACE PROVIDED	2.13 ACRES (92,832 S.F.)

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

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

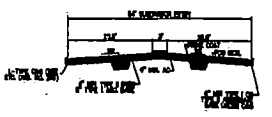
GPA-4072
ZON-4202
SDR-4204
06/10/04 PC
REVISED 5/18/04



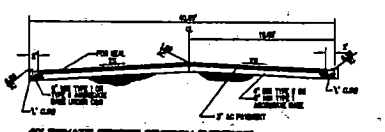
107 PUBLIC STREET HALF-SECTION SECTION (LONE MOUNTAIN RD.)
NOT TO SCALE



50' PUBLIC STREET HALF-SECTION (TORREY PINES DR.)
NOT TO SCALE



54' PRIVATE ENTRY SECTION
NOT TO SCALE



40' PRIVATE STREET SECTION (ENTRY)
NOT TO SCALE

NOTE: THIS PLAN WAS PREPARED USING SCALED INFORMATION. IT IS DIAGRAMMATIC AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

PROJECT OWNER
RICHMOND AMERICAN HOMES
7220 WEST PEAK DRIVE, STE. 215
LAS VEGAS, NEVADA
(702) 240-4400

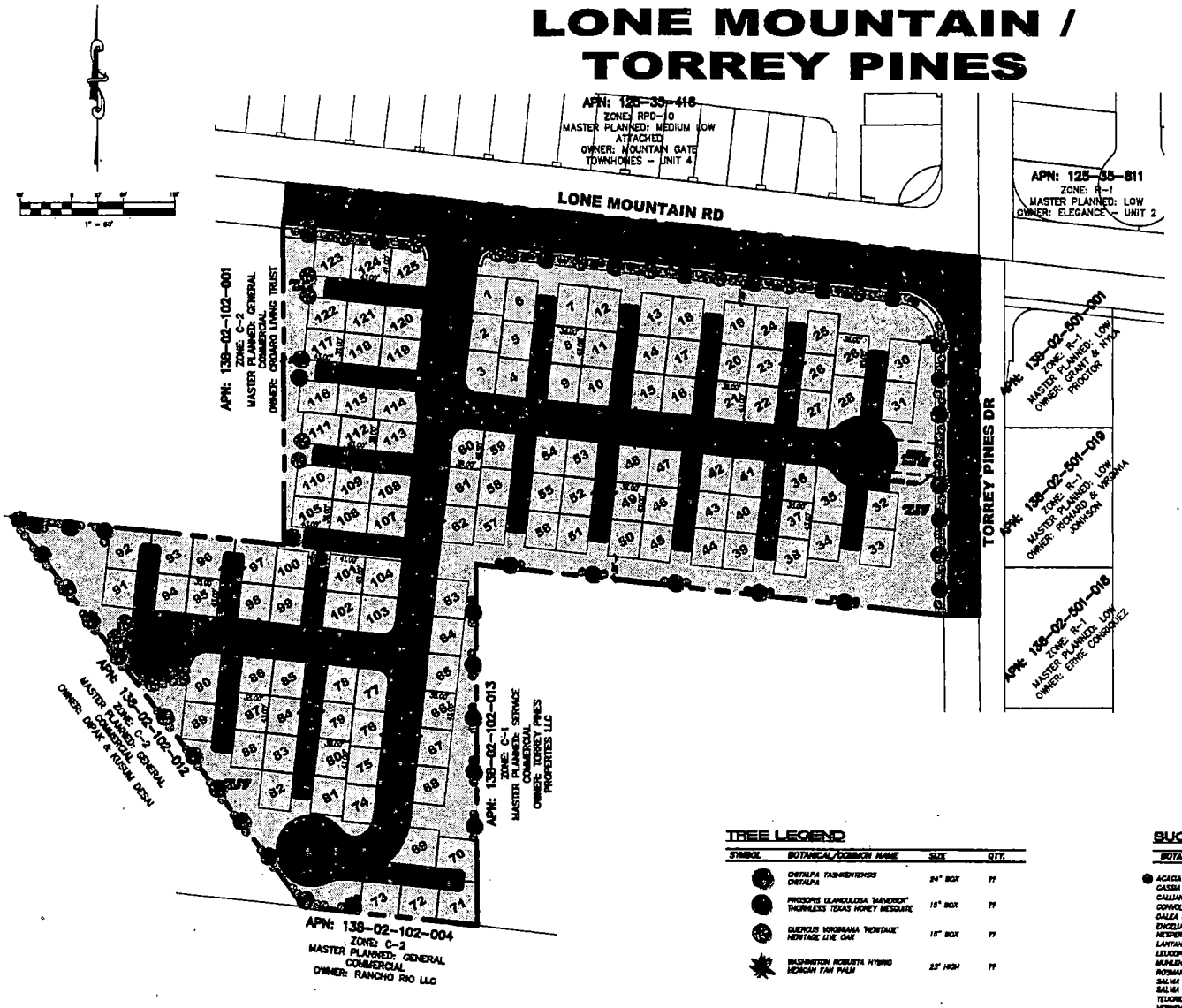
C O N S U L T I N G I N C.
STRATEGIC PLANNING SOLUTIONS
7915 WEST SAHARA AVENUE - LAS VEGAS, NEVADA

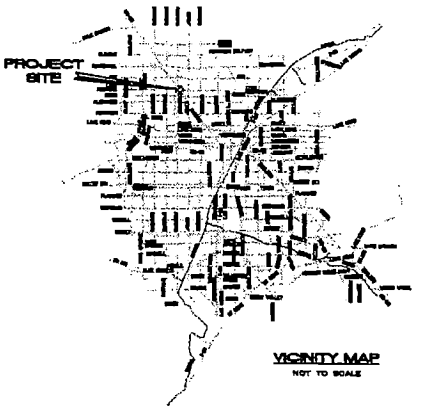
SHEET: SITE PLAN TO ACCOMPANY GPA/SDR/ZC

TITLE: LONE MOUNTAIN / TORREY PINES
CLARK COUNTY, NEVADA

DATE	4/15/04
DRAWN BY	B. MILLER
DESIGNED BY	B. MILLER
CHECKED BY	B. MILLER
SCALE	1" = 60'
PROJECT NO.	RA-0050
ENGINEERING SEAL	
SHEET	1 OF 1
DRAWING NO.	1

LONE MOUNTAIN / TORREY PINES





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNER:
DIPAK & KUSUM DESAI / PARAMAHANSA TRUST
3430 CALLE DEL TORRE
LAS VEGAS, NEVADA 89102

ASSESSORS PARCEL NUMBER
139-02-102-002 & POR. OF
139-02-102-012

OVERALL TABULATIONS

EXISTING ZONING ——— OFFICE / GENERAL COMMERCIAL
PROPOSED ZONING ——— RPD-11

EXISTING LAND USE ——— SERVICE COMMERCIAL / GENERAL COMMERCIAL
PROPOSED LAND USE ——— MEDIUM-LOW ATTACHED RESIDENTIAL

OF UNITS ——— 129
GROSS ACREAGE ——— 10.86 ACRES +/-
DENSITY ——— 11.41

OPEN SPACE REQUIRED — 2.05 ACRES (89,298 S.F.)
OPEN SPACE PROVIDED — 2.13 ACRES (92,832 S.F.)

NOTE:
THIS LANDSCAPING PLAN IS CONCEPTUAL IN NATURE. FINAL LANDSCAPING SHALL MEET OR EXCEED THE MINIMUM CITY OF LAS VEGAS CODE REQUIREMENTS.

TREE LEGEND

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

SUGGESTED SHRUB LIST

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

BOTANICAL/COMMON NAME

NOTE: THIS PLAN WAS PREPARED USING DIGITAL INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

PROJECT OWNER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, STE. 212
LAS VEGAS, NEVADA
(702) 240-8400

CONSULTING INC.
STRATEGIC PLANNING SOLUTIONS
7028 HEREFORD AVENUE - LAS VEGAS, NEVADA

SHEET: LANDSCAPE PLAN TO ACCOMPANY GPA/SDR/ZC

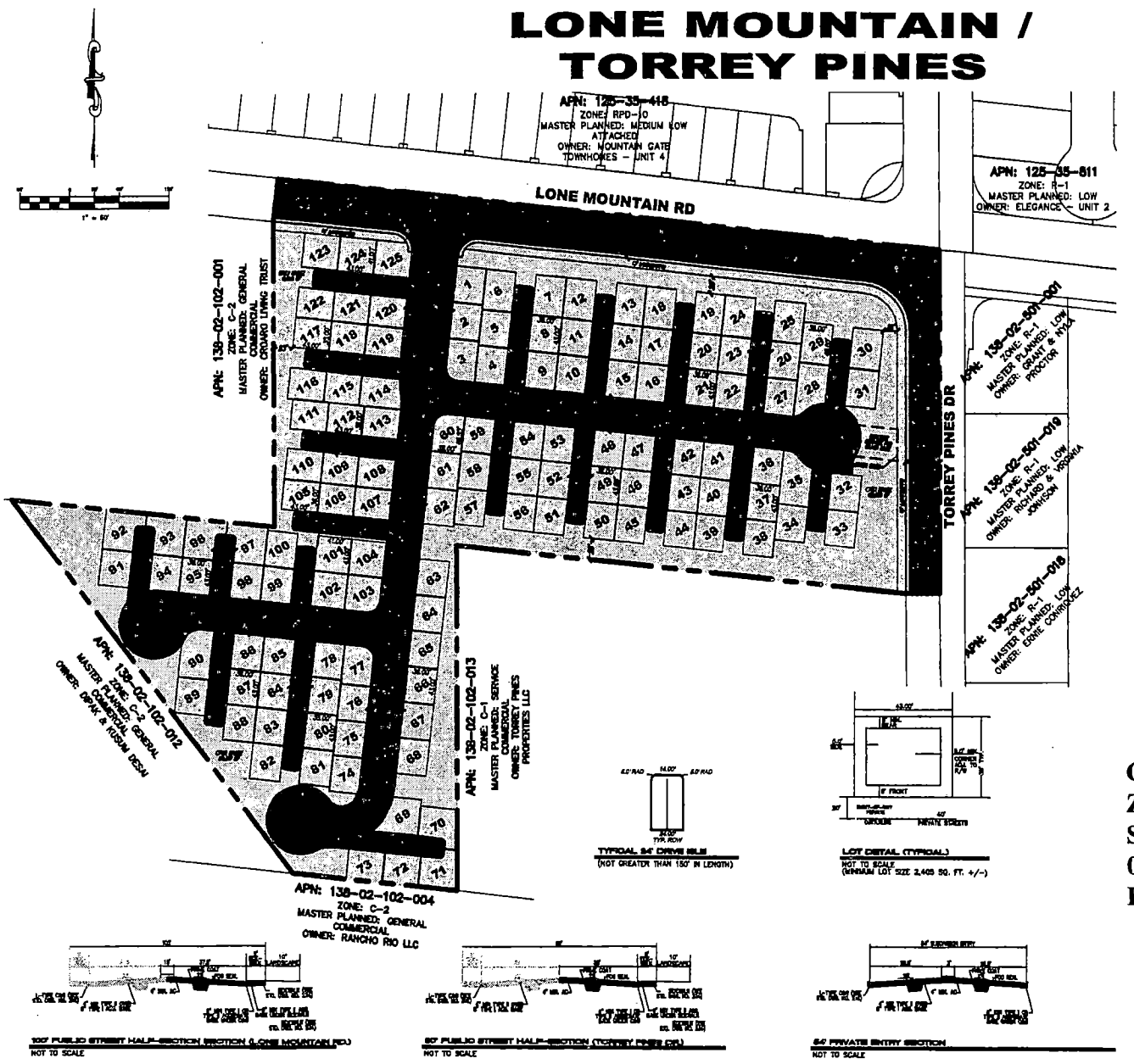
TITLE: LONE MOUNTAIN / TORREY PINES
CLARK COUNTY, NEVADA

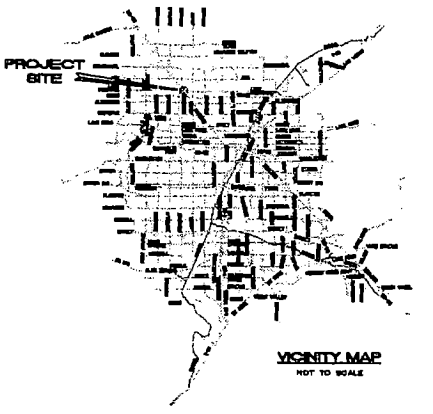
DATE: 5/18/2004
DRAWN BY: S. BAYLOR
DESIGNED BY: S. BAYLOR
CHECKED BY: R. BURE
SCALE: 1" = 60'
PROJECT NO. RA-0050
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1

GPA-4072
ZON-4202
SDR-4204
06/10/04 PC
REVISED 5/18/04

LONE MOUNTAIN / TORREY PINES





VICINITY MAP
NOT TO SCALE

DEVELOPER
RICHMOND AMERICAN HOMES
7220 WEST PEAK DRIVE
SUITE 212
LAS VEGAS, NEVADA 89128

OWNERS
DIPAK & KUSUM DESAI /
PARAMAHAMSA TRUST
3420 CALLE DEL TORRE
LAS VEGAS, NEVADA 89102

ASSESSORS PARCEL NUMBER
138-02-102-002 & POR. OF
138-02-102-012

OVERALL TABULATIONS

EXISTING ZONING ——— OFFICE / GENERAL COMMERCIAL
PROPOSED ZONING ——— RPD-11

EXISTING LAND USE ——— SERVICE COMMERCIAL / GENERAL COMMERCIAL
PROPOSED LAND USE ——— MEDIUM-LOW ATTACHED RESIDENTIAL

OF UNITS ——— 125
GROSS ACREAGE ——— 10.85 ACRES +/-
DENSITY ——— 11.61

OPEN SPACE REQUIRED — 2.05 ACRES (89,298 S.F.)
OPEN SPACE PROVIDED — 2.13 ACRES (92,532 S.F.)

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

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

GPA-4072
ZON-4202
SDR-4204
06/10/04 PC
REVISED 5/18/04

100' PUBLIC STREET HALF-SECTION (LONE MOUNTAIN RD.)
NOT TO SCALE

80' PUBLIC STREET HALF-SECTION (TORREY PINES DR.)
NOT TO SCALE

24' PRIVATE ENTRY SECTION
NOT TO SCALE

40' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

PROJECT OWNER
RICHMOND AMERICAN HOMES
7220 WEST PEAK DRIVE, STE. 212
LAS VEGAS, NEVADA
(702) 240-3400

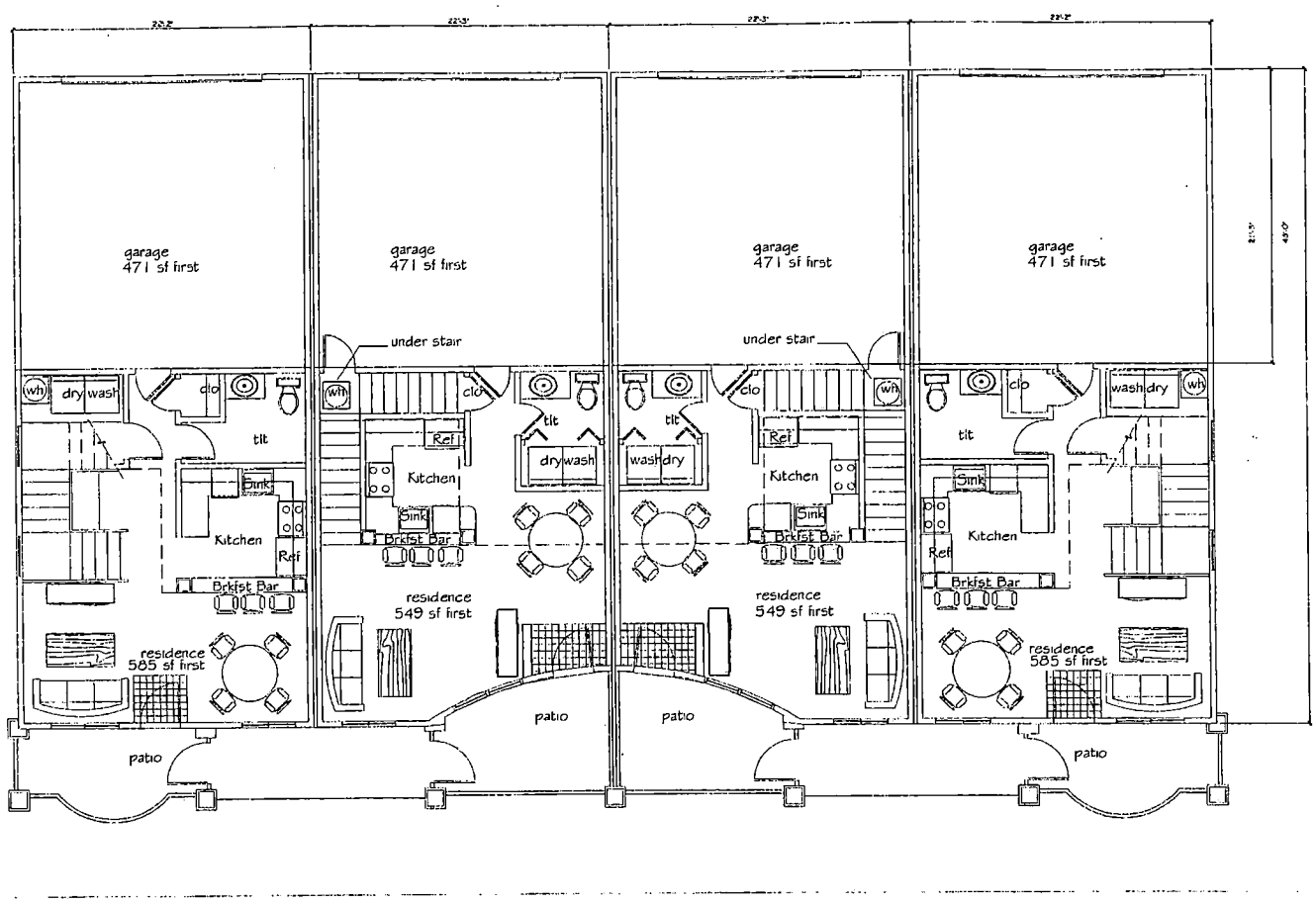
CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
5910 RICHLAW AVENUE · LAS VEGAS, NEVADA

SHEET: SITE PLAN TO ACCOMPANY GPA/SDR/ZC

TITLE: LONE MOUNTAIN / TORREY PINES
CLARK COUNTY, NEVADA

DATE: 5/18/2004
DRAWN BY: S. MYLER
DESIGNED BY: S. SAYLOR
CHECKED BY: S. BRUE
SCALE: 1" = 60'
PROJECT NO.: RA-0060
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO. 1



UNIT ONE
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

UNIT TWO
549 sf First
680 sf Second
1229 sf Total
471 sf Garage
1700 sf Total

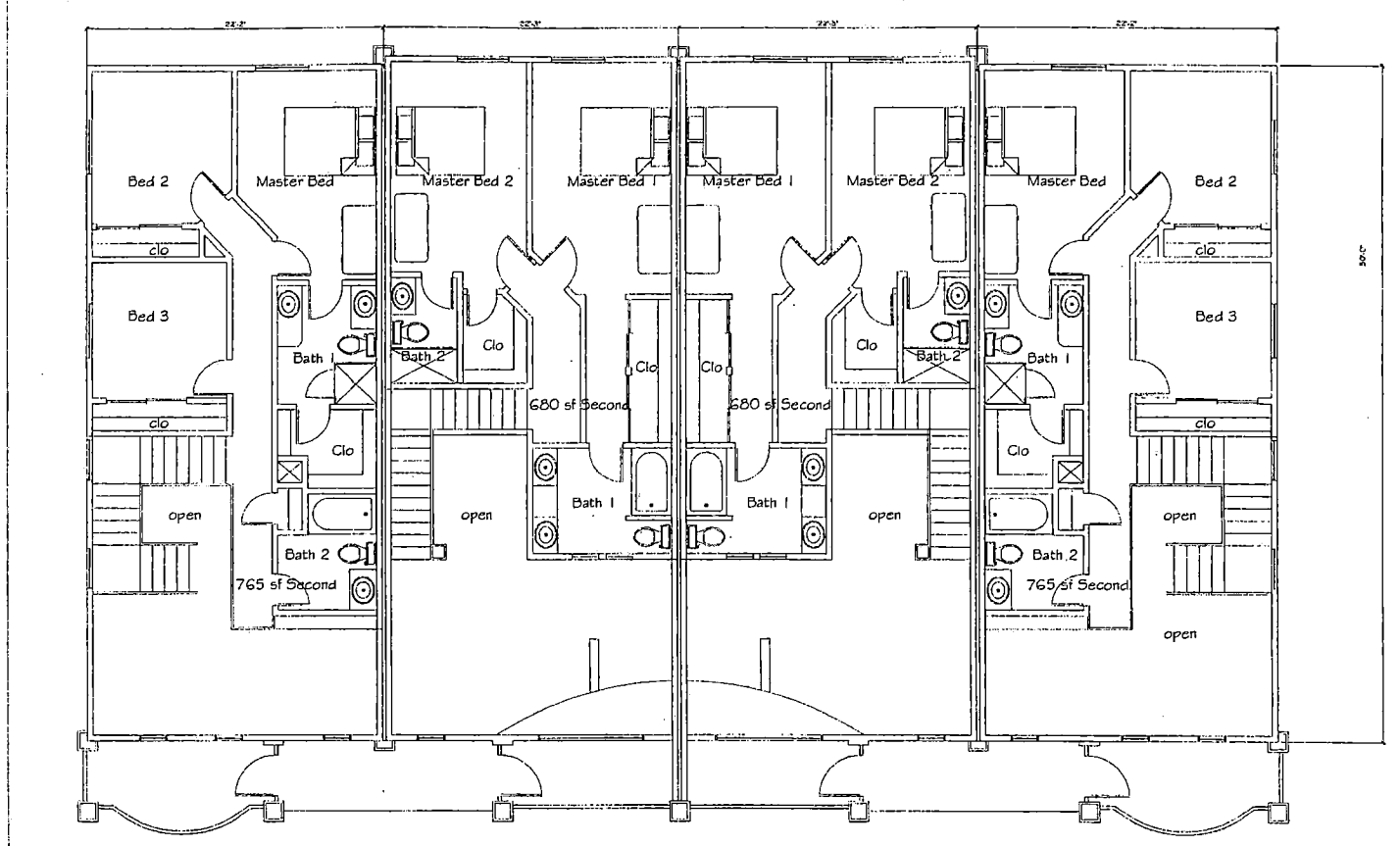
UNIT THREE
549 sf First
680 sf Second
1229 sf Total
471 sf Garage
1700 sf Total

UNIT FOUR
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

SPINNAKER VILLAGE
A FOUR PLEX COMMUNITY
DAVID MCKEE ARCHITECT

SCALE 1/4" = 1'-0"
DATE 4/15/04

ZON-4202
SDR-4204
06-10-04 PC



UNIT ONE
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

UNIT TWO
549 sf First
680 sf Second
1229 sf Total
471 sf Garage
1700 sf Total

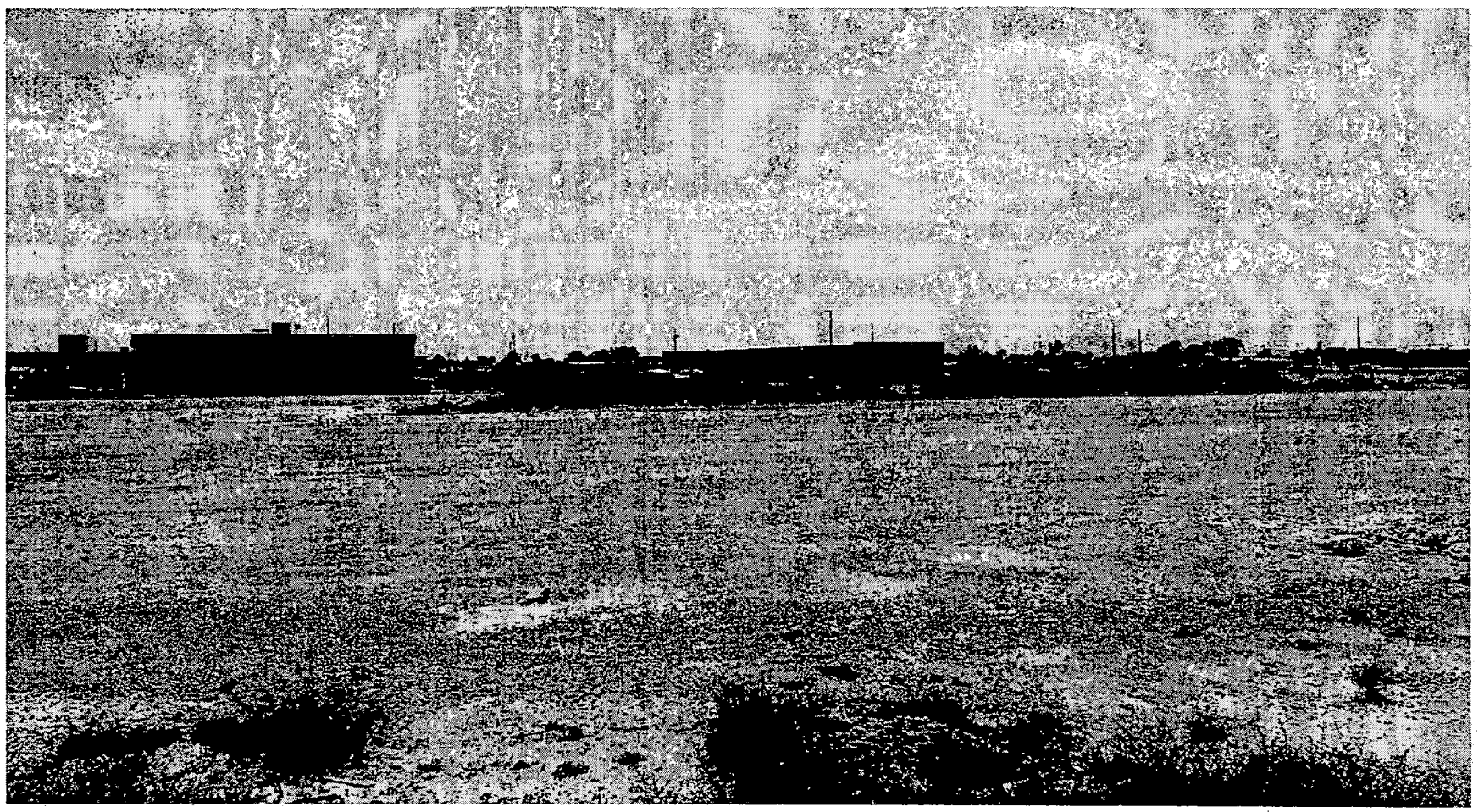
UNIT THREE
549 sf First
680 sf Second
1229 sf Total
471 sf Garage
1700 sf Total

UNIT FOUR
585 sf First
765 sf Second
1350 sf Res.
471 sf Garage
1821 sf Total

SPINNAKER VILLAGE
A FOUR PLEX COMMUNITY
DAVID MCKEE ARCHITECT

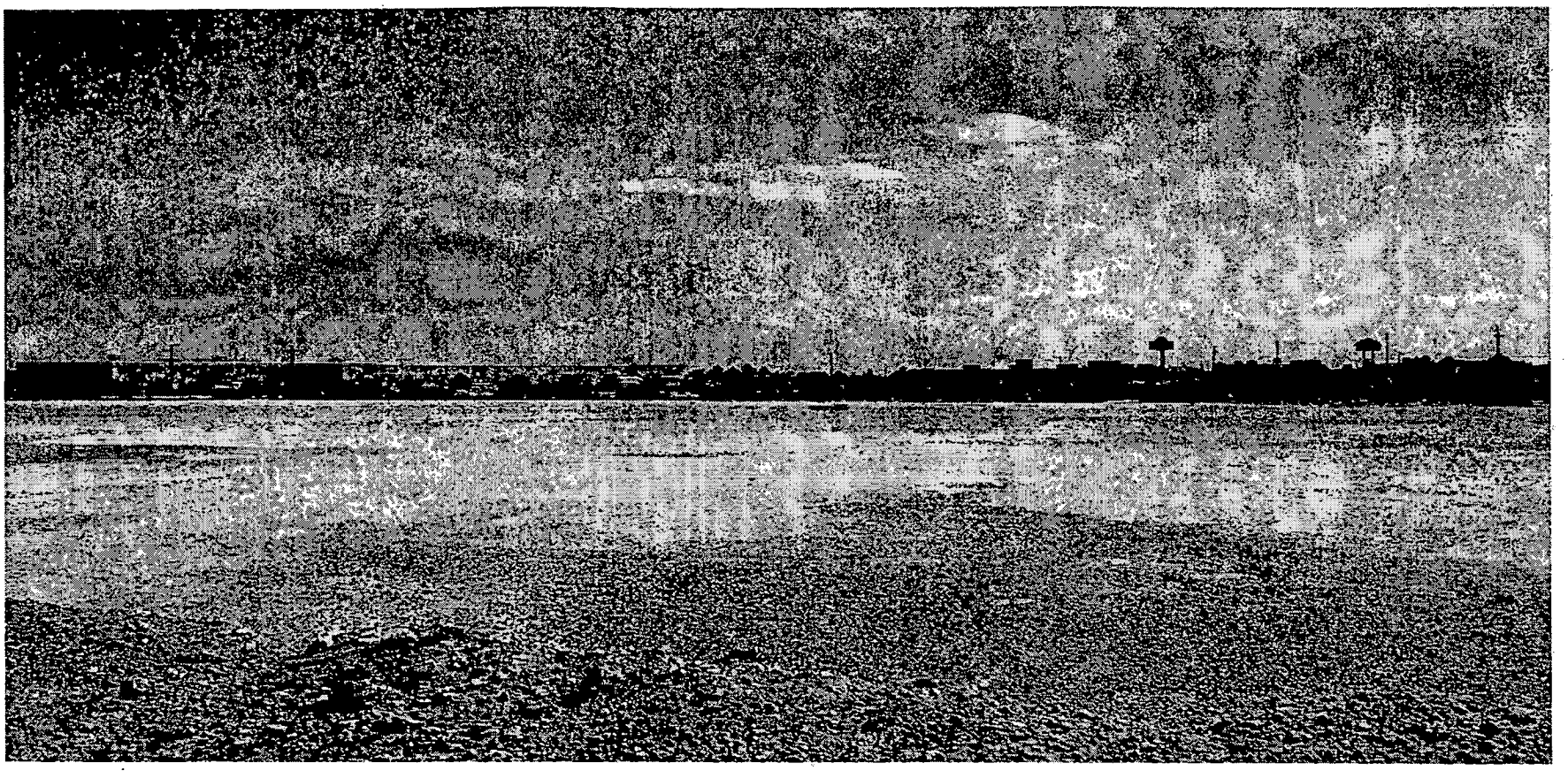
SCALE 1/4" = 1'-0"
DATE 2/15/04

ZON-4202
SDR-4204
06-10-04 PC



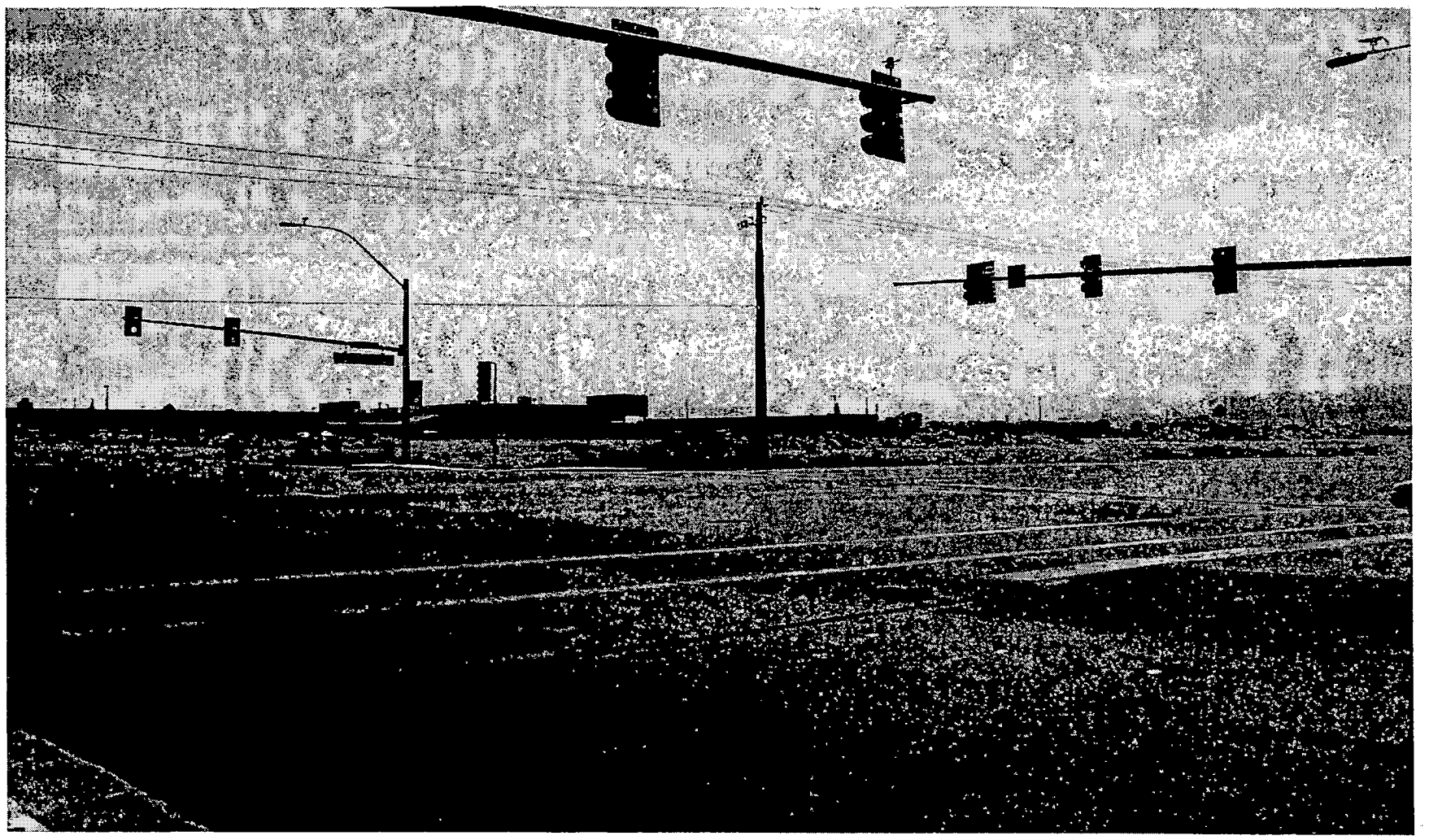
SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JUNE 10, 2004 PLANNING COMMISSION

4/19/04



SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JUNE 10, 2004 PLANNING COMMISSION

4/19/04



SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
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JUNE 10, 2004 PLANNING COMMISSION

4/19/04



SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI
ADJACENT TO THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JUNE 10, 2004 PLANNING COMMISSION

4/19/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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

CC 7/07/2004

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	**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

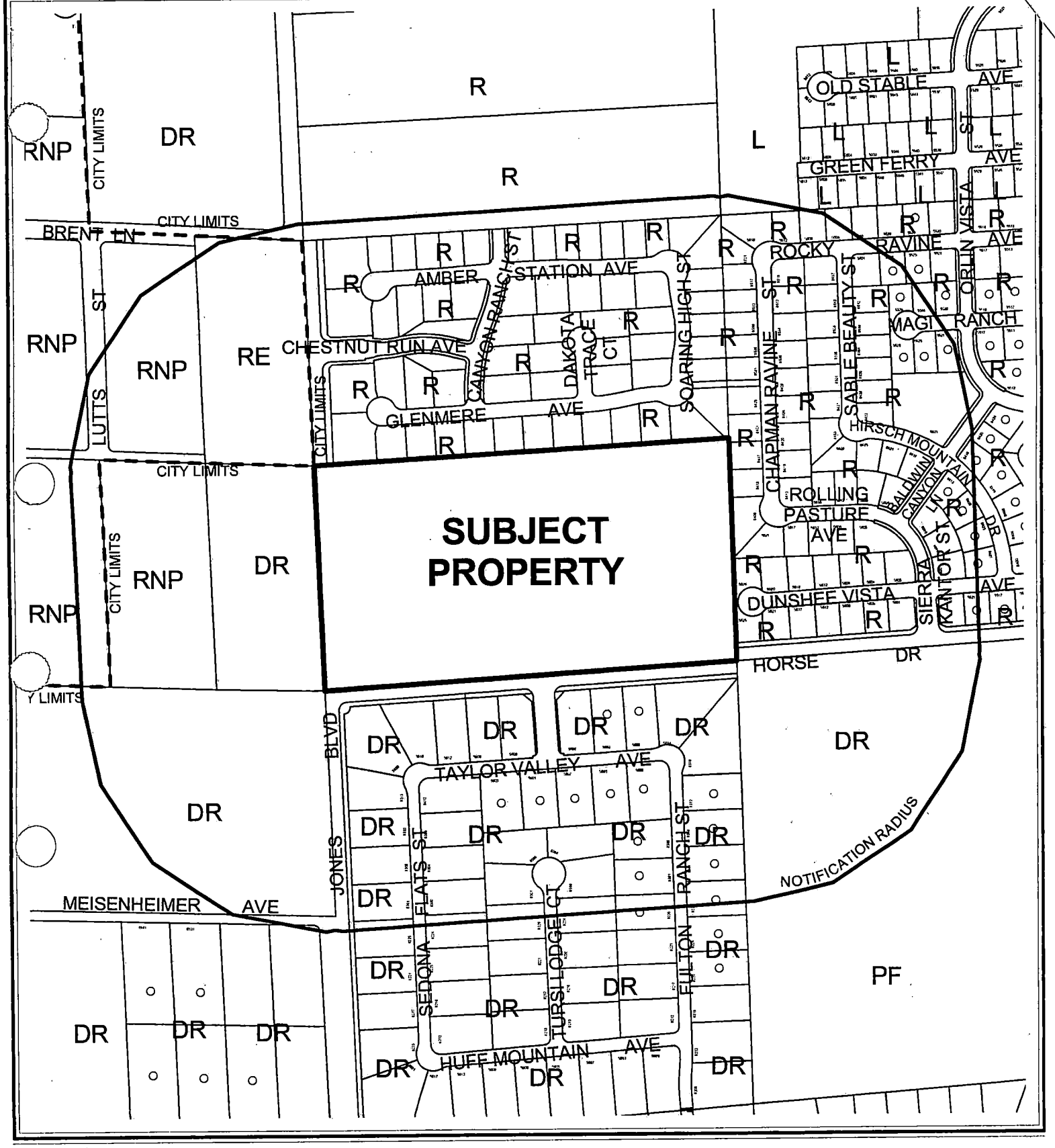
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

MINUTES:

GARY LEOBOLD, Planning and Development, stated that letters were received for each request.

(6:03 – 6:09)



CASE: **GPA-4091**

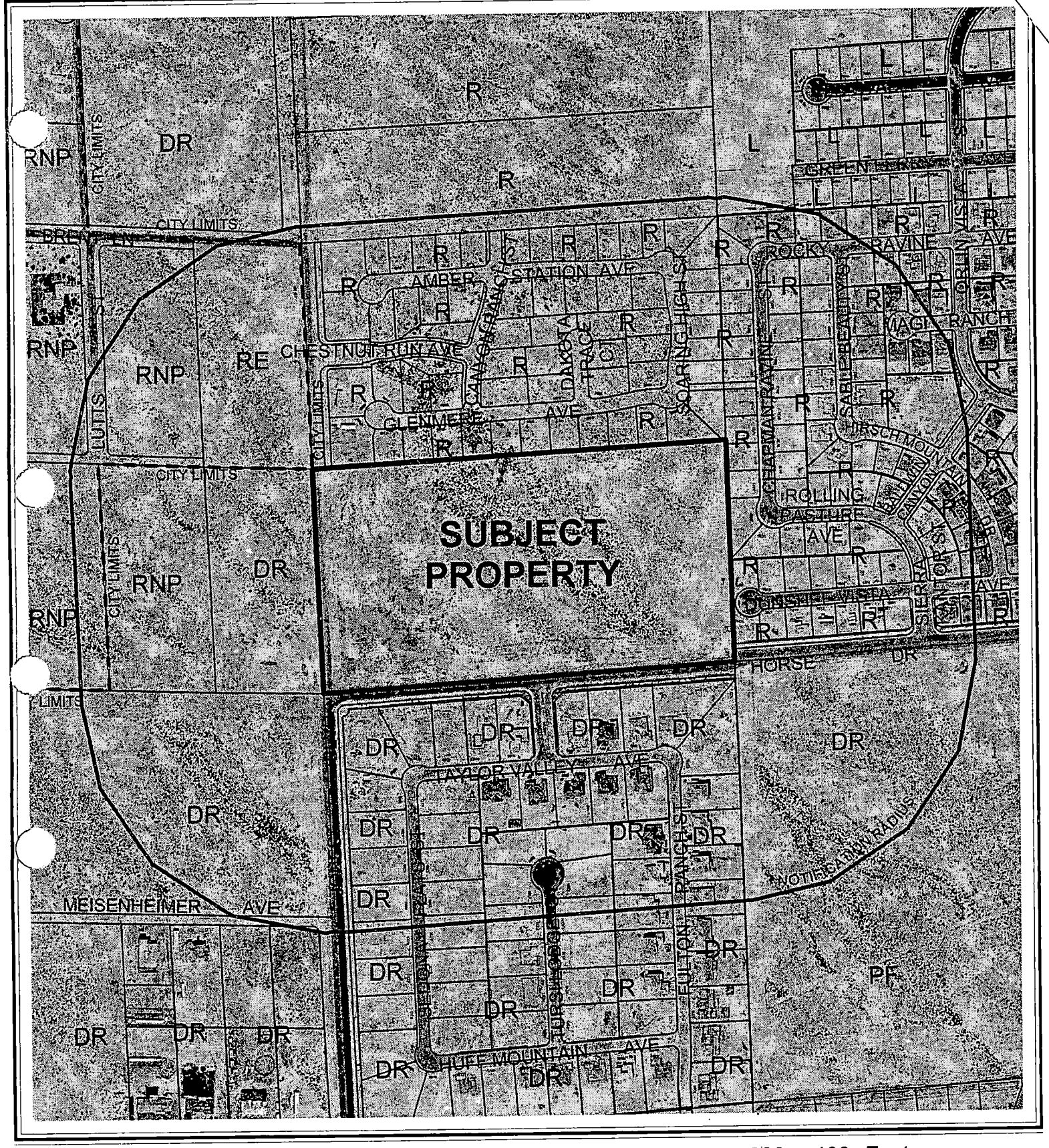
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR(DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L(LOW DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: **GPA-4091**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR(DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L(LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northeast corner of Horse Drive and Jones Boulevard from DR (Desert Rural) to L (Low Density Residential). A companion rezoning application (ZON-4093), variance (VAR-4094), and site development plan review (SDR-4095) were filed with this proposed amendment.

JUSTIFICATION LETTER

The applicant has indicated that it is their belief that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density residential the increase in the cost of land since the General plan was adopted plays a mitigating role in the desire for increased density.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Density Residential) Residential land uses (if residential) with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2.49 dwelling units per acre).
04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this item in abeyance to the 06/10/04 meeting to provide the applicant's representative to review the request.

KCW

DETAILS OF APPLICATION REQUEST

Site Area: 20.35 Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

EXISTING ZONING

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) DR (Desert Rural) ROI R-PD3 under Resolution of Intent to Residential Planned Development - 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

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**

DEFINITIONS

DR (Desert Rural Density Residential) (2.1 to 2.49 dwelling units/gross acre): The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

KCW

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

Low Density Residential (L) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments and planned community developments.

Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

ANALYSIS

The west property line of the subject parcel is along Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. The site is surrounded on all four sides with planned residential. The planned subdivision to north and east are approved for development with a density of three dwelling units per acre. The development approved to the south and west is approved for a density of two dwelling units per acre.

The proposed L (Low Density Residential Density) land use is totally inconsistent with the neighborhood. Jones Boulevard and Horse Drive have, historically, been a boundary between Rural Density Residential and Desert Rural Density development. Rural densities are developing north and east of Jones Boulevard and Horse Drive. Desert Rural is west of Jones and south of Horse. The closest Low Density Residential in this neighborhood to the subject parcel is at the southwest corner of Decatur and Horse, a quarter mile to the east of the subject parcel. The proposed development would result in a spot zoning. The conditions of the neighborhood have not changed so this request is also not appropriate.

FINDINGS

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

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

   The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation to L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

KCW

Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural land uses.

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

The proposed L (Low Density residential) land use designation would allow the R-1 (Single Family Residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development) with a density up to 5.49 dwellings unit per acre) zoning districts. These zoning districts would not be compatible with the existing zoning districts of the neighborhood surrounding the subject site, which are U (DR), R-PD3, U (DR) under resolution of intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) and R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning districts.

In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

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

The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

The traffic capacity of Jones and Horse is consistent with the very low-density residential development as planned for the immediate area. The potential traffic generated by proposed density on the subject site will exceed that capacity.

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

There are no other plans or policies that support the proposed land use amendment.

By introducing a density potential of up to 5.49 dwelling units per acre where the greatest nearby planned density is 3.49 is nearby the application is in fact in conflict with the city policy of preserving the rural areas of the city.

The proposal is in conflict with Program C.1.2 of the General Plan which calls for the use of very low density, equestrian oriented, residential land use designated districts such as the subject parcel's Rural designation as a protection and enhancement of the existing rural development and established life-style.

KCW

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/23/04 The meeting was held at the Silverstone Golf Club. Fourteen residents were in attendance, with concerns regarding the square footage of the homes, density, setbacks, gated entry, if there will be a home owners association and ground breaking in about 18 months. There was unanimous opposition to lots smaller than a quarter acre.

NOTICES MAILED: 51 [Mailed with ZON-4093, VAR-4095 & SDR-4095] 5/27/04 PC

APPROVALS: 0

PROTESTS: 7

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4091 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

____ Yes 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: Sharon L Marchiol

Print Name: SHARON MARCHIOL

Subscribed and sworn before me

This 9th day of March, 2001

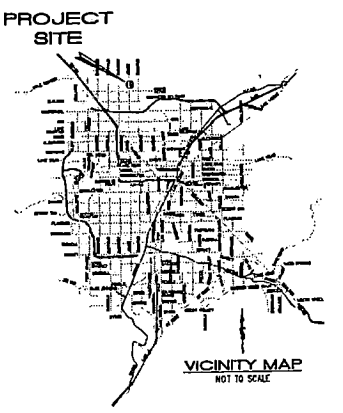
Kalynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
Appointment Expires
Mar 15, 2004
No: 00-662



PROJECT SITE



VICINITY MAP
NOT TO SCALE

NORTH

1" = 60'

DEVELOPER
UNITED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

OWNERS
UNITED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

ASSESSORS PARCEL NUMBER:
125-12-202-001

TABULATIONS

EXISTING ZONING	U(DR)
EXISTING LAND USE	DESERT RURAL
PROPOSED LAND USE	LDW
GROSS ACREAGE	20.35 ACRES ±

GPA-4091
5-27-04 PC

UNIFIED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

TETRA TECH, INC.
INFRASTRUCTURE SERVICES GROUP
10845 GRIFFITH PEAK DR., SUITE 200, LAS VEGAS, NEVADA 89135 (702) 243-3500

SHEET: SITE PLAN TO ACCOMPANY GENERAL PLAN AMENDMENT
TITLE: JONES / HORSE CITY OF LAS VEGAS, NEVADA
DATE: MARCH 9, 2004
DRAFT COPIES BY:
SCALE:
DESIGNED BY: B. SAILOR
CHECKED BY: E. SAILOR
PROJECT NO: C. AGUIRRE
SEAL

4



GPA-4091 - APPLICANT/OWNER: UNIFIED CREDIT TRUST
NORTHEAST CORNER OF JONES BOULEVARD AND HORSE DRIVE
JUNE 10, 2004 PLANNING COMMISSION

3/31/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8280 MAVERICK ST
Phone: 395-0213
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 4-12-04
Name: H.W.H. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Marion Reece Penrose Agnew

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT AND
04 APR 19 PM 3:47
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

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James Marynow Linda Marynow

Address: 6280 Brent Lane, Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:47
PLANNING AND DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Erma S. Davis

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING AND DEVELOPMENT

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
ABEYANCE - REZONING RELATED TO GPA-4091 - PUBLIC HEARING - ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

CC 7/07/2004

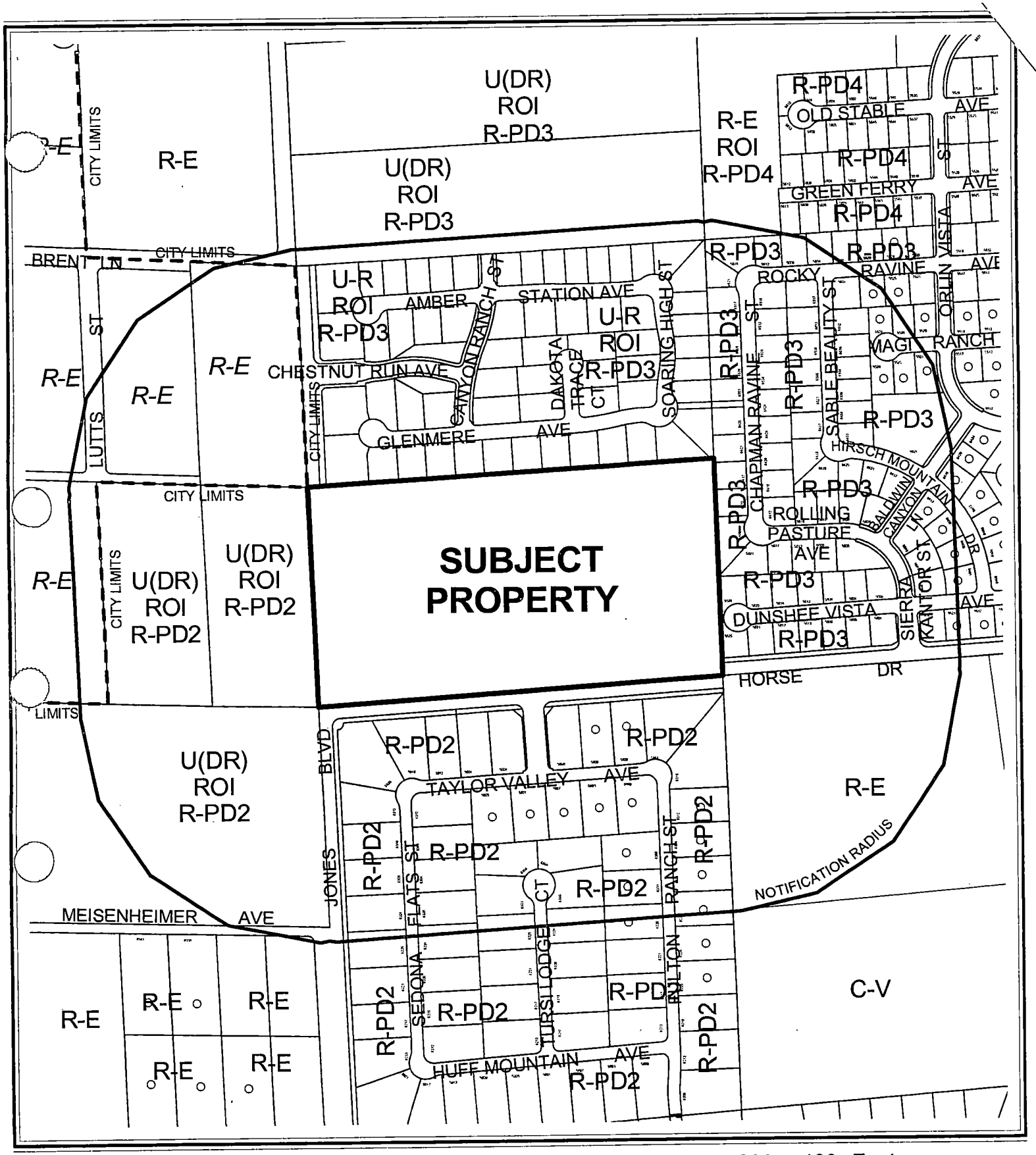
PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

MINUTES:
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(6:03 – 6:09)



0 200 400 Feet

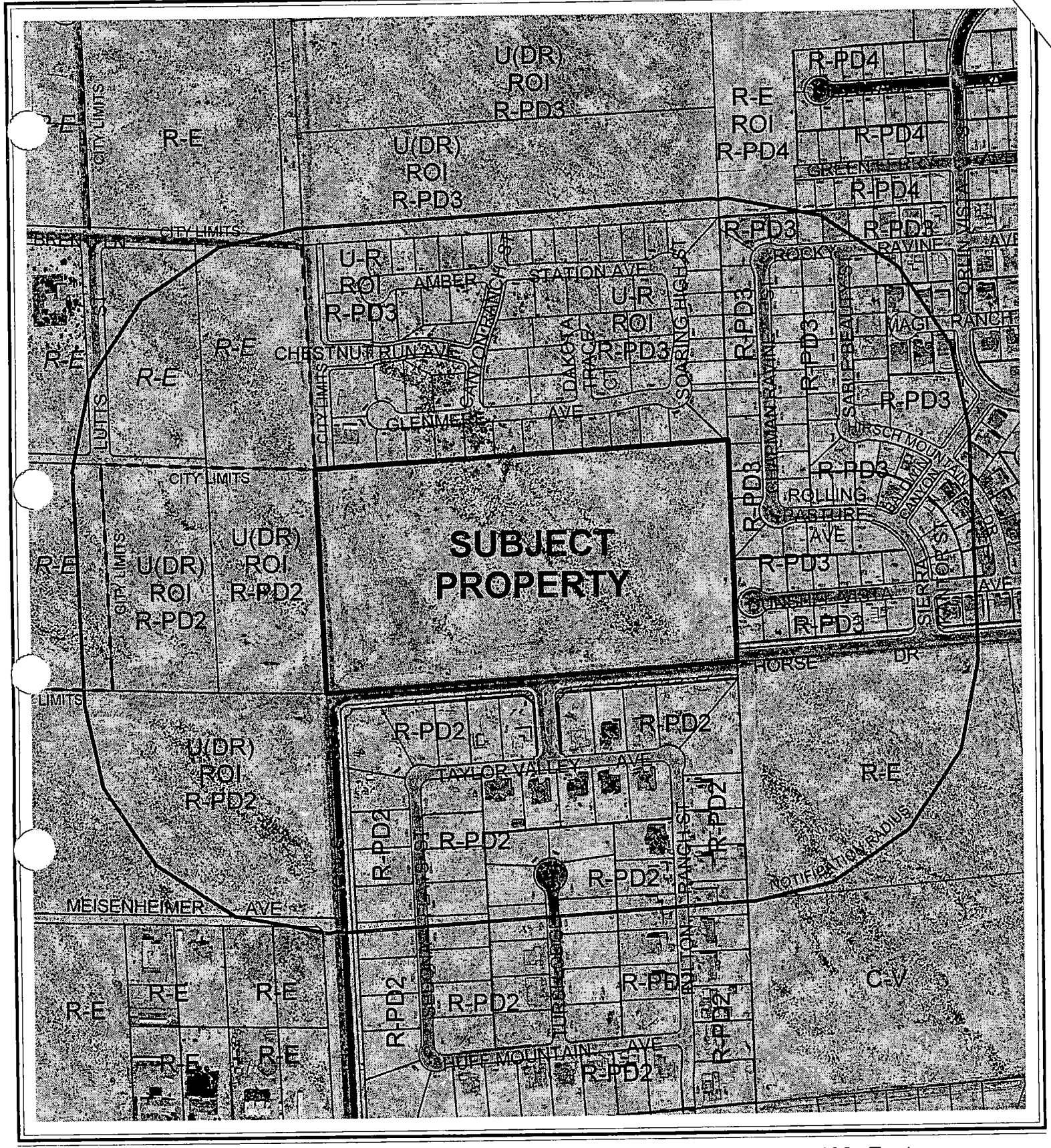
CASE: **ZON-4093**

RADIUS: 750 FT

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

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

N



0 200 400 Feet

CASE: **ZON-4093**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - REZONING - PUBLIC HEARING - ZON-4093 –
APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. The request shall be amended to R-PD4 (Residential Planned Development – 4 Units per Acre).

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

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Jones Boulevard, 40 feet for Horse Drive and a 54-foot radius on the northeast corner of Jones Boulevard and Horse Drive. Additional dedications in accordance with Standard Drawing #234.1 along Jones Boulevard shall also be provided unless otherwise allowed by the City Traffic Engineer.

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

5. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A companion General Plan Amendment application (GPA-4091), Variance (VAR-4094), and Site Development Plan Review (SDR-4095) were filed with this proposed amendment.

Since the last Planning Commission meeting, the applicant has submitted a revised site development plan showing 71 lots, with a minimum lot size of 6,300 square feet. The new plan has a density of 3.3 units per acre, which qualifies as an R-PD4 (Residential Planned Development – 4 Units per Acre) development.

B) Applicant's Justification

The applicant has indicated that it is their belief that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density residential the increase in the cost of land since the General plan was adopted plays a mitigating role in the desire for increased density.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this and all related items in abeyance to the 06/10/04 meeting to provide the applicant's representative to review the request.

KCW

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

C) Neighborhood Meetings

03/23/04 The required General Plan Amendment was held with 14 residents in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.35

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General plan Designation]
North	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)

KCW

East	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre)

E) General Plan Compliance

The site is located in the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR land use designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

B) General Analysis and Discussion

The site is surrounded on all four sides with planned residential. The planned subdivisions to north and east are approved for development with a density of three dwelling units per acre. The development approved to the south and west is approved for a density of two dwelling units per acre.

The project depicted on the revised site plan remains inconsistent with the neighborhood. Jones and Horse are seen to be a boundary between Rural Density and Desert Rural development. Rural densities are also developing north and east of Jones Boulevard and Horse Drive. Desert Rural is west of Jones and south of Horse. The closest Low Density Residential in this neighborhood is at the southwest corner of Decatur and Horse, a quarter mile to the west of the subject parcel.

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."**

KCW

The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural land uses.

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 L (Low Density residential) land use designation would allow the R-1 (Single family residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development) with a density up to 5.49 dwellings unit per acre) zoning districts. The uses that are allowed in these zoning districts would not be compatible with the existing zoning districts in place in the neighborhood surrounding the subject site, which are U (Undeveloped) [DR (Desert Rural) General Plan Designation], R-PD3 (Residential Planned Development – 3 Units Per Acre), U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) and R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning districts.

In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

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

The proposed development would result in a spot zoning. The conditions of the neighborhood have not changed so this request is also not 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 subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

The traffic capacity of Jones and Horse is consistent with the development as planned (very low density residential) for the immediate area. The potential traffic generated proposed density on the subject site may exceed that capacity.

KCW

NOTICES MAILED 51 [Mailed with GPA-4091, VAR-4094 & SDR-4095] – 05/27/04 PC

APPROVALS 0

PROTESTS 7

KCW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4093 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____ Yes _____ 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: S/SHARON MARCHESE

Print Name: Sharon L Marchese

Subscribed and sworn before me

This 9th day of March, 2004

Ralynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
My Appointment Expires
December 15, 2004
No: 00-66001-1

Revised 2/12/02

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

TABULATION

APN # _____ 125-12-202-001
EXISTING ZONING _____ U
PROPOSED ZONING _____ RPD-4
EXISTING LAND USE _____ DR
EXISTING LAND USE _____ L
NUMBER OF LOTS _____ 71
ACREAGE _____ 18.5 AC ±
D.U.A. _____ 3.83 ±

OWNERS

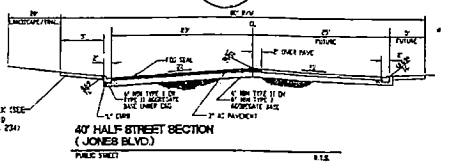
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHICH, TRUST
3952 S. ATCHISON WAY, #D
AURORA, CO. 80014-5185

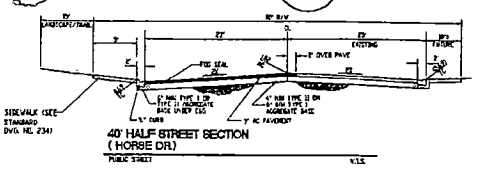
DEVELOPER

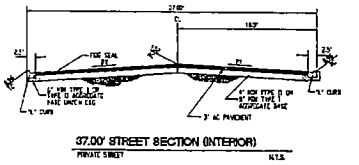
APN 125-12-202-021
UNIFIED CREDIT TRUST
SHARON MARICHICH, TRUST
3952 S. ATCHISON WAY, #D
AURORA, CO. 80014-5195

OPEN SPACE TABULATION

OPEN SPACE PROVIDED _____ 30,164 SQ.FT (.69 AC)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±
OPEN SPACE REQUIRED _____ 50,926 SF (1.16 AC)

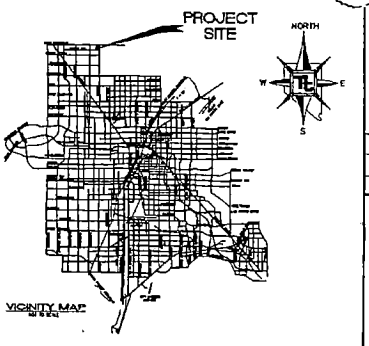


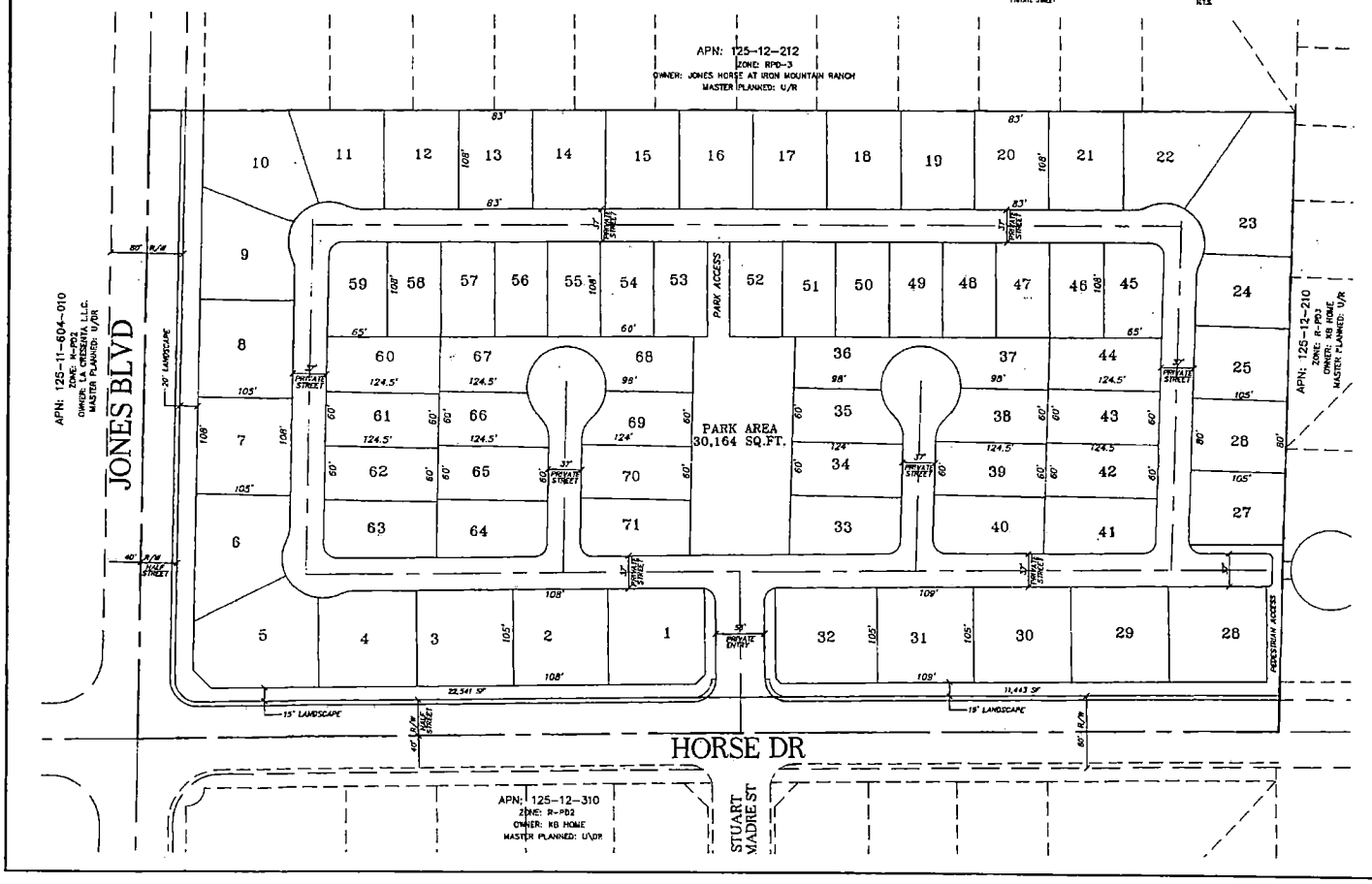


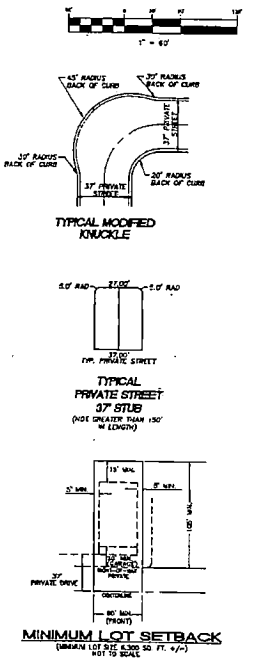


GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES, AVAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS, MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.







UNIFIED CREDIT TRUST
SHARON MARICHICH, TRUSTEE
3952 S. ATCHISON WAY, #D
AURORA, CO 80014-5185
(720) 493-7711

TETRA TECH, INC.
1475 S. BASCOM AVE., SUITE 110, CAMPBELL, CA 95008 (408) 341-4200
4041 N. Rancho Dr., Suite 100, Las Vegas, Nevada 89130 (702) 243-4200

REV	DATE	BY
1	05/28/04	BWM

SHEET: SITE PLAN
ACCOMPANY ZC/SDPR
TITLE: JONES/HORSE
CITY OF LAS VEGAS
QUALITY CONTROL BY:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE: 1"=60'
PROJECT NO. P09106-0004
SEAL
SHEET 1 OF 1
DRAWING NO.

REVISIONS NO.6 (5-28-04)

ZON-4093
VAR-4094
SDR-4095
06/10/04 PC
REVISED 05/28/04



ZON-4093 - APPLICANT/OWNER: UNIFIED CREDIT TRUST
NORTHEAST CORNER OF JONES BOULEVARD AND HORSE DRIVE
JUNE 10, 2004 PLANNING COMMISSION

3/31/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8280 MAVERICK ST
Phone: 395-0213
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 4-12-04
Name: H.WH. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Marion Spence Jennye Spence

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

LAND USE & DEVELOPMENT
04 APR 19 PM 3:47
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
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Please deny GPA-4091, ZON-4093 and SDR-4095.

James Marynow Linda Marynow

Address: 6280 Brent Lane, Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT AND
04 APR 19 PM 3:47
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Erma L. Davis _____

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING & DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
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Please deny GPA-4091, ZON-4093 and SDR-4095.

Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
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RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING & DEVELOPMENT

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
ABEYANCE - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED for an 88 lot single family residential development on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [Proposed: R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 6 (Mack).

CC 7/07/2004

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

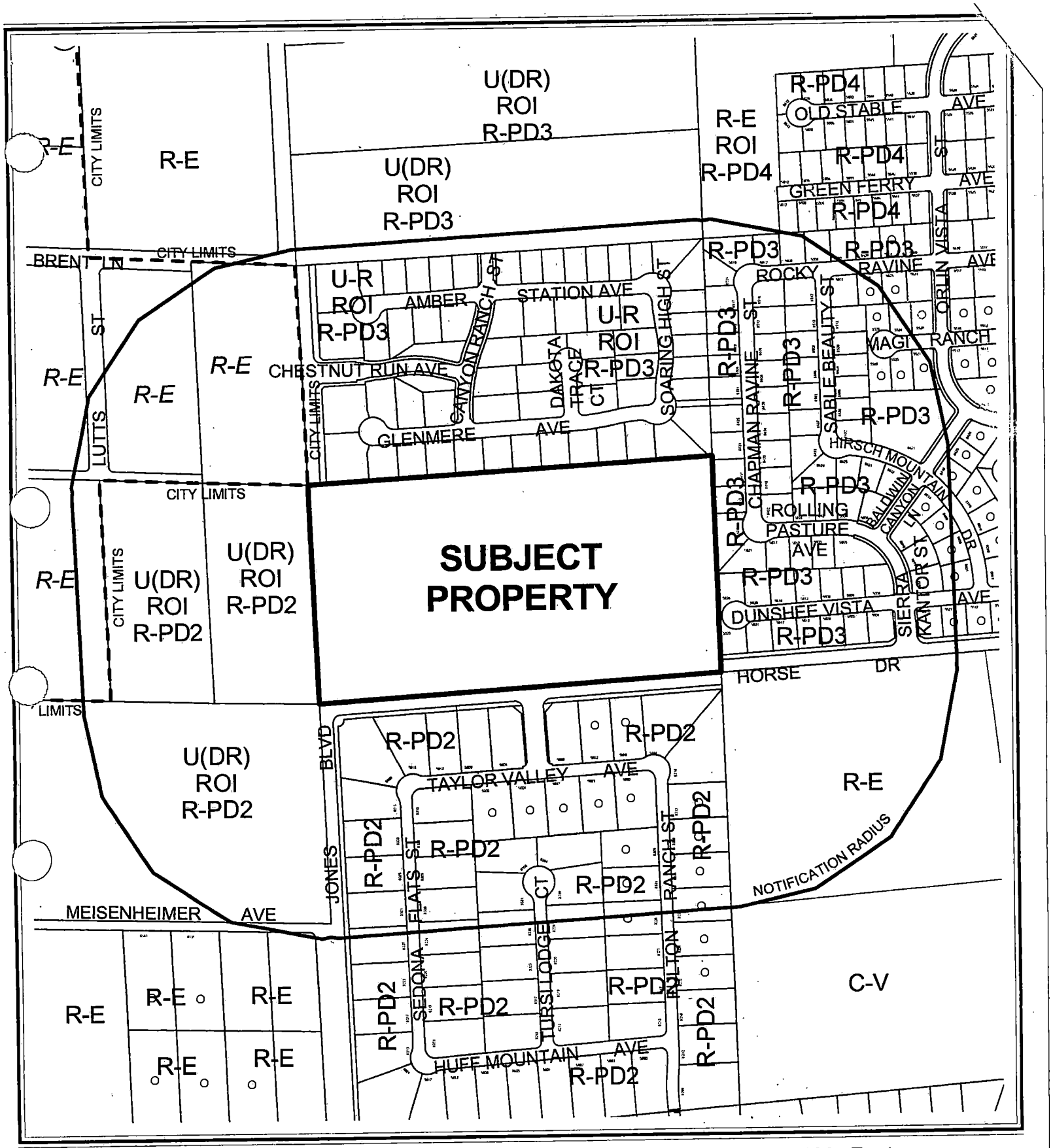
RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

MINUTES:
GARY LEOBOLD, Planning and Development, stated that letters were received for each request.

(6:03 – 6:09)



CASE: **VAR-4094**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-4094 -
APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4093) and Site Development Plan Review (SDR-4095).

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. 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 $116,092 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 approval of a Variance to allow 34,340 square feet of open space where 65,363 square feet of open space is required for a 20.35-acre single-family detached development adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A companion general plan amendment application (GPA-4091), rezoning (ZON-4093), and site development plan review (SDR-4095) were filed with this proposed variance.

Since the last Planning Commission meeting, the applicant has submitted a revised site development plan for 71 lots. This new plan is providing 30,164 square feet of open space where 50,926 square feet is required.

B) Applicant's Justification

It is the position of the applicant that providing larger lots for each of the homeowners is preferable to providing increased usable open space.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04 The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.

05/27/04 The Planning Commission voted to hold this and all related items in abeyance to the 06/10/04 meeting to provide the applicant's representative to review the request.

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

KCW

C) Neighborhood Meetings

03/23/04 A neighborhood meeting was held for the companion General Plan Amendment application. Fourteen residents attended the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.35 Acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) [R (Rural) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
South	R-PD2 (Residential Planned Development - 2 Units Per Acre)
East	R-PD3 (Residential Planned Development - 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development- 2 Units Per Acre)

E) General Plan Compliance

The site is located on the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR land use designation.

KCW

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

A) Zoning Code Compliance

A1) Landscape and Open Space Standards: R-PD

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
20.35 acres	4.32 DUA	1.65	7.37 %	65,363 SF	3.87	34,340 SF

This application requests relief from this standard. The subject deviation is 31,023 square feet.

B) General Analysis and Discussion

The applicant proposes a central park area located just inside of the subdivision. The park is connected to the interior street of the subdivision by a trail corridor. There is a pedestrian access shown that will be at the southeastern corner of the subdivision. The access will connect the interior of the subdivision to Horse Drive. The total area of 30,154 square feet does not meet the required 50,889 square feet required by the Code.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of

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

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by proposing too many lots within the subdivision. An alternative subdivision design that has fewer lots would allow conformance to the Title 19 requirements for open space.

In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 51 [Mailed with ZON-4093, GPA-4091 & SDR-4095] – 05/27/04 PC

APPROVALS 0

PROTESTS 2

KCW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4094 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____ Yes _____ 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: Sharon L Marchiol

Print Name: SHARON MARCHIOL

Subscribed and sworn before me

This 9th day of March, 2004

Ralynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
Appointment Expires
2004
No: 00-68201

Revised 2/12/02

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

TABULATION

APN # _____ 125-12-202-001
EXISTING ZONING _____ U
PROPOSED ZONING _____ RPD-4
EXISTING LAND USE _____ DR
EXISTING LAND USE _____ L
NUMBER OF LOTS _____ 71
ACREAGE _____ 18.5 AC ±
D.U.A. _____ 3.83 ±

OWNERS

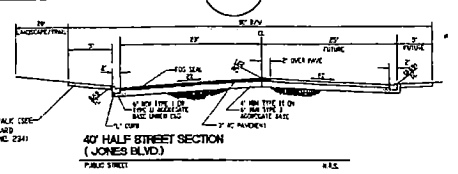
APN 125-12-202-001
UNITED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #B
AURORA, CO. 80014-5195

DEVELOPER

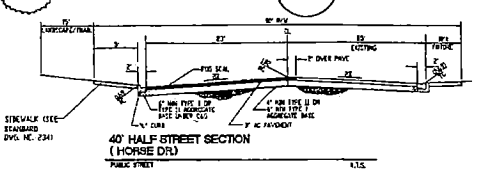
APN 125-12-202-001
UNITED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #B
AURORA, CO. 80014-5195

OPEN SPACE TABULATION

OPEN SPACE PROVIDED _____ 30,164 SQ.FT. (.69 AC.)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±
OPEN SPACE REQUIRED _____ 50,926 SF (1.16 AC.)



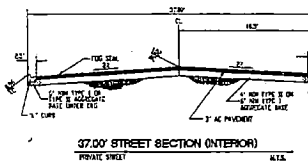
40' HALF STREET SECTION
(JONES BLVD.)



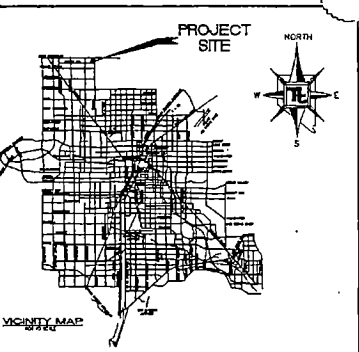
40' HALF STREET SECTION
(HORSE DR.)

GENERAL NOTES

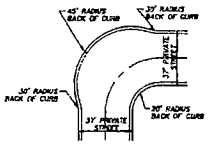
1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES, AVAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.

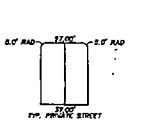


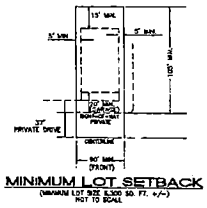
37.00' STREET SECTION (INTERIOR)

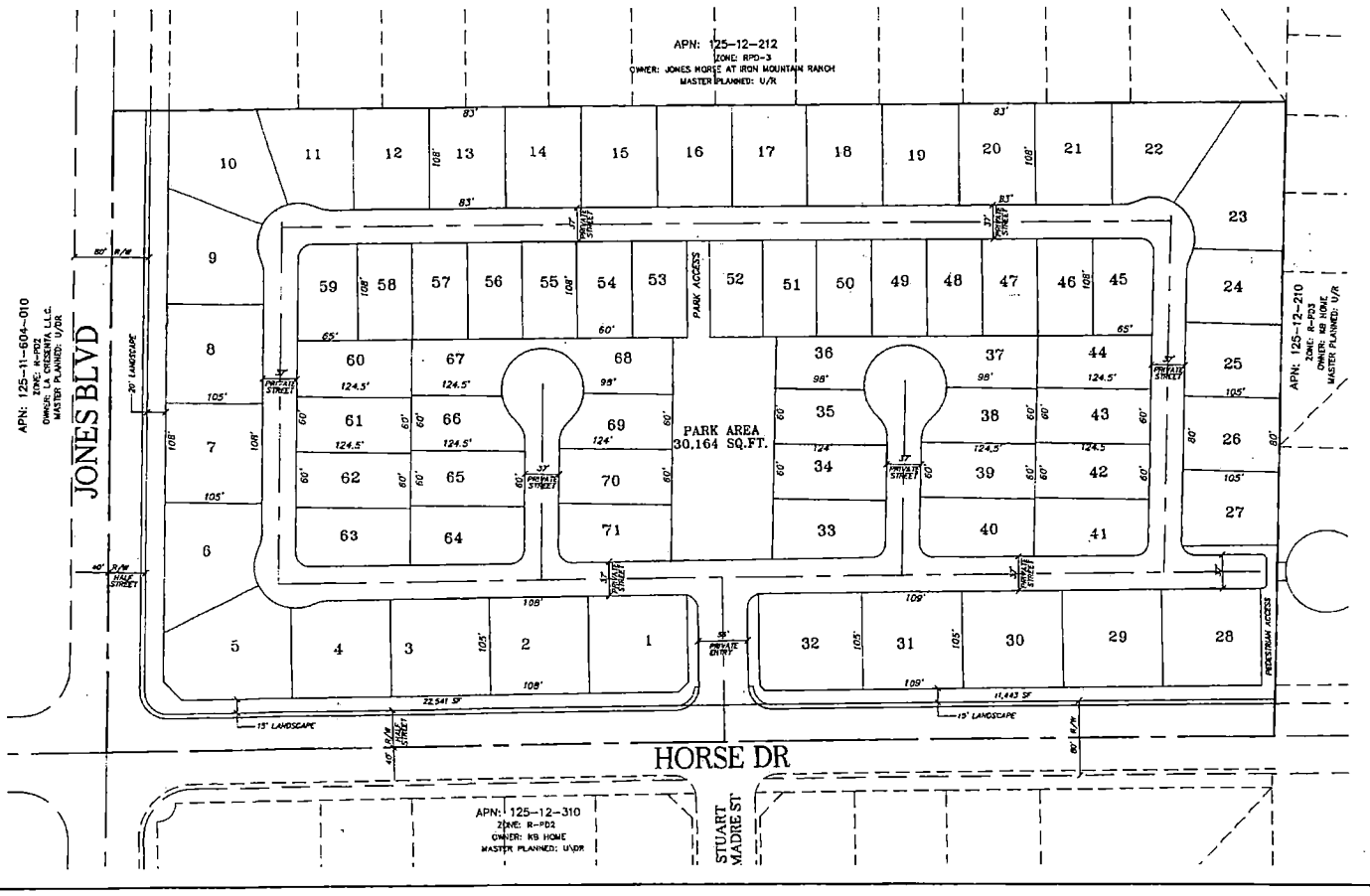












UNIFIED CREDIT TRUST
3952 S. ATCHISON WAY #B
AURORA, CO. 80014-5195
(720) 493-7711

TETRA TECH, INC.
4211 E. Douglas Dr. Ste. 100, Las Vegas, Nevada 89115 (702) 365-4500

SITE PLAN
ACCOMPANY ZC/SDFR

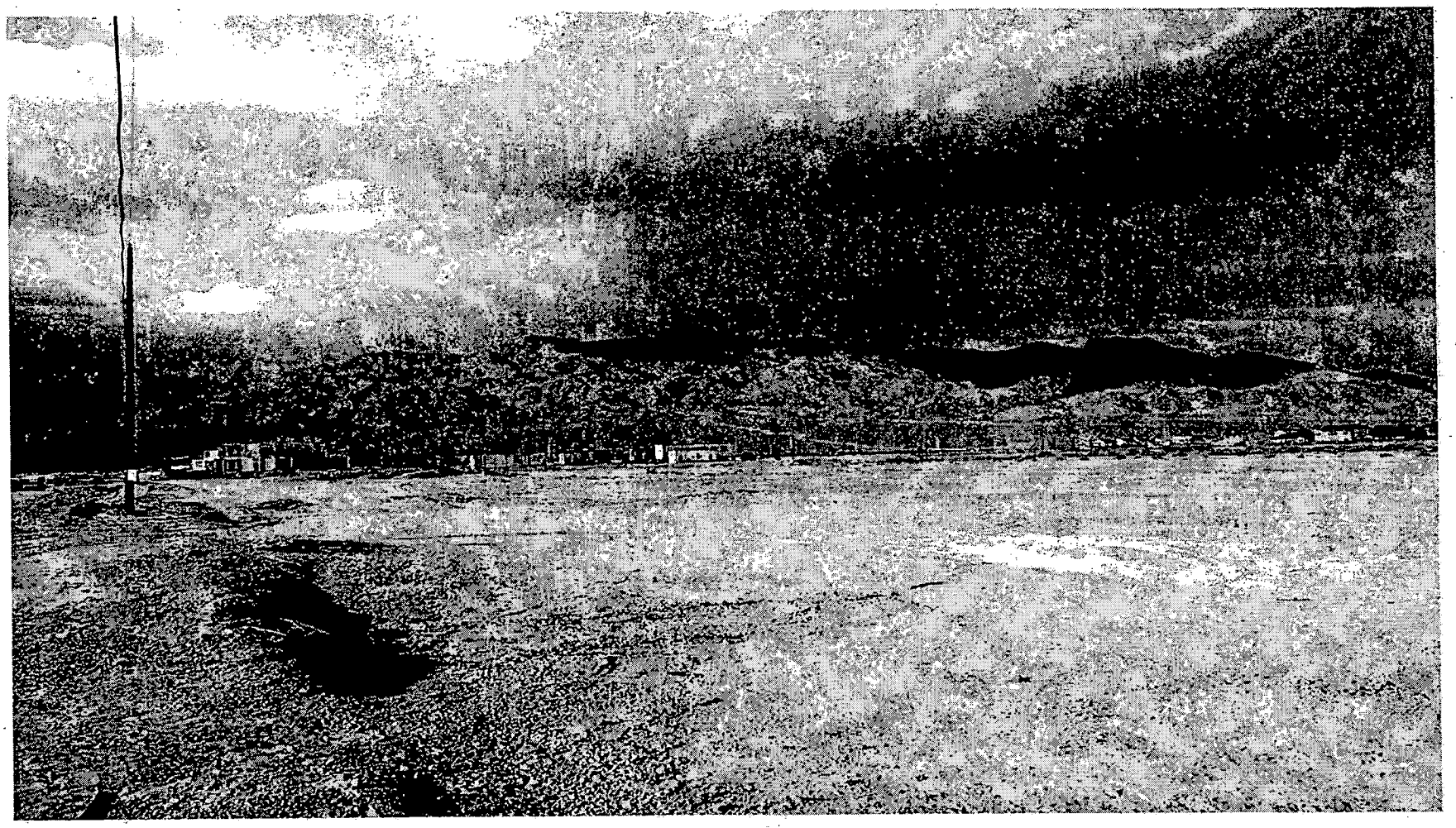
JONES/HORSE
CITY OF LAS VEGAS

REVISIONS NO.6 (5-28-04)

PROJECT NO. P09106-0004

SHEET 1 OF 1

ZON-4093
VAR-4094
SDR-4095
06/10/04 PC
REVISED 05/28/04



VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST
NORTHEAST CORNER OF JONES BOULEVARD AND HORSE DRIVE
JUNE 10, 2004 PLANNING COMMISSION

3/31/04

Telephone Protest/ Approval Log

CPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 4-12-04
Name: H.W.H. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A waiver of perimeter landscaping requirements on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [Proposed: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

CC 7/07/2004

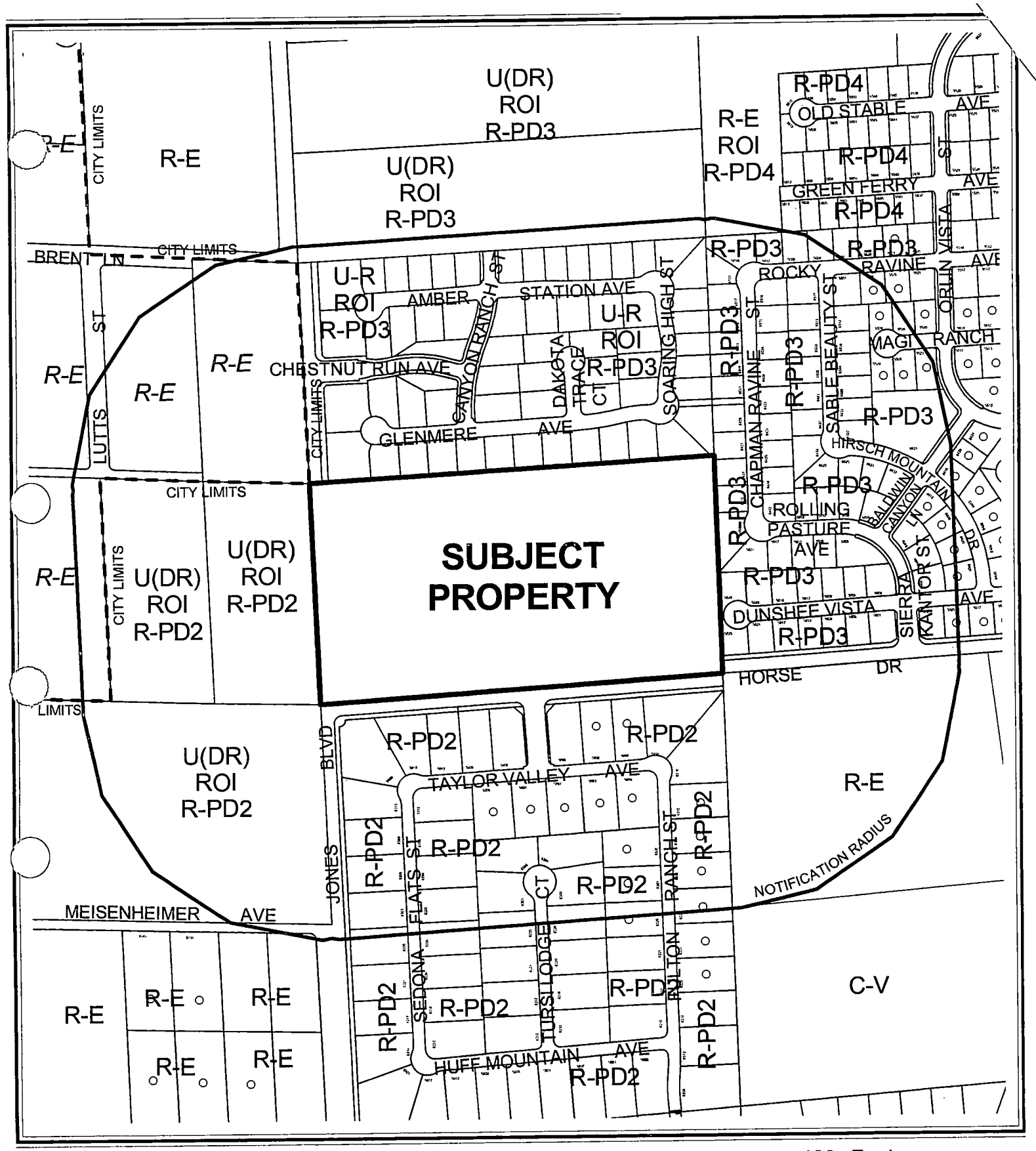
PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

MINUTES:
GARY LEOBOLD, Planning and Development, stated that letters were received for each request.
(6:03 – 6:09)



0 200 400 Feet

CASE: **SDR-4095**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4091), Rezoning (ZON-4093), Variance (VAR-4094) approved by the City Council.

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

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

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

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

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 7.5 feet on the corner side, and 15 feet in the rear.

7. The landscaping plan shall be amended to show conformance to Code Standards.

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

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

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

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

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

Public Works

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

14. 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.

15. 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.

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4093 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review and a waiver of perimeter landscaping requirements for an 88 lot residential subdivision on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A General Plan Amendment (GPA-4091) and a Rezoning (ZON-4093) application were submitted as companion items.

Since the May 27th Planning Commission meeting, the applicant has submitted a revised plan showing 71 lots, with a minimum lot size of 6,300 square feet. A centralized park area of 30,164 square feet is provided for common open space in this project.

B) Applicant's Justification

According to the applicant, growth within the City of Las Vegas confines is developing at a rapid pace. They believe that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density single family residential development, the increase in the cost of land since the General Plan was adopted plays a mitigating role in the desire for increased density.

The minimum lot size is 6,300 square feet. A total of 30,164 square feet of open space, instead of the required 50,889 square feet, is proposed. A companion Variance (VAR-4094) has been filed to address the difference in open space.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this and all related items in abeyance to the 06/10/04 meeting to provide the applicant's representative to review the request.

KCW

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

C) Neighborhood Meetings

03/23/04 The required General Plan Amendment meeting was held with 14 residents in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.35

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East	R-PD3 (Residential Planned Development – 3 Units Per Acre)

KCW

West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent R-PD2 (Residential Planned Development – 2 Units Per Acre)

E) General Plan Compliance

The site is located on the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR (Desert Rural) land use designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review and a waiver of perimeter landscaping requirements for an 71 lot residential subdivision on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive. The west property line of the subject parcel is Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. Access to subdivision will be from Horse via a private entry. A 30,164 square foot park area is centrally located just inside of the subdivision. A trail is planned that will allow pedestrian access to the park from the northern most street in the subdivision.

ANALYSIS

Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed	Compliance
Min. Lot Size	6,300 Sq. Feet	Y
Min. Lot Width	60 Feet	Y
Min. Setbacks		
• Front	20 Feet	Y
• Side	5 Feet	Y
• Corner	7.5 Feet	Y
• Rear	15 Feet	Y
Max. Lot Coverage	60 %	Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposal meets the requirements for an R-PD (Residential Planned Development) development.

A2) Residential Adjacency Standards

The Residential Adjacency Standards Pursuant to 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
SFD	N/A	2 per Unit	2	N/A	2	N/A

The proposal meets the requirements of Title 19.10 for parking.

A4) Landscape Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	N/A	N/A	N/A
Buffer:		1,880/30=	39
• Min. Trees	1 Trees/ 30 Linear Feet	63 Trees	
• Min. Zone Width	6 Feet		5 feet
• Wall height	6 Feet		Not Shown

KCW

The proposal does not meet the landscaping requirements of the Urban Design Guidelines and Standards. A waiver of the perimeter landscaping standards has been requested by the applicant and is a part of this application.

A5) Open Space Standards:

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
20.35 acres	3.83 DUA	1.65	7.37 %	50,889 SF	3.87	30,164 SF

The proposal has requested relief from this standard. The subject deviation is 31,023 square feet. A companion variance (VAR-4094) has been submitted to address the applicant's proposal.

B) General Analysis and Discussion

- **Zoning**

The proposed L (Low Density residential) land use designation would allow the R-1 (Single family residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development with a density up to 5.49 dwellings unit per acre) zoning districts. The uses that are allowed in these zoning districts would not be compatible with the existing zoning districts in place in the neighborhood surrounding the subject site, which are U (DR), R-PD3, U (DR) under resolution of intent to R-PD2 and R-PD2 zoning districts.

In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

- **Site Plan**

The west property line of the subject parcel is Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. Access to subdivision will be from Horse via a private entry. A park area, that comprises approximately 2/3rds of the provided open space, is located just inside of the subdivision. A trail is planned that will allow pedestrian access to the park from the northern most street in the subdivision.

- **Waivers**

A waiver of the perimeter landscaping standards has been requested by the applicant and is a part of this application. The applicant has not provided sufficient justification for waiving this standard.

- **Landscape Plan**

The proposal does not meet the landscaping requirements of the Urban Design Guidelines and Standards.

- **Elevation**

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

- **Floor Plan**

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

FINDINGS

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

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

   The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

   Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural 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 development is inconsistent with the General Plan. It is inconsistent with the open space standards of the Code. A companion variance (VAR-4094) has been submitted to address the applicant's proposal. It is inconsistent with the Landscape, Wall and Buffer Standards and a waiver of the perimeter standards is part of this application for a Site Development Plan Review.

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

The subject site has access to Horse Drive and Jones Boulevard, both of which are designated as Secondary (80-foot) Collectors on the Master Plan of Streets and Highways.

The traffic capacity of Jones and Horse is consistent with the development as planned (very low density residential) for the immediate area. The traffic generated by the proposed density on the subject site will exceed that capacity.

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

The building and landscape materials are appropriate for this type of development. The issue is, however, that this type of project should not be located in this rural area of the City.

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

The building elevations are typical of single-family residential developments and will be compatible with surrounding development; it is, however, a development that exceeds the density characteristic of the area that will not be compatible with existing rural development and the aesthetics of that development in the area.

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

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

NOTICES MAILED 51 [Mailed with ZON-4093, VAR-4094 & GPA-4079] – 05/27/04 PC

APPROVALS 0

PROTESTS 7

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4095 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

____ Yes __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: Sharon R. Marchiol

Print Name: SHARON MARCHIOL

Subscribed and sworn before me

This 9th day of March, 2004

Ralynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
My Appointment Expires
No: 00-66201-1 December 15, 2004

Revised 2/12/02

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

TABULATION

APN # 125-12-202-001
EXISTING ZONING U
PROPOSED ZONING RPD-4
EXISTING LAND USE DR
EXISTING LAND USE L
NUMBER OF LOTS 71
ACREAGE 18.5 AC ±
D.U.A. 3.83 ±

OWNERS

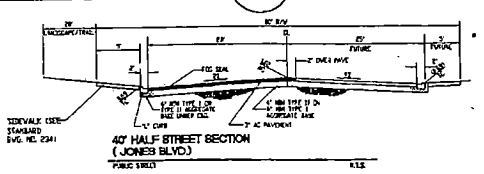
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #D
AURORA, CO 80014-5195

DEVELOPER

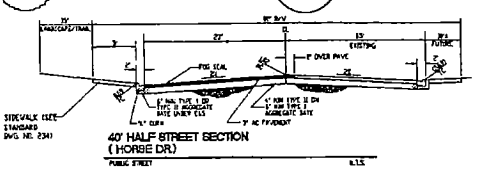
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #D
AURORA, CO 80014-5195

OPEN SPACE TABULATION

OPEN SPACE PROVIDED 30,164 SQ.FT (.69 AC)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±
OPEN SPACE REQUIRED 50,926 SF (1.16 AC.)



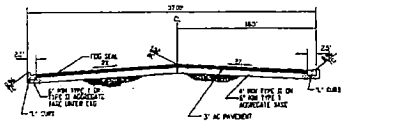
40' HALF STREET SECTION (JONES BLVD.)



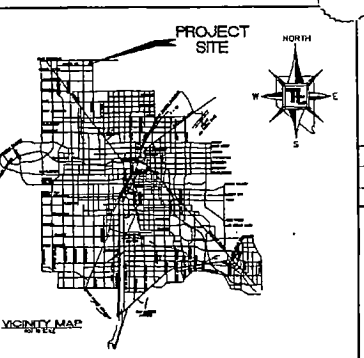
40' HALF STREET SECTION (HORSE DR.)

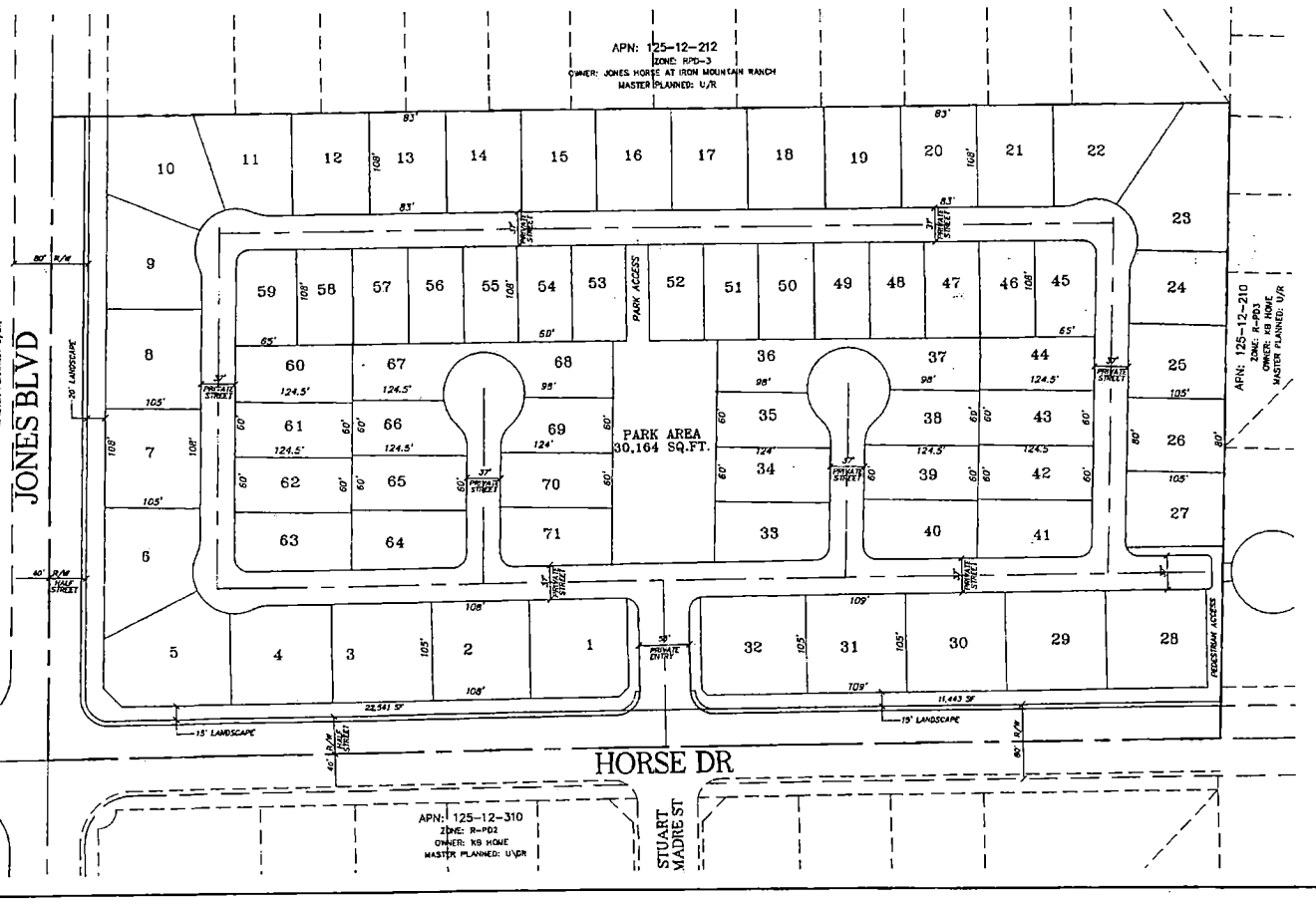
GENERAL NOTES

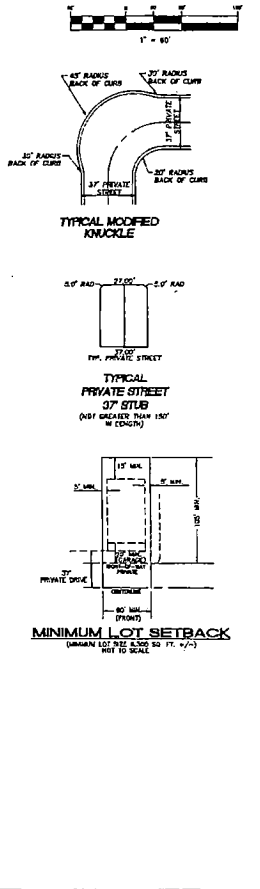
1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES, AVAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS, MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.



37.00' STREET SECTION (INTERIOR)







REVISIONS NO.6 (5-28-04)

UNIFIED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO 80014-5195
(720) 493-7711

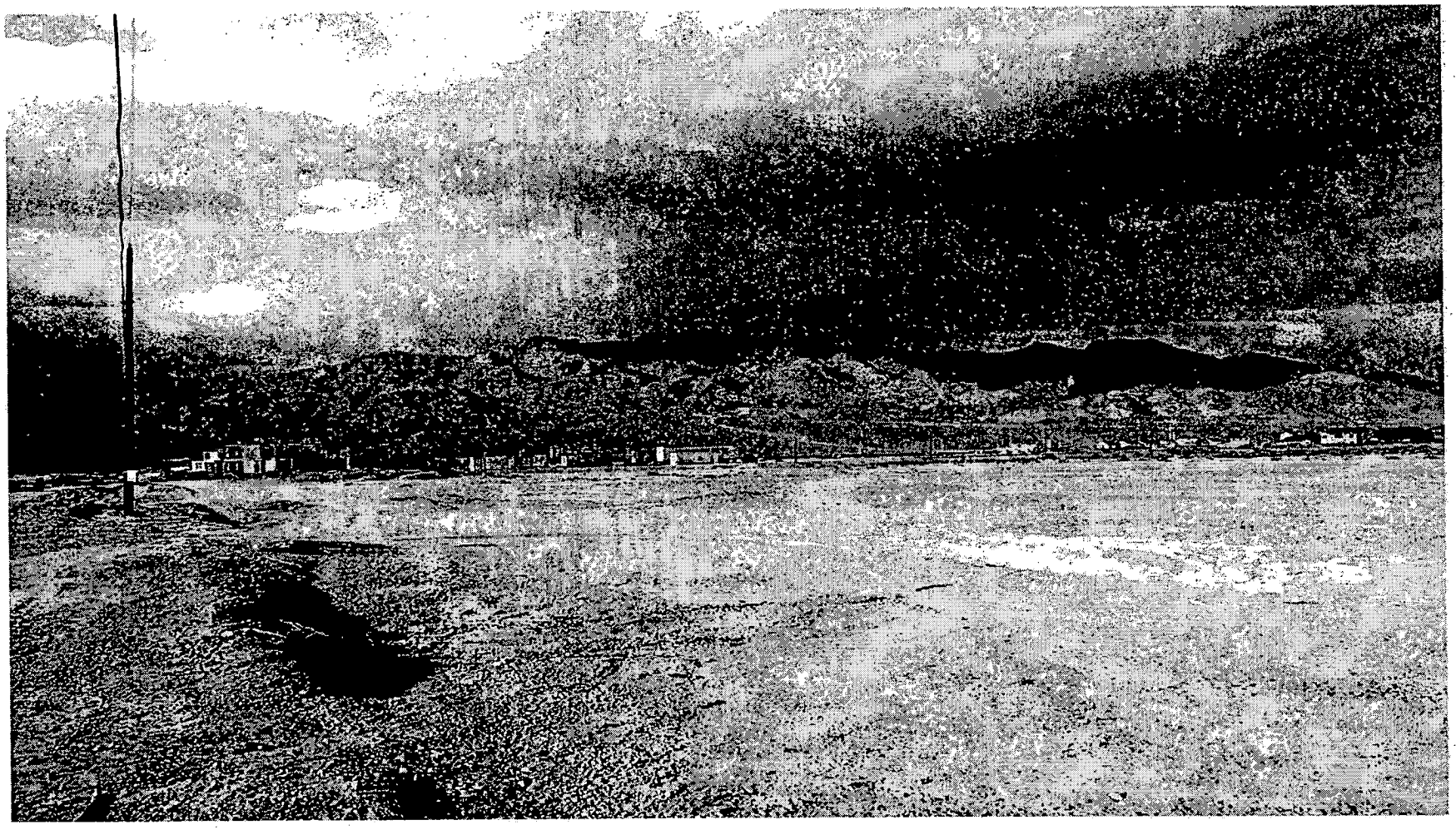
TETRA TECH, INC.
1900 16th Street, Suite 1200, Denver, CO 80202-5255
(303) 592-5600

SITE PLAN
ACCOMPANY ZC/SDPR

JONES/HORSE
CITY OF LAS VEGAS

P09106-0004

ZON-4093
VAR-4094
SDR-4095
06/10/04 PC
REVISED 05/28/04



SDR-4095 - APPLICANT/OWNER: UNIFIED CREDIT TRUST
NORTHEAST CORNER OF JONES BOULEVARD AND HORSE DRIVE
JUNE 10, 2004 PLANNING COMMISSION

3/31/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date: 4-12-04
Name: H. WH. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
[Y] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Marion Peece Dennye Spence

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:47
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

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James Marynow Linda Marynow

Address: 6280 Brent Lane, Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
01 APR 19 PM 3:47
PLANNING & DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

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Erma S. Davis

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING & DEVELOPMENT

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

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

CC 7/07/2004

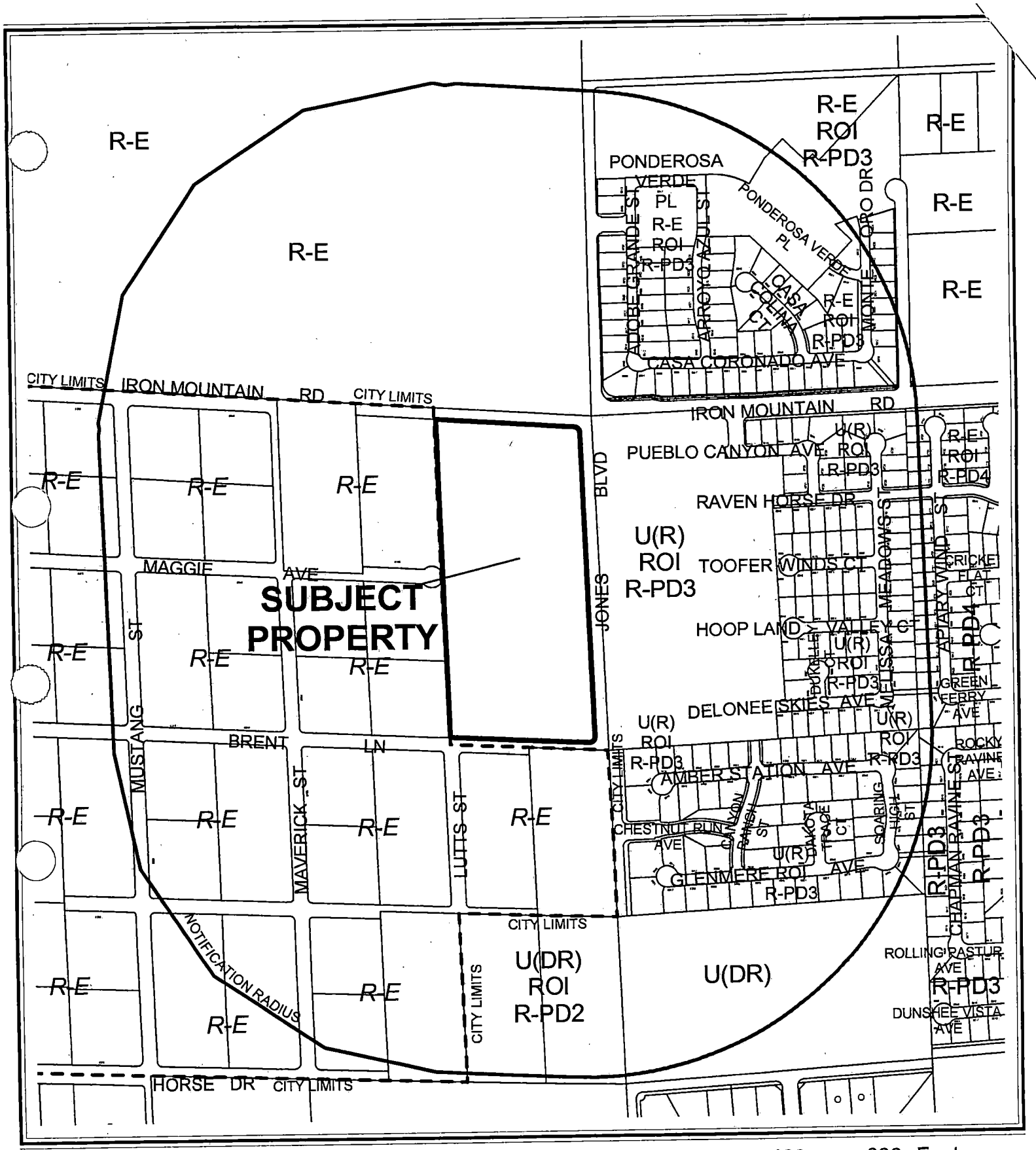
PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

MINUTES:
GARY LEOBOLD, Planning and Development, stated that letters were received for each request.
(6:03 – 6:09)



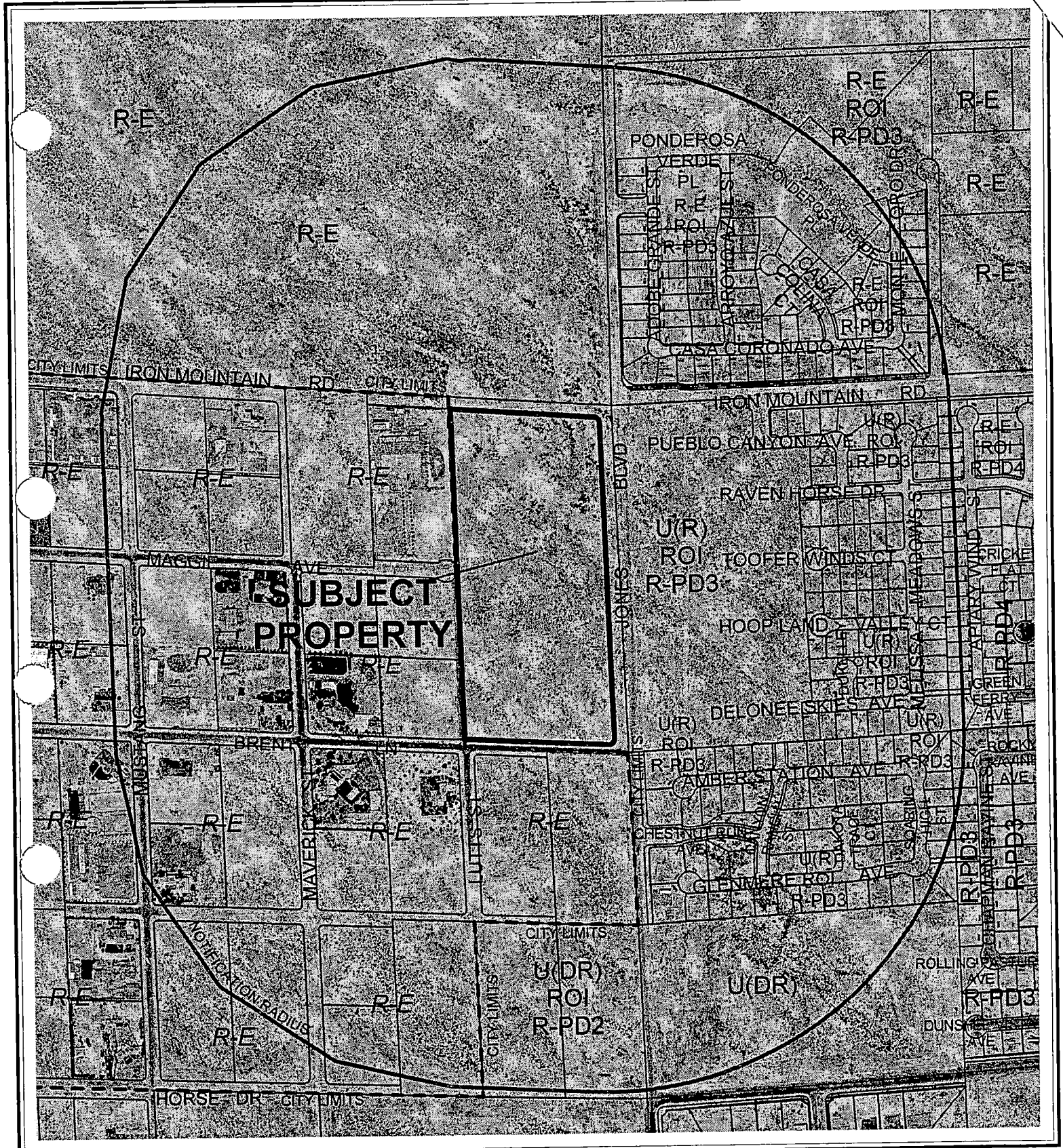
CASE: **ZON-4200**

RADIUS: 1400 FT

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

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

N



CASE: **ZON-4200**

RADIUS: 1400 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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

Public Works

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

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST:

A) Action Requested

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

B) Applicant's Justification

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

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

BACKGROUND INFORMATION:

A) Previous and Current Actions

05/20/64	The Board of City Commissioners approved an Annexation request (A-0003-64).
05/13/04	The Planning Commission held this item and a companion item (SDR-4198) in abeyance to the 06/10/04 PC Meeting at the request of the applicant in order to schedule a meeting with area homeowners and discuss the project with them.
06/10/04	The Planning Commission is to review an accompanying application (SDR-4198) in conjunction with this application.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

05/18/04 A neighborhood meeting with interested property owners who reside near the subject property was held to review the proposed plans for the development. The meeting was held at a neighbor's house who resides next to the property. There were 22 people in attendance who had several concerns about the development. These concerns include the following:

- Lots with no less than 20,000 square feet. This request was made to allow lot owners in the new development to keep horses on their property. The proposed development has numerous lots between 18,000 to 20,000 square feet.
- No entrance to the development off Brent Lane. One of the major entrances to the development is proposed off Brent Lane.
- Rural street standards on Brent Lane. There was some interest in having rural street standards on Jones Boulevard and Iron Mountain Road.
- A decorative perimeter wall. The conditions of approval have a provision that requires a decorative wall to which the residents were apparently favorable.
- Increases in perimeter wall height.
- A well landscaped premises. Residents would like to review the landscape plan when it is submitted and comment on the landscaping scheme.
- One-story buildings on the property located to the west of the subject development. This property is a future phase proposed by the developer.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres:	18.2
Net Acres:	14.2

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

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

ANALYSIS:

A) Zoning Code Compliance

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

B) General Analysis and Discussion

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

FINDINGS:

To approve a rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

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

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

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

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

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

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

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

NOTICES MAILED: 41 [Mailed with SDR-4198] 05/13/04 PC

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S. Development - Mickey Stratton

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: John Michael Stratton

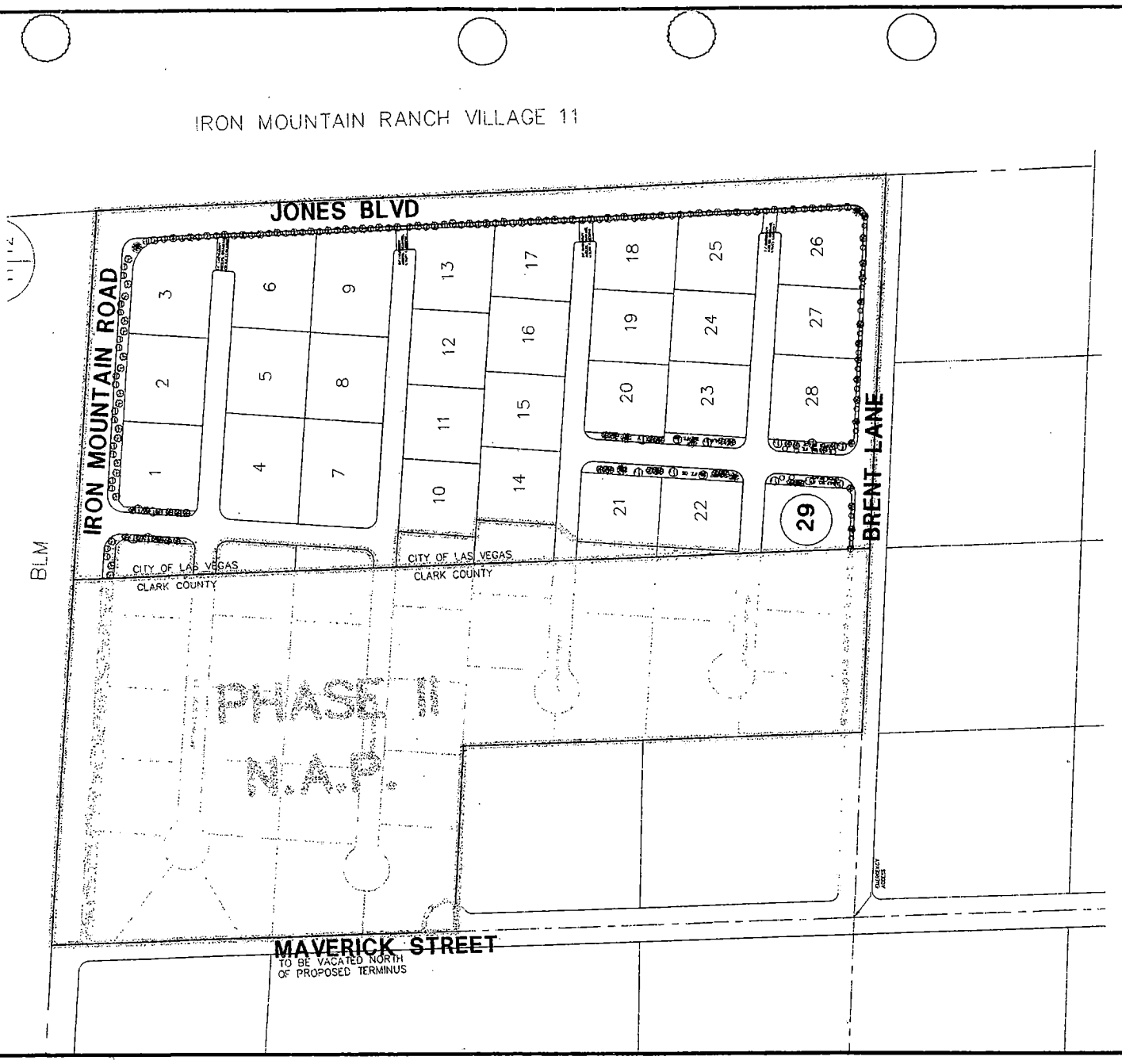
Subscribed and sworn before me

This 23rd day of February, 2004

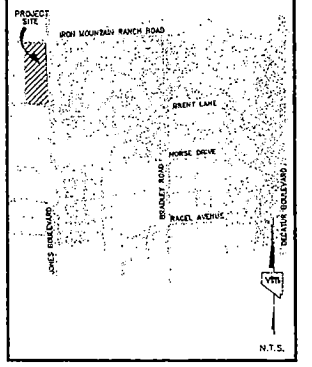
[signature]
Notary Public in and for said County and State

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

IRON MOUNTAIN RANCH VILLAGE 11



VICINITY MAP



SITE-DATA

REZONING APPLICATION:

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

SITE DEVELOPMENT REVIEW APPLICATION (R-PD12):

APN NUMBERS:	125-11-508-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	R-E
CURRENT USE:	VACANT
PROPOSED ZONING:	R-PD2
PROPOSED USE:	SFD RESIDENTIAL
CURRENT MASTER PLAN DESIGNATION:	DR (UP TO 2.5 DU/AC)

SITE CALCULATIONS

GROSS SITE AREA:	20 ACRES
PROPOSED NUMBER OF UNITS:	29
PROPOSED DENSITY:	1.45 DU/AC

GRAPHIC SCALE

1" = 80'

OPEN SPACE SCHEDULE

REQUIRED:	.01*(1.45 * 1.05) * 20 ACRES = .47 ACRES
PROVIDED:	
PARKS:	
DECORATIVE AMENITY ZONES:	13,626 SF
COUNTABLE EXTERIOR LANDSCAPING:	8,015 SF
TOTAL:	24,648 SF = .57 ACRES

TREE/PLANT SCHEDULE

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

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

CONCEPTUAL LANDSCAPE PLAN

QUARTERHORSE FALLS ESTATES UNIT 4

STERLING S DEVELOPMENTS
3185 SOUTH CAMERON / 200
LAS VEGAS, NV. 89119
(702) 876-8400

CITY OF LAS VEGAS

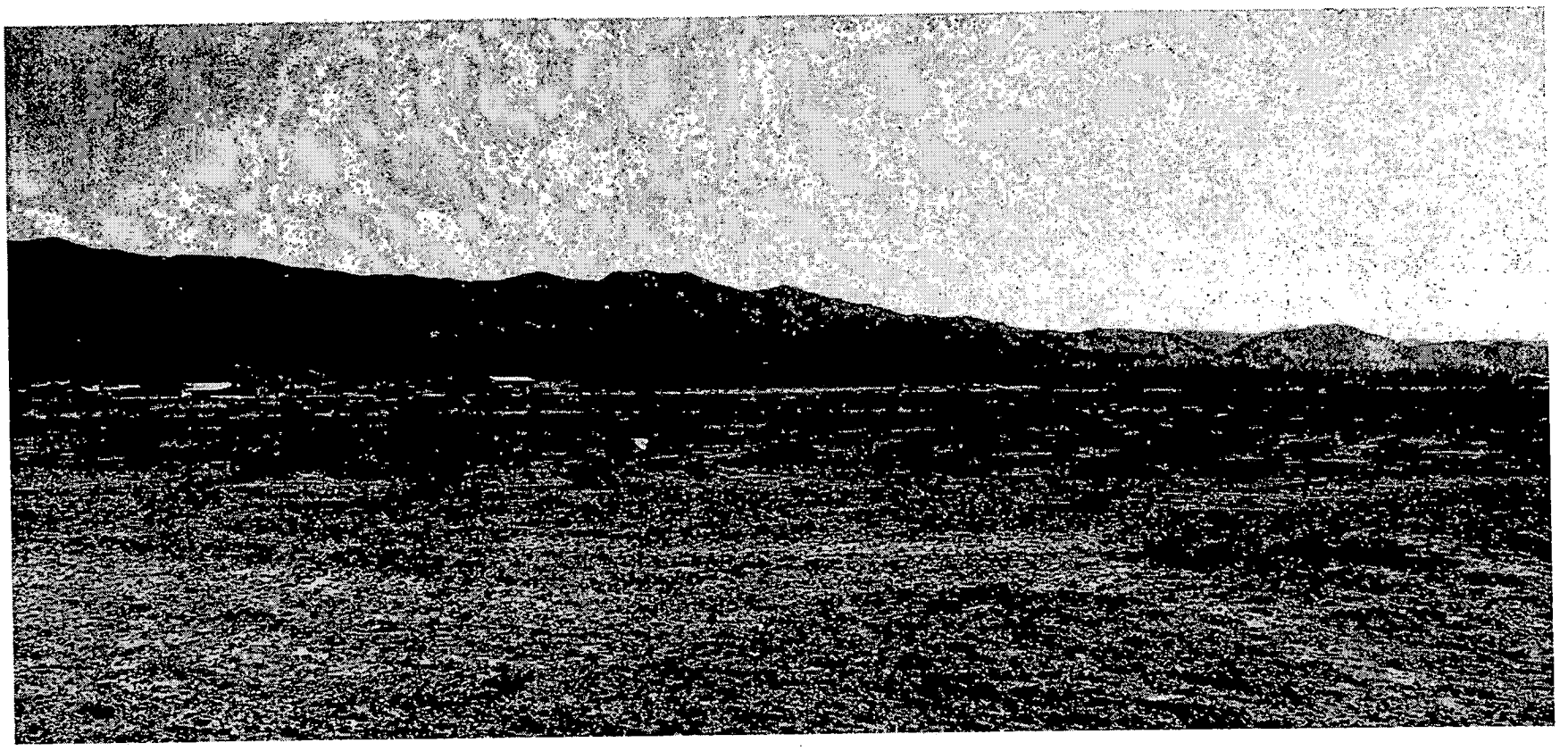
vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
3227 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5045
PH. (702) 873-3550 FAX (702) 362-2227

REV.	DATE	BY	REVISION

DRAWN BY: LDB 03/04
DESIGNED BY: 03/04
CHECKED BY: 03/04
PROJECT NO: 4063
SCALE: 80
HORIZ. VERT.

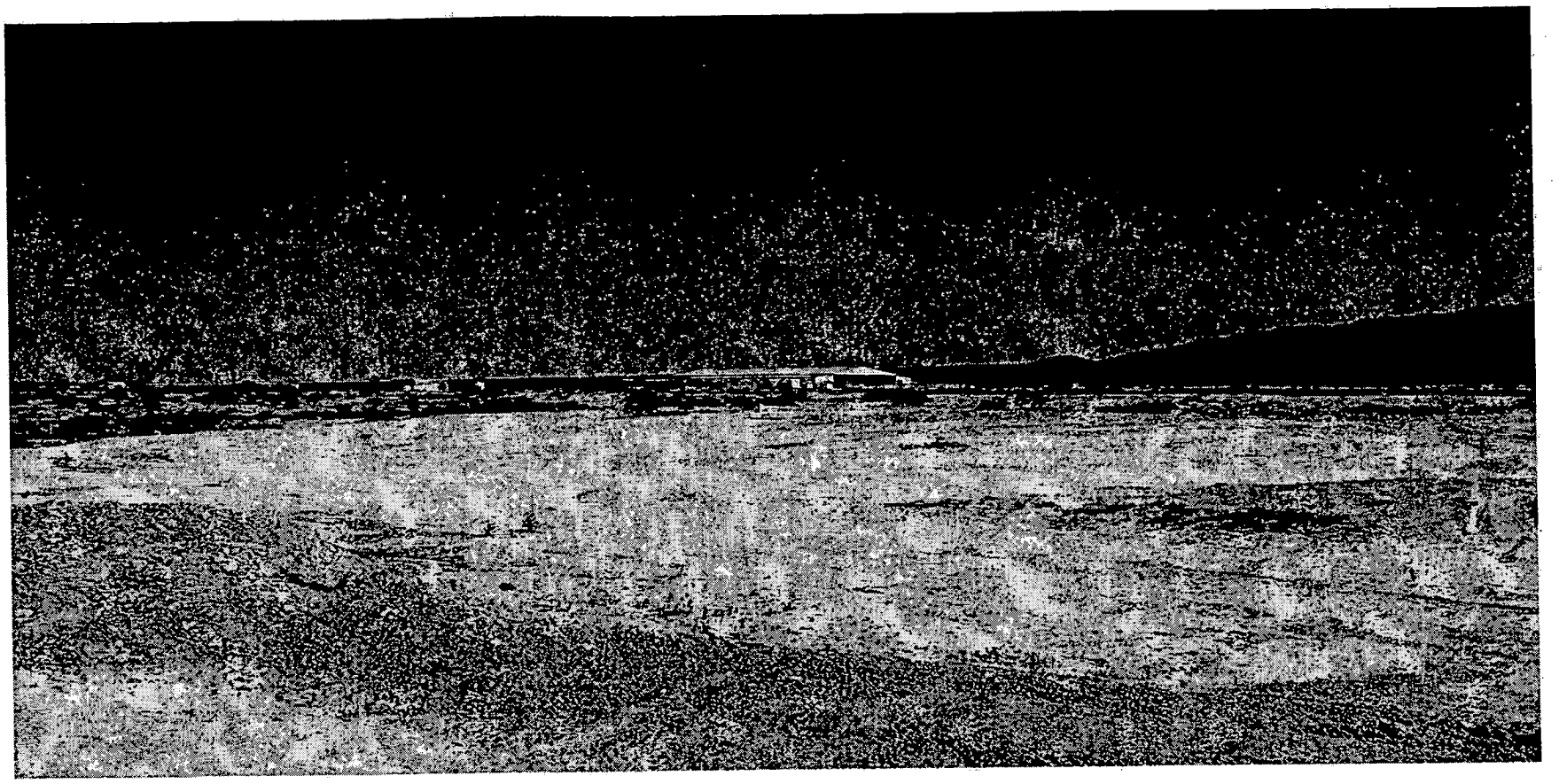
SHEET LS-1
2 OF 2 SHEETS
DRAWING NO.

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



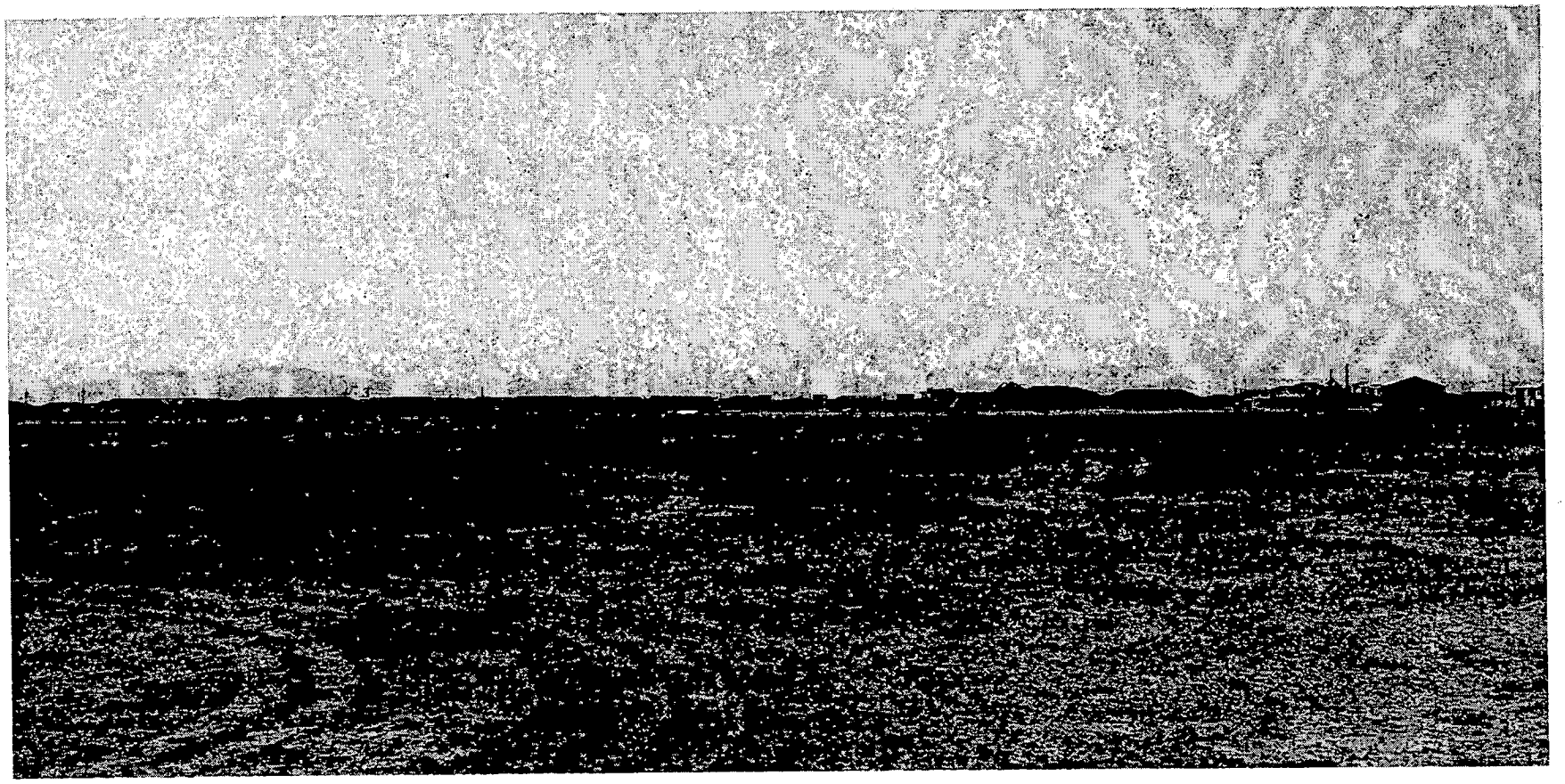
ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



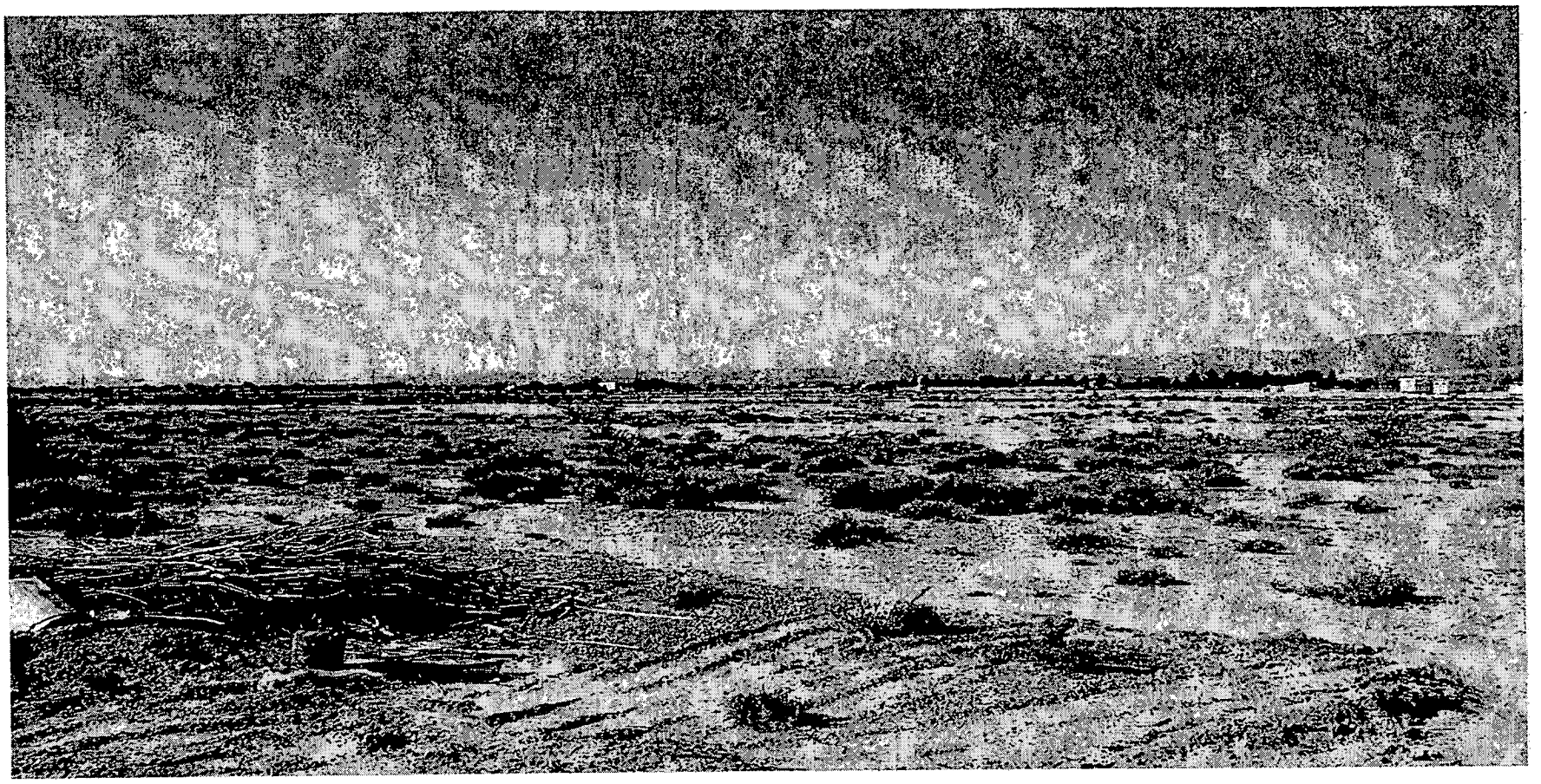
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ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
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4/26/04



ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

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

CC 7/07/2004

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

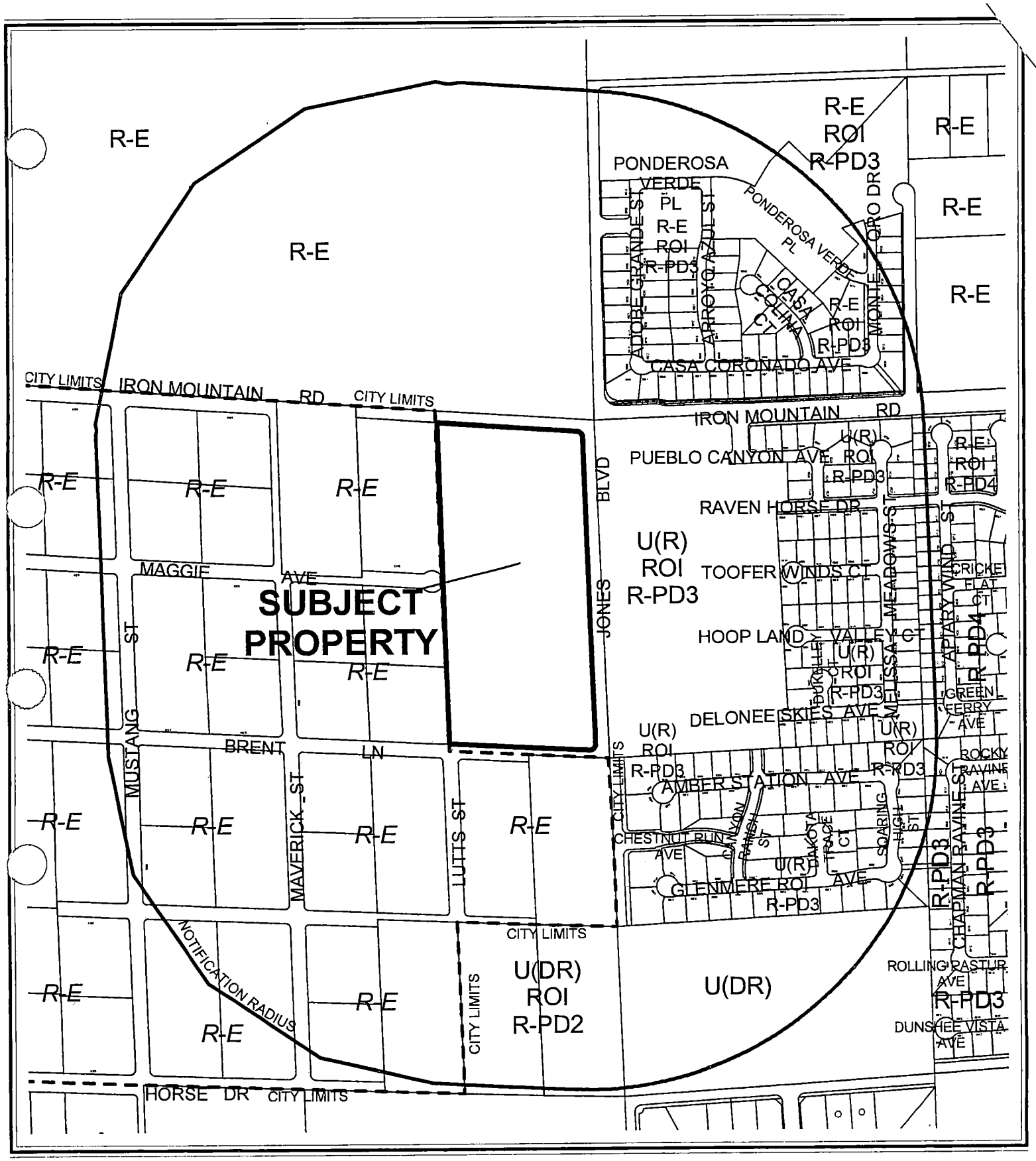
RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

MINUTES:
GARY LEOBOLD, Planning and Development, stated that letters were received for each request.

(6:03 – 6:09)



0 400 800 Feet

CASE: **SDR-4198**

RADIUS: 1400 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

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

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

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

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

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit and shall be revised and approved by Planning and Development Department staff, prior to the issuance of a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

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

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

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

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

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

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

Public Works

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

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

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

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

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

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

** STAFF REPORT **

APPLICATION REQUEST:

A) Action Requested

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

B) Applicant's Justification

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

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

BACKGROUND INFORMATION:

A) Previous Actions

05/20/64	The Board of City Commissioners approved an Annexation request (A-0003-64).
05/13/04	The Planning Commission held this item and related ZON-4200 in abeyance to allow the applicant to schedule a meeting with area homeowners and discuss the project with them.
06/10/04	The Planning Commission is to review an accompanying application (ZON-4200) in conjunction with this application.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

05/18/04 A neighborhood meeting with interested property owners who reside near the subject property was held to review the proposed plans for the development. The meeting was held at a neighbor's house who resides next to the property. There were 22 people in attendance who had several concerns about the development. These concerns include the following:

- Lots with no less than 20,000 square feet. This request was made to allow lot owners in the new development to keep horses on their property. The proposed development has numerous lots between 18,000 to 20,000 square feet.
- No entrance to the development off Brent Lane. One of the major entrances to the development is proposed off Brent Lane.
- Rural street standards on Brent Lane. There was some interest in having rural street standards on Jones Boulevard and Iron Mountain Road.
- A decorative perimeter wall. The conditions of approval have a provision that requires a decorative wall to which the residents were apparently favorable.
- Increases in perimeter wall height.
- A well landscaped premises. Residents would like to review the landscape plan when it is submitted and comment on the landscaping scheme.
- One-story buildings on the property located to the west of the subject development. This property is a future phase proposed by the developer

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres:	18.2
Net Acres:	14.2

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

ANALYSIS:

A) Zoning Code Compliance

A1) Development Standards

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

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

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

A2) Landscape and Open Space Standards

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

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

The perimeter landscaping meets the minimum perimeter-landscaping requirement.

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

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

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

A) General Analysis Discussion

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

FINDINGS:

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

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

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

2. **"The proposed development is consistent with the General Plan, Las Vegas Municipal Code Title 19, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

   The proposed development is consistent with the General Plan as well as Title 19 and other standards.

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

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

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

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

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

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

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

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

NOTICES MAILED 41 [Mailed with ZON-4200] – 05/13/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S. Development - Mickey Stratton

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: John Michael Stratton

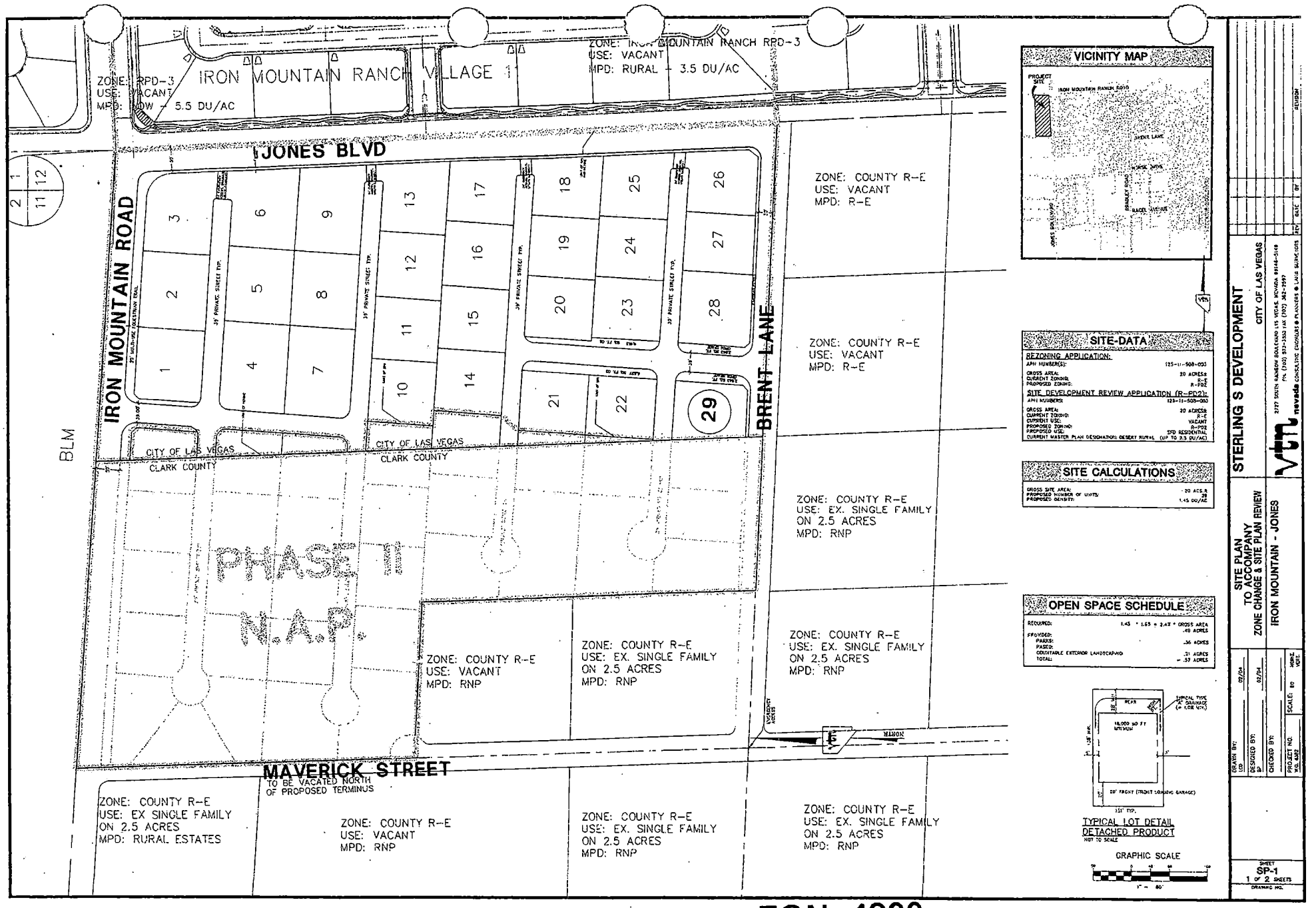
Print Name: John Michael Stratton

Subscribed and sworn before me

This 23rd day of February, 2004

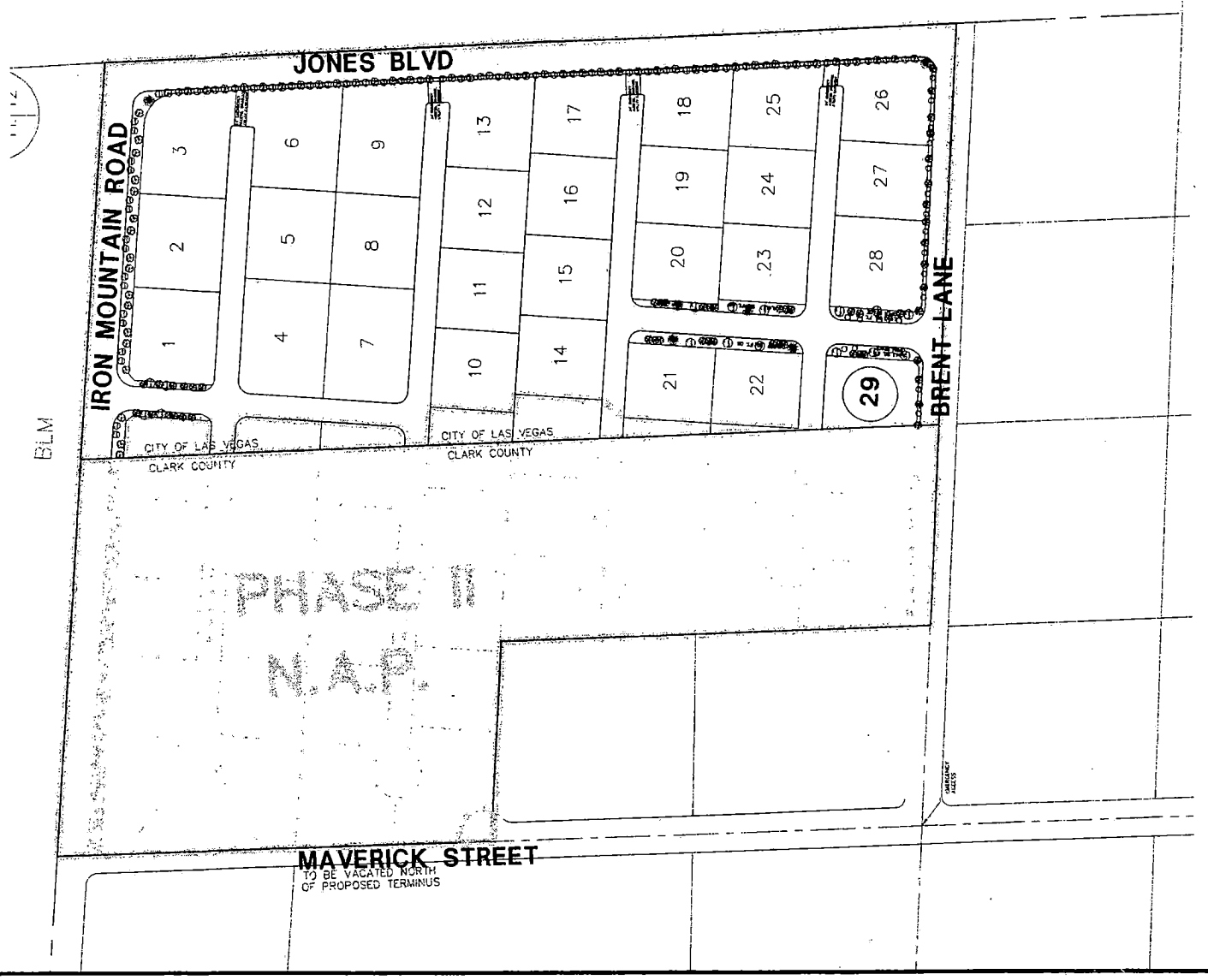
MARY E. SMITH
Notary Public, State of Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2004

Notary Public in and for said County and State

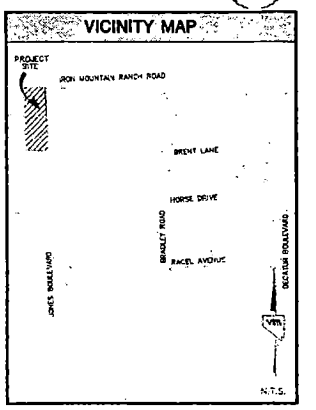


ZON-4200
SDR-4198
05-13-04 PC

IRON MOUNTAIN RANCH VILLAGE 11



VICINITY MAP



SITE-DATA

REZONING APPLICATION:

APN NUMBER(S):	125-11-506-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	R-E
PROPOSED ZONING	RPD-2

SITE DEVELOPMENT REVIEW APPLICATION (R-PD12):

APN NUMBER:	125-11-506-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	PD
CURRENT USE:	VACANT
PROPOSED ZONING:	R-PD2
PROPOSED USE:	SFD RESIDENTIAL
CURRENT MASTER PLAN DESIGNATION:	DR (UP TO 2.5 DU/AC)

SITE CALCULATIONS

GROSS SITE AREA:	20 ACS.±
PROPOSED NUMBER OF UNITS:	29
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GRAPHIC SCALE

1" = 80'

OPEN SPACE SCHEDULE

REQUIRED:	.01*(1.45 * 1.55) * 20 ACRES = .47 ACRES
PROVIDED:	
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DECORATIVE AMENITY ZONES:	15,828 SF
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CONCEPTUAL LANDSCAPE PLAN

STERLING S DEVELOPMENTS
2305 SOUTH CAMERON # 200
LAS VEGAS, NEVADA 89102
(702) 871-8450

CITY OF LAS VEGAB

QUARTERHORSE FALLS ESTATES
UNIT 4

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 362-2337
nevada CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

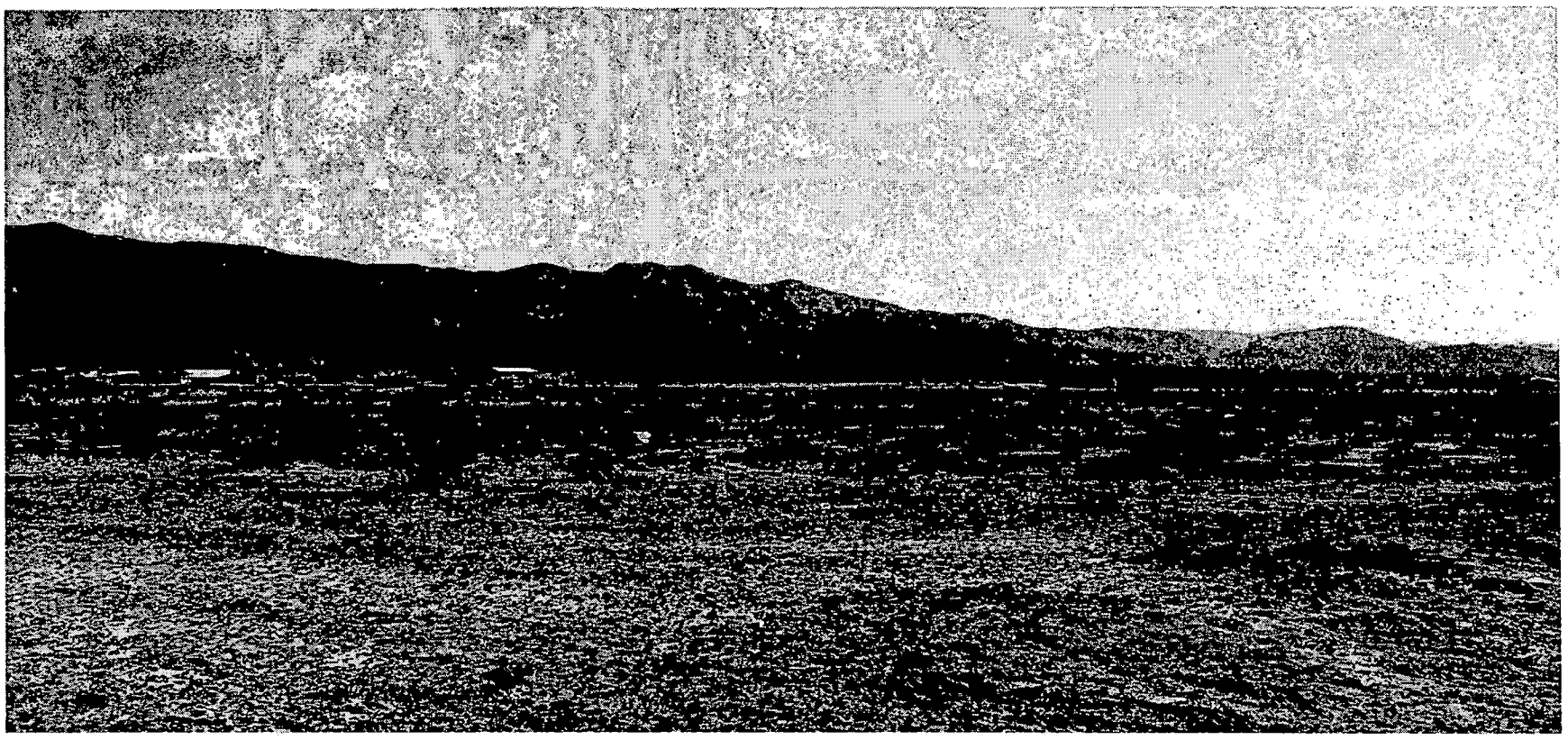
REV	DATE	BY

DRAWN BY: LDD 03/04
DESIGNED BY: BF 03/04
CHECKED BY: 03/04
PROJECT NO: 4383
SCALE: 80
SHEET: 1 OF 2 SHEETS

SHEET LS-1
2 OF 2 SHEETS
DRAWING NO

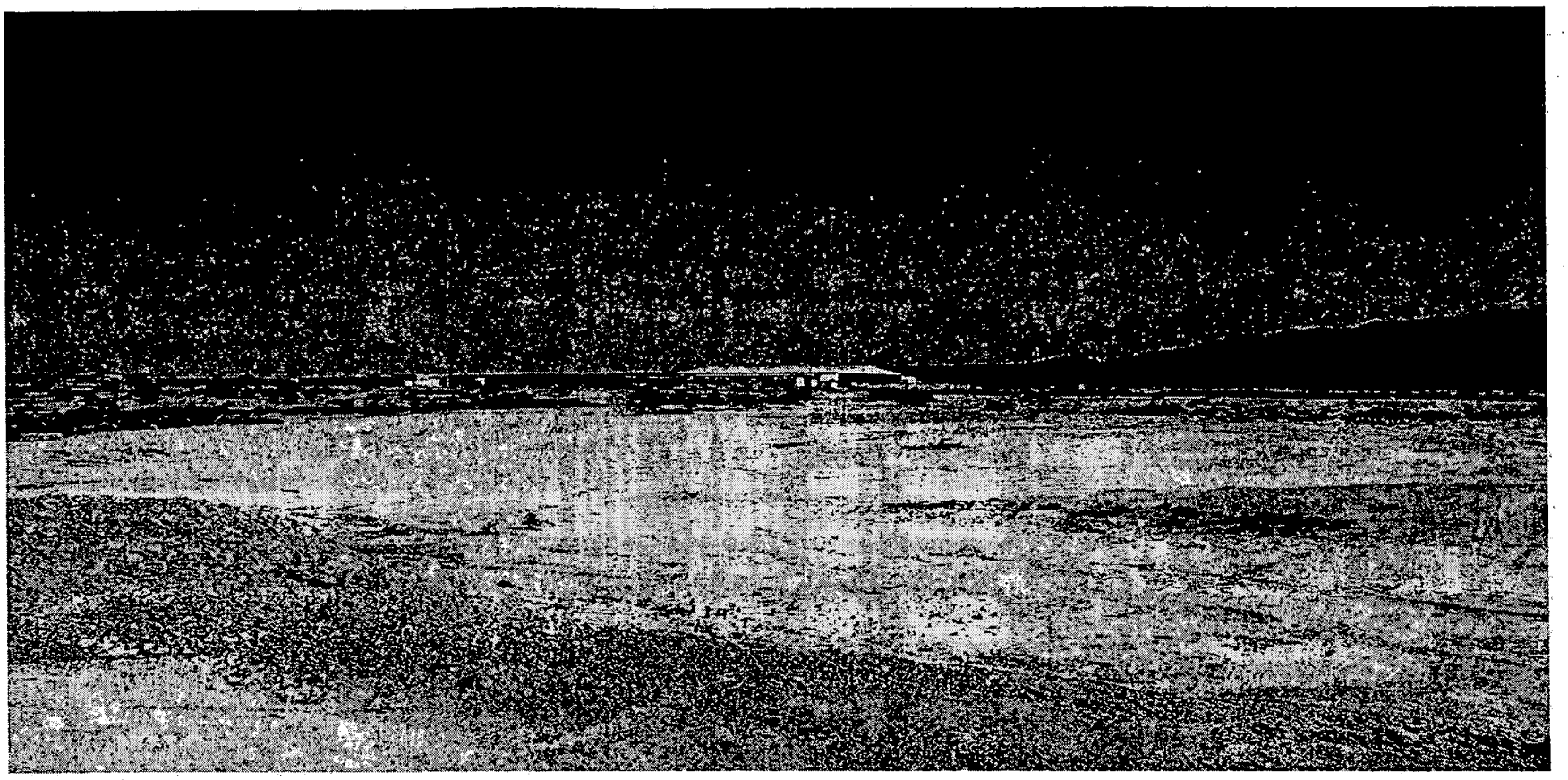
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ZON-4200
SDR-4198
05-13-04 PC



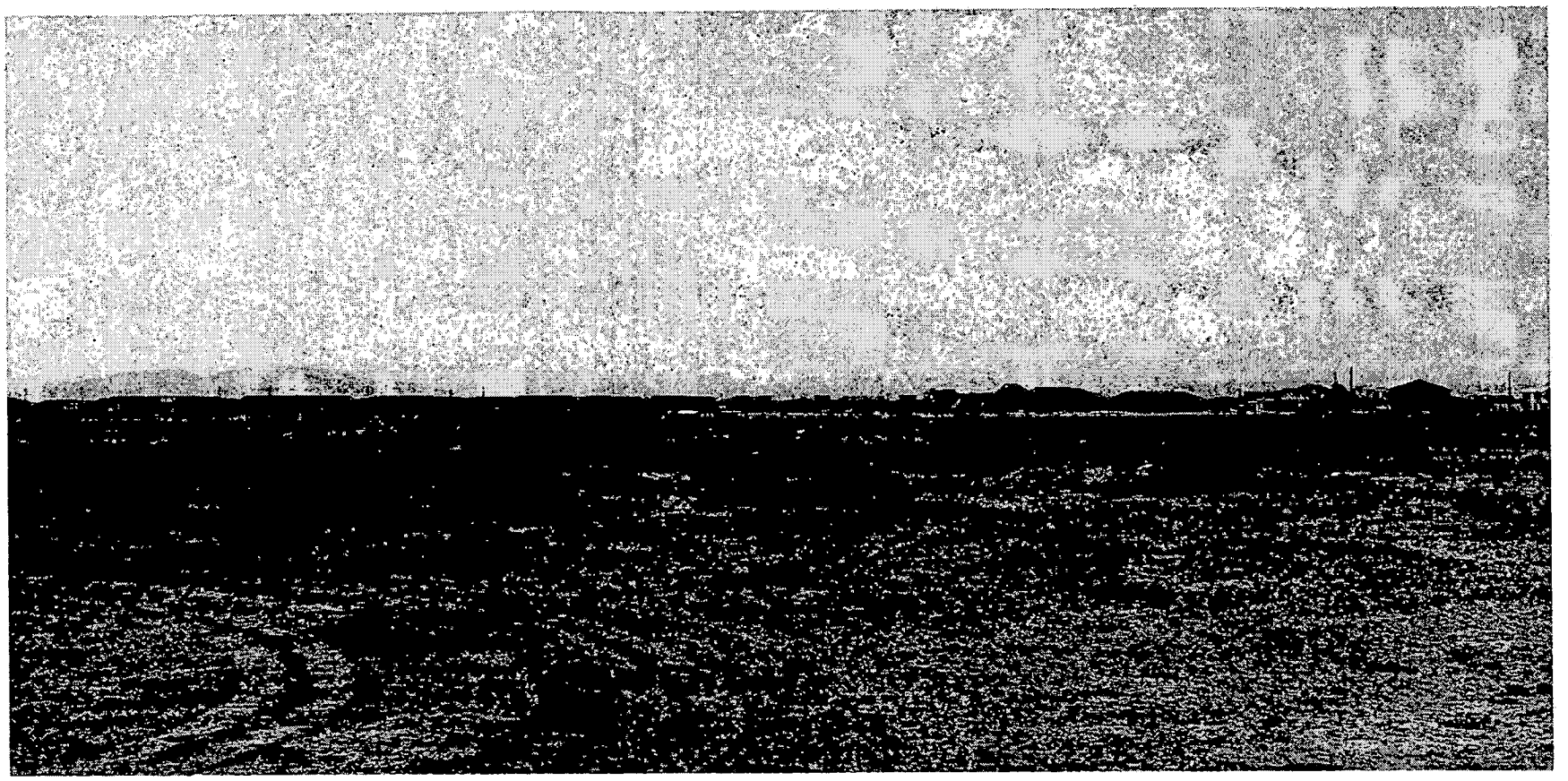
SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



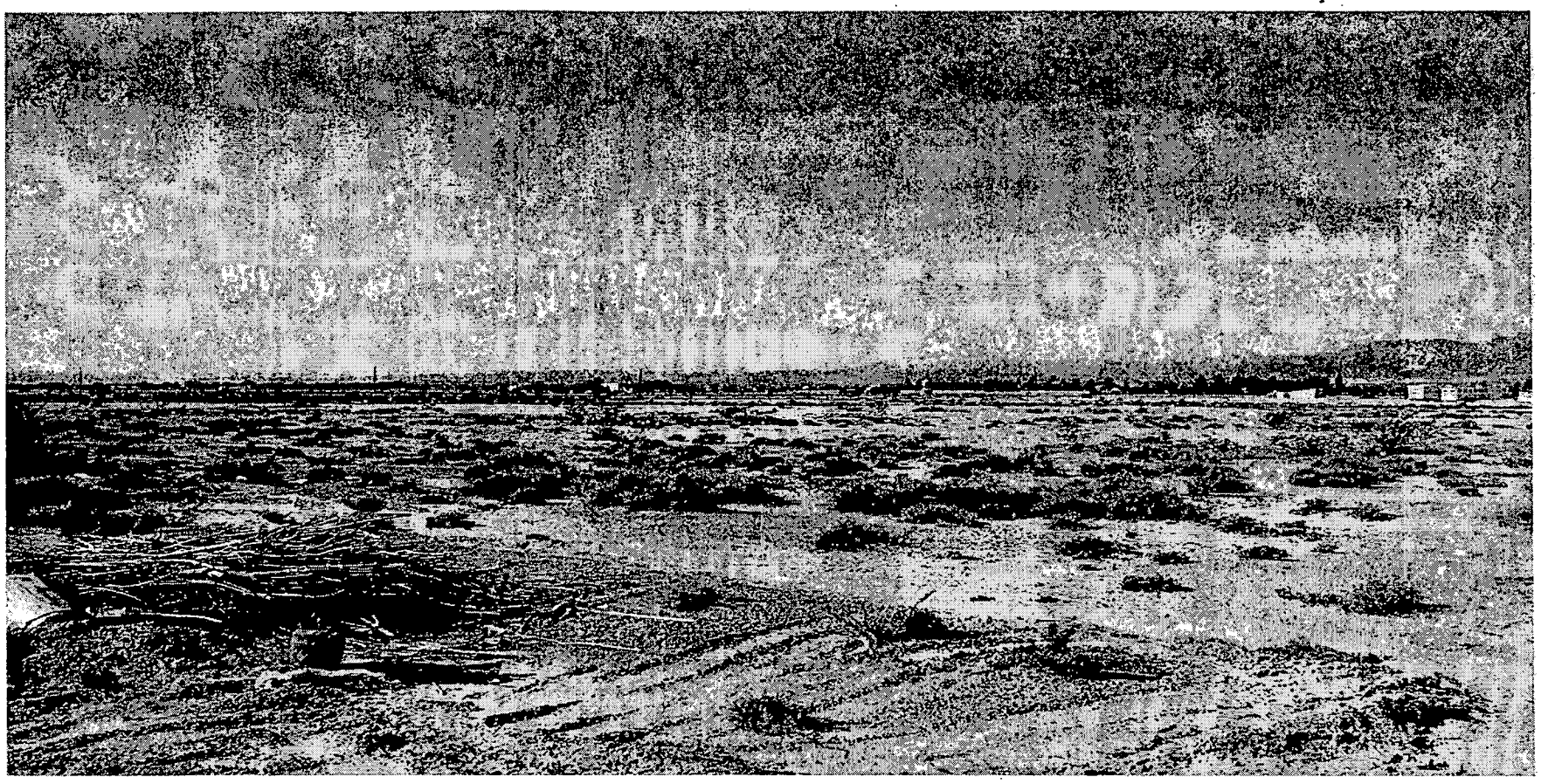
SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
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JUNE 10, 2004 PLANNING COMMISSION

4/26/04



SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
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JUNE 10, 2004 PLANNING COMMISSION

4/26/04



SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

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

ABEYANCE TO AUGUST 12, 2004 PC MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE TO THE AUGUST 12, 2004 PC MEETING

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

MINUTES:
GARY LEOBOLD, Planning and Development, stated that letters were received for each request.
(6:03 – 6:09)

Bossard
Developer
Services

May 21, 2004

Gary M. Leobold
City of Las Vegas
Planning and Development Department
Current Planning Division
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: Town Center L-TC 55 No. 4
Rezoning (ZON-4216), Site Development Plan Review (SDR-4220)
and Vacation (VAC-4218) Applications

Dear Gary,

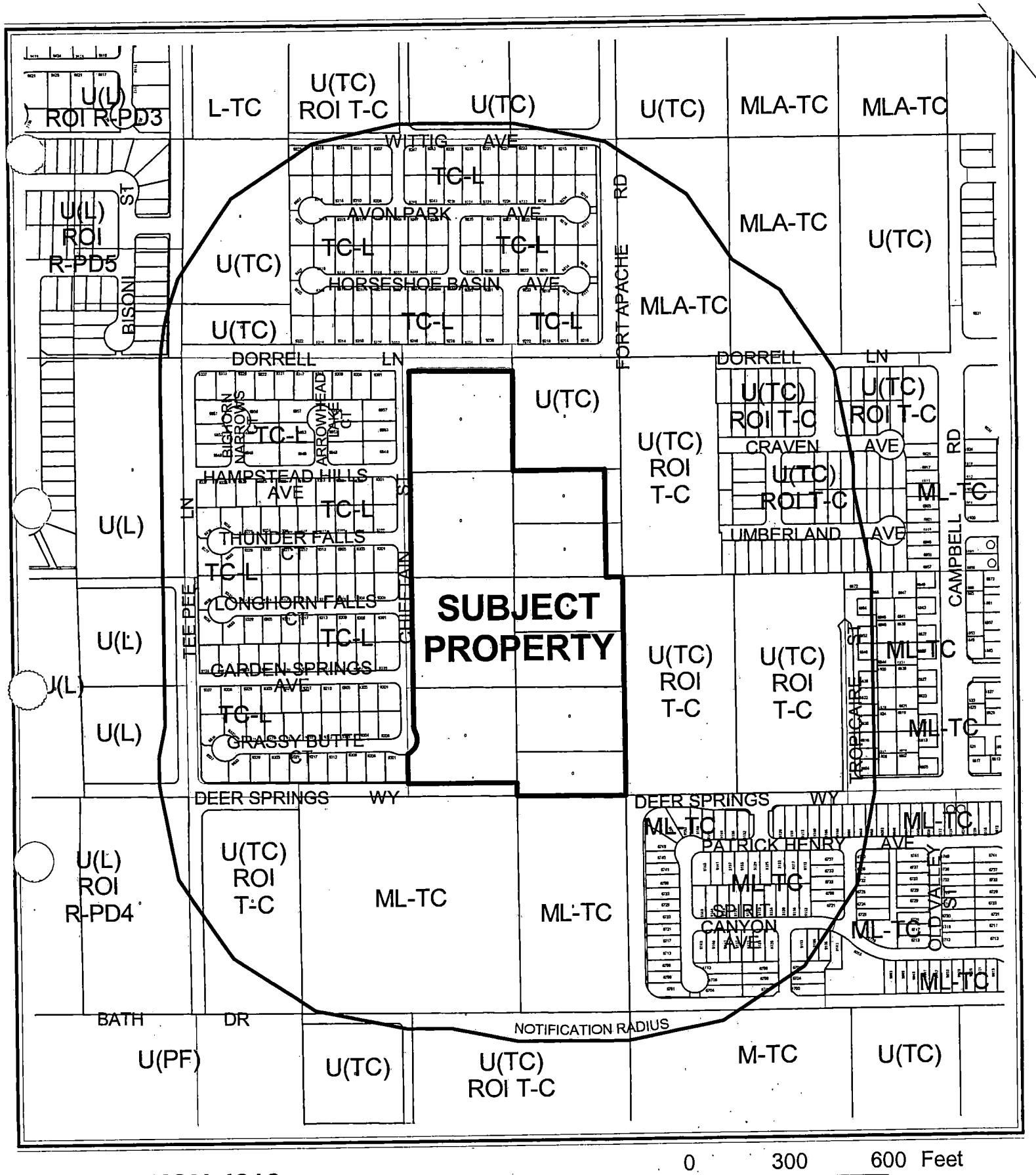
On behalf of our client, Pardee Homes of Nevada, we respectfully request that the subject applications be held, until the August 12, 2004 Planning Commission meeting. Our client may be obtaining additional land that would complete the project assemblage. We appreciate your assistance with this matter.

Very Truly Yours,

Jeanine M. Wallace

cc: A. Probasco, PH
T. Steadham, SHG

2920 N Green Valley Parkway, Suite 814 Henderson, Nevada 89014 T: 702.451.3510 F: 702.451.4988



0 300 600 Feet

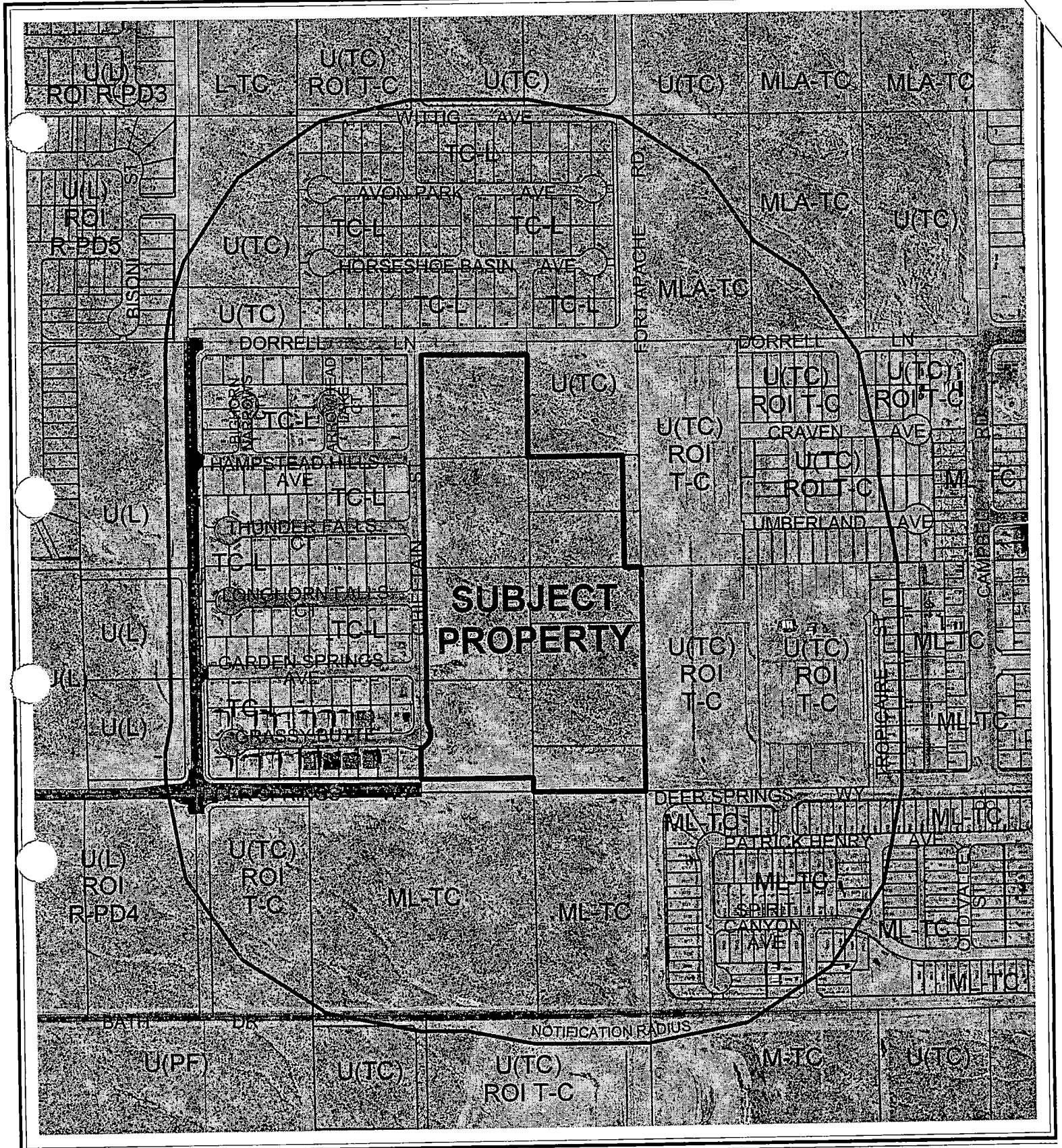
CASE: **ZON-4216**

RADIUS: 750 FT

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

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

N



0 300 600 Feet

CASE: **ZON-4216**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

ON MAY 21, 2004 THE APPLICANT REQUESTED THIS APPLICATION HELD IN ABEYANCE TO THE AUGUST 12, 2004 PC MEETING AS THEY MAY BE OBTAINING ADDITIONAL LAND THAT WOULD COMPLETE THE PROJECT ASSEMBLAGE.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____Yes X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

Subscribed and sworn before me

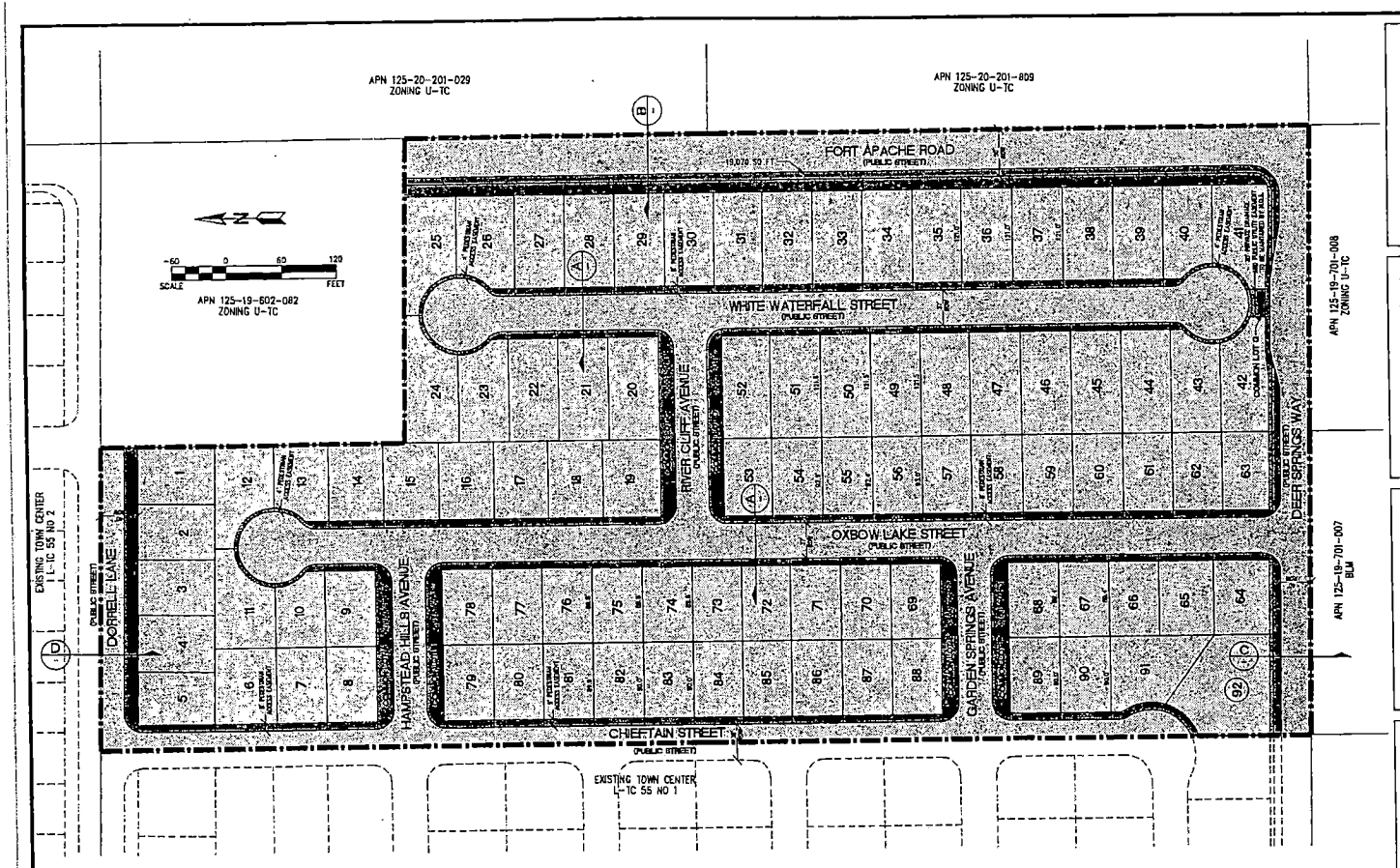
This 18 day of March, 2004

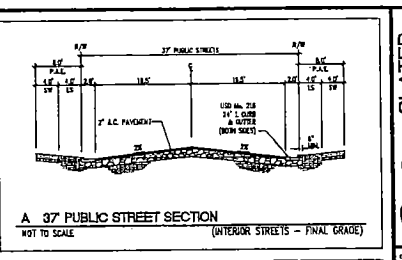
Kathleen Fallon

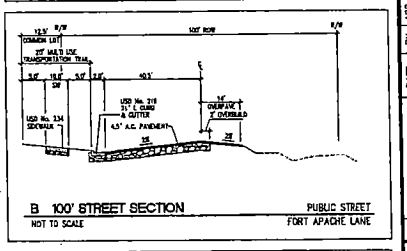
Notary Public in and for said County and State

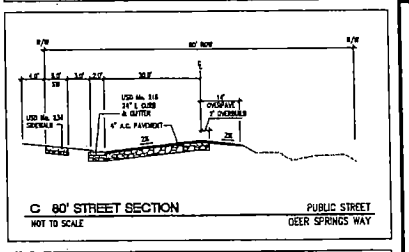
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

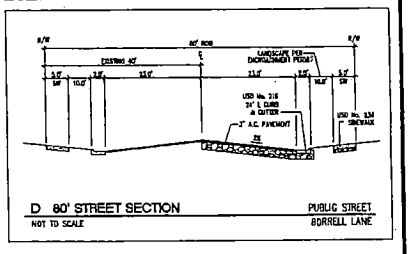
5-13-04 PC
ZON-4216

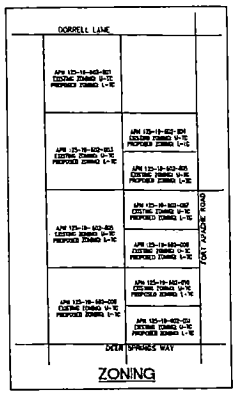




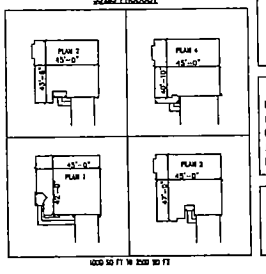








TYPICAL FOOTPRINTS
(MAY VARY)
SQUARE FOOTAGE



1000 SQ FT TO 2500 SQ FT

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

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	92
GROSS ACREAGE	17.66
DENSITY	5.21 DU/AC
PROVIDED OPEN SPACE	0.89 AC (38,788 SQ FT)
REQUIRED OPEN SPACE	8.88 AC (38,332 SQ FT)

FLOOR AREA RATIO
PLAN 1 – 0.38:1
PLAN 2 – 0.34:1
PLAN 3 – 0.62:1
PLAN 4 – 0.64:1

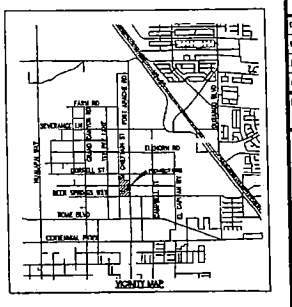
LEGEND

LOTS (55' x 85')

LANDSCAPE AREAS INCLUDING SIDEWALK

STREETS

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



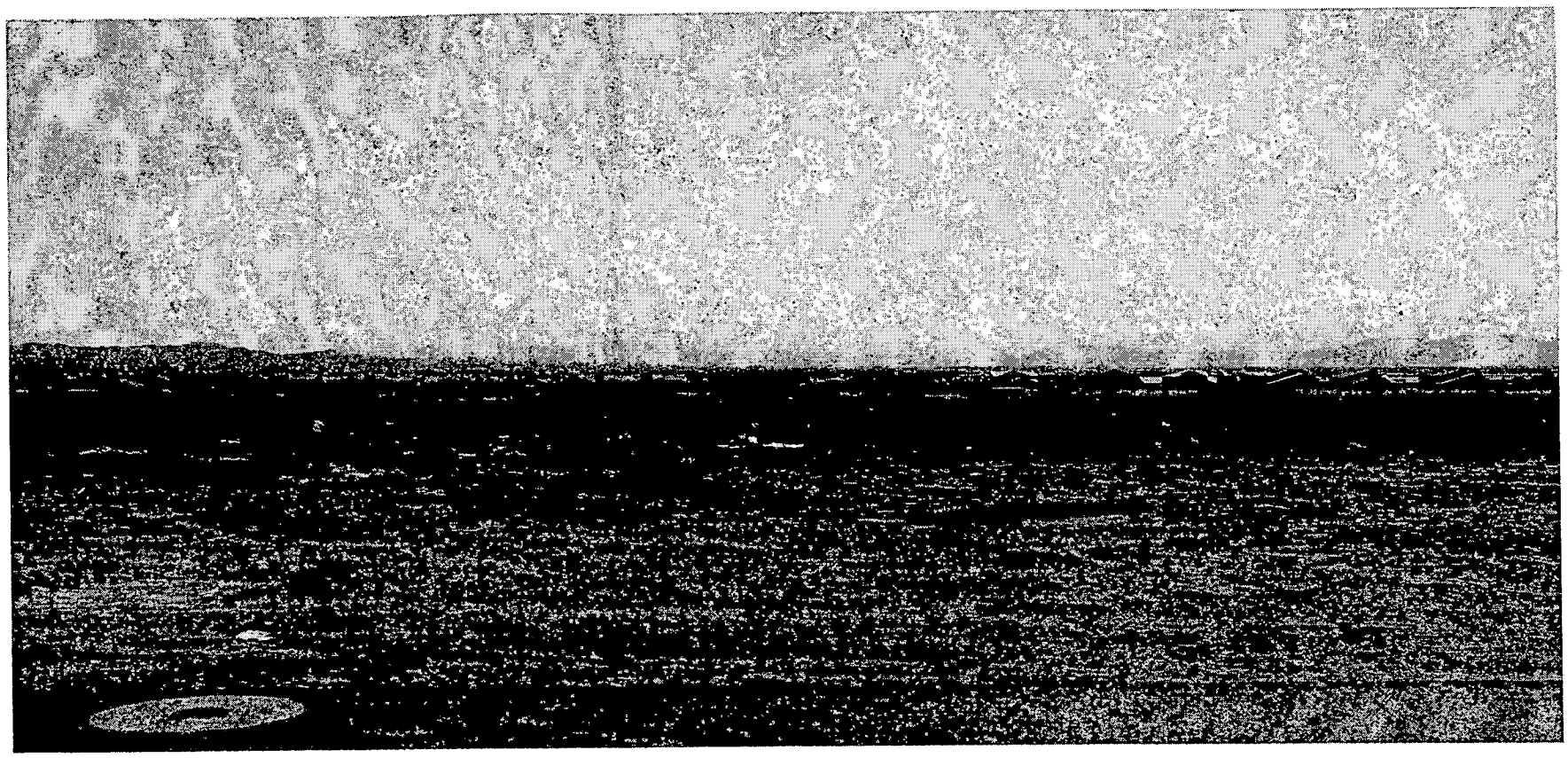
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #215, LAS VEGAS, NV 89118
PHONE (702) 254-3300 FAX (702) 251-3393

NO.	DESCRIPTION	DATE	BY	APP.

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

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

C-1
SHEET 1 OF 1



ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
JUNE 10, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

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

ABEYANCE TO AUGUST 12, 2004 PC MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE TO THE AUGUST 12, 2004 PC MEETING

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

MINUTES:
GARY LEOBOLD, Planning and Development, stated that letters were received for each request.

(6:03 – 6:09)

Bossard
Developer
Services

May 21, 2004

Gary M. Leobold
City of Las Vegas
Planning and Development Department
Current Planning Division
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: Town Center L-TC 55 No. 4
Rezoning (ZON-4216), Site Development Plan Review (SDR-4220)
and Vacation (VAC-4218) Applications

Dear Gary,

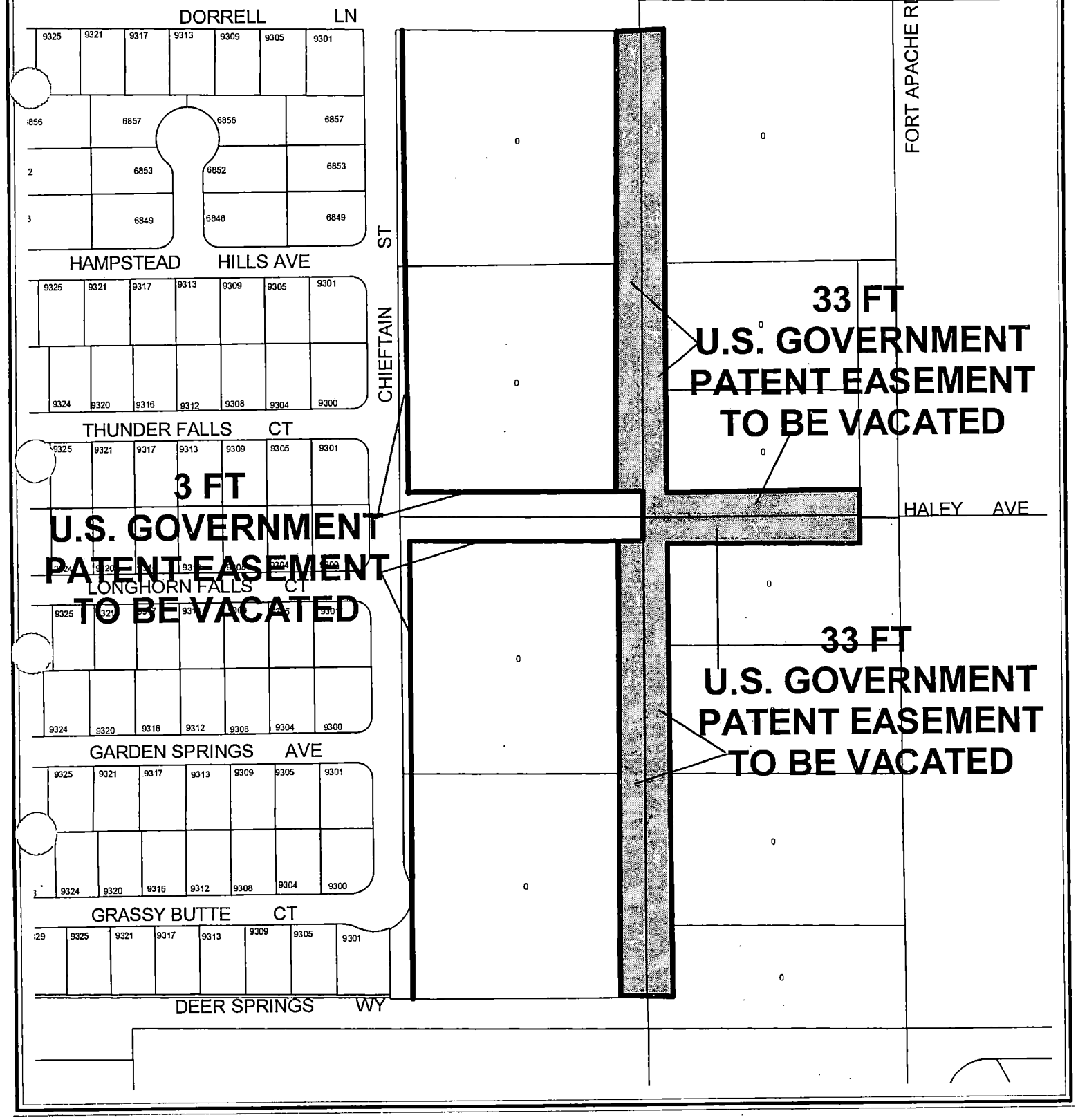
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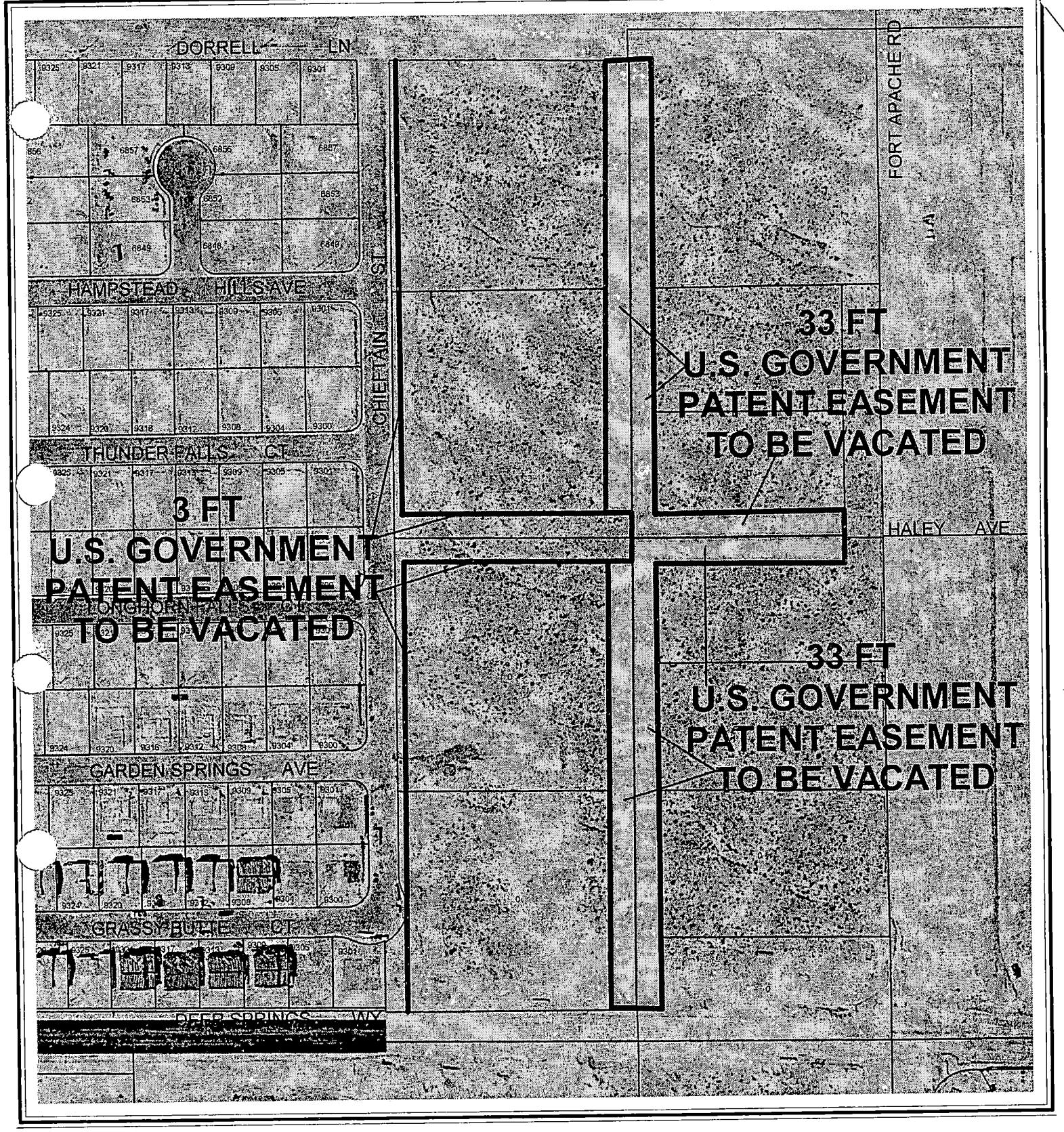
Jeanine M. Wallace

cc: A. Probasco, PH
T. Steadham, SHG

2920 N Green Valley Parkway, Suite 814 Henderson, Nevada 89014 T: 702.451.3510 F: 702.451.4988



CASE: **VAC-4218**



CASE: **VAC-4218**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

ON MAY 21, 2004 THE APPLICANT REQUESTED THIS APPLICATION HELD IN ABEYANCE TO THE AUGUST 12, 2004 PC MEETING AS THEY MAY BE OBTAINING ADDITIONAL LAND THAT WOULD COMPLETE THE PROJECT ASSEMBLAGE.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

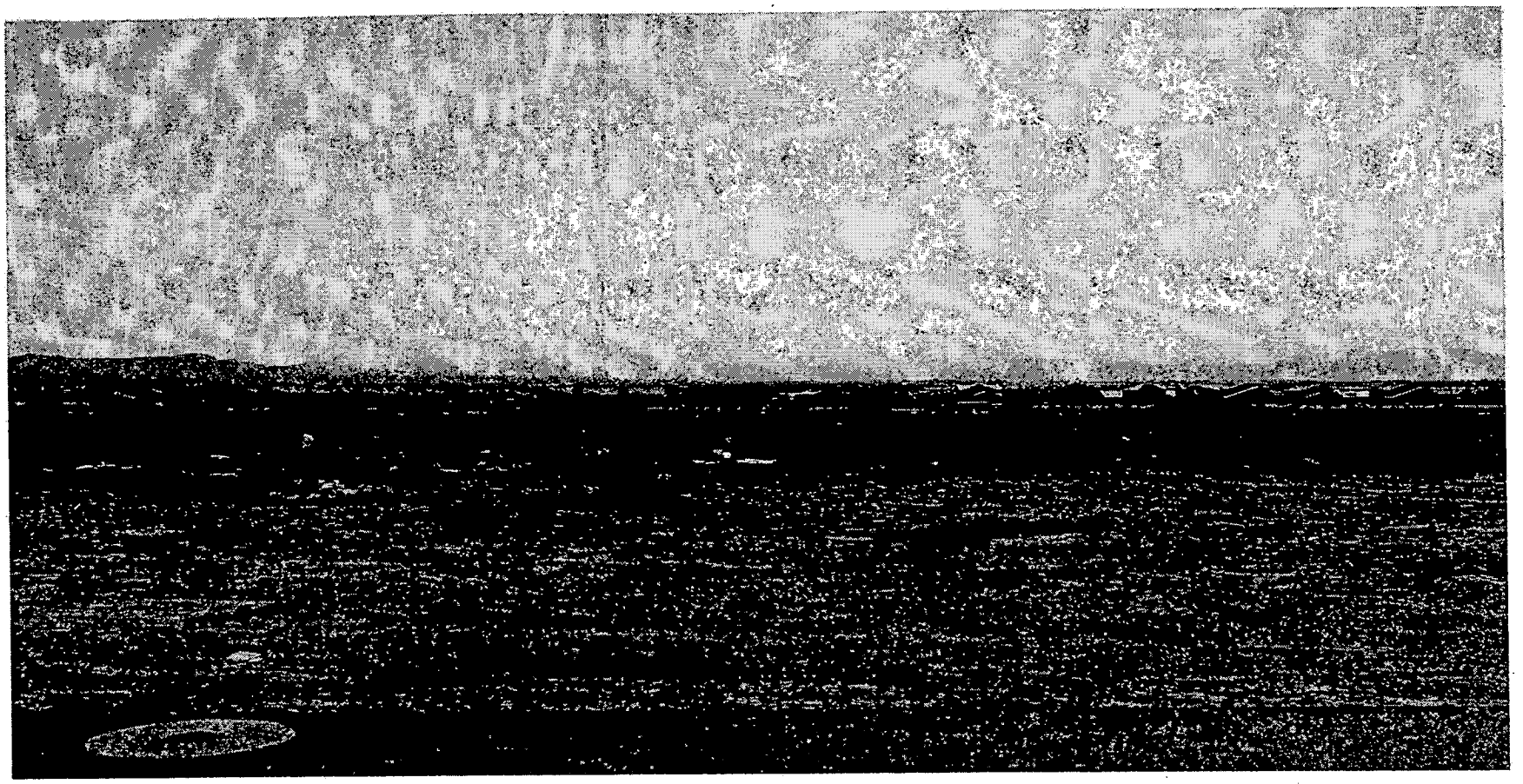
Subscribed and sworn before me

This 18 day of March, 2004

Kathleen Fallon

Notary Public in and for said County and State

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



VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED SOUTH OF DORRELL LANE, WEST OF CHIEFTAIN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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

ABEYANCE TO AUGUST 12, 2004 PC MEETING

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

RECOMMENDATION:

Staff recommends ABEYANCE TO THE AUGUST 12, 2004 PC MEETING

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 16 [GPA-4091], Item 17 [ZON-4093], Item 18 [VAR-4094], Item 19 [SDR-4095], Item 37 [VAR-4397] and Item 38 [SUP-4382] to 6/24/2004 Planning Commission meeting; Item 20 [ZON-4200], Item 21 [SDR-4198], Item 30 [ZON-4208], Item 31 [VAR-4209], Item 32 [SUP-4210], Item 33 [VAC-4212] and Item 34 [SDR-4214] to 7/08/2004 Planning Commission meeting; Item 22 [ZON-4216], Item 23 [VAC-4218] and Item 24 [SDR-4220] to 8/12/2004 Planning Commission meeting and TABLE Item 27 [VAC-4071] – UNANIMOUS

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Developer
Services

May 21, 2004

Gary M. Leobold
City of Las Vegas
Planning and Development Department
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731 S. Fourth Street
Las Vegas, Nevada 89101

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Rezoning (ZON-4216), Site Development Plan Review (SDR-4220)
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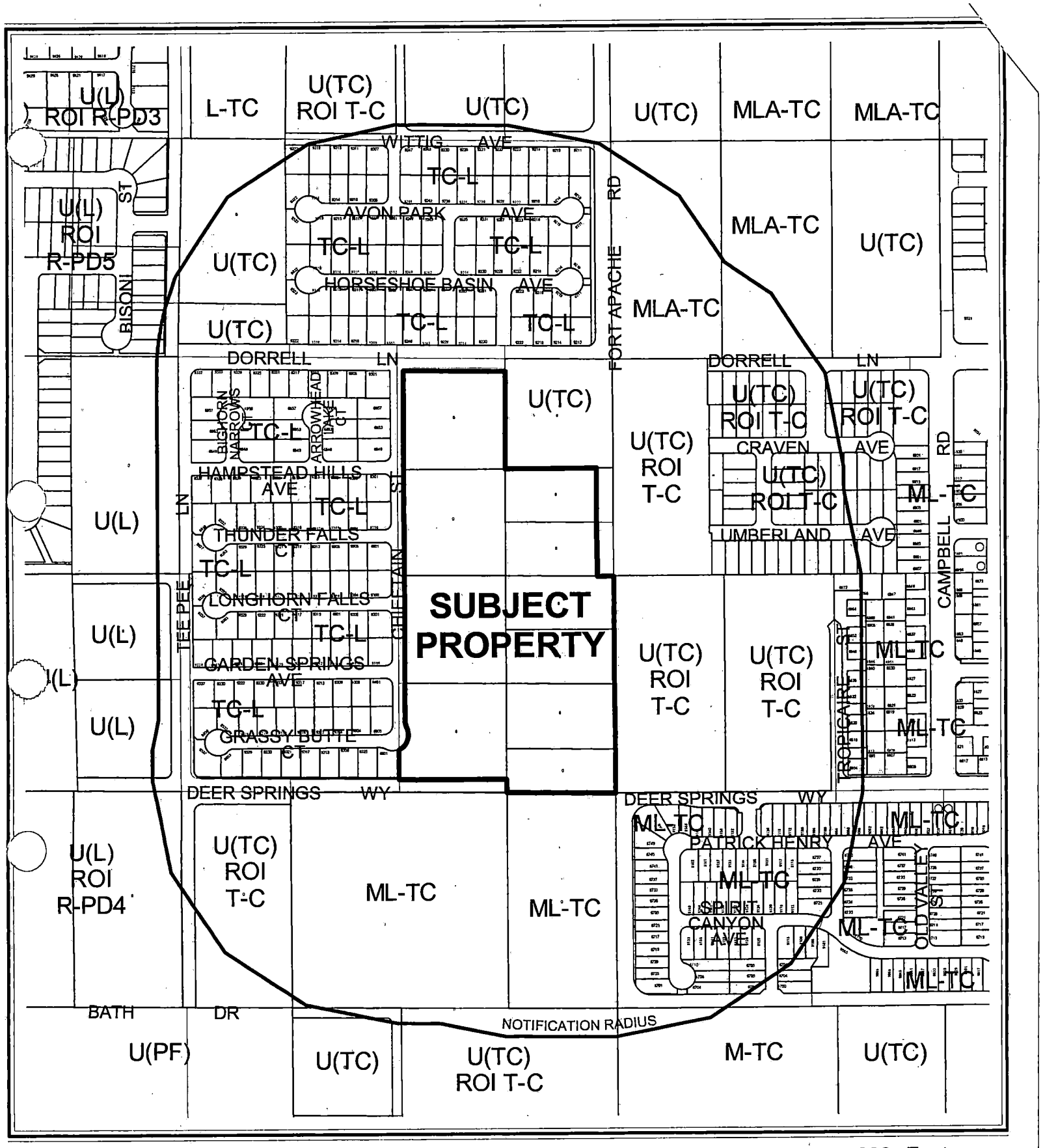
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Jeanine M. Wallace

cc: A. Probasco, PH
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2920 N Green Valley Parkway, Suite 814 Henderson, Nevada 89014 T: 702.451.3510 F: 702.451.4988



0 300 600 Feet

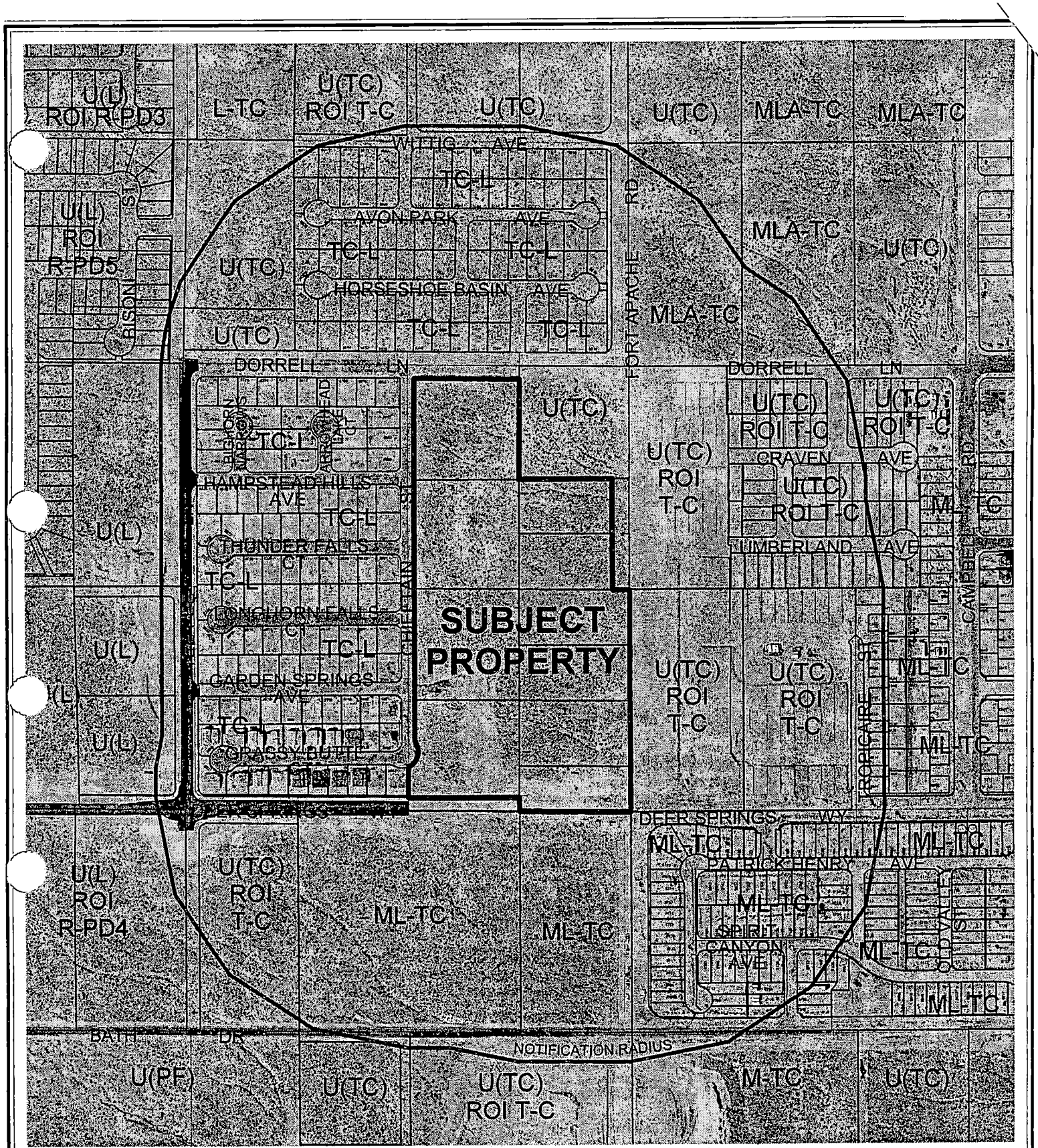
CASE: **SDR-4220**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N



0 300 600 Feet

CASE: **SDR-4220**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

ON MAY 21, 2004 THE APPLICANT REQUESTED THIS APPLICATION HELD IN ABEYANCE TO THE AUGUST 12, 2004 PC MEETING AS THEY MAY BE OBTAINING ADDITIONAL LAND THAT WOULD COMPLETE THE PROJECT ASSEMBLAGE.

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

Subscribed and sworn before me

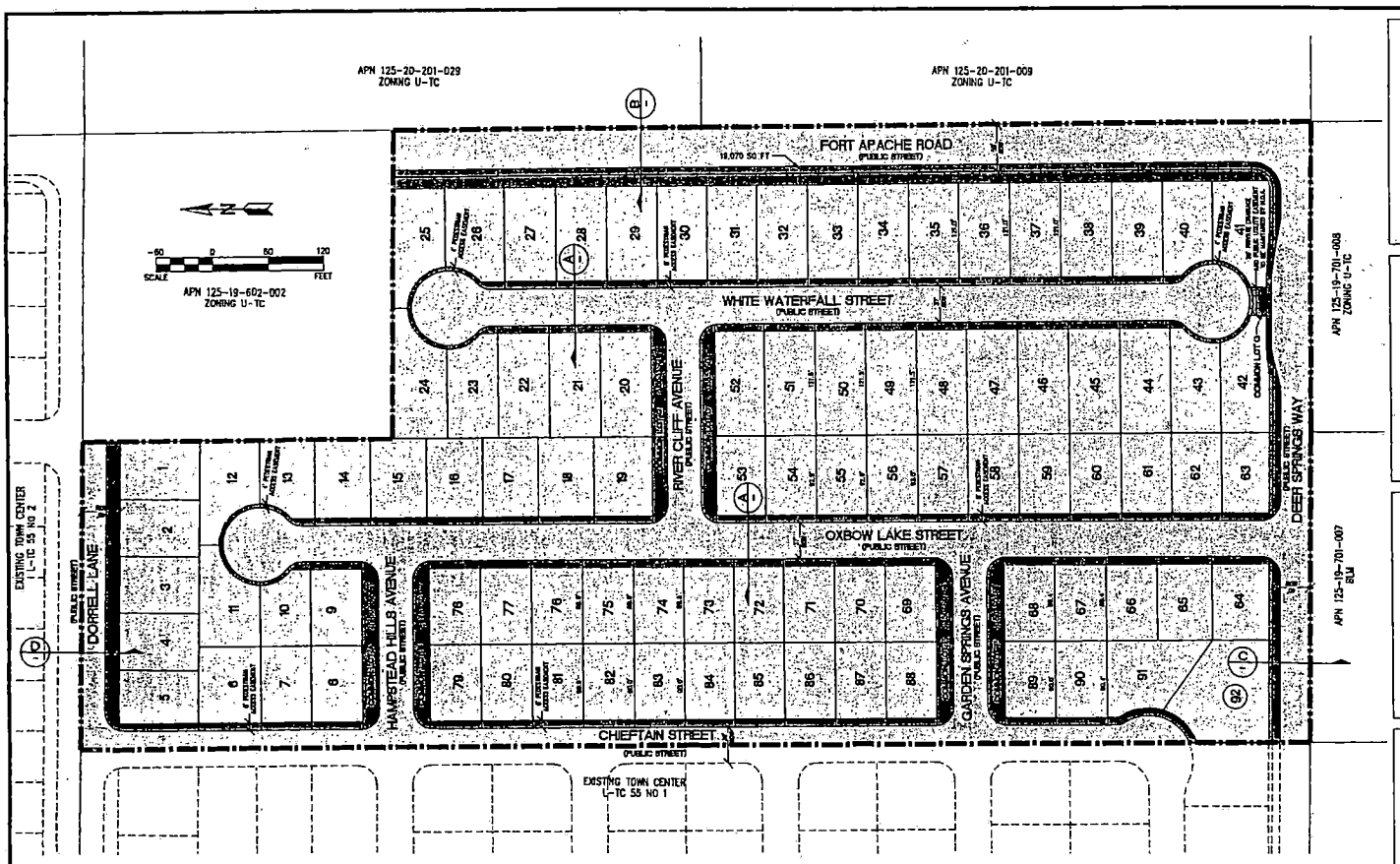
This 18 day of March, 2004

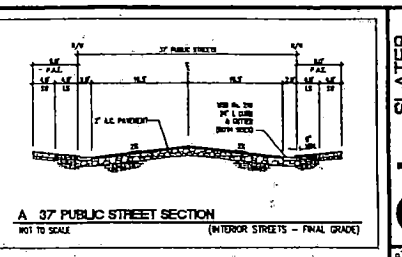
Kathleen Fallon

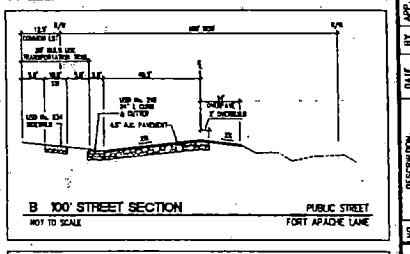
Notary Public in and for said County and State

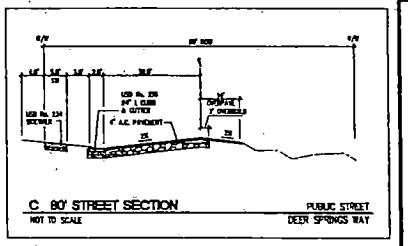
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 98-49629-1
My Appt. Expires Nov. 5, 2006

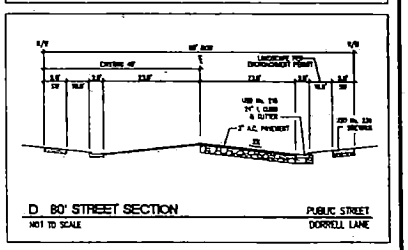
SDR-4220
5-13-04 PC

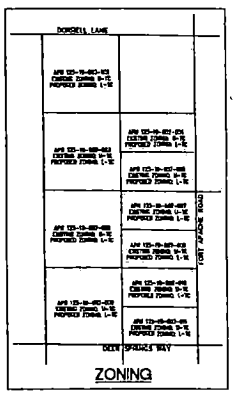


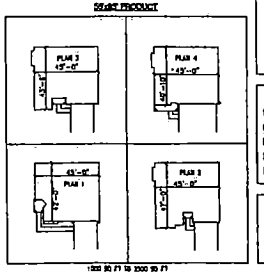












MINIMUM SETBACKS		
FRONT	10'	FRONT OF HOUSE
FRONT	22'	FACE OF GARAGE.
BACK	15'	
SIDE	5'	
CORNER	10'	

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

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

LEGEND

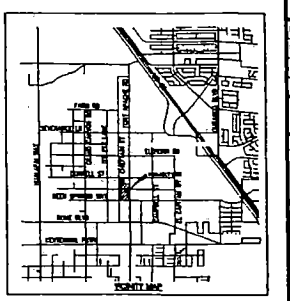
LOTS (55' x 85')

LANDSCAPE AREAS INCLUDING SIDEWALK

STREETS

NOTE

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



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

NO.	DESCRIPTION	DATE	BY	APP.

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 55 NO. 4

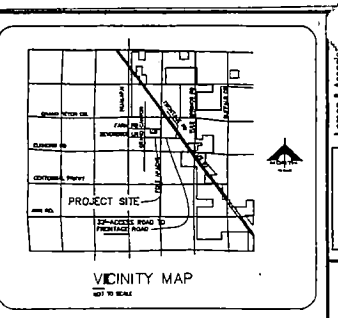
SITE PLAN

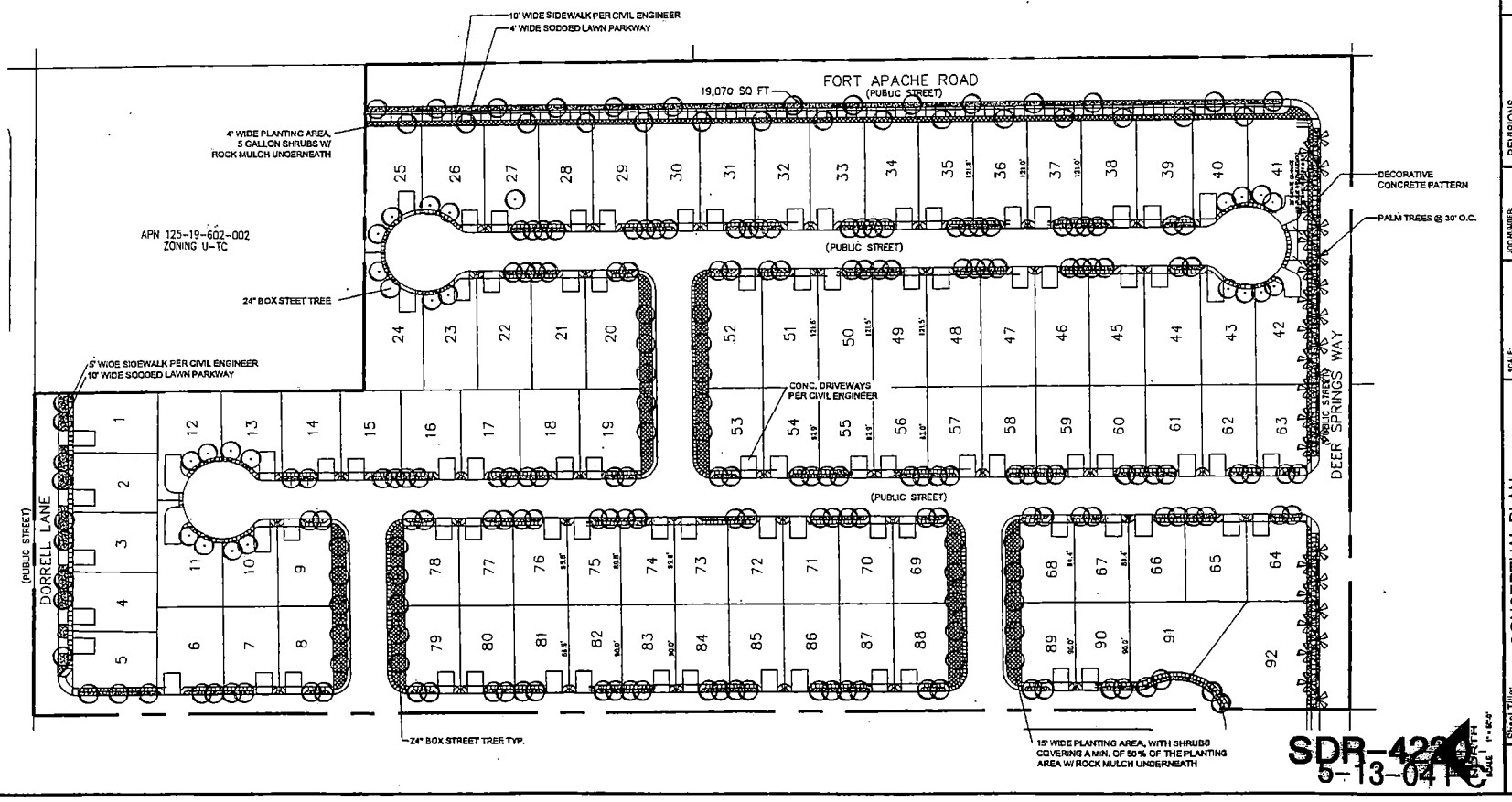
DATE: 3/15/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-006

C-1
SHEET 1 OF 1

PLANT MATERIAL LEGEND

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





SDR-4224
5-13-041 E

Larson & Associates
Landscape Architecture
4699 S. Industrial Rd.
Las Vegas, NV 89103
Phone (702) 736-4653
FAX (702) 736-8783
PRESIDENT
Kyrsta Lynn
PRINCIPAL LANDSCAPE ARCHITECT
Mark M Contreras
Nevada Lic No. 845

STATE STAMP

REVISIONS

No.	Date	Description	By

JOB NUMBER: 1413
ISSUED FOR: REVIEW
DRAWN BY: KLP
DESIGNED BY: DMC
DATE DRAWN: 03-17-14
SCALE: 1" = 60'

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Sheet Title: CONCEPTUAL PLAN

Project: TOWN CENTER TC-65 #4

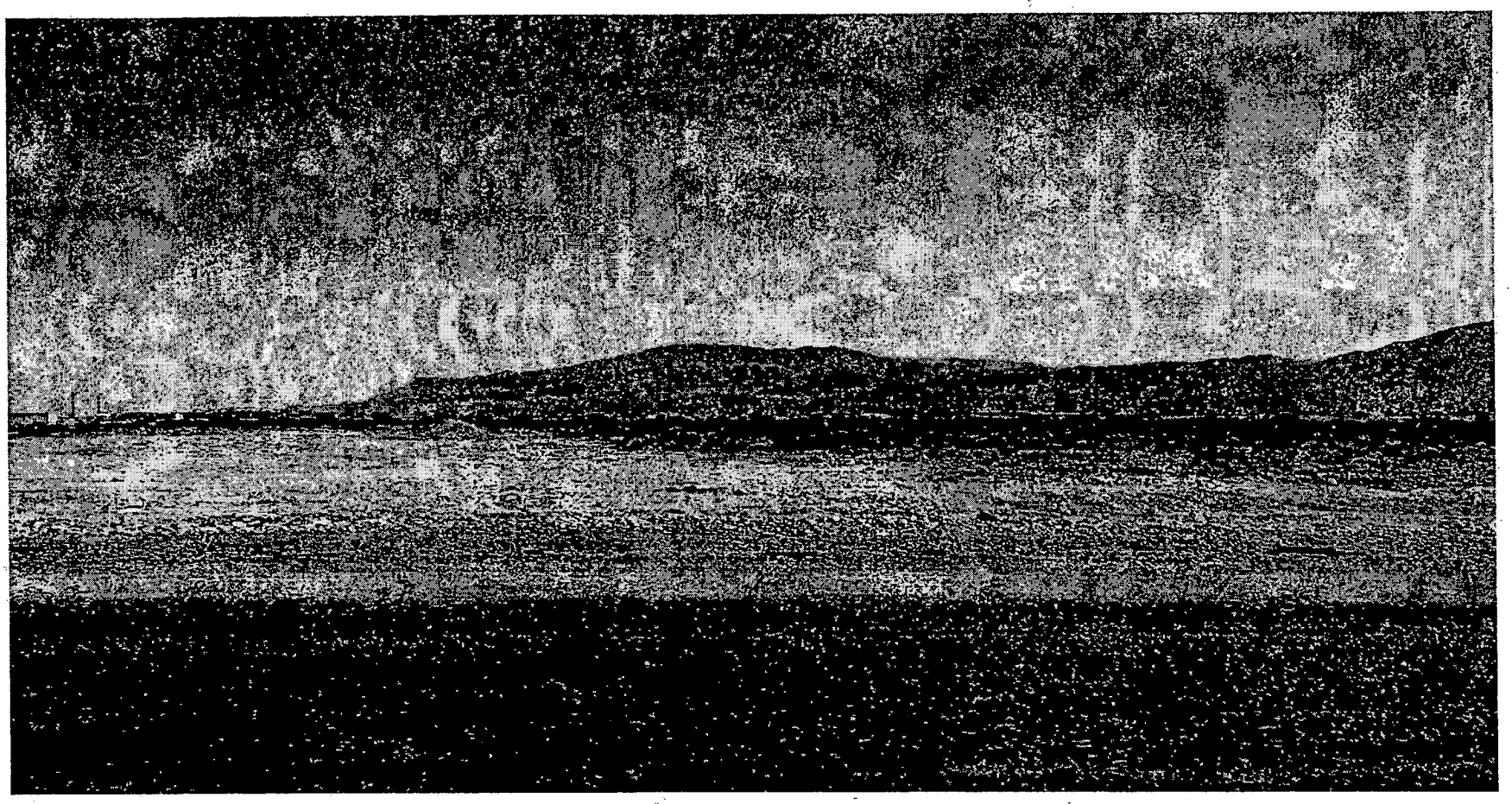
Client: PARDEE HOMES
10880 WILSHIRE BLVD., SUITE #1500
LOS ANGELES, CA 90024 (310) 475-3525

Sheet No. L0.CP



SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND FORT APACHE ROAD
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



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