City of Las Vegas

Agenda Item No.: 25

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-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).

C.C. 07/07/2004

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	99	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 Planning Commission meeting – Protest petition with 87 signatures
5. Submitted at Planning Commission meeting – Protest letter from Bruce Doughty, Paradise Homeowners Association

MOTION:
EVANS – DENIED – Motion carried with McSWAIN abstaining as her firm is presently doing work for the owner of this property and NIGRO voting NO

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 25 [ZON-4215] and Item 26 [WVR-4217].

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated the initial application was for rezoning to R-2 due to the General Plan in the area is Medium Low. Subsequently, the applicant has met with staff and has revised the application from R-2 to R-1. The Site Plan has been redesigned; the number of lots has been reduced to eight, with the lot sizes ranging from 8,200 to 9,300 square feet. The applicant held a neighborhood meeting on May 22nd, and fifteen people were in attendance. Some of the concerns were that the development should be only single story and the exterior color should be earth tones. Those in attendance also indicated that they were in agreement with the access changing from Unicorn to Dorrell Lane. In addition, the landscaping is acceptable. Several residents wanted to retain the R-E zoning on this site, so they could continue to maintain horses on their property.

PAGE GROSS, 10994 Willow Valley Court, stated that the request was revised from R-2 to R-1 and have eliminated two of the lots. Therefore, the request is four to the acre. The request is compatible with the surrounding area, as there is a mix of R-1 and R-E in the area. Owners of the R-E (Estates) were concerned that the entrance was off Unicorn and wanted to keep the traffic off that particular area. Therefore, the entrance was rotated to Dorrell Lane. The lot sizes have been increased and some are a quarter of an acre with single story homes. In addition, there will be CC&R's, which will create a landscape area along Dorrell Lane and Unicorn of six feet, 25-inch box trees, and ground covers. This area will be maintained by the CC&R's. Being a native Nevada and seeing the growth in Nevada, MS. GROSS felt that having that freedom could either bring the neighborhood up or down, depending on what people's tastes are. MS. GROSS added that the residents do not want streetlights and staff suggested that the streetlights could be eliminated on Dorrell Lane and Unicorn, but stub the electricity for future use, if needed. Additionally, the community will not be gated.

JAMES and CATHY LARENK, 5121 Dorrell Lane, submitted a petition in protest and stated that the proposed project will have a direct impact on their property, which is located directly east of the proposed project. He moved specifically at this location so that they could have horses, larger lots and more privacy. If this project is approved, they will have four neighbors adjacent to their property. They have built block walls with specific ranch style fences for a ranch style home and have a large front and backyards. They just received permits from the City to add a garage conversion and to stucco their home. MR. LARENK also commented that this project does not have a buffer. MRS. LARENK also presented to the Commission photos of their property depicting improvements and upgrades that have been done and to show their property is not trailer trash.

MINUTES – Continued:

BRUCE DOUGHTY, 4929 Meadows Encore, President of the Paradise Meadows II Homeowner's Association, stated that he purchased his home for the rural environment and its ambience, and they want their neighborhood to remain the same. The Waiver would encroach into their properties and is not appropriate.

MIKE SPRINGER, 5311 Dorrell Lane, pointed out to the Commission where his property is located. He opposed the application.

DR. ALFRED POSOS, 6865 Unicorn Street, resides near the proposed project. They moved in this area because of the ambience and the openness and the rustic atmosphere of the neighborhood. The proposed development would significantly change this area. In response to MS. GROSS statement regarding no control over what homeowners can do with their properties, he commented that there is an attitude of acceptance and responsibility and diversity that exist in this neighborhood.

LAWRENCE and JANICE SPENDLOVE, 6910 Unicorn Street, lives kitty corner to the property. They oppose the rezoning because the property directly to the north was before the City Council where discussion was held that Dorrell Lane would be a buffer zone, with no streetlights or sidewalks. The buffer zone was created so that the R1 would not be in their neighborhood. However, now they are fighting the same issue. Currently, the average homes in the neighborhood are over 40,000 square feet with some being over 100,000 square feet. This is a huge difference and is not compatible. MR. SPENDLOVE stated that COUNCILMAN MACK informed him that he is proposing an R-D ordinance that would allow any property 18,000 square feet and above could have horses. In addition, MRS. SPENDLOVE submitted a petition in protest. She stated that lots facing out on Unicorn are bigger than the proposed lots. The average lots in the area are three per acre. The R-1 is unacceptable to the area. She reminded the Commission that those residents most affected are present, and all oppose the project.

DALE GREEN, 6810 Unicorn Street, opposes the project because the applicant did not communicate with the residents. He was not invited to the meeting.

BRENDA VEMALA, 6805 Unicorn Street, lives outside of the notification area, but was notified by her neighbor. She opposes the project. She purchased their home because of the larger lots and the rural environment. The fact that there were no streetlights on Unicorn Street was a big reason for purchasing their home in this area. Even though the entrance will be on Dorrell Lane, traffic will still increase on Unicorn.

MINUTES – Continued:

JEFF and LISA BURTONE, 6821 Unicorn Street, opposed the project. The proposed lot sizes are smaller than any homes in the surrounding area. They purchased their property to be in an area with larger lots where horses are allowed. They would like to see the zoning remain RE.

GARY DANNING, 5101 Dorrell Lane, has lived in the neighborhood for 18 years. He enjoys the rural neighborhood without the lights and also being able to ride horses.

KYLE CARTER, 6911 Unicorn Street, resides south of the proposed property. He bought the property so that he could have horses. There was nothing R-1 within two to three blocks from their home. They live a rural lifestyle and this project will create a problem. He opposes the project and would like the zoning to remain R-E.

MS. GROSS stated she finds it interesting that residents who live in R-1 areas no longer want R-1. In response to MR. and MRS. SPENDLOVE'S concern, she stated that they have four lots to the acre, but the applicant's rear property setbacks would be 20 feet, whereas the SPENDLOVES' setback for R-E is 5 feet. Even if the property remains R-E, there is nothing to stop them from subdividing it with all four lots facing Unicorn and four houses facing their backyard and placing two stories. They feel it would be better for an area to have something with CC&R'S because this will provide something that will maintain the neighborhood at a higher value.

COMMISSIONER GOYNES agreed with the residents' comments. Whenever a smaller project comes into an area that has horse properties, it creates problems, such as horse smell or flies. If something is built on this parcel, it should be compatible. If the zoning remains R-E, the builders will see the existing type of homes and their value and would want to build along those standards. Even if a future resident did not maintain his or her home, he felt these same residents would not have a problem getting together as a group and letting that resident know that he or she needs to clean up because that is how they want their neighborhood to remain. For these reasons, he would not be supporting this application.

VICE CHAIRMAN NIGRO mentioned that the applicant is willing to accept a condition to have only single story homes on this parcel. In his opinion, this would make a big difference in regards to privacy issues. In viewing the presented aerial map, he noticed mixed uses of R-1 next to R-E, including R-PD-3, and does not know why this application is any different than others that have been presented to the Commission.

MINUTES – Continued:

He is not aware if the residents would support a two-story R-E development. There are horses that travel by R-1 developments all over the neighborhood. In addition, with the CC&R'S, it will maintain the quality in this area. With the added condition requiring single story homes, VICE CHAIRMAN NIGRO stated he would support this application.

COMMISSIONER EVANS commented that he can understand the residents' concern when they purchased their rural properties and developed them as horse estates with the expectation that the surrounding properties would be zoned similarly. In this instance, the proposed project has a greater density that changes the character of the area, at the displeasure of the residents. COMMISISONE EVANS asked what are the parameters to change the zoning from R-E to R-1 since the master plan allows for a higher density. DEPUTY CITY ATTORNEY BRYAN SCOTT responded that the Commission could consider the residents' arguments in opposition to the zone change, as part of their consideration. He referenced Title 1918.0540 of the Code, which specifically states the four criteria to be taken into consideration in determining whether or not this rezoning conforms to the General Plan. He indicated that Paragraph K, Number one "The proposal conforms to the General Plan." Number two, "The uses which will be allowed on the subject property by approving the rezoning will be compatible with the surrounding uses and zoning districts." Number three "Growth and development factors in the community indicate the need for or appropriateness for the rezoning". Fourth, "The 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". COMMISSIONER EVANS confirmed that the property owner immediately south of this proposed project did, in fact, speak earlier.

MR. LEOBOLD informed COMMISSIONER DAVENPORT that at the time when the prior development was taking place there were Rural Preservation buffer standards in effect that expired at the end of May and were State law that required the lots to be 1/3 acre and to have a 10-foot wall. MR. LEOBOLD was uncertain if it a requirement in the Builder's Plan or if it was something that Planning or Council had required. COMMISSIONER DAVENPORT commented that sometimes one has to be true to the statements made by the residents; therefore he would not support the application.

COMMISSIONER EVANS commented that it is a shame that, even with all the growth, rural areas such as these cannot be protected. He will not support this application.

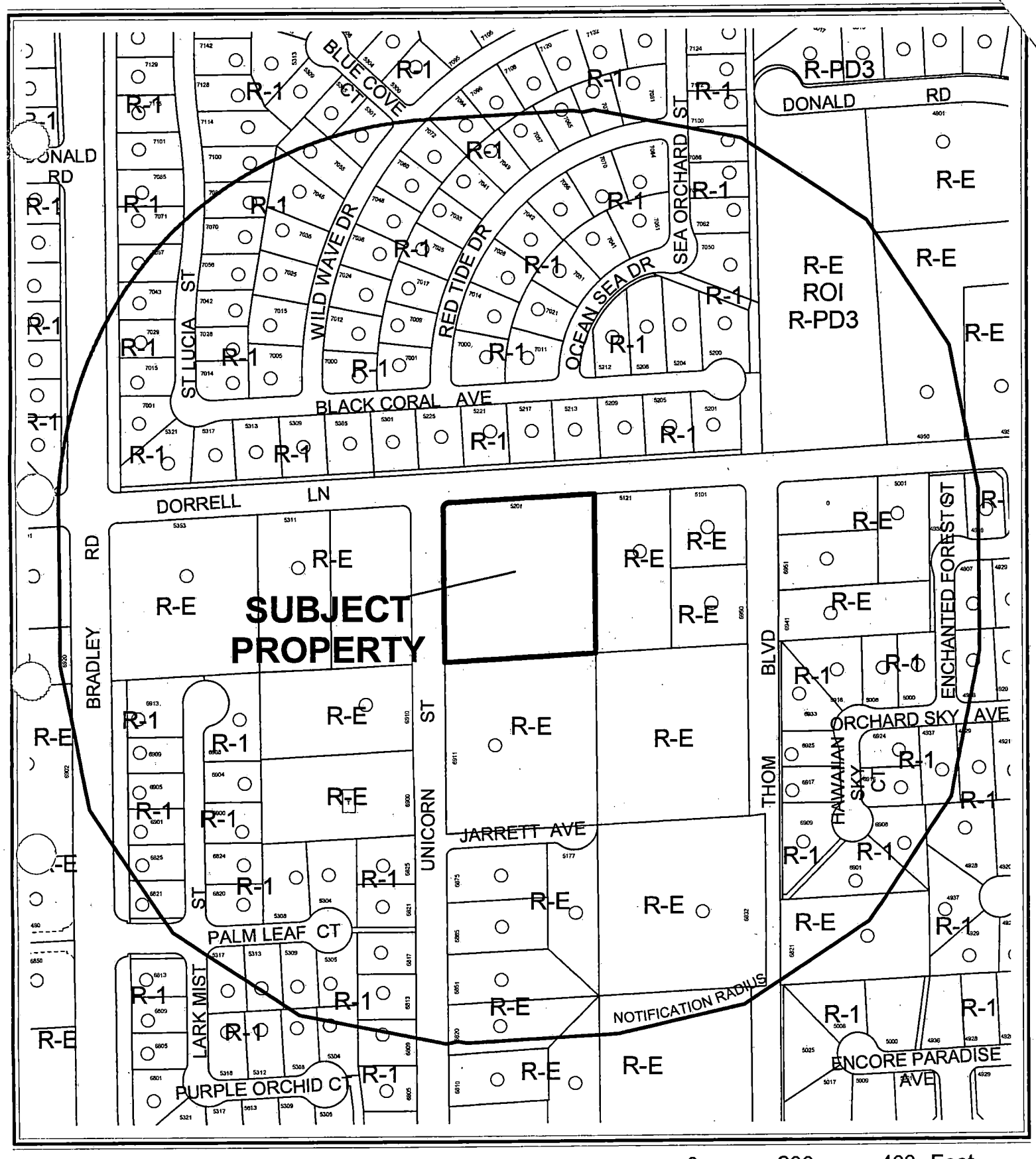
MINUTES – Continued:

COMMISSIONER STEINMAN noted that Dorrell Lane and the southern portion has big lots, then there are small lots in the middle, which does not make any sense. He appreciates the fact that the developer tried to make this work within the community, but does not think the project is appropriate and will not support it.

CHAIRMAN TRUESDELL asked MR. LEOBOLD if the Waiver would still be required if this application was R-E with four lots to the acre and the exit was off of Dorrell Lane. MR. LEOBOLD responded affirmatively because it is not based on the number of lots, but on the status of the 60-foot wide road. Because of the minimum lot requirement in R-E, which is 20,000 square feet, when the street dedications are taken out, they cannot achieve four 20,000 square foot lots with a cul-de-sac on a parcel this size. CHAIRMAN TRUESDELL felt that his understanding was that the neighbors want to have R-E, the Waiver would require a cul-de-sac off of Dorrell Lane. MR. LEOBOLD added that they would probably have to request an R-PD2, which would give the residents the lot sizes that they want, slightly under 20,000 square feet. An alternative would be an R-E with the Variance on the lot size.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 25 [ZON-4215] and Item 26 [WVR-4217].

(7:09 – 7:45)

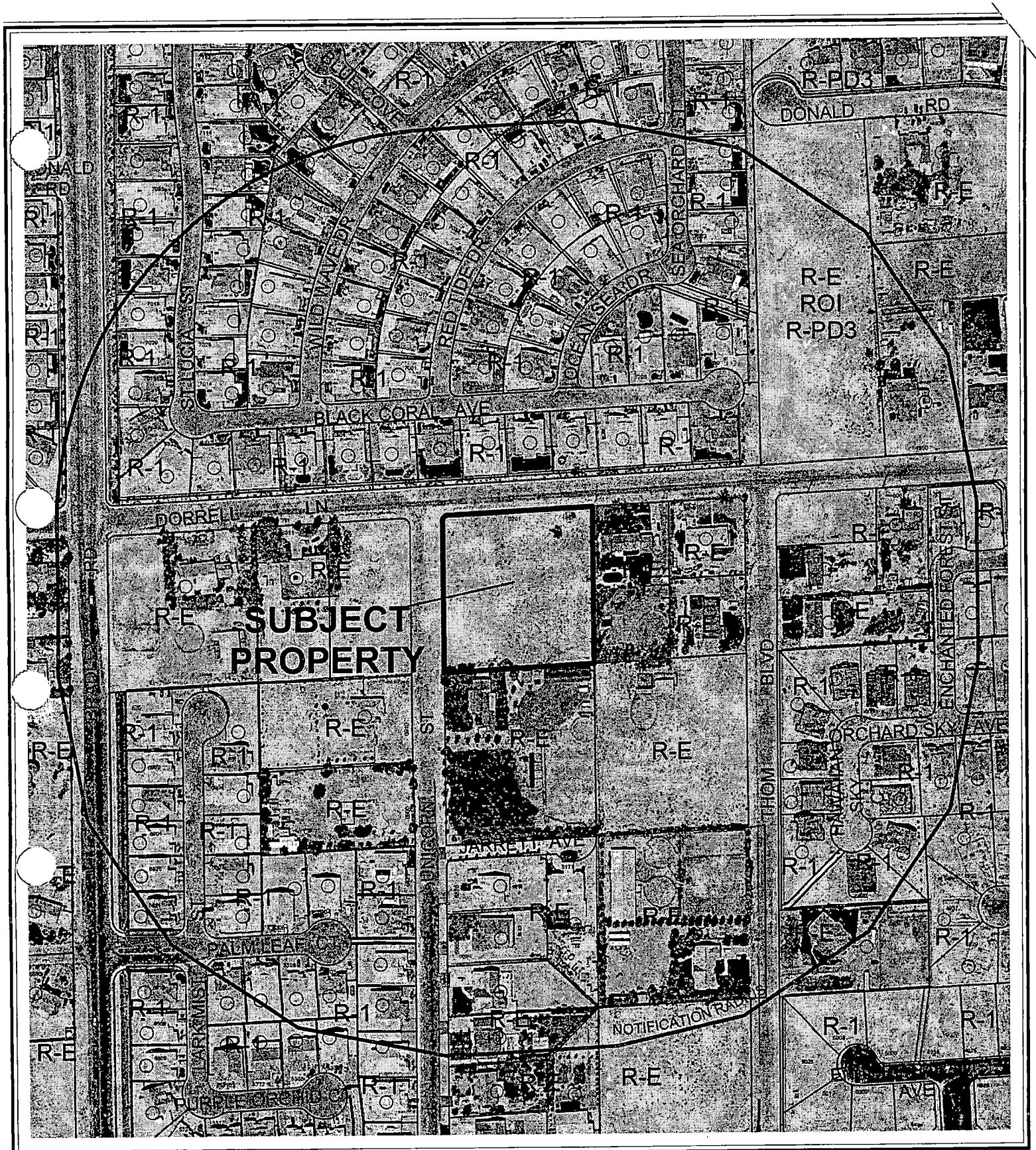


CASE: **ZON-4215**

RADIUS: 750 FT

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

PORPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)



0 200 400 Feet

N

CASE: **ZON-4215**

RADIUS: 750 FT

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

PORPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. The request shall be amended to R-1.
2. All lots shall meet Title 19 standards.
3. No casitas shall be permitted.
4. The Tentative Map shall be scheduled as a Public Hearing before the Planning Commission when it is submitted.
5. All homes shall be limited to one-story dwellings.
6. Resolution of Intent with a two-year time limit.

Public Works

7. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southeast corner of Dorrell Lane and Unicorn Street prior to the issuance of any permits.
8. Construct half-street improvements including appropriate transitional paving on Dorrell Lane and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. 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.

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

** STAFF REPORT **

A) Action Requested

The request is for a Rezoning from R-E (Residence Estates) to R-1 (Single-Family Residential District) for an eight-lot residential development on 2.10 acres located adjacent to the southeast corner of Dorrell Lane and Unicorn Street. A companion Title 18 Waiver (WVR-4217) will be considered concurrently with this application.

Since the 05/13/04 Planning Commission meeting, the applicant held a meeting with the neighbors and new site development plan has been submitted. While there is no formal site development plan review required for a rezoning to R-1 or R-2, the site plan depicts the following:

1) The number of lots has been reduced to eight, with a minimum lot size of approximately 8,200 square feet.

2) The street connection is now to Dorrell, instead of Unicorn.

3) The casita option has been eliminated.

4) The request has been amended to R-1, which eliminated attached single-family dwellings as a permitted use.

B) Applicant's Justification

The amended request for an R-1 (Single-Family Residential District) zoning district, along with the site redesign, creates a development that is appropriate for the area.

BACKGROUND INFORMATION

A) Previous Actions

05/13/04 The Planning Commission held this item and companion item WVR-4217 in abeyance to the 06/10/04 PC Meeting to provide the applicant with an opportunity to meet with the area residents and consider layout and design changes to the project in discussion with the Planning and Development Department.

06/10/04 The Planning Commission will hear a related Title 18 Waiver (WVR-4217) to allow to allow approximately 203 feet between street intersections where 220 feet is the minimum distance required. Staff recommends approval.

B) Pre-Application Meeting

03/11/04 It was recommended that the applicant reduce the number of lots and increase lot size in order for the development to be harmonious and compatible with surrounding development in the area.

C) Neighborhood Meetings

A neighborhood meeting is scheduled for June 3, 2004.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.10

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	ML (Medium Low Density Residential District)
North:	ML (Medium Low Density Residential District)
South:	ML (Medium Low Density Residential District)
East:	ML (Medium Low Density Residential District)
West:	ML (Medium Low Density Residential District)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-1 (Single-Family Residential District)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a ML (Medium-Low Density Residential District) designation, which allows for single family and duplex developments with up to eight units per acre. The proposed R-1 (Single-family Residential District) is consistent with the General Plan designation.

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

The subject site is not located within any Special District or Zone.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Feet	8,291 Feet	Y
Min. Lot Width	65 Feet	62 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 20 Feet 5 Feet N/A 20 Feet	 Y Y Y Y
Max. Lot Coverage	50%	<50	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y

The site plan depicts lot widths that do not comply with Title 19 development standards for the R-1 (Single-Family Residential) zoning district. However, reduce lot widths are permitted where lots front on a cul-de-sac, as long as those average the minimum lot size required by the Code. The revised site plan meets these standards of the Code.

B) General Analysis and Discussion

The applicant met with Staff subsequent to the May 13th Planning Commission meeting and agreed to amend the original Rezoning request from R-2 (Medium-Low Density Residential District) to R-1 (Single-Family Residential), and to redesign the site accordingly. The redesign will reduce the number of lots from ten to eight, increase lot size, propose site access from Dorrell Lane, and eliminate the Casitas from the proposed dwellings. The proposed access drive is 203 feet from the intersection of Dorrell Lane and Unicorn Street, and a companion Title 18 Waiver has been requested to provide relief from the 220-foot intersection offset requirement. The average lot size is approximately 9,369 square feet, which is similar to those in the vicinity. Given the established

development pattern of the area, the request for a Rezoning to the R-1 (Single Family Residential) zoning district is appropriate for this location.

FINDINGS

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

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

   The proposed R-1 (Single-Family Residential) zoning district is consistent with the existing ML (Medium-Low Density Residential District) General Plan designation.

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

   The R-1 zoning district is intended for detached single-family homes in a suburban setting. The proposed site plan depicts eight lots with an average lot size of approximately 9,369 square feet. The proposed residential development is compatible with the surrounding development in the area.

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

   The area is experiencing an increase in residential growth, and the proposed R-1 (Single-Family Residential) zoning district is appropriate as the majority of the parcels in the area are zoned either R-1 (Single-Family Residential District) or R-E (Residence Estates), which allow for lot sizes and densities similar to the proposed development.

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

   The abutting streets, Unicorn Street and Dorrell Lane, are adequate in size to meet the requirements of the R-1 (Single-family Residential) zoning district.

NOTICES MAILED 147 [Mailed with WVR-3217] 05/13/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4215 APN: 125-24-602-001

Name of Property Owner: Kim Walker et al

Name of Applicant: Kim Walker

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

_____ Yes ✓ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

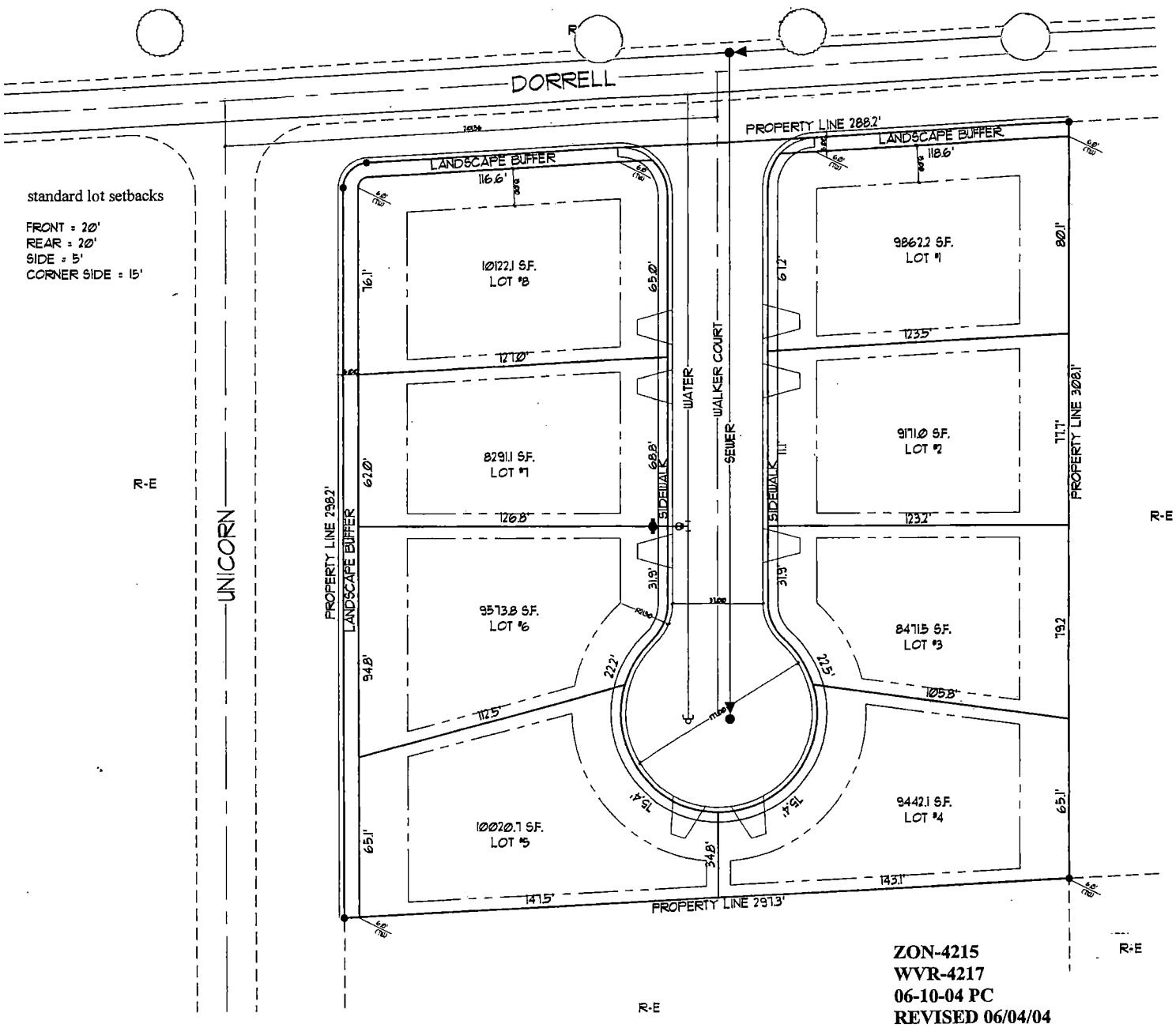
Subscribed and sworn before me

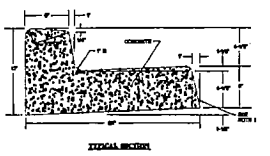
This 27th day of February, 2004

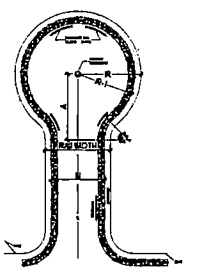
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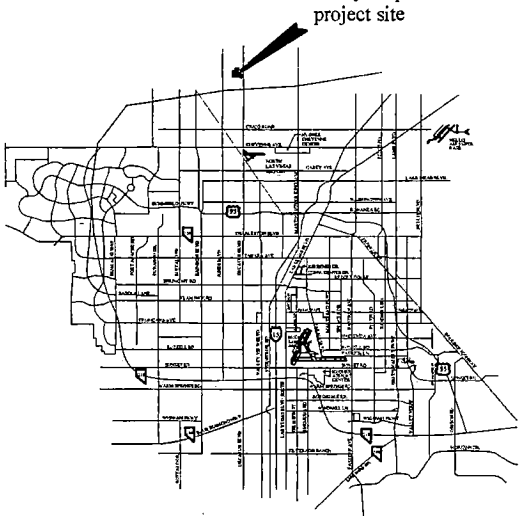
Notary Public in and for said County and State

DOLL STIKELEATHER
Notary Public State of Nevada
No.93-1314-1
My appt. exp. Apr. 3, 2005









owner

PDF INVESTMENTS, L.L.C.
LAS VEGAS, NV.

lot location

5201 DORRELL LN.
LAS VEGAS, NV.

assessor description

APN: 125-24-602-001
SURVEY FILE 52 PAGE 70
LOT 246
DECATUR ALIGNMENT
2.10 GROSS ACRES

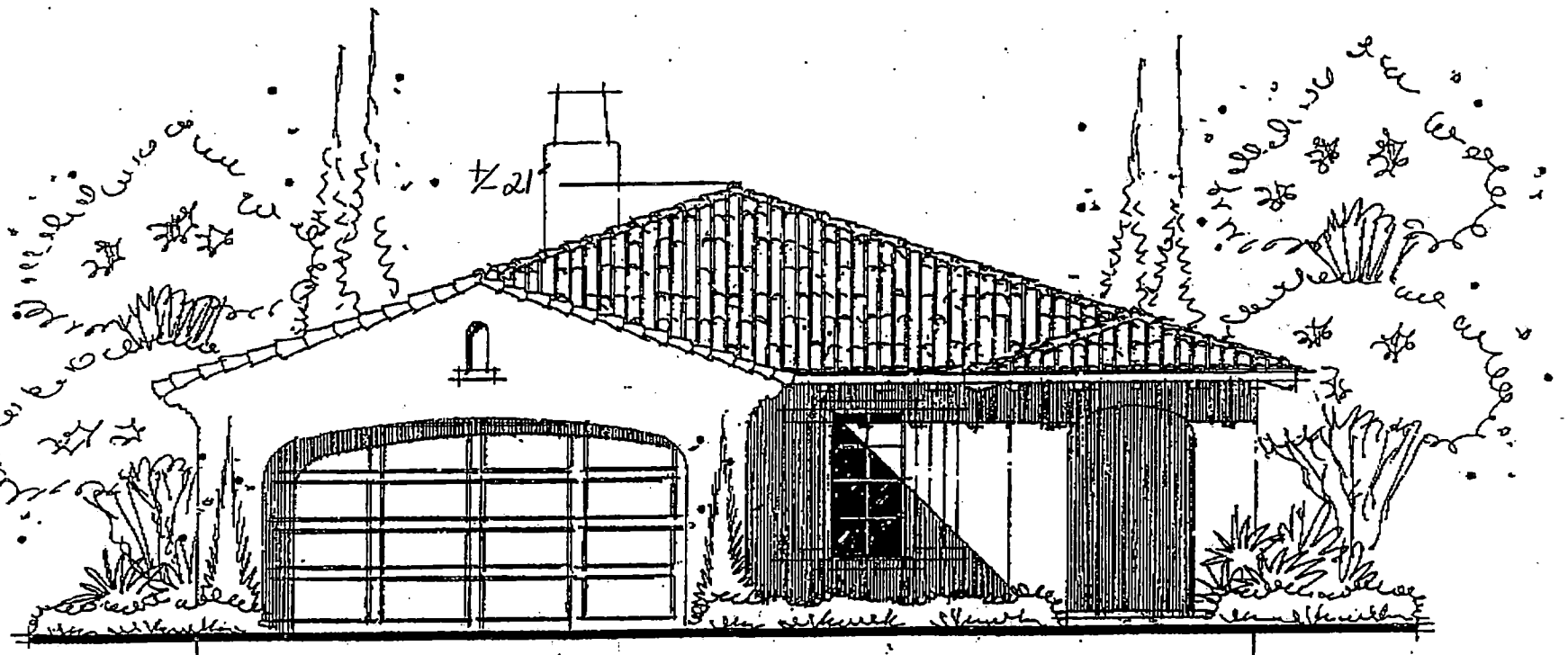
scale

1"=40'

vicinity map
project site

SITE PLAN

ZON-4215
WVR-4217
06-10-04 PC
REVISED 06/04/04



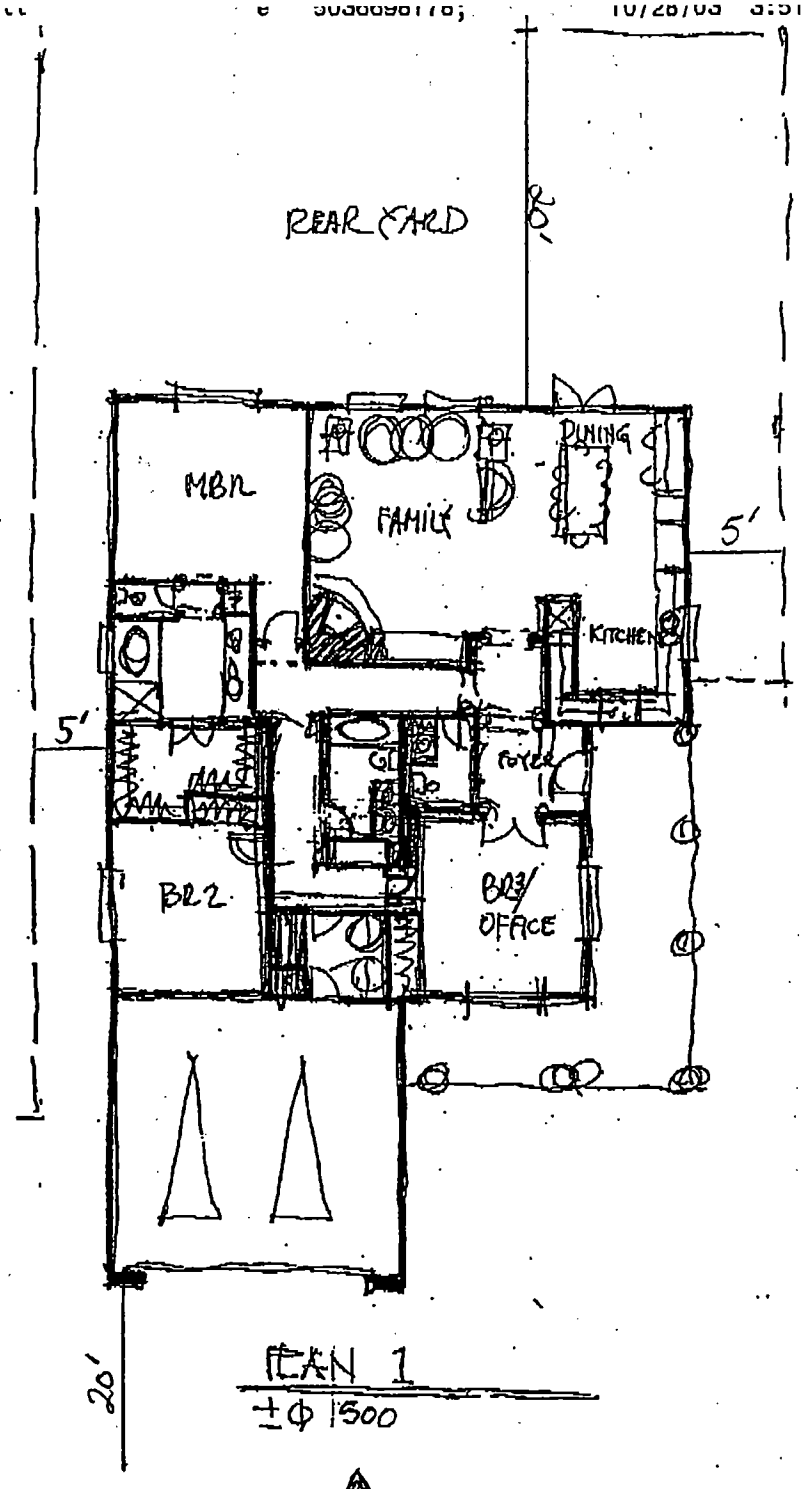
PLAN 1B

±1,500 S.F.

ZON-4215
WVR-4217

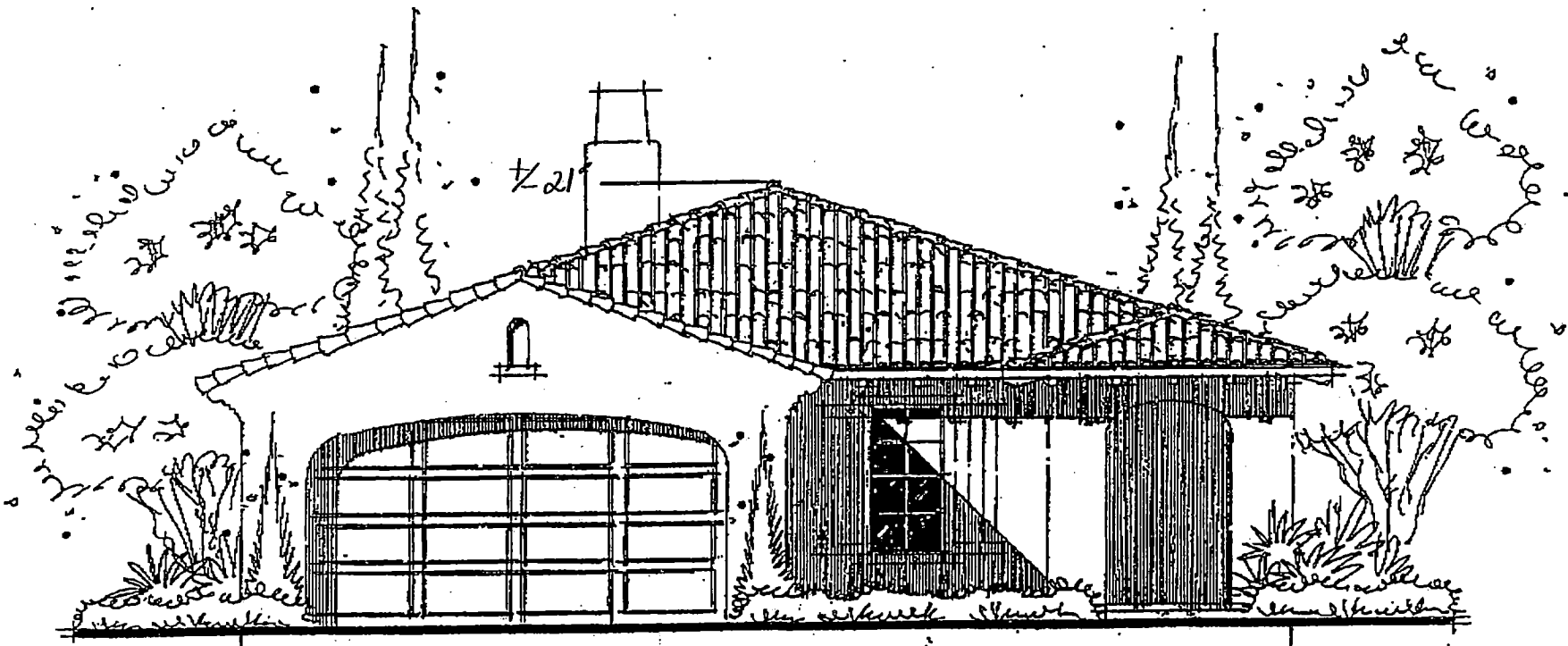
5-13-04 PC

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Front Elevation.

ZON-4215
WVR-4217
5-13-04 PC

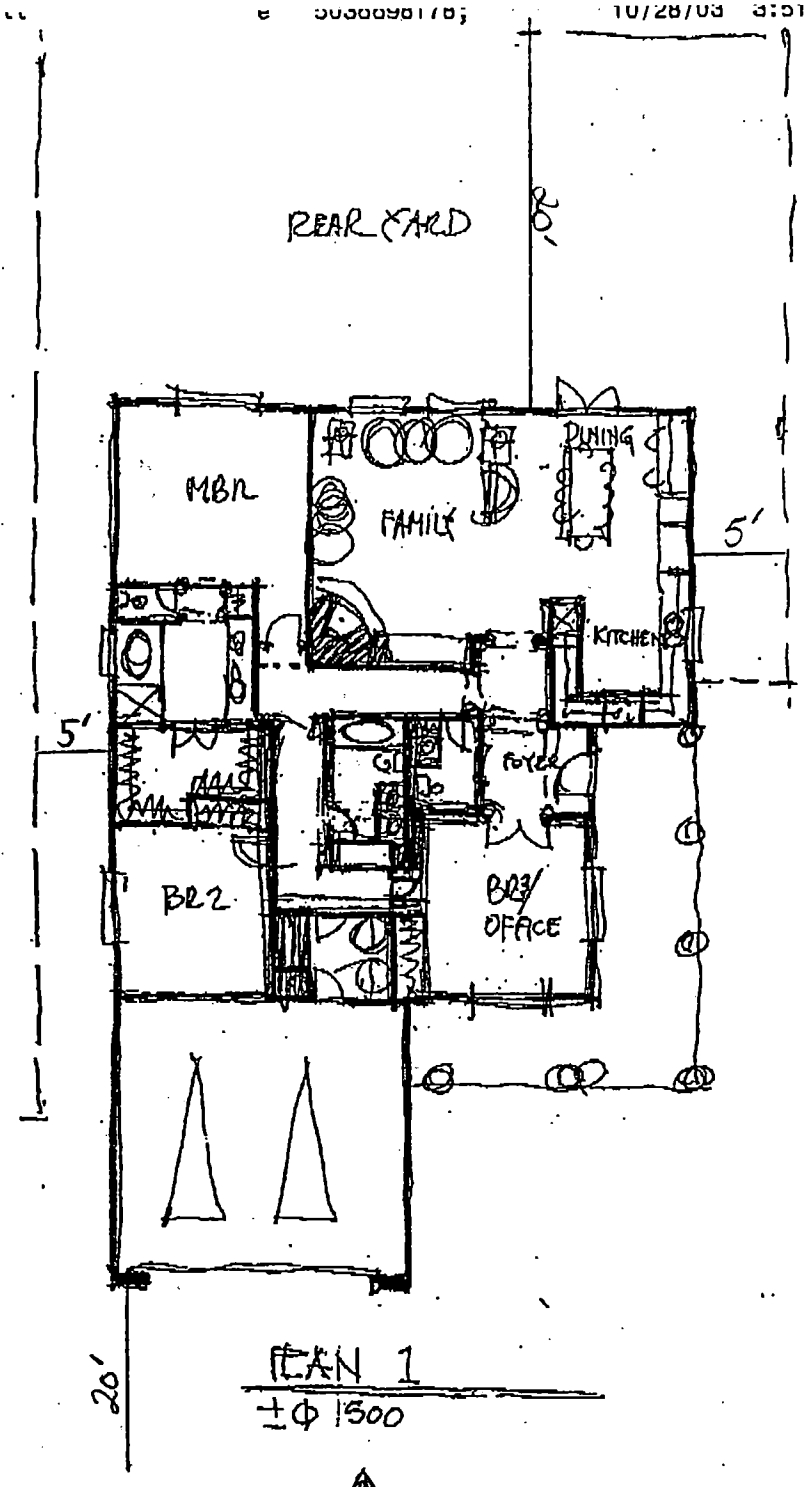


PLAN 1B

±1,500 S.F.

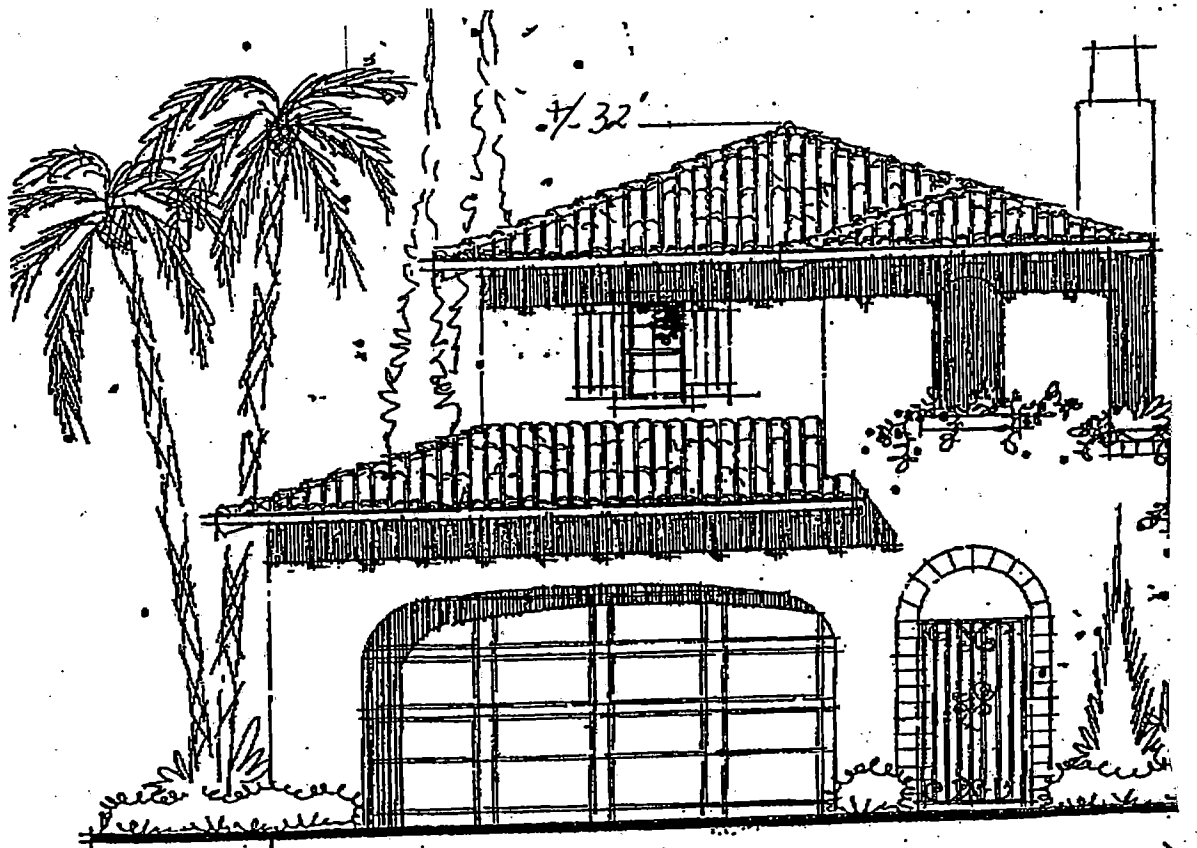
ZON-4215
WVR-4217
5-13-04 PC

Scale = 1/8" = 1'-0"



Front Elevation.

ZON-4215
WVR-4217
05-13-04 PC

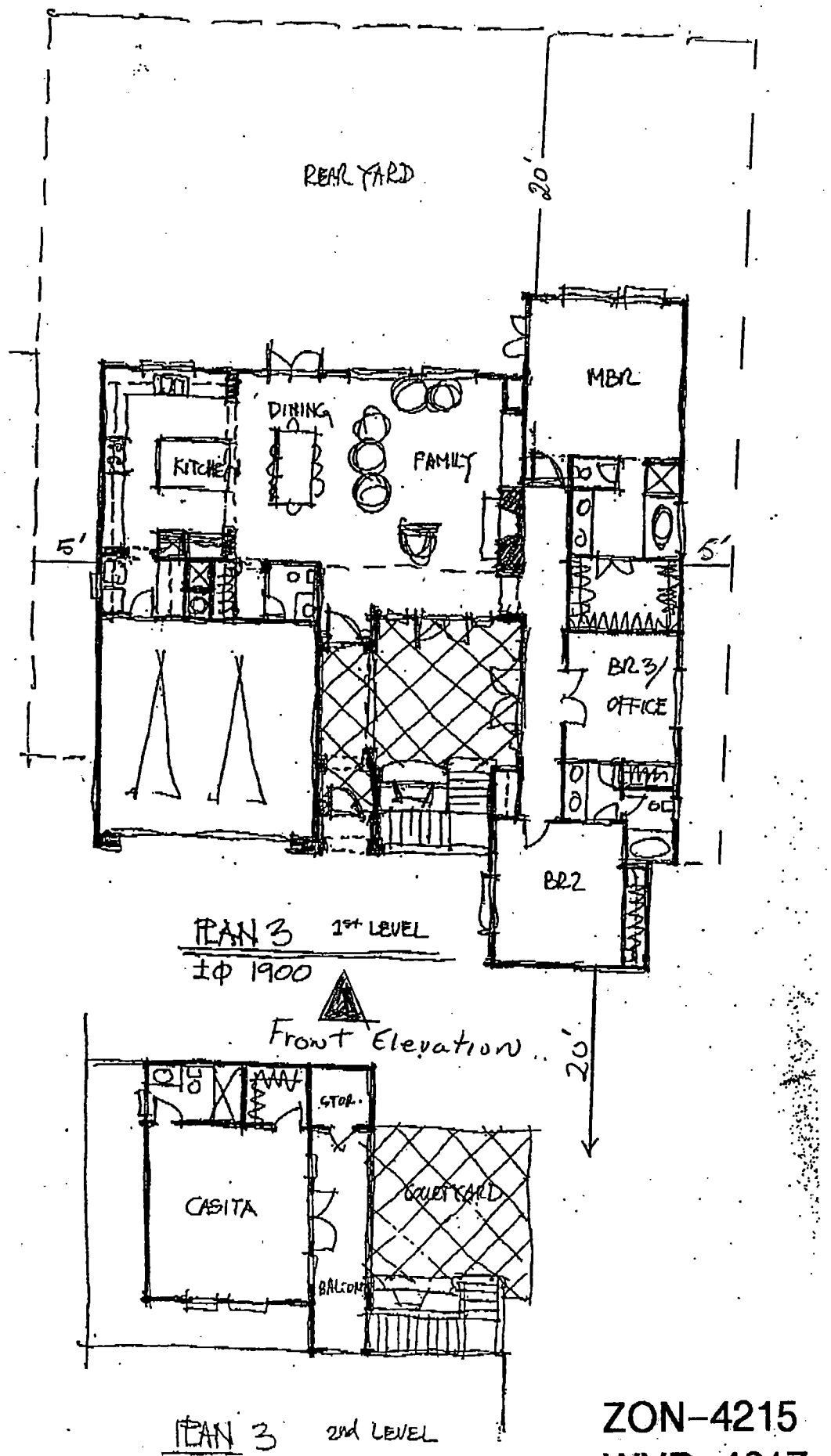


PLAN 3A
±1,900 S.F.

Scale = 1/8" = 1'0"

ZON-4215
WVR-4217

05-13-04 PC

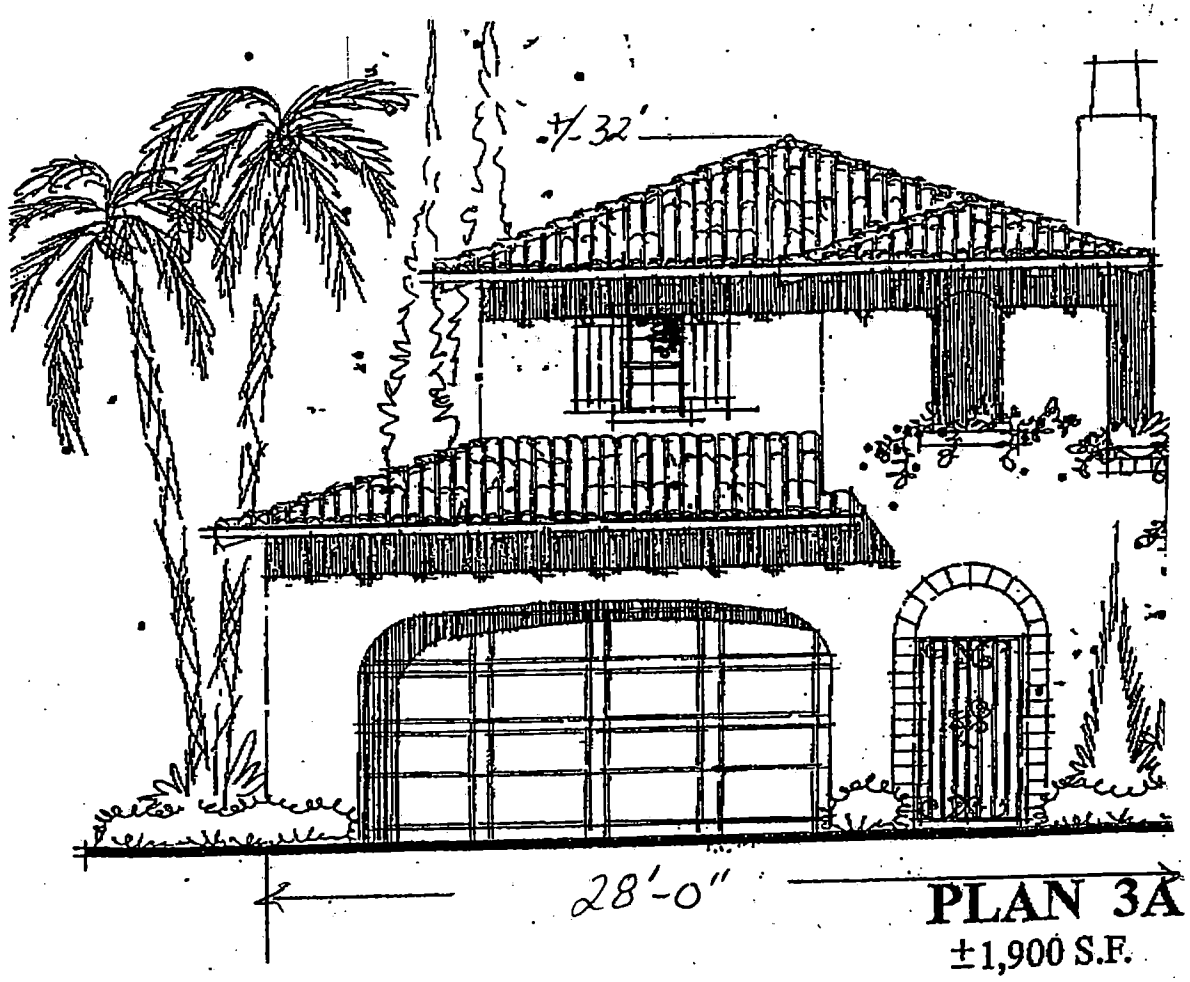


PLAN 3 1st LEVEL
±Φ 1900

Front Elevation

PLAN 3 2nd LEVEL

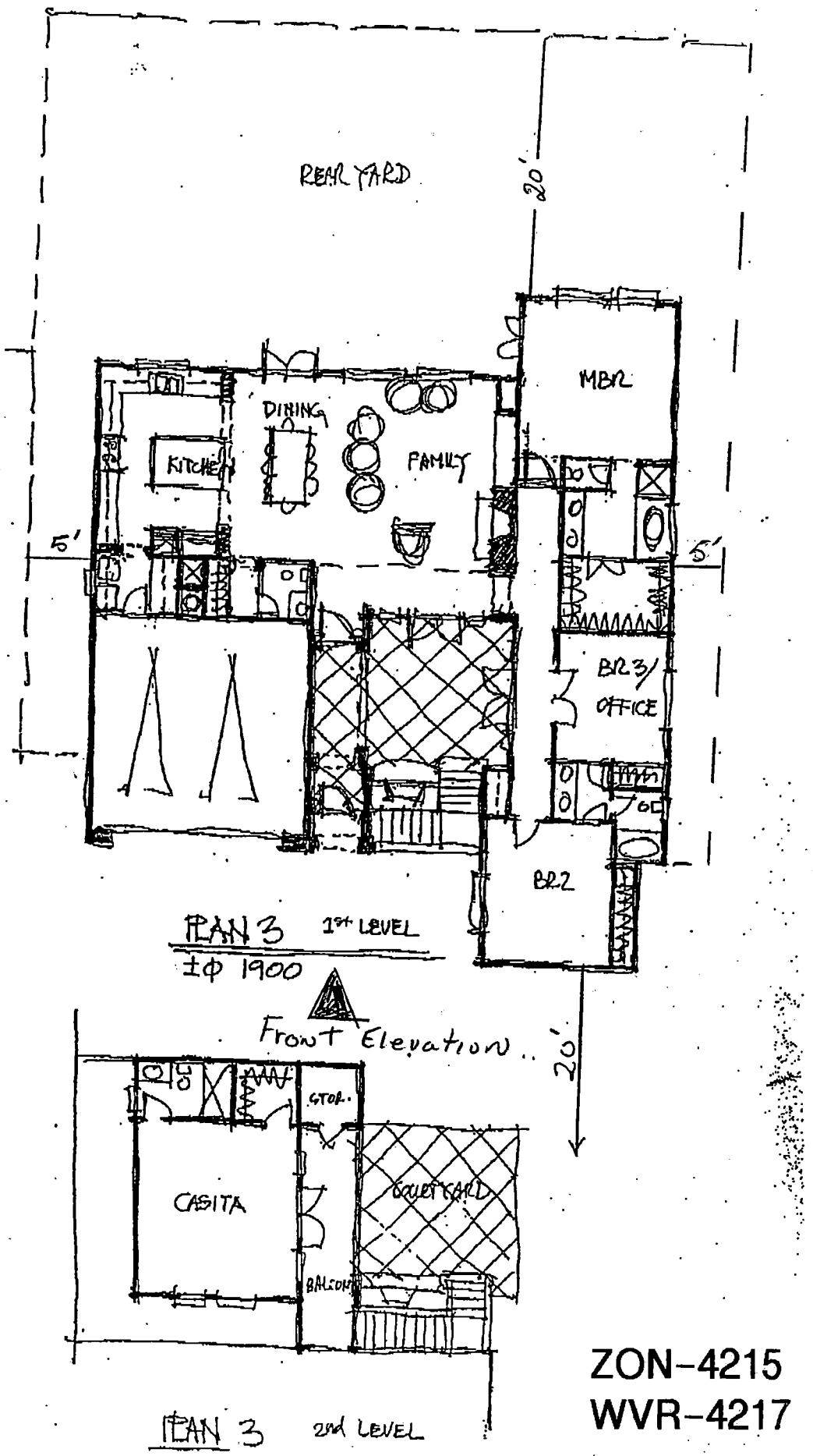
ZON-4215
WVR-4217
05-13-04 PC



PLAN 3A
±1,900 S.F.

Scale = 1/8" = 1'0"

ZON-4215
WVR-4217
05-13-04 PC



ZON-4215
WVR-4217
5-13-04 PC



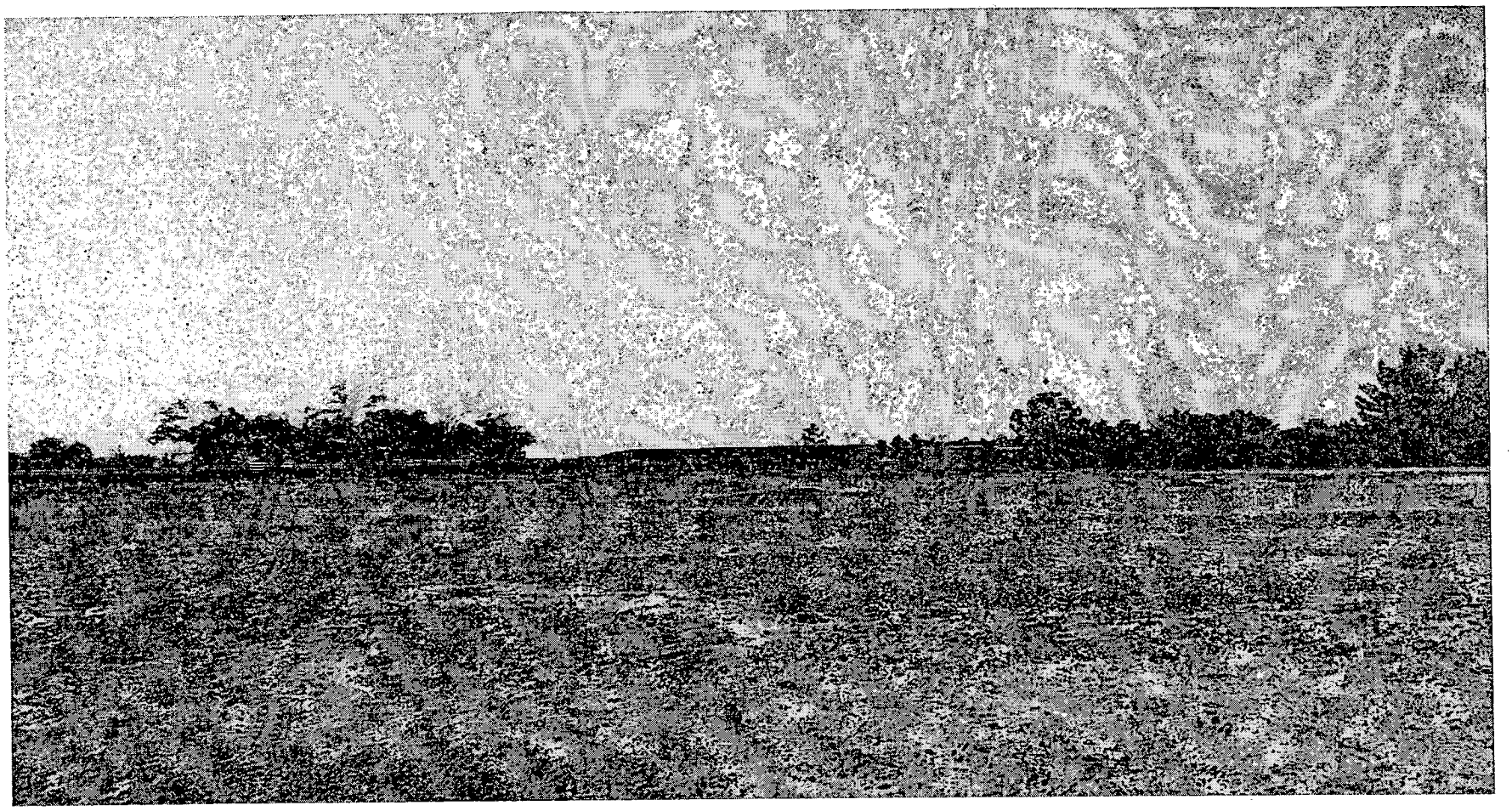
ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL
ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04

Paradise Meadows II Community Association

Planning & Development Department
City Of Las Vegas
400 Stewart Ave
Las Vegas, NV

Ref: Rezoning # ZON-4215 & Waiver #WVR-4217

Gentlemen,

This letter is in reference to the Rezoning & Waiver request listed above for the property legally described as a portion of the southwest quarter (SW1/4) of the northeast quarter (NE1/4) of section 24, township 19 south, range 60 east, M.D.M. This being the parcel at the SE corner of Dorrell and Unicorn.

As President of Paradise Meadows II Community Association I writing for the 96 homeowners in Paradise Meadows II Community Association, which is in the boundary of: on the North by Dorrell, on the south by Deer springs, on west by Bradley and on East by Decatur. We strongly protest the proposed application by PDF Investments for the above Wavier and Rezoning requests. PDF Investments plans will lower our property values and induce traffic that the area is not ready to handle.

The homeowners in Paradise Meadows II Community Association purchased our homes with the understanding that the parcel in question was zoned R-E. The homes in this area are larger homes on large parcels of land. Our community is based on higher quality homes and larger lots. The proposed change is in the center of our development and would be an unattractive blight on the community.

PDF Investments is trying to encroach on the public right of way in the requested WVR-4217. This would add undue congestion on a small rural street.

PDF Investments is aware of the communities' position on both of their requests. They are not concerned about the community or the impact of their proposal. It appears greed is their driving force. They want to force the community to accept something that is totally unacceptable to us, then build and run.

Simply stated, PDF Investments can show no reasonable reason for the changes they have requested. Their requests do not serve the community as a whole and as such should be denied.

Our Association will support any quality builder that wishes to build homes of like style, size and lot size as the rest of our existing community.

Sincerely,

Bruce Doughty

Bruce Doughty, President
Paradise Meadows II Community Association

Submitted at Planning Commission
Date 6/10/04 Item #25-26

PO Box 750250 ♦ Las Vegas, NV 89136 ♦ Fax 702-396-4062 ♦ Phone 702-396-6296
Email: pmeadowshoa1@yahoo.com

Petition Against Housing Development
With Zoning change request
from RE to R1 or R2
ref. # ZON-4215

The below undersigned are opposed to any action for the approval of ZON-4215 on property located at the corner of Unicorn and Dorrell. Ward 6 (MACK)

We are opposed to this development for it will greatly compromise the welfare and integrity, safety and rural appearance of the established community.

	Printed Name	Address	Phone #	Signature	Date
1.	Terry Bate	6913 Lark Mist St	647-9617		6/9/04
2.	Laurie Dexter	6900 Lark Mist	649-1872	Laurie Dexter	6/9/04
3.	Christina Sproule	6820 Lark Mist St.	862-4111		6/9/04
4.	BERNARD BAMBARA	6901 LARK MIST ST	656-2819		6/9/4
5.	Debbie Cwick	6825 LARK MIST	645-2530		6-9-04
6.	Angela Vetter	5317 Palm Leaf Ct	6916-7235		6/9/04
7.	Debra V. Fleming	5313 Palm Leaf ct	658-4658		6-9-04
8.	Patrick Cummings	5309 Palm Leaf Court	341-6939	Patrick Cummings	6-9-04
9.	BRUCE A CLARK	5305 PALM LEAF CT.	LAS VEGAS		658-2551
10.	Rod PETERS	5304 Palm Leaf CT	L.V. NV.		6-9-04
11.	John MARTINEZ JR	5308 PALM LEAF CT.	C.V., NV. 89131		645-4270
12.					
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Submitted at Planning Commission

Date 6/10/04 Item #25-26

Petition Against Housing Development
With Zoning change request
from RE to R1 or R2
ref. # ZON-4215

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We are opposed to this development for it will greatly compromise the welfare and integrity, safety and rural appearance of the established community.

	Printed Name	Address	Phone #	Signature	Date
1.	Jeff & Lisa Bertone	6821 Unicorn St.	655-2062		5-25-04
2.	Elin & Eric Fehr	6800 Unicorn St	656-0219		5/25/04
3.	SANDI & Dean	7530 Sisk	395-6278		6/4/04
4.	Mark & Lisa Christianson	6817 Unicorn St.	655-0887		6/5/04
5.	MARK FRINK	6865 UNICORN ST	640-7657		6/5/04
6.	DENISE DEETER	6911 UNICORN ST	6554273		6/6/04
7.	JIM STUERCKE	UNICORN ST	632-8540		6/09/04
8.	LARRY BRIGGS	6825 UNICORN	3966763		
9.	James moreno	6875 UNICORN ST	6467787		256-4671
10.	Tara Pozos	6865 Unicorn St	3907		
11.	William Frink	6851 Unicorn St.			6/9/04
12.	Nancy Lewis	6820 Unicorn St			6/9/04
13.	Sharon Gonzales	6881 UNICORN ST			6/9/04
14.	Robert Wojcik	6805 UNICORN ST	ROBERT W. WOJCIK		6/9/04
15.					
16.					
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20.					

Submitted at Planning Commission

Date 6/10/04 Item # 25-26

Petition Against Housing Development
With Zoning change request
from RE to R1 or R2
ref. # ZON-4215

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Printed Name	Address	Phone #	Signature	Date
1. Russ Trahon	5301 Black Coral Ave.	399-6188	Russ Trahon	5/30/04
2. Peggy Graham	5305 BK Coral	656-1696	Peggy Graham	5/30/04
3. Burt A. Tabor	5313 Blue Cove Ct.	247-1968	Burt A. Tabor	05-30-04
4. Santo Sapacito	5300 BLUE COVE CT.	656-6025		5/30/04
5. Joseph m. Spivey	7055 wild wave dr.	869-0596		5-30-04
6. Bill Cobb Jr	7035 Wild Wave Dr 89131	649-6446		5-30-04
7. BRIAN BELL	7025 WILD WAVE DR 89131	242-1250		5-30-04
8. JOHN OLIVAS	5317 Black Coral Ave 89131	645-0595		5-30-04
9. Bryon Schroeder	7001 St Lucia	658-7837		5-30-04
10. Michelle Young	7043 Saint Lucia 89131	658-1175		5/30/04
11. BRYAN ZACHARY	7085 ST LUCIA ST 89131	646-9172		5/30/04
12. Rochelle Hingosa	7101 St. Lucia 89131	6569303		5/30/04
13. Rodney McMurry	7115 St Lucia 89131	228-1855		5/30/04
14. Joseph Bosarge	7157 St Lucia 89131	328-9993		
15. April Prado	7171 St. Lucia 89131	395-3568		
16.	7171 St Lucia 89131	395-3569		
17. Stacy Farnsworth	7170 St Lucia 89131	309-1013	Stacy Farnsworth	
18. Michael Zinnecker	7142 St Lucia 89131	796-2667		
19. Alice Prado	7128 Saint Lucia 89131	657-6639		
20. Robert Jarvis	7128 Saint Lucia 89131	657-6639		

Submitted at Planning Commission

Date 6/10/04 Item # 25 - 26

Petition Against Housing Development
With Zoning change request
from RE to R1 or R2
ref. # ZON-4215

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We are opposed to this development for it will greatly compromise the welfare and integrity, safety and rural appearance of the established community.

	Printed Name	Address	Phone #	Signature	Date
1.	Lance VanBuskirk	7100 St. Lucia St	(702)645-9051		5/30/04
2.	Amy VanBuskirk	7100 St. Lucia	645-9051	Amy VanBuskirk	5/30/04
3.	Karen Ingram	5625 Dorrell	876-6333		5/30/04
4.		5311 Dorrell Ln.	647-3139	Gertrude K Springer	5/30/04
5.		5311 Dorrell LN	499-6184	MIKESPRINGER	6/1/04
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Petition Against Housing Development
With Zoning change request
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Printed Name	Address	Phone #	Signature	Date
1. Ruth Parcells	6941 Thom	655-0889	Ruth Parcells	5/24/04
2. Kathryn Limenda	5121 Dorrell Ln	839-2799		6-3-04
3. Clint Batson	5200 Black Coral	631-9482		6-3-04
4. JEFF SIEKMAN	5201 Black Coral	631-475[illegible]		6-3-04
5. Frances Lumby	5205 Black Coral	643-7026	Frances Lumby	6-3-04
6. Raymond Jordan	5209 Black Coral	434-6573		6-3-04
7. Carmen Goodwin	5213 Black Coral	635-4657		6-3-04
8. Richard Goodwin	5213 Black Coral	635-4657		6-03-04
9. Mike Ficarrotta	5215 Black Coral	360-1765		6-03-04
10. Hornbeck	7000 Red Tide	658-3759		6-3-04
11. Donaldson	7009 " "	658.5896		6-03-04
12. Suttner	7028 Red Tide Dr	658-8273		6-3-04
13. JOANNE CRISP	7042 Red Tide	384-0225	JOANNE CRISP	6-3-04
14. TRUDY HOWARD	7041 Red Tide	839-7911		6-3-04
15. GEORGE RAY	7049 RED TIDE	658-9820		6-3-04
16. MARY ANN HANLON	7056 RED TIDE	396-5887		6-3-04
17. Mary Ellen Jones	7065 Red Tide Dr	391-7833		6/3/04
18. Laura Farnham	7070 Red Tide Dr.	655-0530		6/3/04
19. Bryan Piper	7081 Red Tide Dr	656-9429		6/3/04
20. TED ZAWORSKI	7084 Red Tide	656-1321		6/3/04

Petition Against Housing Development
With Zoning change request
from RE to R1 or R2
ref. # ZON-4215

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We are opposed to this development for it will greatly compromise the welfare and integrity, safety and rural appearance of the established community.

Printed Name	Address	Phone #	Signature	Date
1. STACY HENRY	7100 Sea Orchard	226-1235		6-4-04
2. Todd Lewis	7094 Seaorchard	920-1265		6-4-04
3. BASIL GILL	7062 SEA ORCHARD ST	396-7908		6-3-04
4. Melissa Lorusso	7050 Sea Orchard ST	234-6121		6-3-04
5. Jody Okamoto	7051 Ocean Sea Dr	259-0111		6/3/04
6. Amanda Montgomery	7031 Ocean Sea Dr	838-8905		6-3-04
7. Kevin Hickstein	7021 OCEAN SEA DR	655-3278		6-3-04
8. REGINALD A. KISER	7011 OCEAN SEA DR	515-1280		6-3-04
9. Fredy Feng	7001 Red Tide	655-0612		6-3-04
10. ED WITKOWSKI	7025 RED TIDE	256-3117		6/3/04
11. JL Martinez	7057 Red Tide	645-5246		6/3/04
12. MARGARET HOWARD	7073 RED TIDE	396-5976		6/3/04
13. ED CHAFFIN	5212 BLACK CORAL	658-0039		6/3/04
14. LUINONA DENNING	5101 Dorrell Ln LV, NV	645-1366		6-8-04
15. GARY DENNING	5101 DORRELL LN	645-1366		6-8-04
16. SHANNON SANDERS	6952 Thom Blvd	645-3631		6/8/04
17. Greg VAZQUEZ	6821 Thom Blvd	839-1784		6/8/04
18.				
19.				
20.				

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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).

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
4. Submitted at Planning Commission meeting – Protest petition with 87 signatures
5. Submitted at Planning Commission meeting – Protest letter from Bruce Doughty, Paradise Homeowners Association

MOTION:

EVANS – DENIED – Motion carried with McSWAIN abstaining as her firm is presently doing work for the owner of this property and NIGRO voting NO

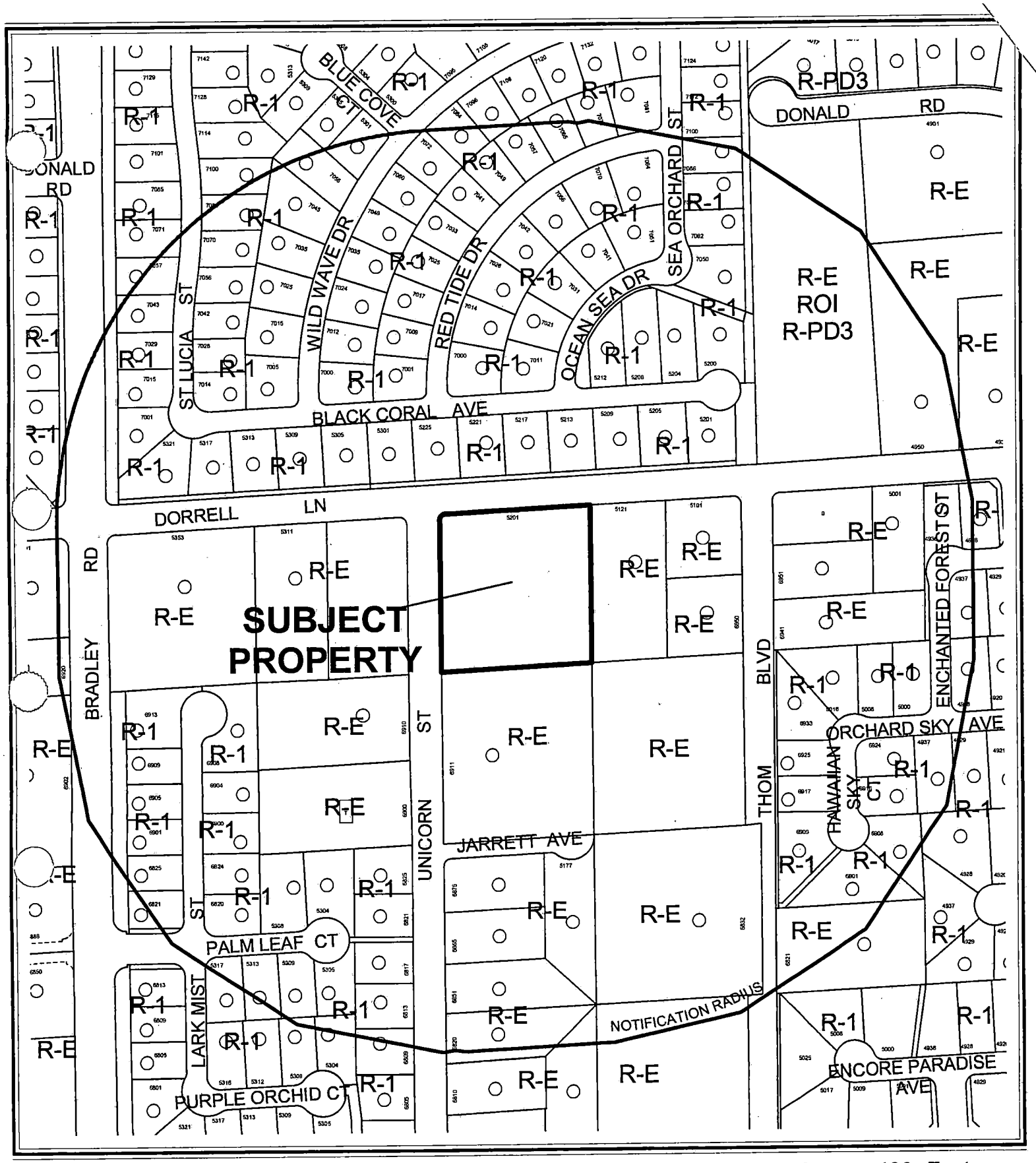
To be heard by the City Council on 7/07/2004.

MINUTES:

NOTE: See Item 25 [ZON-4215] for all related discussion.

(7:09 – 7:45)

1-2480



0 200 400 Feet

N

CASE: **WVR-4217**

RADIUS: 750 FT

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

PORPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4215).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Title 18 waiver to allow approximately 203 feet between street intersections where 220 feet is the minimum distance required. A companion Rezoning (ZON-4215) will be considered concurrently with this application.

B) Applicant's Justification

The street entrance at the center of the parcel maintains uniformity of the neighborhood and is similar in nature to cul-de-sacs in the area.

BACKGROUND INFORMATION

A) Previous Actions

05/13/04 The Planning Commission held this item and a companion item (ZON-4215) in abeyance to the 06/10/04 PC Meeting to provide the applicant with an opportunity to meet with the area residents and consider layout and design changes to the project in discussion with the Planning and Development Department. Staff recommended denial.

06/10/04 The Planning Commission will consider a related amended Rezoning (ZON-4215) request from R-E (Residence Estates) to R-1 (Single-Family Residential District). Staff recommends approval.

B) Pre-Application Meeting

03/11/04 No significant issues regarding the proposed Waiver were identified.

C) Neighborhood Meetings

A neighborhood meeting is scheduled for June 3, 2004.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.10

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	ML (Medium Low Density Residential District)
North:	ML (Medium Low Density Residential District)
South:	ML (Medium Low Density Residential District)
East:	ML (Medium Low Density Residential District)
West:	ML (Medium Low Density Residential District)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-1 (Single-Family Residential District)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a ML (Medium-Low Density Residential District) designation, which allows for single family and duplex developments with up to eight units per acre. The proposed R-1 (Single-family Residential District) is consistent with the General Plan designation.

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

The subject site is not located within any Special Districts or Zones.

PROJECT DESCRIPTION

The proposed residential development consists of an eight-lot subdivision with an average lot size of approximately 9,369 square feet. Access is provided via a drive from Dorrell Lane, and a Title 18 Waiver has been requested to provide relief from the 220-foot intersection offset requirement. A companion Rezoning request to R-1 (Single-family Residential District) will be considered concurrently with this application.

ANALYSIS

The request is to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The applicant states that due to the parcel's small size, the only logical location for the proposed drive is at the center of the site. This location will also maintain uniformity of the neighborhood and is similar in nature to cul-de-sacs in the area.

FINDINGS

Staff recommends approval of the requested Title 18 Waiver as the proposed drive will result in uniform lots throughout the proposed subdivision and will not be a detriment to surrounding development.

NOTICES MAILED 147 [Mailed with ZON-4215] 05/13/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WR-4217 APN: 125-24-602-001

Name of Property Owner: Kim Walker et al (PDF Investments LLC)

Name of Applicant: Kim Walker (PDF Investments LLC)

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

_____ Yes ____✓____ No

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

City Official: N/A

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Kim Walker

Print Name: Kim Walker

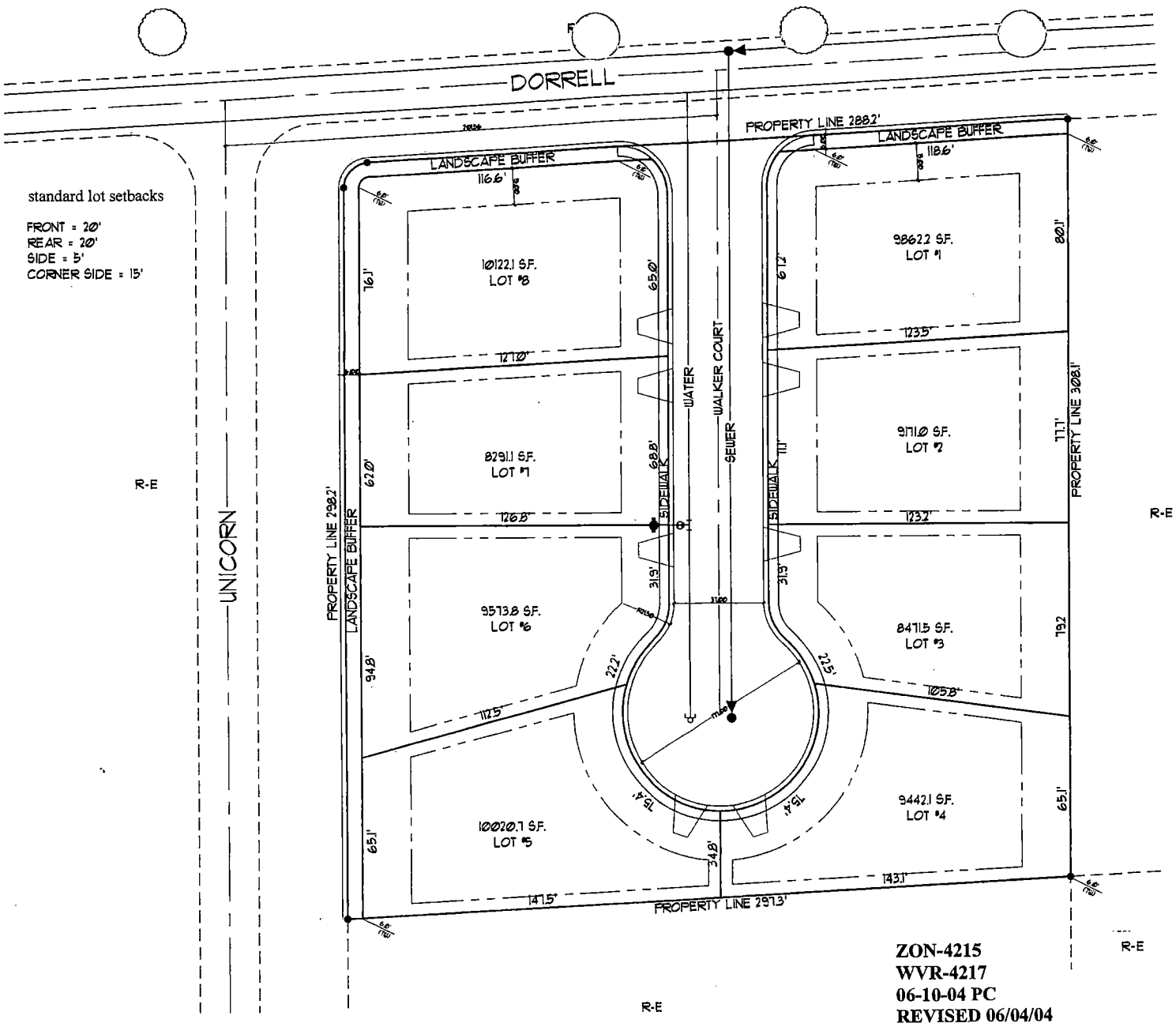
Subscribed and sworn before me

This 30th day of March, 2004

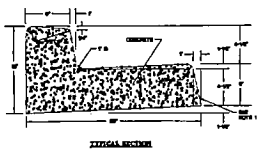
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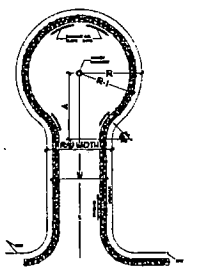
Notary Public in and for said County and State

DOLL STIKELEATHER
Notary Public State of Nevada
No.93-1314-1
My appt. exp. Apr. 3, 2005



ZON-4215
WVR-4217
06-10-04 PC
REVISED 06/04/04





owner

PDF INVESTMENTS, L.L.C.
LAS VEGAS, NV.

lot location

5201 DORRELL LN.
LAS VEGAS, NV.

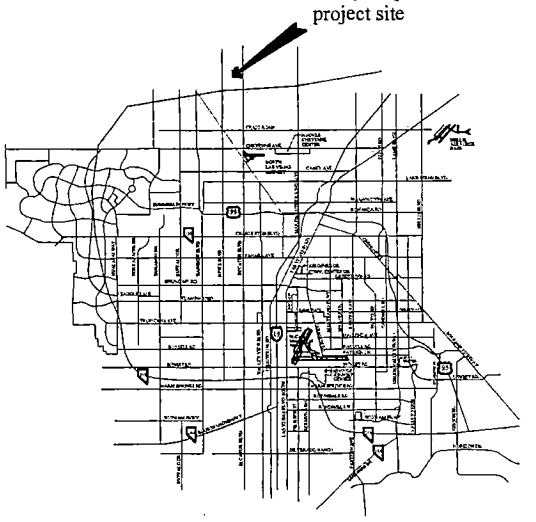
assessor description

APN: 125-24-602-001
SURVEY FILE 52 PAGE 70
LOT 246
DECATUR ALIGNMENT
2.10 GROSS ACRES

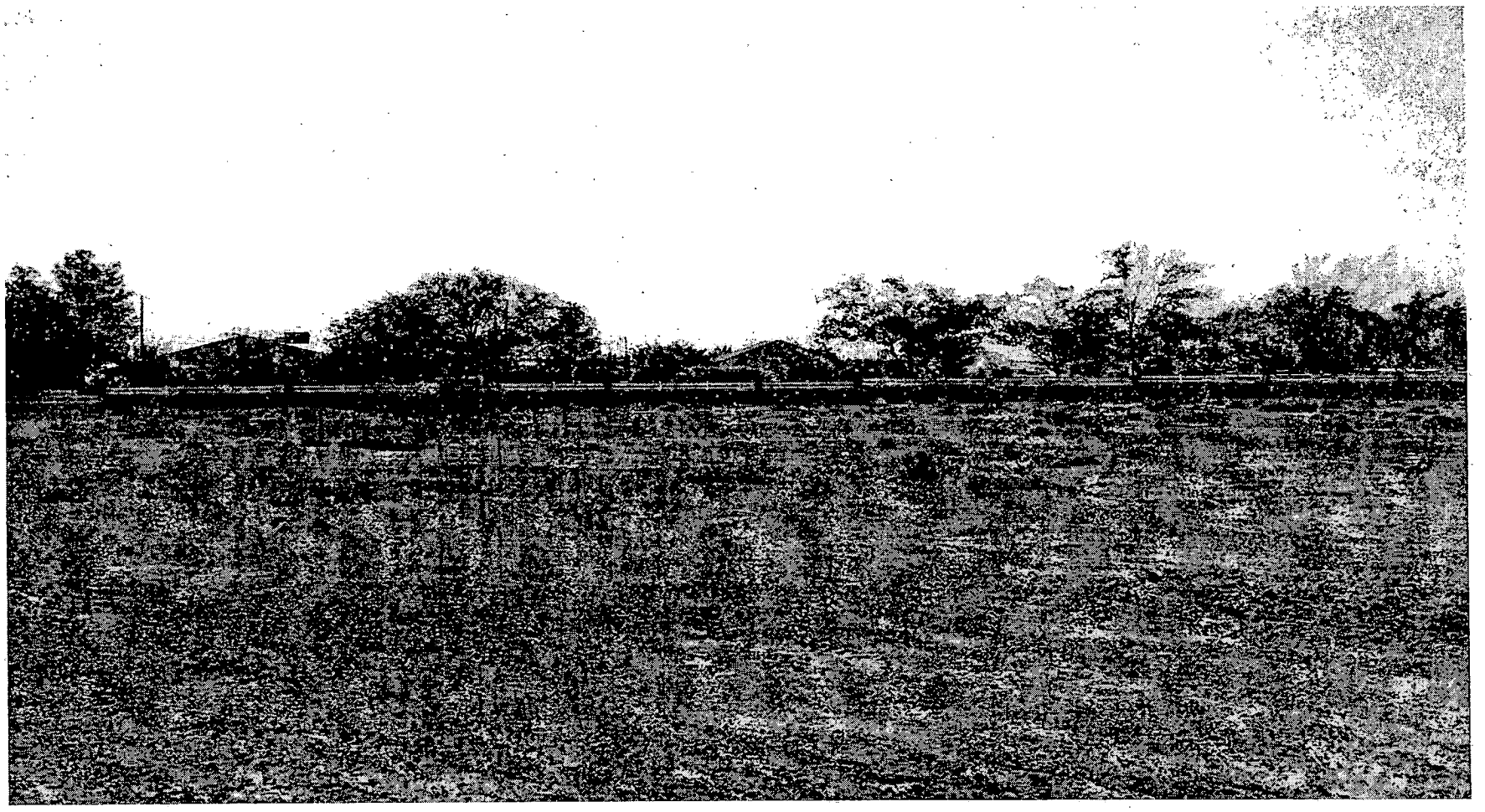
scale

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vicinity map
project site



SITE PLAN



WVR-4217 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL -
ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



WVR-4217 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



WVR-4217 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL
ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 27

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

SET DATE: 06/16/04/04 **C.C. 07/07/04**

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

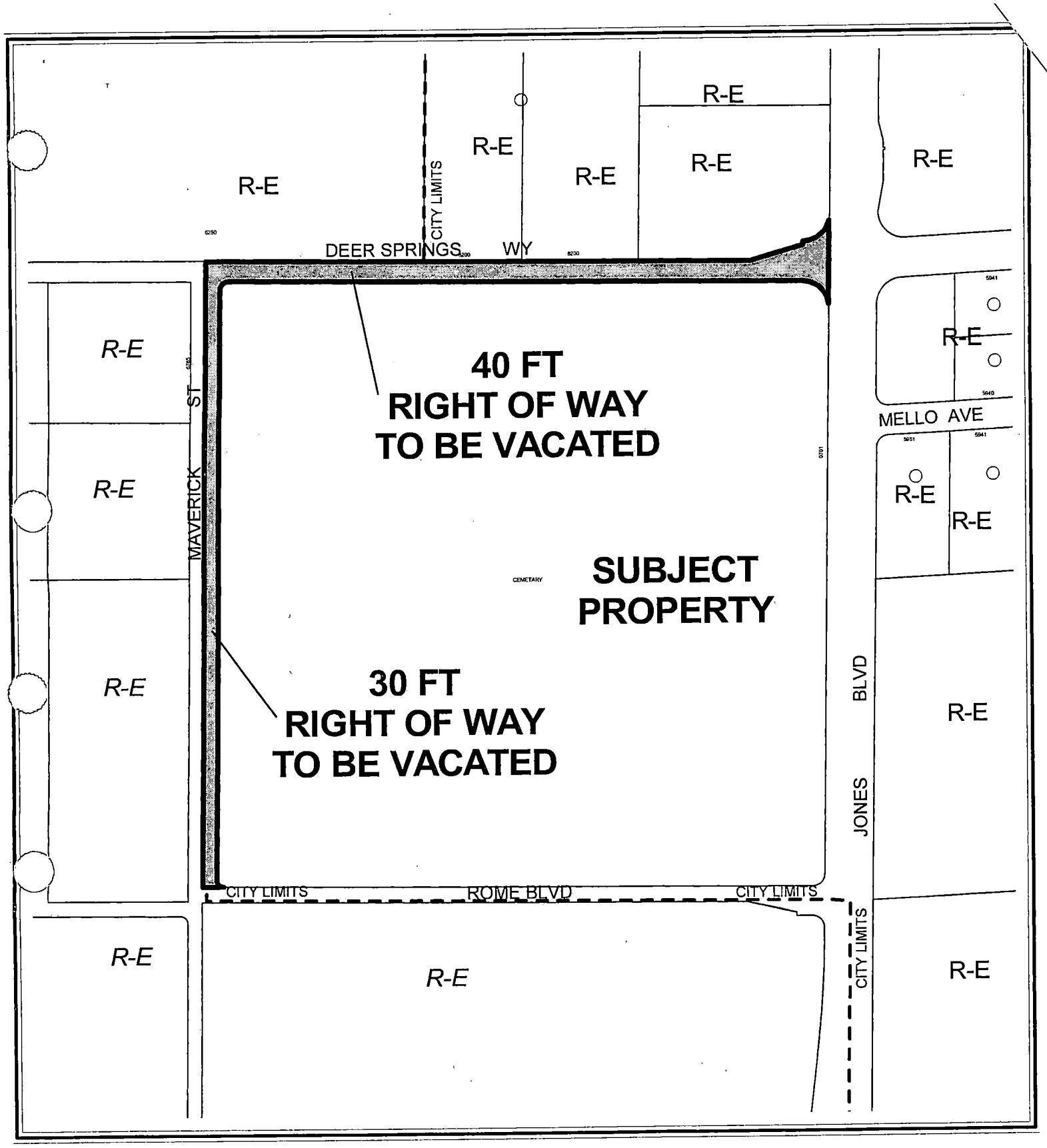
RECOMMENDATION:
Staff recommends DENIAL

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

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)


R-E
R-E
R-E
R-E
R-E
R-E
CITY LIMITS
DEER SPRINGS WY
40 FT
RIGHT OF WAY
TO BE VACATED
SUBJECT
PROPERTY
30 FT
RIGHT OF WAY
TO BE VACATED
MAVERICK ST
MELLO AVE
BLVD
JONES
CEMETARY
CITY LIMITS
ROME BLVD
CITY LIMITS
CITY LIMITS
R-E
R-E
R-E
R-E
R-E

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.

** CONDITIONS **

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

1. A Petition of Vacation for the west half of Maverick Street shall be approved and recorded by Clark County concurrent with this Order of Vacation.

2. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas $17,592.80 for the fees paid to obtain the northwest corner of Jones Boulevard and Deer Springs Way.

3. An agreement reimbursing the cost of changes to the construction plans and any additional engineering fees for Special Improvement District No. 1487 - Jones Blvd (Centennial Pkwy to Elkhorn Rd) to the City of Las Vegas must be prepared and all fees paid prior to recordation of the Order of Vacation. Contact the Special Improvements District section the City of Las Vegas Department of Public Works for cost calculations and preparation of this agreement.

4. Prior to the recordation of this Petition of Vacation the applicant shall provide a plan acceptable to the City of Las Vegas Department of Public Works showing how legal access will be provided to all adjacent parcels. The plan must be signed by all parcel owners and notarized.

5. Legal access encumbrances on all affected parcels must be recorded concurrent with recordation of the Order of Vacation.

6. This Petition of Vacation shall be amended to retain a 20 foot wide public sewer easement centered over the existing sewer line in Deer Springs Way.

7. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

8. 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.

9. 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.

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates this vacation of right-of-way would not be a detriment to surrounding properties.

BACKGROUND INFORMATION

A) Previous Actions

09/24/96 The Board of Zoning Adjustment approved a Special Use Permit (U-99-96) to allow a cemetery and a Variance (V-111-96) to allow upright headstones, crypts and mausoleums in conjunction with the cemetery on the property adjacent to this request.

11/07/01 The City Council approved a Required Five Year Review [U-0099-96(1) and V-0111-96(1)] of the approved cases that allowed a cemetery on the property adjacent to this request. The Planning Commission and staff recommended approval on September 20, 2001.

04/22/04 The Planning Commission voted to abey this application at the request of the applicant to its 05/27/04 meeting, to give the applicant an opportunity to work with staff. On 05/18/04, the applicant requested a further continuance to the 06/10/04 Planning Commission meeting.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public rights-of-way located in the Southeast Quarter (SE¼) of The Northeast Quarter (NE¼) and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 23, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate public rights-of-way in order for this area to be incorporated into the adjacent development. This request is not appropriate, as the subject rights-of-way are needed to provide access to properties fronting on the subject streets. Approval will result in reduced traffic handling capability for the area and eliminating legal access to existing parcels.

B) Public Works discussion

The Department of Public Works recommends **DENIAL** of the Petition of Vacation. City Staff has contacted Clark County staff and has determined that proposed residential development within the County west and south of this area will provide a demand for Deer Springs Way and Maverick Street. City and Clark County staff are in agreement with the recommendation of DENIAL, as several large developments coming in this area would create an undue burden on the remaining infrastructure. Deer Springs Way and Maverick Street are required to provide legal access to Assessor's Parcel Numbers 125-23-601-022 & 023 via Deer Springs Way and Assessor's Parcel Number 125-23-702-004 via Maverick Street.

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? It would completely eliminate Deer Springs Way between Jones Boulevard and Maverick Street. Maverick Street would remain as a 30-foot wide public street between Deer Springs Way and Rome Avenue within Clark County unless a reciprocal Petition of Vacation was approved by Clark County.

B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? Yes, past actions by Clark County has placed a higher dependence upon the use of Deer Springs Way to convey east west traffic.

C. Does it appear that the vacation request involves only excess right-of-way? No, the Deer Springs Way and Maverick Street corridors are needed to maintain an acceptable level of service on the local traffic network and provide legal access to adjacent parcels.

D. Does this vacation request coincide with development plans of the adjacent parcels? No indication of plans for development was provided.

E. Does this vacation request eliminate public street access to any abutting parcel? Yes, Assessor's Parcel Numbers 125-23-601-022 & 023 via Deer Springs Way and Assessor's Parcel Number 125-23-702-004 via Maverick Street, if west half of Maverick Street is vacated by Clark County.

F. Does this vacation request result in a conflict with any existing City requirements? Yes, the City of Las Vegas requires all parcels be provided legal access.

G. Does the Department of Public Works have an objection to this vacation request? Yes, the recommendation is for **DENIAL** based on the reasons stated above.

NOTICES MAILED 7 – 05/27/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: PALM MORTUARY INC.

Name of Applicant: WRG DESIGN, INC.

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Ken Knauss

Print Name: KEN KNAUSS President

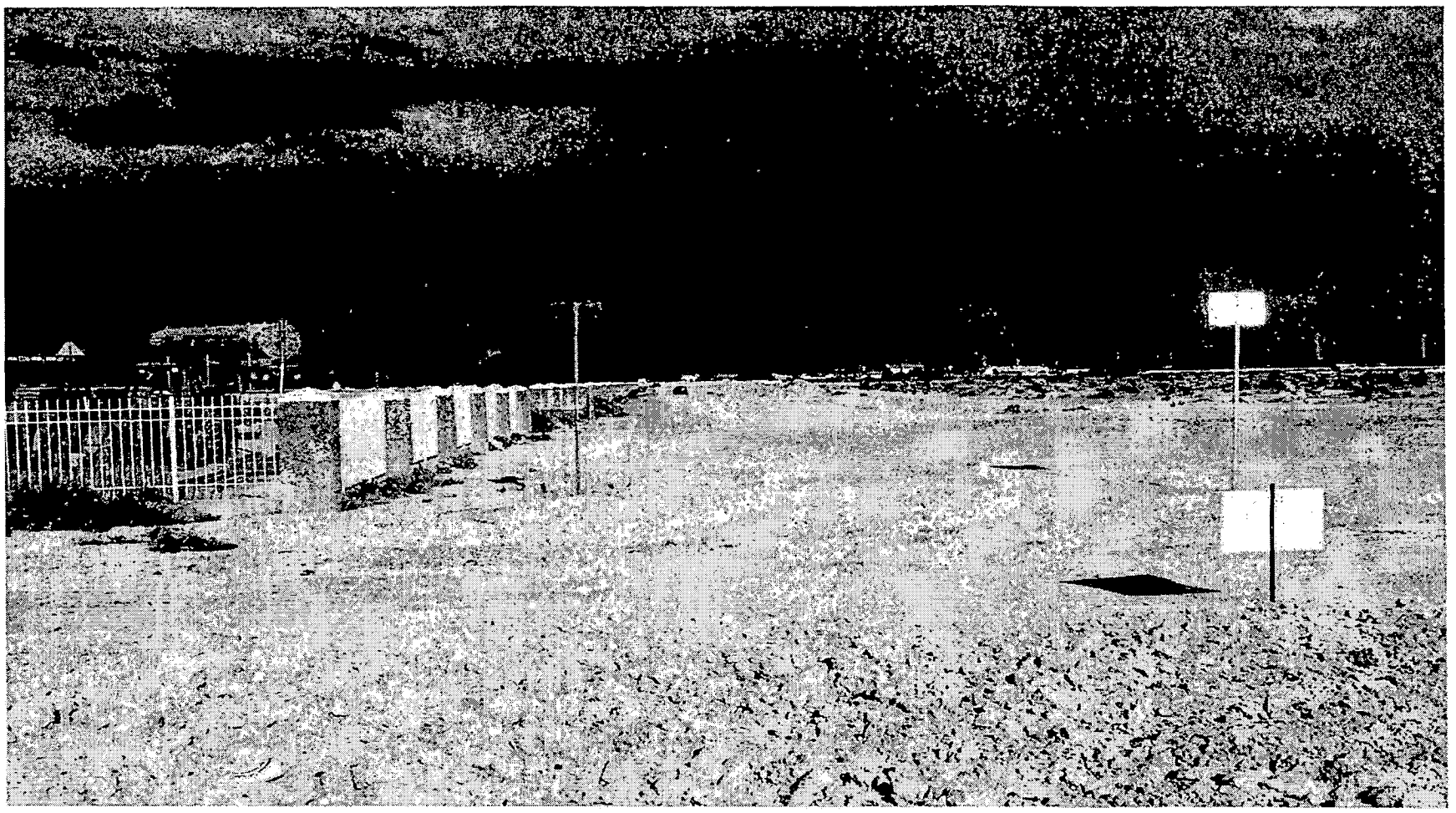
Subscribed and sworn before me

This 19 day of January, 2004

Andrea S. Agee

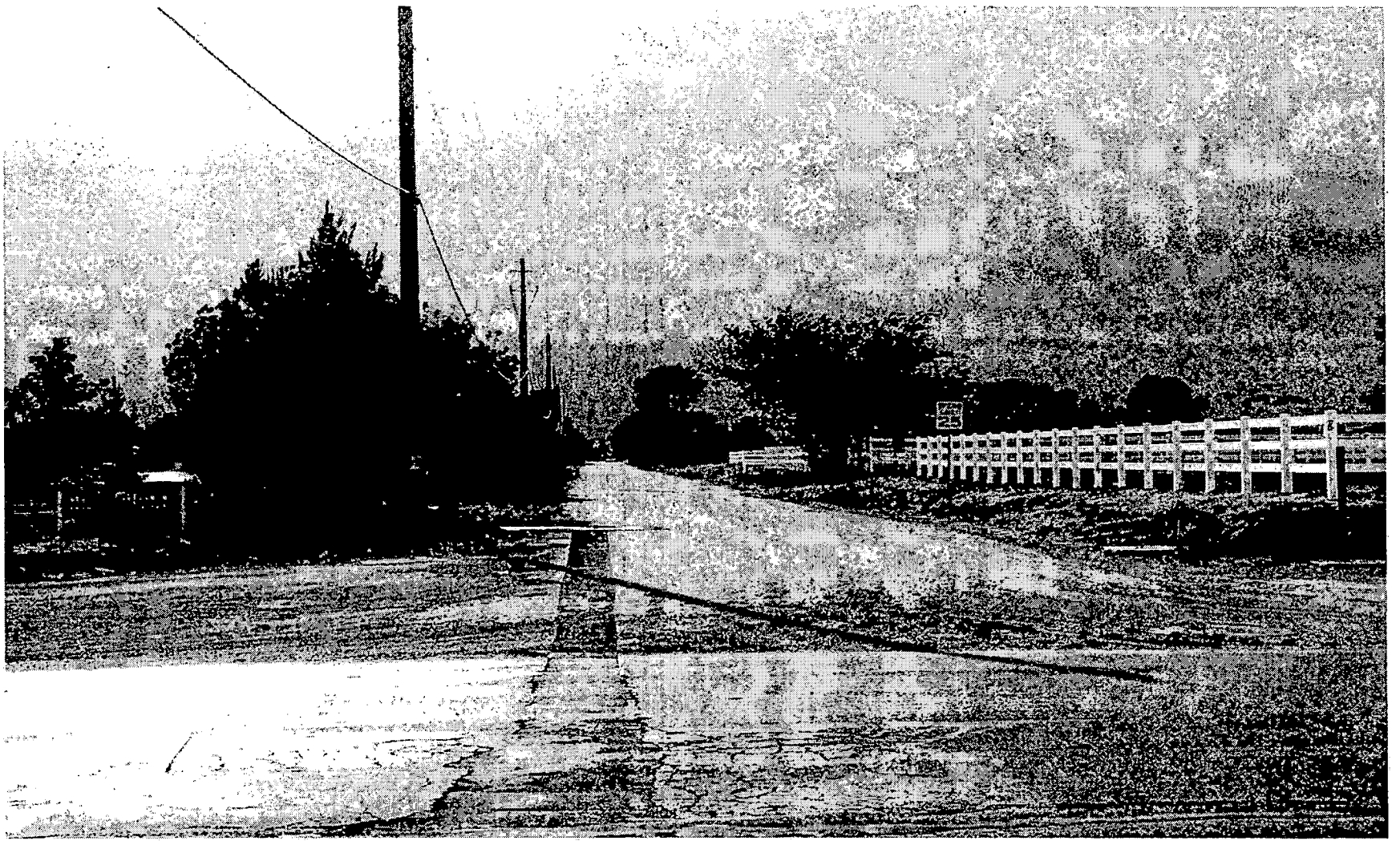
Notary Public in and for said County and State

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



VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.
JUNE 10, 2004 PLANNING COMMISSION

3/31/04



VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.
JUNE 10, 2004 PLANNING COMMISSION

3/31/04

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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).

C.C.: 07/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – DENIED – UNANIMOUS with EVANS not voting

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

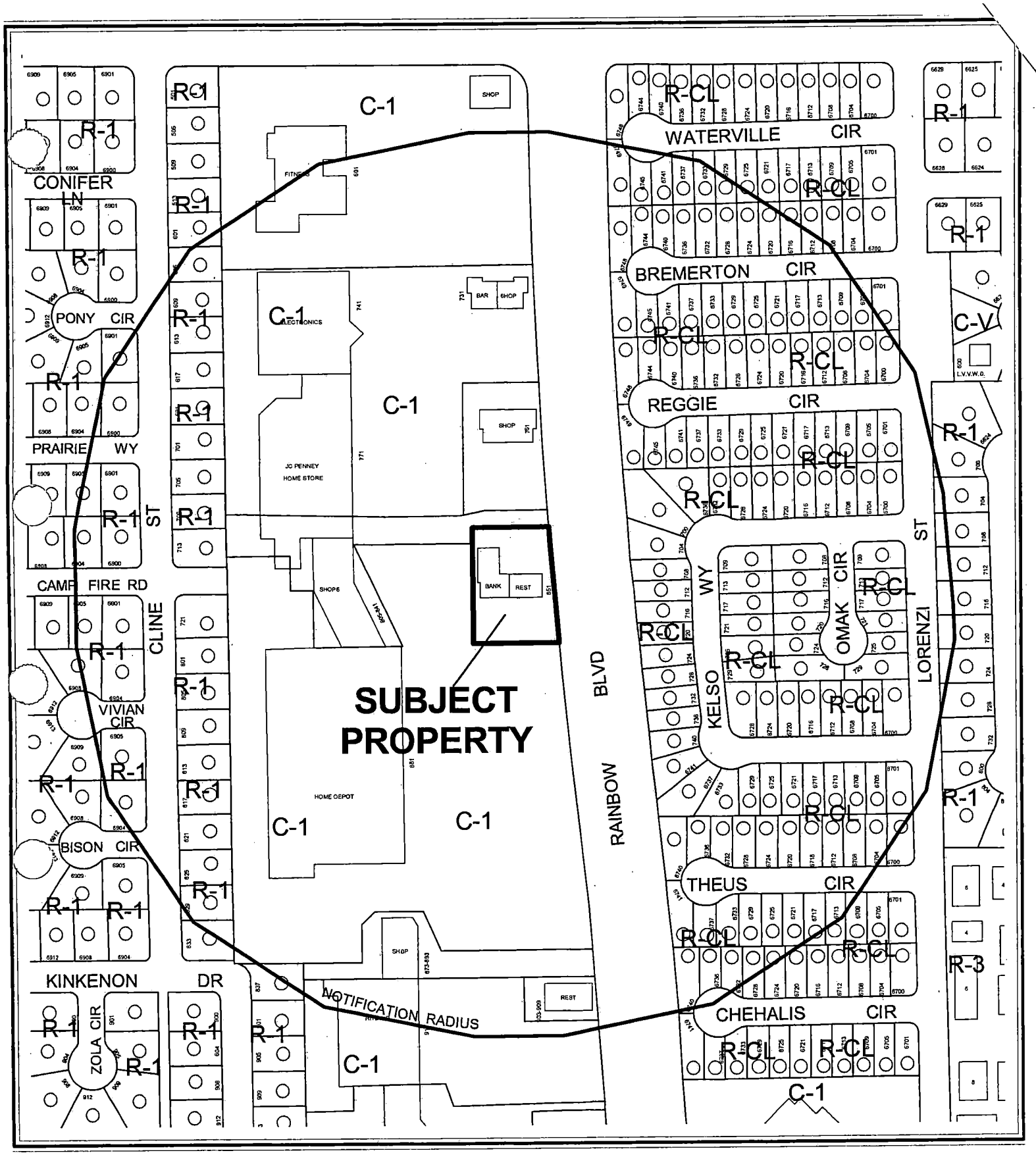
GARY LEOBOLD, Planning and Development, stated that the applicant is requesting to have the financial institution specified use, but they also need two waivers. One is because the premises is an 800 square foot tentative improvement within an existing retail building. It fails to comply with the 1,500 square foot building minimum required under the Code. In addition, it does not meet the 200-foot minimum separation distance from any parcels used or zoned for residential use.

MINUTES – Continued:

MR. LEOBOLD added that this item was on the May 27th Planning Commission agenda, however, the applicant requested an abeyance in order to work with staff on the project. To the best of his knowledge, no changes have been made to the site plan nor has the applicant met with staff. As a result, staff recommended denial.

The applicant was not present. CHAIRMAN TRUESDELL confirmed with DEPUTY CITY ATTORNEY SCOTT that this item is Final Action, unless appealed. MARGO WHEELER, Acting Director, Planning and Development Department, informed the Commission that the applicant will be notified as to the action that took place. In addition, the next day staff sends out correspondence when there is time sensitivity, such as Final Action and the applicant can appeal within 10 days. CHAIRMAN TRUESDELL'S concern was that the applicant could still appeal and appear before the City Council even if the Commission denies the item. It is hard to comprehend when an applicant does not show up to represent the item, as staff spends a lot of time on these applications and residents attend these meetings.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:45 – 7:49)

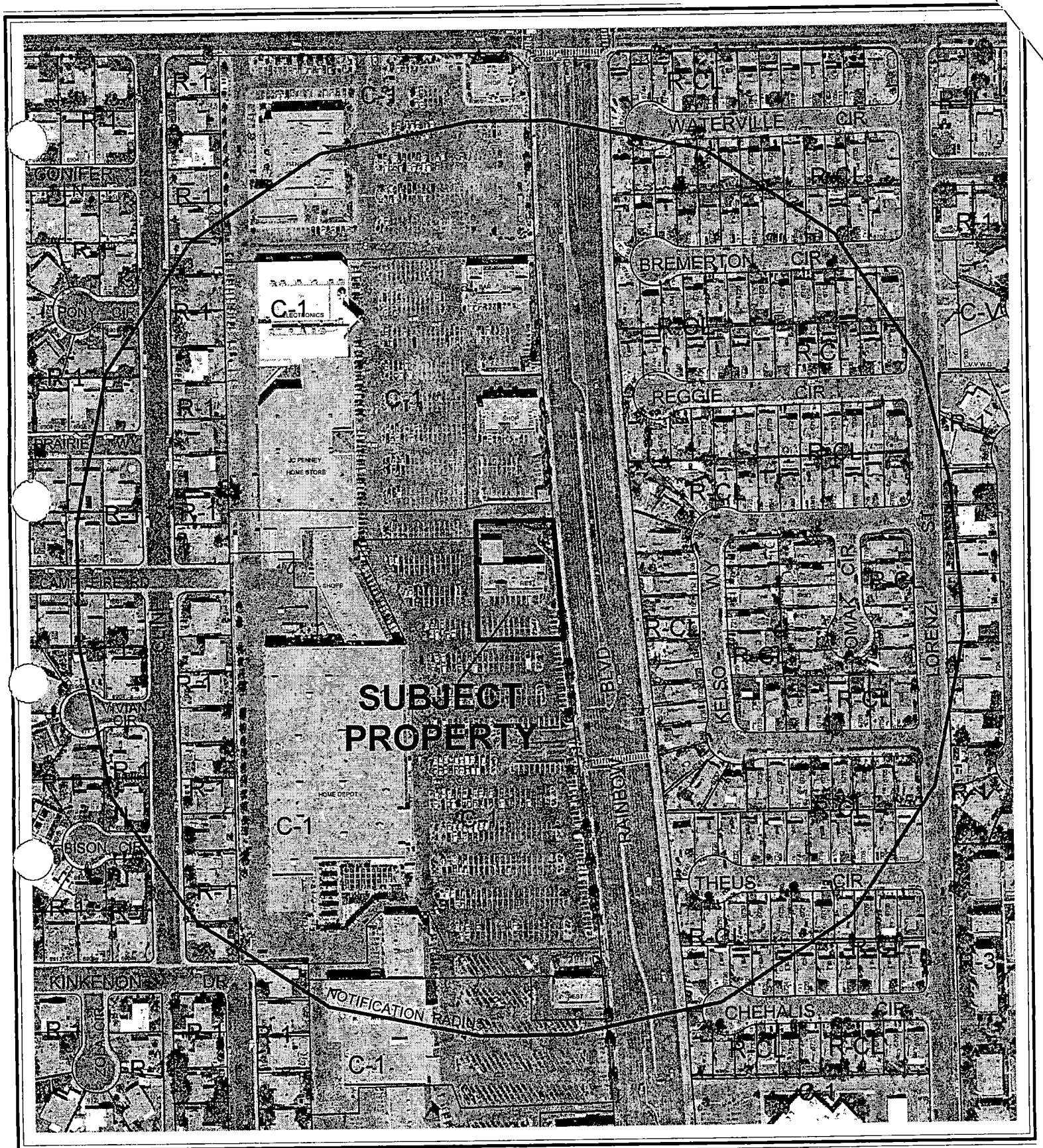


CASE: **SUP-4247**

RADIUS: 750 FT

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

N



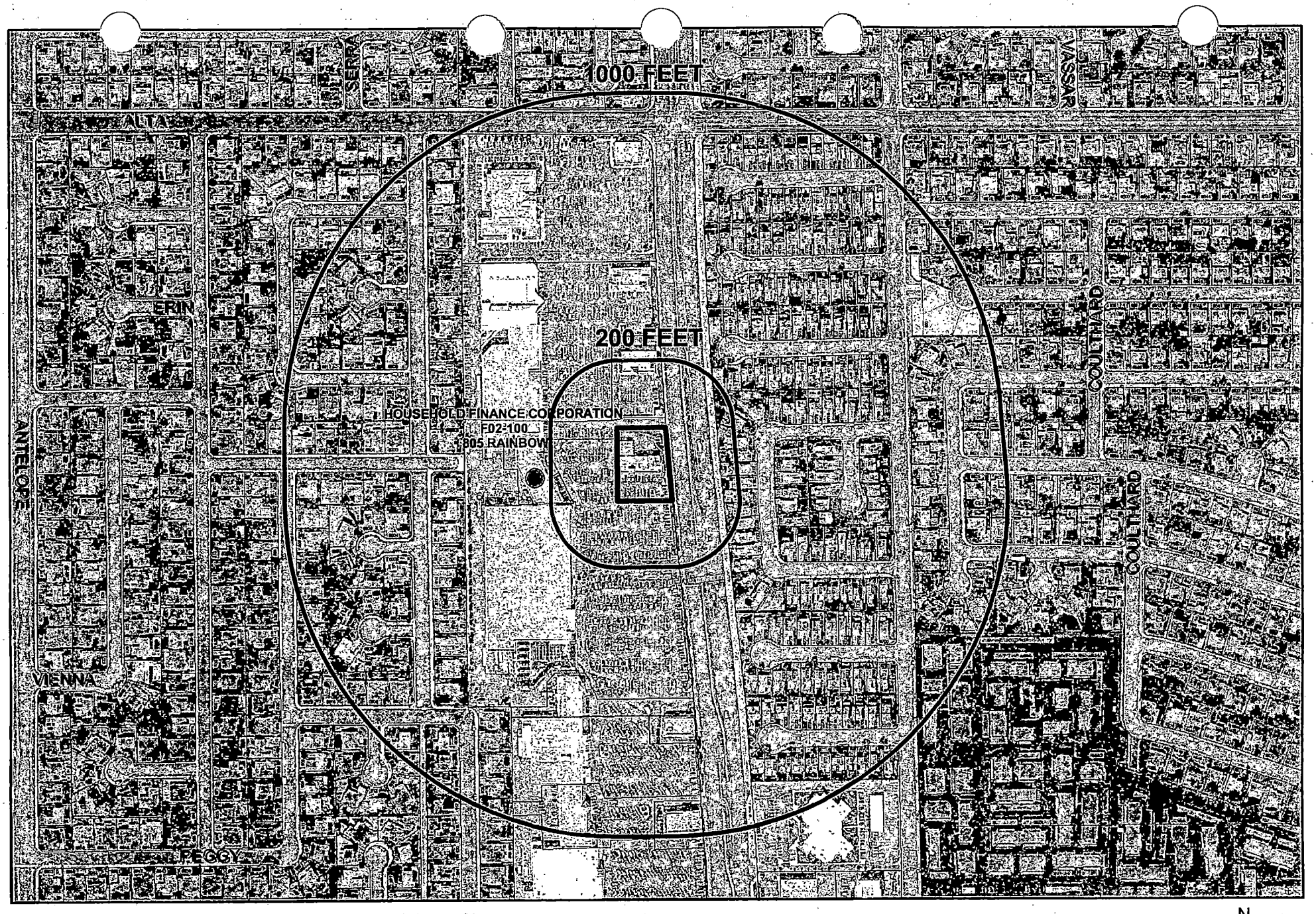
0 200 400 Feet

CASE: **SUP-4247**

RADIUS: 750 FT

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

N



SUP-4247 Financial Business Locations

- Financial Institution, Specified *(Check Cashing Service)*
- Financial Institution, Specified *(Check Cashing Service with Gross)*
- Finance Company
- Automobile Title Loan
- Subject Property
- Residential Property
- Buffer
- N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4247 - APPLICANT: TIM C. AYALA - OWNER: WEINGARTEN NOSTAT, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified and Auto Title Loan uses.

2. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit for a proposed Financial Institution, Specified on property located 849 South Rainbow Blvd. The applicant is also requesting a waiver of the 1,500 square foot building or portion thereof minimum size requirement and a waiver of the 200-foot minimum distance requirement from any parcel used or zoned for residential use.

B) Applicant's Justification

The applicant justifies this request by stating that there are no other similar uses within a quarter mile area of the location. The applicant also states that the use will not create additional traffic.

BACKGROUND INFORMATION

A) Previous Actions

06/06/90 The City Council approved a Rezoning (Z-0051-90) application for the reclassification of property located on the southwest corner of Alta Drive and Rainbow Boulevard, from R-1 (Single Family Residence) (a portion under Resolution of Intent to C-1), to C-1 (Limited Commercial). The Planning Commission and staff recommended denial.

05/27/04 The Planning Commission abeyed this application to its 06/10/04 meeting at the request of the applicant, in order to work with staff on the project. No meetings have been held with staff and no changes have been made to the site plan as previously proposed.

B) Pre-Application Meeting

03/22/04 The submittal requirements for a Special Use Permit were discussed, as well as the conditions regarding a Financial Institution, Specified. No other comments were made.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.77 acres

B) Existing Land Use

Subject Property:	Retail Commercial and Restaurant
North:	General Retail
South:	General Retail
East:	Single Family Residences
West:	General Retail

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	R-CL (Single Family Compact-Lot)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject parcel is designated as SC (Service Commercial) within the Southwest Sector Map of the General Plan. The intent of the General Plan, SC (Service Commercial) designation is to allow medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Financial Institution, Specified	800 SF.	1 space/300 sf GFA	3	1	35	2

The subject site is part of a commercial subdivision and therefore has the benefit of shared parking across the entire subdivision. The parking provided in the above table refers only to the amount of spaces available within the subject parcel, and does not accurately depict the total available parking.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04 Standards adopted by City Council 04/21/04, the following Standards apply to the subject proposal:

Standards	**Code Requirement**	**Provided**
Specified Financial Institution	200 feet from any parcel used or zoned for residential use	NO
	1,000 feet from any other specified financial institution, auto tile loan or auto pawn use	YES

The subject site is a fee interest parcel located within a larger commercial subdivision, which is separated from residential use to the east by Rainbow Boulevard, a 150-foot primary arterial. Therefore, due to the proximity of the parcel to residentially zoned land to the east the applicant requires a waiver of the 200-foot minimum distance requirement.

Pursuant to Title 19.04 Standards adopted 04/21/04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Specified Financial Institution	The building or portion thereof that is dedicated to the use shall have a minimum size of 1,500 square feet.	NO

The subject use is proposed to be located within an approximately 800 square foot portion of an existing building. This does not meet the standards of the Code. The applicant has not supplied a floor plan for the proposed location, therefore it cannot be determined if the applicant has sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

B) General Analysis and Discussion

- Zoning

  The subject site is currently zoned C-1 (Limited Commercial). A Financial Institution, Specified use is permitted with the approval of a Special Use Permit.

- Use

  This project will be an approximately 800 square-foot tenant improvement within an existing retail building; therefore, no exterior work specific to this use will be performed, ensuring compatibility with the shopping center and surrounding development. It cannot be determined if the applicant has sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks), due to the lack of submitted information. Proposed signage on the storefront was not submitted. All building signage is subject to the base conditions for approval of the Special Use Permit and the requirements set forth by Title 19. Currently, the nearest existing approved Financial Institutions, Specified are to the south, on either side of the northern corners of the Charleston Boulevard and Rainbow Boulevard intersection.

- Conditions

  Title 19.04.050 lists the following conditions for a Financial Institution, Specified use, adopted by City Council 04/21/04.

  1. The use shall comply with all applicable requirements of Las Vegas Municipal Code Title 6

  2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

3. No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
   a. Cover more than twenty percent (20%) of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to lines of fee interest parcels and not leasehold parcels.

The proposed check-cashing center fails to comply with conditions #6 and #7 of Title 19.04. The subject site's interior square footage is approximately 800 square feet, where 1,500 square feet is required. As well as, the subject site is located within the 200 minimum distance buffer from residential.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed Financial Institution, Specified use will be located within an approved building with no external changes to be made except for new wall signage. It will be surrounded by other commercial and retail businesses of a similar physical character. This use is compatible with the intent of the SC (Service Commercial) land use designation. However, the subject property is located within 200 feet from parcels used and zoned for residential use to the east. This application requires the granting of waiver from this minimum distance requirement.

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

The subject tenant space is inadequate as set forth by Bill No. 2003-78, adopted 04/21/04, which requires a minimum of 1,500 square feet of interior space, to provide sufficient customer waiting areas, customer queuing, and transaction space. Therefore, a waiver from the minimum interior space requirement is required for approval. The existing parking area is adequate to accommodate the proposed Financial Institution, Specified use.

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

The Rainbow Plaza Commercial Subdivision is highly accessible from Rainbow Boulevard; a Primary Arterial 150 foot. Access to this site is from an internal drive within the shopping center, connecting to Rainbow Boulevard. These streets will be adequate in size and capacity to accommodate the proposed Financial Institution, Specified.

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

The public health, safety, and welfare and the objectives of the General Plan would not be compromised as a result of the approval of a Special Use Permit, because the proposed Financial Institution, Specified would be subject to inspections for a Certificate of Occupancy.

NOTICES MAILED 181 – 05/27/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4247 APN: 138-34-717-007

Name of Property Owner: WEINGARTEN NOSTAT, INC.

Name of Applicant: TIM C. AYALA

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Weingarten Nostat, Inc. By: Victoria Brown

Print Name: Victoria Brown

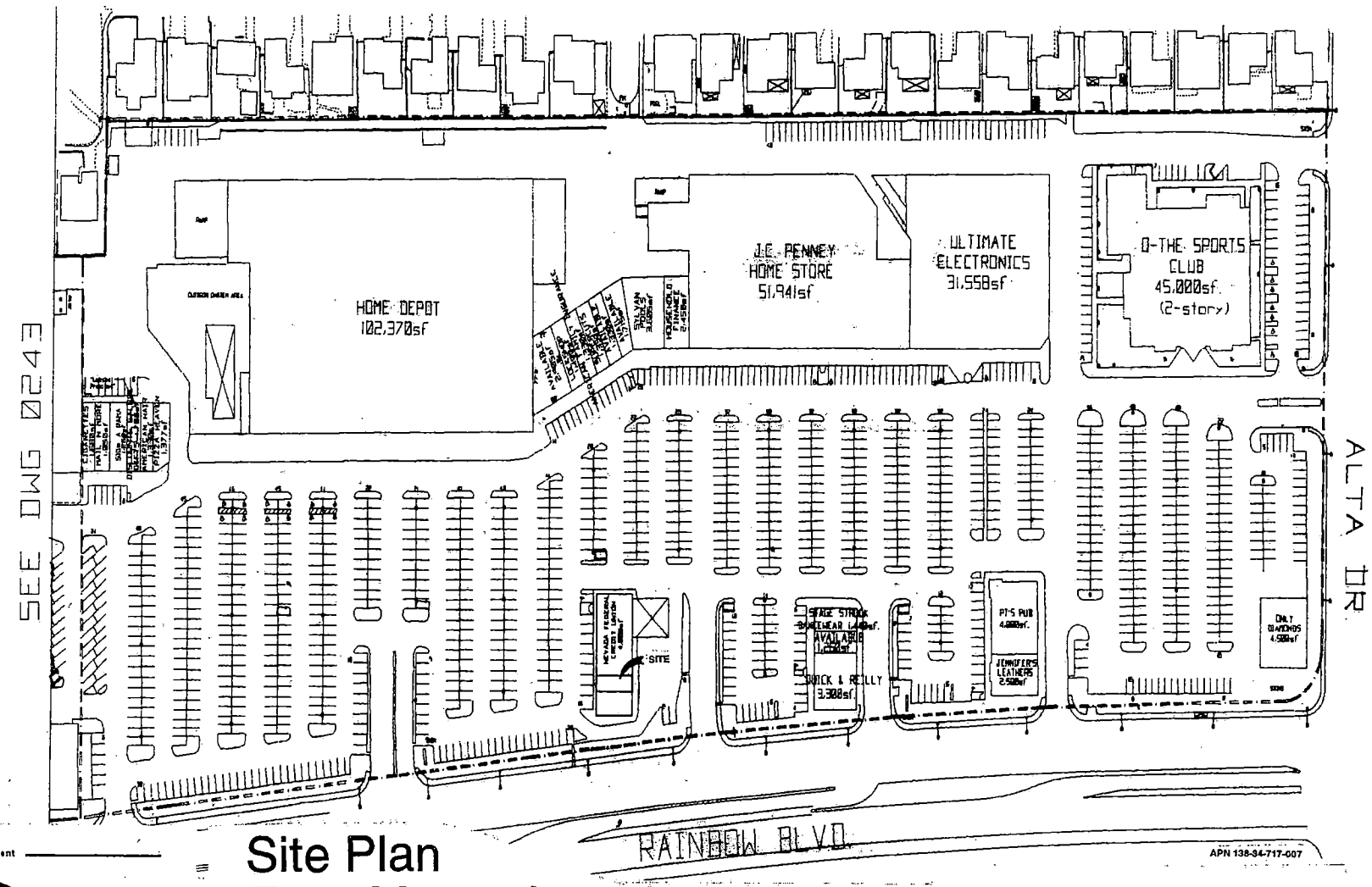
Subscribed and sworn before me

This 17th day of March, 2004

Debbie J. Jones
Notary Public in and for said County and State

DEBBIE J. JONES
Notary Public, State of Texas
My Commission Expires
MARCH 11, 2005

NORTH



APN 138-34-717-007

TC Ayala Planning & Development

Planning & Land Development
4600 Sunset Rd. Ste. 148
Henderson, Nevada 89014

Site Plan
Easy Money Loans
Las Vegas, Nevada

LAND USE ANALYSIS

EXISTING ZONE - C-2
PROPOSED USE - COMMERCIAL USE
APPROX. OFFICE AREA - 800 SQ. FT.
EXISTING PARKING

SCALE 1"=60'

SUP-4247
5-27-04 PC



SUP-4247 - APPLICANT: TIM C. AYALA - OWNER: WEINGARTEN NOSTAT, INC.
849 SOUTH RAINBOW BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
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).

C.C. 07/07/2004

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
STEINMAN – APPROVED subject to conditions and deleting Condition 3 – 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, pointed out a correction in the backup documentation. The first paragraph of the staff's report should state "Medium Low". He indicated that the proposed major modification is inappropriate, as it will remove one of the last

MINUTES – Continued:

remaining pieces within the Lone Mountain plan that is available for any type of commercial development and replace it with single-family residential development. This is due to current market conditions, but staff feels there should be some local shopping opportunities within this area. Along the north side of Cheyenne there are few commercial sites. The intent of these Master Planned Communities and the intent of the Centennial Sector Plan was to concentrate commercial activities in certain areas, such as Town Center and along Rancho, to provide local shopping areas. Staff has worked with the applicant in tabulating (Table 1 - Figure 2 of the Plan) data relating to the density and unit thresholds. Should land become available and commercial is not an issue, there would be a surplus number of units available to build within this area, under the guidelines of the Lone Mountain Plan. Staff recommended denial on the application, but if approved, he suggested adding under Table 1, Figure 2a, which are maps, be replaced with accurate information.

MR. LEOBOLD mentioned that Condition 3 should be deleted as it incorrectly references a standard that only applies to the Lone Mountain West Master Development Plan, not Lone Mountain.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, and CALVIN CHAMPLIN appeared on behalf of the applicant. ATTORNEY FIORITINO disagreed with staff's comments and indicated that the request is an appropriate and compatible use. He concurred with all staff conditions.

ATTORNEY FIORENTINO pointed out that this is not a very good commercial site. This plan has been approved for a number of years and there has been no interest for commercial uses on this particular corner. It will not support compatible uses in the near time future, partly due to the good job the Commission has been doing in concentrating commercial uses in and around Town Center. There is still sufficient commercial to support the immediate community. Using the overhead, ATTORNEY FIORENTINO pointed out locations of approved Neighborhood Commercial immediately across the street on Hualapai Way. Secondly, the City Council recently approved the Wal-Mart shopping center, which will have substantial grocery and other retail uses. Thirdly, the applicant still controls another site, which is planned for commercial in a better location because it is near the interchange of 215 and Cheyenne. In addition, if approved, the applicant has to come back with a Site Plan Review, which would allow the Commission to give input on the design of the subdivision.

MINUTES – Continued:

COMMISSIONER DAVENPORT asked staff if there would be enough commercial remaining to convert this to residential. MR. LEOBOLD replied that there are thresholds provided in the plan, approximately 3,448 units, and the map did not outline what constitutes Lone Mountain Plan now. It was an earlier version representing lands that were only controlled by the master developer at that time. Even if the current plan is compared to that smaller area, there is still a surplus of 290 residential units. Staff's concern was that if this area was converted to residential at 8 units to the acre, if there would be an adequate threshold in that portion of the plan policy to allow these units to occur. That is not the issue because there is enough thresholds. However, the issue is the loss of that commercial site.

COMMISSIONER DAVENPORT confirmed with ATTORNEY FIORENTINO that a Wal-Mart commercial site was approved within the last thirty days and will be located two blocks away from the proposed site. ATTORNEY FIORENTINO added that it is a slightly expanded grocery store, but not a Wal-Mart Superstore where they have sporting goods. He indicated that in the past staff's legitimate concern has been in this plan that as these pieces are brought together towards the end they will exceed the eight units to the acre. The applicant had to recalculated to ensure that if new homes are approved, the applicant has not exceeded the maximum. COMMISSIONER DAVENPORT asked if the parcel east of the project was approved as a condominium. MR. LEOBOLD replied that there is a commercial development on the front, and to the north is 58 single-family residential units. There are some pad site restrictions in terms of the size. Given the potential commercial use with a nearby K-Mart store and a possible neighborhood market, COMMISSIONER DAVENPORT stated he could support this application. MR. LEOBOLD pointed out that there will be another 3,500 units in the area, so there will be a substantial amount of population needing to be serviced in the area.

COMMISSIONER STEINMAN stated it makes sense to fill the frontage area of the property with residential use. He is not concerned with retail use to the west of this property. There is plenty of commercial use two miles away on Cheyenne and Rampart, which is more than adequate to service this particular area, and he will support the application.

CHAIRMAN TRUESDELL stated he would support this application. He also pointed out that when developers come to request commercial, it should be kept in mind that the Commission has systematically reduced the parcel on the east side of this intersection to retail with residential on the back. The concept of Town Center works, but neighborhood commercial opportunities are needed. But slowly the commercial has been eroded. These are long-term decisions and the Commission needs to be sensitive to how they made those decisions. He would be concerned if they could not place competitive grocery stores in this market because there was not sufficient commercial land available and that would not be the best thing for the residents.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 29 – MOD-4311

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:49 – 8:03)
2-575

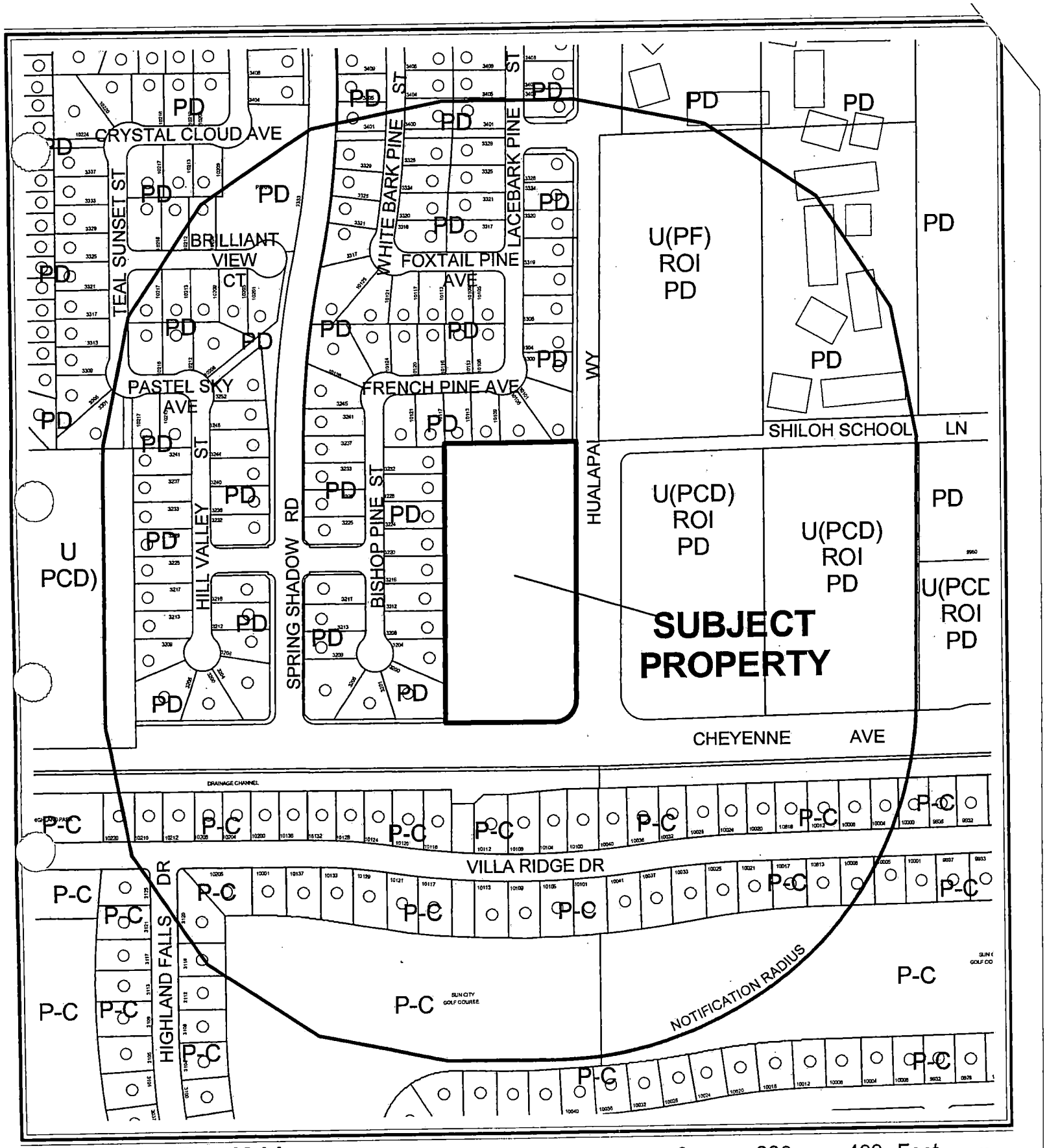
CONDITIONS:
Planning and Development

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

2. The revised Table 1, Figures 2 and 2A as contained in the body of this report, replace those in the current Lone Mountain Master Development Plan.

Public Works

3. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $31,888.80 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.



CASE: **MOD-4311**

0 200 400 Feet

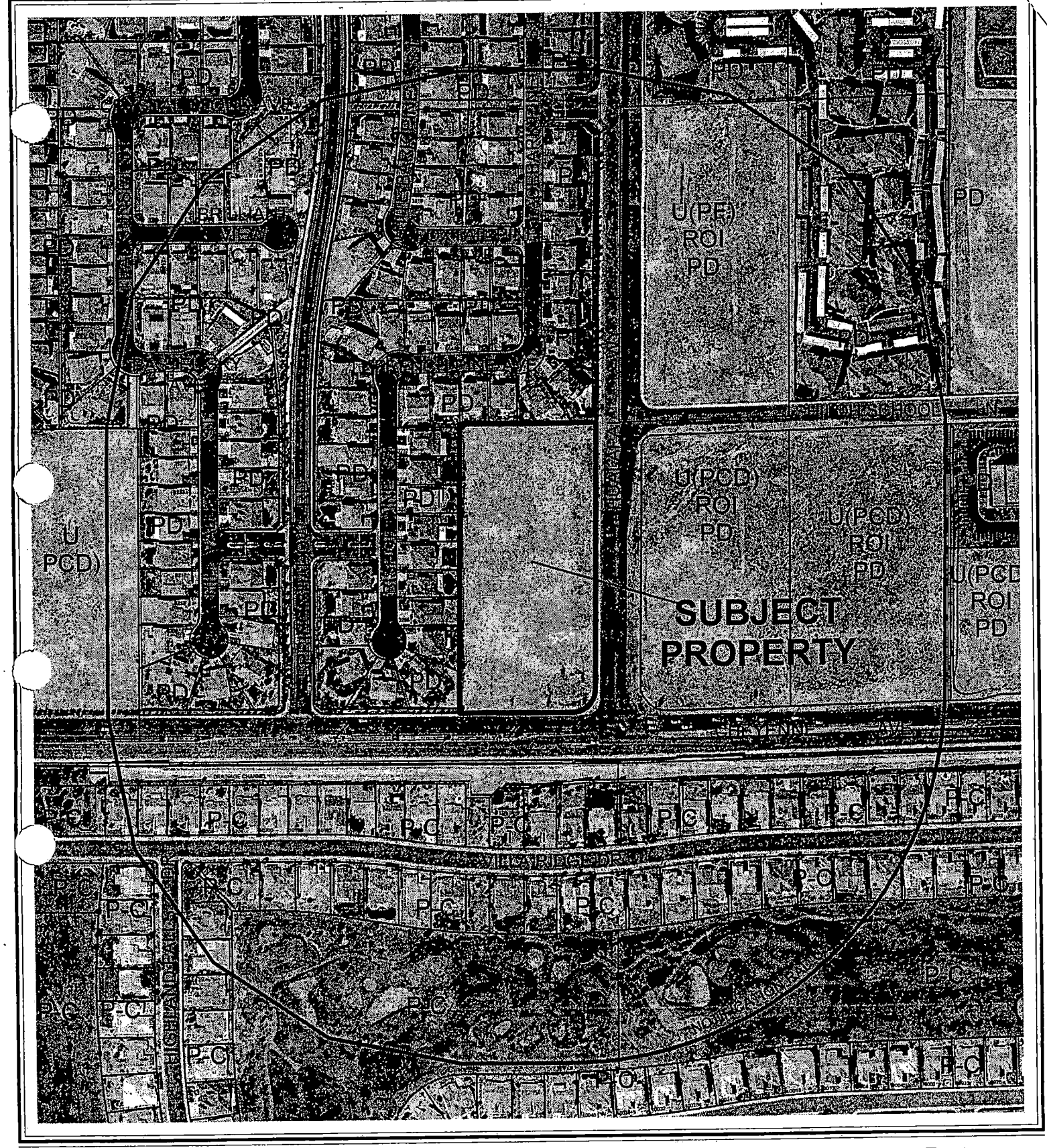
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RADIUS: 750 FT

CURRENT LONE MOUNTAIN MASTER PLAN DESIGNATION SUBJECT PROPERTY:
NEIGHBORHOOD COMMERCIAL

PROPOSED LONE MOUNTAIN MASTER PLAN DESIGNATION SUBJECT PROPERTY:
MEDIUM-LOW RESIDENTIAL

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)



CASE: **MOD-4311**

RADIUS: 750 FT

0 200 400 Feet

N

CURRENT LONE MOUNTAIN MASTER PLAN DESIGNATION SUBJECT PROPERTY:
NEIGHBORHOOD COMMERCIAL

PROPOSED LONE MOUNTAIN MASTER PLAN DESIGNATION SUBJECT PROPERTY:
MEDIUM-LOW RESIDENTIAL

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-4311 - APPLICANT/OWNER: LAND INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, subject to:

Planning and Development

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

2. The revised Table 1, Figures 2 and 2A as contained in the body of this report, replace those in the current Lone Mountain Master Development Plan.

Public Works

3. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $31,888.80 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Major Modification to the Lone Mountain Master Development Plan, to redesignate 4.12 acres, at the northwest corner of Hualapai Way and Cheyenne Avenue, from NC (Neighborhood Commercial) to ML (Medium-Low Attached Density Residential). Approval of this Major Modification request will allow the applicant to develop single-family residential uses at up to eight units per acre. No companion site plan has been submitted at this time.

B) Applicant's Justification

The applicant has justified this request by stating that residential uses represent the best use of the site and that this Major Modification will allow the applicant to begin the approval processes for those uses.

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on this site as part of a larger request (Lone Mountain Master Plan Area). The Planning Commission and staff recommended approval on 04/24/97.

05/14/98 The Planning Commission approved a request for a Site Development Plan Review (Z-0033-97(6)) on property located on the northwest corner of Cheyenne Avenue and Hualapai Way, for a previously approved Temporary Sales Trailer.

09/14/00 The Planning Commission approved a request for a Tentative Map (TM-0036-00) for one lot on 4.13 Acres on the northwest corner of Cheyenne Avenue and Hualapai Way. On 08/08/01, an Extension of Time (TM-0036-01(1)) for this application was administratively approved.

B) Pre-Application Meeting

04/15/04 The applicant was advised that parks fees would apply if the site were approved for residential development. Also, it was noted that Table 1 would have to be recalculated, as it would otherwise appear that no further residential units could be accommodated within the plan area. The applicant and the city agreed to work jointly on these revisions.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Major Modification, nor was one held.

GL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.12

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD (Planned Community Development) [NC (Neighborhood Commercial) Lone Mountain special land use designation]
North:	PCD (Planned Community Development) [L (Low Density Residential) Lone Mountain special land use designation]
South:	ML (Medium-Low Density Residential)
East:	PCD (Planned Community Development) [MLA (Medium-Low Attached Density Residential) Lone Mountain special land use designation], [NC (Neighborhood Commercial) Lone Mountain special land use designation] and [PR-OS (Parks/Recreation/Open Space) Lone Mountain special land use designation]
West:	PCD (Planned Community Development) [L (Low Density Residential) Lone Mountain special land use designation]

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	P-C (Planned Community)
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West:	PD (Planned Development)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) on the Centennial Hills Sector Plan Map of the General Plan, which allows residential development with a density of between 5.6 and eight units per acre.

The Lone Mountain Master Development Plan currently designates this site as NC (Neighborhood Commercial). The proposed Major Modification seeks to change this designation to ML (Medium-Low Density Residential). This category allows a density range of 5.6 and 8 units per acre, which would conform to the density range of the General Plan designation for the area.

GL

The existing PD (Planned Development) zoning district for the subject site conforms to the overall density provisions of the proposed "Medium-Low Density Residential" land use designation, if approved. The Lone Mountain Master Development Plan states that within areas designated as Medium-Low Density Residential, the category "...provides for the development of 5.6 to 8 dwelling units per gross acre. This density allows for higher density detached, single-family product types including but not limited to compact lots and zero lot-line, and two-story buildings."

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

Lone Mountain Master Development Plan

The proposed Major Modification is inappropriate in that it will remove a substantial portion of the remaining area available for Neighborhood Commercial development from the Lone Mountain area, and replace it with single-family residential development. The latest tabulation of existing and approved residential development in the Plan area indicates that this project would not exceed the density and residential unit-count guidelines of the Lone Mountain Master Development Plan.

ANALYSIS

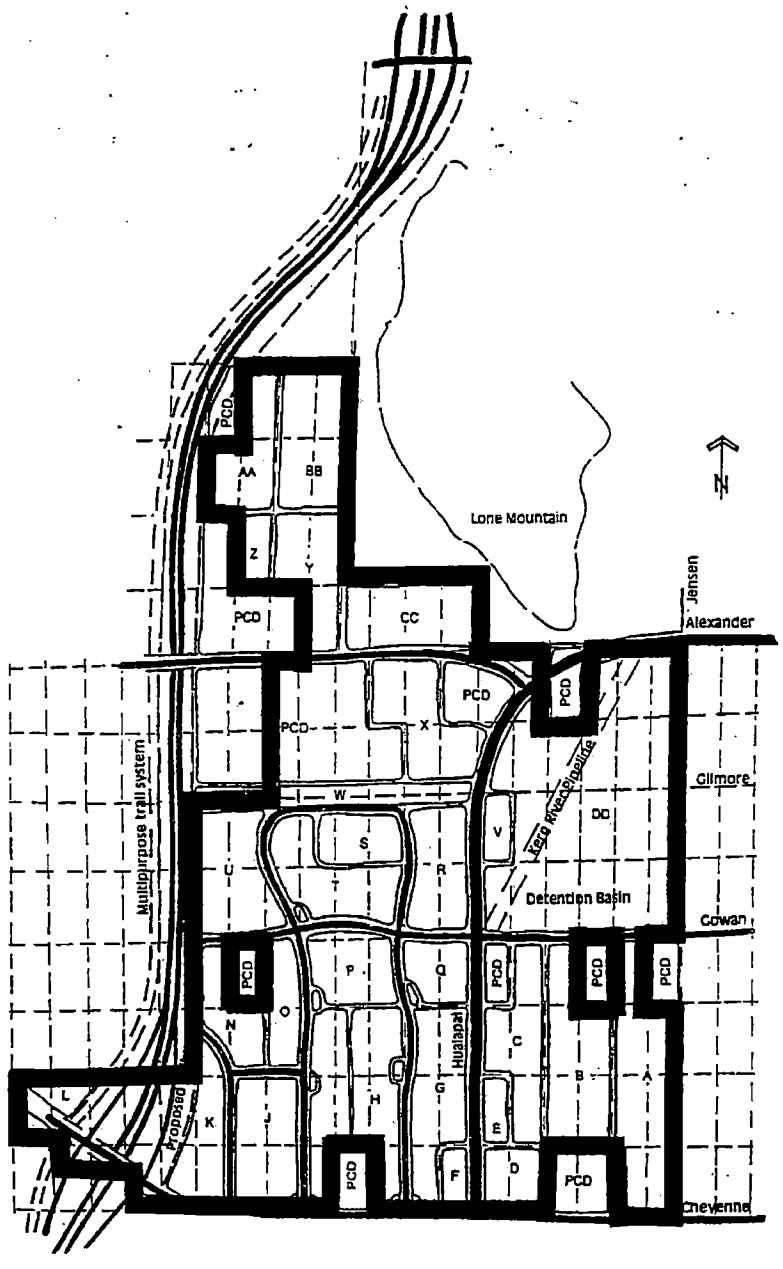
A) Zoning Code Compliance

A1) Development Standards

The site is currently zoned PD (Planned Development). This zoning district requires the approval of a master development plan to establish development standards within the district. Development of this site will be subject to the standards outlined in the Lone Mountain Master Development Plan and conditions of approval of a Site Development Plan Review that may be submitted for this site in the future.

Figure 2 - DEVELOPMENT PARCELS

LONE MOUNTAIN PLANNED COMMUNITY DEVELOPMENT



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Figure 2A



Lone Mountain Land Use Planned Land Use

- Low (up to 6 DU/AC)
- Medium-Low (up to 8 DU/AC)
- Medium-Low Attached (up to 12 DU/AC)
- Multi-Family Medium (up to 25 DU/AC)
- Village Commercial
- Neighborhood Commercial
- Parks, Schools, Recreation, Open Space
- Public Facility
- Planned Community Development

Parcel	Land Use	Total Acres	PCD Acres	Max DU/AC	PCD DU/AC	Total Units From Original Lone Mountain Plan	Total Units Built or Approved

GL

PCD Total	UNDERTERMINED USE BY OTHERS	136.5					261
A	PARK	36.8					
B	SCHOOL/CHURCH	26.3					
C	MEDIUM DENSITY	21.3	21.3	25	18	383	388
D	ASSISTED CARE	10.5	10.5				58
E	LVVWD/FIRE STATION	5.5					
F	NEIGHBORHOOD COMMERCIAL	5.6	5.6				
G	LOW DENSITY	26.2	26.2	5.5	5	131	90
H	LOW DENSITY	21	21	5.5	5	105	68
I	MEDIUM LOW	21	21	5.5	5	147	95
J	MEDIUM LOW ATTACHED	21	21	21	10	210	172
K	VILLAGE COMMERCIAL .30 FADR	38.9	38.9				
L	Village Commercial .30 FAR	10.5	10.5				
M	Village Commercial .30 FAR	10.5	10.5				
N	MEDIUM DENSITY	12.6	12.6	18	18	227	220
O	MEDIUM LOW ATTACHED	10.5	10.5	12	10	105	88
P	MEDIUM LOW ATTACHED	15.75	15.75	12	10	158	85
Q	MEDIUM LOW ATTACHED	10.5	10.5	12	10	105	55
R	MEDIUM DENSITY	20	20	18	18	360	70
S	MEDIUM LOW ATTACHED	12.7	12.7				50
T	MEDIUM LOW ATTACHED	26.2	26.2	12	10	262	138
U	MEDIUM DENSITY	22	22	18	18	396	297
V	NEIGHBORHOOD COMMERCIAL	5.2	5.2				
W	GILMORE OPEN SPACE/TRAILS	18	18				
X	MEDIUM DENSITY	21.5	21.5	18	18	387	277
Y	MEDIUM LOW	17	17	8	6	102	32
Z	MEDIUM LOW	6	6	8	6	36	17
AA	MEDIUM LOW	17	17	8	9	102	80
BB	MEDIUM LOW	22	22	8	6	132	82
CC	LONE MOUNTAIN PARK	21	21				
DD	GOWAN PARK/DENSITY BASIN	105					
	Total of Original Lone Mountain Master Plan Per Figure 2	**754.55**	**444.45**			**3348**	**2623**
AAA	MEDIUM LOW	3.13	3.13	8	8		18
BBB	MEDIUM LOW	39.7	39.7	8	8		305
CCC	MEDIUM LOW ATTACHED	5	5	12	12		52
DDD	MEDIUM LOW	5	5	8	8		40
	Total Current Lone Mountain Master Plan Area per Figure 2A	**807.38**	**497.28**				**3038**

TABLE 1 – DEVELOPMENT PARCELS

GL

B) General Analysis and Discussion

Approval of this request will substantially reduce the overall amount of land available for Neighborhood Commercial development in the Lone Mountain area, replacing it with single-family development, surrounded on three sides by office or commercial development. Denial is recommended to preserve the opportunity for adequate amounts of commercial development in the future to serve this area.

Table 1 of the Lone Mountain Master Development Plan tracks the density and the number of units within the total Plan area and within the PCD-designated portion of the area, which cannot exceed 8 units per acre. This Table was outdated; as a result, staff researched the Plan area to obtain an accurate tally of built or approved residential units within the current total Plan area, as well as the somewhat smaller Plan area shown on Figure 2 (Development Parcels) of the Plan. These calculations indicated that 725 units can still be built within the portion of the Plan shown on Figure 2. Within the overall Plan area, 310 units could still be built and stay within the total number of units in Table 1. The result is that there is adequate capacity to build the 32 units that would be allowed on the subject site, given the density maximums of both the PCD and ML designations.

It is recommended that, should this application be approved, that the revised Table 1, Figures 2 and 2A, as shown above, replace those in the current Lone Mountain Master Development Plan. A condition of approval will address this recommendation.

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 consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, wall and buffer standards, and other applicable plans, policies, standards and regulations."**

   The Major Modification would be consistent with the PCD land use designation of the General Plan, as the density of development would not exceed eight units per acre. As no site plan was submitted with this Major Modification request, it is not possible to determine compliance with other city development standards at this time.

2. **"Compatibility of the proposed development with adjacent and surrounding development."**

The site is currently designated as PCD (Planned Community Development) in the General Plan. This designation allows a maximum overall density of 8 units per acre. The adjacent residential lands immediately to the west and north are developed under PD zoning at approximately 5 units per acre, as is the residential land to the south in Sun City across Cheyenne Avenue. Land recently approved for residential development to the east of the site will develop at approximately 10 units per acre. This site, if developed at eight units per acre or less, will be compatible with these surrounding residential densities.

3. **"Minimization of the development's impact upon adjacent roadways and neighborhood traffic, and upon other public facilities and infrastructure."**

The site is bordered to the east by Hualapai Way and on the south by Cheyenne Avenue, both designated as a Primary (100-foot) Road on the Master Plan of Streets and Highways. These streets contain sufficient capacity to serve future residential development of the site.

4. **"Protection of the public health, safety and general welfare."**

The site will be subject to inspections for permits and Certificates of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 154

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4311 APN: 137-12-801-006

Name of Property Owner: Land Investments, LLC

Name of Applicant: Land Investments, LLC

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 7 day of April, 2004

_____

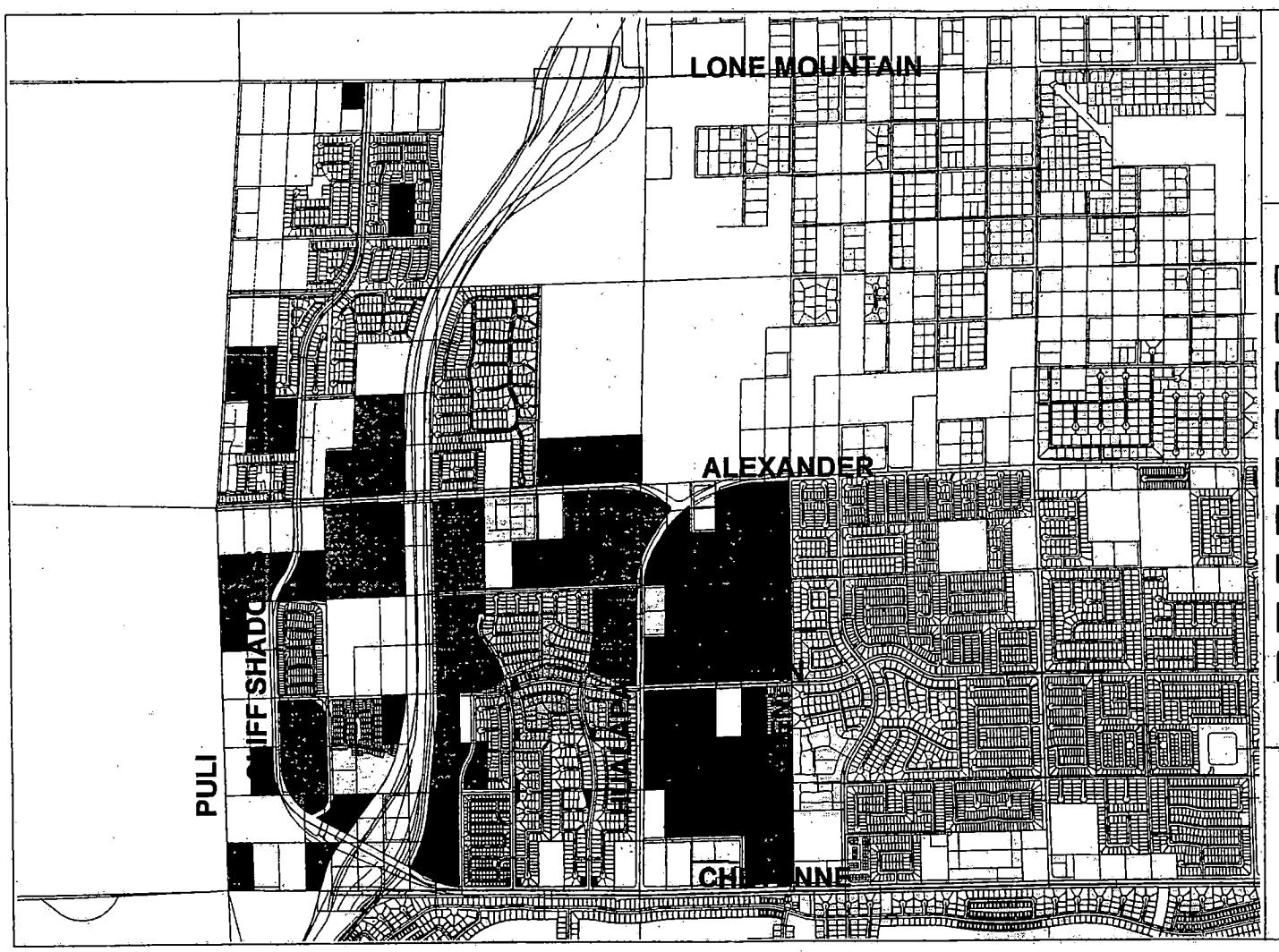
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt No. 03-79991-1
My Appt. Expires Feb. 5, 2007

STAFF

MOD-4311

6-10-04 PC



Lone Mountain
and
Lone Mountain West

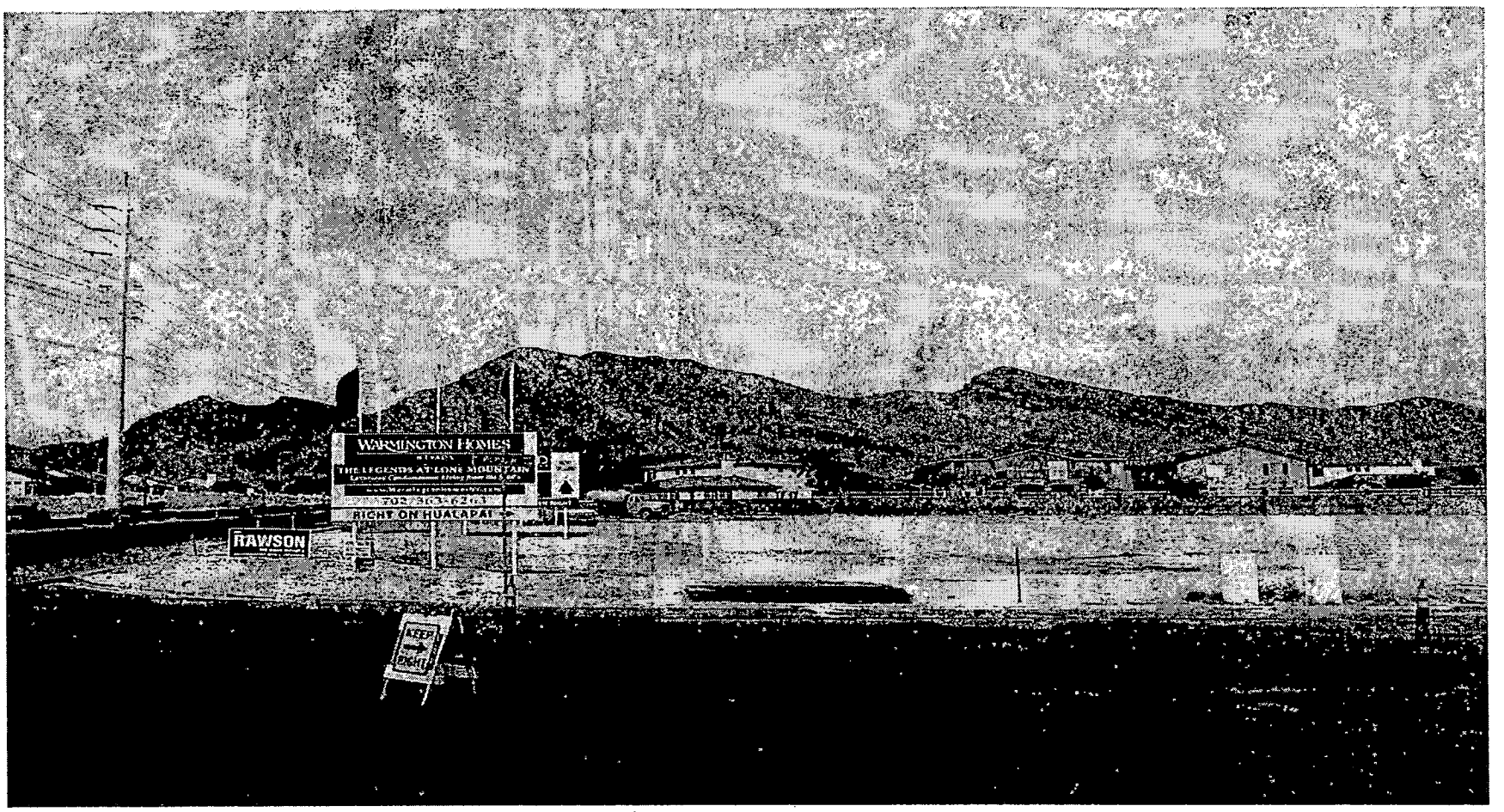
Master Development Plans

- Planned Community Development
- Low
- Medium-Low
- Medium-Low Attached
- Multi-Family Medium
- Neighborhood Commercial
- Village Commercial
- Park/School/ Recreation/Open Space
- Public Facility

N
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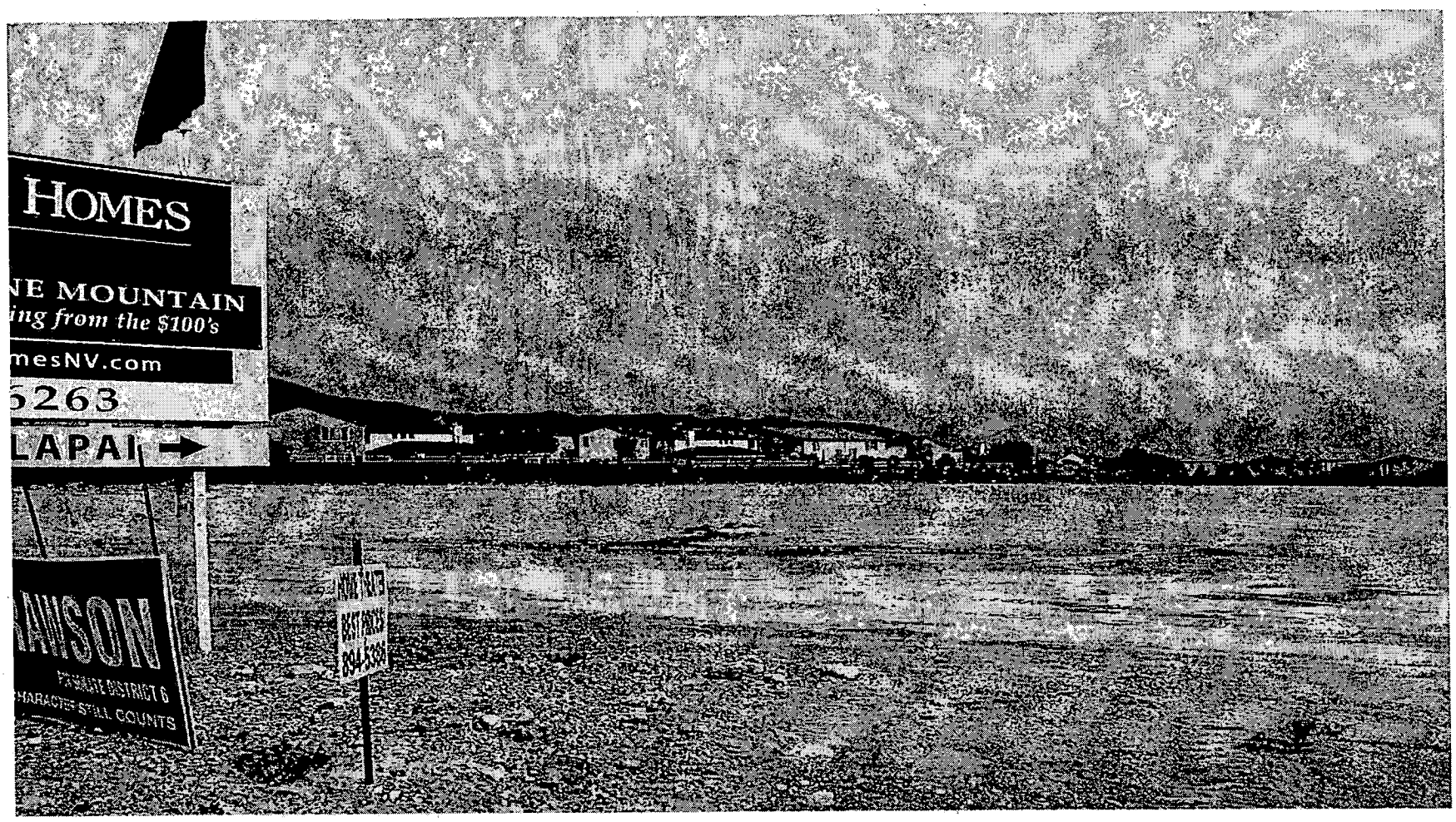
September 9, 2003

QUADRANT PLANNING



MOD-4311 - APPLICANT/OWNER: LAND INVESTMENTS, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND HUALAPAI WAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



MOD-4311 - APPLICANT/OWNER: LAND INVESTMENTS, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND HUALAPAI WAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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).

ABEYANCE TO JULY 8, 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 July 8, 2004 Planning Commission 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 12, 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 60/70 No. 4
Rezoning (ZON-4208), Site Development Plan Review (SDR-4214), Special Use Permit (SUP-4210), Variance (VAR-4209) and Vacation (VAC-4212) Applications

Dear Gary,

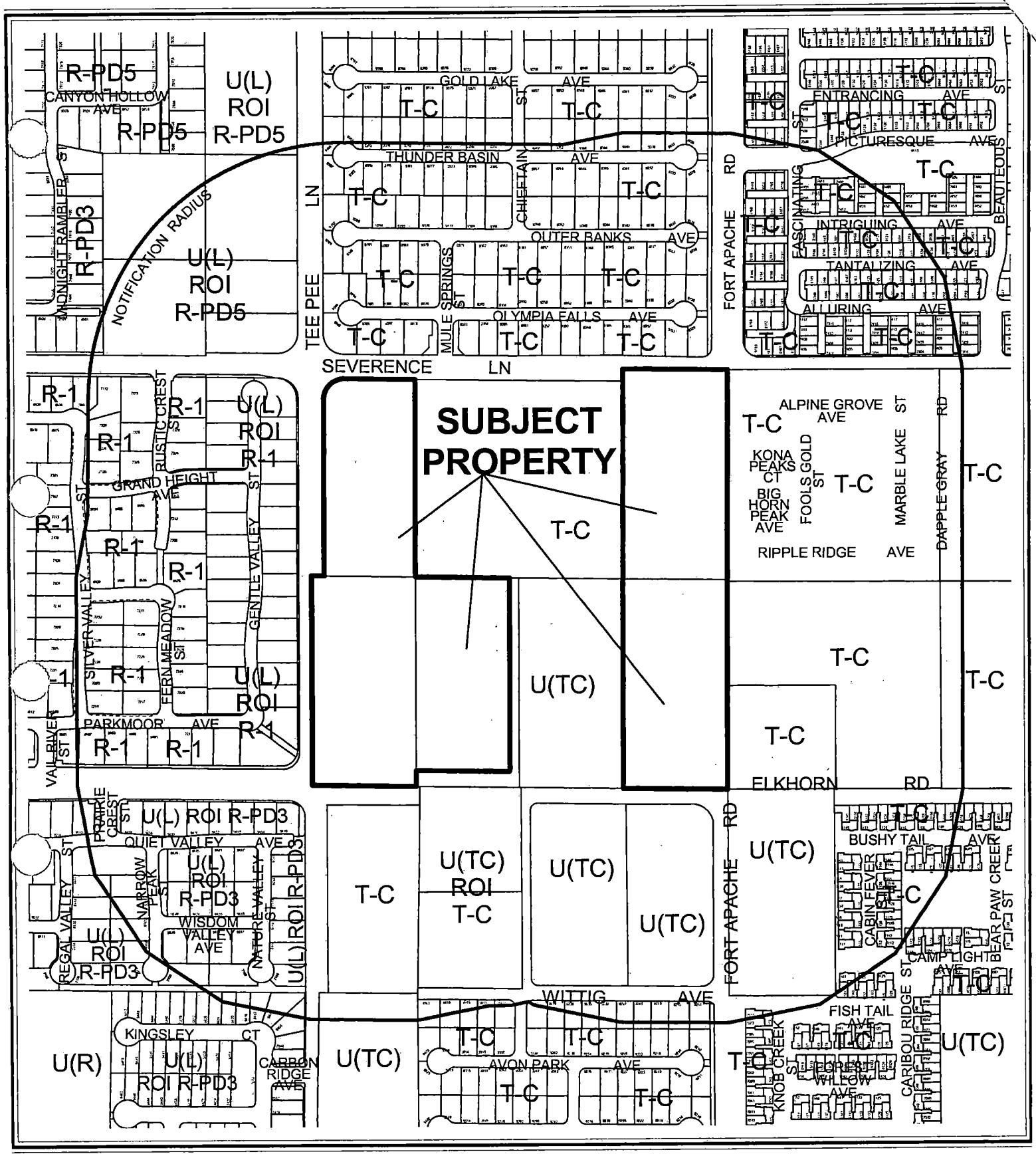
On behalf of our client, Pardee Homes of Nevada, we respectfully request that the subject applications be held, until the July 8, 2004 Planning Commission meeting. The project site will be redesigned to incorporate additional land obtained by our client. We appreciate your assistance with this matter.

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

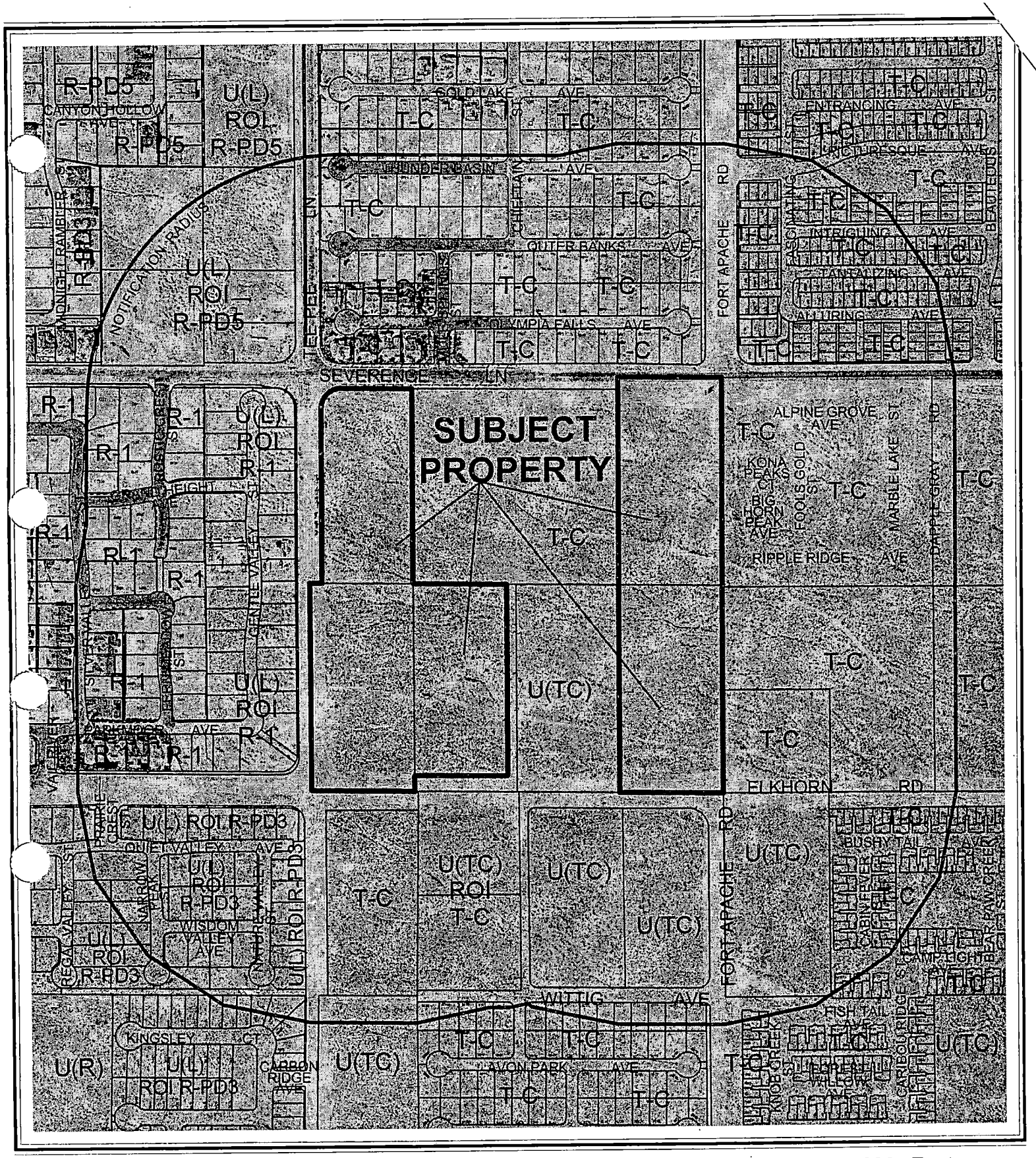


CASE: **ZON-4208**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND U(UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)

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



CASE: **ZON-4208**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND U(UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

ON MAY 12, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 8, 2004 PLANNING COMMISSION MEETING TO INCORPORATE ADDITIONAL LAND OBTAINED BY THE APPLICANT.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4208 APN: 125-18-801-006, 007, 008

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

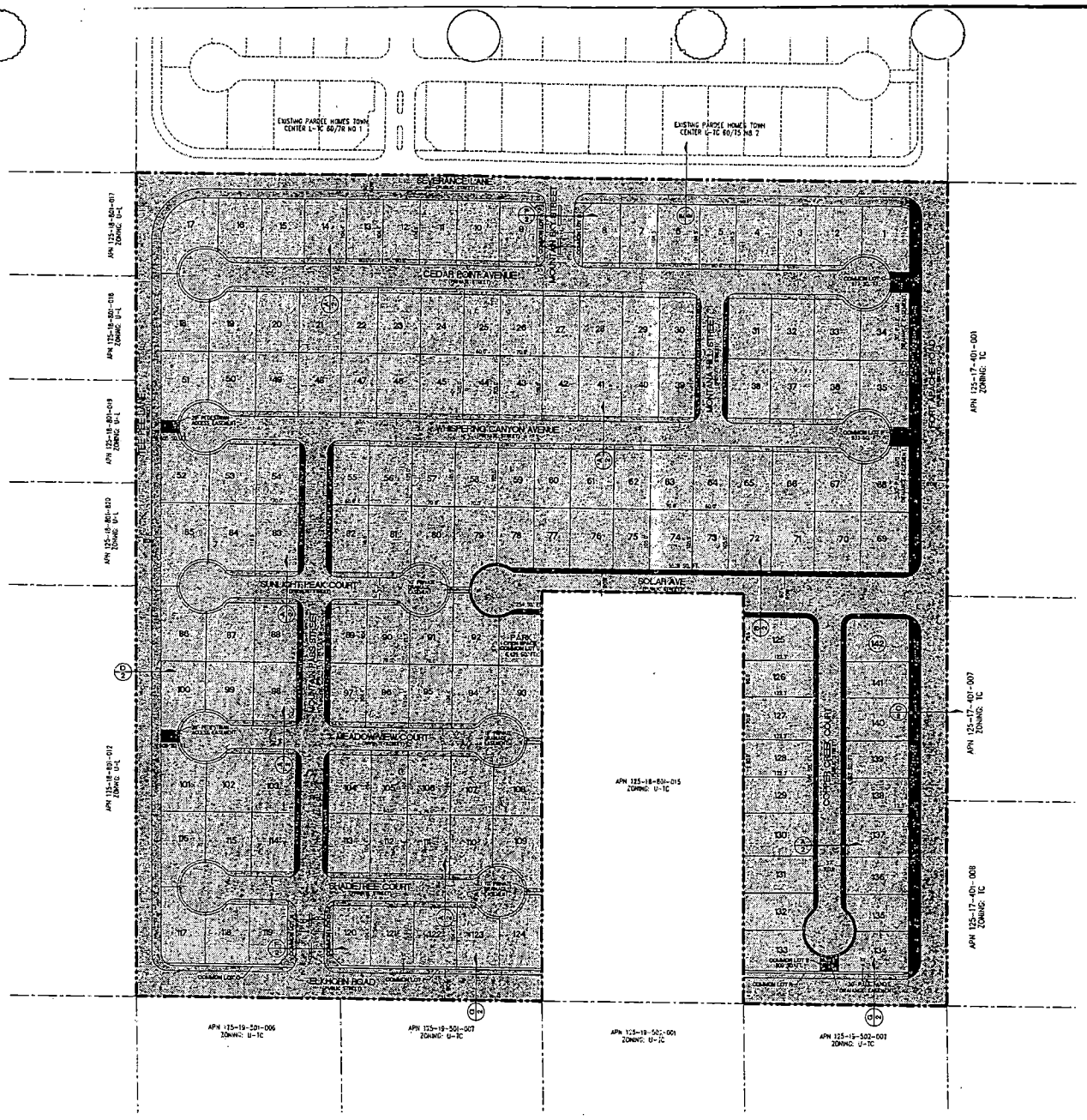
Subscribed and sworn before me

This 16 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



N

SCALE -60 0 60 120 FEET

ZON-4208
VAR-4209
SUP-4210
SDR-4214
6/10/04 PC REVISED 05/18/04

LEGEND

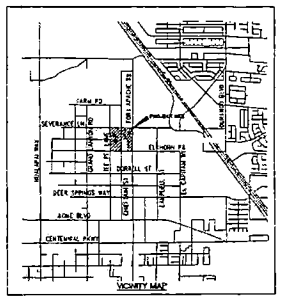
LOTS

OPEN SPACE AREA MEETING CLV O.S. CRITERIA

LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS O.S.

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
5240 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5200 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.

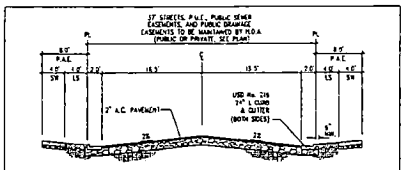
PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 60/70 NO. 4
SITE PLAN

DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-005

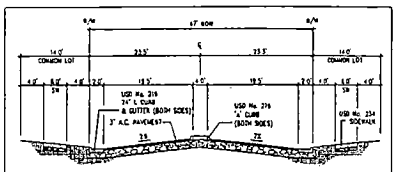
REGISTERED PROFESSIONAL ENGINEER — STATE OF NEVADA — TODD J. STEADMAN — No. 10393

C-1
SHEET 1 OF 2

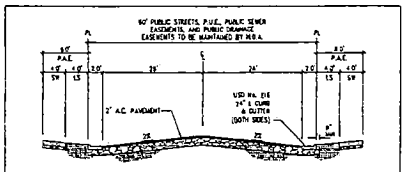
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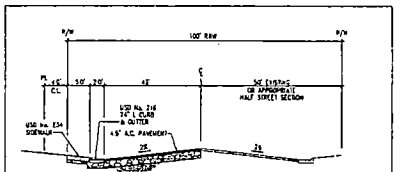
A 37' STREET SECTION
NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



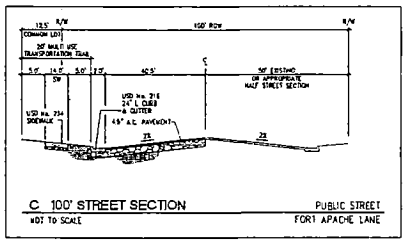
F 47' ENTRY STREET SECTION
NOT TO SCALE PUBLIC STREET ENTRY



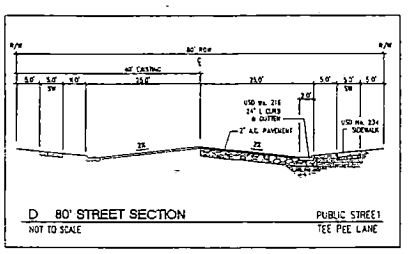
B 60' PUBLIC STREET SECTION SOLAR AVENUE
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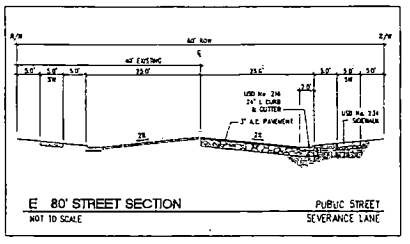
G 100' STREET SECTION PUBLIC STREET ELKHORN ROAD
NOT TO SCALE



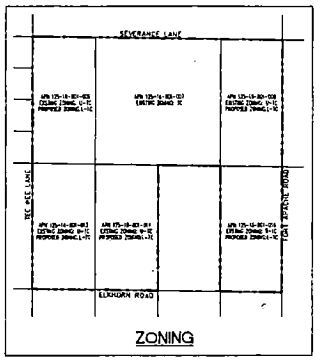
C 100' STREET SECTION PUBLIC STREET
NOT TO SCALE FORT APACHE LANE



D 80' STREET SECTION PUBLIC STREET
NOT TO SCALE TEE PEE LANE

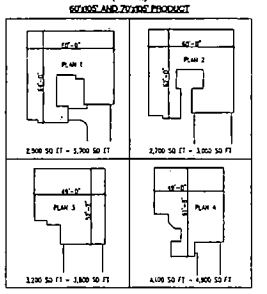


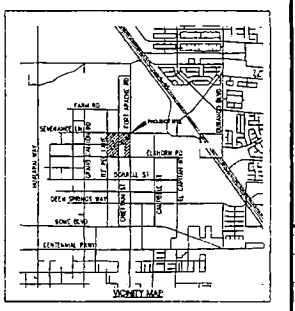
E 80' STREET SECTION PUBLIC STREET
NOT TO SCALE SEVERANCE LANE



ZONING

TYPICAL FOOTPRINTS
(667 VARI)
60'x105' AND 70'x105' PRODUCT





MINIMUM SETBACKS

FRONT	10'	TO SWING GARAGE/CONVERTED LIVING QUARTER.
FRONT	18'	FACE OF GARAGE TO BACK OF SIDEWALK
REAR	15'	TO PRIMARY STRUCTURE
REAR	10'	TO BALCONIES
REAR	7'	TO BALCONIES IN CUL-DE-SACS
SIDE	5'	TO PRIMARY STRUCTURE
CORNER	10'	TO PRIMARY STRUCTURE

ACREAGE/DENSITY/LANDSCAPING

LOT COUNT	142
GROSS ACREAGE	35.49
DENSITY	4.00 DU/AC
PROVIDED OPEN SPACE	1.33 AC (57,981 SQ FT)
REQUIRED OPEN SPACE	2.34 AC (102,061 SQ FT)
MINIMUM LOT SIZE	60' X 104.4' 70' X 104.4'

FLOOR AREA RATIO
PLAN 1 - 0.43:1
PLAN 2 - 0.47:1
PLAN 3 - 0.52:1
PLAN 4 - 0.66:1

SLATER HANIFAN GROUP
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5740 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE (702) 304-5300 FAX (702) 304-5399

NO.	DESCRIPTION	DATE	BY	APP'D

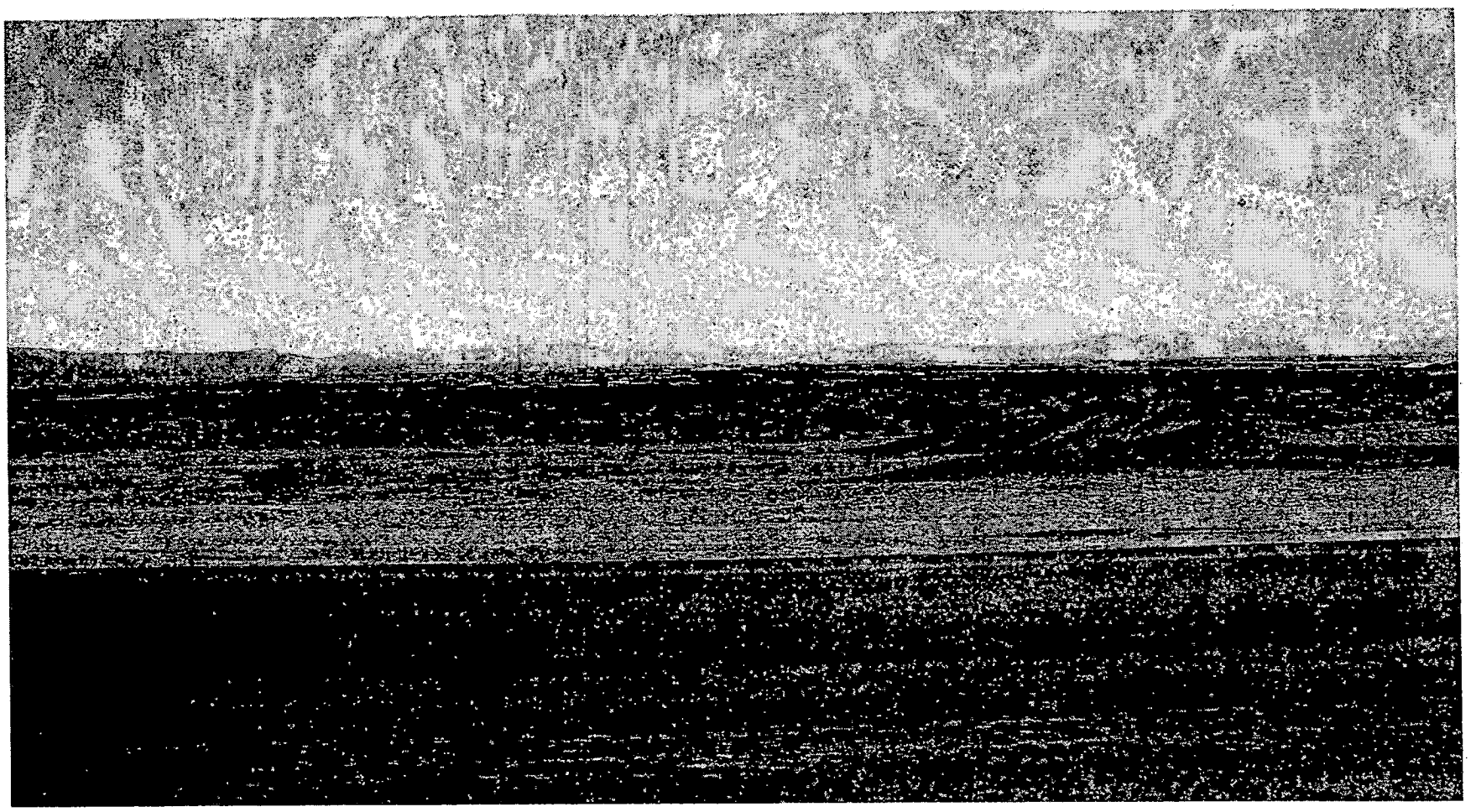
PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 60/70 NO. 4
SITE PLAN

DATE: 5/14/04
DRAFTER: JCP
DESIGNER: JCP
CHECKED: TJS
PROJECT NO: PAR0302-005



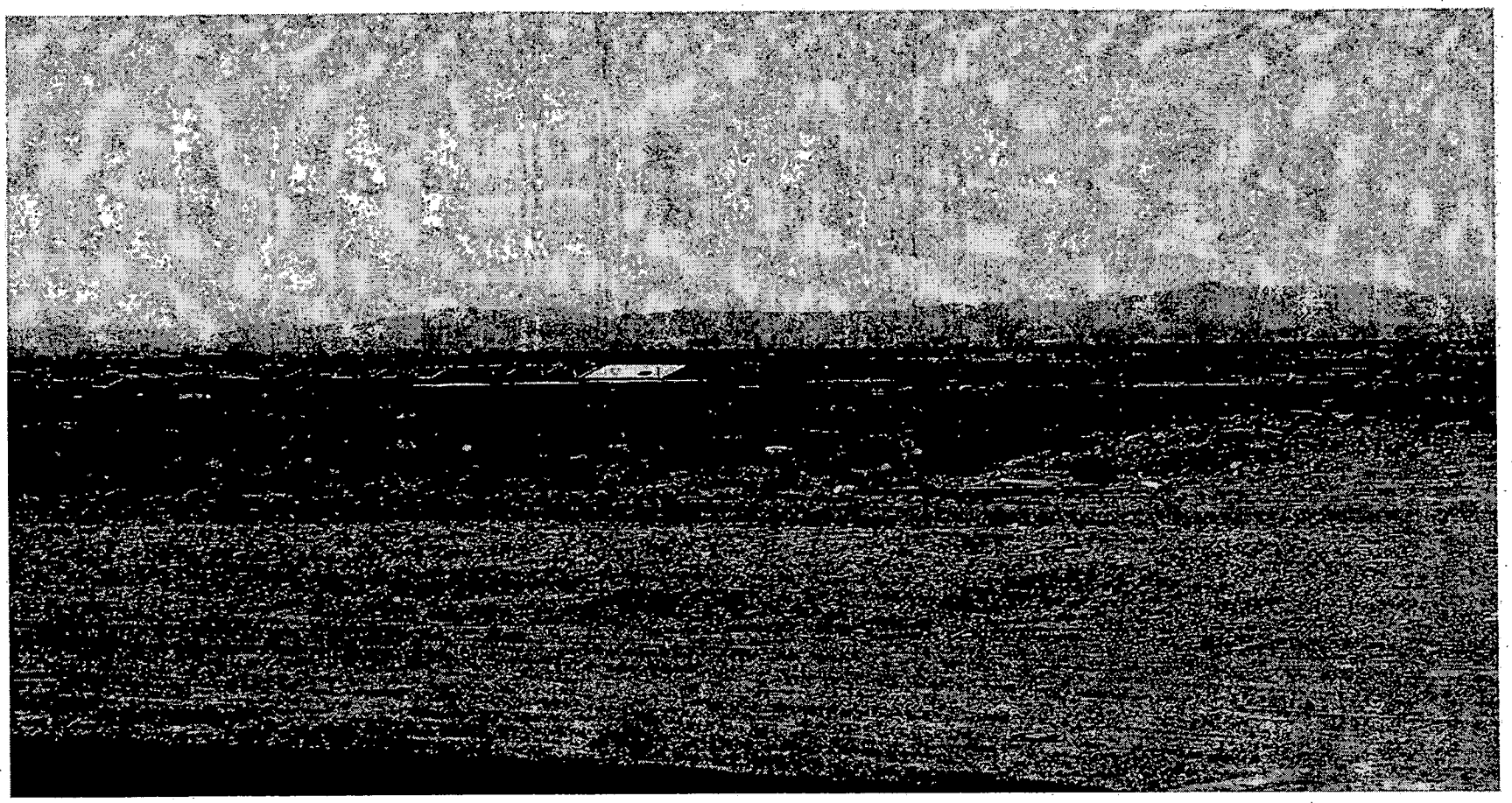
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SHEET 2 OF 2

File: J:\PAR0302-005\Exhibits\SP-SITE.dwg May 17, 2004 - 09:13



ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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).

ABEYANCE TO JULY 8, 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 July 8, 2004 Planning Commission 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 12, 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 60/70 No. 4
Rezoning (ZON-4208), Site Development Plan Review (SDR-4214), Special Use Permit (SUP-4210), Variance (VAR-4209) and Vacation (VAC-4212) Applications

Dear Gary,

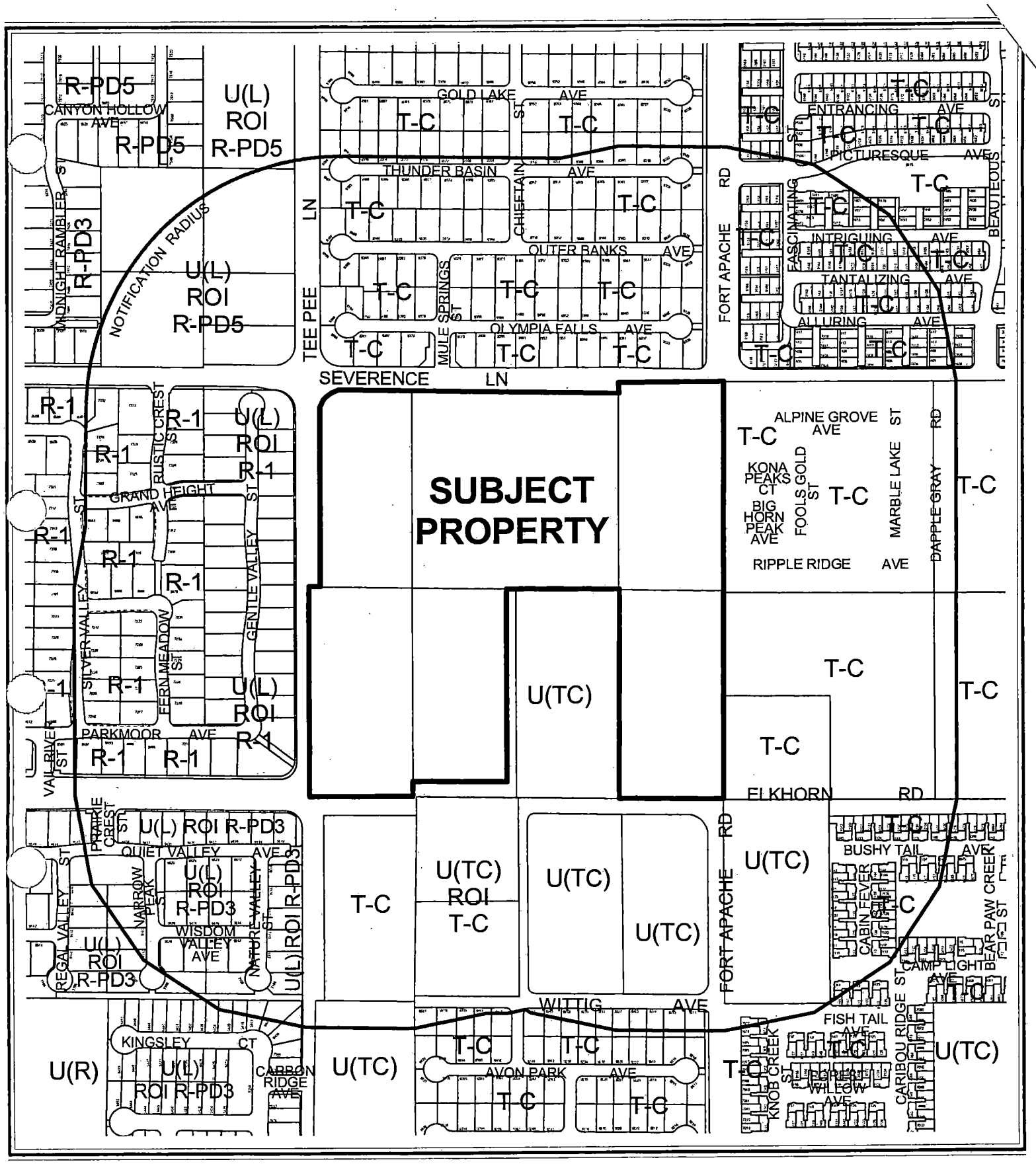
On behalf of our client, Pardee Homes of Nevada, we respectfully request that the subject applications be held, until the July 8, 2004 Planning Commission meeting. The project site will be redesigned to incorporate additional land obtained by our client. We appreciate your assistance with this matter.

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

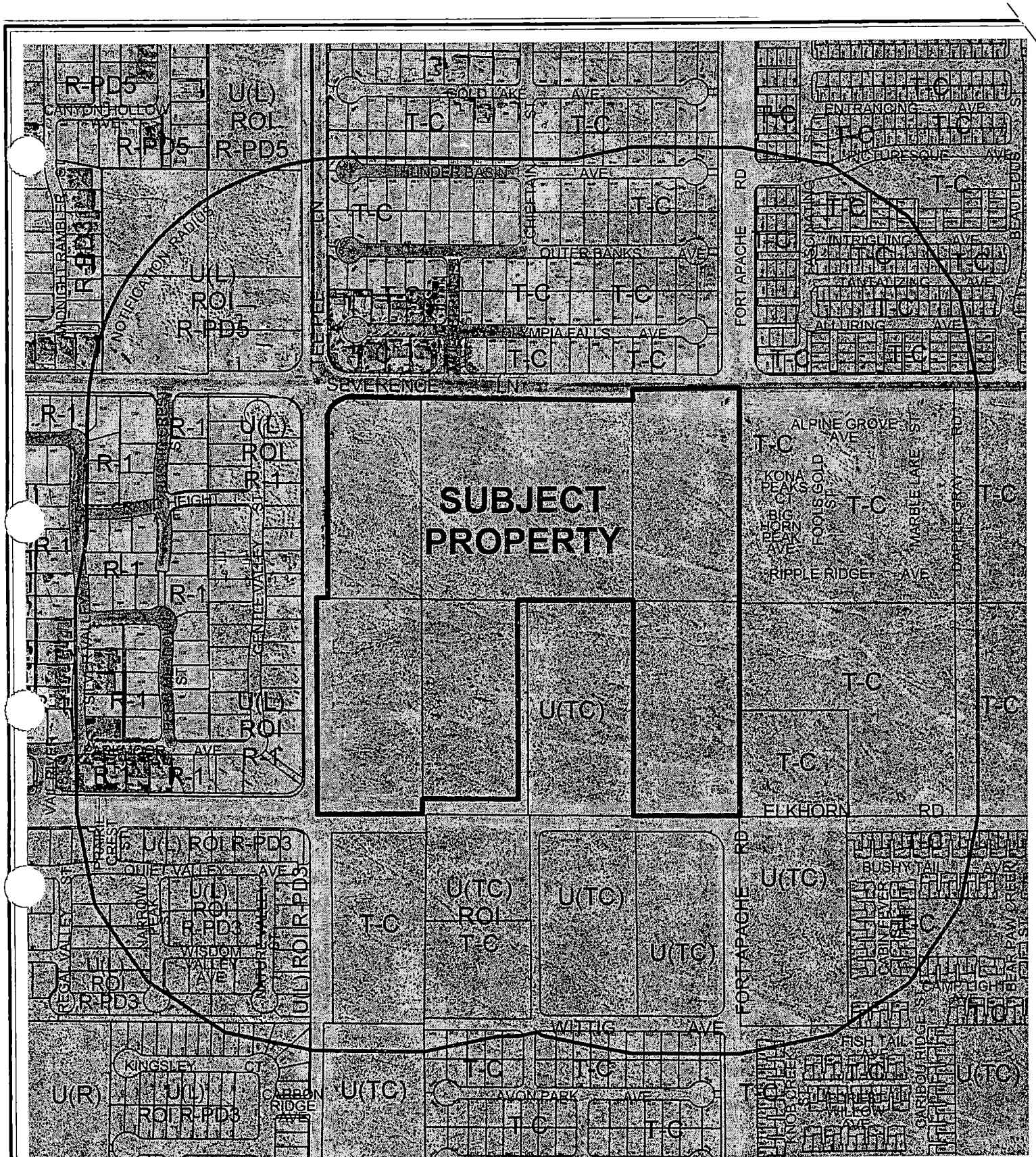
CASE: **VAR-4209**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND U(UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) AND T-C (TOWN CENTER)

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

N



CASE: **VAR-4209**

0 300 600 Feet

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND U(UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) AND T-C (TOWN CENTER)

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: VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

ON MAY 12, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 8, 2004 PLANNING COMMISSION MEETING TO INCORPORATE ADDITIONAL LAND OBTAINED BY THE APPLICANT.

60170 #4

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 1AR-4209 APN: 125-18-801-006, 007, 008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

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

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4209 APN: 125-18-801-006, 007, 008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

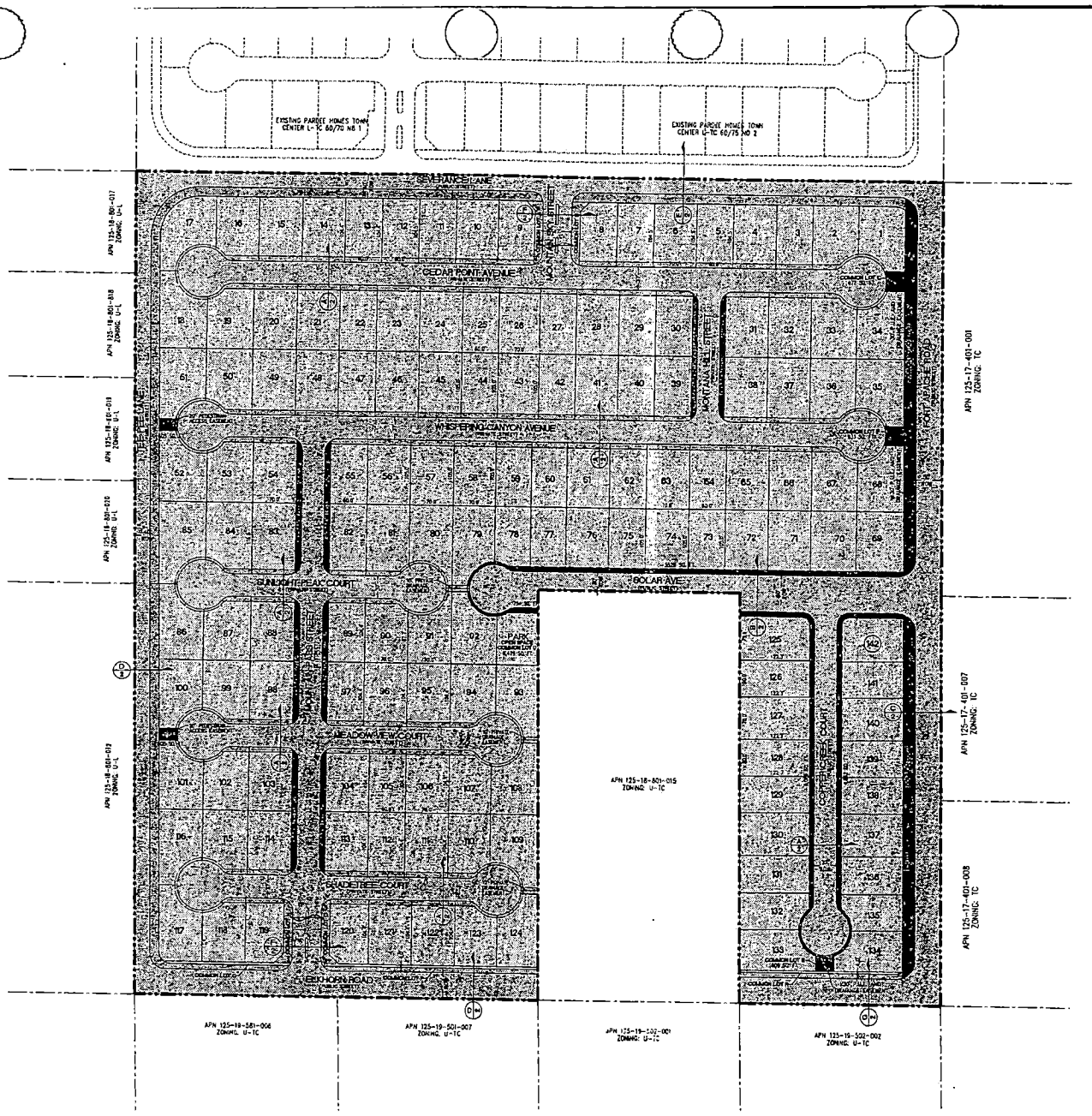
Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

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

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



N

SCALE 0 80 160 FEET

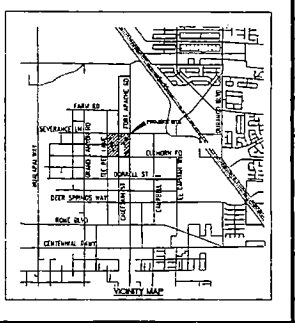
ZON-4208
VAR-4209
SUP-4210
SDR-4214
6/10/04 PC REVISED 05/18/04

LEGEND

- LOTS
- OPEN SPACE AREA MEETING CLV O.S. CRITERIA
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- STREETS

NOTE

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



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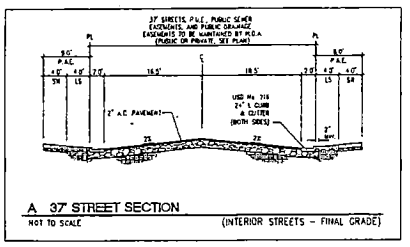
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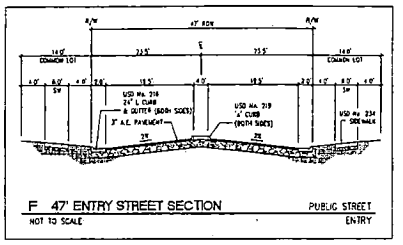
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TODD J. STEADMAN — PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 15291

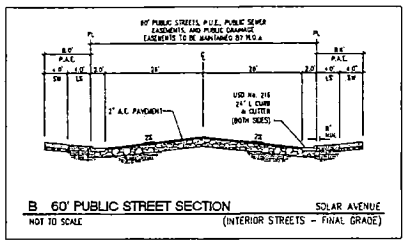
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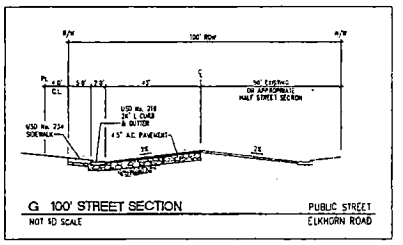
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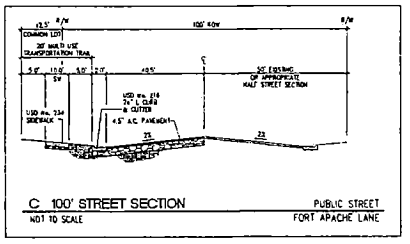
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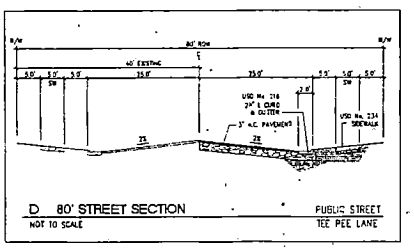
B 60' PUBLIC STREET SECTION SOLAR AVENUE
NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



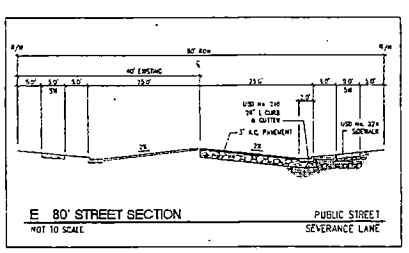
G 100' STREET SECTION PUBLIC STREET ELKHORN ROAD
NOT TO SCALE



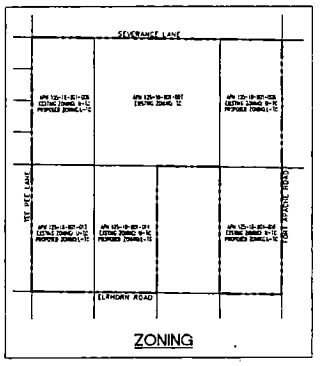
C 100' STREET SECTION PUBLIC STREET FORT APACHE LANE
NOT TO SCALE



D 80' STREET SECTION PUBLIC STREET TEE PEE LANE
NOT TO SCALE



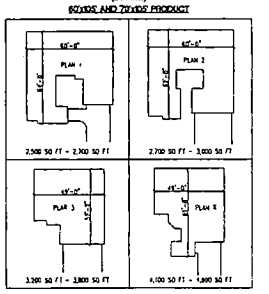
E 80' STREET SECTION PUBLIC STREET SEVERANCE LANE
NOT TO SCALE

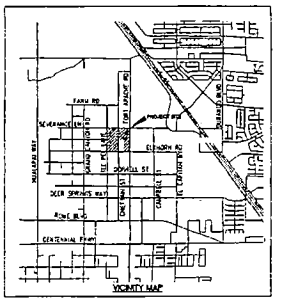


ZONING

TYPICAL FOOTPRINTS

(MAY VARY)
60'X105' AND 70'X105' PRODUCT





MINIMUM SETBACKS		
FRONT	10'	TO SWING GARAGE/CONVERTED LIVING QUARTER
FRONT	18'	FACE OF GARAGE TO BACK OF SIDEWALK
REAR	15'	TO PRIMARY STRUCTURE
REAR	10'	TO BALCONIES
REAR	7'	TO BALCONIES IN CUL-DE-SACS
SIDE	5'	TO PRIMARY STRUCTURE
CORNER	10'	TO PRIMARY STRUCTURE

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	142
GROSS ACREAGE	35.49
DENSITY	4.00 DU/AC
PROVIDED OPEN SPACE	1.33 AC (57,981 SQ FT)
REQUIRED OPEN SPACE	2.34 AC (102,051 SQ FT)
MINIMUM LOT SIZE	60' X 104.4'
	70' X 104.4'

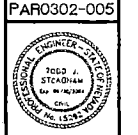
FLOOR AREA RATIO
PLAN 1 - 0.43:1
PLAN 2 - 0.47:1
PLAN 3 - 0.52:1
PLAN 4 - 0.56:1

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. JONES STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5360 FAX (702) 284-5393

NO.	DESCRIPTION	DATE	BY	APP.

PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 60/70 NO. 4
SITE PLAN

DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-005



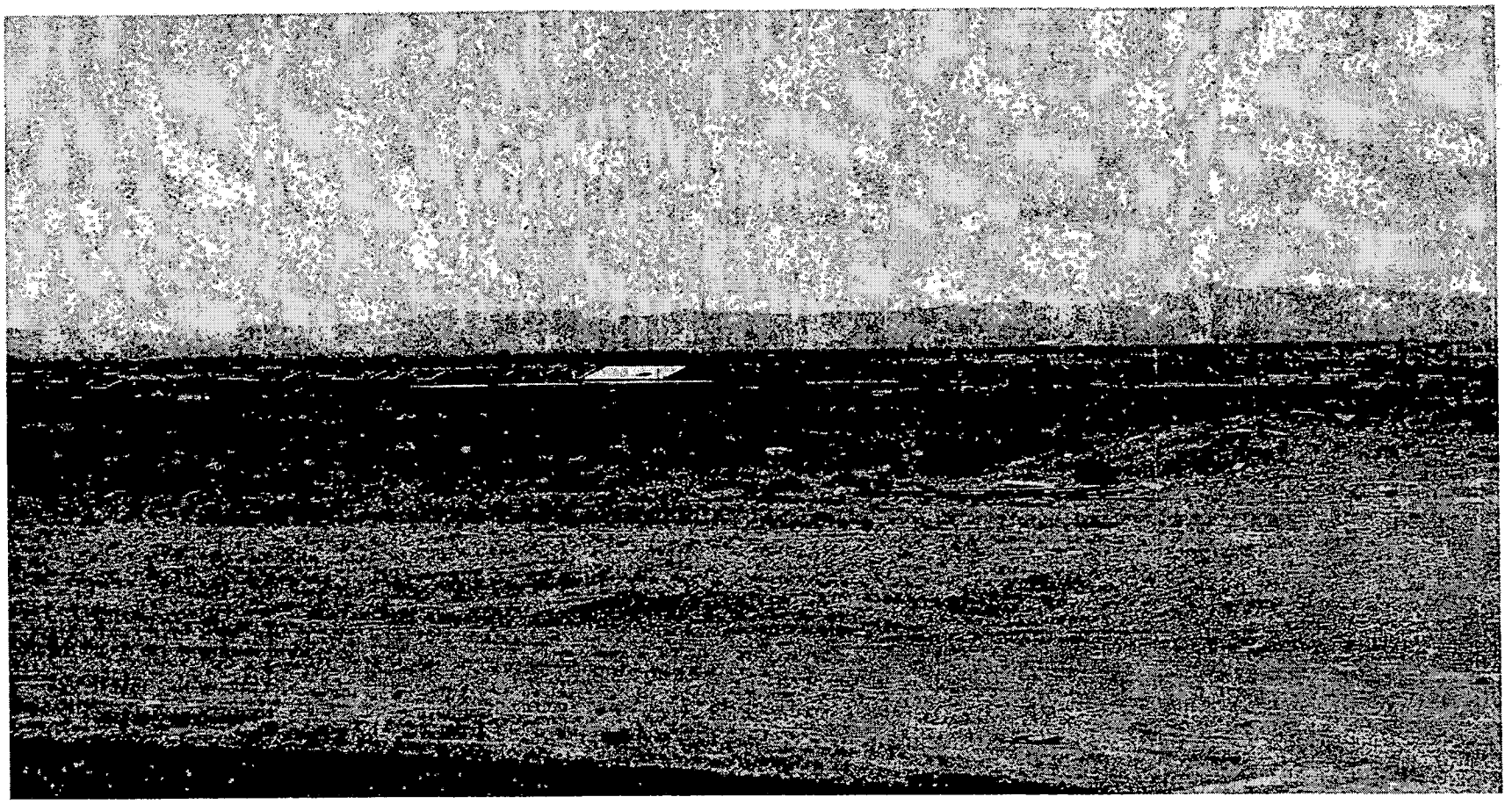
C-2
SHEET 2 OF 2

File: S:\PAR0302-005\Exhibits\SP-2004 Revised May 17, 2004 - 09:13



VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 32

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 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).

ABEYANCE TO JULY 8, 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 July 8, 2004 Planning Commission 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 12, 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 60/70 No. 4
Rezoning (ZON-4208), Site Development Plan Review (SDR-4214), Special Use Permit (SUP-4210), Variance (VAR-4209) and Vacation (VAC-4212) Applications

Dear Gary,

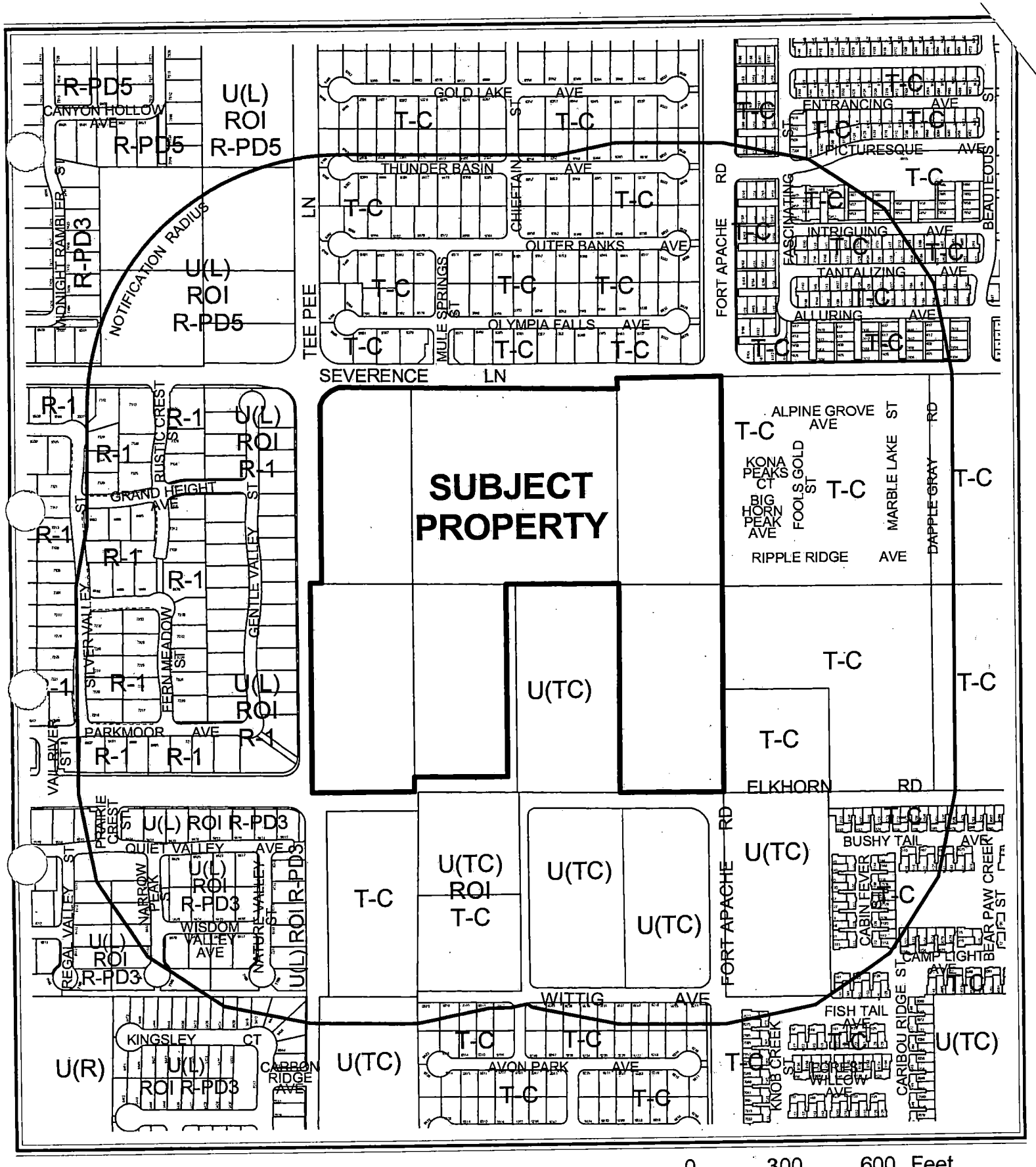
On behalf of our client, Pardee Homes of Nevada, we respectfully request that the subject applications be held, until the July 8, 2004 Planning Commission meeting. The project site will be redesigned to incorporate additional land obtained by our client. We appreciate your assistance with this matter.

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: **SUP-4210**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND U(UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) AND T-C (TOWN CENTER)

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: SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

ON MAY 12, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 8, 2004 PLANNING COMMISSION MEETING TO INCORPORATE ADDITIONAL LAND OBTAINED BY THE APPLICANT.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

Town Center Assemblage 60/70 #4

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4210 APN: 125-18-801-006, 007, 009

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

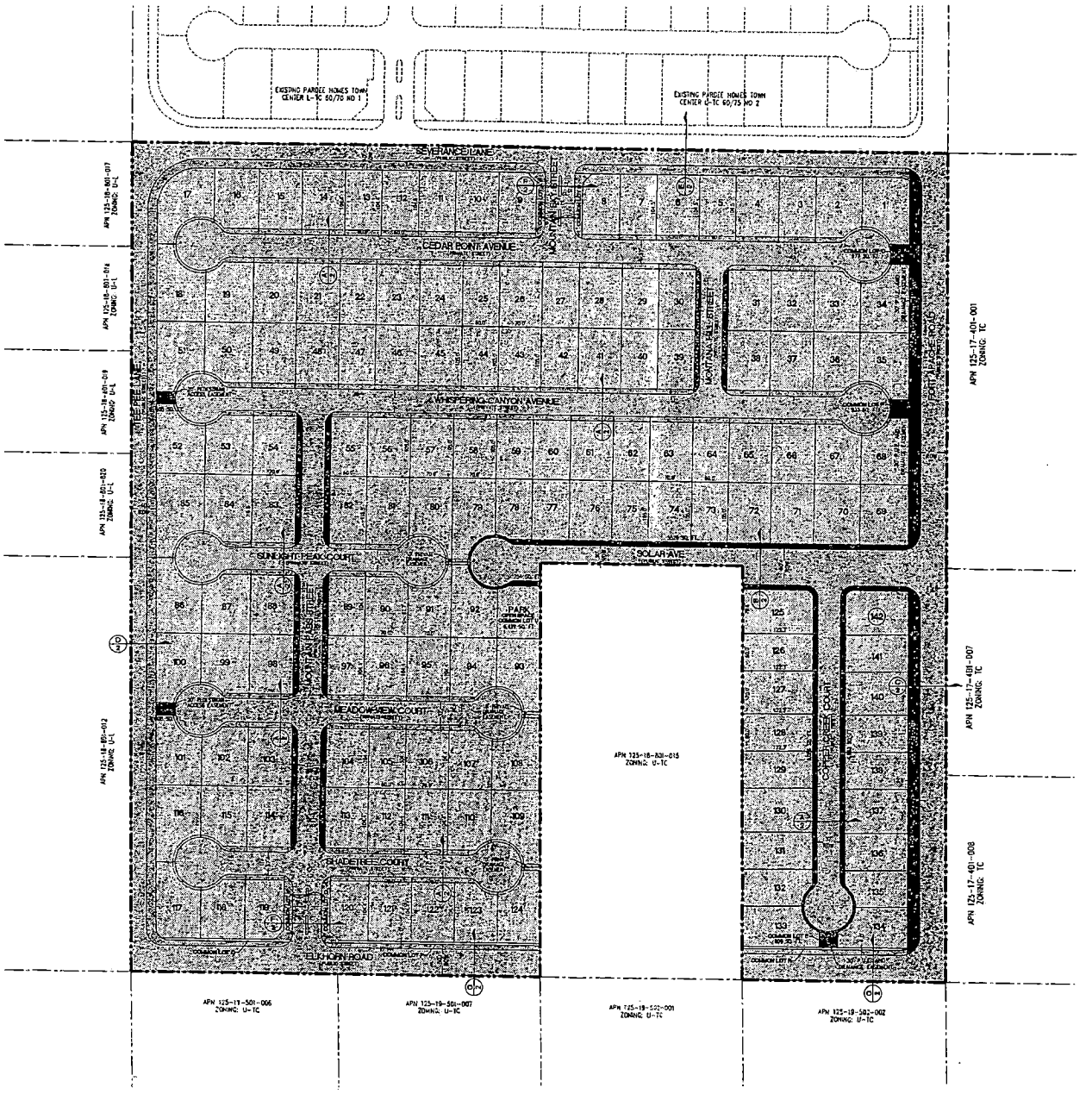
Subscribed and sworn before me

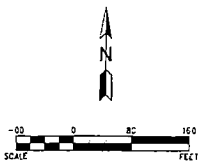
This 24 day of March, 2004

Kathleen Fallon

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN FALLON
Appt. No. 96-49629-1
My Appt. Expires Nov. 5, 2006





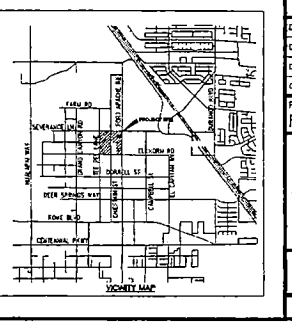
ZON-4208
VAR-4209
SUP-4210
SDR-4214
6/10/04 PC REVISED 05/18/04

LEGEND

- LOTS
- OPEN SPACE AREA MEETING CLV O.S. CRITERIA
- LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS O.S.
- 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
5140 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5300 FAX (702) 384-5329

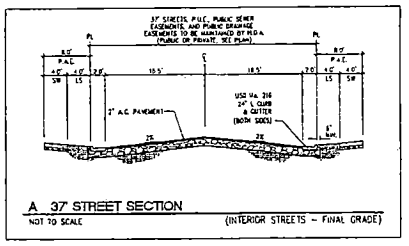
NO.	DESCRIPTION	DATE	BY	APP.

PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 60/70 NO. 4
SITE PLAN

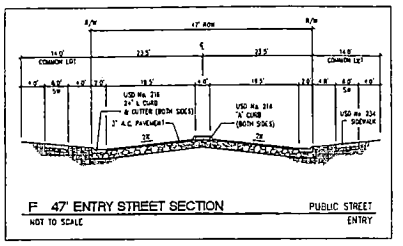
DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: YJS
PROJECT NO.
PAR0302-005

TODD J. STRADHAM — PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 15792

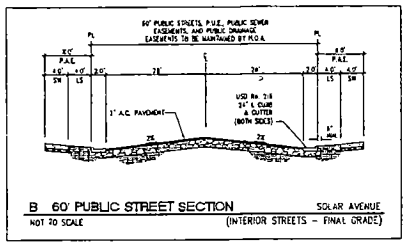
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SHEET 1 OF 2



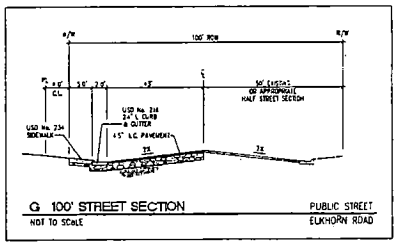
A 37' STREET SECTION
NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



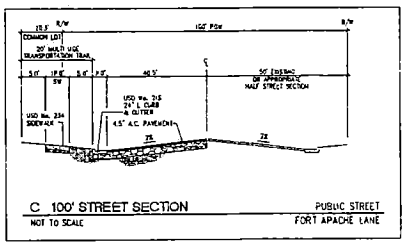
F 47' ENTRY STREET SECTION PUBLIC STREET
NOT TO SCALE ENTRY



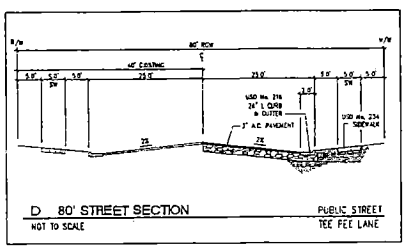
B 60' PUBLIC STREET SECTION SOLAR AVENUE
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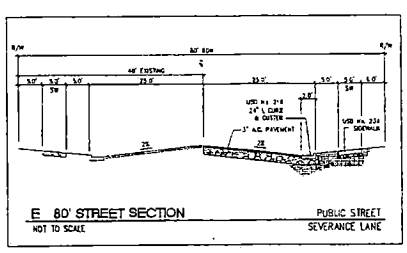
G 100' STREET SECTION PUBLIC STREET
NOT TO SCALE ELKHORN ROAD



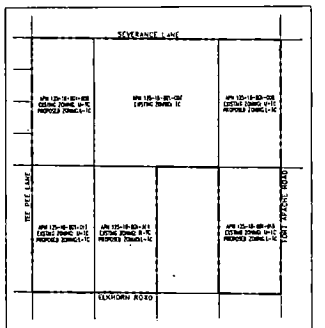
C 100' STREET SECTION PUBLIC STREET
NOT TO SCALE FORT APACHE LANE



D 80' STREET SECTION PUBLIC STREET
NOT TO SCALE TEE PEE LANE

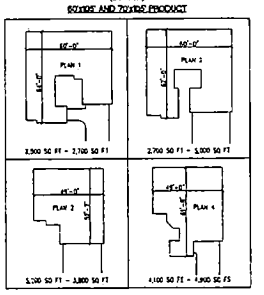


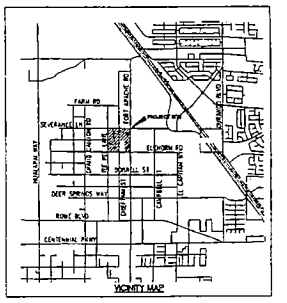
E 80' STREET SECTION PUBLIC STREET
NOT TO SCALE SEVERANCE LANE



ZONING

TYPICAL FOOTPRINTS
(MAY VARY)
60'X105' AND 70'X105' PRODUCT





MINIMUM SETBACKS		
FRONT	10'	TO SWING GARAGE/CONVERTED LIVING QUARTER.
FRONT	18'	FACE OF GARAGE TO BACK OF SIDEWALK
REAR	15'	TO PRIMARY STRUCTURE
REAR	10'	TO BALCONIES
REAR	7'	TO BALCONIES IN CUL-DE-SACS
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ACREAGE/DENSITY/LANDSCAPING	
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GROSS ACREAGE	35.49
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REQUIRED OPEN SPACE	2.36 AC (102,861 SQ FT)
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	70' X 104.4'

FLOOR AREA RATIO
PLAN 1 - 0.43:1
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PLAN 3 - 0.52:1
PLAN 4 - 0.56:1

SLATER HANIFAN GROUP
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5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
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NO.	DESCRIPTION	DATE	BY	APP.

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 60/70 NO. 4

SITE PLAN

DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-005

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEASHAM
No. 15292

C-2
SHEET 2 OF 2

File: I:\PAR0302-005\Engineering\SP-60-70-2nd.dwg May 17, 2004 - 09:15



SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
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).

ABEYANCE TO JULY 8, 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 July 8, 2004 Planning Commission 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 12, 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 60/70 No. 4
Rezoning (ZON-4208), Site Development Plan Review (SDR-4214), Special Use Permit (SUP-4210), Variance (VAR-4209) and Vacation (VAC-4212) Applications

Dear Gary,

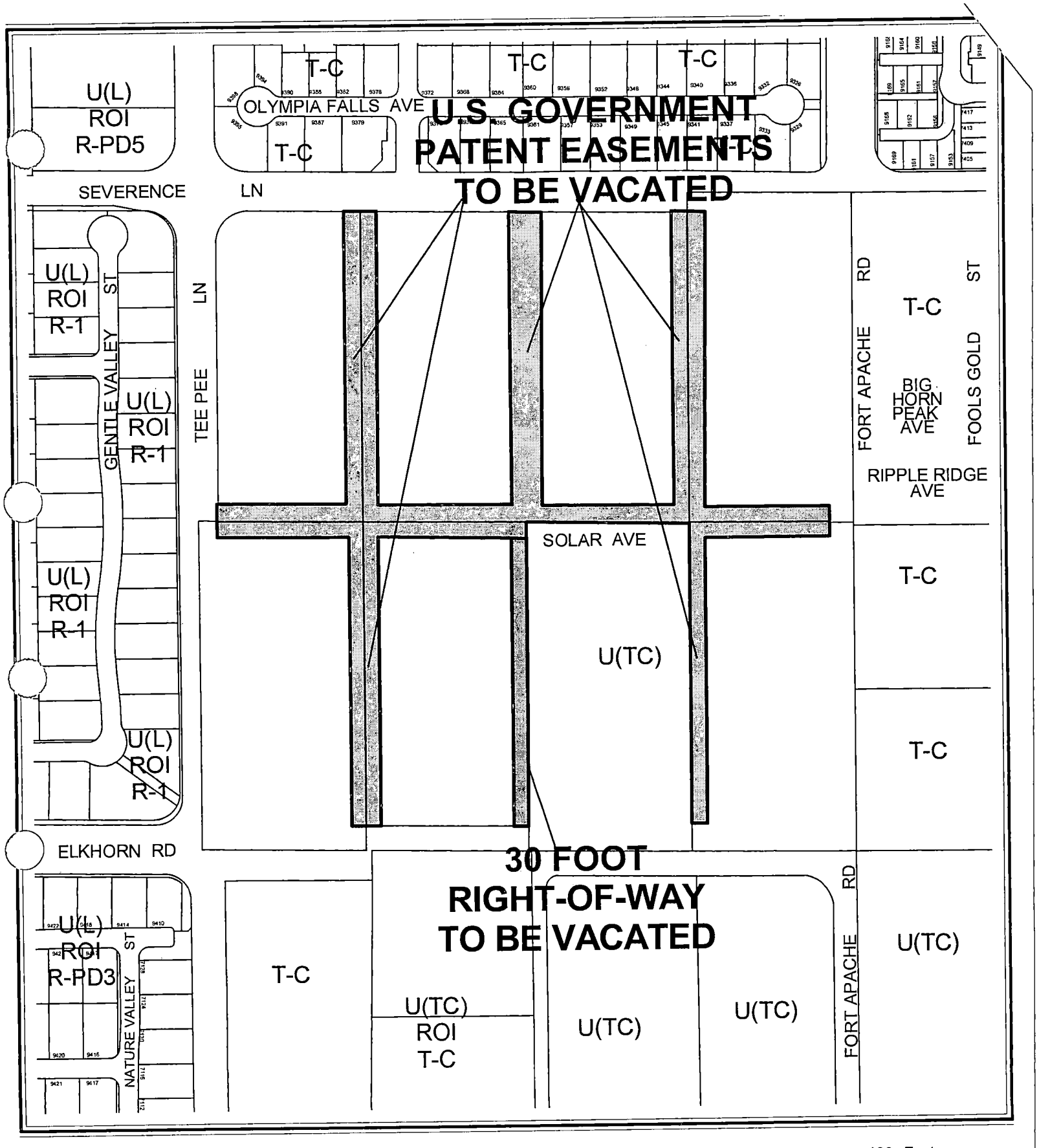
On behalf of our client, Pardee Homes of Nevada, we respectfully request that the subject applications be held, until the July 8, 2004 Planning Commission meeting. The project site will be redesigned to incorporate additional land obtained by our client. We appreciate your assistance with this matter.

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



CASE: **VAC-4212**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4212 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

ON MAY 12, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 8, 2004 PLANNING COMMISSION MEETING TO INCORPORATE ADDITIONAL LAND OBTAINED BY THE APPLICANT.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4212 APN: 125-18-801-006, 007, 008

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

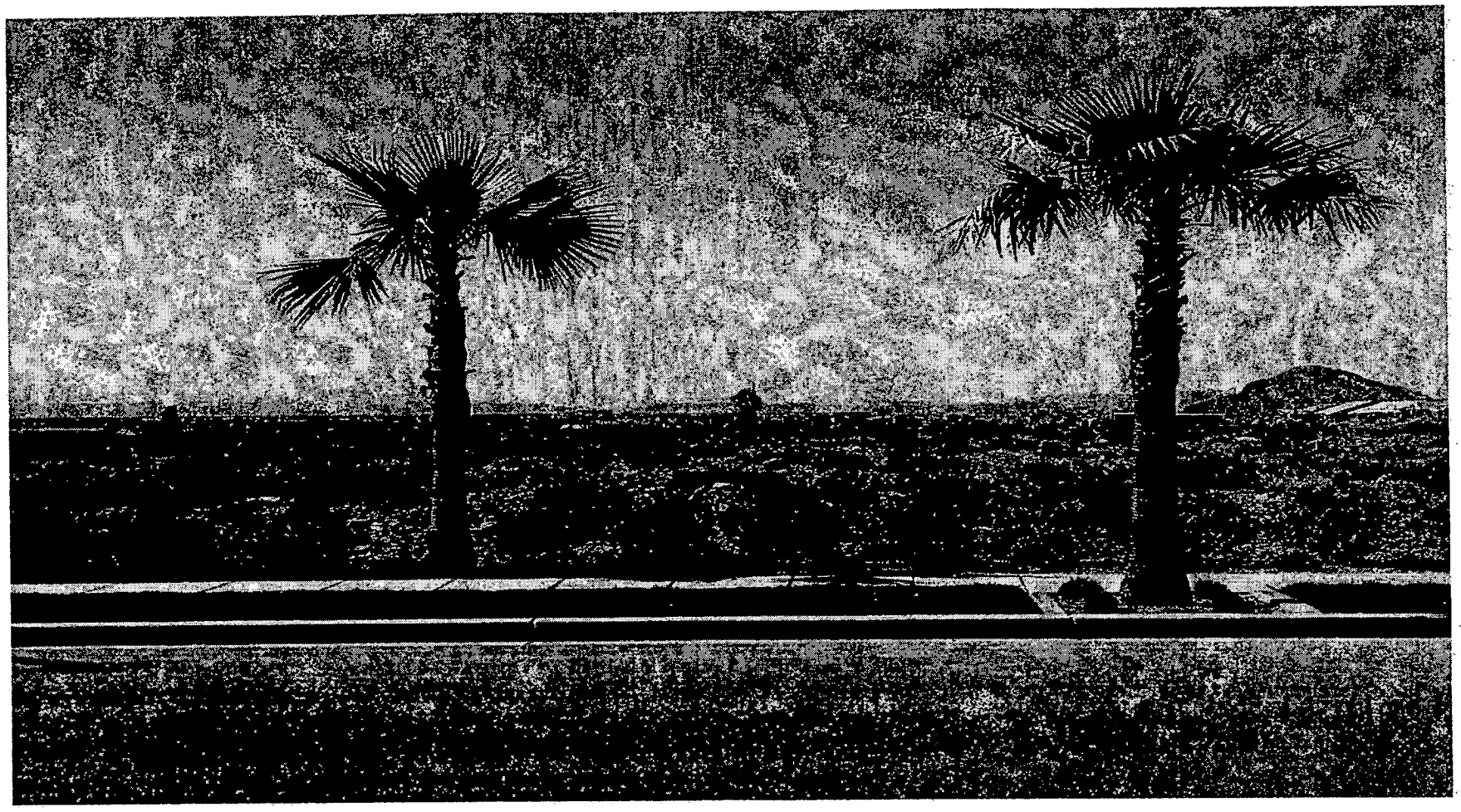
Subscribed and sworn before me

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-4212 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTH SEVERENCE LANE, WEST OF TEE PEE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 34

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 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).

ABEYANCE TO JULY 8, 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 July 8, 2004 Planning Commission 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 12, 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 60/70 No. 4
Rezoning (ZON-4208), Site Development Plan Review (SDR-4214), Special Use Permit (SUP-4210), Variance (VAR-4209) and Vacation (VAC-4212) Applications

Dear Gary,

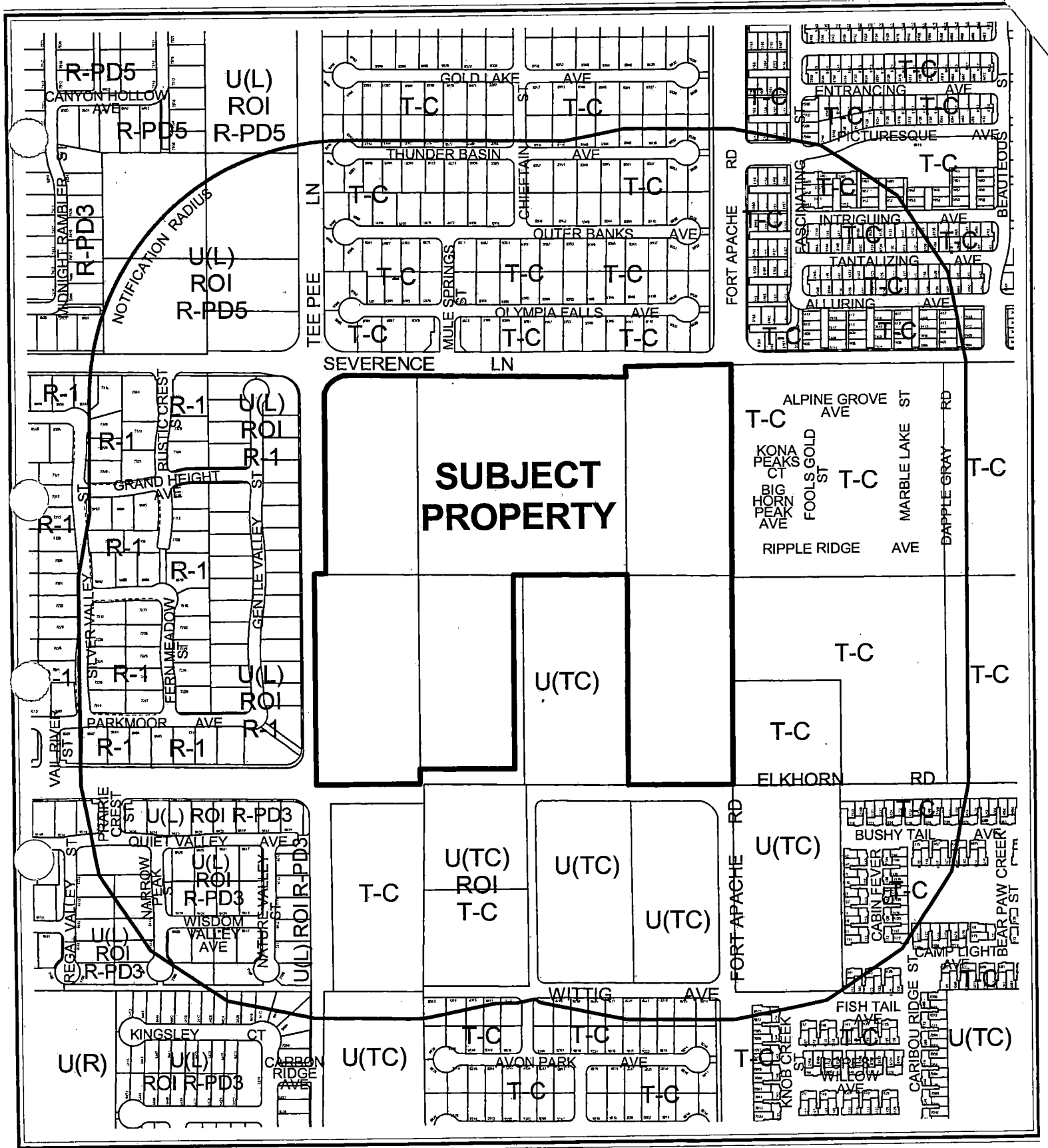
On behalf of our client, Pardee Homes of Nevada, we respectfully request that the subject applications be held, until the July 8, 2004 Planning Commission meeting. The project site will be redesigned to incorporate additional land obtained by our client. We appreciate your assistance with this matter.

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: **SDR-4214**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] AND U(UNDEVELOPED) ZONE [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) AND T-C (TOWN CENTER)

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

ON MAY 12, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 8, 2004 PLANNING COMMISSION MEETING TO INCORPORATE ADDITIONAL LAND OBTAINED BY THE APPLICANT.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4214 APN: 125-18-801-006, 007, 008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

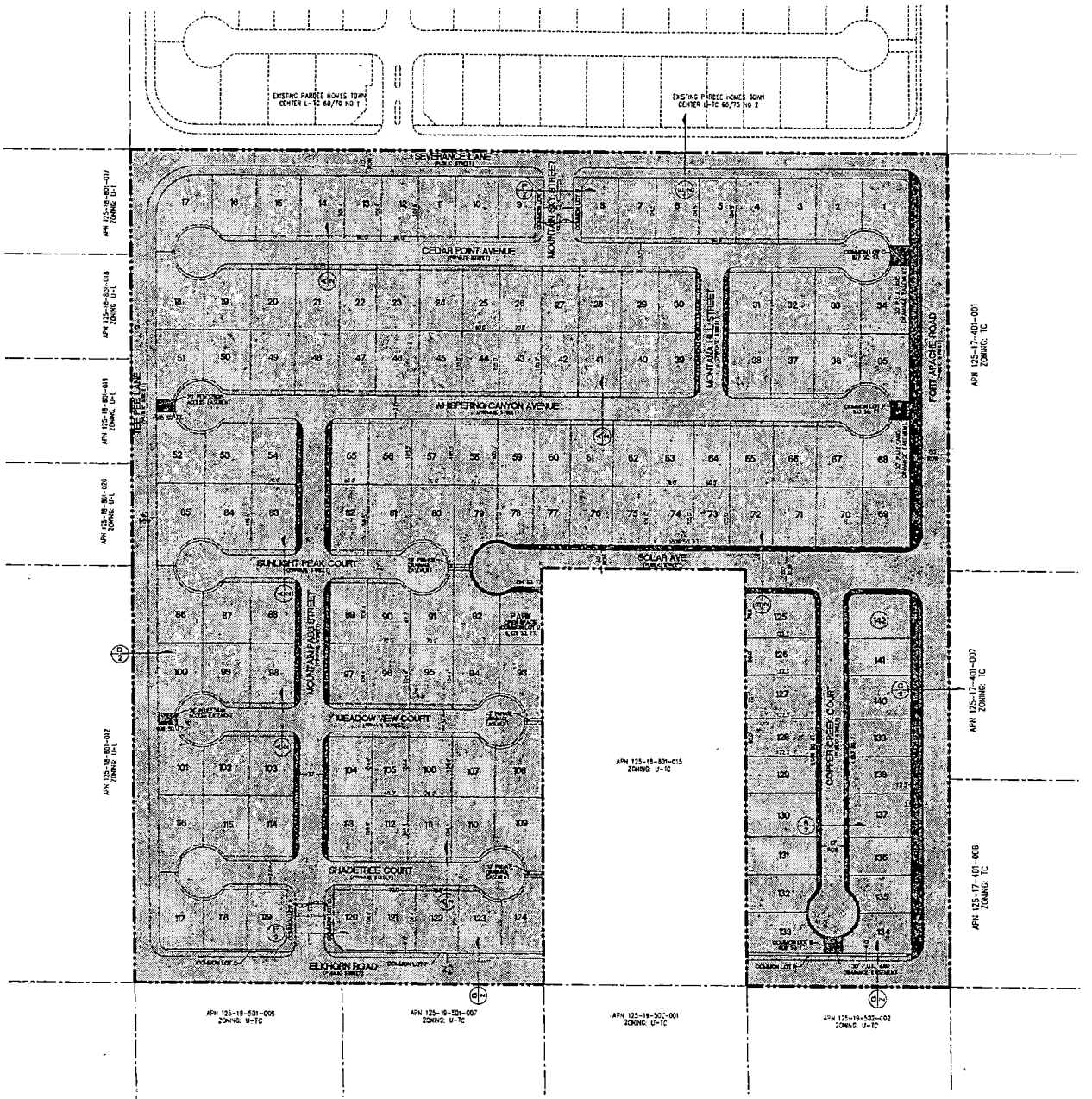
Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

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

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



N

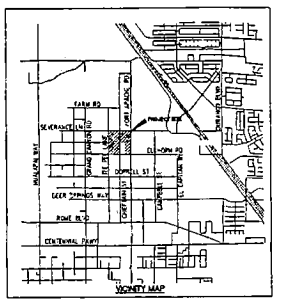
SCALE -80 0 88 168 FEET

ZON-4208
VAR-4209
SUP-4210
SDR-4214
6/10/04 PC REVISED 05/18/04

LEGEND

- LOTS
- OPEN SPACE AREA MEETING OLV O.S. CRITERIA
- LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS O.S.
- 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
3740 S. MAVILLE STREET #16, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5339

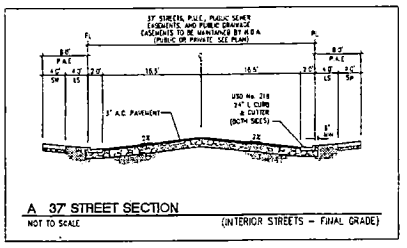
NO.	DESCRIPTION	DATE	BY	APP.

PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 60/70 NO. 4
SITE PLAN

DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-005

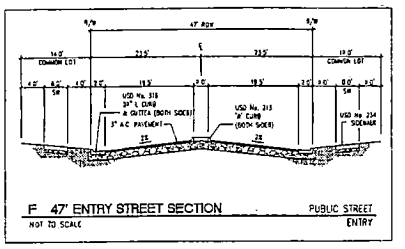
PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2004
CIVIL
No. 15291

C-1
SHEET 1 OF 2



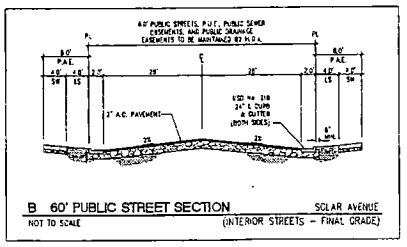
A 37' STREET SECTION

NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



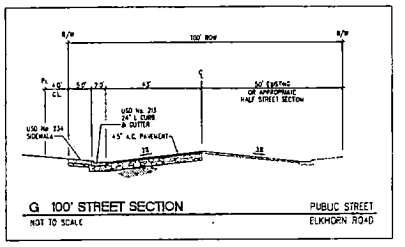
F 47' ENTRY STREET SECTION — PUBLIC STREET ENTRY

NOT TO SCALE



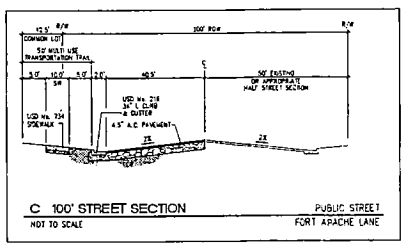
B 60' PUBLIC STREET SECTION — SOLAR AVENUE

NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



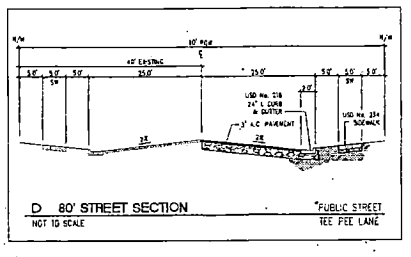
G 100' STREET SECTION — PUBLIC STREET ELKHORN ROAD

NOT TO SCALE



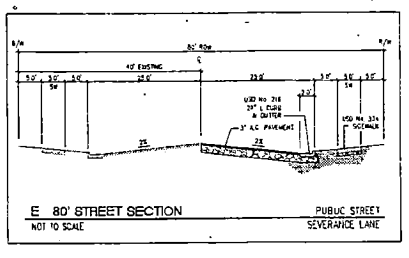
C 100' STREET SECTION — PUBLIC STREET FORT APACHE LANE

NOT TO SCALE



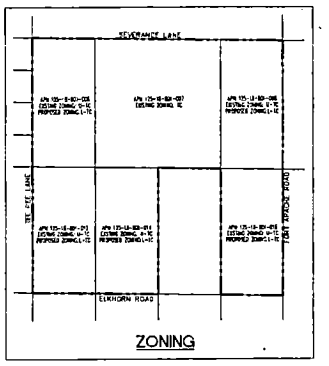
D 80' STREET SECTION — PUBLIC STREET TEE PEE LANE

NOT TO SCALE



E 80' STREET SECTION — PUBLIC STREET SEVERANCE LANE

NOT TO SCALE

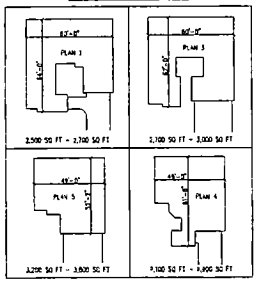


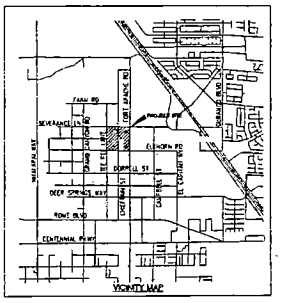
ZONING

TYPICAL FOOTPRINTS

(MAY VARY)

60'x105' AND 70'x105' PRODUCT





MINIMUM SETBACKS		
FRONT	10'	TO SWING GARAGE/CONVERTED LIVING QUARTER
FRONT	18'	FACE OF GARAGE TO BACK OF SIDEWALK
REAR	15'	TO PRIMARY STRUCTURE
REAR	10'	TO BALCONIES
REAR	7'	TO BALCONIES IN CUL-DE-SACS
SIDE	5'	TO PRIMARY STRUCTURE
CORNER	10'	TO PRIMARY STRUCTURE

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	142
GROSS ACREAGE	35.48
DENSITY	4.00 DU/AC
PROVIDED OPEN SPACE	1.33 AC (57,961 SQ FT)
REQUIRED OPEN SPACE	2.34 AC (102,061 SQ FT)
MINIMUM LOT SIZE	60' X 104.4' 70' X 104.4'

FLOOR AREA RATIO
PLAN 1 - 0.43:1
PLAN 2 - 0.47:1
PLAN 3 - 0.52:1
PLAN 4 - 0.66:1

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #116, LAS VEGAS, NV 89118
PHONE (702) 384-5555 FAX (702) 384-5591

NO.	DESCRIPTION	DATE	BY	APP'L

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 60/70 NO. 4

SITE PLAN

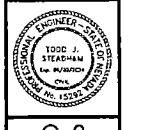
DATE: 5/14/04

DRAFTER: JDP

DESIGNER: JDP

CHECKED: TJS

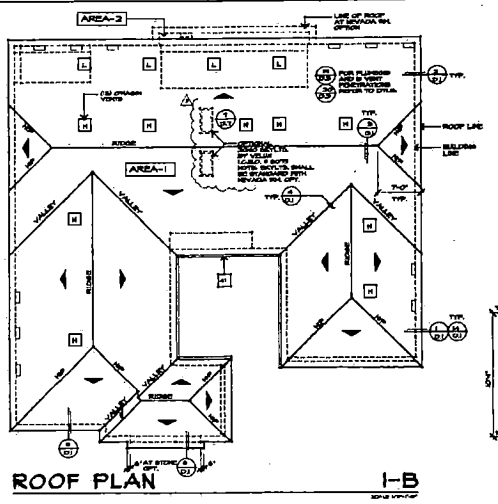
PROJECT NO.
PAR0302-005



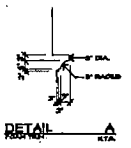
C-2

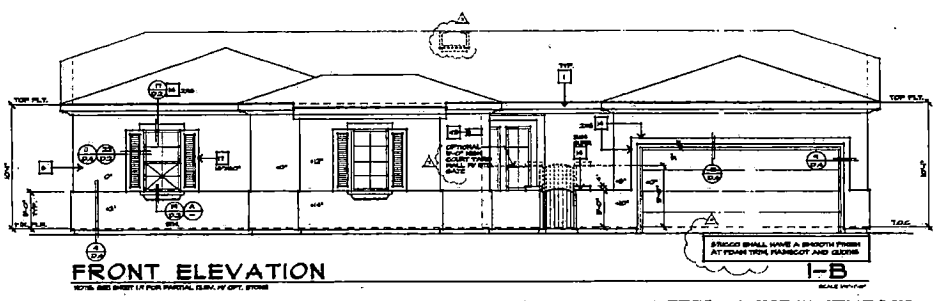
SHEET 2 OF 2

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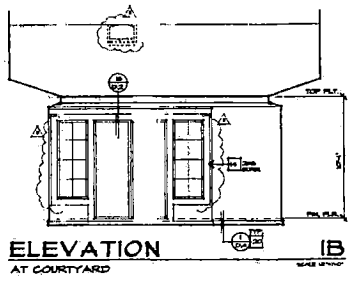


ROOF PLAN 1-B

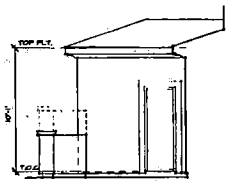




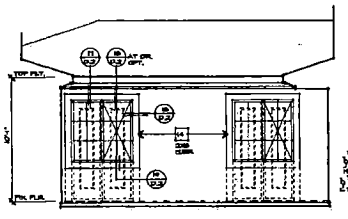
FRONT ELEVATION 1-B



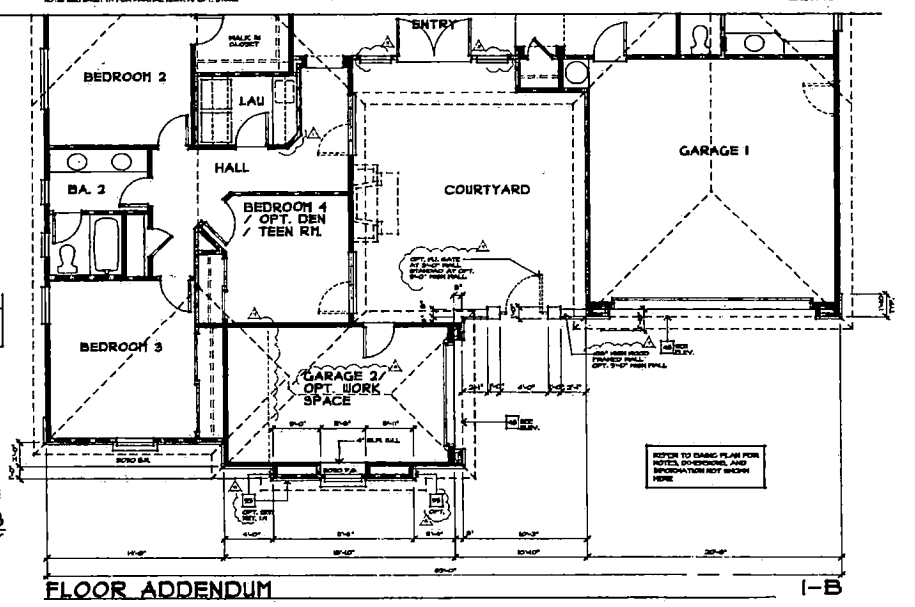
ELEVATION 1B
AT COURTYARD



ELEVATION 2B
AT COURTYARD



ELEVATION 3B
AT COURTYARD



FLOOR ADDENDUM 1-B

ELEVATION/ROOF NOTES

1. 2x6 FASCIA, SEE DETAIL.
2. 2x6 BARGE, SEE DETAIL.
3. 8 EXPOSED RAFTER TAILS W/ SHAPED ENDS, SEE DETAIL. NOTE: ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WIRE MESH.
5. EXTERIOR PLASTER SOFFIT, W/ EXPANDED METAL LATH.
6. 7/8 COAT STUCCO SYSTEM
7. INTERIOR WORK, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE-AND-GROOVE SOFFIT.
10. 22 FACED @ VERTICAL WOOD TRIM AT 10'-0" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED WOOD CORNER TRIM, SEE EXT. FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. WOOD LATTICE O/ EXPOSED PLYWOOD OR M.D.O. BOARD.
14. FOAM TRIM, SEE ELEVATION FOR SIZE.
15. EXPOSED WOOD TRIM, SEE ELEVATION FOR SIZE.
16. BUILT-UP "SURFACE" PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUE @ 1 EXTERIOR PLASTER SCREED, SEE DETAIL.
21. @ 1 FLASHING ROOF TO WALL.
22. @ 1 FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP W/ SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. MASONRY VENEER.
25. THIN-SET MASONRY VENEER.
26. SYNTHETIC STONE VENEER, I.C.B.O. # ER3949
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL, SEE DETAIL.
29. @ WOOD PERTRAL
30. EXPOSED WOOD BEAM WITH SHAPED ENDS.
31. HAND-PAINTED COLUMN.
32. PRECAST CONCRETE / TRIM, SEE DETAIL.
33. DECORATIVE TRUSS TIE-E VENTS SEE ELEV. FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL, SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION & DEPTH AND SEE OF FINISHED OPENING.
38. @ SCREENED & LOUVERED GABLE END VENT, SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE WOOD, ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. @ SCREENED "ROOF" AIR VENT, (INCLUDED ATTIC VENTILATION CHART FOR MORE INFORMATION).
40. DECORATIVE GABLE VENT, LOUVERED BOARD, SEE ELEVATION FOR SIZE AND LOCATION.
41. @ VENTURI AND DOWNSPOUTS, LAYOUT TO BE FIELD VERIFIED.
42. @ DIVERTER.
43. LIGHTED ADDRESS SIGN.
44. LINE OF INTERIOR CEILING OR INTERIOR WALL.
45. MECHANICAL TAB ACCESS PANEL, CORROSION RESISTANT, VERIFY LOCATION.
46. FOAM GUTTERS PROJECTED 4" FROM EXT. FIN.

EXTERIOR FINISHES

ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.

ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POST AND CORBELS TO BE RECAPPA, U.N.O.

THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER (UBC SECTION 2603.4).

ROOF PLAN NOTES

▲ INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON PLAN.

TYPICAL ROOFING TO BE CONC. 'S' TILE
• MONIER / LIFETILE, I.C.B.O. # 3868P OVER MIN. 30 LB. FELT, OR EQUAL.

TYPICAL ROOF OVERHANG AT BASE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

TYPICAL ROOF OVERHANG AT GABLE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

THE ATTIC VENTILATION CALCULATIONS PER U.B.C. SECTION 1505 ARE AS FOLLOWS:

(A) ATTIC AREA (Square Feet)

(B) 1/150 (Or 1/300 if 50% of required vent area is at least 3 feet but not more than 6 feet above eave vent and at least 3 feet above ridge or gable vent) MULTIPLY BY 144 TO CALCULATE THE TOTAL SQUARE INCHES OF FREE VENTING AREA IS SQUARE INCHES. (DIVIDE TOTAL BY .3 TO GET THE NET FREE VENTING AREA IN SQUARE INCHES) (OR 1/300 WITH MIXED VENT)

* = AREA DIVIDED BY 150 (With Mid Level Vents) (OR 1/300 WITH MIXED VENT)

(C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY EAVE VENTS. PER SQ. IN. OF FREE AREA PER EACH VENT

(D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END VENTS. PER SQ. IN. OF FREE AREA PER EACH VENT

(E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF VENTS. PER SQ. IN. OF FREE AREA PER EACH VENT

(F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. PER SQ. IN. OF FREE AREA PER EACH VENT

(G) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED

PLAN "1"	A ATTIC AREA (Sq. Ft.)	B AREA VENTED (Sq. Ft.)	C AREA VENTED BY EAVE VENTS (Sq. Ft.)	D AREA VENTED BY GABLE VENTS (Sq. Ft.)	E AREA VENTED BY ROOF VENTS (Sq. Ft.)	F AREA VENTED BY UNDER EAVE VENT BLOCKS (Sq. Ft.)
AREA 1	2161	1081	1081			
AREA 2	1081	541	541			

PLAN "1" W/ OPT. DEN	A ATTIC AREA (Sq. Ft.)	B AREA VENTED (Sq. Ft.)	C AREA VENTED BY EAVE VENTS (Sq. Ft.)	D AREA VENTED BY GABLE VENTS (Sq. Ft.)	E AREA VENTED BY ROOF VENTS (Sq. Ft.)	F AREA VENTED BY UNDER EAVE VENT BLOCKS (Sq. Ft.)
AREA 1	2161	1081	1081			
AREA 2	1081	541	541			
AREA 3	414	41	41			

NOTES:
1. NET FREE VENTING AREA PROVIDED BY EACH VENT IS BASED ON ASSUMED VENT SIZE AND FREE AREAS PER VENT. (VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED ABOVE IS PROVIDED BY THE FREE VENTING FOR THE ACTUAL VENTS IS DIFFERENT THAN ABOVE.
2. ALL VENT OPENINGS SHALL BE COVERED BY WIRE CORROSION RESISTANT METAL MESH, OF MESH IS LESS THAN 1/4" THEN THE NET FREE VENTING AREA OF VENT MUST BE DETERMINED TO ALLOW FOR REDUCED SIZE OPENING.
3. FRAMER SHALL BE RESPONSIBLE FOR COORDINATING W/ TRUSS MFR. TO ACCOMODATE ALL ATTIC VENTS.
4. ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WEATHER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MONITOR" SI THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATIONS.
5. PROVIDE APPROVED INSULATION BAFFLE BETWEEN EAVE VENT BLOCKS ARE USED. BAFFLE SHOULD PREVENT INSULATION FROM BLOCKING VENT AREAS FROM BEING BLOCKED BY INSULATION.
6. LOCATE HIGH VENTING MINIMUM 6'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.
7. PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA PRUNED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR OPERATIONAL PENETRATIONS.

THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF PARDEE HOMES FOR THE CONSTRUCTION OF THIS PROJECT ONLY AND THE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT PRIOR WRITTEN PERMISSION FROM BASSENIAN/LAGONI ARCHITECTS. THESE PLANS ARE COPYRIGHTED AND MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT PERMISSION.

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PLAN 1
FRONT ELEVATION "1B"
ROOF PLAN AND ADDENDA

VENTANA
PARDEE HOMES
2080 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90024
(310) 477-2233

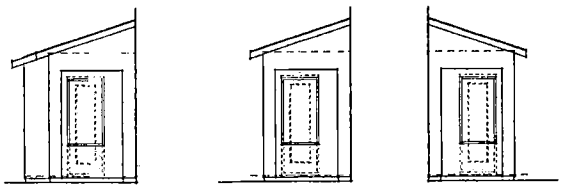
SHEET 1.8

BASSENIAN/LAGONI Architecture
Architecture and Land Planning
1575 Orchard Dr. Suite 100
Tempest Beach, CA 92660
Telephone 949-955-1920
Fax 949-955-1944

C.O.R.P.	7-6-00	
A. B.S.	8-8-00	
C.O.R.P.	10-20-00	
C.O.R.P.	1-29-02	

ZON-4208 VAR-4209
SDR-4214 SUP-4210
6-10-04 PC

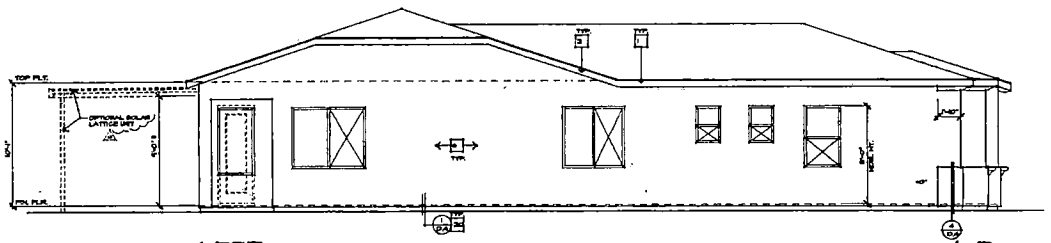
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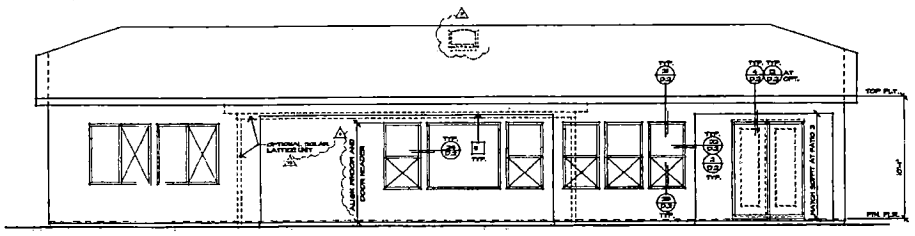
PARTIAL LEFT
AT NEVADA ROOM

PARTIAL LEFT
AT MASTER BEDROOM

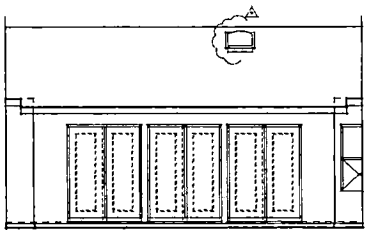
PART. RIGHT
AT DINING ROOM



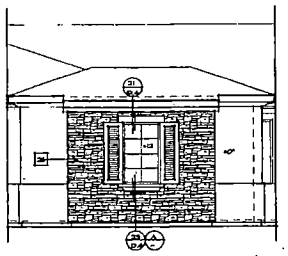
LEFT
1-B



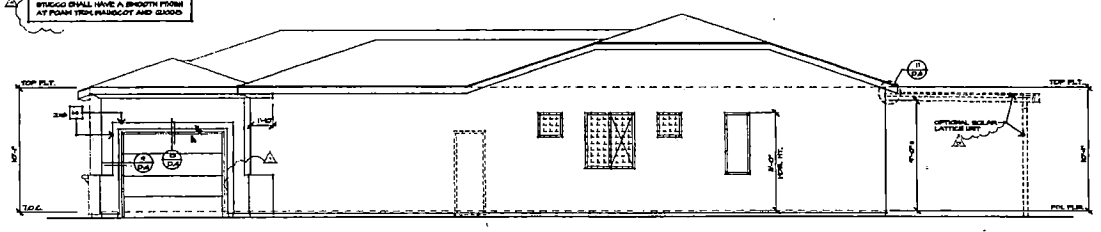
REAR
1-B



PARTIAL REAR
AT NEVADA ROOM



PARTIAL FRONT
AT STONE OPTION



RIGHT
1-B

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, RAINSCOT AND GUSSET

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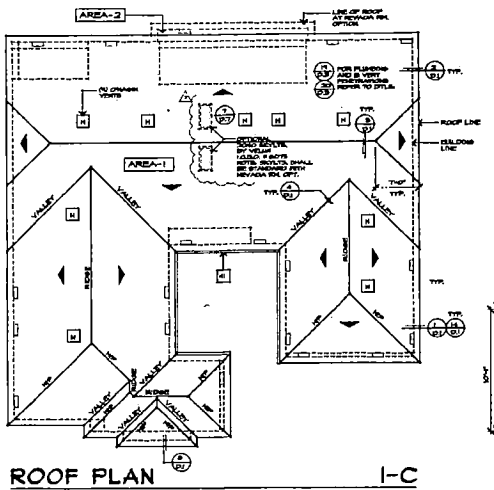
PLAN 1
ELEVATION 1/8"
LEFT, RIGHT, & REAR

KEYPOINT ESTATE
2001 Orchard Dr. Suite 130
Bryant Beach, CA 95480
Telephone 840-803-0200
Fax 840-803-0648

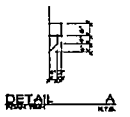
VENTANA
PARDEE HOMES
10990 WILSHIRE BLVD. SUITE 1900
LOS ANGELES, CA. 90024
(310) 475-5525

1.9

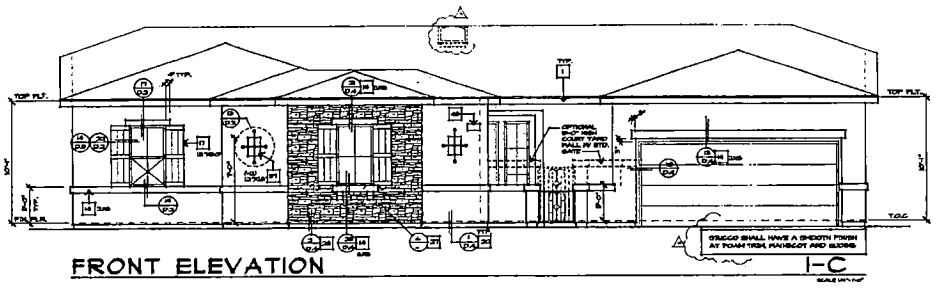
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SDR-4214 SUP-4210
6-10-04 PC



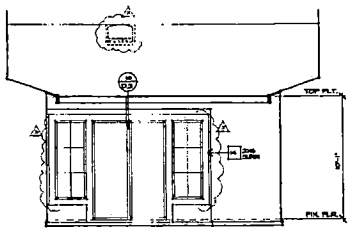
ROOF PLAN I-C



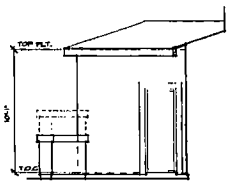
DETAIL A



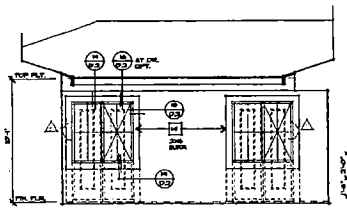
FRONT ELEVATION I-C



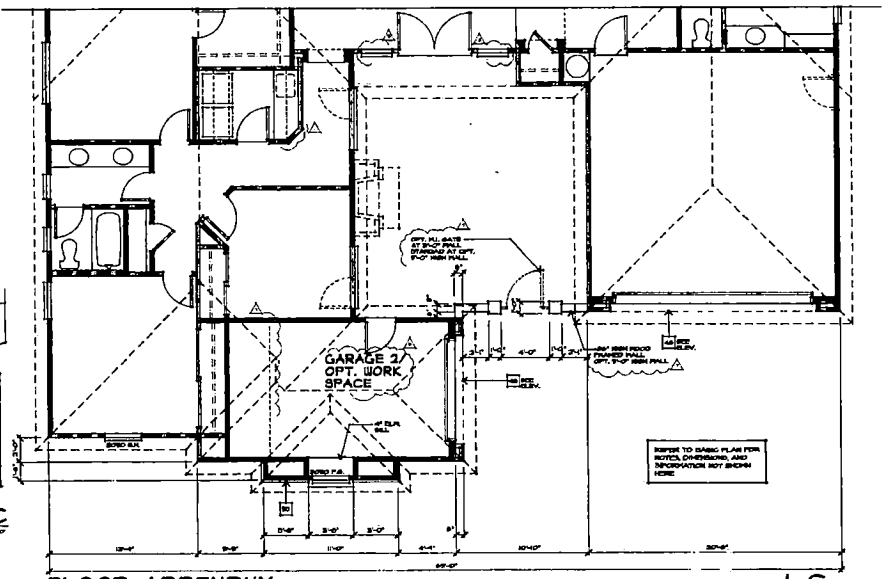
ELEVATION IC
AT COURTYARD



ELEVATION 2C
AT COURTYARD



ELEVATION 3C
AT COURTYARD



FLOOR ADDENDUM I-C

ELEVATION/ROOF NOTES

1. 2x6 FASCIA, SEE DETAIL.
2. 2x6 BARGE, SEE DETAIL.
3. 4 EXPOSED RAFTER TAILS W/ SHAPED ENDS, SEE DETAIL. NOTE: ALL RAFTER TAILS TO BE EQUALLY SPACED, PLANER TO DESIGNATE WITH TRIBE ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WIRE MESH.
5. EXTERIOR PLASTER SOFFIT, OV EXPANDED METAL LATH.
6. CJ GIANT STUCCO SYSTEM.
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE-AND-GROOVE SOFFIT.
10. SPACED 1 VERTICAL WOOD TRIM AT 16" O.C. OVER EXTERIOR GRADE PLYWOOD OR MDO. BOARD.
11. EXPOSED WOOD CORNER TRIM, SEE EXT. FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR MDO. BOARD.
13. WOOD LATTICE OV EXPOSED PLYWOOD OR MDO. BOARD.
14. FOAM TRIM, SEE ELEVATION FOR SIZE.
15. EXPOSED WOOD TRIM, SEE ELEVATION FOR SIZE.
16. BUILT-UP "CURVED" PLYWOOD TRIM OR MDO. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE ALL FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS ALL EXTERIOR PLANTER SCREED, SEE DETAIL.
21. ALL FLASHING ROOF TO WALL.
22. ALL FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP W/ SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. MASONRY VENEER.
25. THIN-SET MASONRY VENEER.
26. SYNTHETIC STONE VENEER, L.G.B.G. # 202999
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL, SEE DETAIL.
29. 4" WOOD POST(S).
30. EXPOSED WOOD BEAM WITH SHAPED ENDS.
31. MANUFACTURED COLUMN.
32. PRECAST COMPONENT / TRIM, SEE DETAIL.
33. DECORATIVE PALME TILE VENTS SEE ELEV. FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL, SEE DETAIL.
37. EXTERIOR PLASTER REVEAL SEE ELEVATION FOR LOCATION AND SIZE OF FINISHED OPENING.
38. ALL SCREENED & LOUVERED GABLE END VENTS ARE CJ GIANTVENT VENT MODEL LOCATION, SIZE EQUIV. ATTIC VENTILATION (SEE FOR MORE INFORMATION).
39. ALL SCREENED "ROOF" AIR VENT, SIZE REQUIRED ATTIC VENTILATION (SEE FOR MORE INFORMATION).
40. DECORATIVE PALME VENT / LOUVERED BOARD, SEE ELEVATION FOR SIZE AND LOCATION.
41. ALL GUTTER AND DOWNSPOUTS, LAYOUT TO BE FIELD VERIFIED.
42. ALL DIVERTER.
43. LIMITED ACCESS SMH.
44. LINE OF INTERIOR CEILING OR INTERIOR WALL.
45. VENTILATED ACCESS PANEL, CORROSION RESISTANT, VERIFY LOCATION.
46. FOAM OUTLOOKERS PROJECTED 4" FROM EXT. FIR.

EXTERIOR FINISHES

ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.

ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POST AND CORBELS TO BE REDWOOD, U.N.O.

THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER (SEC. SECTION 2603.4).

ROOF PLAN NOTES

INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON PLAN.

TYPICAL ROOFING TO BE CONC. "S" TILE

1 MEMBER / LAYER MIN. L.G.B.G. # 280997 OVER MIN. 30 LB. FELT OR EQUAL

TYPICAL ROOF OVERHANG AT BASE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

TYPICAL ROOF OVERHANG AT GABLE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

THE ATTIC VENTILATION CALCULATIONS PER U.B.C. SECTION 1505.3 ARE AS FOLLOWS:

(1) ATTIC AREA (SQUARE FEET).

(2) PROVIDE (1) SQ. FOOT VENT FOR EVERY 300 TO CALCULATE THE TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA REQUIRED. (THE TOTAL SQ. FT. X 144 DIVIDED BY 300 = TOTAL SQUARE INCHES NEEDED FOR BOTH END AND LOW).

* = AREA COVERED BY TAU (HIGH AND LOW VENTING NOT REQUIRED)

(3) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE CHART FOR THE SQ. IN. OF FREE AREA FOR EACH VENT) SQ. IN. x GABLE END VENT

(4) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS. (AS SHOWN IN SQ. IN. OF FREE AREA PER EACH VENT)

H = HIGH VENT L = LOW VENT

(5) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (1/2 SQ. IN. OF FREE AREA PER SHOWN)

VENT BLOCK AT TRUSS BAY

(7) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED

PLAN "1C"	A ATTIC AREA (SQUARE FEET)	B (1) REQ'D VENTING	C GABLE END VENTS	D (2) GABLE END VENTS	E (3) LOW VENTS	F TOTAL VENTING PROVIDED
			SQ. IN.	SQ. IN.	SQ. IN.	SQ. IN.
AREA-1	3423	23	225	225	225	450
AREA-2	3870	26	225	225	225	450

PLAN "2C" AT COURTYARD	A ATTIC AREA	B (1) REQ'D VENTING	G (2) GABLE END VENTS	D (3) GABLE END VENTS	E (4) LOW VENTS	F TOTAL VENTING PROVIDED
	SQ. FT.	SQ. IN.	SQ. IN.	SQ. IN.	SQ. IN.	SQ. IN.
AREA-1	3423	23	225	225	225	450
AREA-2	3870	26	225	225	225	450

NOTES:

1. NET FREE VENTING AREA PROVIDED BY EACH VENT IS SHOWN ON LABELED VENT SIZES AND FREE AREAS. FIELD VERIFY THAT THE MINIMUM "REQUIRED VENTING" AS LISTED ABOVE IS PROVIDED FOR EACH VENTING ZONE. (BUILDING). VENTS IS DIFFERENT THAN ABOVE.
2. ALL VENT OPENINGS SHALL BE COVERED W/ 1/4" CORROSION RESISTANT METAL MESH. (IF MESH IS LESS THAN 1/4" THEN THE NET FREE VENTING AREA OF VENT MAY BE INCREASED TO ALLOW FOR REDUCED AIR FLOW.)
3. TRUSSES SHALL BE INSPECTED/DRILLED FOR COORDINATING RV TRUSS MFR. TO ACCOMMODATE ALL ATTIC VENTS.
4. ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WEATHERPROOF AND FULL MOUNTED LOUVERS SHALL BE SCREENED AND FLASHED WITH "ROOFTOP" BY THE SAME MANUFACTURER FOR MINIMUM INSTALLATION.
5. ATTIC VENTILATION CALCULATIONS DO NOT TAKE INTO ACCOUNT ANY VENTS WHICH MAY BE BLOCKED BY INSULATION.
6. LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.
7. PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

JOB NO. 03-0417	DATE
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PLAN 1
FRONT ELEVATION "1C"
ROOF PLAN AND ADDENDA

VENTANA
PARDEE HOMES
10880 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90024
(310) 475-2553

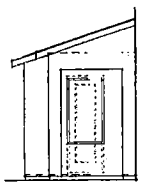
THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF PARDEE HOMES FOR THE CONSTRUCTION OF THIS PROJECT AND THE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT. THE PLANS ARE NOT TO BE LOANED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM BASSENIAN/LAGONI ARCHITECTS. THESE PLANS ARE NOT TO BE USED BY ANY THIRD PARTY.

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Newport Beach, CA 92660
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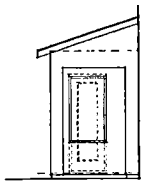
SHEET 1.10

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SDR-4214 SUP-4210
6-10-04 PC

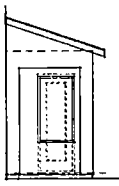
REFER TO PREVIOUS SHEET FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



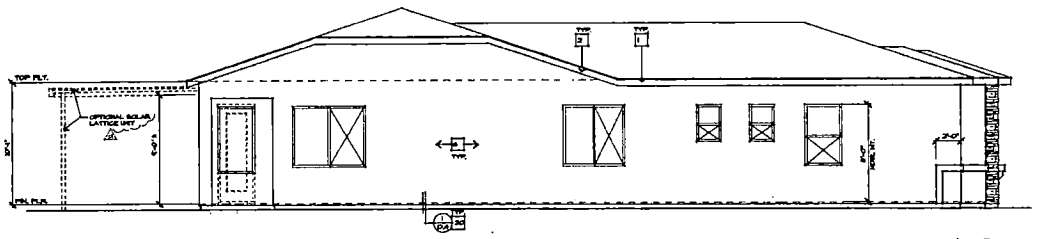
PARTIAL LEFT
AT NEVADA ROOM



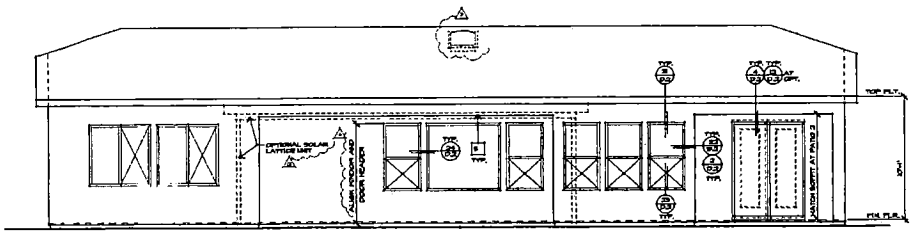
PARTIAL LEFT
AT MASTER BEDROOM



PART. RIGHT
AT DINING ROOM

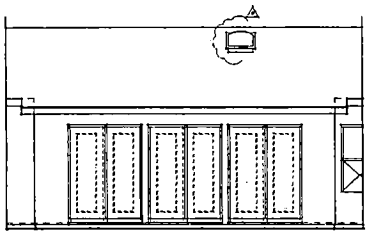


LEFT 1-C

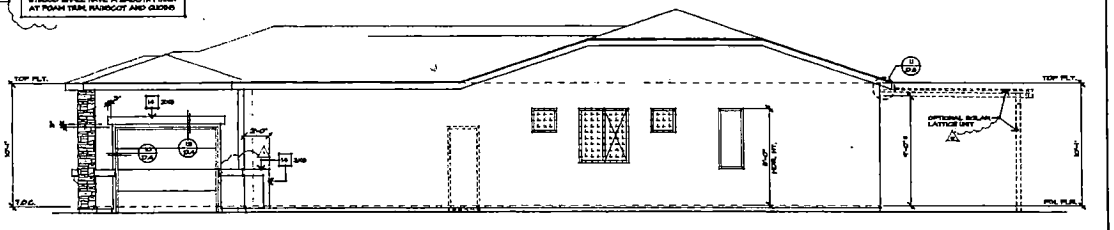


REAR 1-C

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, RAIRCOT AND GLOSS



PARTIAL REAR
AT NEVADA ROOM



RIGHT 1-C

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, RAIRCOT AND GLOSS

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, RAIRCOT AND GLOSS

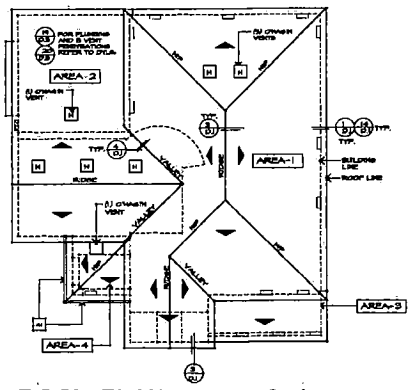
BASSENIAN/LAGONI architects
Architecture and Land Planning

PLAN 1
ELEVATION "C"
LEFT, RIGHT, & REAR

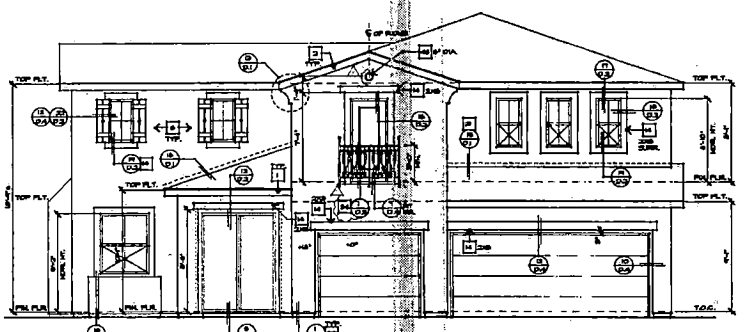
VENTANA
PARDEE HOMES
10960 WILSHIRE BLVD. SUITE 1900
LOS ANGELES, CA 90024
(310) 475-2553

1.11

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ROOF PLAN 3-A



FRONT ELEVATION 3-A

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE

ELEVATION/ROOF NOTES

1. 2x8 FASCIA, SEE DETAIL.
2. 2x6 BARGE, SEE DETAIL.
3. 8 EXPOSED RAFTER TAILS W/ SHAPED ENDS, SEE DETAIL. NOTE: ALL RAFTER TAILS TO BE EQUALLY SPACED, FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WIRE MESH.
5. EXTERIOR PLASTER SOFFIT, O/ EXPANDED METAL LATH.
6. 5/ CRAFTSMAN SYSTEM 1-LB.U.
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE-AND-GROOVE SOFFIT.
10. SPACED 1" VERTICAL WOOD TRIM AT 32" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED WOOD CORBEL TRIM, SEE EXT. FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. WOOD LATTICE O/ EXPOSED PLYWOOD OR M.D.O. BOARD.
14. FOAM TRIM, SEE ELEVATION FOR SIZE.
15. EXPOSED WOOD TRIM, SEE ELEVATION FOR SIZE.
16. BUILT-UP "CURVED" PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE 4.) FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS 4.) EXTERIOR PLASTER SCREED, SEE DETAIL.
21. 6.) FLASHING ROOF TO WALL.
22. ALL FLASHING AND SADDLES / CRICKET.
23. APPROVED VERMINATOR CAP W/ SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. MASONRY VENEER.
25. THIN-SET MASONRY VENEER.
26. SYNTHETIC STONE VENEER, I.C.B.O. # ER####
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL, SEE DETAIL.
29. 8 WOOD POSTS.
30. EXPOSED WOOD BEAM WITH SHAPED ENDS.
31. MANUFACTURED COLUMN.
32. PRECAST COMPONENT / TRIM, SEE DETAIL.
33. DECORATIVE FALSE TILE VENTS SEE ELEV. FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL, SEE DETAIL.
37. EXTERIOR PLASTER SCREED, SEE ELEVATION FOR LOCATION (DEPTH AND SIZE OF RECESS OPENING.
38. 6.) SCREENED & LOUVERED "GABLE END VENT", SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE SHEET. ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. 6.) SCREENED "ROOF AIR VENT", SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEVATION FOR SIZE AND LOCATION.
41. 6.) GUTTER AND DOWNSPOUTS, LAYOUT TO BE FIELD VERIFIED.
42. 6.) DIVERTER.
43. LIMITED ACCESS SKIN.
44. LINE OF INTERIOR CEILING OR INTERIOR WALL.
45. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY LOCATION.
46. CLAY TILE OUTLOOKERS PROJECTED 4" FROM EXT. FIN.

EXTERIOR FINISHES

ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.

ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POST AND CORBELS TO BE REPAINT U.N.O.

THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER (UBC SECTION 2603.4.).

ROOF PLAN NOTES

▲ INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON PLAN.

TYPICAL ROOFING TO BE CONC. 'S' TILE
1 LAYER / 3 PER LF. U.C.B.C. # 2#### OVER MIN. 30# U.S. FELT, OR EQUAL

TYPICAL ROOF OVERHANG AT GABLE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

THE ATTIC VENTILATION CALCULATIONS PER U.B.C. SECTION 1505.3 AS FOLLOWS:

(A) ATTIC AREA (SQUARE FEET).

(B) DIVIDE (A) BY 300 AND INSERT THE RESULT TO CALCULATE THE REQUIRED NET FREE VENTILATING AREA. IF VENTS ARE DIVIDED EQUALLY BETWEEN EAVE AND RIDGE, DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW.

(*) = AREA DIVIDED BY 150 (MIN) AND LOW VENTING NOT REQUIRED

(C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY EAVE VENTS PER SQ. IN. OF FREE AREA PER VENT (SEE SECTION 1505.3(2) FOR EAVE VENT REQUIREMENTS)

(D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS PER SQ. IN. OF FREE AREA PER VENT — RIDGE VENT / FLOOR VENT

(E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY LOUVER, GABLE VENT SCREEN, ART SHT. IN. OF FREE AREA PER SCREEN — VENT BLOCK AT TRUSS BAY

(F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED

PLAN "3A"	A ATTIC AREA (SQ. FT.)	B NET FREE VENTING REQ. (SQ. IN.)	C *EQUALS "B" VENTING (SQ. IN.)	D GABLE VENTS (SQ. IN.)	E (SQ. IN.)	F TOTAL NET FREE VENTING PROVIDED (SQ. IN.)
AREA-1	1436	479	479			479
AREA-2	242	81	81			81
AREA-3	139	46	*			*
AREA-4	80	*	*			*

NOTES:
1. NET FREE VENTING AREA PROVIDED BY EACH VENT IS BASED ON ASSUMED VENT SIZE AND FREE AREA. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED ABOVE IS PROVIDED WITH FREE VENTING FOR INDIVIDUAL VENTS IS DIFFERENT THAN ABOVE.
2. ALL VENT OPENINGS SHALL BE COVERED W/ 1/4" CORROSION RESISTANT METAL MESH, OF MESH IS LESS THAN 1/4" THEN THE NET FREE VENTING AREA OF VENT MUST BE INCREASED TO ALLOW FOR REDUCED AIR FLOW.
3. FRAMER SHALL BE RESPONSIBLE FOR COORDINATION W/ TRUSS MFR. TO ACCOMMODATE ALL ATTIC VENTS.
4. ALL VENTS SHALL BE INSTALLED IN OR AS TO MAKE THEM WEATHER-PROOF AND ALL HEADED LOUVERS SHALL BE SEALED AND FLASHED WITH "MONITOR" IN THE SAME MANNER PROVIDED FOR WINDOW INSTALLATIONS.
5. PROVIDE ADEQUATE INSULATION BAFFLES WHERE VENT PLENUM AREA USED BETWEEN ROOF RAFTERS IN ORDER TO PREVENT VENT FLOW FROM BEING BLOCKED BY INSULATION.
6. LOCATE GABLE VENTS WITHIN 5'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.
7. PROVIDE ADDITIONAL VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES, REFER TO SPECIAL DRAWINGS FOR FOR BREATHING PENETRATION.

PLAN 3
FRONT ELEVATION "3A" AND ROOF PLAN

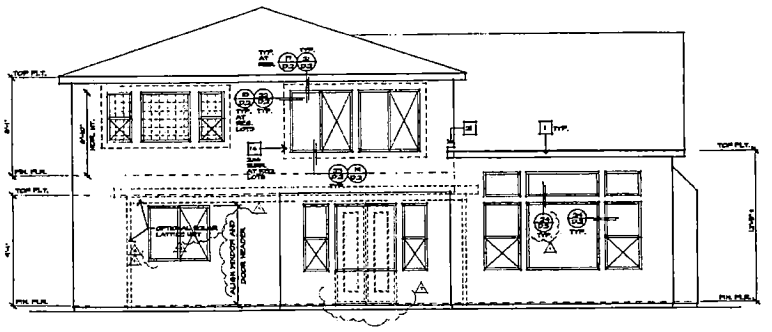
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Fax 949-865-5648

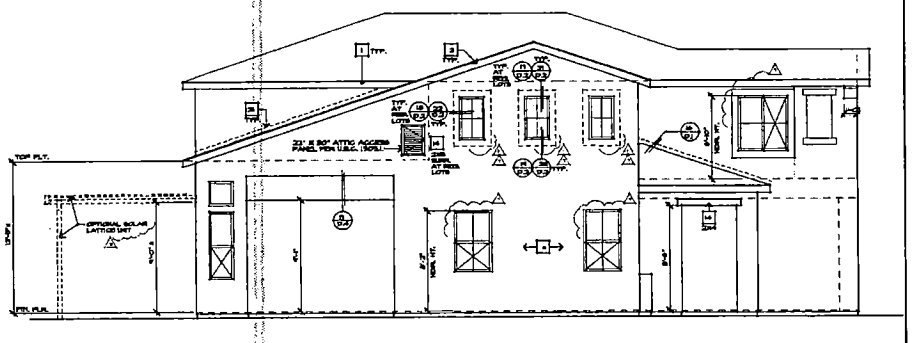
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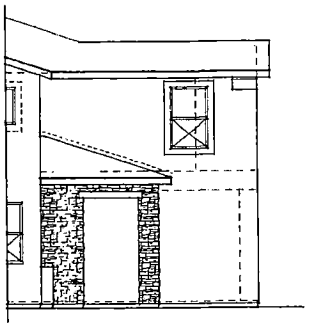
REAR 3-A

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, MANSCOT AND GUSSET

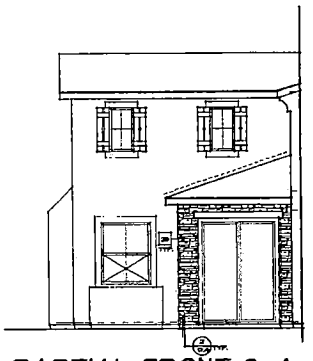


LEFT 3-A

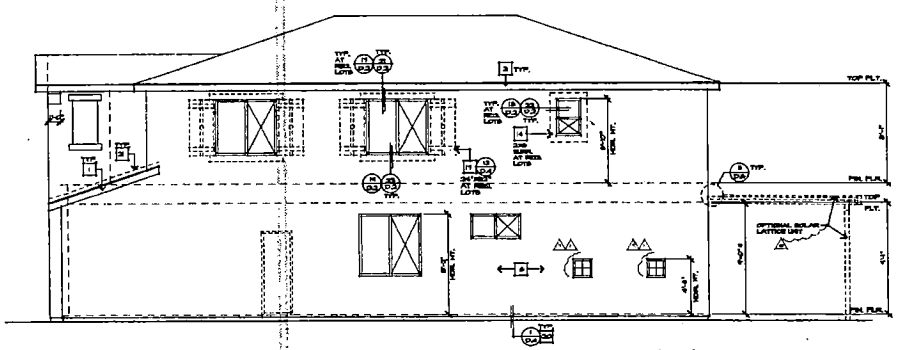
STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, MANSCOT AND GUSSET



PARTIAL LEFT 3-A
AT STONE OPT.



PARTIAL FRONT 3-A
AT STONE OPT.



RIGHT 3-A

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, MANSCOT AND GUSSET

PLAN 3
ELEVATION "A"
LEFT, RIGHT, & REAR

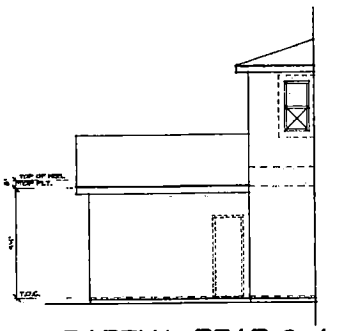
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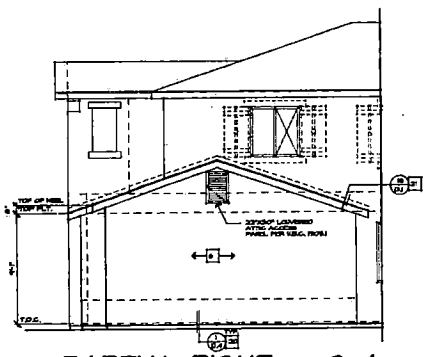
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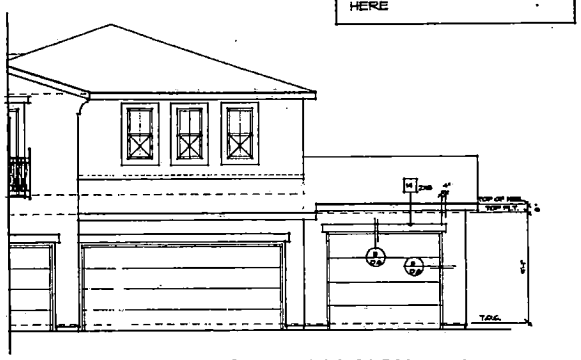
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PARTIAL REAR 3-A

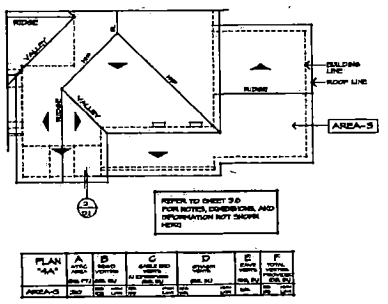


PARTIAL RIGHT 3-A



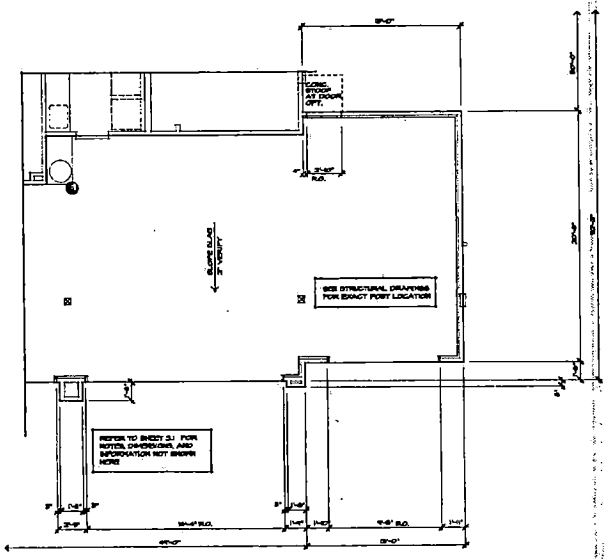
PARTIAL FRONT ELEVATION 3-A

REFER TO BASIC PLAN FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE

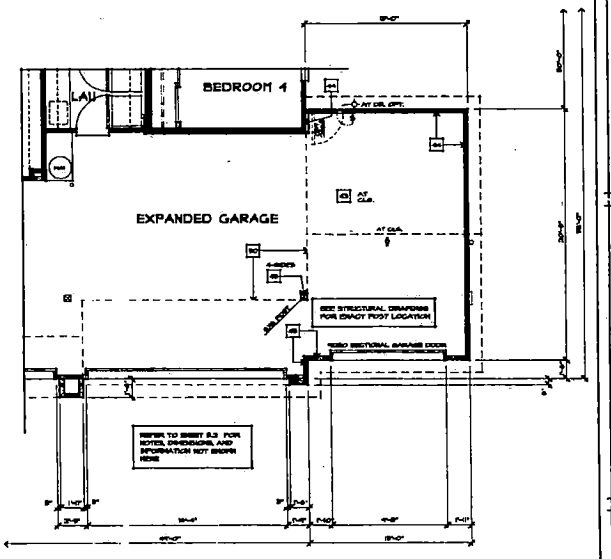


PLAN "XX"	A	B	C	D	E	F
AREA-S	260	105	155	155	155	155

PARTIAL ROOF PLAN-A



SLAB INTERFACE ADDENUM 3-A



FIRST FLOOR ADDENDUM 3-A

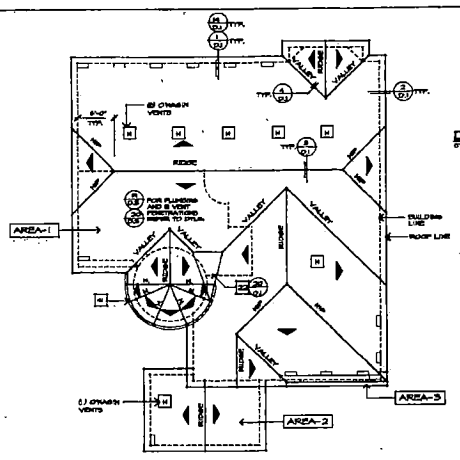
PLAN 3
ELEVATION "A"
EXPANDED GARAGE OPTION

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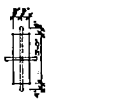
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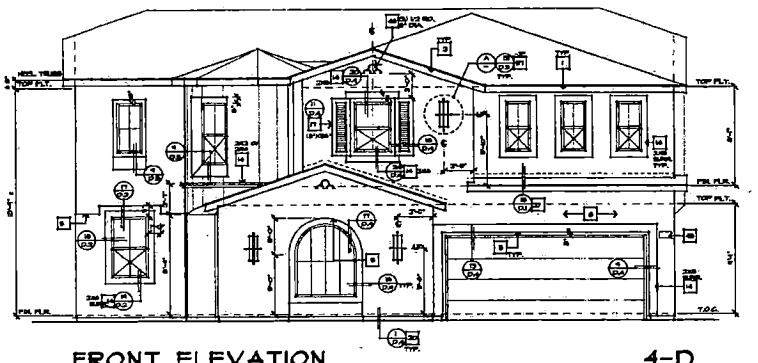
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ROOF PLAN 4-D



DETAIL
STUCCO RIDGE W/ DECORATIVE METAL



FRONT ELEVATION 4-D

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, RAINSCOT AND REVEALS

ELEVATION/ROOF NOTES

1. 2x6 FASCIA, SEE DETAIL.
2. 2x6 BARGE, SEE DETAIL.
3. 8" EXPOSED RAFTER TAILS W/ SHAPED ENDS, SEE DETAIL. NOTE: ALL RAFTER TAILS TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED FIRE MESH.
5. EXTERIOR PLASTER SOFFIT, O/ EXPANDED METAL LATH.
6. 1/2 COAT STUCCO SYSTEM I.C.B.O.
7. EXTERIOR SHOWN, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE-AND-GROOVE SOFFIT.
10. SPACED 4" VERTICAL WOOD TRIM AT 32" O.C. O/ EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED WOOD CORBEL TRIM, SEE DET. FINISH NOTES.
12. EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
13. WOOD LATTICE O/ EXPANDED PLYWOOD OR M.D.O. BOARD.
14. FOAM TRIM, SEE ELEVATION FOR SIZE.
15. EXPOSED WOOD TRIM, SEE ELEVATION FOR SIZE.
16. BUILT-UP "SURVEY" PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE 24 GA. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS ALL EXTERIOR PLASTER SCREED, SEE DETAIL.
21. 24 GA. FLASHING ROOF TO WALL.
22. 24 GA. FLASHING AND BACKER / CRICKET.
23. APPROVED TERMINATION CAP W/ SPARK ARRESTER FROM FIREPLACE MANUFACTURER.
24. MASONRY VENEER.
25. THIN-SET MASONRY VENEER.
26. SYNTHETIC STONE VENEER, I.C.B.O. # ER3949
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHAPED WOOD CORBEL, SEE DETAIL.
29. 4" WOOD POST(S).
30. EXPOSED WOOD BEAM WITH SHAPED ENDS.
31. MANUFACTURED COLUMN.
32. PRECAST COMPONENT / TRIM, SEE DETAIL.
33. DECORATIVE CONCRETE TILE VENTS CEE ELEV. FOR LOCATION.
34. METAL RAILING, SEE DETAIL.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE METAL, SEE DETAIL.
37. EXTERIOR PLASTER REVEAL, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF REVEAL OPENING.
38. 30 SCREENED & LOUVERED TURBINE ERD VENT. SEE ELEVATION FOR VENT SIZE AND LOCATION (SEE PROTO. ATTIC VENTILATION CHART FOR MORE INFORMATION).
39. 9 SCREENED "ROOF" AIR VENT. (SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION).
40. DECORATIVE WOOD / EXPANDED BOARD, SEE ELEVATION FOR SIZE AND LOCATION.
41. GUTTER AND DOWNSPOUTS, LAYOUT TO BE FIELD VERIFIED.
42. GAL DIVIDER.
43. LIMITED ACCESS SWR.
44. LINE OF INTERIOR CEILING OR INTERIOR WALL.
45. MECHANICAL TUB ACCESS PANEL. CORRUGATED REINFORCED, VERIFY LOCATION.
46. FOAM OUTLOOKERS PROJECTED 4" FROM EXT. FIN.

EXTERIOR FINISHES

ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.

ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POST AND CORBELS TO BE REDWOOD, U.N.O.

THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER PER U.B.C. SECTION 3203.(A).

ROOF PLAN NOTES

▲ INDICATES 4:12 SLOPE UNLESS NOTED OTHERWISE ON PLAN.

TYPICAL ROOFING TO BE CONC. 'S' TILE W/ MINIMUM 1/4" PITCH, U.O.N. 30 LB. FELT OR EQUAL.

TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

REQUIRED ATTIC VENTILATION

THE ATTIC VENTILATION CALCULATIONS PER U.B.C. SECTION 2303 AS FOLLOWS:

(A) ATTIC AREA (SQUARE FEET).

(B) ENTER (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW.

(C) = AREA DIVIDED BY 150 SAME AND LOW VENTING NOT REQUIRED

(D) TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY EAVE VENTS (SEE CHART FOR NET FREE AREA PER SQ. IN. OF FREE AREA PER EACH VENT) EQUALS SQUARE INCHES

(E) TOTAL SQUARE INCHES OF NET FREE VENTILATED AREA PROVIDED BY ROOF AIR VENTS, PER SQ. IN. EQUALS SQUARE INCHES, EACH VENT (H = HIGH VENT, L = LOW VENT)

(F) TOTAL SQUARE INCHES OF NET FREE VENTILATED AREA PROVIDED BY GABLE END VENTS, INT. SQ. IN. OF FREE AREA PER EACH EQUALS

(G) TOTAL SQUARE INCHES OF NET FREE VENTILATED AREA PROVIDED = VENT BLOCK AT TRUSS BAY

PLAN NO.	A ATTIC AREA (SQ. FT.)	B (A/300) NET FREE VENTING (SQ. IN.)	C (A/150) NET FREE VENTING (SQ. IN.)	D GABLE END VENTS (SQ. IN.)	E ROOF VENTS (SQ. IN.)	F TOTAL VENTILATION (SQ. IN.)
AREA-1	1620	540	270		540	540
AREA-2	60	21	10		21	21
AREA-3	0	0	0		0	0

NOTES:

1. NET FREE VENTING AREA PROVIDED BY EACH VENT IS BASED ON ASSUMED VENT SIZE AND FREE AREAS. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED ABOVE IS PROVIDED FREE FROM VENTING FOR INDIVIDUAL VENTS IS DIFFERENT THAN ABOVE.
2. ALL VENT OPENING SHALL BE COVERED W/ 1/4" CORROSION RESISTANT METAL MESH, OR FINER IS LESS THAN 1/4" THEN THE NET FREE VENTING AREA OF VENT MAY BE REDUCED TO ALLOW FOR REDUCED AIR FLOW.
3. FRAMER SHALL BE RESPONSIBLE FOR COORDINATING W/ TRUSS PER TO ACCOMODATE ALL ATTIC VENTS
4. ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM PREVENTION-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "ICESTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATIONS.
5. PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS AND FREE AIR SPACES ARE REQUIRED AT EAVES TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.
6. LOCATE HIGH VENTS MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.
7. PROVIDE ACCESS AND VENTILATION FROM GARAGE FRAMED ATTIC TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS.

PLAN 4
FRONT ELEVATION "D" AND ROOF PLAN

THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF PARDEE HOMES FOR THE SPECIFIC APPLICATION TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSION TO THIS PROJECT BY ANY THIRD PARTY. THESE PLANS ARE NOT TO BE USED BY ANY THIRD PARTY WITHOUT PRIOR NOTICE. THEY ARE NOT TO BE USED BY ANY THIRD PARTY.

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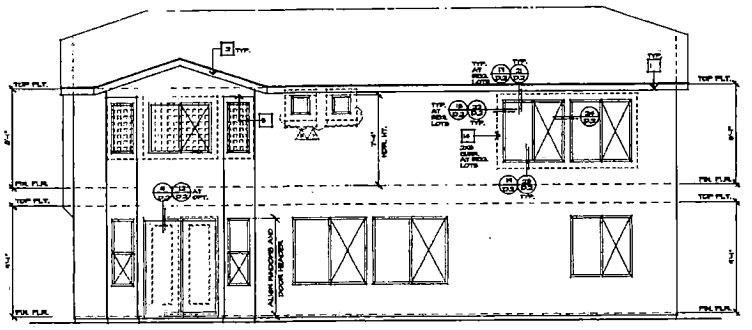
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SHEET
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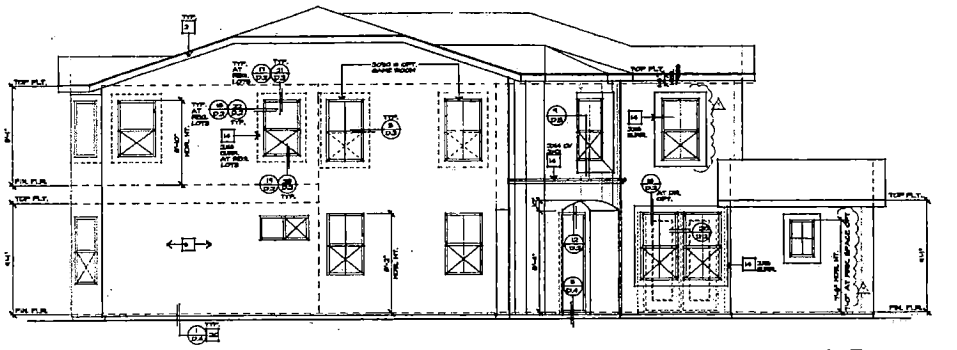
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REFER TO PREVIOUS SHEET FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE.



REAR 4-D

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, RAKEBOT AND GUSSET

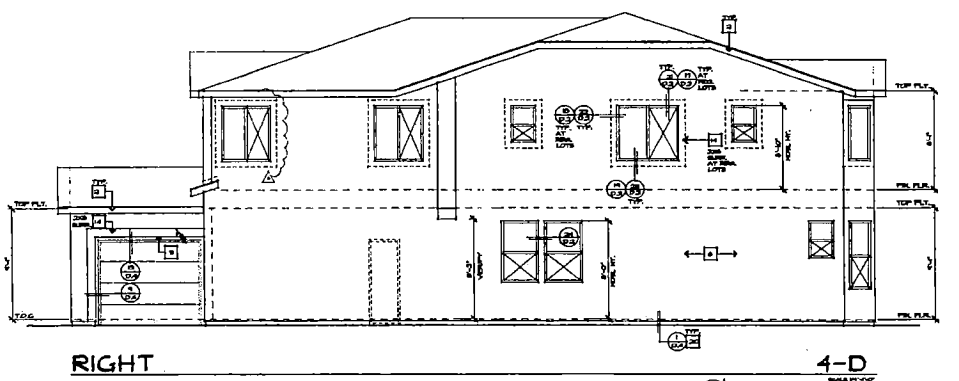


LEFT 4-D

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, RAKEBOT AND GUSSET



PARTIAL LEFT 4-D
WITH STONE OPTION



RIGHT 4-D

STUCCO SHALL HAVE A SMOOTH FINISH AT FOAM TRIM, RAKEBOT AND GUSSET

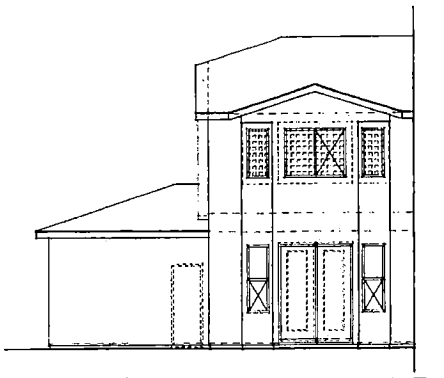
PLAN 4
ELEVATION "D"
LEFT, RIGHT, & REAR

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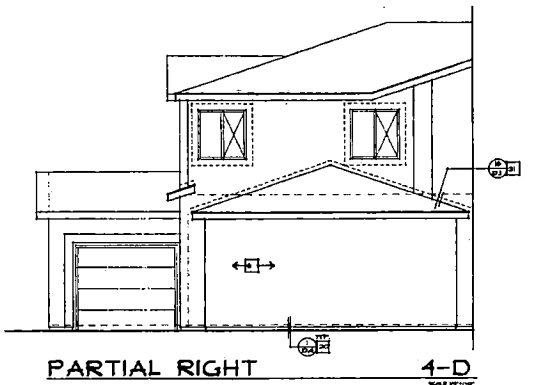
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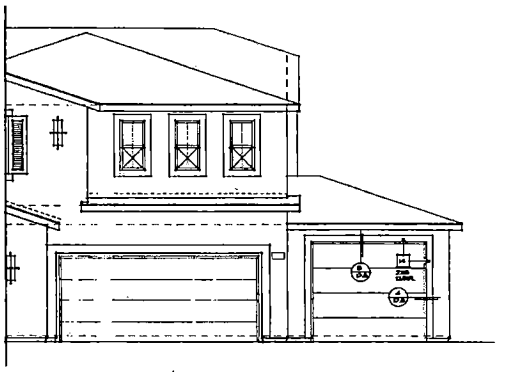
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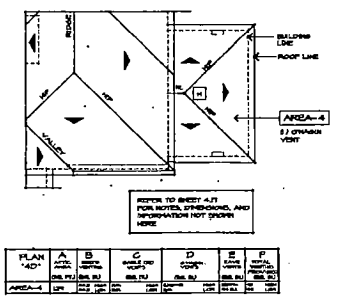
PARTIAL REAR 4-D



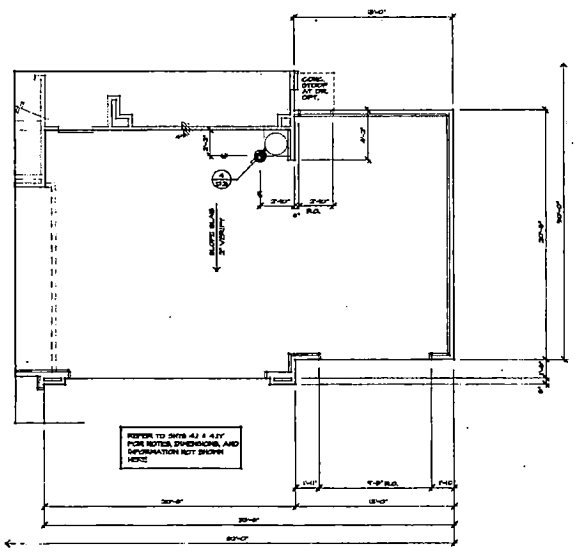
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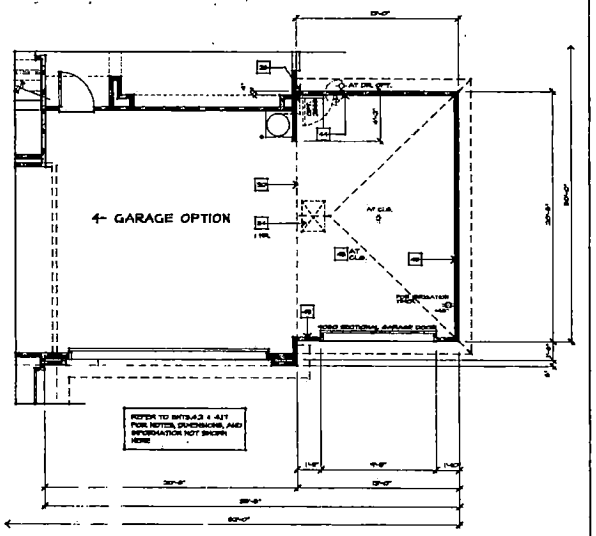
PARTIAL FRONT ELEVATION 4-D



PARTIAL ROOF PLAN 4-D



SLAB INTERFACE ADDENUM 4-D



FIRST FLOOR ADDENDUM 4-D

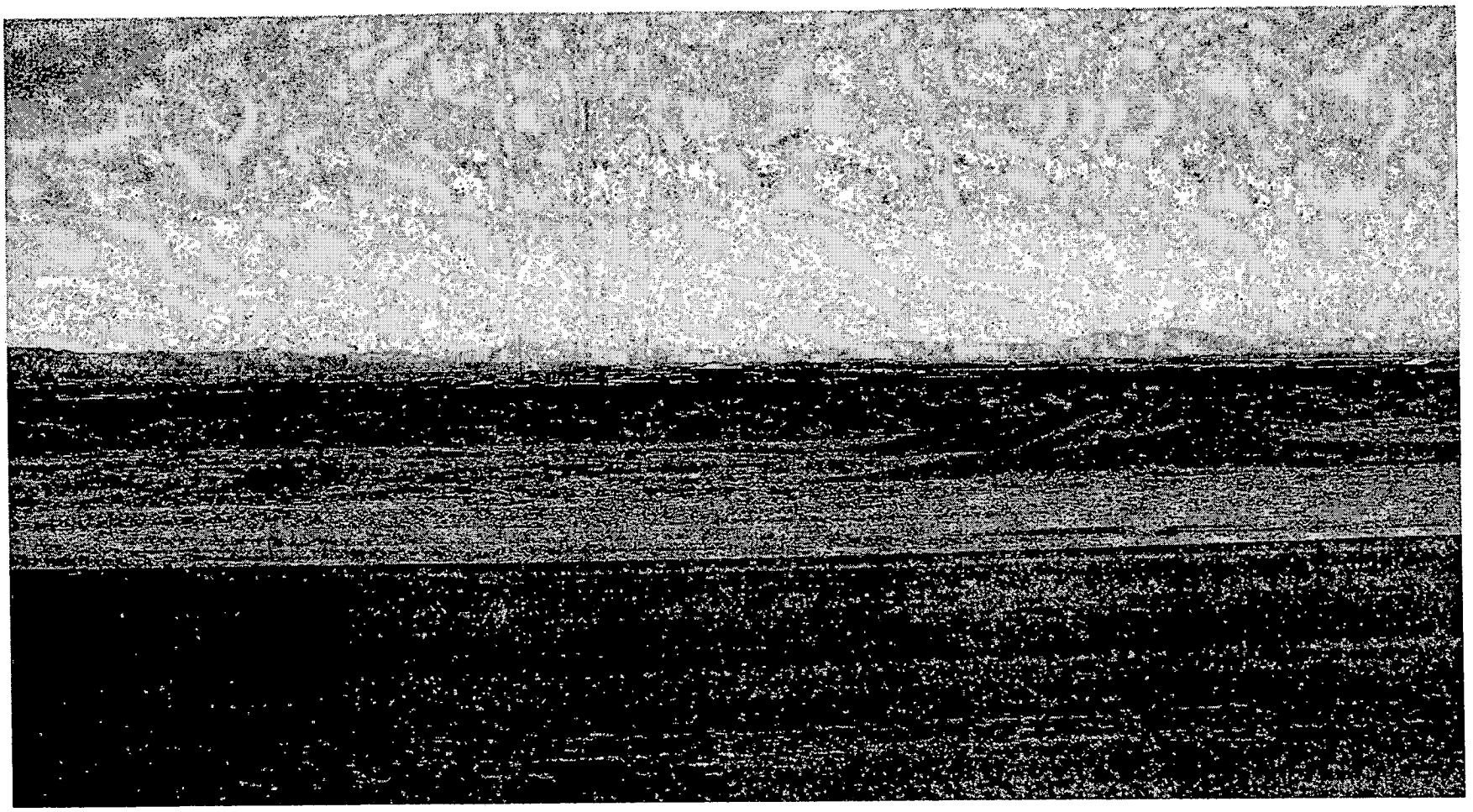
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PLAN 4
ELEVATION "D"
4-CAR GARAGE OPTION

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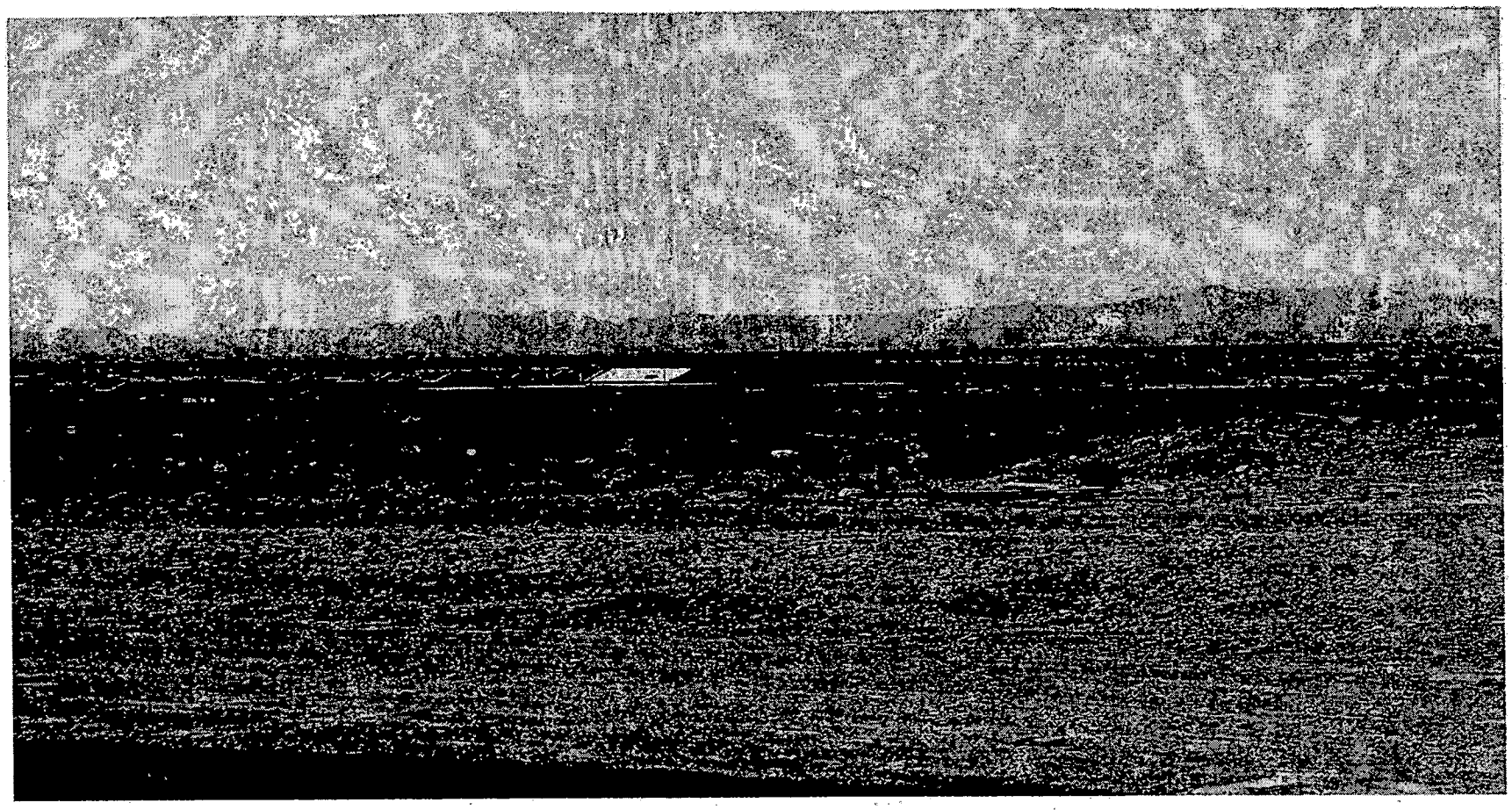
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SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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).

C.C. 07/07/2004

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions and amending the following conditions:

3. **Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton Drive *prior to the issuance of any permits as required by the Department of Public Works.* Additional dedications in accordance with Standard Drawing #201.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis.**
4. **Construct half-street improvements including appropriate overpaving on Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to *this site* concurrent with the first phase of development of this site as required by the Department of Public Works. 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).**
5. **Landscape and maintain all unimproved right-of-way on Grand Teton Drive adjacent to this site concurrent with development of this site.**

PLANINNG COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 35 – ZON-4374

MOTION – Continued:

6. **Obtain an Encroachment Agreement for all landscaping and private improvements located in the Grand Teton Drive public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.**

–UNANIMOUS

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

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 35 [ZON-4374] and Item 36 [SDR-4375].

STEVEN SWANTON, Planning and Development, stated that this proposal is to develop a 48 lot single-family detached residential subdivision. The subject property and proposed zoning is surrounded by land designated and compatible with the planned community development General Plan Designation, which allows up to eight units per acre. The proposed residential development will provide a buffer between the commercial corner west of Durango and Grand Teton and the abutting single-family residential development to the northeast and south of the project. Staff recommends approval subject to seven conditions.

Regarding the Site Plan Review, the minimum lot size is 2.920 square feet. A 20-foot equestrian trail is planned along the north and east property lines, as required by the General Plan. This proposed site meets and exceeds the Title 19 open space requirements. The development will feature one and two-story homes, which already exist in the area. MR. SWANTON read a condition into the record, in case City Council wishes to change the General Plan in order to move or remove the equestrian trail that is required for this site. That condition would read: *"If subsequent City Council action results in a change in location or removal of the required equestrian trail on this site, any subsequent revision to the Site Plan that does not result in an increase in the number of developable lots shall be reviewed and approved by the Planning and Development staff prior to submittal of a Tentative Map."* Staff recommended approval.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, Nevada Homes Group. He presented an aerial view of the site and stated that this is the second part of the Stewart Apollo commercial tavern application that

MINUTES – Continued:

was initially presented two and a half months ago. The initial proposal was to have all seven acres of the eastern portion to be commercial. However, at a City Council meeting, the applicant was allowed to have one additional acre as commercial, which now gave the applicant a total of three commercial acres and the remaining seven will be residential. The project is in compliance with what the City Council requested and is acceptable to the neighbors in the area. This project is similar to the one Nevada Homes Group is doing to the immediate north of this site.

ATTORNEY AMICK stated that staff is somewhat concerned with the location of the trail between two residential projects with six-foot walls, as it creates an alley effect. As a result, the trail may be moved from Grand Teton and placed it between the commercial section and the proposed project. The applicant is willing to relocate the trail, as long as the applicant does not have to go through the three to four month General Plan Amendment process. In addition, ATTORNEY AMICK was pleased that Public Works modified Conditions 3 through 6, which entailed the deletion of the off-site requirements for Durango. The applicant does not want to do the improvements for MR. STEWART because he has already been conditioned for those improvements. Those conditions have been listed as part of the motion.

MR. SWANTON pointed out that should a General Plan Amendment be initiated, the applicant would still have to go through ~~do~~ the Public Hearing process and hold a neighborhood meeting. In addition, the site plan must show the trail in its proposed alignment. That can be approved administratively as long as lots are not being added to the subdivision. ATTORNEY AMICK wanted to make sure that if the applications are approved and the City Council would like to see the trail there and the applicant agrees, when the applicant comes back with the Tentative Map, he would not have to wait three months for the realignment of the trail MR. LEOBOLD responded that if the trail is moved, it has to be done by a General Plan Amendment which is a process through Planning Commission and City Council. The GPA cannot be approved administratively.

CHAIRMAN TRUESDELL stated if the Commission approves the Site Plan and the Zoning and then decide to move the trail, would the applicant be held up. ATTORNEY AMICK emphatically agreed with CHAIRMAN TRUESDELL, as this is what they are trying to avoid from happening. MR. LEOBOLD responded that staff was trying to accommodate the applicant, as they have deadlines to meet. There are problems with having a trail in-between two block walls. MR. LEOBOLD reiterated that if the trail is moved it has to be done by a GPA. In response to VICE CHAIMAN NIGRO'S query, MR. LEOBOLD responded that it would and the applicant would have to submit a

MINUTES – Continued:

new Tentative Map. ATTORNEY AMICK responded that the applicant would not oppose to submitting a Tentative Map that showed the trail along Grand Teton. The problem would exist if, once the Tentative Map were presented, the applicant would be asked to wait until a GPA on trail is approved.. Should this be the case, ATTORNEY AMICK requested that the trail remain in its current location. VICE CHAIRMAN NIGRO confirmed with MR. LEOBOLD that the Tentative Map would not even be accepted if the GPA were not done. With that confirmation, ATTORNEY AMICK requested approval of the application as presented. Then, if the Council decides to change the trail alignment, the applicant will deal with it at that time.

COMMISSIONER McSWAIN commented that for something that is not substantive in terms of distance and changing alignment, maybe another mechanism should be created to avoid this from happening. She could understand why this would be part of the GPA if it were a half mile away, as it would impact the area. However, this trail does not have a big impact on the area. CHAIRMAN TRUESDELL stated the main concern is what is in the best interest of the community how this trails aligns.

MR. LEOBOLD responded to VICE CHAIRMAN NIGRO'S query by stating that the trail would come up on the east edge of MR. WAGNER'S property and go across the north side. He added that when it was commercial, the trail would have a wall on the residential side and opened on the commercial side. Now, that it is going to be residential on both sides, there will be two walls creating a concern of possible criminal activity. Secondly, one would be riding a horse in a 20-foot wide corridor, which may make a horse nervous.

VICE CHAIRMAN NIGRO confirmed with MR. LEOBOLD that the trail starts at Grand Teton heading west to Durango, then takes a 90° turn to the north, then a 90° turn to the west, and then crosses the commercial property, and turns 90° heading north on Durango. This was to avoid having the horses ride along a substantial commercial frontage.

CHAIRMAN TRUESDELL stated that he believed when this application was previously before the Commission regarding design and zoning, part of the negotiation was to move the trail to the north. There was a proposed mini storage for this site, and the argument was where to place the trail. Now, the applicant has presented a residential component for this site, which is what the majority of the Commission and the neighbors wanted. ATTORNEY AMICK responded that he does not know how the neighbors feel about having the trail on Grand Teton now that this will be a residential project. When it was a commercial application, the neighbors did not want the trail on Grand Teton.

MINUTES – Continued:

VICE CHAIRMAN NIGRO stated that he is unsure of which is worse, having the alley effect or taking the horses through a busy commercial intersection. His inclination would be to approve the application as submitted. CHAIRMAN TRUESDELL has a great deal of concern regarding the walls because of the possible negative activity that could take place. He believes they are attempting to place the right product on this parcel but the trail is an issue. MR. LEOBOLD responded, if timelines were not a consideration, then the ideal solution would be to move the trail south of the residential site and go up the east side and across the north side of the commercial portion. ATTORNEY AMICK stated there does not have to be a block wall on the north and south sides, which would eliminate the canyon/tunnel effect.

COMMISSIONER STEINMAN asked if the trail could go up Grand Teton, go east and then head up on Durango. CHAIRMAN TRUESDELL reiterated that the trail cannot be moved without a General Plan Amendment. DEPUTY CITY ATTORNEY SCOTT added that the Council does not have the ability to waive the General Plan Amendment.

Using the overhead, ATTORNEY AMICK showed COMMISSIONER McSWAIN where the tunnel effect would be on the site. She feels, without having a block wall on both sides, it would make it more attractive, as well as, open the area up and the neighbors could benefit from whatever landscaping that would be there. There would be good access to the commercial area, and ATTORNEY AMICK stated his applicant would be willing to provide the access to the trail for the residents that live in this community. He asked that the Commission add a condition to not have the block wall on both sides.

MR. LEOBOLD responded to COMMISSIONER EVANS that a deed restriction may be required to prevent subsequent purchasers from putting up a block wall once they moved in. DEPUTY CITY ATTORNEY SCOTT opined that he does not believe a deed restriction would work, but the CC&R's could be amended to conform to this. ATTORNEY AMICK added that the City Attorney could review the CC&R's if so desired.

JOE MARTINO, 7955 Quail Heaven Street, President of the Homeowners Association at Carriage Park Community, which is directly south on the other side of Grand Teton. He stated that the residents opposed the STEWART APOLLO for the commercial application, but they support the residential application. This is exactly what the neighbors would like to see.

GINA VENGLASS, Public Works, confirmed with DEPUTY CITY ATTORNEY SCOTT that the amended conditions removing the improvements and requirements along Durango Drive do not need to be read into record, since the applicant has reviewed the conditions and concurred.

MINUTES – Continued:

COMMISSIONER McSWAIN asked if the conditions need to be added or modified to address a site development of the trail by eliminating the block wall. MR. LEOBOLD responded that a condition could be crafted that no block walls along the side yards and supported by CC&R's provisions under the HOA along the property line contiguous with the trail. DEPUTY CITY ATTORNEY SCOTT advised that staff could work out that language between now and City Council. ATTORNEY AMICK concurred with this added condition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 35 [ZON-4374] and Item 36 [SDR-4375].

(8:03 – 8:26)

2-1048

CONDITIONS:

Planning and Development

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

2. Approval of a Site Development Plan Review (SDR-4375) by the City Council prior to the issuance of any permit or site grading, whichever occurs first.

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton, an additional 20 feet for a total half-street width of 50 feet on Durango Drive, and a 54-foot radius at the northeast corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Additional dedications in accordance with Standard Drawing #201.1 and dedication for a bus turn out shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

4. Construct half-street improvements including appropriate overpaving on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. 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).

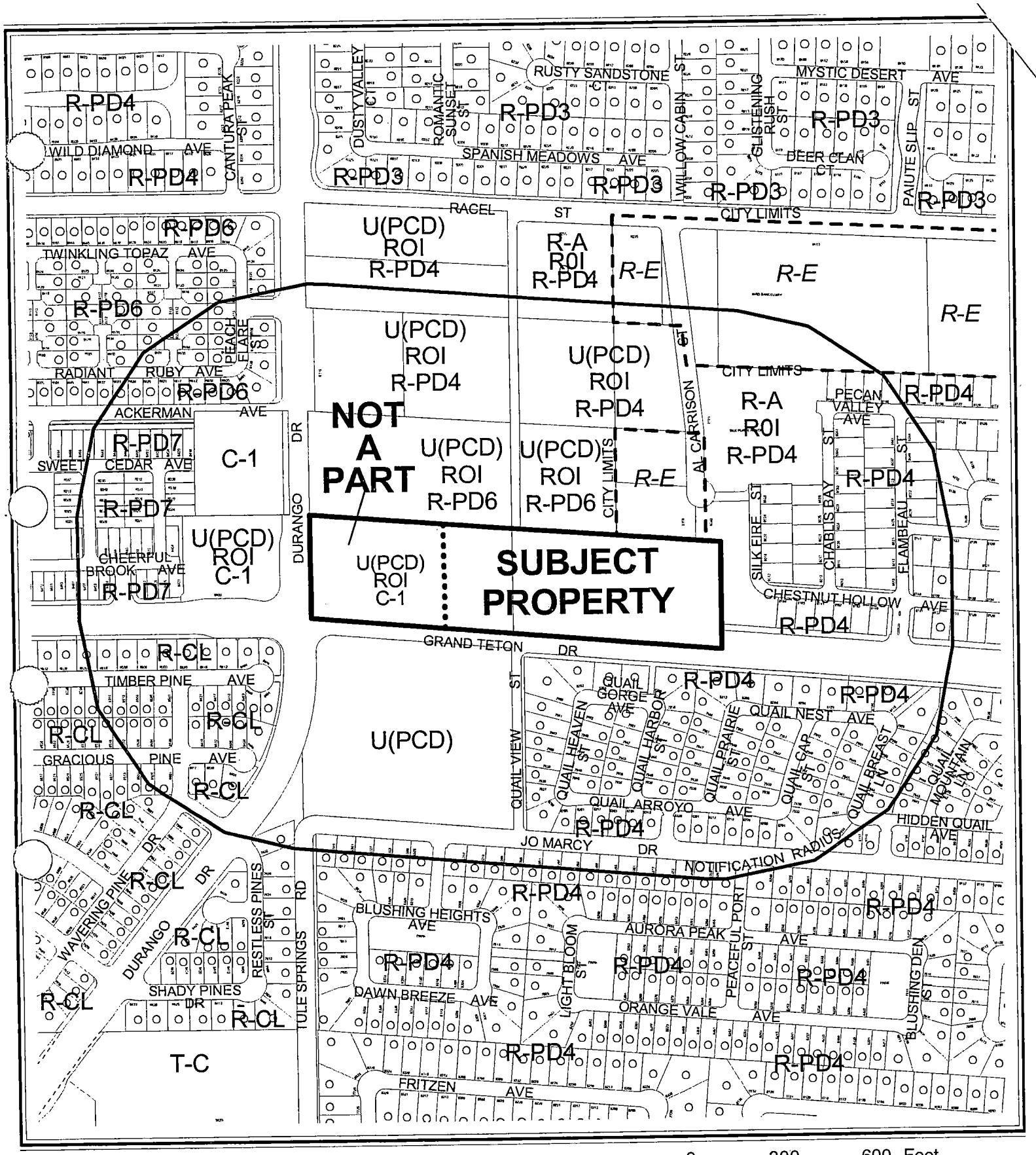
5. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 35 – ZON-4374

CONDITIONS Continued:

6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Durango Drive and Grand Teton Drive public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways 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, whichever may occur first, if allowed by the City Engineer.



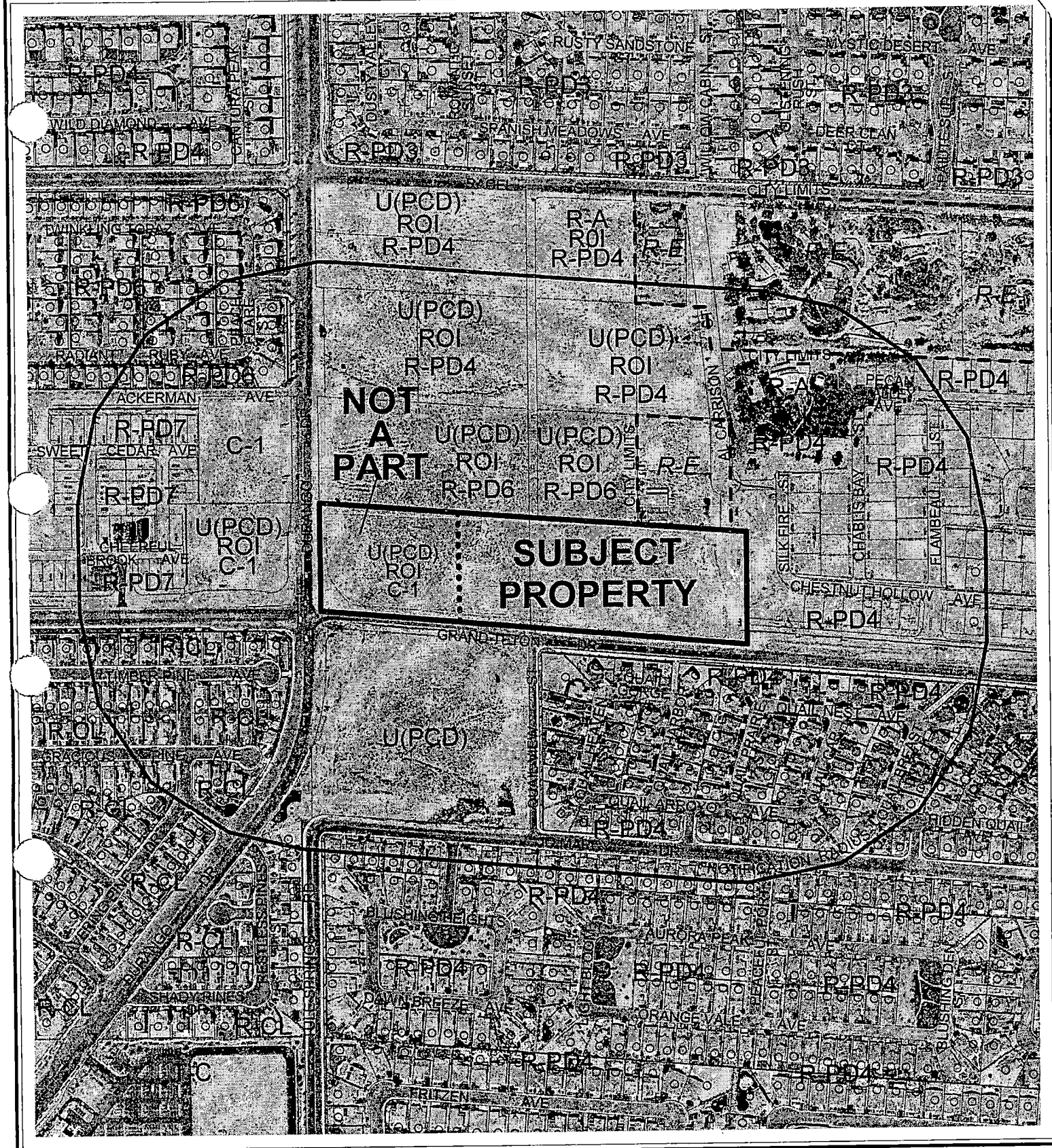
CASE: **ZON-4374**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N



CASE: **ZON-4374**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4374 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. Approval of a Site Development Plan Review (SDR-4375) by the City Council prior to the issuance of any permit or site grading, whichever occurs first.

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton, an additional 20 feet for a total half-street width of 50 feet on Durango Drive, and a 54-foot radius at the northeast corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Additional dedications in accordance with Standard Drawing #201.1 and dedication for a bus turn out shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

4. Construct half-street improvements including appropriate overpaving on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. 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).

5. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.

6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Durango Drive and Grand Teton Drive public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

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7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways 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, whichever may occur first, if allowed by the City Engineer.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to rezone from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development – 7 Units per Acre) on 7.10 acres located north of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive. A companion Site Development Plan Review (SDR-4375) was filed with this Rezoning application.

B) Applicant's Justification

The applicant has submitted a letter of justification with the application for rezoning, but there are no statements that support the request other than to mention that the proposed plan of development offers efficient utilization of traditional street layout and lot patterns.

BACKGROUND INFORMATION

A) Previous and Present Actions

03/17/99	The Board of County Commissioners approved a Rezoning (ZC-1702-98) to C-2 (General Commercial – Clark County) on a portion of this site. A restaurant/tavern was proposed as part of that application. The rest of the area to be rezoned was to remain single-family residential. City of Las Vegas staff reviewed the development plans submitted with this application and determined that they complied with the Conditions of Approval imposed by the County Commission.
06/08/99	The City Council approved a Petition of Annexation (A-0028-99) of 10.54 acres (Assessor's Parcel Numbers 125-09-401-006 and 017) adjacent to the northeast corner of Durango Drive and Grand Teton Drive, which includes the proposed site. A Resolution of Intent to a C-1 (Limited Commercial) zone was granted only to the proposed tavern site, with the remaining land to be designated U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. The Planning Commission and staff recommended approval on 05/13/99. The effective date of the annexation was 09/24/99.

06/21/00 The City Council approved a Special Use Permit (U-0011-00) and Site Development Plan Review to allow a Tavern in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 5/11/00.

07/17/02 The City Council approved an Extension of Time [U-0011-00(1)] for an approved Special Use Permit (U-0011-00) to allow a Tavern in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 6/13/02.

01/22/04 The Planning Commission tabled a Site Development Plan Review (SDR-3511) for a proposed 71,570 square-foot office, tavern, and mini-storage development. Staff had recommended approval.

03/17/04 The City Council approved a General Plan Amendment (GPA-3483) to amend a portion of the Centennial Hills Sector of the General Plan from PCD (Planned Community Development) to SC (Service Commercial). The Planning Commission and staff recommended approval on 1/22/04.

03/17/04 The City Council approved a Review of Condition (ROC-2671) of Condition No. 6 of an approved Special Use Permit (U-0011-00), which had restricted commercial zoning to the western portion of the site. Staff and the Planning Commission recommended approval on 1/22/04.

03/17/04 The City Council approved a Rezoning (ZON-3509) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on a portion of APN: 125-09-401-006. Staff recommended approval. The Planning Commission recommended approval on 01/22/04.

06/10/04 The Planning Commission will consider a related Site Development Plan Review (SDR-4375) for a 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. Staff recommends approval.

B) Pre-Application Meeting

04/01/04 Issues discussed included the need to clarify the location of the west property line, the need for open space calculations and cross sections, and a required Rezoning to R-PD7 (Residential Planned Development – 7 Units per Acre).

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C) Neighborhood Meetings

A neighborhood meeting is not required for a rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	7.10

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Stables
South:	Undeveloped, Single-Family Dwellings
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
North:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development – 6 Units per Acre) and R-A (Residential Agricultural – Clark County)
South:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-PD4 (Residential Planned Development – 4 Units per Acre)
East:	R-PD4 (Residential Planned Development – 4 Units per Acre)
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan and has a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per acre. The proposed R-PD7 (Residential Planned Development – 7 Units per Acre) zoning district is in compliance with the General Plan.

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

The required Equestrian Trail along the north and east property lines are depicted on the proposed site plan.

ANALYSIS

A) General Analysis and Discussion

The subject 7.10-acre site is located north of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive, a 100-foot Primary Arterial street, and Grand Teton Drive, a 120-foot Parkway Arterial street, both shown on the Master Plan of Streets and Highways.

The parcels are surrounded by land designated PCD (Planned Community Development) in the General Plan. The PCD (Planned Community Development) district allows a mix of residential, with a density maximum of eight units per acre, and neighborhood supportive limited commercial.

This proposal is to develop a 48-lot single-family residential subdivision. The proposed overall density of 6.76 dwelling units per acre is within the allowable limits of the R-PD (Residential Planned Development) district.

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 proposal supports Program B1.4 of the Centennial Hills Sector Plan that encourages the development of infill parcels in substantially developed, single-family neighborhoods at densities similar to existing development.

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 development is for single-family dwellings, which is a land use compatible with single-family development proposals adjacent to it.

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

   The purpose and intent of the R-PD (Residential Planned Development) district, which encompasses the subject tract and surrounding area, is designed to allow maximum flexibility to permit imaginative and innovative residential designs 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. The proposed development is consistent with this purpose and intent.

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

   The planned capacity of Grand Teton and Durango Drive will be more than sufficient for the traffic needs of the proposed development.

NOTICES MAILED 200 (Mailed with SDR-4375)

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

ZON-4374

Case Number: _____ APN: 125-09-401-006

Name of Property Owner: ALM Corp.

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: STUART APOLLO

Subscribed and sworn before me

This 14th day of April, 2004

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
D'ANN L. HEADFORD
My Appointment Expires
August 21, 2006
No: 02-77482-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4374 APN: 125-09-401-017

Name of Property Owner: Grand Teton Lodge Land 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: STUART APOLLO

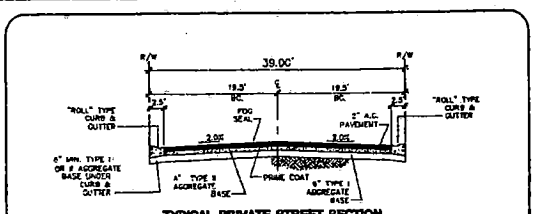
Subscribed and sworn before me

This 26th day of April, 2004

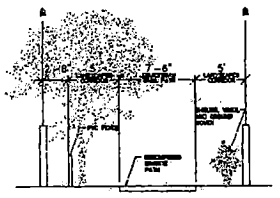
_____
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
D'ANN L. HEADFORD
My Appointment Expires
No: 02-77482-1 August 21, 2006

TYPICAL LOT DETAIL



TYPICAL PRIVATE STREET SECTION
PRIVATE STREET
NO SCALE



EQUESTRIAN TRAIL SECTION
NOT TO SCALE

Call before you Overhead 1-702-593-8111

Call before you Dig 1-800-227-2600

SITE DATA

CURRENT ZONING :	R-E
PROPOSED ZONING :	R-PD-7
GROSS AREA :	6.90 AC
NUMBER OF LOTS	48
PROPOSED DENSITY :	6.95 DUA
NUMBER OF COMMON ELEMENTS :	3
OPEN SPACE REQUIRED :	34,444 S.F.
	0.79 ACRES
OPEN SPACE PROVIDED :	34,838 S.F.

APN# 125-09-401-017 and a portion of 125-09-401-006

OWNER/DEVELOPER
NEVADA HOMES GROUP
6385 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89117
(702) 220-6700
CONTACT : PAUL WAGNER

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/REAR :	10'
REAR :	10'

LEGEND

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- 20 — LOT NUMBER
- BLOCK NUMBER
- POINT OF CONNECTION TO EXIST. UTILITIES
- 3.14% — RATE OF GRADE AND DIRECTION OF SLOPE (APPEAR TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIREHYDRANT
- PROPOSED MAIL BOXES PER USPS
- O.S. — OPEN SPACE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NEVADA POWER COMPANY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....SILVER STATE DISPOSAL SERVICE
   TELEPHONE.....SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.017720
   PEAK FLOW = 0.05065
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA PNL NO. 32003C1740D.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 31' WIDE PUBLIC UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE DCA&R'S TO MAINTAIN LANDSCAPING IN PROPERTY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER/LEVELS LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 89°56'18" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST OF THE SOUTHWEST (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH RANGE 60 EAST, M.D.B., CLARK COUNTY NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 88 OF SURVEYS, PAGE 30.

APN-125-09-401-016
BURKE, MICHAEL E
UNDEVELOPED (R-A)

APN-125-09-401-006
A L M CORP
UNDEVELOPED (U(PCD))

20-FOOT EQUESTRIAN TRAIL CORRIDOR

20-FOOT TRAIL = 22,570 SF.

Open Space 12,368 SF.

PRIVATE STREET & PUE.

6-FOOT LANDSCAPE AREA

20-FOOT EQUESTRIAN TRAIL CORRIDOR

GRAND TETON DRIVE

GRAPHIC SCALE
1" = 40'

NEVADA HOMES GROUP
6385 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89117
(702) 220-6700

CITY OF LAS VEGAS

SITE DEVELOPMENT PLAN
FOR
DURANGO & GRAND TETON
UNIT # 2

APRIL 27, 2004

DRAWN BY: JM
DESIGNED BY:
CHECKED BY:
PROJECT NO. 4180-02
SCALE: 1"=40' HORZ. N/A VERT.

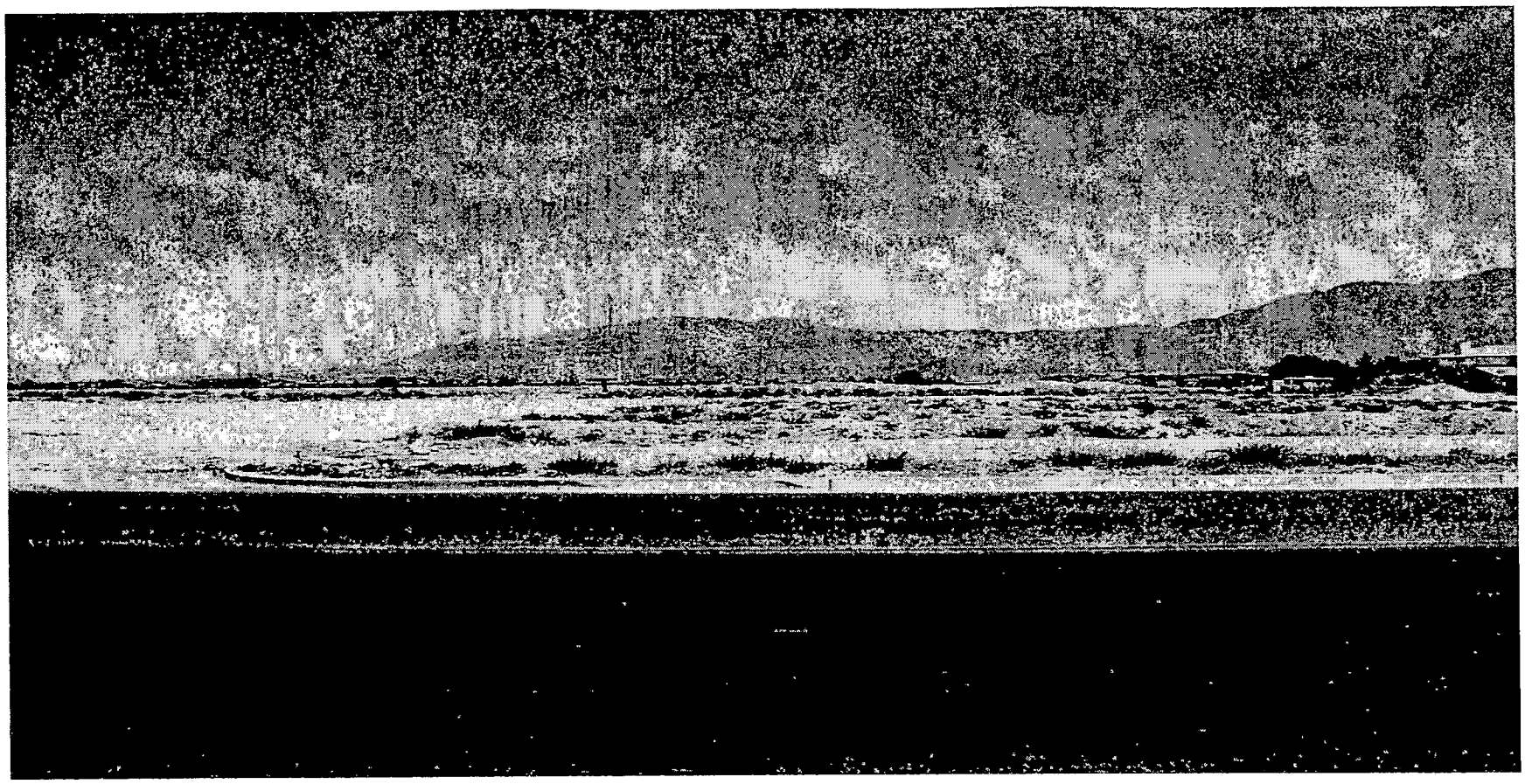
SHEET
SP-1
1 OF 2 SHEETS
DRAWING NO.
6180-U2-CLV

REVISIONS

NO.	DATE	BY

3727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 363-7500 FAX (702) 362-2697
resource CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

ZON-4374 SDR-4375
6-10-04 PC
STAFF



ZON-4374 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL
NORTH SIDE OF GRAND TETON DRIVE, APPRXIMATELY 496 FEET EAST OF THE CENTERLINE OF DURANGO DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 36

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 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).

C.C. 07/07/2004

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions and an added condition that *there shall be no block walls along the side yards along the property line contiguous with the trail supported by CC&R's provisions under the HOA* – UNANIMOUS

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

MINUTES:
NOTE: See Item 35 [ZON-4374] for all related discussion.
(8:03 – 8:26)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 36 – SDR-4375

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-4374) to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District approved by the City Council.

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

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

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

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

6. 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 depict a six-foot screening wall along Grand Teton Drive.

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

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

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

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

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

CONDITIONS Continued:

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. 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.

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

Public Works

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

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

17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.

18. 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.

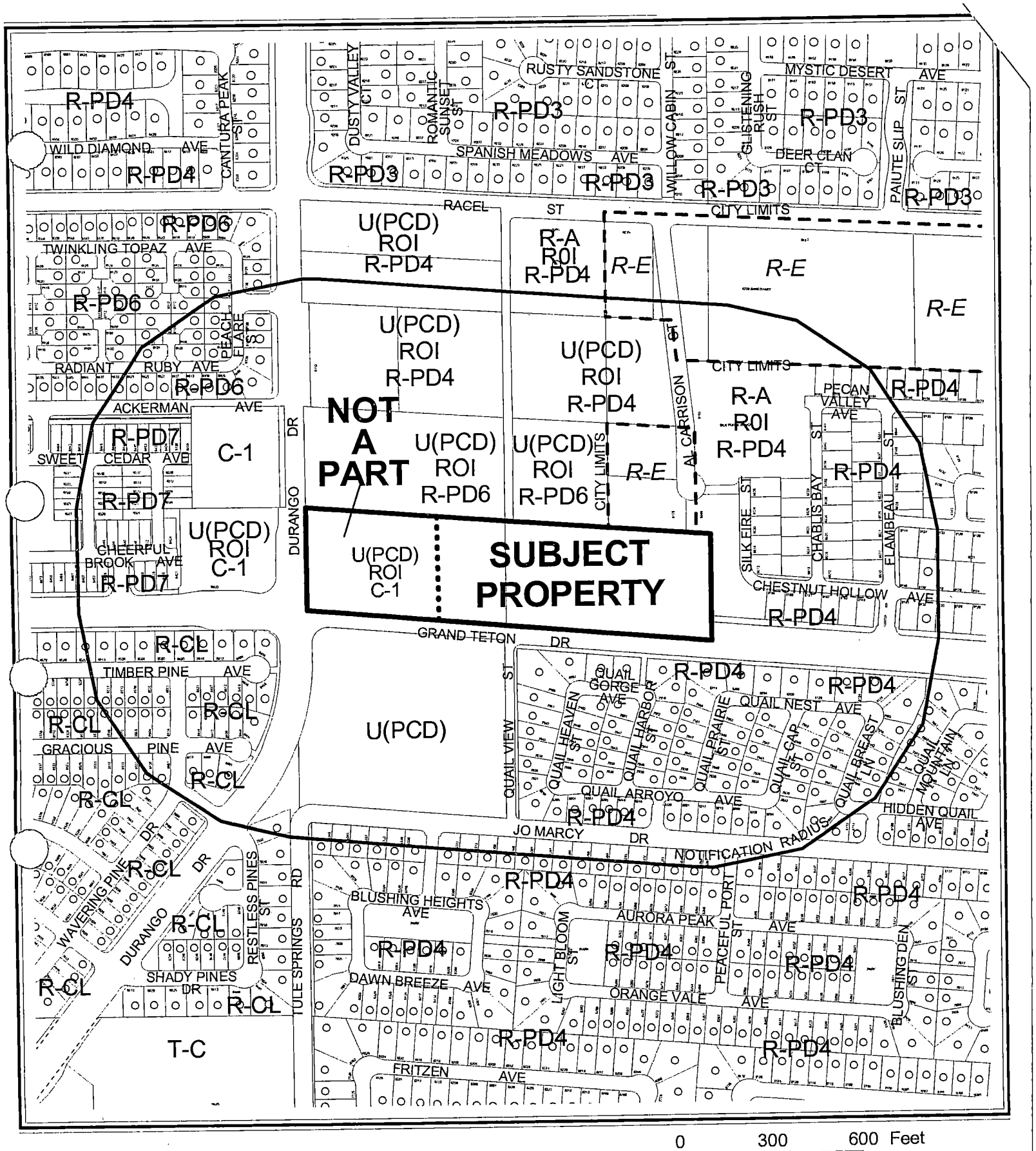
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

20. Site development to comply with all applicable conditions of approval for ZON-4374 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 36 – SDR-4375

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 public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: **SDR-4375**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4375 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-4374) to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District approved by the City Council.

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

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

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

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

6. 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 depict a six-foot screening wall along Grand Teton Drive.

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

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

9. 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.

FS

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

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

12. 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. 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.

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

Public Works

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

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

17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.

18. 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.

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

20. Site development to comply with all applicable conditions of approval for ZON-4374 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a 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. A companion Rezoning (ZON-4374) to R-PD7 (Residential Planned Development – 7 Units per Acre) will be considered concurrently with this application.

B) Applicant's Justification

The request is in accordance with Title 19 and the PCD (Planned Community Development) General Plan designation.

BACKGROUND INFORMATION

A) Previous Actions

03/17/99 The Board of County Commissioners approved a Rezoning (ZC-1702-98) to C-2 (General Commercial – Clark County) on a portion of this site. A restaurant/tavern was proposed as part of that application. The rest of the area to be rezoned was to remain single-family residential. Staff reviewed the development plans submitted with this application and determined that they complied with the Conditions of Approval imposed by the County Commission.

06/08/99 The City Council approved a Petition of Annexation (A-0028-99) of 10.54 acres (Assessor's Parcel Numbers 125-09-401-006 and 017) adjacent to the northeast corner of Durango Drive and Grand Teton Drive, which includes the proposed site. A Resolution of Intent to a C-1 (Limited Commercial) zone was granted only to the proposed tavern site, with the remaining land to be designated U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. The Planning Commission and staff recommended approval on 05/13/99. The effective date of the annexation was 09/24/99.

06/21/00 The City Council approved a Special Use Permit (U-0011-00) and Site Development Plan Review to allow a Tavern in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 5/11/00.

07/17/02 The City Council approved an Extension of Time [U-0011-00(1)] for an approved Special Use Permit (U-0011-00) to allow a Tavern in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 6/13/02.

01/22/04 The Planning Commission tabled a Site Development Plan Review (SDR-3511) for a proposed 71,570 square-foot office, tavern, and mini-storage development. Staff had recommended approval.

03/17/04 The City Council approved a General Plan Amendment (GPA-3483) to amend a portion of the Centennial Hills Sector of the General Plan from PCD (Planned Community Development) to SC (Service Commercial). The Planning Commission and staff recommended approval on 1/22/04.

03/17/04 The City Council approved a Review of Condition (ROC-2671) of Condition No. 6 of an approved Special Use Permit (U-0011-00), which had restricted commercial zoning to the western portion of the site. The Planning Commission and staff recommended approval on 1/22/04.

03/17/04 The City Council approved a Rezoning (ZON-3509) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on a portion of APN: 125-09-401-006. Staff recommended approval. The Planning Commission recommended approval on 01/22/04.

06/10/04 The Planning Commission will consider a related Rezoning (ZON-4374) from U (Undeveloped) PCD [(Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units per Acre) on the subject site. Staff recommends approval.

B) Pre-Application Meeting

04/01/04 Issues discussed included the need for a Rezoning to R-PD7 (Residential Planned Development – 7 Units per Acre), clarification the location of the west property line, and the need for open space calculations and cross sections.

C) Neighborhood Meetings

A neighborhood meeting is not required for Site Development Review applications.

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DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.10

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Stables
South:	Undeveloped, Single-Family Dwellings
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (Undeveloped) PCD [Planned Community Development) General Plan Designation]
North:	U (Undeveloped) PCD [Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development – 6 Units per Acre) and R-A (Residential Agricultural – Clark County)
South:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-PD4 (Residential Planned Development – 4 Units per Acre)
East:	R-PD4 (Residential Planned Development – 4 Units per Acre)
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain an average overall density ranging from two to eight units per acre. The proposed R-PD7 zoning district is in compliance with the General Plan.

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

A 20-foot Equestrian Trail is required along the north and east property lines.

PROJECT DESCRIPTION

The request is for a Site Development Plan Review for a 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. Access is provided via a drive from Grand Teton Drive, and open space requirements are being met. A 20-foot equestrian trail is planned along the north and east property lines. The elevations depict one and two-story stucco exteriors with balconies and pitched concrete tile roofs.

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. Lot Size	2,920 SF
Min. Lot Width	40 Feet
Min. Setbacks • Front (dwelling) • Front (garage) • Side • Corner • Rear	 5 Feet 5 Feet or 20 Feet 10 Feet 10 Feet
Max. Building Height	2 Stories or 35 Feet

The proposed lot sizes, widths, setbacks, and building heights are acceptable for the type and density of the proposed development.

A2) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	26 Trees	46 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		Not Depicted

A six-foot screening wall is required along Grand Teton Drive; a Condition of Approval has been included to ensure compliance with this requirement. The proposal meets or exceeds all other applicable Title 19 landscape standards.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
7.10 acres	6.76	1.65	11.2 %	34,497 SF	11.3 %	34,938 SF

The proposal exceeds Title 19 Open Space requirements.

B) General Analysis and Discussion

- Zoning

The proposed R-PD7 (Residential Planned Development – 7 Units per Acre) zoning district is in compliance with the PCD (Planned Community Development) General Plan Designation for the subject site. The R-PD (Residential Planned Development) zoning district is designed to allow 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 a homogeneity of use patterns. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.

- Site Plan

The site plan depicts a 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. The Minimum lot size is 2,920 square feet, and access is

provided via a drive from Grand Teton Drive, a Parkway (120-foot) Arterial on the Master Plan of Streets and Highways. Thirty-nine-foot wide private streets provide internal circulation for the site, and a 20-foot Equestrian Trail is planned along the north and east property lines. A 12,368 square-foot park area and nine parking spaces are centrally located within the site for use by the homeowners. The proposed residential development will provide a buffer area between the R-PD4 (Residential Planned Development – 4 Units per Acre) district to the east and the C-1 (Limited Commercial) district to the west, and is appropriate for the area.

- Waivers

  No Waivers are requested as a part of this application.

- Landscape Plan

  The Landscape Plan depicts a six-foot landscape buffer along Grand Teton Drive planted with 24-inch box Mondel Pines and Modesto Ashes. The plan proposes 46 street trees where 26 are required, exceeding Title 19 requirements. The plan depicts 34,938 square feet of open space, of which 12,368 square feet is centrally located and equipped with amenities for resident use, and 22,570 square feet is dedicated for a 20-foot equestrian trail along the north and east property lines. The proposal exceeds Title 19 open space requirements.

- Elevation

  The building elevations depict various models of one- and two-story residential dwellings typical of detached single-family homes in the area.

- Floor Plan

  The floor plans depict two-story dwellings with various floor plan options typical for a single-family development of this type.

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 compatible with the adjacent residential development and development in the area.

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

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

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

   The site receives access via a drive from Grand Teton Drive, a Parkway (120-foot) Arterial on the Master Plan of Streets and Highways. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are typical of those used for single-family dwellings, and are appropriate for the area and for the City.

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

   The building elevations depict design characteristics and other architectural features that are not unsightly or obnoxious in appearance, and are harmonious and compatible with development in the area.

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

   The site will be subject to building inspections and therefore will not compromise the public health, safety, and general welfare.

NOTICES MAILED 200 (Mailed with ZON-4374)

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4375 APN: 125-09-401-017

Name of Property Owner: Grand Teton Lodge Land 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: [signature]

Print Name: STUART APOLLO

Subscribed and sworn before me

This 26th day of April, 2004

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

Notary Public - State of Nevada
County of Clark
D'ANN L. HEADFORD
My Appointment Expires
No: 02-77482-1 August 21, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4375 APN: 125-09-401-006

Name of Property Owner: ALM Corp.

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: STUART APOLLO

Subscribed and sworn before me

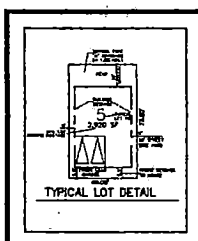
This 26th day of April, 2004

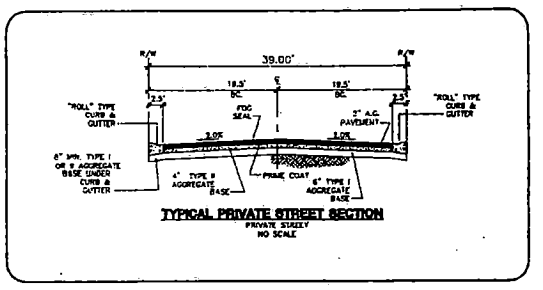
_____
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
D'ANN L. HEADFORD
My Appointment Expires
No: 02-77482-1 August 21, 2006

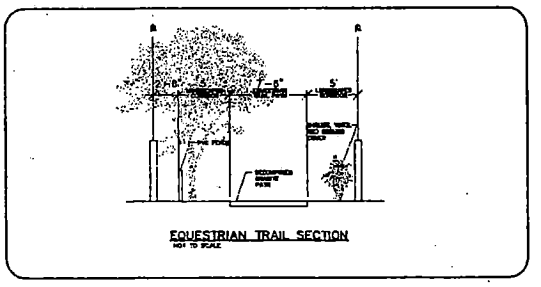
Revised 2/12/02

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





TYPICAL PRIVATE STREET SECTION
PRIVATE STREET
NO SCALE



EQUESTRIAN TRAIL SECTION
NOT TO SCALE

Call before you Overhead 1-702-693-8111

Call before you Dig 1-800-227-2600

SITE DATA

CURRENT ZONING :	R-E
PROPOSED ZONING :	R-PD-5
GROSS AREA :	9.80 AC
NUMBER OF LOTS :	48
PROPOSED DENSITY :	6.95 DUA
NUMBER OF COMMON ELEMENTS :	3
OPEN SPACE REQUIRED :	34,444 S.F.
	0.79 ACRES
OPEN SPACE PROVIDED :	34,938 S.F.

APN# 125-09-401-017 and a portion of 125-09-401-008

OWNER/DEVELOPER
NEVADA HOMES GROUP
9585 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89117
(702) 570-5300
CONTACT : PAUL WAGNER

SETBACKS

FRONT (GARAGE) :	20'min
FRONT (HOUSE) :	15'min
SIDE :	5'min
CORNER/SIDE :	10'min
REAR :	10'min

LEGEND

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EX S"N — EXISTING SEWER LINE AND MANHOLE
- EX W"W — EXISTING WATER LINE
- S"N — PROPOSED SEWER LINE AND MANHOLE
- W"W — PROPOSED WATER LINE
- 18" SD — PROPOSED STORM DRAIN
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- 3.15% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH EXIST. AND SEWER UNLESS OTHERWISE NOTED)
- 2570 — EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIREHYDRANT
- PROPOSED MAIL BOXES PER USPS
- O.S. — OPEN SPACE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NEVADA POWER COMPANY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....BLANCK STATE DISPOSAL SERVICE
   TELEPHONE.....SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.07720
   PEAK FLOW = 0.0593
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA, PER MAP NO. 32003C0720D.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 37' WIDE PUBLIC UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADII = 20'. AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS SHOWN AS S3°56'16"E, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST OF THE SOUTHWEST (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 86 OF SURVEYS, PAGE 30.

APN-125-09-401-016
BURKE, MICHAEL E
UNDEVELOPED (R-A)

APN-125-09-401-006
A L M CORP
UNDEVELOPED (U(PCD))

20-FOOT EQUESTRIAN TRAIL CORRIDOR

20-FOOT TRAIL = 22,570 SF.

Open Space
12,368 SF.

PRIVATE STREET & PUE.

6-FOOT LANDSCAPE AREA

20-FOOT EQUESTRIAN TRAIL CORRIDOR

GRAND TETON DRIVE

GRAPHIC SCALE
1" = 40'

NEVADA HOMES GROUP
9585 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89117
(702) 570-5300

CITY OF LAS VEGAS

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146
PH. (702) 873-7500 FAX (702) 362-2567
CIVIL ENGINEERS & PLANNERS & LAND SURVEYORS

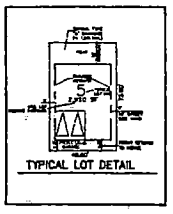
REV.	DATE	BY	REVISION

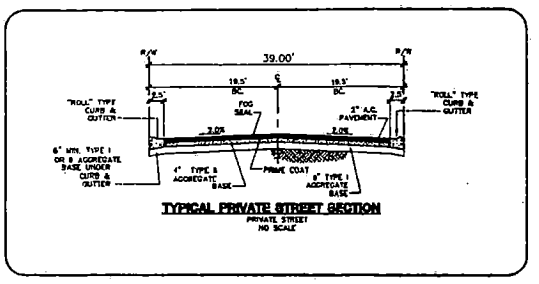
SITE DEVELOPMENT PLAN
FOR
DURANGO & GRAND TETON
UNIT # 2

DRAWN BY: AB
DESIGNED BY:
CHECKED BY:
APRIL 27, 2004
PROJECT NO.: 01-048
SCALE: 1"=40' HORIZ. N/A VERT.

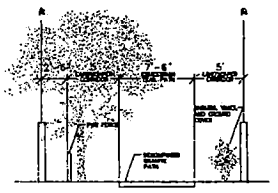
SHEET
SP-1
1 OF 2 SHEETS
DRAWING NO.
6130-U2-CLV

ZON-4374 SDR-4375
6-10-04 PC
STAFF





TYPICAL PRIVATE STREET SECTION
PRIVATE STREET
NO SCALE



EQUESTRIAN TRAIL SECTION
NOT TO SCALE

Call before you Overhead 1-702-593-6111

Call before you Dig 1-800-227-2600

SITE DATA

CURRENT ZONING :	R-E
PROPOSED ZONING :	R-PD-7
GROSS AREA :	6.90 AC.
NUMBER OF LOTS :	48
PROPOSED DENSITY :	6.95 DUA
NUMBER OF COMMON ELEMENTS :	1
OPEN SPACE REQUIRED :	34,444 S.F. 0.79 ACRES
OPEN SPACE PROVIDED :	34,838 S.F.

APN# 125-09-401-017 and a portion of 125-09-401-008

OWNER/DEVELOPER
NEVADA HOMES GROUP
8985 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89117
(702) 256-4200
CONTACT : PAUL WACKER

SETBACKS

FRONT (GARAGE) :	5'
FRONT (HOUSE) :	5'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	10'

LEGEND

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- 20 — LOT NUMBER
- ① — BLOCK NUMBER
- POINT OF CONNECTION TO EXIST. UTILITIES
- 2.14% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREETS AND SEWER UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT
- MB — PROPOSED MAIL BOXES PER USPS
- O.S. — OPEN SPACE

GENERAL NOTES

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2. UTILITY SERVICES PROVIDED AS FOLLOWS :
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   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... REPUBLIC STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.01720
   PEAK FLOW = 0.0365
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. SIGN WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA PM. NO. 32003C1745D
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 37' WIDE PUBLIC UNLESS OTHERWISE SHOWN.
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12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SCOPE, SPRINKS, OR OTHER INDICATIONS OF HIGH GROUND WATERLEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 89°59'16" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST OF THE SOUTHWEST (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 88 OF SURVEYS, PAGE 30.

GRAPHIC SCALE
1" = 40'

APN-125-09-401-016
BURKE, MICHAEL E
UNDEVELOPED (R-A)

20-FOOT EQUESTRIAN TRAIL CORRIDOR

20-FOOT TRAIL = 22,570 SF.

APN-125-09-401-005
A L M CORP
DEVELOPED (U(PCD))

Open Space
12,368 SF.

PRIVATE STREET & PUE.

6-FOOT LANDSCAPE AREA

20-FOOT EQUESTRIAN TRAIL CORRIDOR

GRAND TETON DRIVE

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	27	24" BOX	VARIES	MODESTO ASH
	28	24" BOX	VARIES	MONDEL PINE
	43	VARIES	N/A	DATE PALM
	16	15 GALLON	VARIES	PHOTINIA
	48	15 GALLON	VARIES	FLOWERING PLUM
	8	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 19a (City of Las Vegas).
2. Ground cover shall be designed to cover more than 90% of the landscaped area.
3. 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.
4. The number and types of plant may vary from this proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the shrubbles shown in the Open Space area.

SDR-4375
ZON-4374
6-10-04 PC
STAFF

NEVADA HOMES GROUP
8985 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89117
(702) 256-4200

CITY OF LAS VEGAS

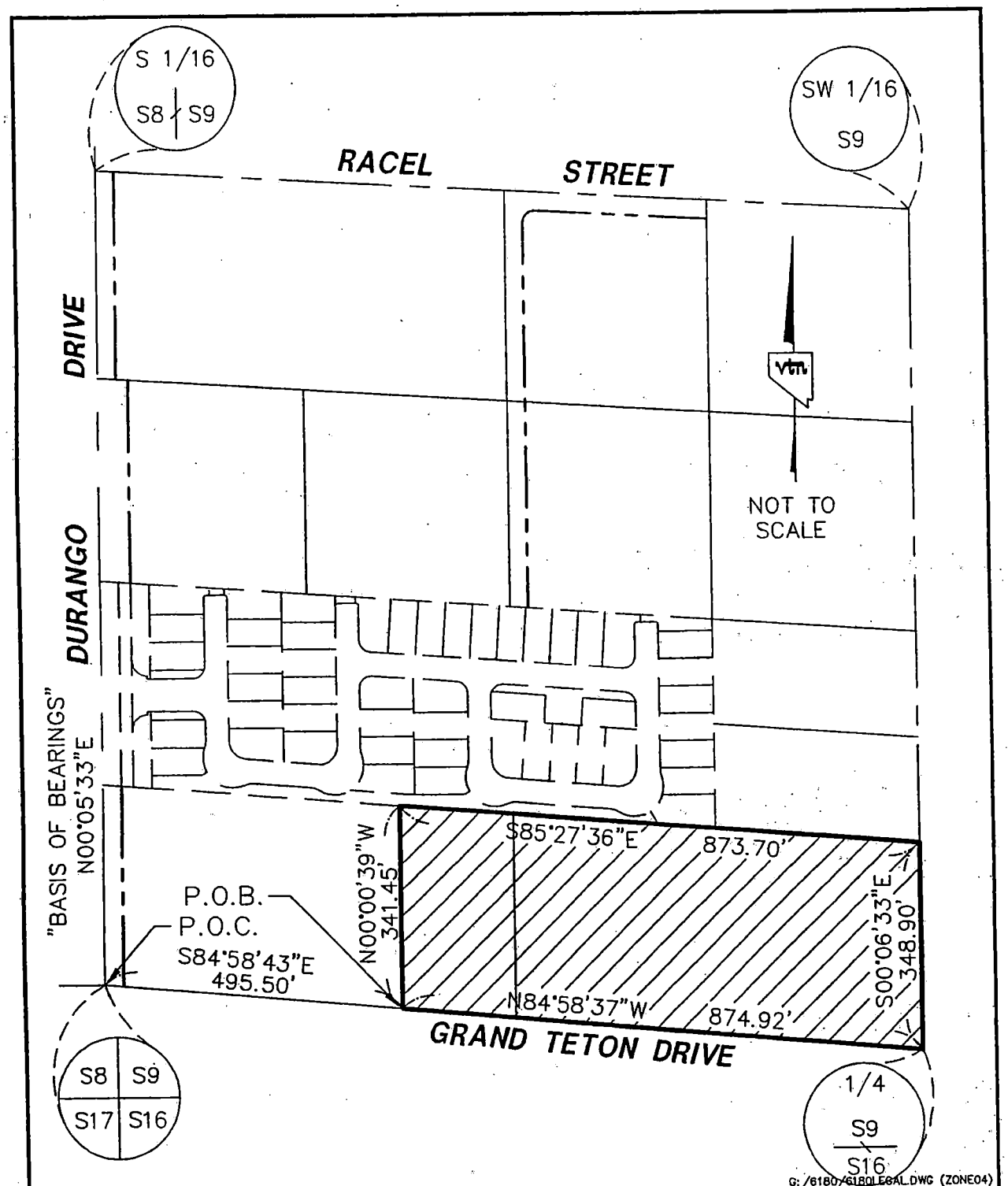
CONCEPTUAL LANDSCAPE PLAN
FOR
DURANGO & GRAND TETON
UNIT # 2

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5118
PH. (702) 873-7500 FAX (702) 362-2987
CIVIL ENGINEERS & PLANNERS & LAND SURVEYORS

NO'S	DATE	BY	REVISION

DRAWN BY: JLA
DESIGNED BY:
CHECKED BY:
PROJECT NO: 1998-48
SCALE: 1"=40' HORIZ. N/A VERT.
APRIL 27, 2004

SHEET
LP-1
2 OF 2 SHEETS
DRAWING NO.



vtm nevada 2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. NONE VERT. NA
		W.O. NO.	6180
	ZONING	DRAWN BY:	VCL
		DATE:	4/27/04
		SHEET	1 OF 1

ZON-4374 SDR-4375

6-10-04 PC STAFF



SDR-4375 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL
NORTH SIDE OF GRAND TETON DRIVE, APPRXIMATELY 496 FEET EAST OF THE CENTERLINE OF DURANGO DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
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).

CC 7/07/2004

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

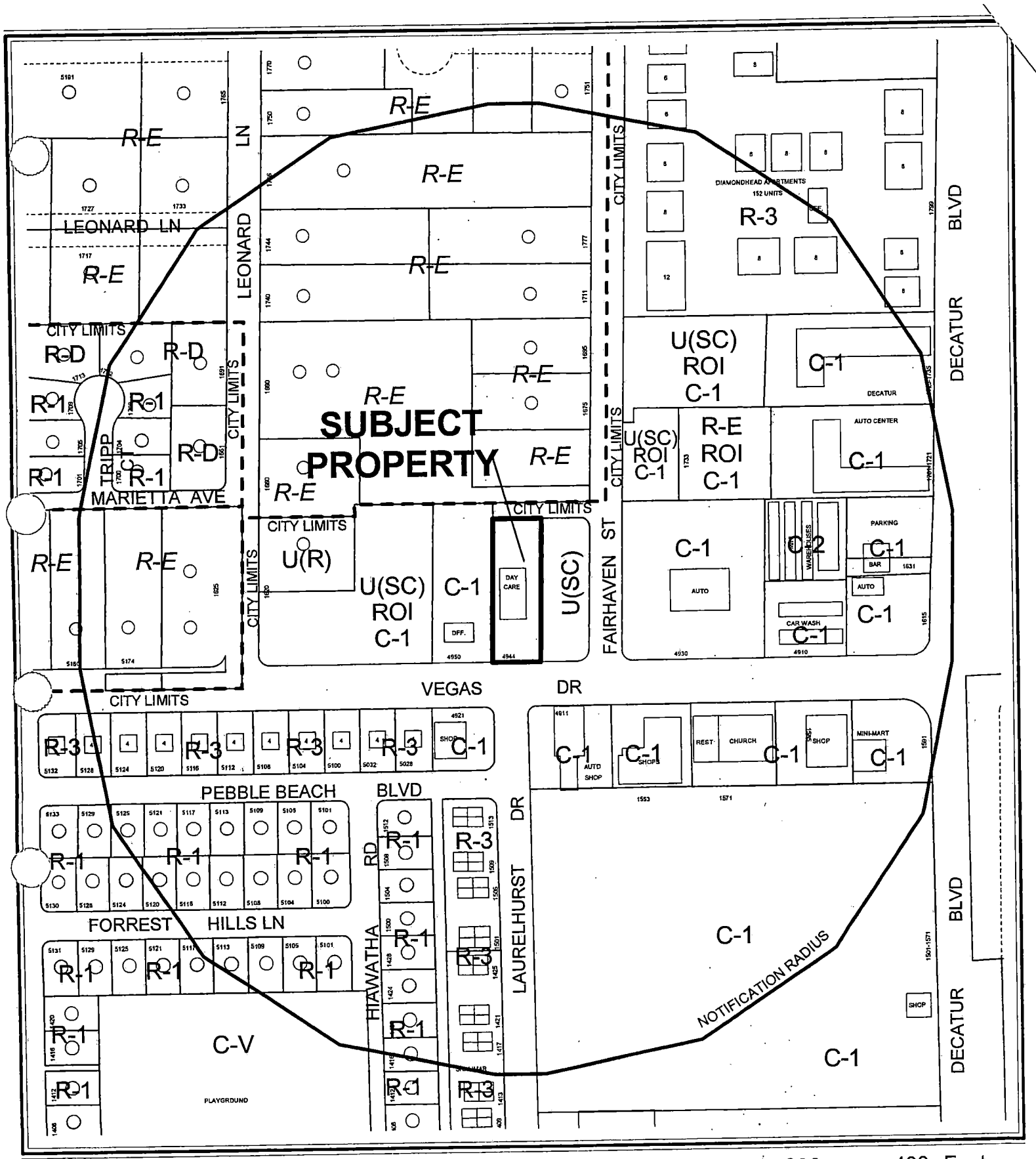
RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
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-4397**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-4382.

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

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Variance to allow 10 parking spaces where 19 are required in conjunction with a proposed Social Service Provider (Adult Day Care) at 4944 Vegas Drive. A related Special Use Permit (SUP-4383) will be considered concurrently with this application.

B) Applicant's Justification

The Variance request is justified due to the fact that the day care adults will be bused to the facility and no more that eight employees are expected to be working at any given time.

BACKGROUND INFORMATION

A) Previous Actions

6/10/04 The Planning Commission will consider a related Special Use Permit (SUP-4383) for a proposed Social Service Provider. Staff recommends approval.

B) Pre-Application Meeting

4/16/04 Issues discussed included the need for a parking variance, and the acknowledgement that there was no Adult Day Care use in Title 19 and the project would be reviewed as a Social Service Provider.

C) Neighborhood Meetings

A neighborhood meeting is not required for Variance applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.54

B) Existing Land Use

Subject Property:	Vacant Building
North:	Undeveloped
South:	Commercial / Retail
East:	Undeveloped
West:	Commercial / Retail

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	R (Rural Density Residential)
South:	M (Medium Density Residential), SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-E (Residence Estates)
South:	C-1 (Limited Commercial)
East:	U (Undeveloped) SC [(Service Commercial) General Plan Designation]
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. This allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is in compliance with the General Plan.

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

The subject is not located within any Special Area Plans or Overlay Districts.

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		Provided Parking	
			Regular	Handicap	Regular	Handicap
Social Service Provider (Adult Day Care)	4,725 SF.	1/250 GFA	18	1	10	1

The proposal needs a Variance from Title 19 Parking requirements as 10 parking spaces are provided where 19 is the minimum required.

B) General Analysis and Discussion

The Adult Day Care will require less parking than a typical Social Service Provider because those who will be under its care will generally be driven or bused to the facility. The applicant has stated that no more that eight employees will be employed at any one time. Staff believes the amount of parking provided is adequate for the Adult Daycare use, and the Variance request to allow 10 parking spaces where 19 is required is justified.

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."

Because the majority of those who will be in the care of the proposed Adult Day Care will be bused or driven to the facility, the normal amount of parking required for a typical Social Service provider is not necessary in this situation. Staff believes the amount of parking provided is adequate for the proposed use, and the Variance request to allow 10 parking spaces where 19 is required is justified.

NOTICES MAILED 90 (Mailed with SUP-4382)

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4397 APN: 138-24-803-022

Name of Property Owner: KINDER-CARE LEARNING CENTERS, INC.

Name of Applicant: SUNRISE ADULT DAY CARE, INC.

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

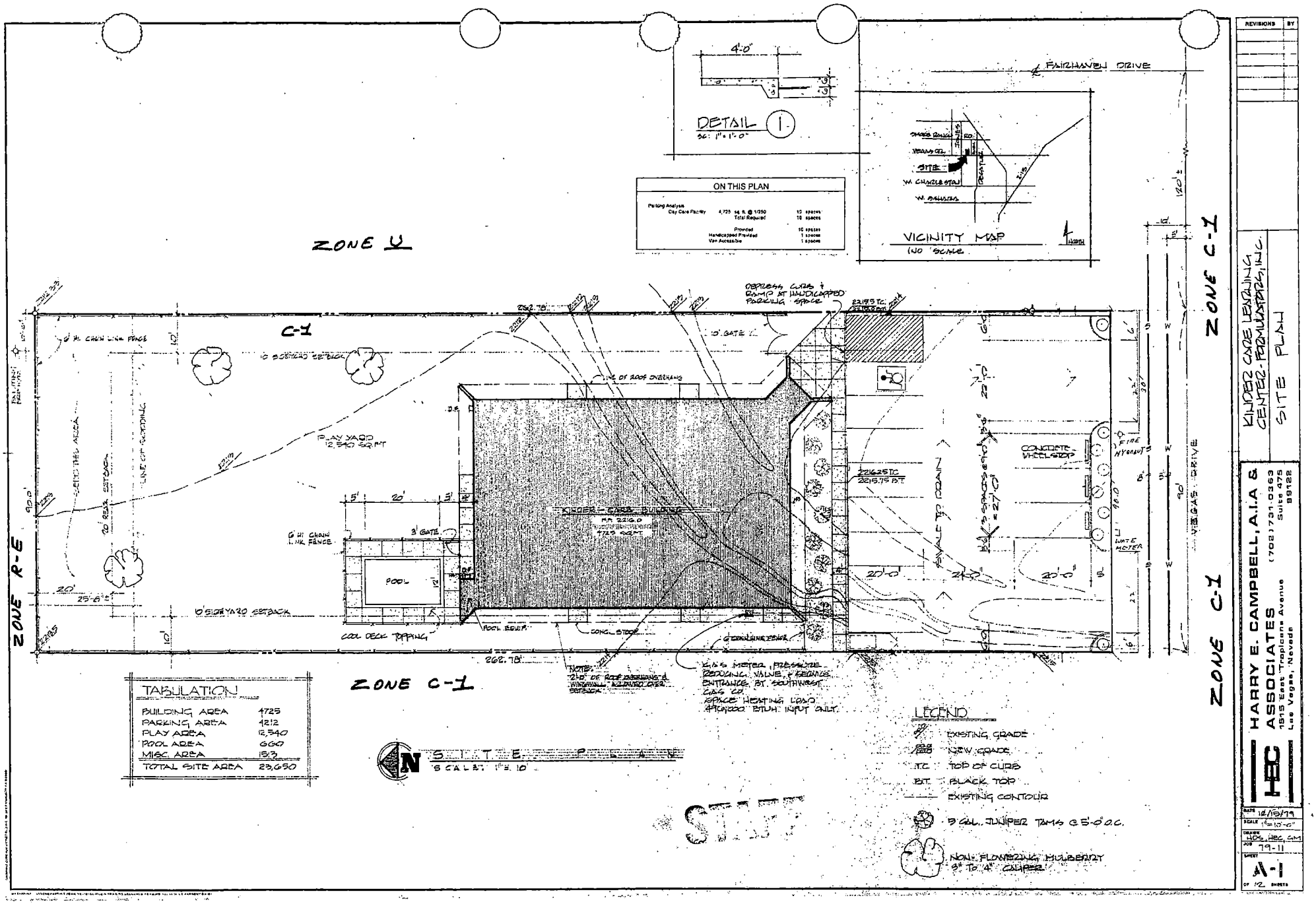
Print Name: Bruce Walters Sr. V.P. and CDO

Subscribed and sworn before me

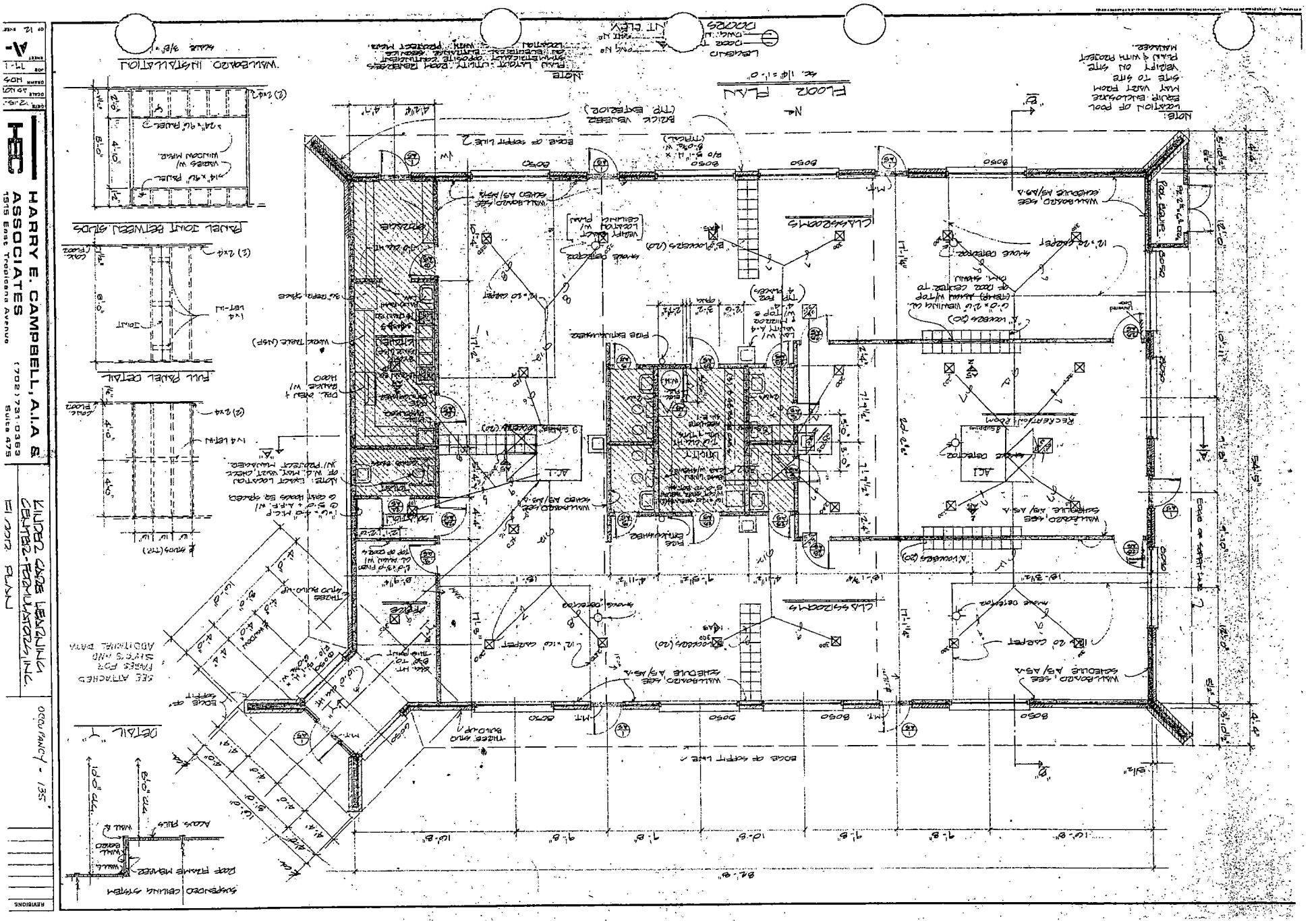
This 29 day of April, 2004

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

OFFICIAL SEAL
CARMEN MARIA MORGAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 377658
MY COMMISSION EXPIRES FEBRUARY 22, 2008



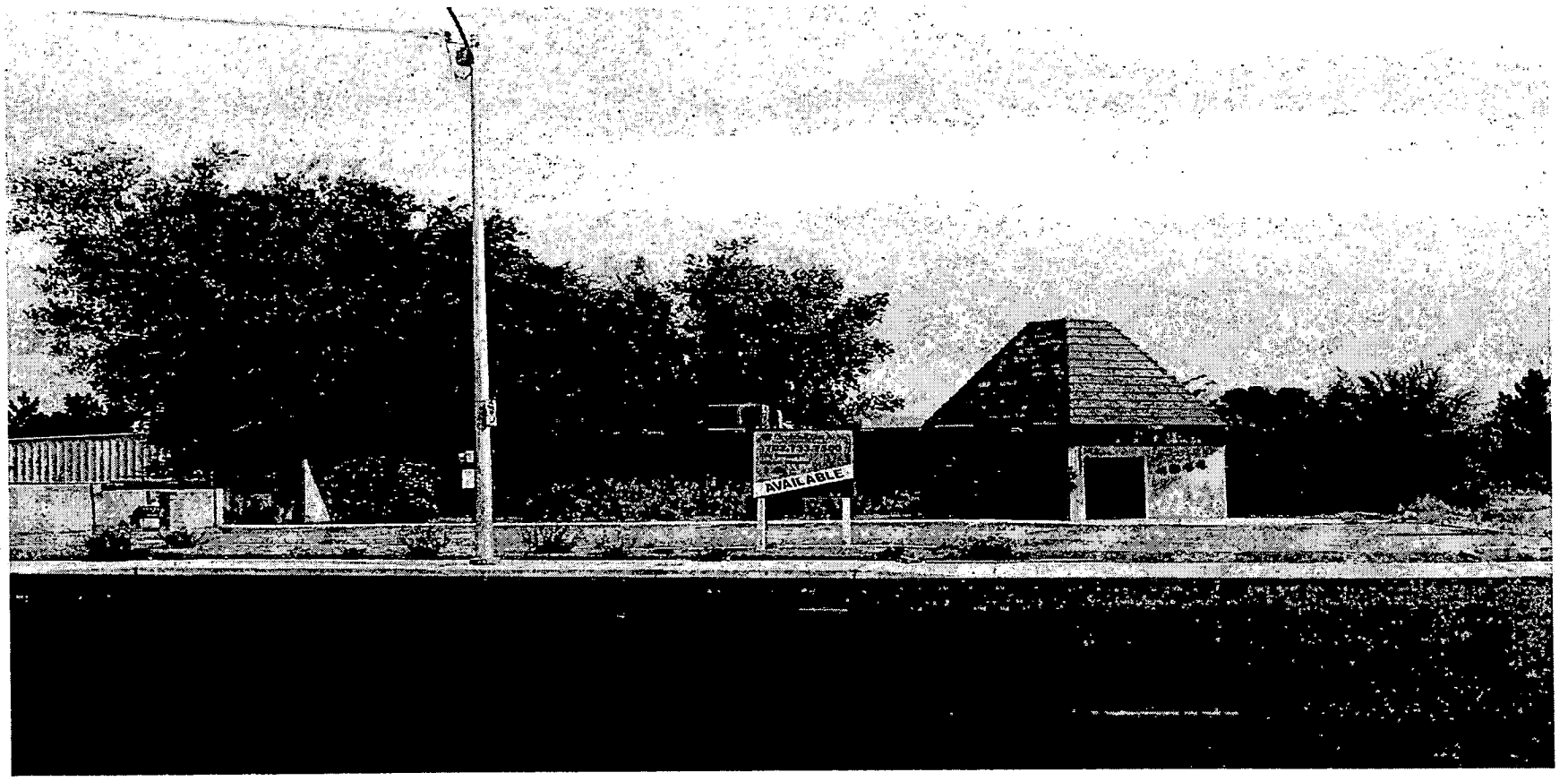
SUP-4382 VAR-4397
6-10-04 PC



SUP-4382 VAR-4397

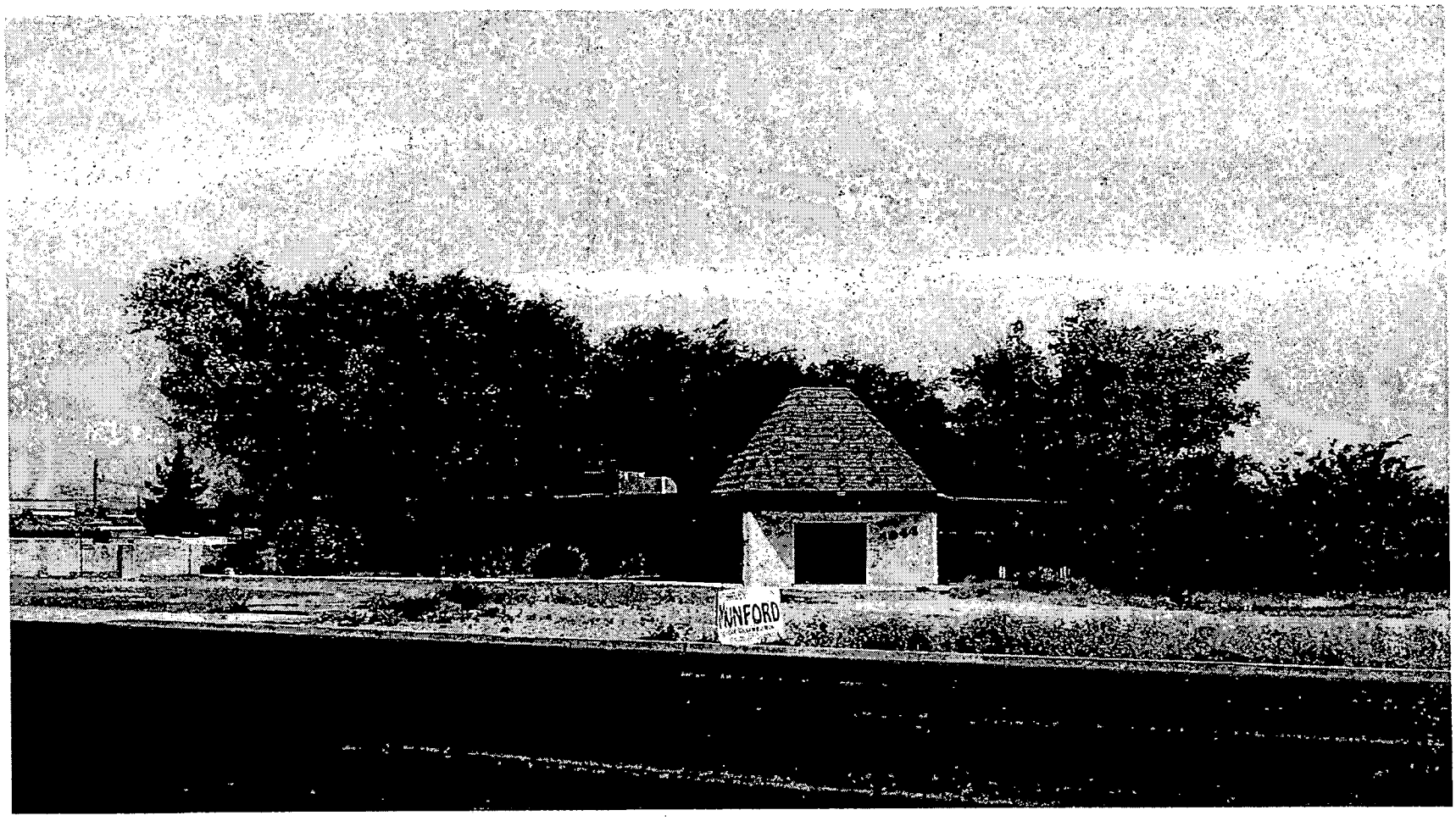
6-10-04 PC

STAFF



VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.
4944 VEGAS DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.
4944 VEGAS DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 38

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 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).

CC 7/07/2004

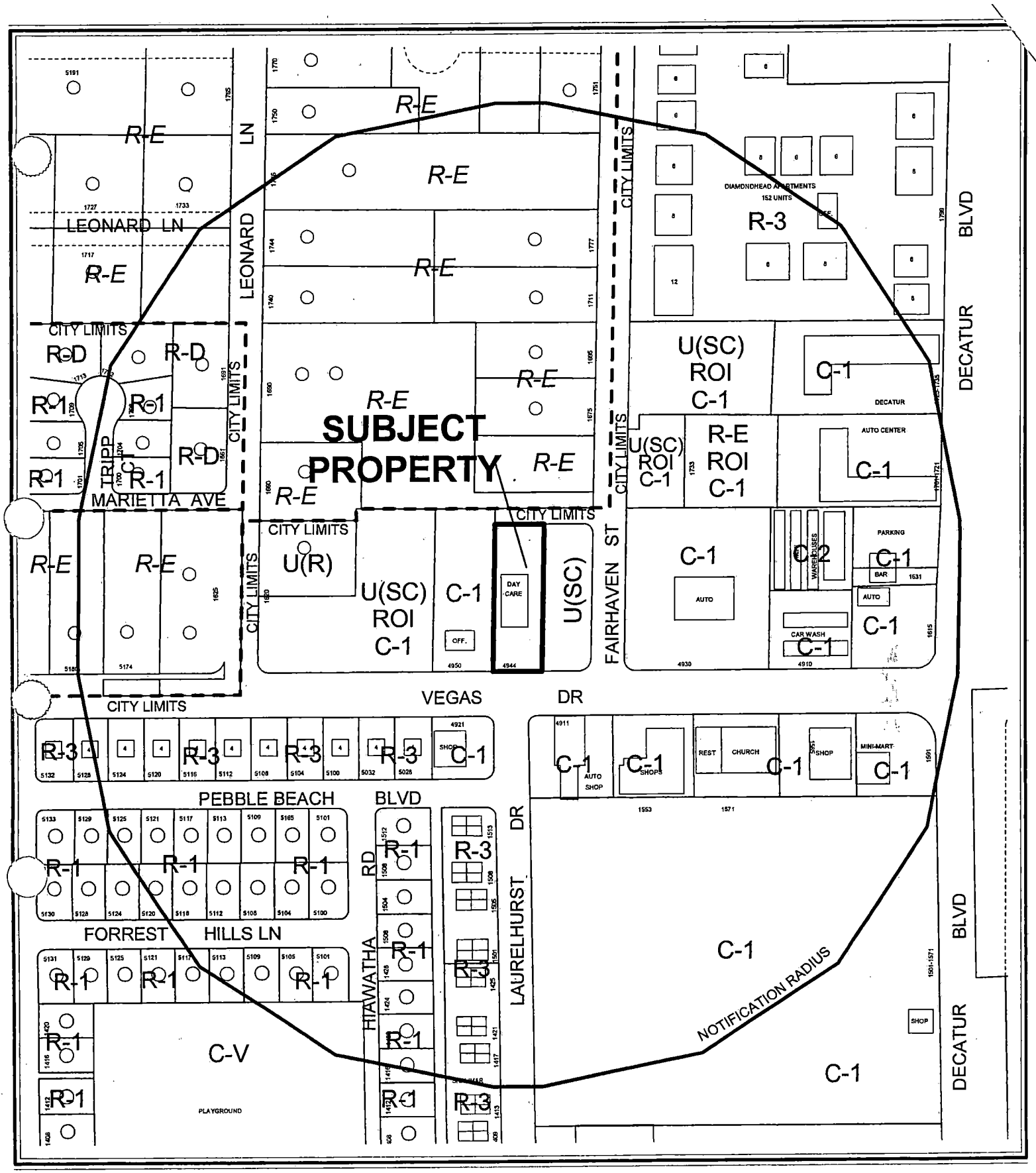
PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
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

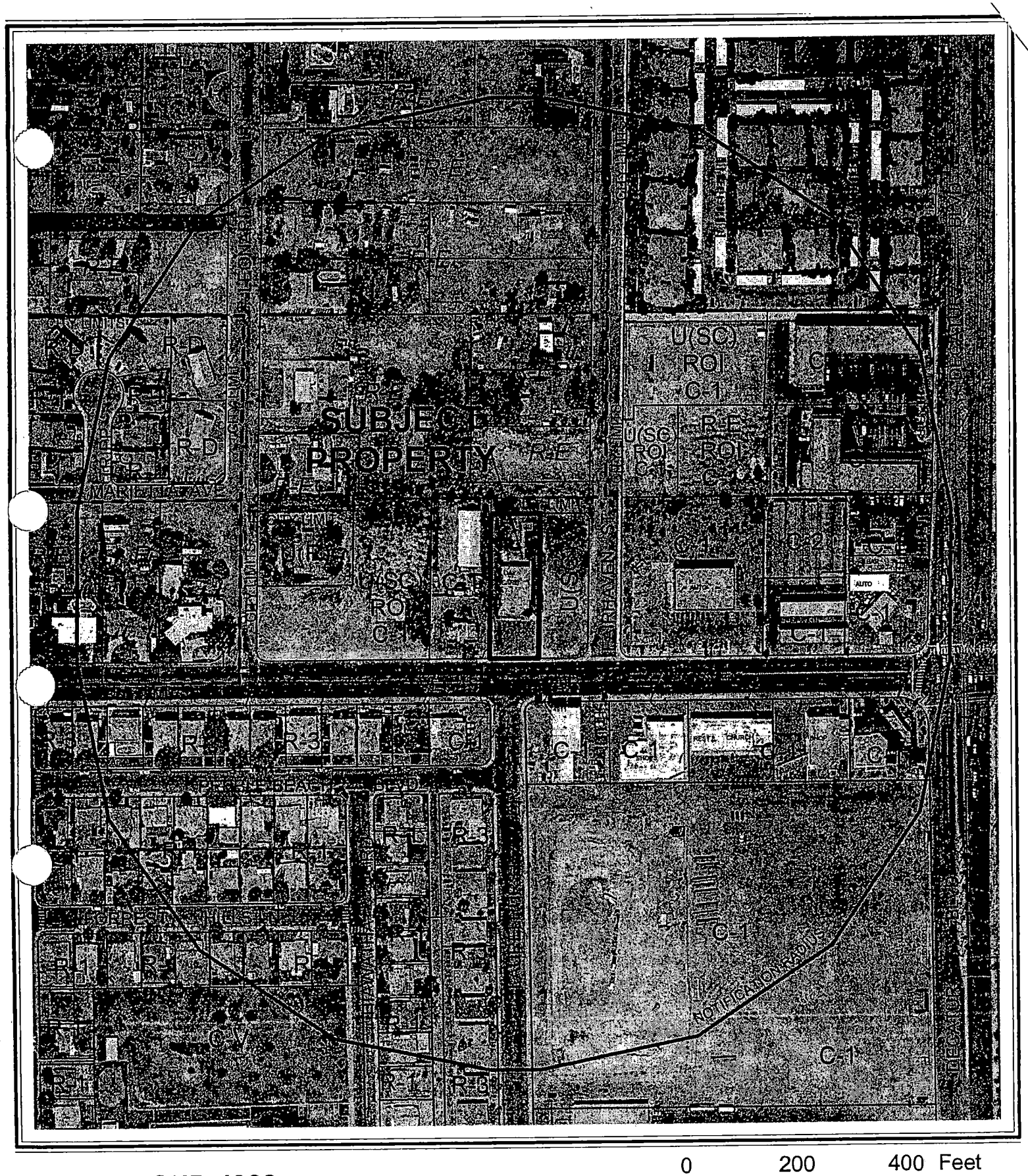
MINUTES:
GARY LEOBOLD, Planning and Development, stated that letters were received for each request.
(6:03 – 6:09)



CASE: **SUP-4382**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **SUP-4382**

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-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INCORPORATED - OWNER: KINDER CARE LEARNING CENTER, INCORPORATED

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Social Service Provider use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

Public Works

4. Remove all substandard public street improvements and unused driveway cuts on Vegas Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a Social Service Provider (Adult Day Care) at 4944 Vegas Drive. A related Variance (VAR-4397) request will be considered concurrently with this application.

B) Applicant's Justification

The former use of the existing building was for childcare, which makes this location perfect for the proposed use. In addition, the applicant will upgrade the existing facility to accommodate all current building codes.

BACKGROUND INFORMATION

A) Previous Actions

6/10/04 The Planning Commission will consider a related Variance (VAR-4397) to allow 10 parking spaces where 20 are required.

B) Pre-Application Meeting

4/16/04 Issues discussed included the need for a parking variance, and the acknowledgement that there was no Adult Day Care use in Title 19 and the project would be reviewed as a Social Service Provider.

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.54

FS

B) Existing Land Use

Subject Property:	Vacant Building
North:	Undeveloped
South:	Commercial / Retail
East:	Undeveloped
West:	Commercial / Retail

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	R (Rural Density Residential)
South:	M (Medium Density Residential), SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-E (Residence Estates)
South:	C-1 (Limited Commercial)
East:	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation]
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. This allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is in compliance with the General Plan, and the proposed Social Service Provider (Adult Day Care) is a permitted use with the approval of a Special Use Permit.

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

County Notification

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application. No responses have been reviewed.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues were identified.

The Planning Commission is to take the Environmental Impact Assessment into consideration prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Social Service Provider (Adult Day Care)	4,725 SF.	1/250 GFA	18	1	10	1

A Variance (VAR-4397) has been requested to provide relief from Title 19 parking requirements.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Social Service Provider (Adult Daycare) use, and there are there are no similar approved uses within the 750-foot notification distance.

FS

B) General Analysis and Discussion

- Zoning

  The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

- Use

  A Social Service Provider is a facility that provides assistance to persons with limited ability for self-care, but for who medical care is not a major element. The term includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter. The proposed Adult Day Care is intended for adults who require living assistance for short periods of time while their primary caretakers are unavailable. There is a companion Variance request to allow 10 parking spaces where 19 are required. Staff recommends the Variance because those who will be under the Adult Day Care's supervision will generally be driven or bused to the facility. This results in the facility needing less parking than a typical Social Service Provider. The site is existing and no changes are proposed.

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 Social Service Provider (Adult Day Care) provides a buffer between the intense commercial uses along Vegas Drive, and the single-family residential units to the north. Therefore 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.

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

The subject site will be physically suitable for the proposed Social Service Provider (Adult Day Care) with the approval of the companion Variance (VAR-4397) to allow 10 parking spaces where 19 are required. The proposed Adult Day Care will not require as many parking spaces as a typical Social Service Provider because the majority of the people in its care will be bused or driven to the facility. Staff recommends approval of the Variance.

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 will receive access via a drive from Vegas Drive, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways, which will be adequate in size to meet the requirements of the proposed use.

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

   The site will be subject to ongoing inspection and will therefore not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED 90 (Mailed with VAR-4397)

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-4382

Case Number: _____ APN: 138-24-803-022

Name of Property Owner: ~~KINDER-CARE~~ KinderCare LEARNING CENTERS, INC.

Name of Applicant: SUNRISE ADULT DAY CARE, 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: KinderCare Learning Centers, Inc. by: _____

Print Name: Bruce Walters, Sr VP and COO

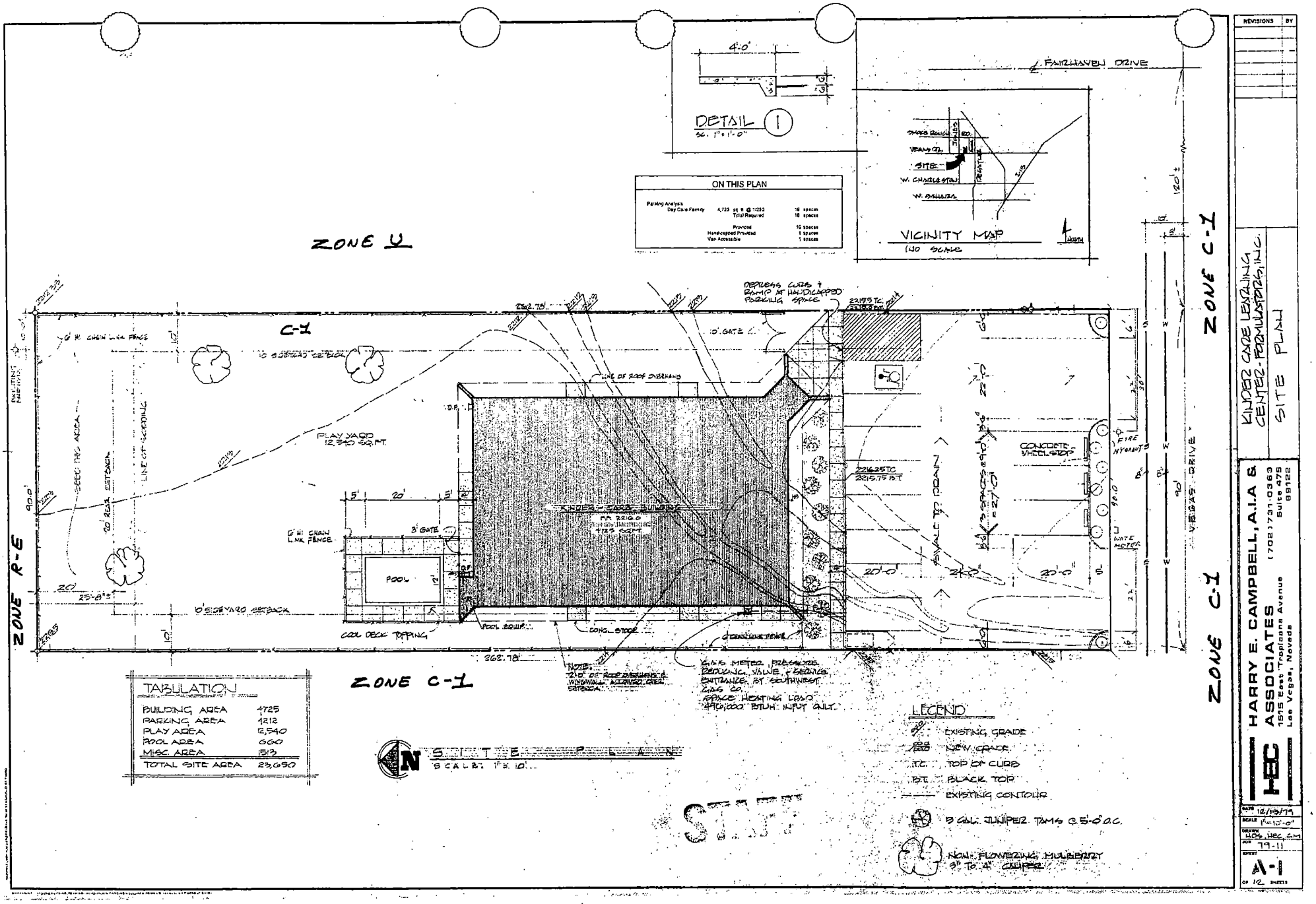
Subscribed and sworn before me

This 13 day of April, 2004

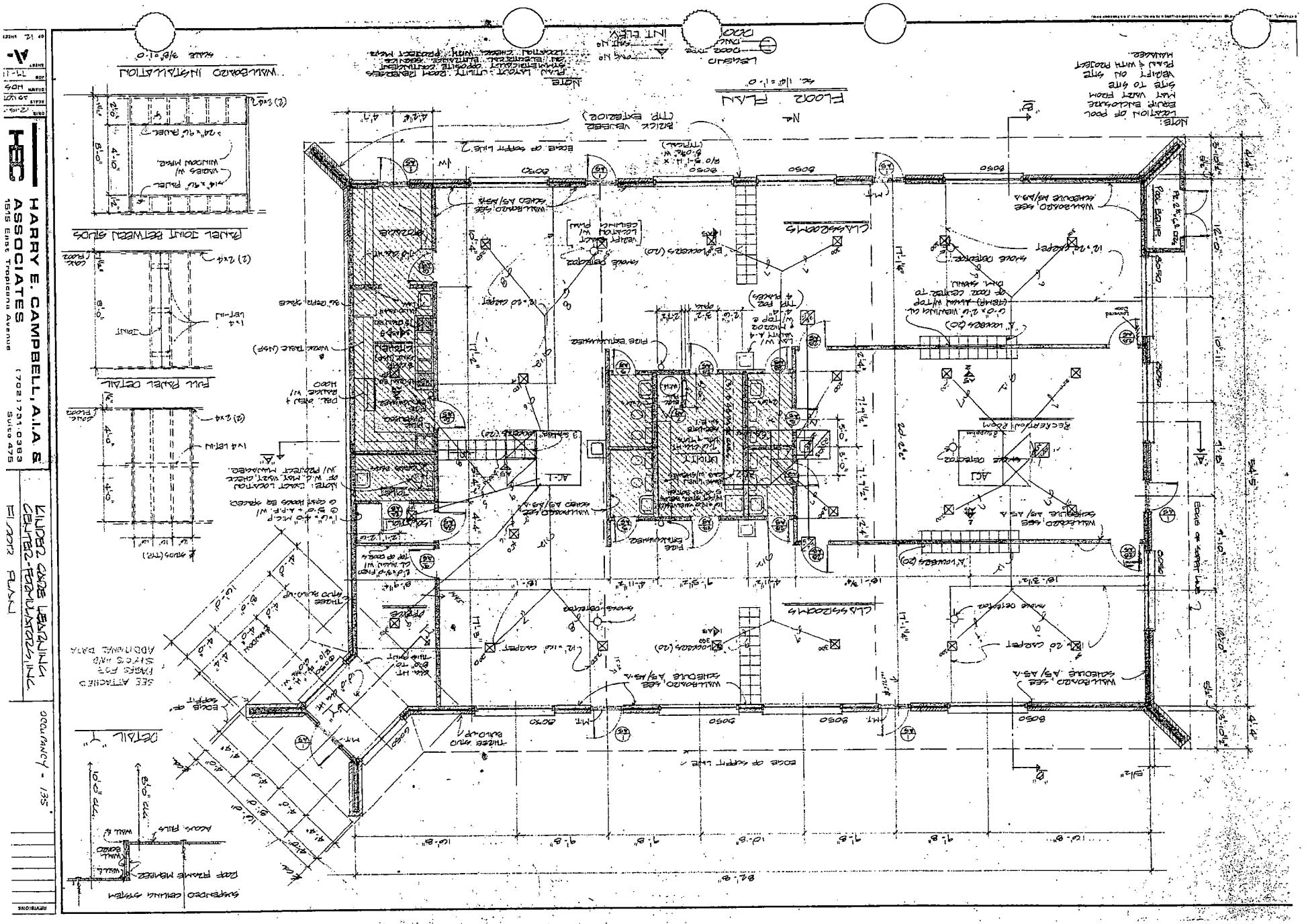
Carmen Maria Morgan

Notary Public in and for said County and State

OFFICIAL SEAL
CARMEN MARIA MORGAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 377658
MY COMMISSION EXPIRES FEBRUARY 22, 2008



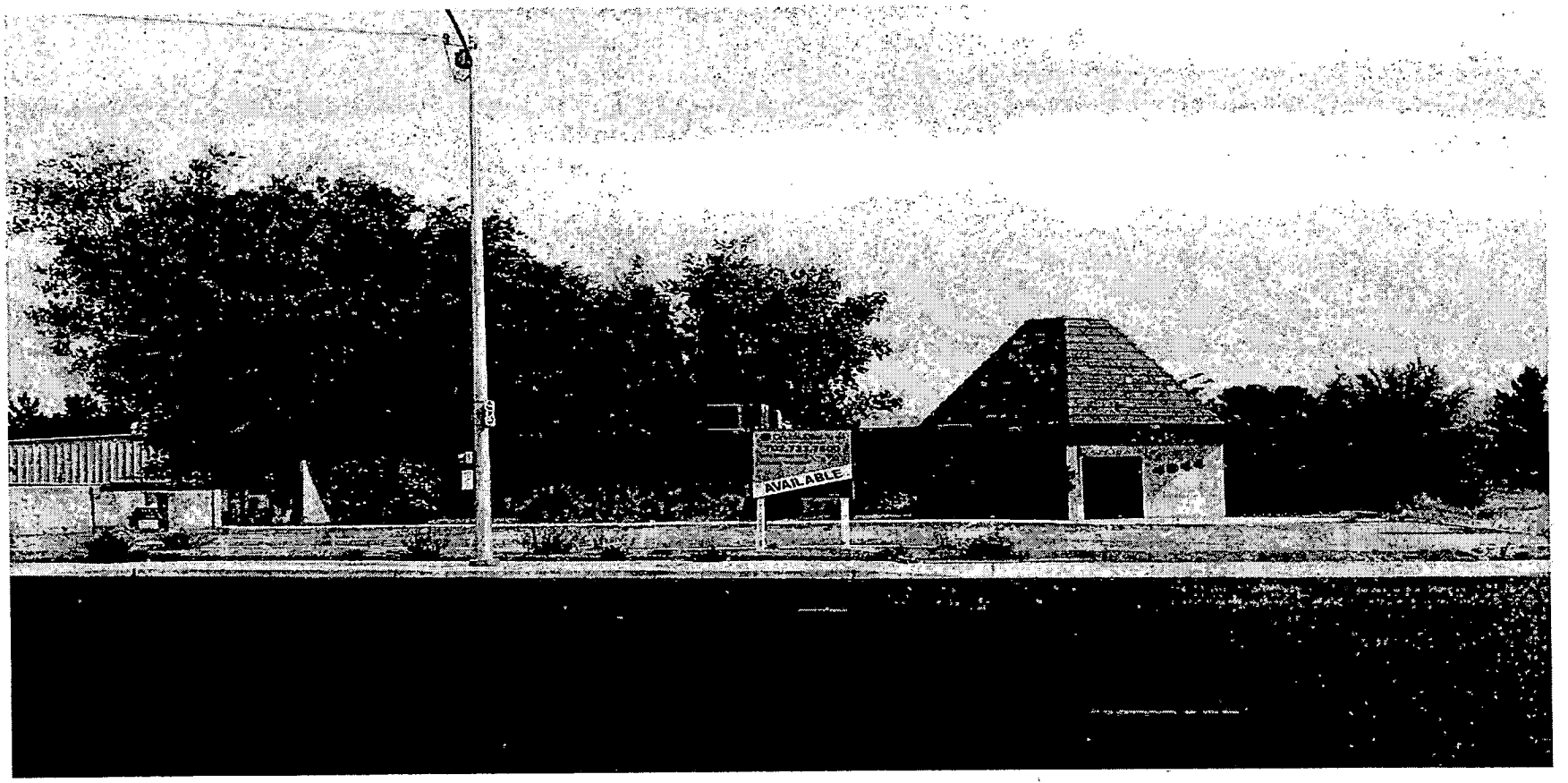
SUP-4382 VAR-4397
6-10-04 PC



SUP-4382 VAR-4397

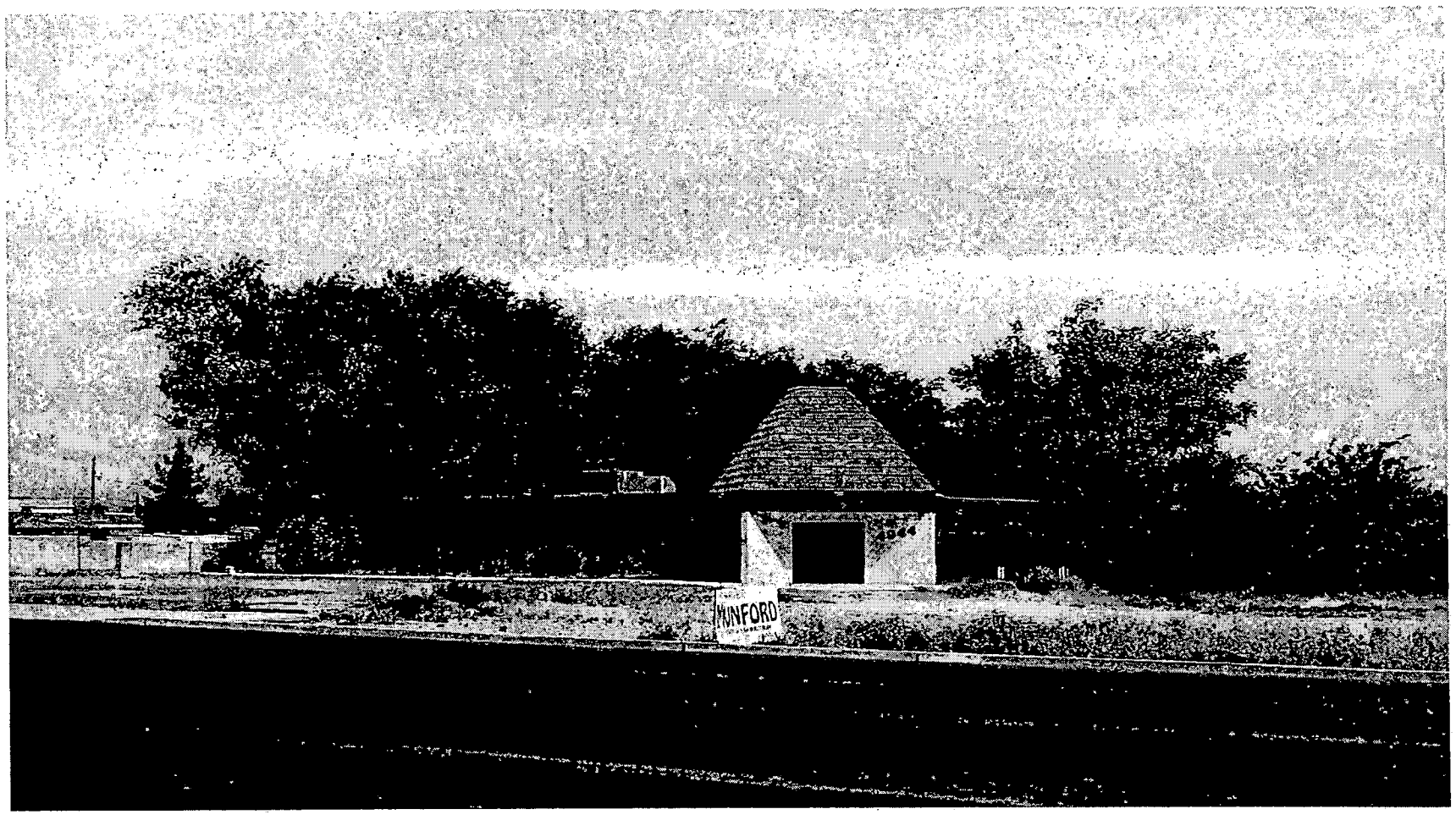
6-10-04 PC

STAFF



SUP-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.
4944 VEGAS DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SUP-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.
4944 VEGAS DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:

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).

C.C. 07/07/2004

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as the architect representing this project is currently completing a project for his client

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

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 39 [VAR-4386] and Item 40 [SDR-4385].

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, used the overhead and pointed out that the project has the office component on the base of the "L" shape with the parking structure oriented to the back. The project is built to the lot line, and the surface parking is related to the other medical uses in the area. The Variance is to get the setbacks and the lot coverage relaxed to allow this to happen. The land use classifications in the medical district have the restricted setbacks and coverage requirements to protect residential uses within that medical district and to soften the intensity of land uses on the outside perimeter of the medical district. This property does not abut any residential properties nor is it located at the edge of the medical district. Staff felt that the Variance is appropriate, as other offices and medical uses surround the project, and the parking areas are directly adjacent to the site and north of the site. Staff recommended approval on the Variance.

Regarding the Site Plan, there are Waivers. When the setbacks are reduced, the landscape buffer requirements also have to be reduced. The applicant owns and operates the complex immediately south of this project. Staff recommended approval.

ATTORNEY JEFF ALSBROOKS, Attorney, Koch, Collins & Gensburg, 1701 W. Charleston, Ste. 550, appeared on behalf of the applicant with the architect, CALVIN HAYWOOD. ATTORNEY ALSBROOKS concurred with staff's conditions.

COMMISSIONER McSWAIN asked what type of landscaping would be along the garages because it seems to be more expansive than the actual building. ATTORNEY ALSBROOKS indicated that they are prepared to abide by all the conditions, but he does not believe that was an issue. MR. LEOBOLD clarified that the main level is to the lot lines and the structure in the back is set ten feet. The surface parking to the north and west, as well as, the "L" shaped south and west of the site. The parking areas are not visible from the street, other than to the north where there is the existing surface parking lot. Staff's concern was that they met the landscaping standards on the street. The Medical District has some specific standards for sidewalk width and landscaping, which the applicant meets.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 39 [VAR-4386] and Item 40 [SDR-4385].

(8:26 – 8:36)

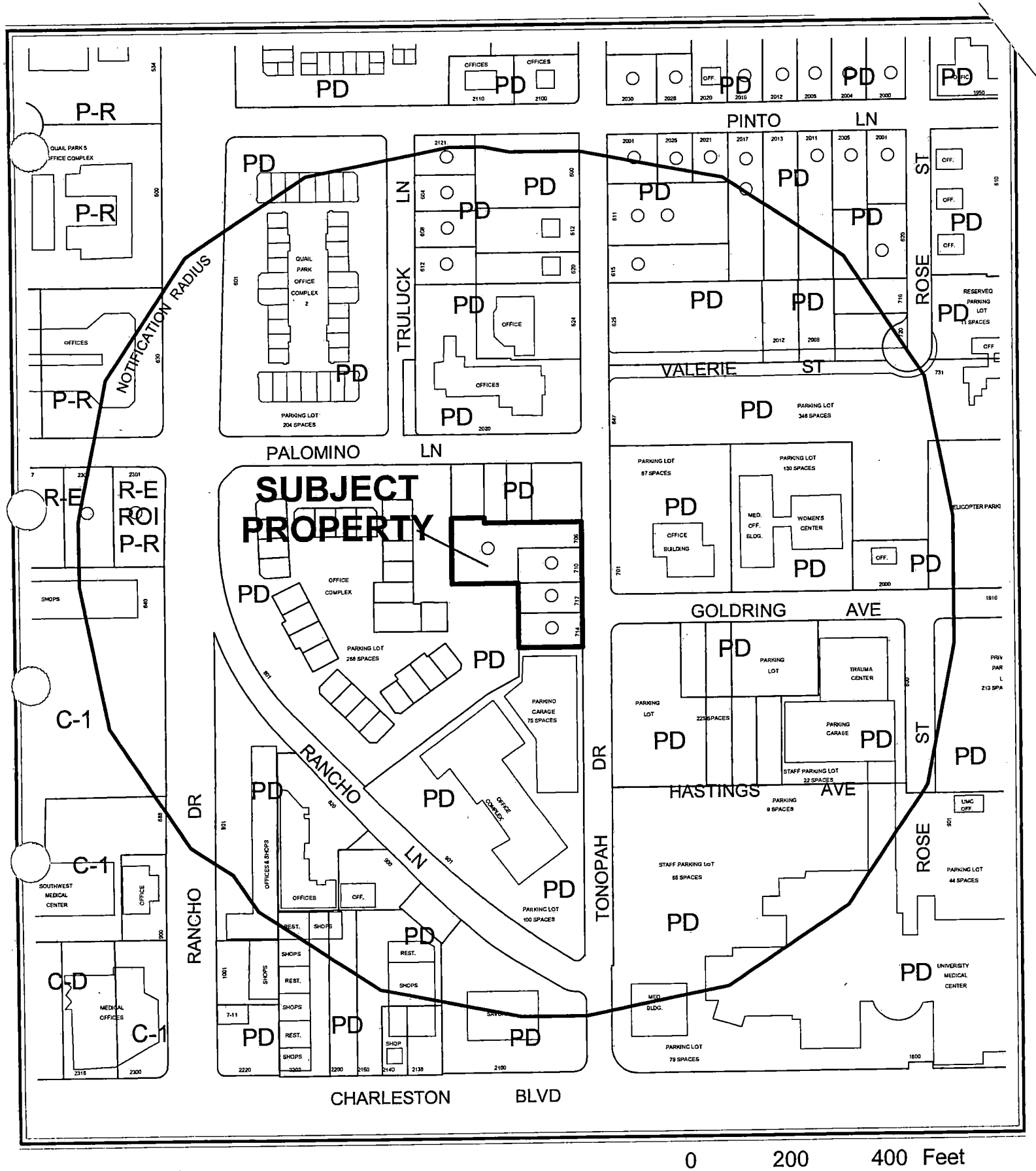
PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 39 – VAR-4386

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-4385.

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.



CASE: **VAR-4386**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [P-O (PROFESSIONAL OFFICE) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4386 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-4385.

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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow side and rear yard setbacks of zero feet and 10 feet where 10 feet and 15 feet are required and to allow a 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 located at 706, 710, 712 and 714 South Tonopah Drive. This application is submitted in conjunction with a Site Development Plan Review (SDR-4385).

B) Applicant's Justification

A letter of justification was submitted with the application; however, the only stated justification for the variance is to mention that the property adjoining these parcels to the south (901 Rancho Lane) is owned and managed by this company and that the proposed building would make a great addition to the already established Medical District.

BACKGROUND INFORMATION

A) Previous and Present Actions

04/27/93 The Board of Zoning Adjustment approved a Special Use Permit (U-0074-93) for a group childcare home on one of the parcels that comprise the subject site.

03/25/97 The City Council approved a Special Use Permit (U-0008-97) for a group childcare home on one of the parcels that comprise the subject site.

05/27/97 The City Council approved the Rezoning (Z-0020-97) of 171 acres of properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive to various districts. The subject properties were part of the 171 acres and were rezoned to a PD (Planned Development) district. The Planning Commission and staff recommended approval on 04/24/97.

05/26/98 The City Council approved an extension of time for the Special Use Permit (U-0008-97) for the group childcare home. The Planning Commission and staff recommended approval of the extension on 04/23/98.

06/19/02 The City Council approved a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the plan document as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on 04/11/02.

08/06/03 The City Council approved a Variance (VAR-2370) to allow 84 parking spaces, where 135 parking spaces are required, for a proposed mixed-use commercial/residential structure. The Planning Commission and staff recommended approval on 06/26/03.

08/06/03 The City Council approved a Variance (VAR-2371) to allow a four-story, 50-foot high building where two stories and 35 feet is the maximum permitted height for a proposed mixed-use development. The applicant had also originally requested a variance from setback requirements, but a subsequent redesign of the project resulted in conformance to setback requirements. The Planning Commission and staff recommended approval on 06/26/03.

08/06/03 The City Council approved a Site Development Plan Review (SDR-2372) for a proposed mixed-use building with 10,120 square feet of commercial space and 51 residential units. The Planning Commission and staff recommended approval on 06/26/03.

06/10/04 The Planning Commission is expected to review and consider in conjunction with this application a Site Development Plan Review (SDR-4385) for a proposed 19,540 square foot, two-story office building and a proposed 54, 161 square foot, three-level detached parking structure. The staff is recommending approval of the SDR.

B) Pre-Application Meeting

04/15/04 At the pre-application conference, issues were discussed relative to the proposed setback variances and impacts to abutting properties, the streetscape requirements specified by the Medical District Plan, and the waivers that would be required from perimeter landscape buffer requirements.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.12

DDS

B) Existing Land Use

Subject Property:	Single family residences
North:	Parking lot
South:	Office development (parking lot directly abutting)
East:	Office development and hospital (parking lot directly abutting)
West:	Office development (parking lot directly abutting)

C) Planned Land Use

Subject Property:	P-O (Professional Office)
North:	P-O (Professional Office)
South:	P-O (Professional Office)
East:	MD-2 (Major Medical)
West:	P-O (Professional Office)

D) Existing Zoning

Subject Property:	PD (Planned Development District)
North:	PD (Planned Development District)
South:	PD (Planned Development District)
East:	PD (Planned Development District)
West:	PD (Planned Development District)

E) General Plan Compliance

The proposed use is located in the Medical District and is zoned PD (Planned Development District). The Medical District Plan serves as the general plan for properties within this district and dictates land use, development standards, and establishes specific streetscape standards.

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

Except for the setback requirements and the percent building coverage of the lot, the proposed use conforms to the requirements of the P-O (Professional Office) land use designation specified in the Medical District Plan. The project will require a variance from the setback requirements and the lot coverage ratio and a waiver of the landscape buffer requirements. The landscape buffer requirements will be addressed in the staff report for the accompanying Site Development Plan Review.

DDS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Las Vegas Medical District Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.2 acres	Y
Min. Lot Width	Existing	250'	Y
Min. Setbacks • Front • Side • Corner • Rear	 5'-15' 10' N/A 15'	 10' 10' and 0' N/A 10'	 Y Y and N NA N
Max. Lot Coverage	50 %	55%	N
Max. Building Height	2 Stories / 35' Feet	26'	Y

The proposed office building meets the required front and side yard requirement of 10 feet. However, the parking garage is provided with a 10-foot rear yard setback along the rear (west) lot line and no setback along the side lot lines (north and south property lines). This application requests a variance in these deficiencies.

B) General Analysis and Discussion

The applicant proposes to construct a two-story office building with a detached garage on the subject property. The parking garage is not provided with any side yard setbacks and a 10-foot rear yard setback. This request is for a Variance to allow a rear yard setback of 10 feet where 15 feet are required, zero side yard setbacks where 10 feet are required, and to allow a lot coverage of 55 percent where 50 percent is the maximum allowed. This application is submitted in conjunction with a Site Development Plan Review (SDR-4385).

The land use classifications in the Medical District have restrictive setback and land coverage requirements, as compared to commercial districts generally. The limitations imposed are to protect residential uses still remaining within the district and to soften the intensity of land uses at the outside perimeter of the district. The subject property does not abut any residential use nor is it located at the edge of the district. Parking areas for existing office developments abut the property on three sides and across the street.

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 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."

DDS

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."

While there is no evidence of unique or extraordinary circumstances, the setbacks and lot coverage of the proposed building and parking structure will have no impact on abutting properties. Consequently, the request may be granted without detriment to the public good and without impairing the intent and purpose of any ordinance or resolution.

NOTICES MAILED 65 (Mailed with SDR-4385)

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4386 APN: 139-32-803-005/006/007/008

Name of Property Owner: _____

Name of Applicant: Tower Realty and Development

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: Milton I Schwartz

Subscribed and sworn before me

This 22 day of April, 2004

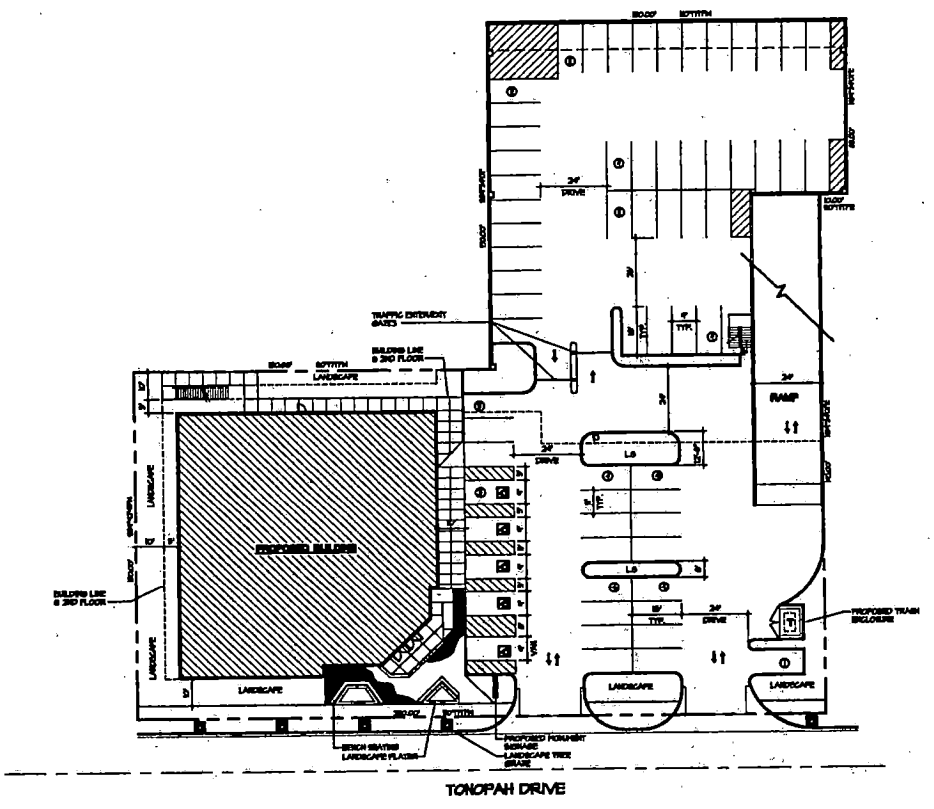
Susan Jean Turner

Notary Public in and for said County and State

Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

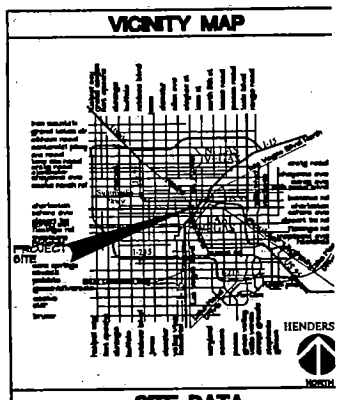
TONOPAH TOWER OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89106



CONCEPTUAL SITE PLANS

VICINITY MAP



SITE DATA

OWNER:	TONOPAH REALTY & DEVELOPMENT INC. 701 BRIDGER #900 LAS VEGAS, NEVADA
CONTACT:	ANNE C. EVANS, MBA REALTOR PROPERTY MANAGER PH. 702-384-2444 FAX 702-384-1884
APN:	124-33-805-003 124-33-805-006 124-33-805-007 124-33-805-008
ZONING:	P-D (PLANNED DEVELOPMENT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	2-B W/ SPRINKLERS & II-B
BUILDING AREA:	
FIRST LEVEL:	1,050 SQ. FT.
SECOND LEVEL:	10,450 SQ. FT.
TOTAL:	11,540 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	13,731 SQ. FT.
SECOND LEVEL:	18,614 SQ. FT.
THIRD LEVEL:	17,109 SQ. FT.
TOTAL:	54,454 SQ. FT.
LOT SIZE:	48,150 SQ. FT. (1.12 ACRES)
PARKING:	OFFICE BUILDING 5 SPACES PER 300 SQ. FT. OF GROSS FLOOR AR HC PARKING - 9 WITH 1 VAN ACCESSIBLE SP W/ 8'-0" WIDE ACCESS AISLE PER BUILDIN
REQUIRED: PROVIDED:	- 58 SPACES - 144 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDING AND PARK AREAS SHALL BE DESIGNED SO THAT LIGHT I NOT SHINE DIRECTLY ONTO ADJACENT PROPE ALL LIGHT SOURCES SHALL BE SHIELDED AN DIRECTED DOWNWARD AT ALL TIMES SO AS T TO ADVERSELY IMPACT ADJACENT PROPERT

SITE PARKING
GRADE LEVEL
STANDARD - 50
HANDICAP - 9
STRUCTURE PARKING
LEVEL 2: STANDARD - 2
COMPACT - 11
LEVEL 3: STANDARD - 2
COMPACT - 20

CONCEPTUAL SITE PLAN
9,500 S.F. GRADE LEVEL

STAFF

SDR-4385 VAR-4386

6-10-04 PC

TONOPAH TOWER OFFICE BUILDI

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TELEPHONE: (702) 878-0000 FAX: (702) 878-84
www.wgnarchitects.com

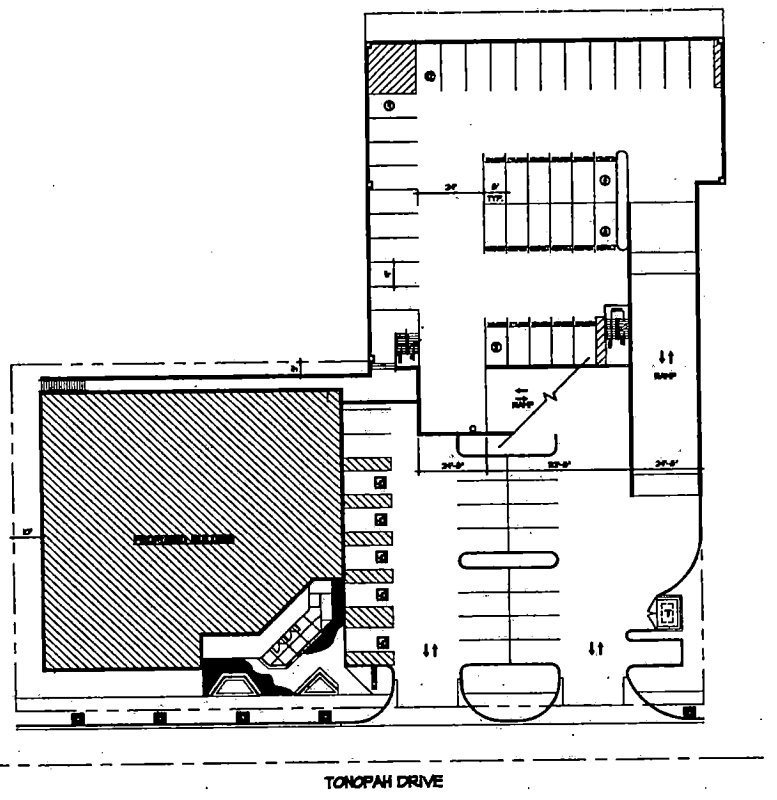
DATE 04/23/04 PROJECT NUMBER 04014

TONOPAH TOWER OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89106

SCALE: 1" = 30'-0"

CONCEPTUAL SITE PLANS



CONCEPTUAL SITE PLAN
11,550 S.F.

SDR-4385 VAR-4386

6-10-04 PC

STAFF

TONOPAH TOWER OFFICE BUILDING

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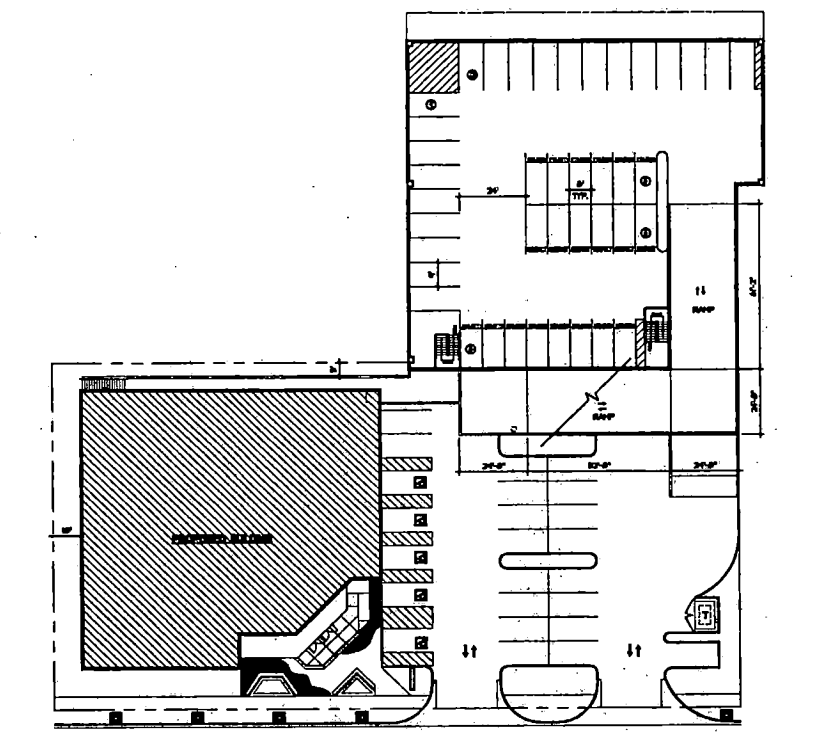
DATE: 04/23/04 PROJECT NUMBER: 0404

TONOPAH TOWER OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89109



CONCEPTUAL SITE PLANS



CONCEPTUAL SITE PLAN

STAFF

SDR-4385 VAR-4386

6-10-04 PC

TONOPAH TOWER OFFICE BUILDI

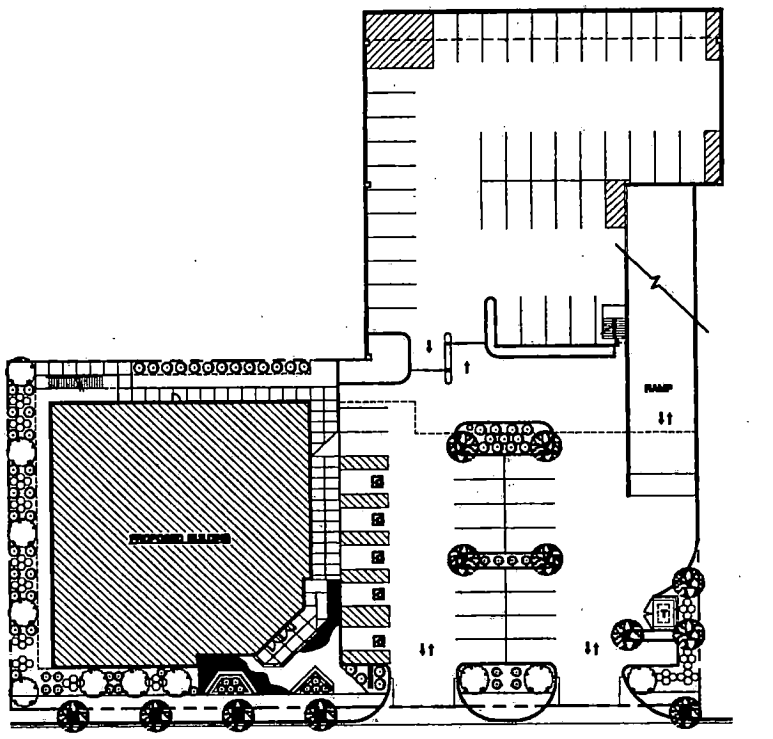
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DATE 04/21/04 PROJECT NUMBER 0404

TONOPAH TOWER OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89106



SCALE: 1" = 30'-0"

CONCEPTUAL LANSCAPE PLAN

LANDSCAPE LEGEND

		QTY
TREES		
	SWAN HILL OLIVE - 24" BOX	8
	ACACIA - 24" BOX	13
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	41
	SILVER LEAF CASSIA - 5 GALLON	37
GROUNDCOVER		
	BUSH MORNING GLORY - 1 GALLON	69

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OF OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL HARDENED OFF. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FERVOUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR CIRCLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 3' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. BASIN OR WELL OF HOE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN) DEEP BASIN OR WELL, 4 INCH HOE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING ARE SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLU

CONCEPTUAL LANDSCAPE PLAN

STAFF

SDR-4385 VAR-4386

6-10-04 PC

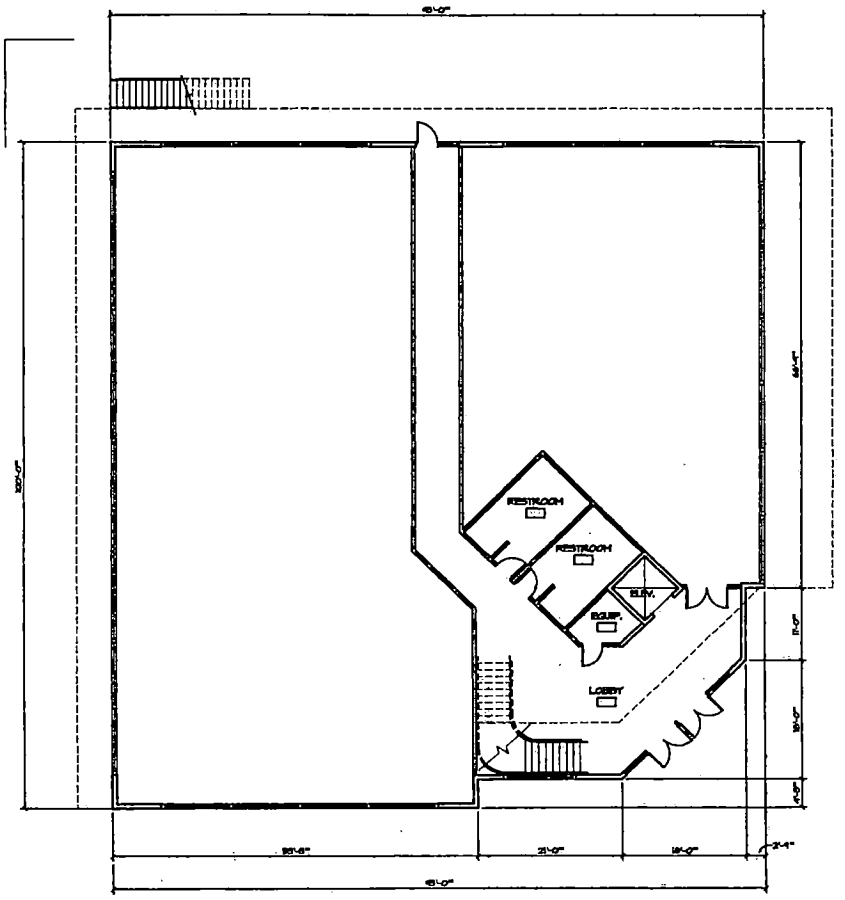
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DATE: 04/23/04 PROJECT NUMBER: 04044

TONOPAH TOWER
OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89106



CONCEPTUAL FLOOR PLAN
9,500 S.F.

STAFF

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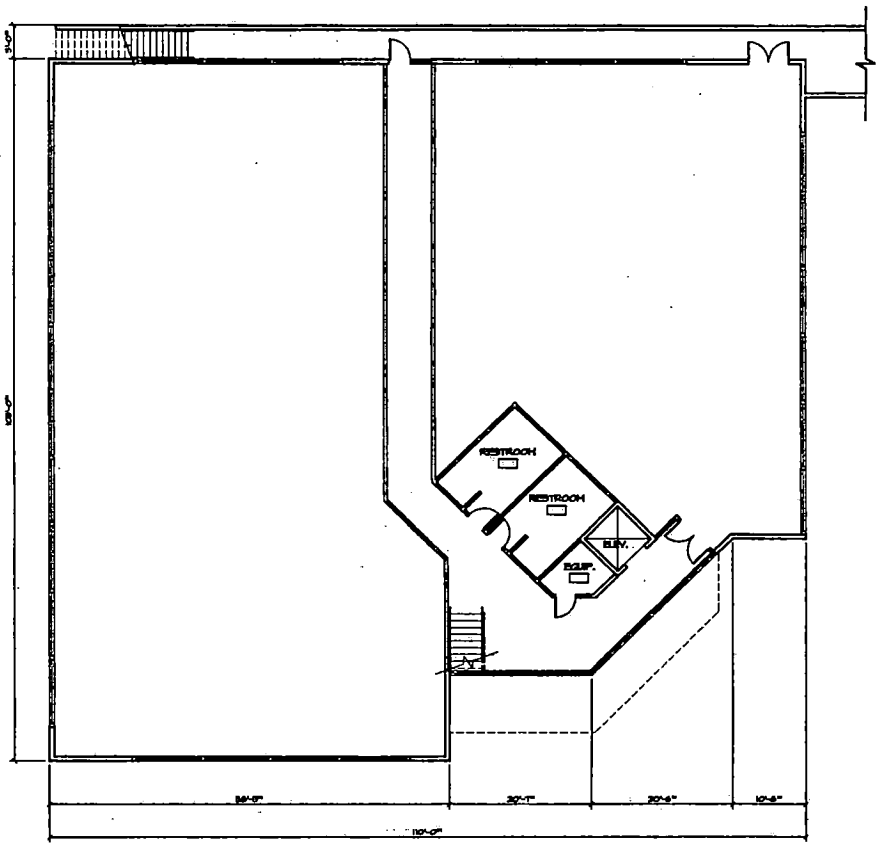
DATE 04/23/04 PROJECT NUMBER 04044

SDR-4385 VAR-4386

6-10-04 PC

TONOPAH TOWER OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89109



CONCEPTUAL FLOOR PLAN
11,550 S.F.

STAFF

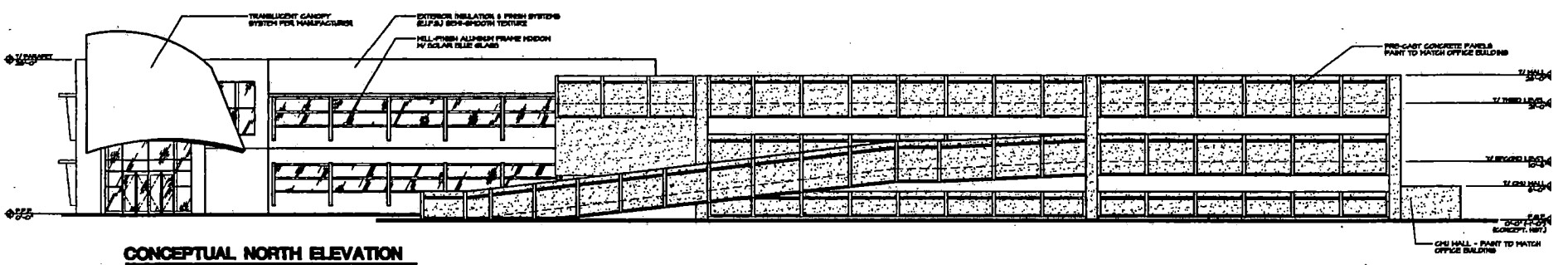
SDR-4385 VAR-4386

6-10-04 PC

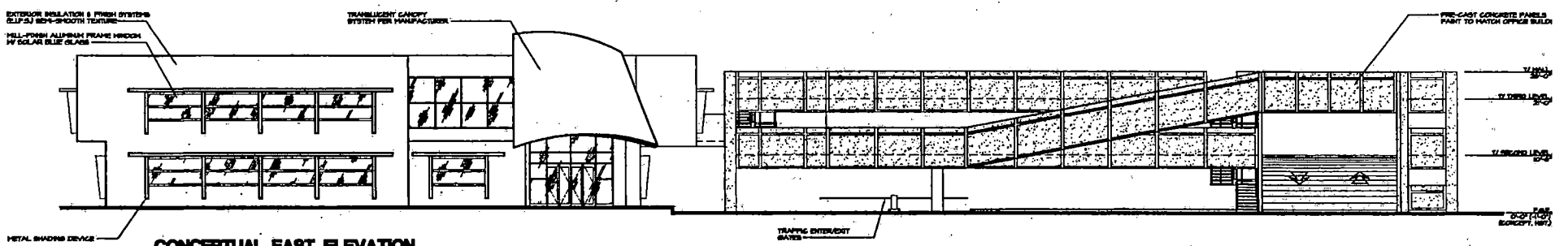
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TONOPAH TOWER
OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89106



CONCEPTUAL NORTH ELEVATION



CONCEPTUAL EAST ELEVATION

STAFF

SDR-4385 VAR-4386

6-10-04 PC

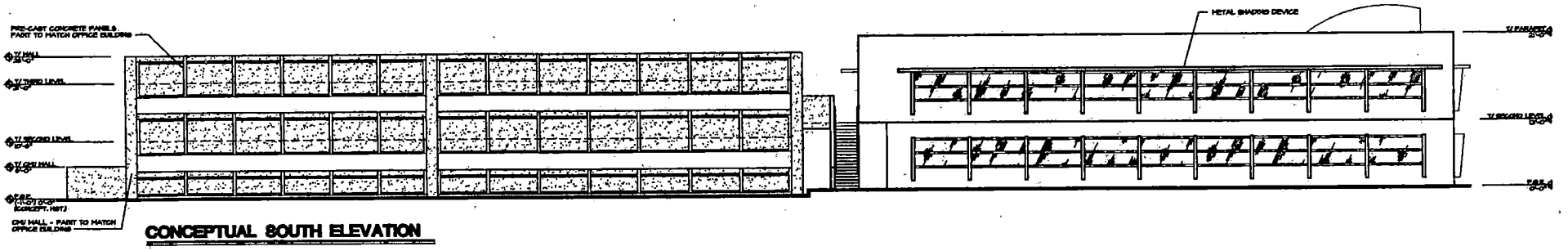
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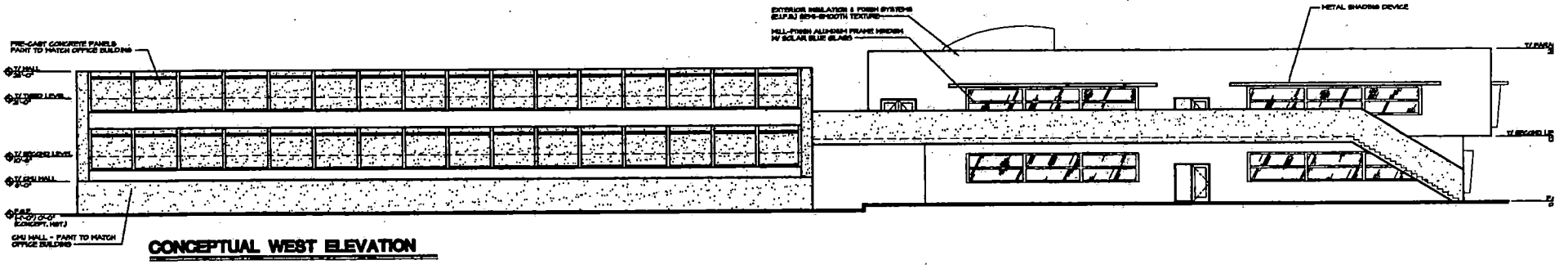
DATE 04/23/04 PROJECT NUMBER 0404

TONOPAH TOWER OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89106



CONCEPTUAL SOUTH ELEVATION



CONCEPTUAL WEST ELEVATION

STAFF

SDR-4385 VAR-4386

6-10-04 PC

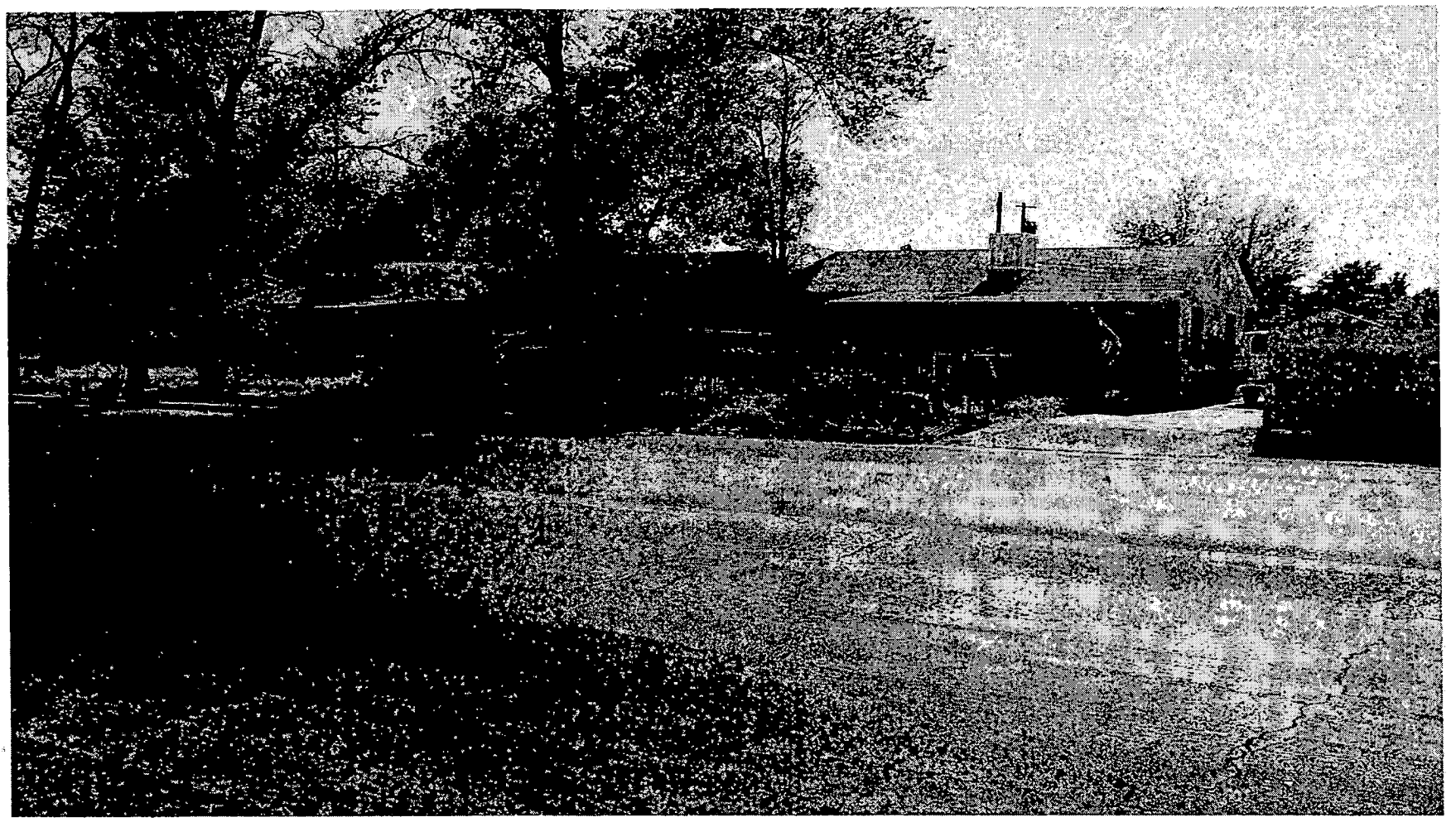
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VAR-4386 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
706, 710, 712 AND 714 SOUTH TONOPAH DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAR-4386 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
706, 710, 712 AND 714 SOUTH TONOPAH DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 40

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 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).

C.C. 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as the architect working on this project is also completing work for a client of his

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

MINUTES:

NOTE: See Item 39 [VAR-4386] for all related discussion.

(8:26 – 8:36)

CONDITIONS:

Planning and Development

1. The request for a Variance (VAR-4386) shall be approved by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as approved by a variance, waiver, or as amended by conditions herein.

3. The site plan shall be revised to reflect details of the development to show compliance with the Medical District and Zoning Code design standards. The plan shall be approved by the Planning and Development Department staff prior to the time application is made for a building permit.

4. The landscape plan shall be revised to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center. A minimum of four five-gallon shrubs for each tree shall be planted within planter areas. The streetscape treatment shall conform with the minimum requirements specified in the Medical District Plan. The landscape plan shall be approved by the Planning and Development Department staff, prior to the time application is made for a building permit.

5. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.

6. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view of Tonopah Drive.

7. 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.

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

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

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

CONDITIONS Continued:

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

12. All City Code requirements and design standards, except otherwise provided by the Planning Commission and City Council, shall be met.

Public Works

13. Coordinate with the City Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map is necessary; if such map is required it should record prior to the issuance of any building permits for this site.

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Design Standards concurrent with development of this site.

15. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.

16. Structures shall not be located within existing or proposed public sewer or drainage easements.

17. Submit a plan for approval by the City Engineer depicting the relocation of the existing public sewer line crossing this site prior to the submittal of any construction drawings; new easements for the relocated sewer line must be granted prior to the approval of construction drawings.

18. Landscape and maintain all unimproved right-of-way on Tonopah Drive adjacent to this site.

19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tonopah Drive public right-of-way adjacent to this site prior to occupancy of this site.

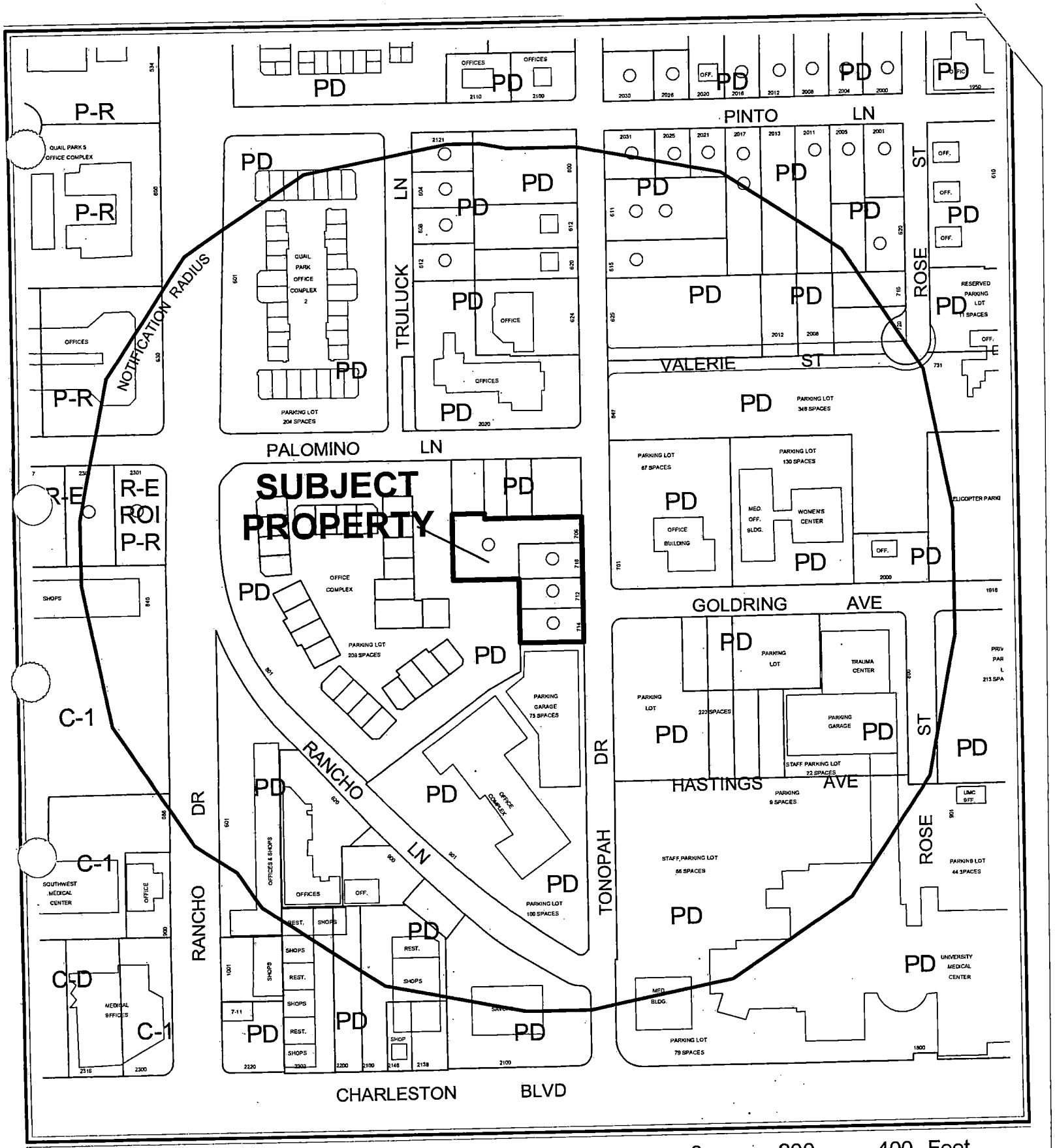
20. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

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

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 40 – SDR-4385

CONDITIONS Continued:

22. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

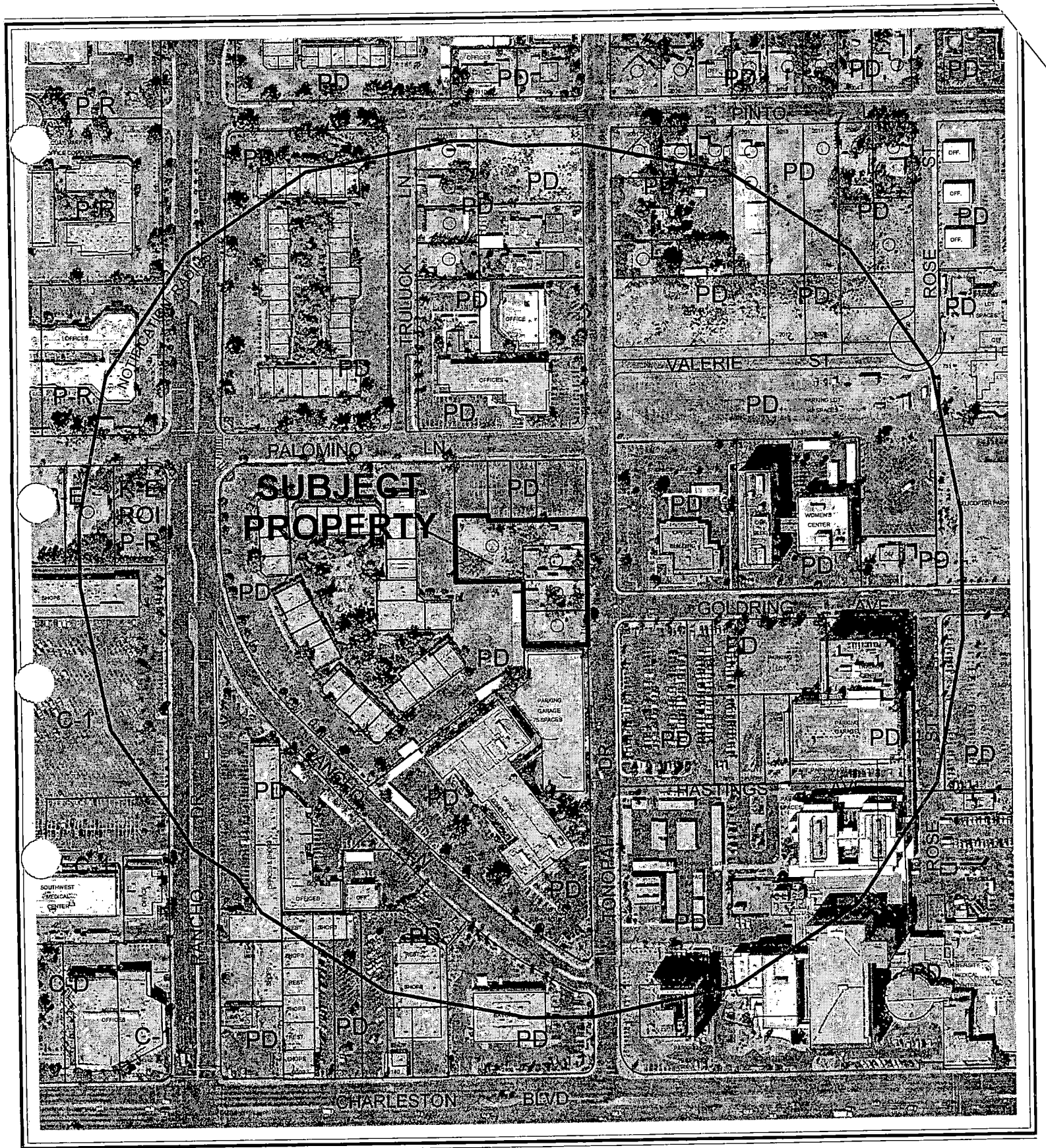


CASE: **SDR-4385**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [P-O (PROFESSIONAL OFFICE) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]



CASE: **SDR-4385**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [P-O (PROFESSIONAL OFFICE) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4385 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS

** CONDITIONS **

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

Planning and Development

1. The request for a Variance (VAR-4386) shall be approved by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as approved by a variance, waiver, or as amended by conditions herein.

3. The site plan shall be revised to reflect details of the development to show compliance with the Medical District and Zoning Code design standards. The plan shall be approved by the Planning and Development Department staff prior to the time application is made for a building permit.

4. The landscape plan shall be revised to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center. A minimum of four five-gallon shrubs for each tree shall be planted within planter areas. The streetscape treatment shall conform with the minimum requirements specified in the Medical District Plan. The landscape plan shall be approved by the Planning and Development Department staff, prior to the time application is made for a building permit.

5. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner.

6. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view of Tonopah Drive.

7. 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.

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9. The 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.

DDS

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

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

12. All City Code requirements and design standards, except otherwise provided by the Planning Commission and City Council, shall be met.

Public Works

13. Coordinate with the City Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map is necessary; if such map is required it should record prior to the issuance of any building permits for this site.

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Design Standards concurrent with development of this site.

15. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.

16. Structures shall not be located within existing or proposed public sewer or drainage easements.

17. Submit a plan for approval by the City Engineer depicting the relocation of the existing public sewer line crossing this site prior to the submittal of any construction drawings; new easements for the relocated sewer line must be granted prior to the approval of construction drawings.

18. Landscape and maintain all unimproved right-of-way on Tonopah Drive adjacent to this site.

19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tonopah Drive public right-of-way adjacent to this site prior to occupancy of this site.

20. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

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

22. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is 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, 712, and 714 South Tonopah Drive. An application for a Variance (VAR-4386) has been submitted in conjunction with this application.

B) Applicant's Justification

A letter of justification was submitted with the application; however, the only justification presented in the letter is to mention that the property adjoining these parcels to the south (901 Rancho Lane) is owned and managed by this company and that the proposed building would make a great addition to the already established Medical District.

BACKGROUND INFORMATION

A) Previous and Present Actions

04/27/93	The Board of Zoning Adjustment approved a Special Use Permit (U-0074-93) for a group childcare home on one of the parcels that comprise the subject site.
03/25/97	The City Council approved a Special Use Permit (U-0008-97) for a group childcare home on one of the parcels that comprise the subject site.
05/27/97	The City Council approved the Rezoning (Z-0020-97) of 171 acres of properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive to various districts. The subject properties were part of the 171 acres and were rezoned to a PD (Planned Development) district. The Planning Commission and staff recommended approval on 04/24/97.
05/26/98	The City Council approved an extension of time for the Special Use Permit (U-0008-97) for the group childcare home. The Planning Commission and staff recommended approval of the extension on 04/23/98.

06/19/02 The City Council approved a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission recommended approval on 04/11/02 and the staff recommended approval on 02/14/02.

08/06/03 The City Council approved a Variance (VAR-2370) to allow 84 parking spaces where 135 parking spaces are required for a proposed mixed-use commercial/residential development. The Planning Commission and staff recommended approval on 06/26/03.

08/06/03 The City Council approved a Variance (VAR-2371) to allow a four-story, 50-foot high building where two stories and 35 feet is the maximum permitted height for a proposed mixed-use development. The applicant had also originally requested a variance from setback requirements, but a subsequent redesign of the project resulted in conformance to setback requirements. The Planning Commission and staff recommended approval on 06/26/03.

08/06/03 The City Council approved a Site Development Plan Review (SDR-2372) for a proposed mixed-use building with 10,120 square feet of commercial space and 51 residential units. The project will require a waiver from landscape buffer requirements, in addition to the following actions: The Planning Commission and staff recommended approval on 06/26/03.

06/10/04 The Planning Commission is expected to review and consider in conjunction with this application a Variance (VAR-4386) to allow rear yard 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. The staff is recommending approval of the Variance.

B) Pre-Application Meeting

04/15/04 At the pre-application conference, issues were discussed relative to the proposed setback variances and impacts to abutting properties, the streetscape requirements specified by the Medical District Plan, and the waivers that would be required from perimeter landscape buffer requirements.

C) Neighborhood Meetings

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

DDS

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 1.12

B) Existing Land Use

Subject Property:	Single family residences
North:	Parking lot
South:	Office development (parking lot directly abutting)
East:	Office development and hospital (parking lot directly abutting)
West:	Office development (parking lot directly abutting)

C) Planned Land Use

Subject Property:	P-O (Professional Office)
North:	P-O (Professional Office)
South:	P-O (Professional Office)
East:	MD-2 (Major Medical)
West:	P-O (Professional Office)

D) Existing Zoning

Subject Property:	PD (Planned Development District)
North:	PD (Planned Development District)
South:	PD (Planned Development District)
East:	PD (Planned Development District)
West:	PD (Planned Development District)

E) General Plan Compliance

The proposed use is located in the Medical District and is zoned PD (Planned Development District). The Medical District Plan serves as the general plan for properties within this district and dictates land use, development standards, and establishes specific streetscape standards.

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

DDS

Except for the setback requirements and the percent building coverage of the lot, the proposed use conforms to the requirements of the P-O (Professional Office) land use designation specified in the Medical District Plan. The project will require a variance from the setback requirements and the lot coverage ratio and a waiver of the landscape buffer requirements. The landscape buffer requirements will be addressed in the staff report for the accompanying Site Development Plan Review.

PROJECT DESCRIPTION

The applicant proposes to construct a 19,540 square-foot, two-story office building with a proposed 54,161 square foot, three-level detached garage on the subject properties. The building as proposed does not comply with the rear yard setback requirement at the second story level, and the parking garage is not provided with any setbacks. The project will require a waiver from the landscape buffer requirements in addition to a Variance to allow side and rear yard setbacks of zero feet and 10 feet where 10 feet and 15 feet are required and to allow lot coverage of 55 percent where 50 percent is the maximum allowed. An application for a Variance (VAR-4386) in these requirements has been submitted in conjunction with this application.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Las Vegas Medical District Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.2 acres	Y
Min. Lot Width	Existing	250'	Y
Min. Setbacks • Front • Side • Corner • Rear	 5'-15' 10' N/A 15'	 10' 10' and 0' N/A 10' and 0'	 Y N and Y N/A N
Max. Lot Coverage	50 %	55%	N
Max. Building Height	2 Stories / 35' Feet	26'	Y
Trash Enclosure	Screened & covered	Not indicated	Unknown
Loading Zone	Located to rear or side	Not indicated	Unknown
Mech. Equipment	Screened from abutting streets and properties	Not indicated	Unknown

The proposed office building meets the required front, side, and rear yard requirements at the first floor level. However, it has only a 10-foot setback in lieu of a 15-foot setback for a rear yard at the second story level. The parking garage is not provided with any side yard or rear yard. A request for a Variance (VAR-4386) has been submitted in conjunction with this application to rectify these deficiencies.

Details concerning the trash enclosure, loading zone and mechanical equipment has not been provided. Reference to these details is included as a Condition of Approval.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required**			**Provided**	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	19,540	1/300 GFA	65	3	144	5
Office, Medical or Dental	Not indicated	1/200 GFA (first 2,000 SF; 1/175 thereafter)				

The applicant does not indicate that any of the office space will be used for medical or dental purposes. The parking space requirement for these uses is more restrictive. However, a total of 144 spaces is being provided with the project, which provides more than enough spaces for general office space. Consequently, the office space may be used for medical and dental purposes up to the maximum number of parking spaces provided. A Condition of Approval to this effect is stipulated for the project.

The Public Works Department has noted that the proposed driveways will need to conform to code requirements, and minor adjustments to the on-site circulation system may be necessary. Any existing unused driveway cuts will need to be removed and replaced with standard curb and gutter.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12 and the Las Vegas Medical Plan, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 uncovered spaces	4 Trees	6 Trees
Buffer • Min. Zone Width • Wall height	10' (front) and 8' (side & rear); 4' (front yard) and 6' (side & rear)		10' (front) and None indicated

Title 19 requires an eight-foot deep landscape buffer at the side and rear of the property; in some areas, a five-foot deep buffer is provided, and in other areas, no landscape buffer is provided. The applicant has requested a waiver from the buffer requirements, due to the unusual configuration of the site. A perimeter wall will be provided at the side and rear property lines in order to screen the parking area from adjoining properties; it should be noted that the perimeter wall will need to conform to the height and construction requirements listed on page 29 of the Medical District Plan.

Deciduous or evergreen trees are required along the front, side and rear of the property. They are to be spaces no less than 20 feet on center. The plan shows Acacia trees planted every 30 feet along the street and south property line. The number of trees will have to be increased to meet the Zoning Code requirement. A Condition of Approval is included to address this deficiency.

B) General Analysis and Discussion

- Zoning

The subject site is zoned PD (Planned Development) in accordance with the plan for the Medical District.

- Site Plan

The site plan illustrates the location of the office building toward the front of the site along Tonopah Drive. A majority of the parking is located to the rear of the site in a parking structure. This conforms to the goals of the Medical District Plan, by reinforcing the pedestrian element of the district.

- Waivers

An eight-foot landscape buffer is required along the side and rear property lines. No buffer would be provided where the parking structure has no setback. Therefore, a waiver of the standard is necessary to permit the development as proposed.

- Landscape Plan

The landscape plan for the property includes a 10-foot deep landscape and amenity zone at the front sidewalk as required by the Medical District Plan, and will feature Acacia shade trees. Tree grates, street lighting, and street furniture shall be required in accordance with the Medical District Plan. Landscaping will be provided between the building and the south and west property lines, and limited landscaping will be provided in the parking area. The proposed landscaping is in conformance with code requirements where provided, except that perimeter trees are required to be placed 20 feet on center.

- Elevation

The office building will utilize a synthetic stucco finish on the exterior, with projecting aluminum shade structures above the windows. A large translucent canopy will be utilized over the principal building entrance at the northeast corner of the building, which assists in providing shade and identifying the entrance from the public sidewalk. While the building façade does not include much articulation, the additive canopy and shading elements assist in giving variety and scale to the building.

The parking structure will feature pre-cast concrete panels on the exterior of the structure, which will be scored to add detail and reduce the apparent massing of the structure. The parking structure will be painted the same color as the office building in order to provide an architectural continuity of the two structures.

- Floor Plan

The office building has direct access to the public sidewalk on Tonopah Drive, parking area, and the enclosed parking structure. An outdoor amenity area is provided at the front of the building in a landscaped area at the entrance to the building.

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;"**

   Abutting and across the street from the subject properties are several existing office developments of similar characteristics to the development proposed. Although the applicant proposes to construct a parking structure at the back of the property with no setbacks, parking lots completely surround the property. Therefore, the proposed development appears to be compatible with adjacent development.

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

   The proposed development conforms to most development standards and is consistent with the goals and objectives for the Medical District. The applicant has filed an application for a variance to the setback requirements, and the project will require a waiver from landscape buffering requirements where no side and rear yard setbacks would be provided.

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

   The project will add minimal traffic to the commercial neighborhood and will reduce the number of curb cuts on Tonopah Drive.

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

   The exterior materials of the structure and the proposed landscaping are appropriate for the Medical District.

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

   The proposed building elevations are appropriate for an office development, and provide a sufficient level of detail and variety. While the parking structure is fairly generic, an attempt has been made to provide design elements on the exterior and to provide continuity in the design of the two structures.

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

   Approval of the development will not compromise the public health, safety or welfare.

NOTICES MAILED 65 (Mailed with VAR-4386)

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4385 APN: 139-32-803-005/006/007/008

Name of Property Owner: Valley Group Constructors

Name of Applicant: Tower Realty and Development

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: Milton I Schwartz

Subscribed and sworn before me

This 22nd day of April, 2004

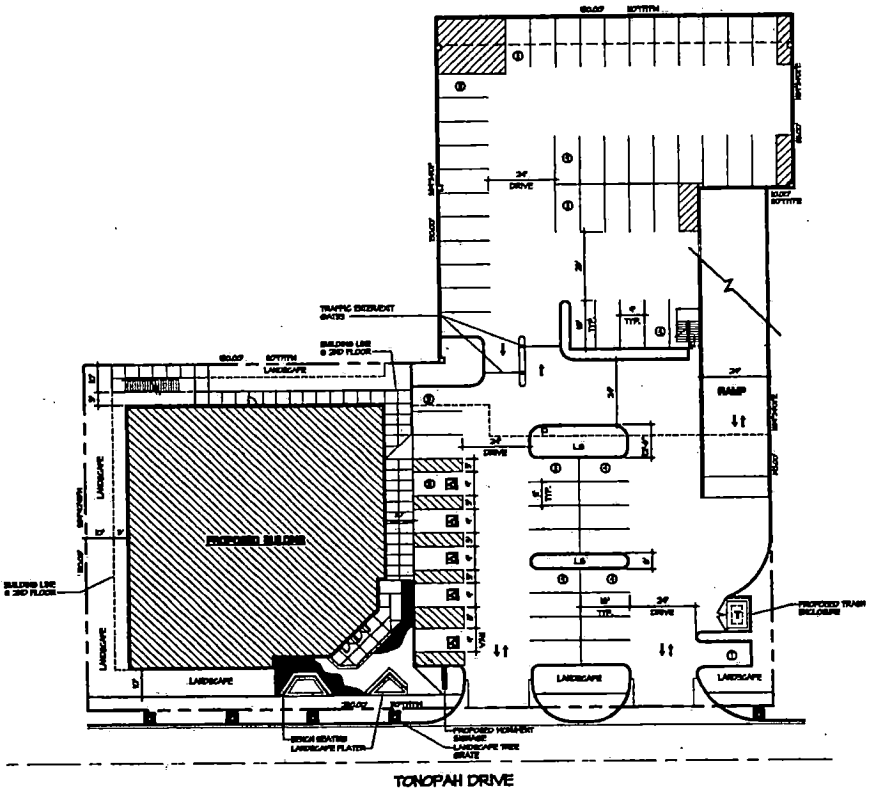
Susan Jean Turner

Notary Public in and for said County and State

Susan Jean Turner
Notary Public - Nevada
Clark County
No: 91-0015-1
My appt. exp. Nov. 26, 2006

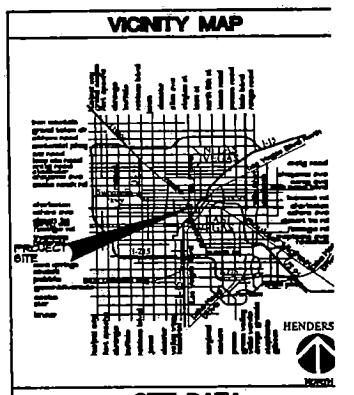
TONOPAH TOWER OFFICE BUILDING

710 SOUTH TONOPAH
LAS VEGAS, NEVADA 89106



CONCEPTUAL SITE PLANS

VICINITY MAP



SITE DATA

OWNER:	TONOPAH REALTY & DEVELOPMENT INC.
CONTACT:	LAS VEGAS, NEVADA ANNE C. EVANS, MBA REALTOR PROPERTY MANAGER
A.P.N.	124-03-805-008 124-03-805-006 124-03-805-007 124-03-805-009
ZONING:	P-D (PLANNED DEVELOPMENT)
OCCUPANCY:	B & S-2
TYPE OF CONSTRUCTION:	V-B W/ SPRINKLERS & II-B
BUILDING AREA:	
FIRST LEVEL:	4,080 SQ. FT.
SECOND LEVEL:	10,460 SQ. FT.
TOTAL:	14,540 SQ. FT.
PARKING STRUCTURE:	
GRADE LEVEL:	17,971 SQ. FT.
SECOND LEVEL:	18,891 SQ. FT.
THIRD LEVEL:	17,280 SQ. FT.
TOTAL:	54,944 SQ. FT.
LOT SIZE:	48,750 SQ. FT. (1.12 ACRES)
PARKING:	OFFICE BUILDING 5 SPACES PER 300 SQ. FT. OF GROSS FLOOR AR NO PARKING - 9 MTH / VAN ACCESSIBLE SP W/ 8'-0" WIDE ACCESS AISLE PER BUILDING
REQUIRED: PROVIDED:	= 80 SPACES = 144 SPACES
SITE LIGHTING:	ALL ON-SITE LIGHTING OF BUILDING AND PARK AREAS SHALL BE DESIGNED SO THAT LIGHT E NOT SHINE DIRECTLY ONTO ADJACENT PROPE ALL LIGHT SOURCES SHALL BE SHIELDED AN DIRECTED DOWNWARD AT ALL TIMES SO AS T TO ADVERSELY IMPACT ADJACENT PROPERT

SITE PARKING
GRADE LEVEL STANDARD = 60 HANDICAP = 5
STRUCTURE PARKING LEVEL 2- STANDARD = 31 COMPACT = 17 LEVEL 3- STANDARD = 31 COMPACT = 20

CONCEPTUAL SITE PLAN
9,500 S.F. GROSS LEVEL

STAFF

SDR-4385 VAR-4386

6-10-04 PC

TONOPAH TOWER OFFICE BUILDI

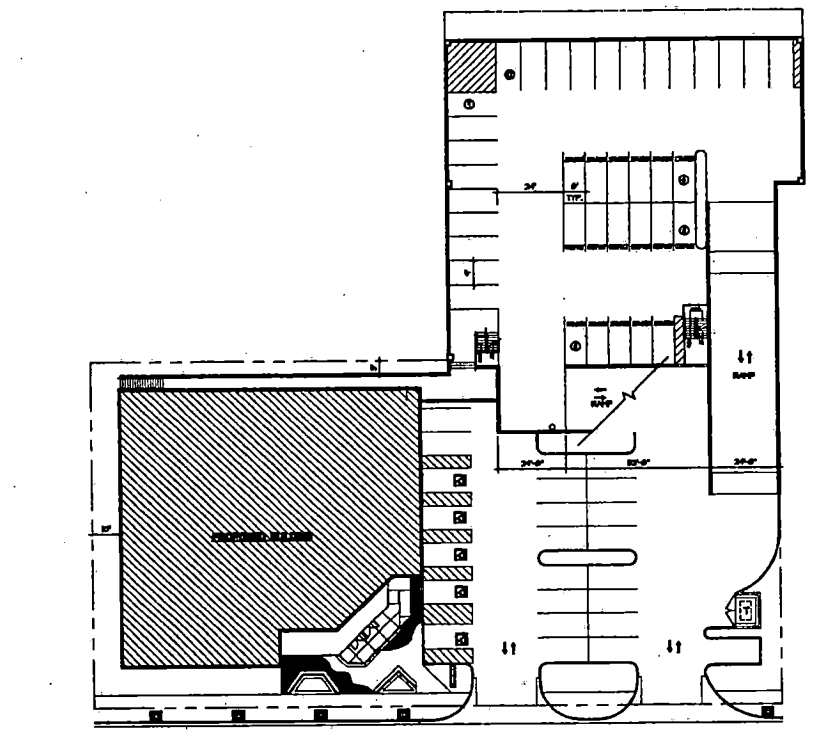
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DATE: 04/20/04 PROJECT NUMBER: 0404

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CONCEPTUAL SITE PLANS



CONCEPTUAL SITE PLAN
11,550 S.F.

SDR-4385 VAR-4386

6-10-04 PC

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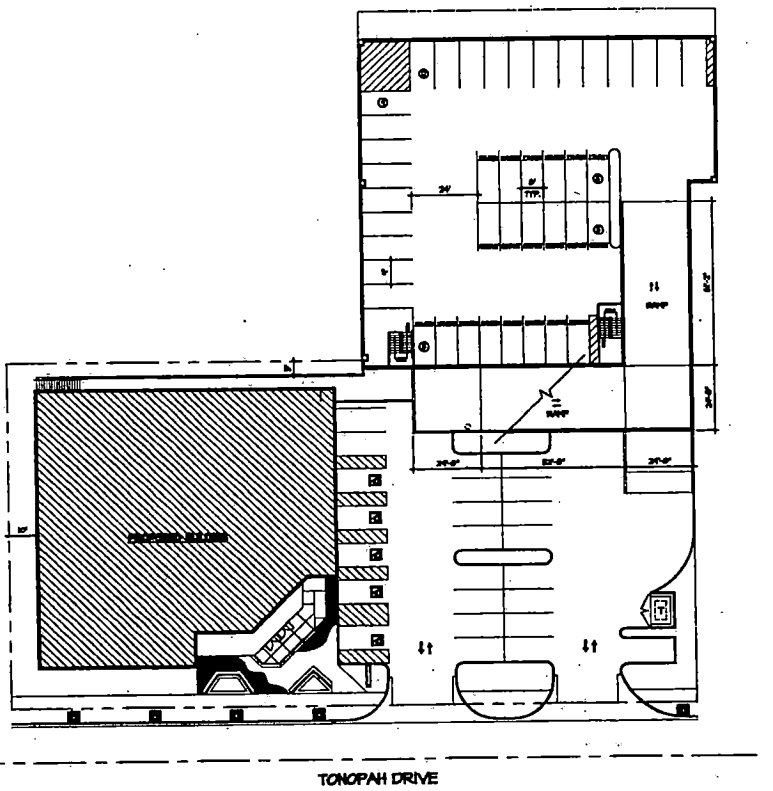
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CONCEPTUAL SITE PLANS



CONCEPTUAL SITE PLAN

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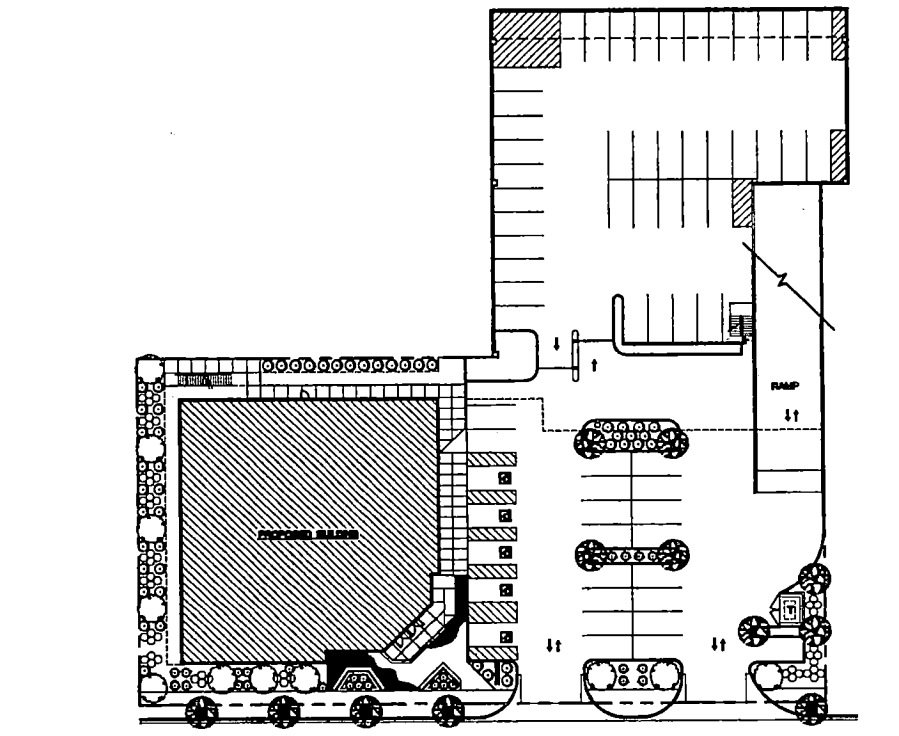
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CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL LANSCAPE PLAN

LANDSCAPE LEGEND

		QTY
TREES		
	SWAN HILL OLIVE - 24" BOX	9
	ACACIA - 24" BOX	12
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	44
	SILVER LEAF CASSIA - 5 GALLON	37
GROUNDCOVER		
	SUN MORNING GLORY - 1 GALLON	96

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM DISEASE, PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND NOT "WHIPPED OFF". ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KNOWN GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE DIRECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 3' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. BASIN OR MELL 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN) DEEP BASIN OR MELL 4 INCH WIDE AROUND ROOT BALL

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL COMM IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLU

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SDR-4385 VAR-4386

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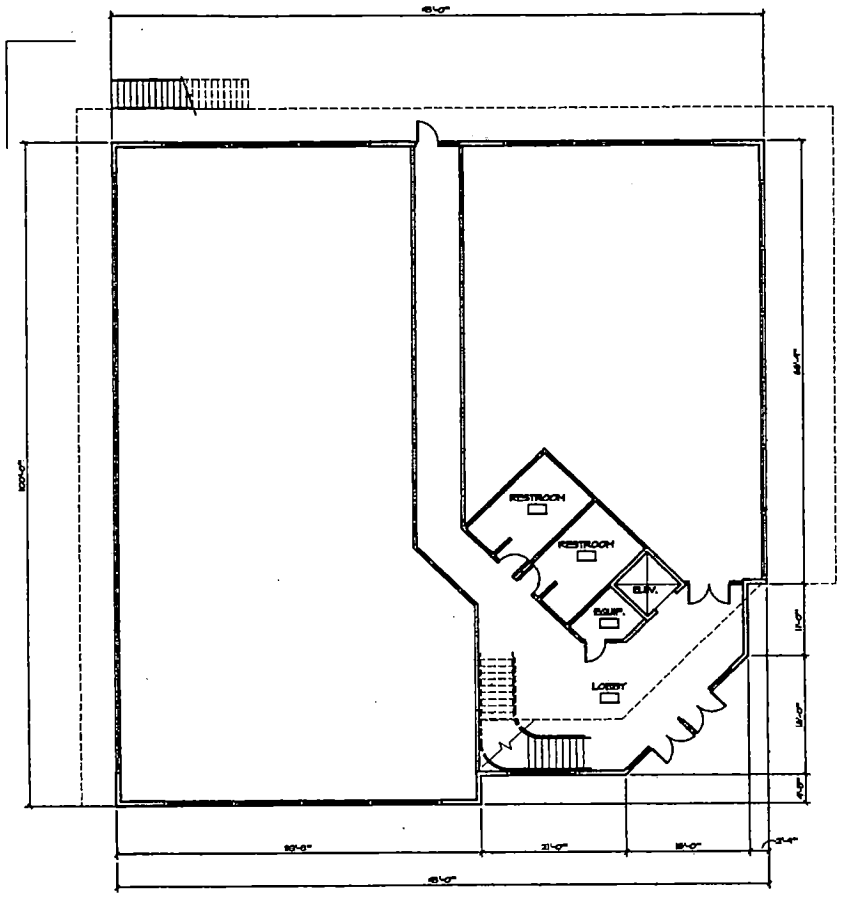
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DATE: 04/23/04 PROJECT NUMBER: 0404

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CONCEPTUAL FLOOR PLAN
9,500 S.F.

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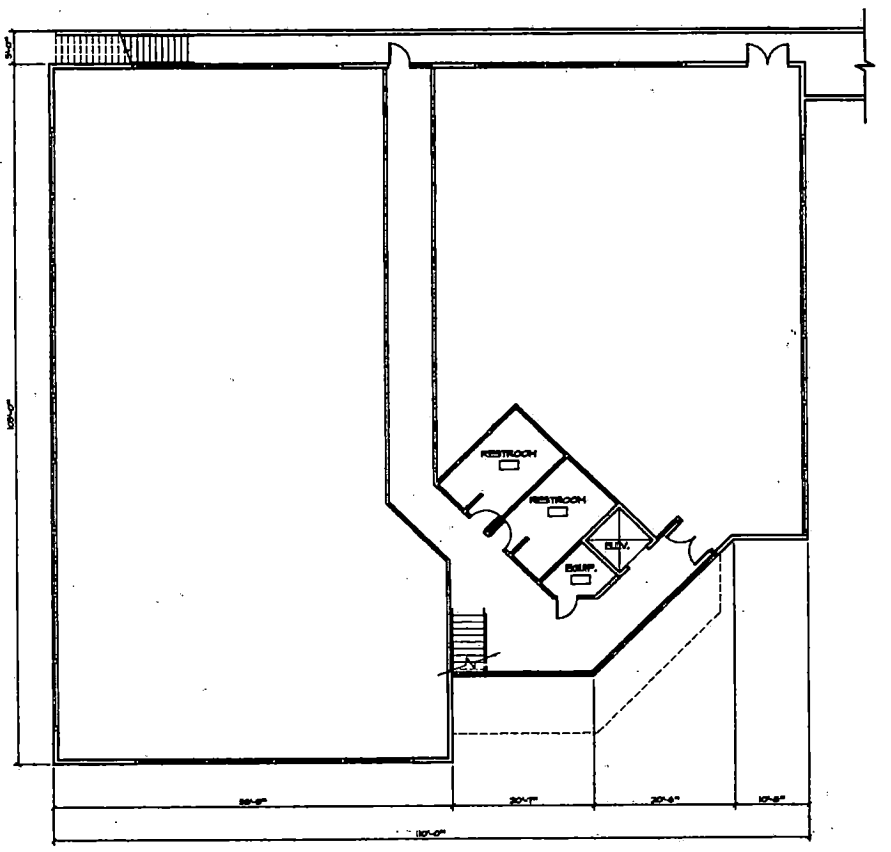
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SDR-4385 VAR-4386

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TONOPAH TOWER
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CONCEPTUAL FLOOR PLAN
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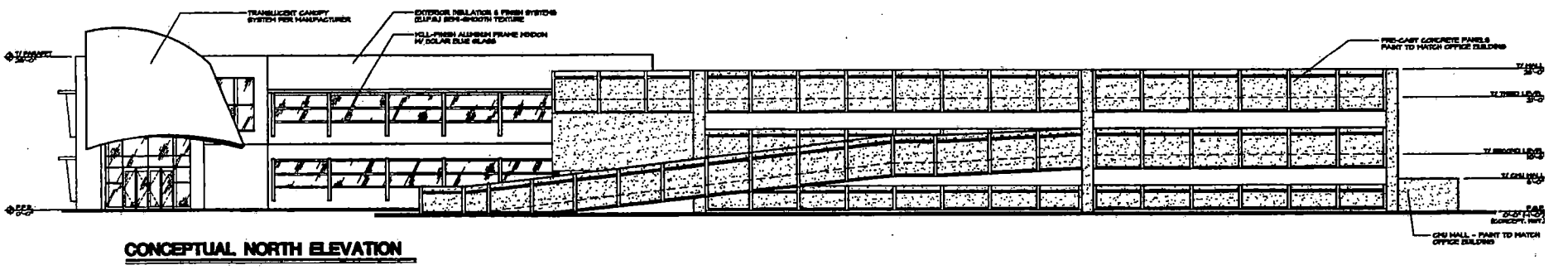
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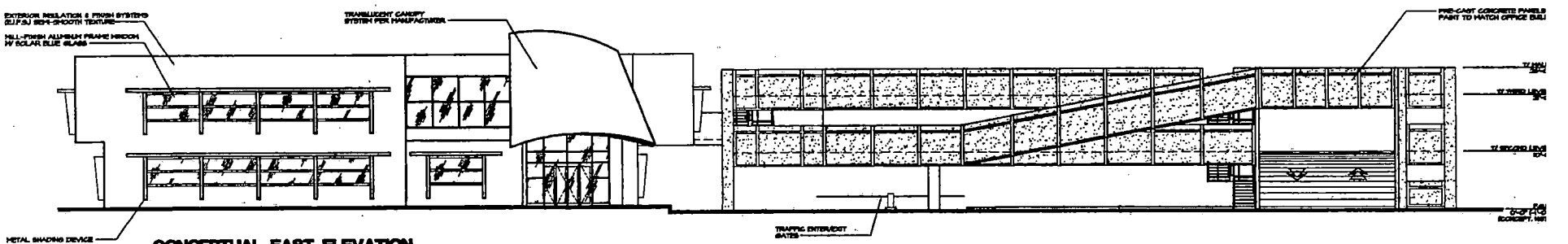
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CONCEPTUAL NORTH ELEVATION



CONCEPTUAL EAST ELEVATION

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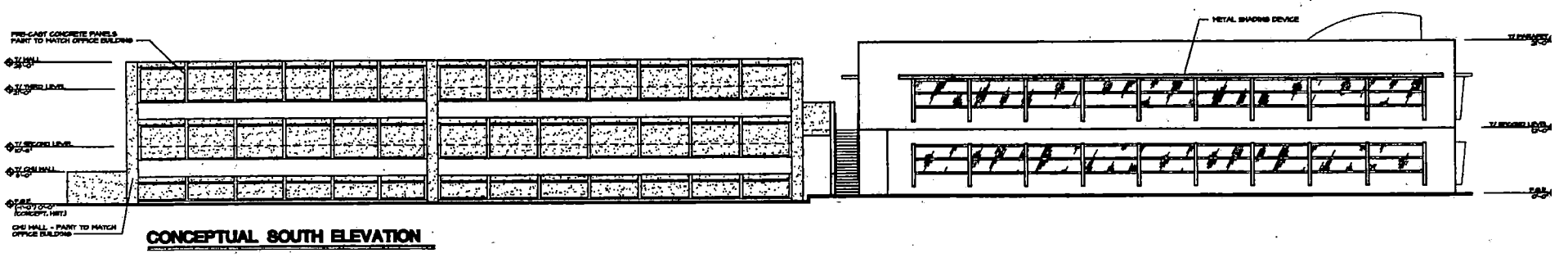
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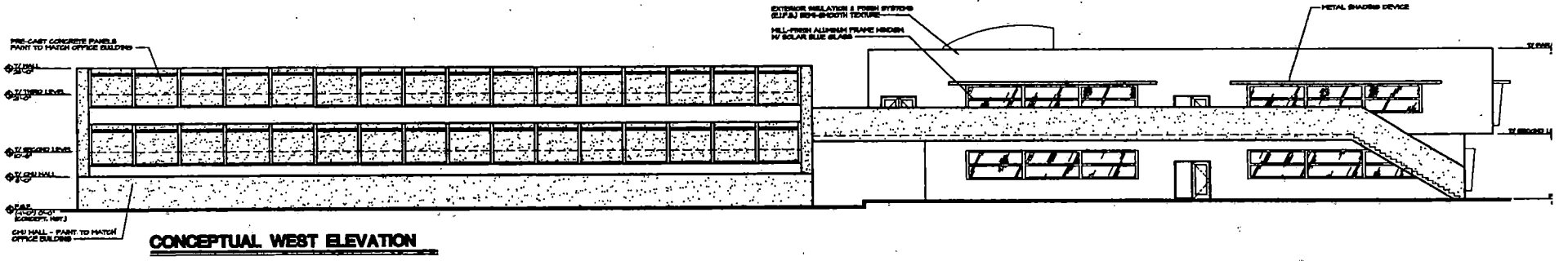
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CONCEPTUAL SOUTH ELEVATION



CONCEPTUAL WEST ELEVATION

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SDR-4385 VAR-4386

6-10-04 PC

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SDR-4385 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
706, 710, 712 AND 714 SOUTH TONOPAH DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SDR-4385 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS
706, 710, 712 AND 714 SOUTH TONOPAH DRIVE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
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).

C.C. 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 41 [VAR-4377], Item 42 [SUP-4376], Item 43 [VAC-4419] and Item 44 [SDR-4373].

STEVEN SWANTON, Planning and Development Department, stated that the three story live/work units allow the business owners downtown the ability to live and work in the same space. The intention of the Live/Work Ordinance was to have the residential use be an accessory to the commercial use in the units. However, in this case, approximately 400 of the 1,900 square

MINUTES – Continued:

feet per unit will be used for residential purposes. As a result, the applicant has requested the Variance. Although the residential component is larger than the commercial component, it will not intrude on the commercial component. The top two floors will be occupied by the residential component. The project complies with the Live/Work Ordinance so staff recommends approval, subject to two conditions.

A Special Use Permit is required for all Live/Work units that are proposed outside of the Arts District. Staff recommended approval of the Special Use Permit.

MR. SWANTON added that there is a proposal to reduce the radius at the corner of 11th Street and Carson from 25 feet to 12 feet in order to permit the placement of the footprint of the western most units. A new location map was submitted with back up documentation for VAC-4419. Staff recommended approval and added a condition on the Site Plan regarding a requirement to construct a 6 foot masonry wall along the north property line in order to buffer the parking lots. Staff recommended approval of the Site Plan Review.

CHAD VALLINGA, 3445 S. Valley View, concurred with staff's recommendations, with the exception of Conditions 3, 4 and 7 on Item 44 [SDR-4373]. MR. VALLINGA stated that one of the unique aspects of this project is that it is located in the Downtown Redevelopment District, but the applicant is not requesting any monetary funds from the City to develop this site in the redevelopment area. He also reiterated the MR. SWANTON'S synopsis of the project and felt that it falls in line with a statement once made by MAYOR GOODMAN in the November 2003 Newsweek magazine, where he encouraged redevelopment. Individuals, such as architects, engineers, lawyers and accountants could use these types of spaces; even a law student graduate could relocate here and work.

MR. VALLINGA stated that the architecture on this project is metropolitan and would fit well in this redevelopment area. These units will provide approximately 444 square feet of office space on the first floor, in addition to a two-car garage. The second floor would be the living and kitchen area, and the third floor would be the master bedroom corridor.

MINUTES – Continued:

Condition 3 of Item 44 [SDR-4373] pertain to a perimeter block wall between this site and the north parking lot. The applicant would like to place a light-emitting fence. Using the overhead, he presented a photo depicting a chain link type material that is very transparent and allows the light to resonate through. They would rather have that as opposed to a block wall. Condition 4 requires a block wall around some of the perimeter of the site. He asked that a light emitting fence to be used in this area as well.

Condition 7, the applicant would like for the condition to read as follows: *"The elevations shall not be revised and approved by Planning and Development Department staff prior to the time application is made."* MR. VALLINGA stated that what the applicant is submitting is what they are going to build, but the condition implies that staff is going to revise the elevations. MARGO WHEELER, Acting Director, Planning and Development, clarified for staff and the Commission that the condition is not an error. She indicated that the community urban designer would, in fact, like to work with the applicant to ensure some revisions to the elevations so that the goals of the Downtown Redevelopment Plan are better met.

CHAIRMAN TRUESDELL stated that the goals of the Downtown Redevelopment Plan may be somewhat contrary to the applicant's designing goals, and the goal is to try to craft the condition more clearer to ensure the Commission gives the applicant good directions. MR. VALLINGA concurred. MR. LEOBOLD stated that the standard requirement for perimeter fencing is that chain link fencing is not allowed. Staff would not have a problem with a transparent fence if it was wrought iron or some ornamental design. MR. VALLINGA responded that the proposed fencing is not a traditional chain link fence and does not have the post. It is a chain link that is mounted into a metal frame bracket and it is a painted material, and does not come across as being a galvanized chain link fence. CHAIRMAN TRUESDELL replied that staff could work with the applicant on the design standards. MR. LEOBOLD suggested that staff could work with the applicant between now and City Council. MS. WHEELER pointed out the staff's report specifically references welded metal fence, the same term that the applicant just used. The staff report indicates that that is acceptable. However, staff has a problem with regard to the use of the Galvalume steel panels. The material is the issue that the urban designer wishes to work with the architect and to come up with some modified elevations, as reference in Condition 7.

MINUTES – Continued:

COMMISSIONER McSWAIN commended the applicant on presenting a great concept and believed that no one opposed the idea of the live/work units. She thinks the project is good. However, there are some who are not familiar with the types of materials that have been mentioned. On paper, the applicant's drawings appear to be stark and very cold. The Commission wants quality redevelopment but not something that would not compliment the downtown area. She assured the applicant that there will be clarification and direction, but the Commission cannot design this project at this meeting. MR. VALLINGA understood and stated the applicant did not want to commit to something and then staff to redesign the canvas. He also presented photos to the Commission of projects that the applicant worked on. The applicant has extensive amount of experience with developing this type of product throughout the country and in major metropolitan areas. In fact, his work has been featured in several architectural digests and magazines.

CHAIRMAN TRUESDELL commented that he viewed the website and viewed the buildings. He stated that the Commission wants architects to present their best products and developments; only sometimes when the project is presented, there is an uncertainty in what was actually desired.

COMMISSIONER McSWAIN added that she visited a campus in Washington, in which the entire campus was done with cement but very contemporary and all angular in the middle of a very dense forest. It was absolutely beautiful, but in Nevada, it would have looked like schlock. It would also probably look good in Atlanta where there is greenery and trees, which are things that contrast these materials. Right now, in Nevada, the only thing to contrast these materials is the sun. It is a matter of respecting the environment in which this project will be located. She felt that no one was trying to insult the architecture or the drawings, but careful consideration should be used in finding the appropriate materials.

COMMISSIONER EVANS stated that this project is the concept that has been desired and is the appropriate site for the project. However, his concern is about the architectural renderings. Whether the fence is metal or not, it still looks like a chain link fence. There are many other options that would allow the light to come through. If the photos depicted more landscaping, it would perhaps have more of an appeal. He reiterated COMMISSIONER McSWAIN'S comments and asked the applicant to keep in mind that the City has urban designers and would like the applicant to work with them.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 41 – VAR-4377

MINUTES – Continued:

MS. WHEELER confirmed with VICE CHAIRMAN NIGRO that staff will work with the applicant to come up with some recommendations prior to the City Council meeting. MR. VELLINGA concurred and added that the applicant is providing material that will hopefully provide sustainable enduring effects 20 or 40 years down the road. In addition, this product has very low maintenance and will have a lasting visual impact. VICE CHAIRMAN NIGRO replied that the Commission supports the differentiation of the project and thinks it is a good idea. It is not staff's intent to completely redesign the applicant's plan, but rather work with the applicant in finding the appropriate materials.

COMMISSIONER STEINMAN stated that he is not familiar with the Live/Work concept. His understanding is that the intent is to provide an adequate work area; when the work area is reduced to more than half, such as this request, then a very small work area is left with an abundance area of living space.

MR. VALLINGA replied that profits from a mortgage payment made on a project like this are very comparable to that of the Executive Suites.

COMMISSIONER STEINMAN then stated it is difficult to believe an individual would want 400 square feet of workspace on the ground level and then live above the work area. MR. LEOBOLD addressed COMMISSIONER STEINMAN'S concerns and commented that he attended a conference in San Diego, California, and went on a tour in San Elijo Hills to visit a similar to this project with regards to the shape. It is three stories high with the ground floor as live/work with residential above. It is 26 units to the acre and the first phase already sold out. He also stated that the main floor is approximately 400-800 square feet and the units have rear-loaded garages and some have tandem garages. COMMISSIONER STEINMAN then replied that there is a possibility that the Code may have stipulated too high a number for office space at 50%. MR. LEOBOLD agreed, especially for this type of project, it is too high.

MS. WHEELER clarified Condition 4 on Item 44 [SDR-4373] for CHAIRMAN TRUESDELL and MR. VALLINGA that it is a block wall, which may have light emitting portions. The Code does not have a provision for the mesh as the full perimeter wall, but may have portions of the mesh. COMMISSIONER EVANS recommended leaving the condition as is and for the applicant to work with staff prior to City Council. COMMISSIONER McSWAIN concurred. MR. VALLINGA expressed his willingness to work with staff hoping that staff keeps an open mind and remembers that the goal is to provide something that will attract individuals to live and work in this area, but it may not fall in line with the stereotypes we are accustomed to. COMMISSIONER EVANS added that this is one of the first projects like this, and design standards must be taken into consideration.

MINUTES – Continued:

CHAIRMAN TRUESDELL advised MR. LEOBOLD that the goal is to have staff and the applicant work together and come up with an agreeable solution and not continue to prolong the project. If this type of project is to be encouraged, then we have to show a willingness to understand the creativeness that goes into some of these projects.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 41 [VAR-4377], Item 42 [SUP-4376], Item 43 [VAC-4419] and Item 44 [SDR-4373].

(8:36 – 9:08)

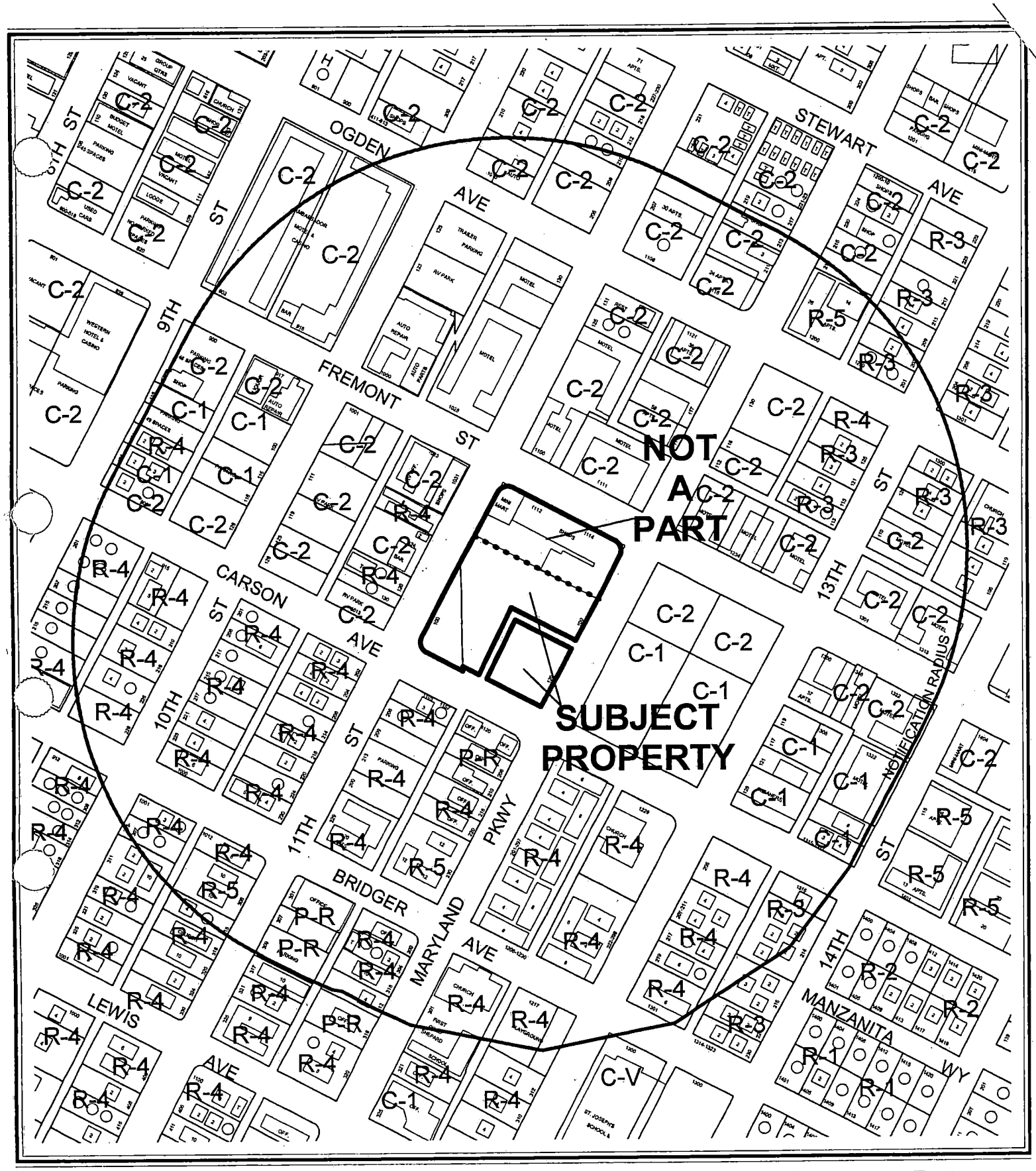
2-2358

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-4376) and Site Development Plan Review (SDR-4373).

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.



0 200 400 Feet

CASE: **VAR-4377**

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: VAR-4377 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-4376) and Site Development Plan Review (SDR-4373).

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.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Variance to allow a Live/Work Town Home Development with 78 percent of the gross floor area dedicated to residential uses where 50 percent is the maximum allowed on 1.66 acres at the northwest corner of Carson Avenue and Maryland Parkway. A companion Street Vacation (VAC-4419), Site Development Plan Review (SDR-4373), and Special Use Permit (SUP-4376) will be considered concurrently with this request.

B) Applicant's Justification

The development will provide convenient Live/Work space in the downtown area, and conforms to the recently adopted Live/Work overlay district.

BACKGROUND INFORMATION

A) Previous Actions

01/19/94	The City Council approved a Special Use Permit (U-0263-93) to allow off-premise sale of beer and wine in conjunction with a grocery/ deli. The Zoning Board of Adjustment and staff recommended approval on 12/28/93.
03/01/00	The City Council approved a Special Use Permit (U-0161-99) for a Thrift Shop. The Planning Commission and staff recommended approval on 1/27/00.
06/06/01	The City Council approved a Special Use Permit (U-0035-01) for a 60-foot wireless communication tower. The Planning Commission recommended approval on 4/26/01. Staff recommended denial.
06/10/04	The Planning Commission will consider a related Street Vacation (VAC-4419) to vacate a portion of 11th Street between Carson Avenue and Fremont Street. Staff recommends approval.
06/10/04	The Planning Commission will consider a related Site Development Plan Review (SDR-4373) for a proposed 30-unit Work/Live development outside of the Arts District of the Downtown Centennial Plan. Staff recommends approval.

06/10/04 The Planning Commission will consider a related Site Development Plan Review (SDR-4373) for a proposed 30-unit Work/Live development. Staff recommends approval.

B) Pre-Application Meeting

04/01/04 Issues discussed included the need for a Right-of-Way Vacation, Variance, Special Use Permit, and a Site Plan Review. It was acknowledged that the site would have to be remapped, and a Waiver from the 220-foot intersection-offset requirement may be needed.

C) Neighborhood Meetings

A neighborhood meeting is not required for Variance applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1.66
Net Acres:	1.03

B) Existing Land Use

Subject Property:	Undeveloped
North:	Commercial / Retail
South:	Office / Single Family Residential
East:	Undeveloped
West:	Tavern / RV Park / Single Family Residence

C) Planned Land Use

Subject Property:	DTR (Downtown Redevelopment)
North:	DTR (Downtown Redevelopment)
South:	DTR (Downtown Redevelopment)
East:	DTR (Downtown Redevelopment)
West:	DTR (Downtown Redevelopment)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Downtown Centennial Plan area of the General Plan with a DTR (Downtown Redevelopment Zone) land use designation. The C-1 (Limited Commercial) zoning district is in compliance with the General Plan and the proposed Live/Work Town Homes are a permitted use with the approval of a Special Use Permit.

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

Special Plan Area

The subject site is located within the Downtown Centennial Plan Area, which establishes planning, development, land use concepts, especially urban design standards to guide the redevelopment of the original core of the Las Vegas Valley.

The subject site is also located within the Downtown Redevelopment Plan Area with a C (Commercial) land use designation, which allows for uses normally allowed in the O (Office), C-1 (Limited Commercial), and C-2 (General Commercial) zoning districts. The proposed Work / Live development is permitted with the approval of a Special Use Permit.

Special Overlay Districts

The subject site is located within the East Fremont section of the Downtown Overlay District, which is intended to present future opportunities for new commercial ventures and the integration of medium density mixed-income residential neighborhoods in area east of the Fremont Street Experience. Properties within the Downtown Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan. Site Development Plan applications within the Downtown Overlay District shall be evaluated on a case-by-case basis to determine the extent to which those standards shall be required.

The subject site is also located within the Live/Work Overlay District, which is intended to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live / Work units will contribute to the vitality of commercial and industrial areas, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the City.

B) General Analysis and Discussion

The Variance request is to allow a Live/Work Development with 78 percent of the gross floor area dedicated to residential uses where 50 percent is the maximum allowed on 1.66 acres at the northwest corner of Carson Avenue and Maryland Parkway. The floor plans depict units approximately 1,900 square feet in size with approximately 400 feet being devoted to work space. Staff recommends the Variance as the unique design of the three story structures allows for adequate separation of the residential and commercial uses within the unit.

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."

This request meets the standards of the Code for granting a Variance request, as the unique design of the proposed Live/Work units allows for adequate separation of the live/work environments while providing a larger livable area for its inhabitants. The work area will be limited to the first floor of the unit, with the living areas on the second and third floors.

The 78 percent gross floor area dedicated to residential use is justifiable as the three-story design allows for additional amounts of living space while maintaining the intent of the recently adopted Live/Work Ordinance.

NOTICES MAILED 116 (Mailed with SUP-4376 and SDR-4373)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4377 APN: 139.34.712.111, 139.35.310.006, 1'-002

Name of Property Owner: MISSION SPRINGS PROPERTIES

Name of Applicant: LARRY S. DAVIS & ASSOCIATES

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: Evan Ranes

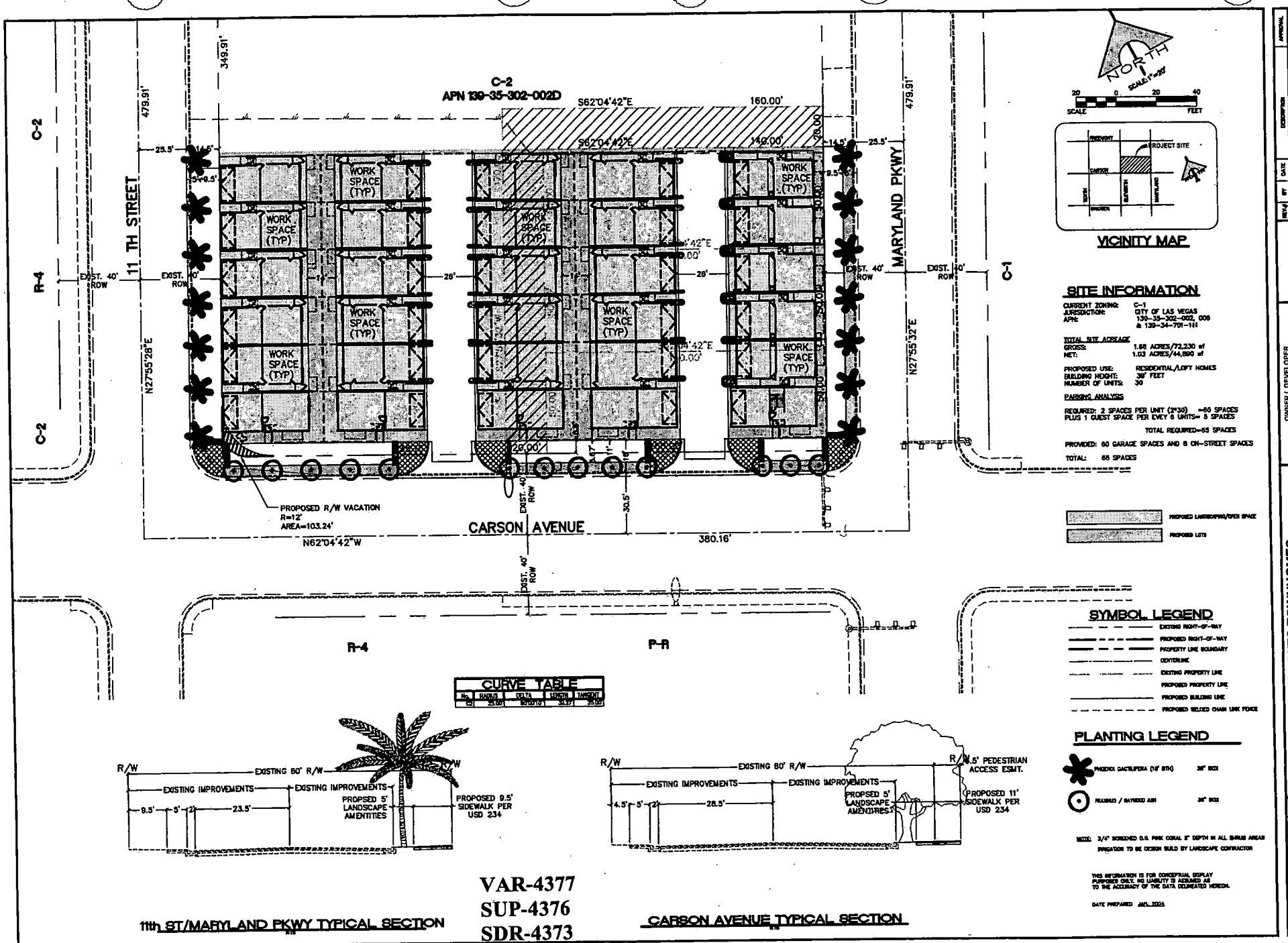
Print Name: Evan Ranes

Subscribed and sworn before me

This 9th day of April, 2004

Notary Public in and for said County and State

MISTI DUPLEX
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-79926-1
MY APPT. EXPIRES MAR. 21, 2005



VAR-4377
SUP-4376
SDR-4373
06/10/04 PC
REVISED 06/03/04

OWNER/ DEVELOPER
LARRY S. DAVIS and ASSOCIATES
4512 MONTROSE HOUSTON, TEXAS 77006 (713) 522-4441 FAX (713) 524-2128

CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
3440 E. VALLEY VIEW BLVD. LAS VEGAS, NV 89103 (702) 645-3990 FAX (702) 645-3901

PROJECT: UNBAN LOFTS TOWNHOMES AT ELEVENTH AND CARSON

SHEET TITLE: SITE & LANDSCAPE PLAN

SCALE: 1" = 20'
JOB NO: ——
DRAWN BY: MRA
CHECKED BY: CCV
SHEET NO: 1 OF ——

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
101	1	2'-8" X 6'-8" FLUSH WOOD
113	1	2'-8" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-0" POCKET WOOD
105	1	2'-8" X 6'-8" POCKET WOOD
103	1	2'-0" SHOWER DOOR TEMPERED GLASS

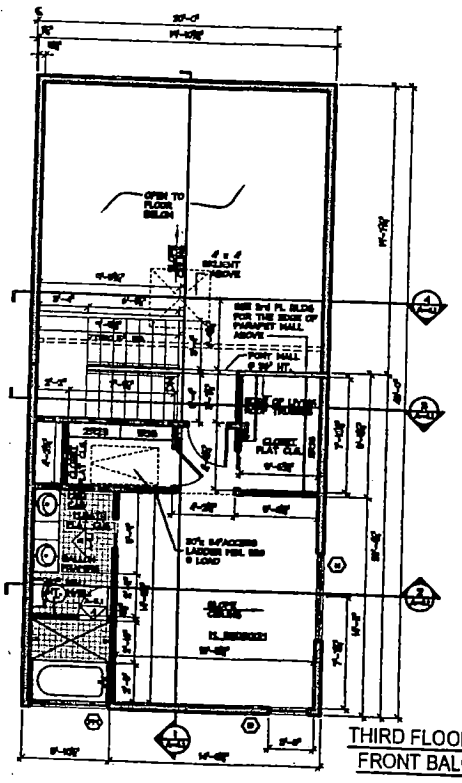
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-8" X 2'-0" FIXED GLASS METAL
FIX	1	FLUSH W/WALLS x 1'-0" FIXED GLASS FITL
H	1	6'-0" x 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
109	1	1'-8" X 6'-8" FLUSH WOOD
111	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
201	1	2'-0" X 3'-0" JOB BUILT DOOR

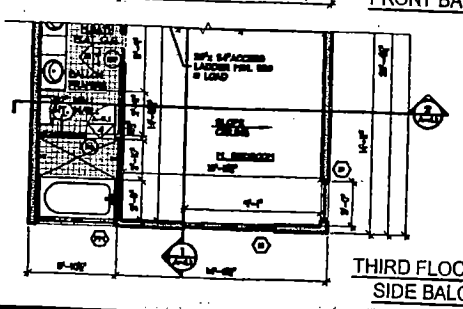
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TYPE	QUANTITY	DESCRIPTION
D	9	2'-8" X 2'-8" FIXED GLASS METAL
J	1	12'-0" x 2'-0" FIXED GLASS METAL
H	1	6'-0" x 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
102	1	3'-0" X 6'-8" FLUSH METAL
104	1	2'-8" X 6'-0" ONE HOUR FLUSH WOOD
106	4	2'-8" X 6'-8" FLUSH WOOD
108	1	2'-8" X 6'-8" FLUSH WOOD
110	1	2'-0" X 6'-0" POCKET WOOD
112	1	2'-0" X 6'-0" POCKET WOOD
114	1	6'-0" X 6'-0" BIFOLD
116	1	16'-0" X 7'-0" OVERHEAD DOOR
118	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
120	1	2'-8" X 8'-0" POCKET WOOD

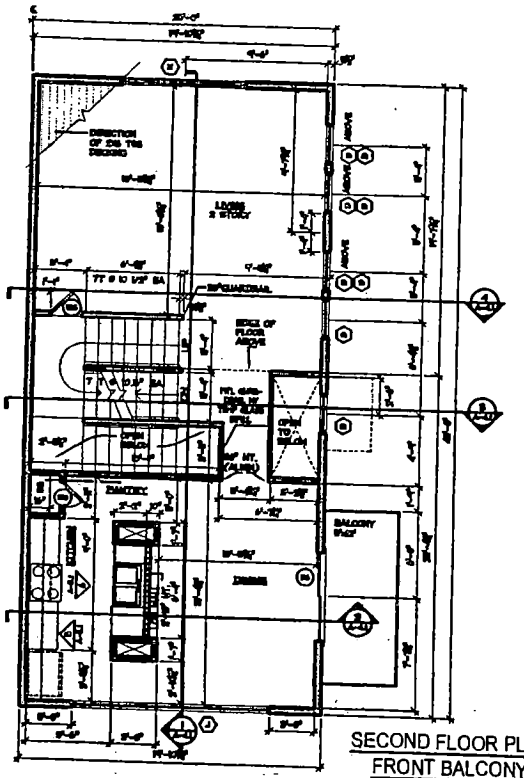
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TYPE	QUANTITY	DESCRIPTION
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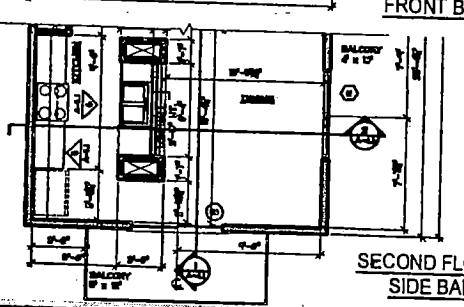
THIRD FLOOR PLAN
FRONT BALCONY



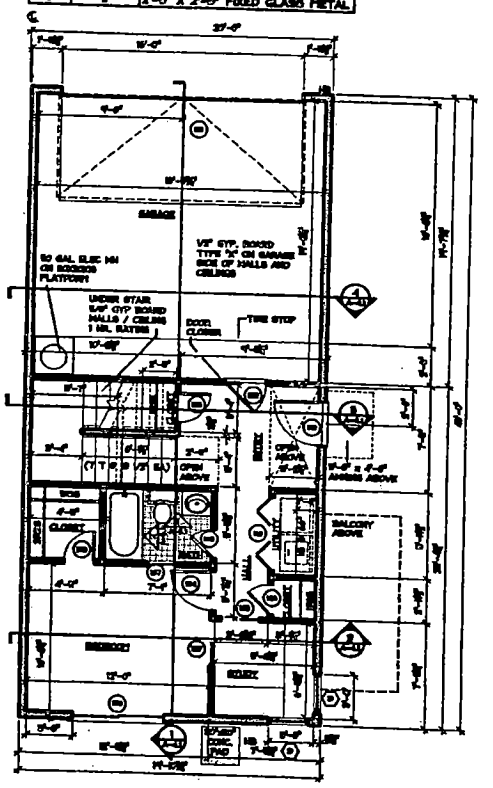
THIRD FLOOR PLAN
SIDE BALCONY



SECOND FLOOR PLAN
FRONT BALCONY



SECOND FLOOR PLAN
SIDE BALCONY



FIRST FLOOR PLAN

STAFF

1 FLOOR PLANS TOWER UNIT
1/4" = 1'-0"

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SUP-4376 VAR-4377 SDR-4373
6-10-04 PC

DATE	DESCRIPTION
	FOR PERMIT
	FOR CONSTRUCTION

URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006. TEL: 713-522-6441 FAX: 713-522-6442

MARYLAND PARKWAY
TOWNHOMES
TOWER UNIT

PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-26-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.1
FLOOR PLANS

DOOR SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
1B	1	2'-0" X 6'-8" FLUSH WOOD
1W	1	2'-0" X 6'-8" POCKET WOOD
1D	1	2'-6" X 6'-8" POCKET WOOD
1G	1	2'-0" SHOWER DOOR TEMPERED GLASS
?	1	?

WINDOW SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-9" FIXED GLASS METAL
E	1	2'-0" X 2'-9" FIXED TEMP GLASS METAL
FV	2	FLUSH W/WALLS X 1'-0" FIXED GLASS WOOD
H	1	6'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
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1B	1	7'-0"x6'-8" FLUSH WOOD

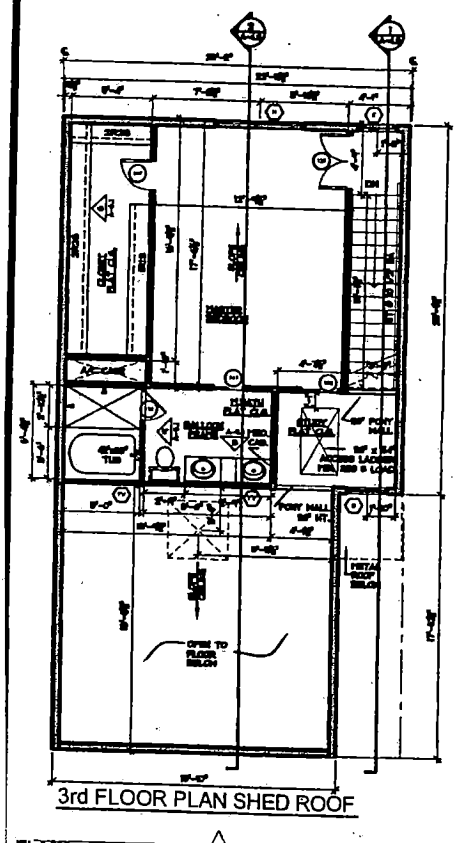
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-0" X 2'-9" FIXED GLASS METAL
E	1	2'-0" X 2'-9" FIXED TEMP GLASS METAL
H	1	6'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	1	2 x 4060 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
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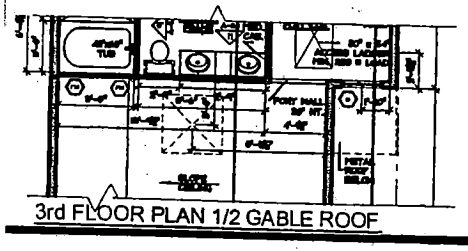
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-9" FIXED GLASS METAL
M	1	6'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	8	2 x 4060 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
1B	1	3'-0" X 6'-8" FLUSH METAL
1B2	1	2'-0" X 6'-0" ONE HOUR FLUSH WOOD
1B3	3	2'-0" X 6'-8" FLUSH WOOD
1B4	1	2'-6" X 6'-8" FLUSH WOOD
1B5	1	2'-6" X 6'-8" POCKET WOOD
1B6	1	6'-0" X 6'-8" BIFOLD
1B7	1	16'-0" X 7'-0" OVERHEAD DOOR
1B8	1	6'-0"@3'-0" SLIDING GLASS DOOR TEMPERED GALSS
1B9	1	2'-0" X 6'8" FLUSH METAL

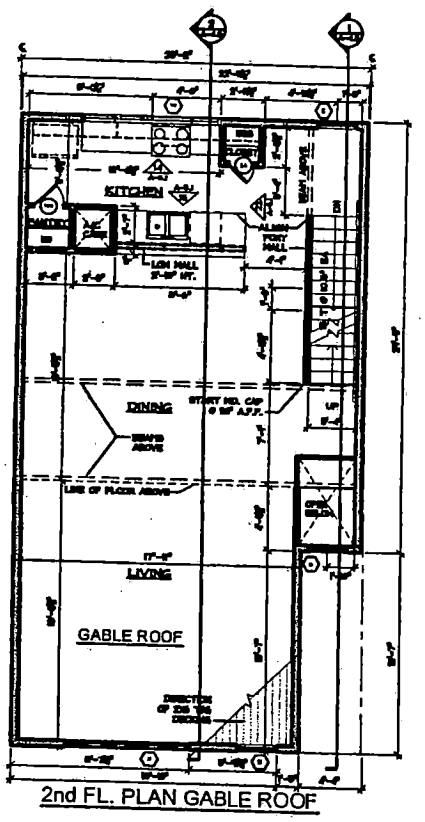
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL



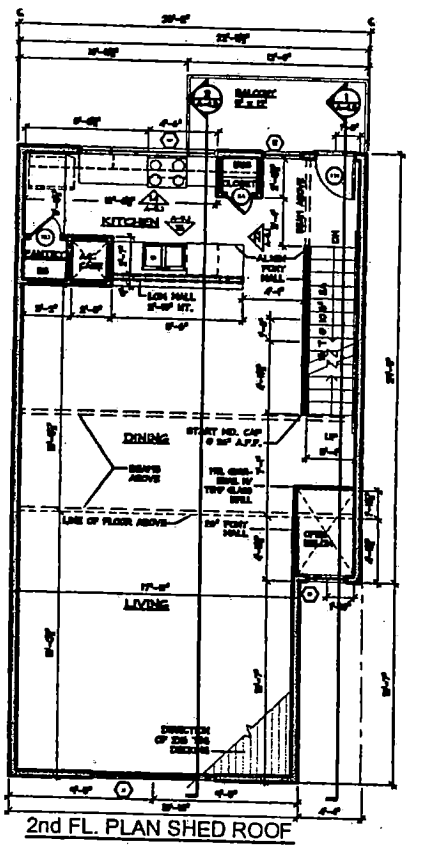
3rd FLOOR PLAN SHED ROOF



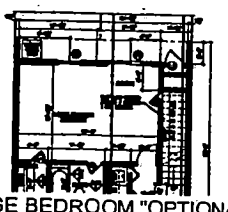
3rd FLOOR PLAN 1/2 GABLE ROOF



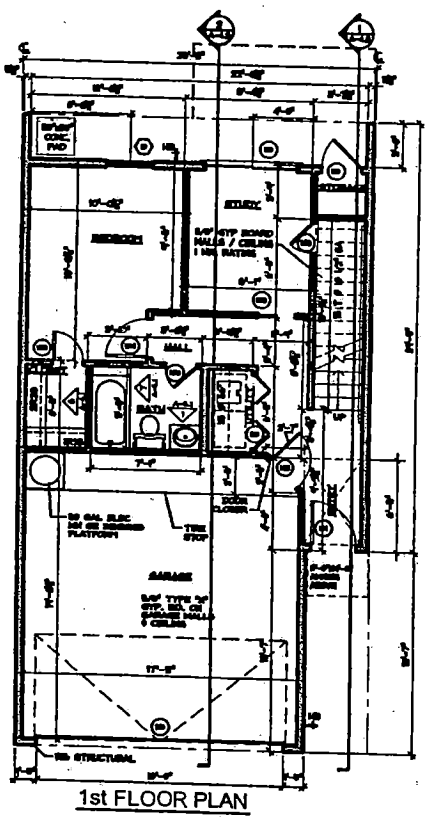
2nd FL. PLAN GABLE ROOF



2nd FL. PLAN SHED ROOF



1st FL. PLAN LARGE BEDROOM "OPTIONAL"



1st FLOOR PLAN

STAFF

SUP-4376 VAR-4377 SDR-4373
6-10-04 PC

1 FLOOR PLANS LESTER F UNIT
1/4" = 1'-0"

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MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-6441, FAX 713-529-7176

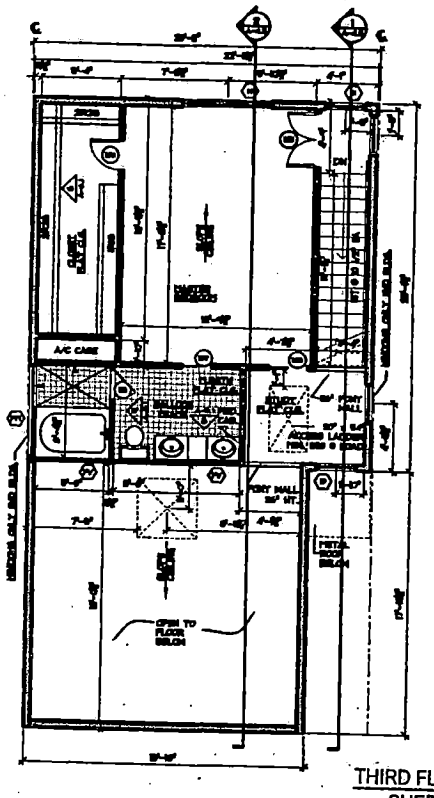
MARYLAND PARKWAY
TOWNHOMES
LESTER F

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A-1.2
FLOOR PLANS

DOOR SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
1BB	1	2'-0" X 6'-9" FLUSH WOOD
1BT	1	2'-0" X 6'-9" POCKET WOOD
1BS	1	2'-6" X 6'-9" POCKET WOOD
1B	1	2'-0" BIFOLDER DOOR
1BR	1	PR 7'-10" X 6'-9" FLUSH WOOD

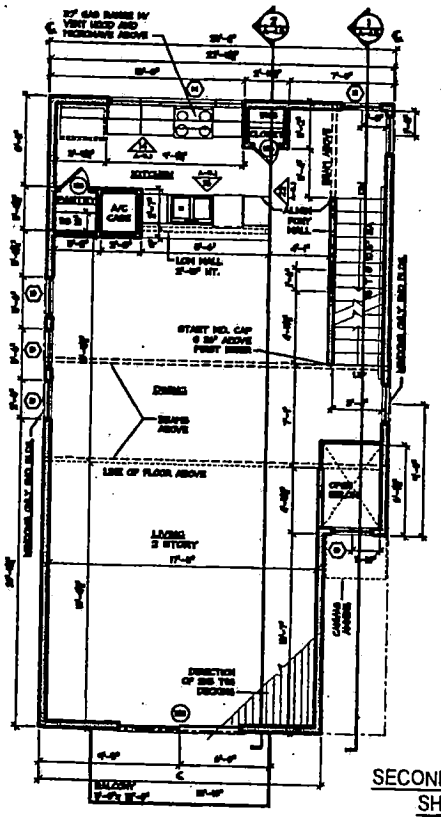
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	5'-0" X 5'-0" FIXED GLASS METAL
E	1	3'-0" X 5'-0" FIXED TIFF GLASS METAL
FW	1	FLUSH WINDOW 1 7'-0" FIXED GLASS FIT.
FW	2	FLUSH WINDOW 2 7'-0" FIXED GLASS WOOD
B	1	6'-0" X 6'-0" SINGLE HUNG METAL



THIRD FLOOR PLAN
SHED ROOF

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
1BB	1	2'-0" X 6'-9" FLUSH WOOD
1BS	1	2'-6" X 6'-9" FLUSH WOOD
1BR	1	6'-0"/6'-0" SLIDING GLASS DOOR

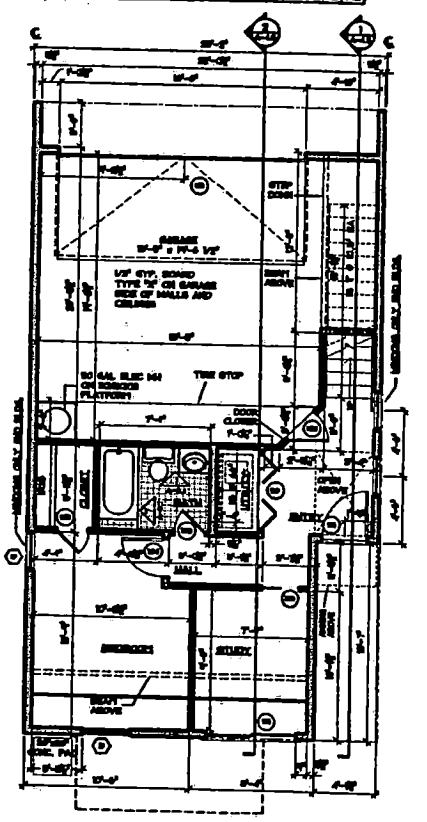
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	4	5'-0" X 5'-0" FIXED GLASS METAL
E	1	3'-0" X 5'-0" FIXED TIFF GLASS METAL
H	1	4'-0" X 7'-0" CUSTOM RESIDENTIAL SLIDING



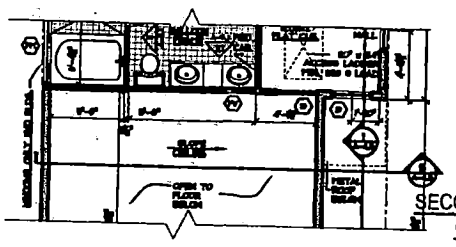
SECOND FLOOR PLAN
SHED ROOF

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
1B	1	3'-0" X 6'-9" FLUSH METAL
1BB	1	2'-0" X 6'-9" ONE HOUR FLUSH WOOD
1BB	2	2'-0" X 6'-9" FLUSH WOOD
1BB	1	2'-6" X 6'-9" FLUSH WOOD
1BS	1	2'-6" X 6'-9" POCKET WOOD
1B	1	5'-0" X 6'-9" BIFOLD
1B	1	16'-0" X 7'-0" OVERHEAD DOOR
1B	1	6'-0" X 6'-9" SLIDING GLASS DOOR

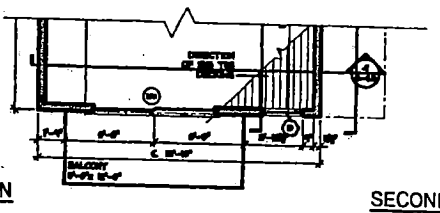
WINDOW SCHEDULE -"LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
B	1	6'-0" X 6'-0" SINGLE HUNG METAL
D	1	5'-0" X 5'-0" FIXED GLASS METAL



FIRST FLOOR PLAN



SECOND FLOOR PLAN
GABLE ROOF



SECOND FLOOR PLAN
GABLE ROOF

STAFF

1 FLOOR PLANS LESTER B UNIT
1/4" = 1'-0"

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6-10-04 PC

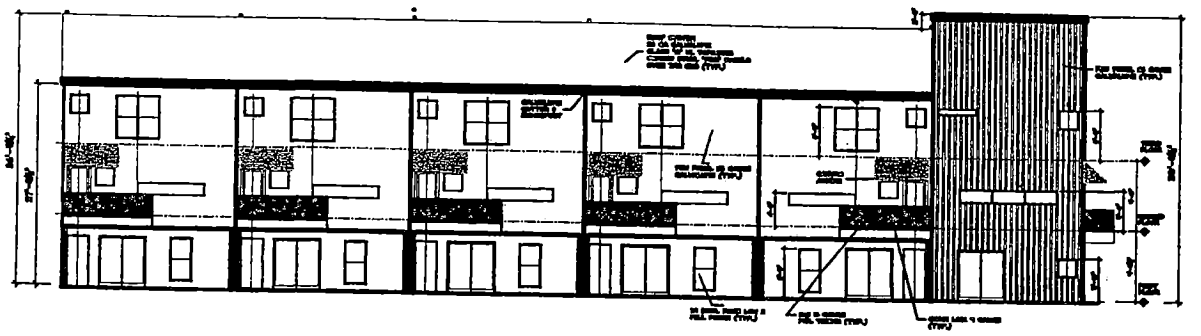
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MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-6441, FAX 713-529-2176

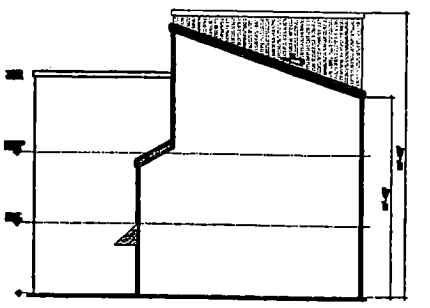
MARYLAND PARKWAY
TOWNHOMES
LESTER B

PROJECT NUMBER: 2004.01 LAS VEGAS
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A-1.3
FLOOR PLANS



4 BACK ELEVATION BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"



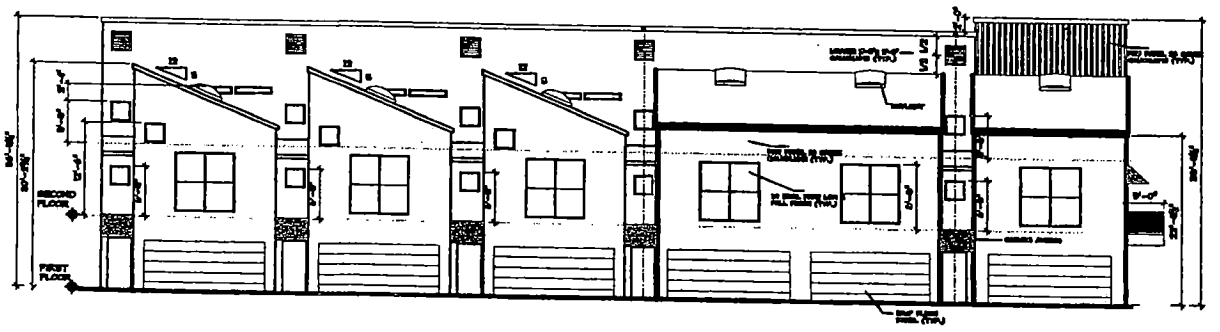
2 LEFT SIDE ELEV. BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"

- SUP-4376 VAR-4377 SDR-4373

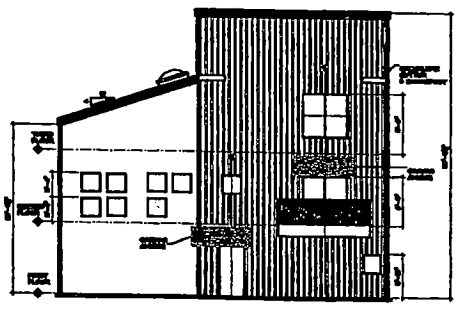
6-10-04 PC

NOTE: THREE LINED IN BALCONY GUARDS SHALL NOT BE SIZED TO MINIMIZE A CHILD COULD CLIMB IT LIKE A LADDER.

STAFF



3 FRONT ELEVATION BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"



1 RIGHT SIDE ELEV. BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"

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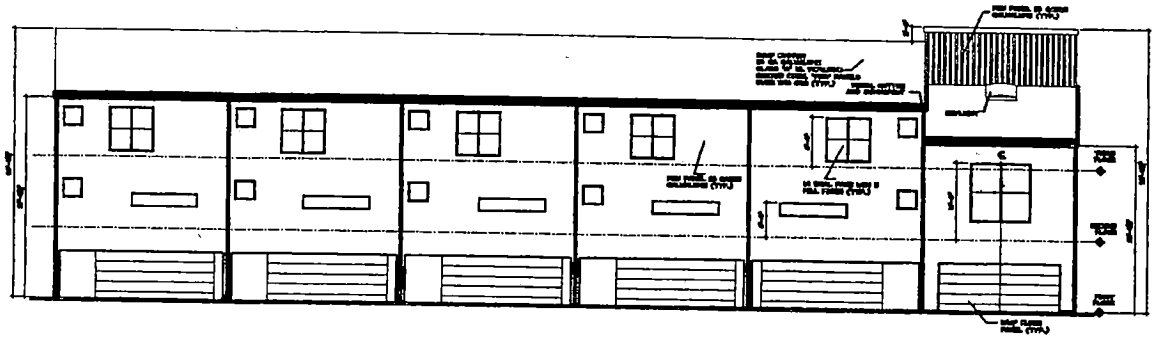
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MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE. HOUSTON. TEXAS 77006. TEL 713-522-6441. FAX 713-529-2126

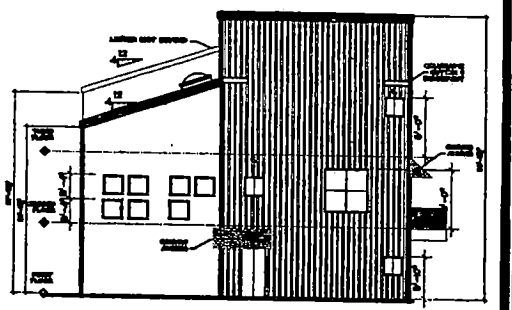
MARYLAND PARKW
TOWNHOMES
BUILDING 1 THRU 4

PROJECT NUMBER:	2004.01 LAS VEGAS
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A-3.1
EXT. ELEVATION



4 BACK ELEVATION BUILDING 5
1/8" = 1'-0"



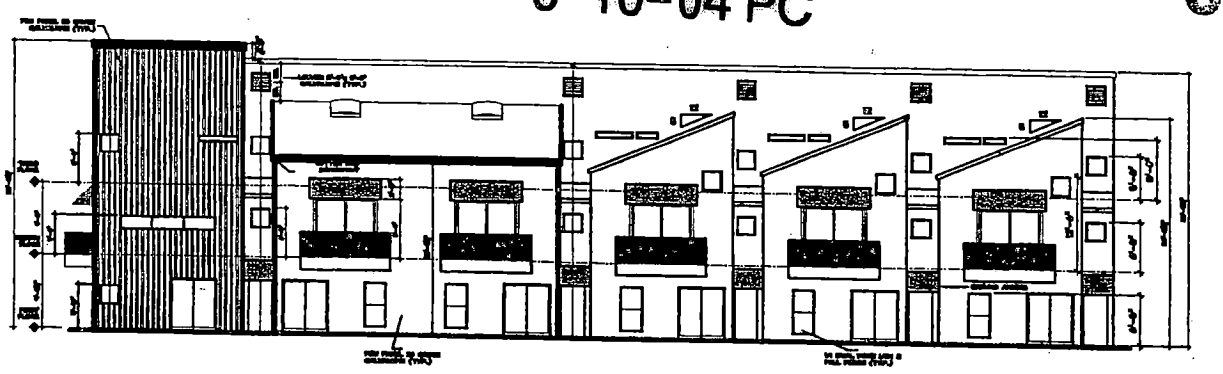
2 LEFT SIDE ELEVATION BUILDING 5
1/8" = 1'-0"

SUP-4376 VAR-4377 SDR-4373

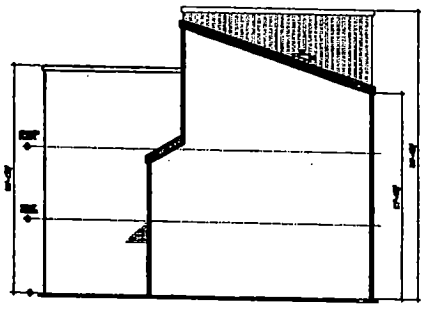
6-10-04 PC

NOTE: FENCE USED IN BALCONY GUARDS SHALL NOT BE SIZED TO HAVE A CHILD COULD CLIMB IT LIKE A LADDER.

STAFF



3 FRONT ELEVATION BUILDING 5
1/8" = 1'-0"



1 RIGHT SIDE ELEVATION BUILDING 5
1/8" = 1'-0"

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MARYLAND PARKWA
TOWNHOMES
BUILDING 5

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A-3.5
EXT. ELEVATIONS

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
104	1	2'-0" X 6'-8" FLUSH WOOD
105	1	2'-6" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
110	1	2'-0" SHOWER DOOR TEMPERED GLASS

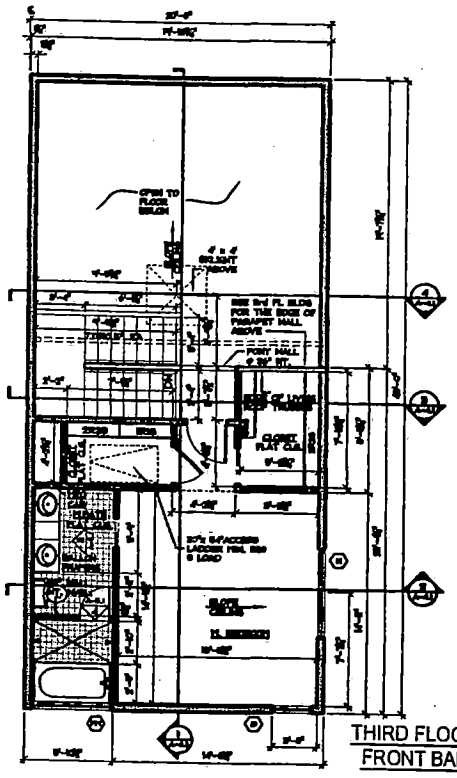
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
FW	1	FLUSH W/WALLS x 1'-0" FIXED GLASS FITL
H	1	6'-0" x 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
109	1	1'-8" X 6'-8" FLUSH WOOD
111	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
112	1	2'-0" X 2'-8" JOB BUILT DOOR

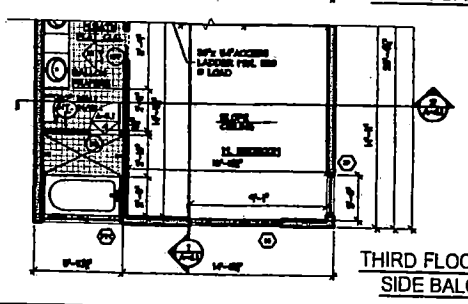
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	8	2'-0" X 2'-0" FIXED GLASS METAL
J	1	5'-0" x 2'-0" FIXED GLASS METAL
H	1	6'-0" x 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
101	1	3'-0" X 6'-8" FLUSH METAL
102	1	2'-0" X 6'-8" ONE HOUR FLUSH WOOD
103	4	2'-0" X 6'-8" FLUSH WOOD
104	1	2'-0" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
110	1	6'-0" X 6'-8" BIFOLD
113	1	16'-0" X 7'-0" OVERHEAD DOOR
114	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
117	1	2'-0" X 8'-0" POCKET WOOD

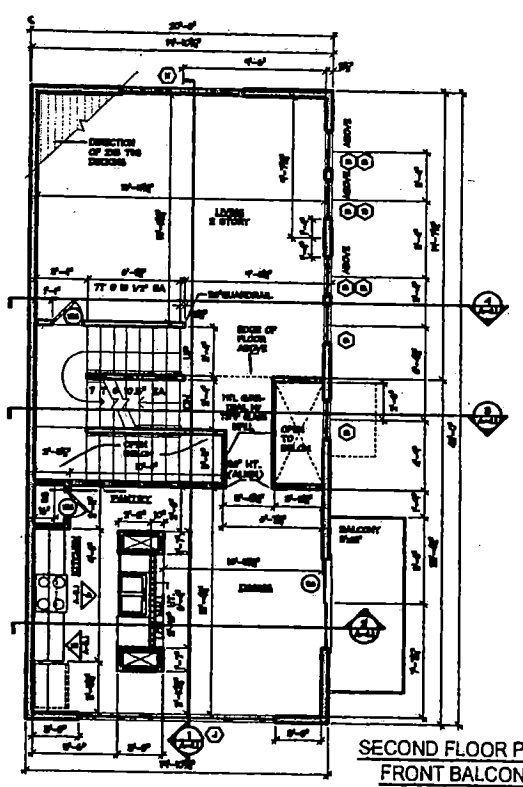
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-0" X 2'-0" FIXED GLASS METAL



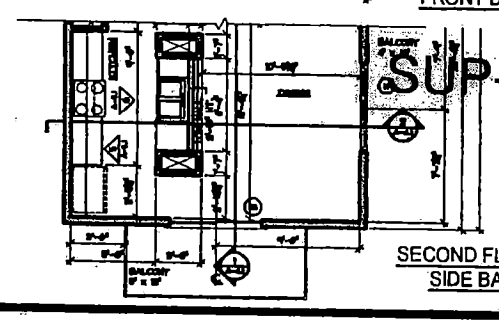
THIRD FLOOR PLAN
FRONT BALCONY



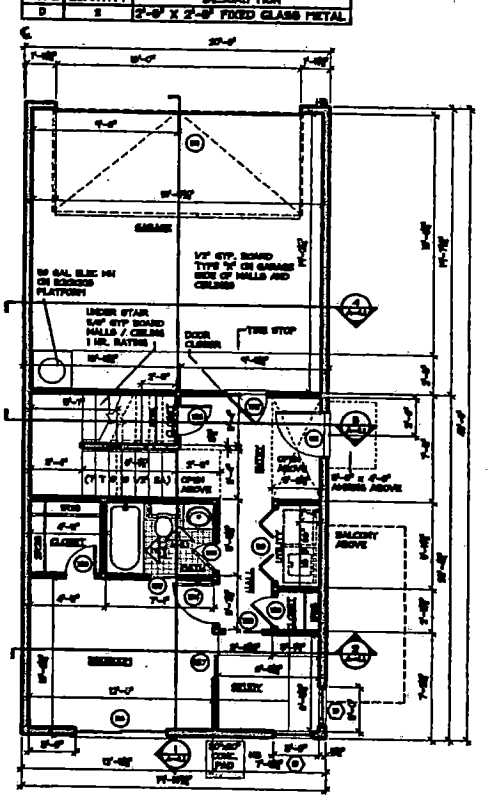
THIRD FLOOR PLAN
SIDE BALCONY



SECOND FLOOR PLAN
FRONT BALCONY



SECOND FLOOR PLAN
SIDE BALCONY



FIRST FLOOR PLAN

SUP-4376 VAR-4377 SDR-4373

6-10-04 PC

1 FLOOR PLANS TOWER UNIT
1/4" = 1'-0"

STAFF

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MARYLAND PARKWAY TOWNHOMES
TOWER UNIT

PROJECT NUMBER: 2004.01 LAS VEGAS
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A-1.1
FLOOR PLANS

DOOR SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
88	1	2'-0" X 6'-8" FLUSH WOOD
W7	1	2'-0" X 6'-8" POCKET WOOD
124	1	2'-0" X 6'-8" POCKET WOOD
88	1	2'-0" SHOWER DOOR TEMPERED GLASS
7	1	?

WINDOW SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-9" FIXED GLASS METAL
E	1	2'-9" X 2'-9" FIXED TEMP GLASS METAL
FV	2	FLUSH W/WALLS X 1'-0" FIXED GLASS WOOD
H	1	6'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
126	1	2'-0" X 6'-8" FLUSH WOOD
88	1	1'-6"x6'-8" FLUSH, WOOD

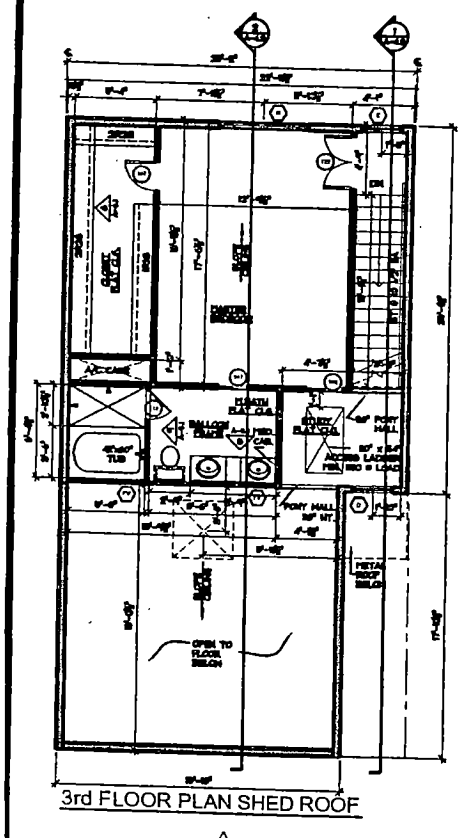
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	3	2'-0" X 2'-9" FIXED GLASS METAL
E	1	2'-9" X 2'-9" FIXED TEMP GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	1	2 x 4060 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
84	1	2'-0" X 6'-8" METAL DOOR W/ FULL LITE TEMP G

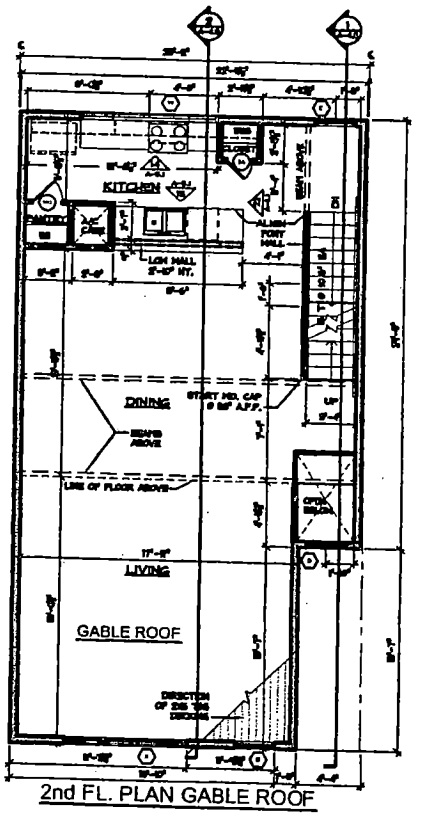
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-9" FIXED GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	2	2 x 4060 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
82	1	3'-0" X 6'-8" FLUSH METAL
88	1	2'-0" X 6'-8" ONE HOUR FLUSH WOOD
86	3	2'-0" X 6'-8" FLUSH WOOD
124	1	2'-8" X 6'-8" FLUSH WOOD
126	1	2'-0" X 6'-8" POCKET WOOD
88	1	5'-0" X 6'-8" BIFOLD
85	1	16'-0" X 7'-0" OVERHEAD DOOR
78	1	6'-0"x6'-8" SLIDING GLASS DOOR TEMPERED GALSS
88	1	2'-8" X 6'8" FLUSH METAL

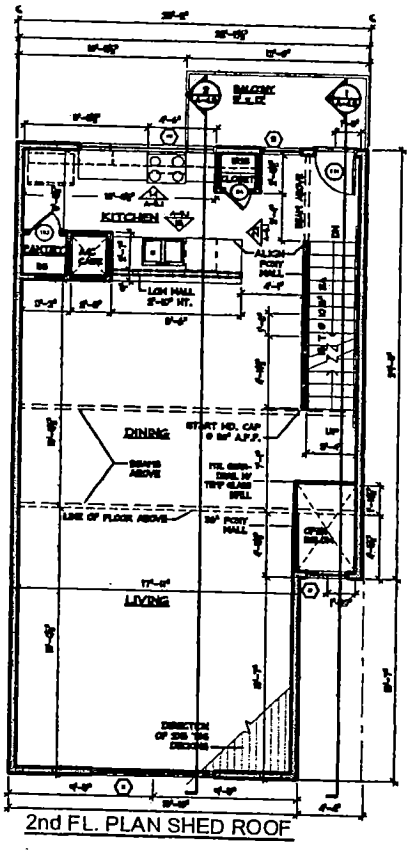
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL



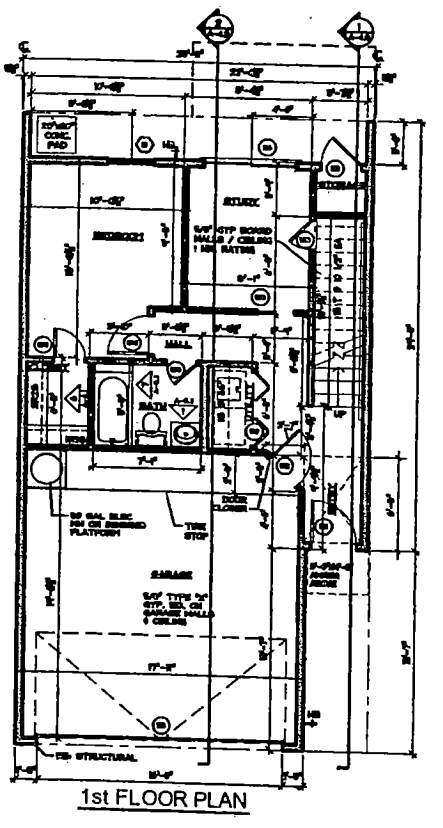
3rd FLOOR PLAN SHED ROOF



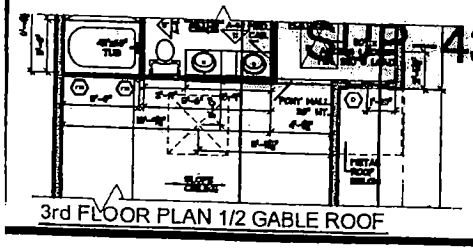
2nd FL. PLAN GABLE ROOF



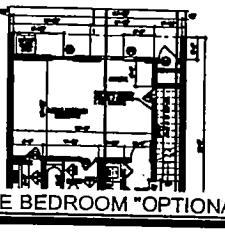
2nd FL. PLAN SHED ROOF



1st FLOOR PLAN



3rd FLOOR PLAN 1/2 GABLE ROOF



1st FL. PLAN LARGE BEDROOM "OPTIONAL"

SUB-4376 VAR-4377 SDR-4373

6-10-04 PC

STAFF

1 FLOOR PLANS LESTER F UNIT
1/4" = 1'-0"

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DATE | DESCRIPTION
FOR PERMIT
FOR CONSTRUCTION

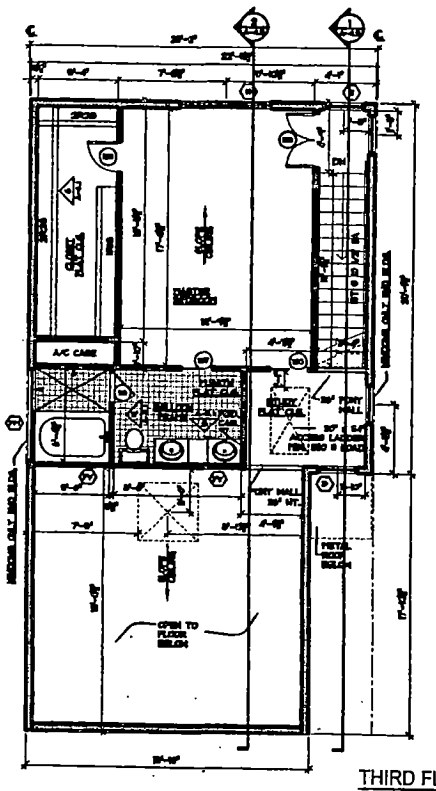
URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES

MARYLAND PARK
TOWNHOMES
LESTER F
PROJECT NUMBER: 2004.01 LAS VEGA
PRINTED: 04-26-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.2
FLOOR PLANS

DOOR SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
1BB	1	2'-0" X 6'-8" FLUSH WOOD
1B7	1	2'-0" X 6'-8" POCKET WOOD
1B9	1	2'-6" X 6'-8" POCKET WOOD
1B	1	2'-0" SHOWER DOOR
1BS	1	PR 1'-10" X 6'-8" FLUSH WOOD

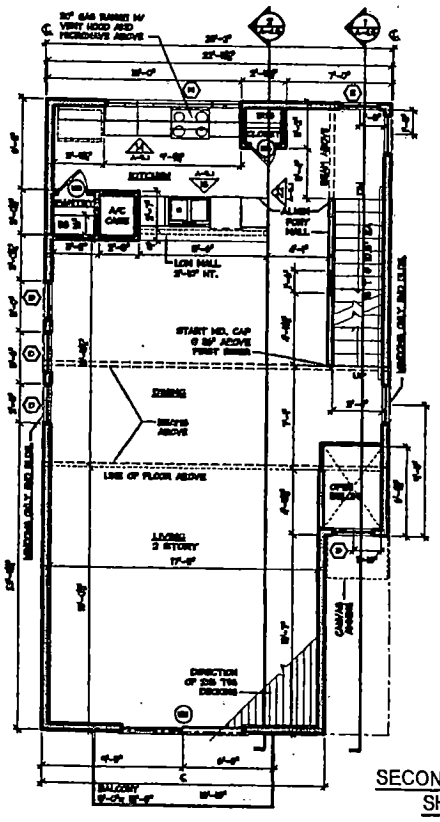
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	5'-0" X 5'-0" FIXED GLASS METAL
E	1	2'-0" X 3'-0" FIXED TEMP GLASS METAL
2W	1	FLUSH WHALLS @ 1'-0" FIXED GLASS FITL
2V	2	FLUSH WHALLS @ 1'-0" FIXED GLASS WOOD
H	1	2'-0" X 6'-0" SINGLE HUNG METAL



THIRD FLOOR PLAN
SHED ROOF

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
1BB	1	2'-0" X 6'-8" FLUSH WOOD
1B5	1	1'-9" X 6'-8" FLUSH WOOD
1B2	1	6'-0"@'-0" SLIDING GLASS DOOR

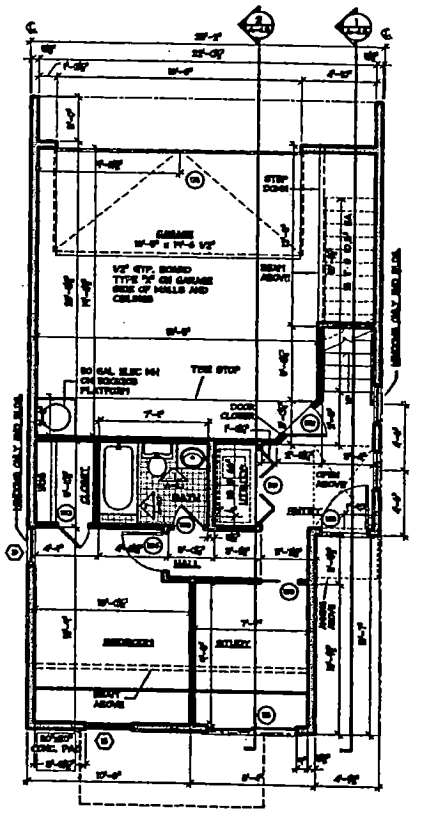
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	4	5'-0" X 5'-0" FIXED GLASS METAL
E	1	2'-0" X 3'-0" FIXED TEMP GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER



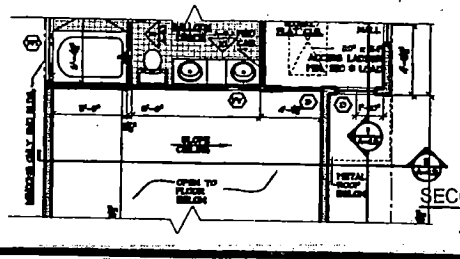
SECOND FLOOR PLAN
SHED ROOF

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
1A	1	5'-0" X 6'-0" FLUSH METAL
1BB	1	2'-0" X 6'-8" ONE HOUR FLUSH WOOD
1B5	2	2'-0" X 6'-8" FLUSH WOOD
1B4	1	2'-6" X 6'-8" FLUSH WOOD
1B9	1	2'-6" X 6'-8" POCKET WOOD
1B	1	5'-0" X 6'-8" BIFOLD
1B	1	16'-0" X 7'-0" OVERHEAD DOOR
1B2	1	6'-0" X 6'-8" SLIDING GLASS DOOR

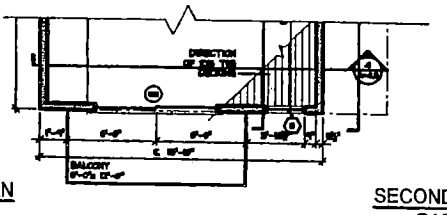
WINDOW SCHEDULE -"LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL
D	1	2'-0" X 2'-0" FIXED GLASS METAL



FIRST FLOOR PLAN



SECOND FLOOR PLAN
GABLE ROOF



SECOND FLOOR PLAN
GABLE ROOF

STAFF

1 FLOOR PLANS LESTER B UNIT
1/4" = 1'-0"

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URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006. TEL 713-522-6441. FAX 713-520-2176

MARYLAND PARKW.
TOWNHOMES
LESTER B
PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-26-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.3
FLOOR PLANS

SUP-4376 VAR-4377 SDR-4373

6-10-04 PC



VAR-4377 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CARSON AVENUE AND MARYLAND PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAR-4377 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CARSON AVENUE AND MARYLAND PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 42

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 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).

C.C.: 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS

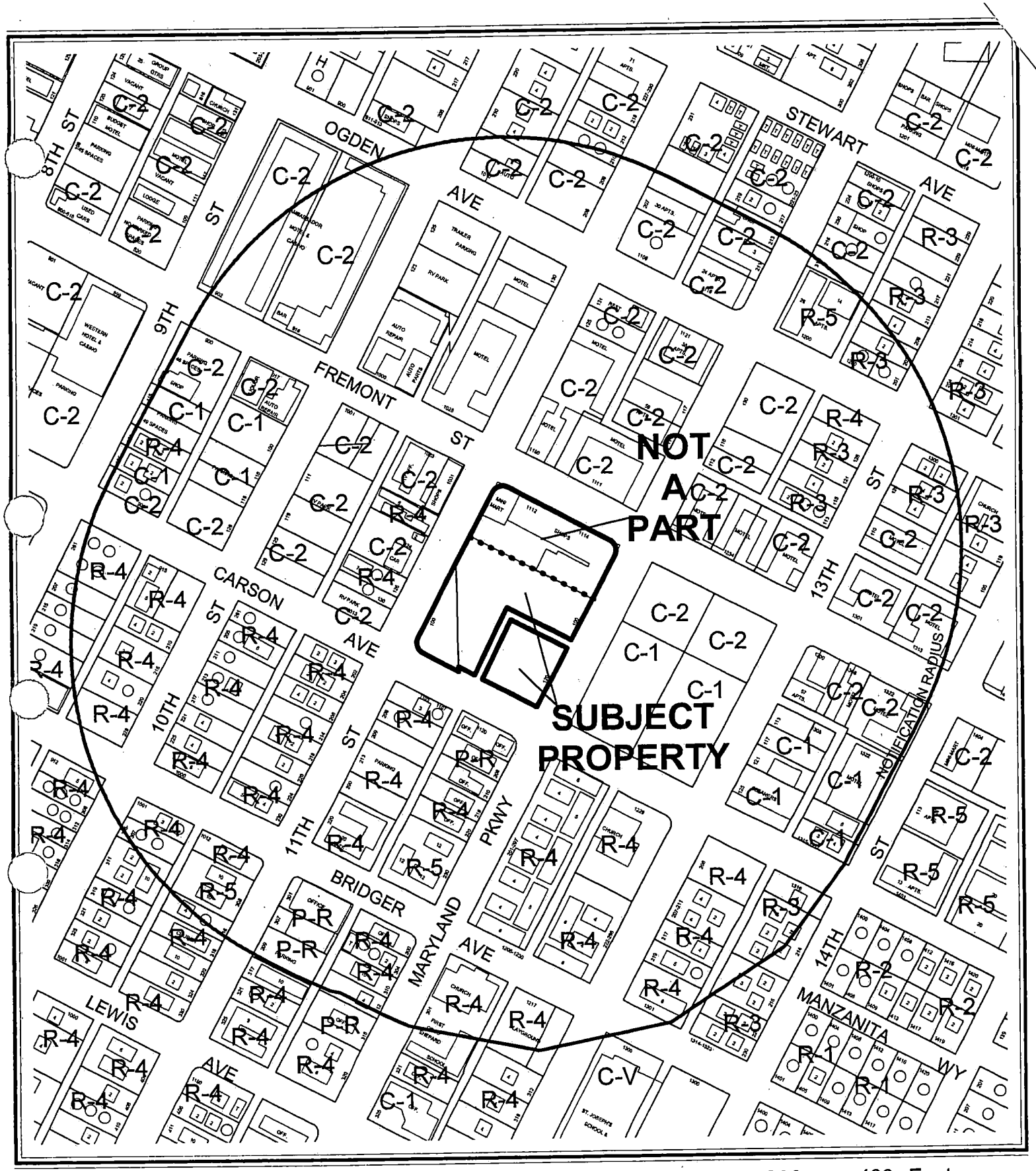
To be heard by the City Council on 7/7/2004

MINUTES:
NOTE: See Item 41 [VAR-4377] for all related discussion.
(8:36 – 9:08)
2-2358

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval of Site Development Plan Review SDR-4373.

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



CASE: **SUP-4376**

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-4376 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval of Site Development Plan Review SDR-4373.

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

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit to allow a Live/Work Town Home Development outside of the Arts District, located at the northwest corner of Carson Avenue and Maryland Parkway. A companion Street Vacation (VAC-4419), Variance (VAR-4377), and Site Development Plan Review (SDR-4373) will be considered concurrently with this request.

B) Applicant's Justification

The development will provide convenient Live/Work space in the downtown area, and conforms to the recently adopted Live/Work overlay district.

BACKGROUND INFORMATION

A) Previous Actions

01/19/94	The City Council approved a Special Use Permit (U-0263-93) to allow off-premise sale of beer and wine in conjunction with a grocery/ deli. The Board of Zoning Adjustment and staff recommended approval on 12/28/93.
03/01/00	The City Council approved a Special Use Permit (U-0161-99) for a Thrift Shop. The Planning Commission and staff recommended approval on 1/27/00.
06/06/01	The City Council approved a Special Use Permit (U-0035-01) for a 60-foot wireless communication tower. The Planning Commission recommended approval on 4/26/01. Staff recommended denial.
06/10/04	The Planning Commission will consider a related Street Vacation (VAC-4419) to vacate a portion of 11th Street between Carson Avenue and Fremont Street. Staff recommends approval.
06/10/04	The Planning Commission will consider a related Variance (VAR-4377) to allow more than 50 percent of the total floor area as being designated for residential purposes. Staff recommends approval.
06/10/04	The Planning Commission will consider a related Site Development Plan Review (SDR-4373) for a proposed 30-unit Work/Live development. Staff recommends approval.

FS

B) Pre-Application Meeting

04/01/04 Issues discussed included the need for a Right-of-Way Vacation, Variance, Special Use Permit, and a Site Plan Review. It was acknowledged that the site would have to be remapped, and a Waiver from the 220-foot intersection-offset requirement may be needed.

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1.66
Net Acres:	1.03

B) Existing Land Use

Subject Property:	Undeveloped
North:	Commercial / Retail
South:	Office / Single Family Residential
East:	Undeveloped
West:	Tavern / RV Park / Single Family Residence

C) Planned Land Use

Subject Property:	DTR (Downtown Redevelopment)
North:	DTR (Downtown Redevelopment)
South:	DTR (Downtown Redevelopment)
East:	DTR (Downtown Redevelopment)
West:	DTR (Downtown Redevelopment)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Downtown Centennial Plan area of the General Plan with a DTR (Downtown Redevelopment Zone) land use designation. The C-1 (Limited Commercial) zoning district is in compliance with the General Plan and the proposed Live/Work Town Homes are a permitted use with the approval of a Special Use Permit.

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

Special Plan Area

The subject site is located within the Downtown Centennial Plan Area, which establishes planning, development, land use concepts, and urban design standards to guide the redevelopment of the original core of the Las Vegas Valley.

The subject site is also located within the Downtown Redevelopment Plan Area with a C (Commercial) land use designation, which allows for uses normally allowed in the O (Office), C-1 (Limited Commercial), and C-2 (General Commercial) zoning districts. The proposed Work / Live development is permitted with the approval of a Special Use Permit.

Special Overlay Districts

The subject site is located within the East Fremont section of the Downtown Overlay District, which is intended to present future opportunities for new commercial ventures and the integration of medium density mixed-income residential neighborhoods in area east of the Fremont Street Experience. Properties within the Downtown Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan. Site Development Plan applications within the Downtown Overlay District are evaluated on a case-by-case basis to determine the extent to which those standards shall be required.

The subject site is also located within the Live/Work Overlay District, which is intended to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live / Work units will contribute to the vitality of commercial and industrial areas, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the City.

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		Provided Parking	
			Regular	Handicap	Regular	Handicap
Live / Work Units	30 Units	2 per Unit + 1 guest space per 6 units	65	0	60	0

The site plan depicts 60 parking spaces internal to the site, and 8 on-street spaces. The on-street parking spaces cannot be counted towards Title 19 parking requirements, resulting in a deficiency of five parking spaces. The site, however, is located within the Downtown Overlay District, which allows deviations from Title 19 requirements on a case-by-case basis. Given the nature of the proposal, the proposed parking should be adequate for the development

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Live/Work Unit use. There are no similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

- Use

  Live/Work units are intended to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live / Work units will contribute to the vitality of commercial and industrial areas, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the City. The Live/Work ordinance requires all proposed Live/Work units located outside the Arts District of the Downtown Centennial Plan to obtain approval by means of a Special Use Permit.

- Conditions

  1. Live/Work units may be located in the C-1, C-2, C-M, and M Zoning Districts only.

  2. Permissible Non-residential uses:

     - Office uses (excluding medical office)
     - Desktop Publishing
     - Arts activities, excluding any activity that involves welding or open flame work; Art sales are permitted as an ancillary use.

  3. The residential component of a Live/Work unit must contain sleeping space, cooking facilities, and complete sanitary facilities. No more than 50 percent of the total floor area shall be used for residential purposes.

  4. Live/Work units shall be clearly identified by signage in order to facilitate access for emergency services. The amount of onsite parking shall be calculated in accordance with Chapter 19.10, based upon the gross square footage of the unit and the nonresidential uses occurring within.

  5. Permissible signage shall be in accordance with the requirements and limitations of Chapter 19.14 and those that pertain to any other overlay district in which the property is located.

The proposal is in conformance with these base conditions of approval.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Live/Work units are compatible with the commercial and residential nature of development in the area, and 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.

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

   The subject site is physically suitable for the type and intensity of the proposed Live/Work development.

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 will receive access from Carson Avenue, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the proposed use.

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

   The site will be subject to ongoing inspection that will protect the public health, safety, and general welfare.

NOTICES MAILED 116 (Mailed with VAR-4377 and SDR-4373)

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP - 4376 APN: 139.34.712.111 139.35.310.006, 1'-002

Name of Property Owner: MISSION SPRINGS PROPERTIES

Name of Applicant: LARRY S. DAVIS 1' ASSOCIATES

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: Evan Ranes

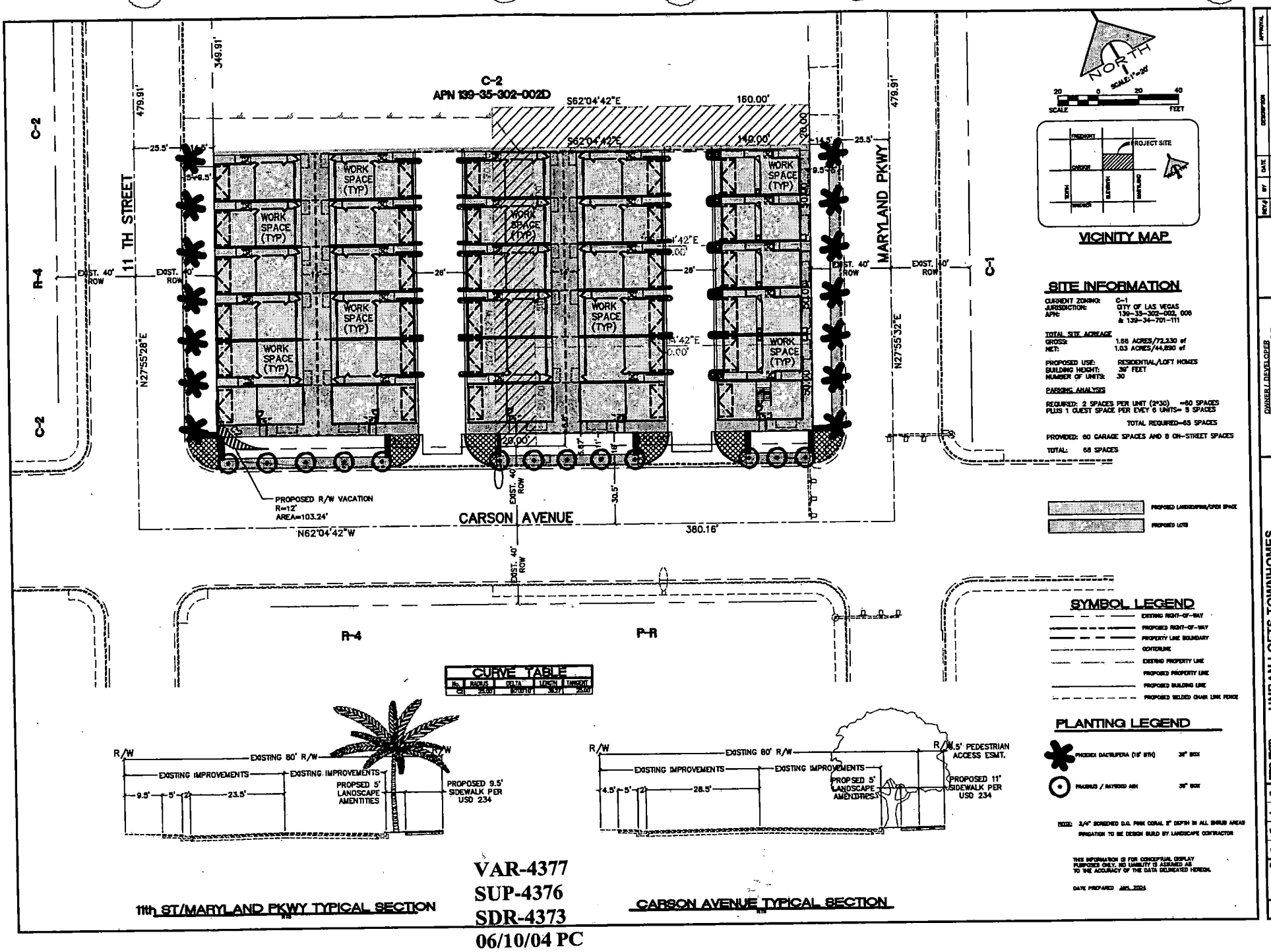
Print Name: Evan Ranes

Subscribed and sworn before me

This 26 day of April, 2004

Notary Public in and for said County and State

MISTI DUPLEX
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-79926-1
MAR. 21, 2005



VAR-4377
SUP-4376
SDR-4373
06/10/04 PC
REVISED 06/03/04

OWNER / DEVELOPER
LARRY S. DAVIS and ASSOCIATES
4512 BISSONNET
HOUSTON, TEXAS 77056
(713) 532-8441
FAX (713) 526-2105

CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
3445 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89103
(702) 948-3996
FAX (702) 948-3997

PROJECT: UNBAN LOFTS TOWNHOMES AT ELEVENTH AND CARSON

SHEET TITLE: SITE & LANDSCAPE PLAN

SCALE: 1" = 20'
JOB NO: —
DRAWN BY: MRA
CHECKED BY: CCV
SHEET NO: 1 OF —

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
103	1	2'-0" X 6'-8" FLUSH WOOD
105	1	2'-6" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
109	1	2'-0" SHOWER DOOR TEMPERED GLASS

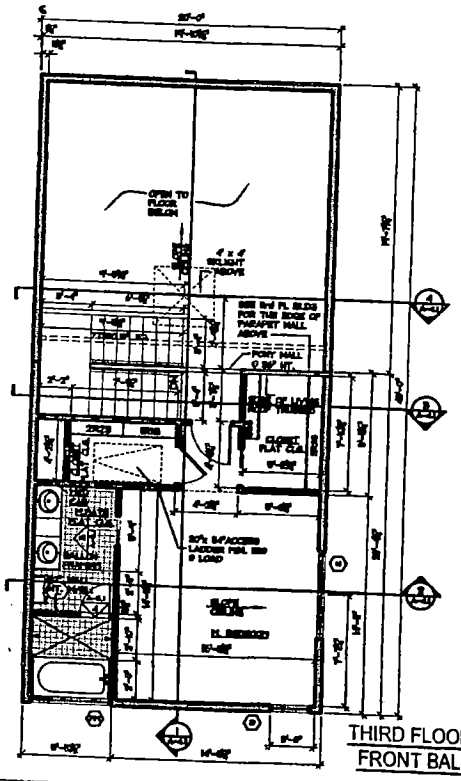
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-8" X 2'-8" FIXED GLASS METAL
FM	1	FLUSH W/WALLS x 7'-0" FIXED GLASS FITL
H	1	8'-0" x 8'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
105	1	1'-8" X 6'-0" FLUSH WOOD
106	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
109	1	2'-0" X 9'-0" JOB BUILT DOOR

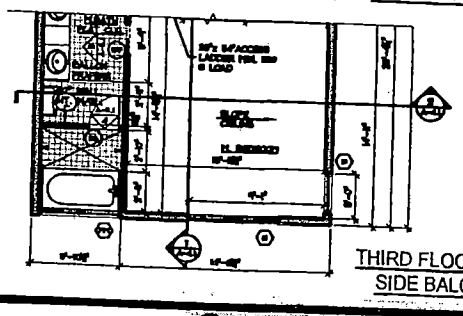
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	8	2'-0" X 2'-8" FIXED GLASS METAL
J	1	5'-0" x 2'-0" FIXED GLASS METAL
H	1	8'-0" x 8'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
101	1	3'-0" X 6'-8" FLUSH METAL
102	1	2'-8" X 6'-8" ONE HOUR FLUSH WOOD
104	4	2'-0" X 6'-0" FLUSH WOOD
106	1	2'-8" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
110	1	6'-0" X 6'-8" BIFOLD
111	1	16'-0" X 7'-0" OVERHEAD DOOR
112	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
113	1	9'-0" X 8'-0" POCKET WOOD

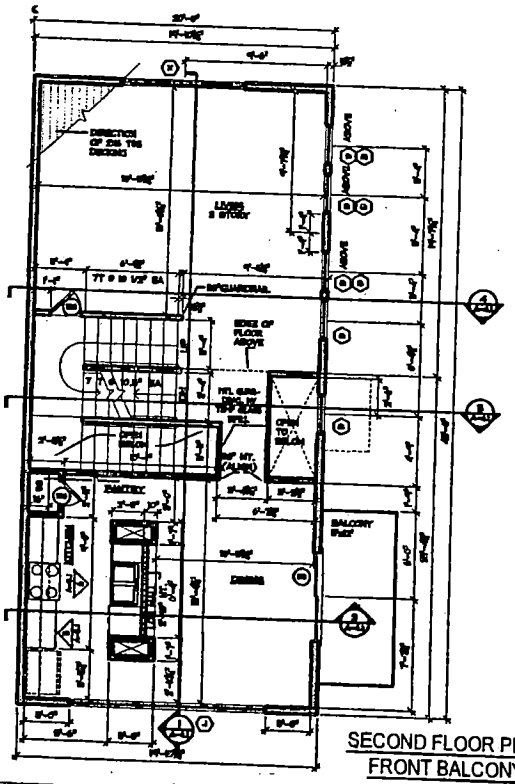
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TYPE	QUANTITY	DESCRIPTION
D	2	2'-0" X 2'-8" FIXED GLASS METAL



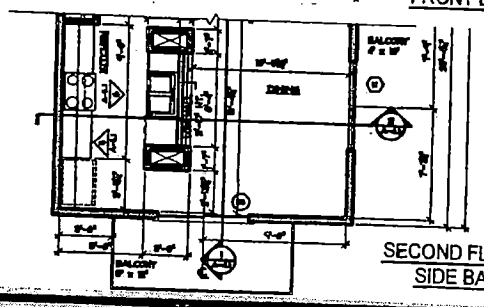
THIRD FLOOR PLAN
FRONT BALCONY



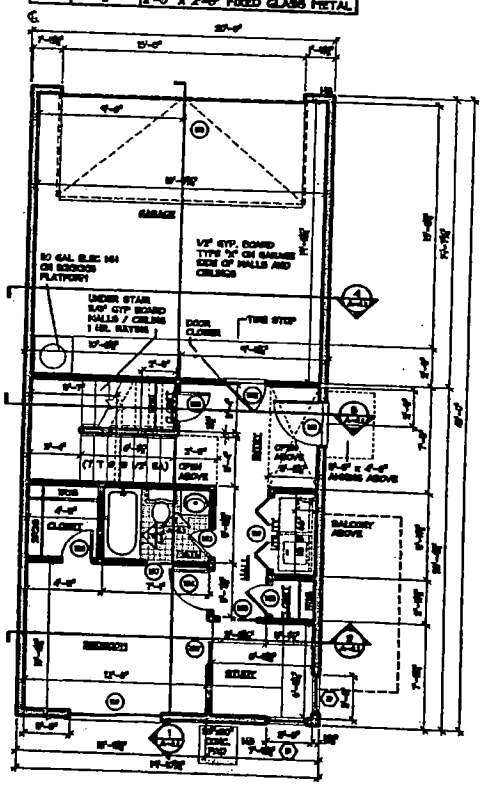
THIRD FLOOR PLAN
SIDE BALCONY



SECOND FLOOR PLAN
FRONT BALCONY



SECOND FLOOR PLAN
SIDE BALCONY



FIRST FLOOR PLAN

STAFF

1 FLOOR PLANS TOWER UNIT
1/4" = 1'-0"

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DATE	DESCRIPTION
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	FOR CONSTRUCTION

URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713.522.4441

MARYLAND PARKWA
TOWNHOMES
TOWER UNIT

PROJECT NUMBER: 2004.01 LAS VEGAS
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FILENAME:

A-1.1
FLOOR PLANS

SUP-4376 VAR-4377 SDR-4373
6-10-04 PC

DOOR SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
BB	1	2'-0" X 6'-8" FLUSH WOOD
BP	1	2'-0" X 6'-8" POCKET WOOD
BB	1	2'-6" X 6'-8" POCKET WOOD
BB	1	2'-0" BIOMER DOOR TEMPERED GLASS
?	1	?

WINDOW SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 2'-0" FIXED TEMP GLASS METAL
FV	2	FLUSH W/WALLS = 1'-0" FIXED GLASS WOOD
H	1	3'-0" = 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
BB	1	2'-0" X 6'-8" FLUSH WOOD
BB	1	7'-6"x6'-8" FLUSH, WOOD

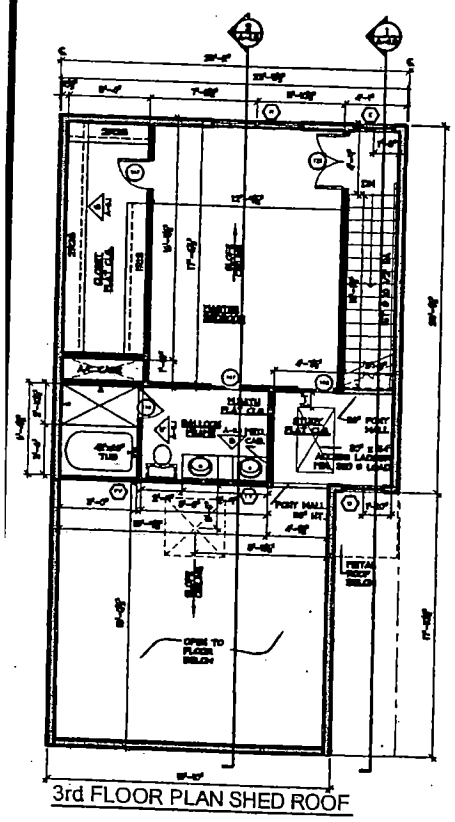
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 2'-0" FIXED TEMP GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	1	2 x 4050 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
SH	1	2'-0" X 6'-8" METAL DOOR W/ FULL LITE TEMP G

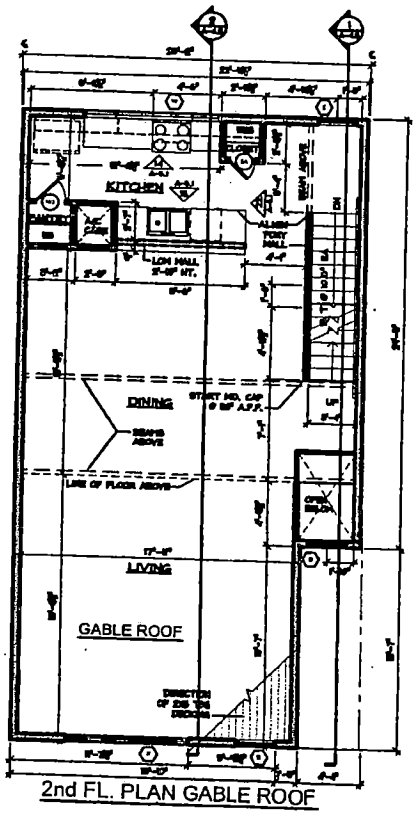
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	2	2 x 4050 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
BB	1	3'-0" X 6'-8" FLUSH METAL
BB	1	2'-0" X 6'-8" ONE HOUR FLUSH WOOD
BB	2	2'-0" X 6'-8" FLUSH WOOD
BB	1	2'-6" X 6'-8" FLUSH WOOD
BB	1	2'-6" X 6'-8" POCKET WOOD
BB	1	6'-0" X 6'-8" BIFOLD
BB	1	16'-0" X 7'-0" OVERHEAD DOOR
BB	1	6'-0"x6'-0" SLIDING GLASS DOOR TEMPERED GALSS
BB	1	2'-6" X 6'8" FLUSH METAL

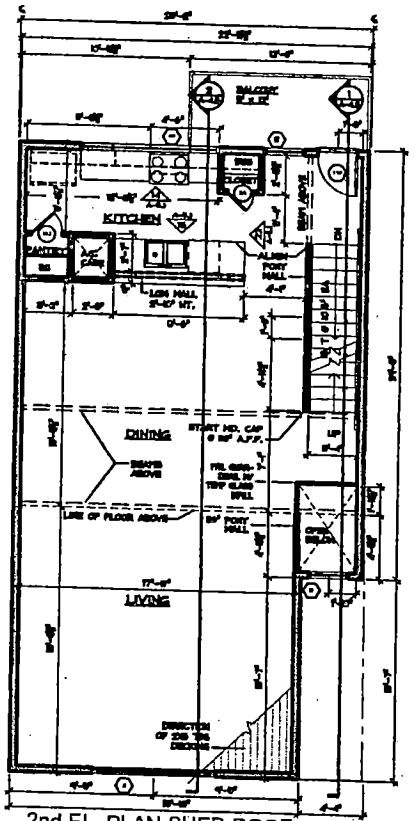
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL



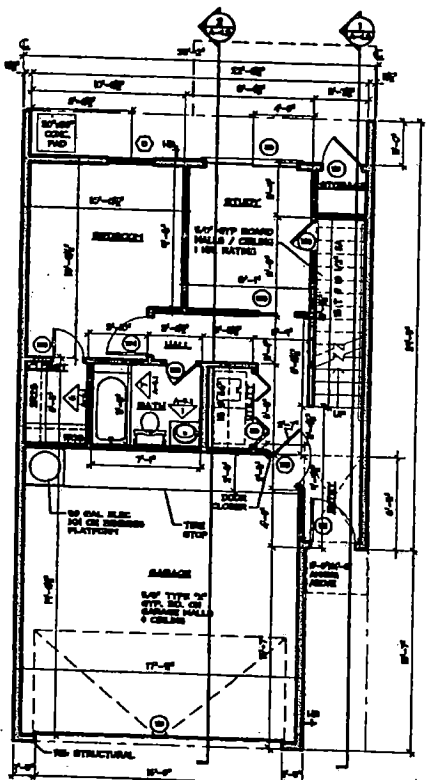
3rd FLOOR PLAN SHED ROOF



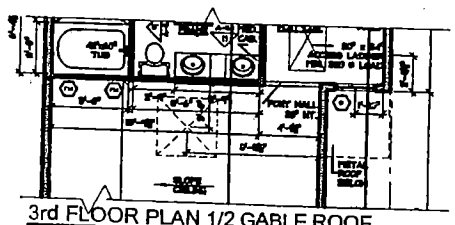
2nd FL. PLAN GABLE ROOF



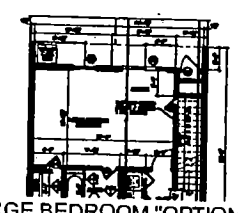
2nd FL. PLAN SHED ROOF



1st FLOOR PLAN



3rd FLOOR PLAN 1/2 GABLE ROOF



1st FL. PLAN LARGE BEDROOM "OPTIONAL"

STAFF

SUP--4376 VAR-4377 SDR-4373
6-10-04 PC

1 FLOOR PLANS LESTER F UNIT
1/4" = 1'-0"

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URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-4441, FAX 713-526-7126

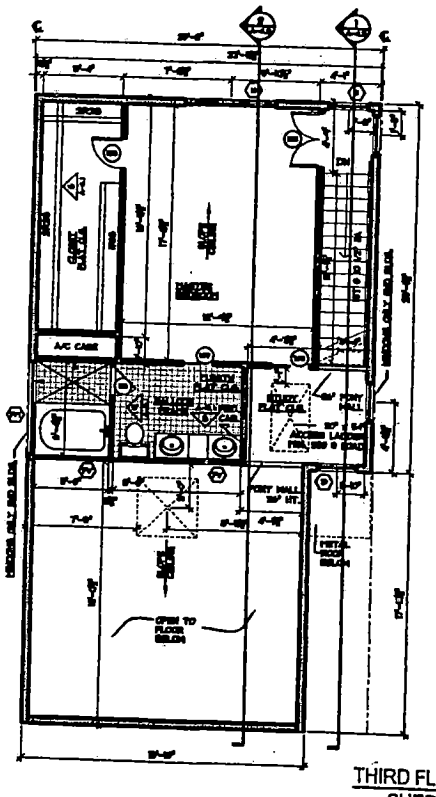
MARYLAND PARKWAY
TOWNHOMES
LESTER F

PROJECT NUMBER: 2004.01 LAS VEGAS
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FILENAME:

A-1.2
FLOOR PLANS

DOOR SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
1B	1	2'-0" X 6'-0" FLUSH WOOD
1ST	1	2'-0" X 6'-0" POCKET WOOD
2B	1	2'-6" X 6'-0" POCKET WOOD
3B	1	2'-0" BARNER DOOR
4B	1	PR 1'-10" X 6'-8" FLUSH WOOD

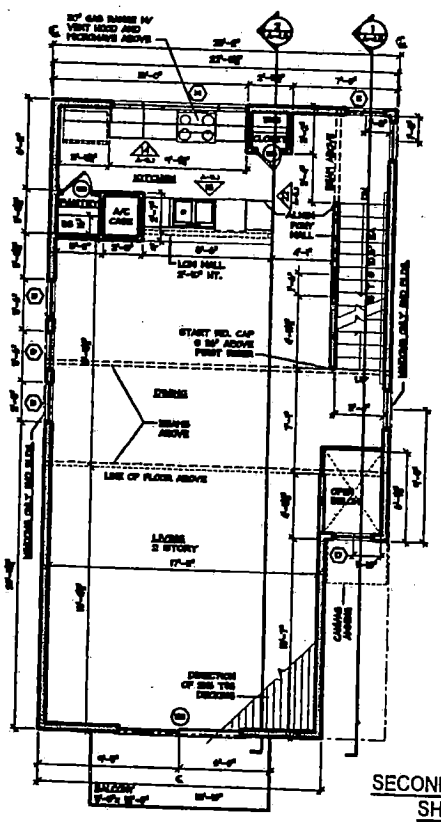
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 5'-0" FIXED TEMP GLASS METAL
EH	1	FLUSH MANGLE X 1'-0" FIXED GLASS FITT.
F	2	FLUSH MANGLE X 1'-0" FIXED GLASS WOOD
G	1	2'-0" X 5'-0" SINGLE HUNG METAL



THIRD FLOOR PLAN
SHED ROOF

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
1B	1	2'-0" X 6'-8" FLUSH WOOD
2B	1	1'-8" X 6'-8" FLUSH WOOD
4B	1	6'-0"/6'-0" SLIDING GLASS DOOR

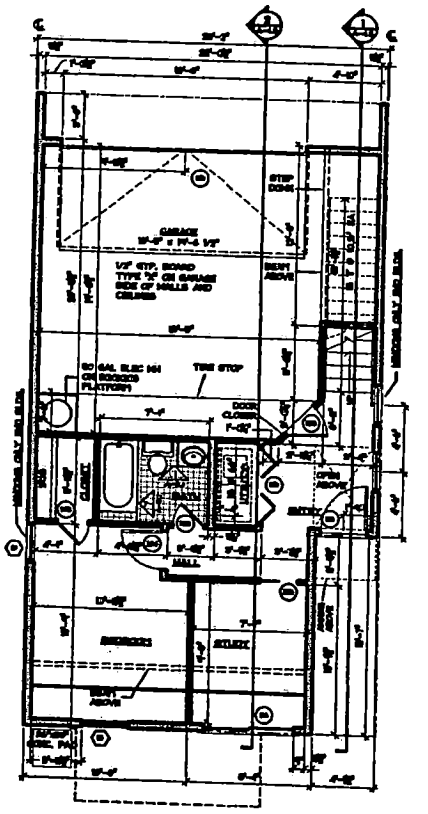
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	4	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 5'-0" FIXED TEMP GLASS METAL
H	1	4'-0" X 5'-0" CUSTOM RESIDENTIAL SLIDING



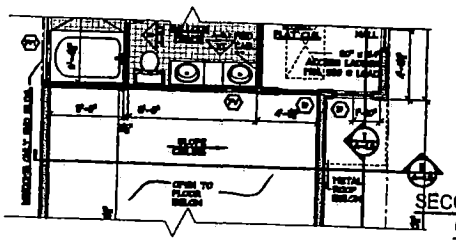
SECOND FLOOR PLAN
SHED ROOF

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
1A	1	8'-0" X 6'-0" FLUSH METAL
1B	1	2'-6" X 6'-0" ONE HOUR FLUSH WOOD
2B	2	2'-0" X 6'-0" FLUSH WOOD
3B	1	2'-6" X 6'-8" FLUSH WOOD
3BP	1	2'-6" X 6'-0" POCKET WOOD
5B	1	6'-0" X 6'-0" BIFOLD
6B	1	16'-0" X 7'-0" OVERHEAD DOOR
7B	1	6'-0" X 6'-0" SLIDING GLASS DOOR

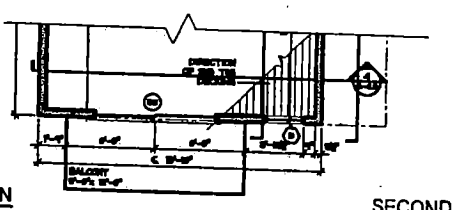
WINDOW SCHEDULE - "LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
B	1	5'-0" X 6'-0" SINGLE HUNG METAL
D	1	2'-0" X 2'-0" FIXED GLASS METAL



FIRST FLOOR PLAN



SECOND FLOOR PLAN
GABLE ROOF



SECOND FLOOR PLAN
GABLE ROOF

STAFF

1 FLOOR PLANS LESTER B UNIT
1/4" = 1'-0"

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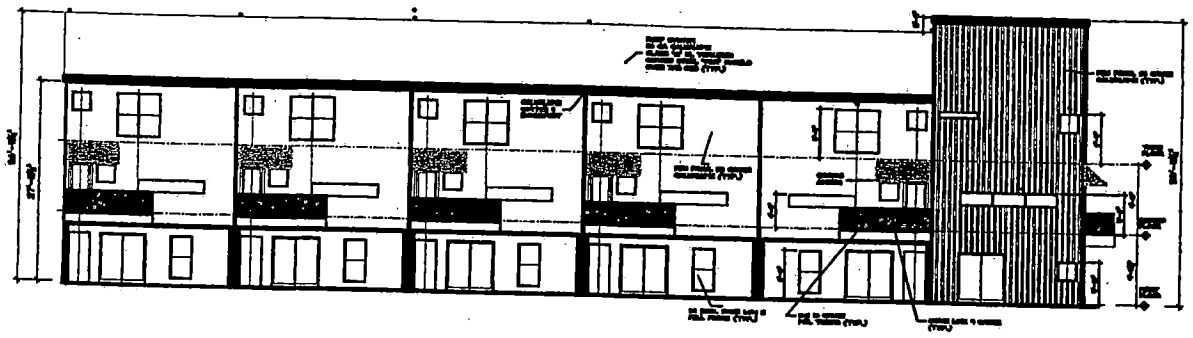
SUP-4376 VAR-4377 SDR-4373
6-10-04 PC

DATE	DESCRIPTION
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	FOR CONSTRUCTION

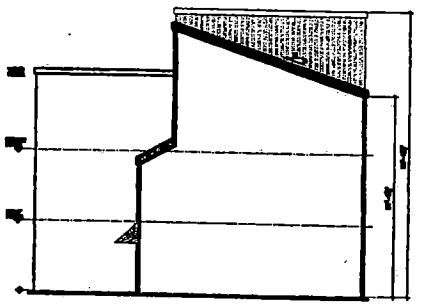
URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-6441, FAX 713-529-2176

MARYLAND PARKWAY
TOWNHOMES
LESTER B
PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-26-04
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FILENAME:

A-1.3
FLOOR PLANS



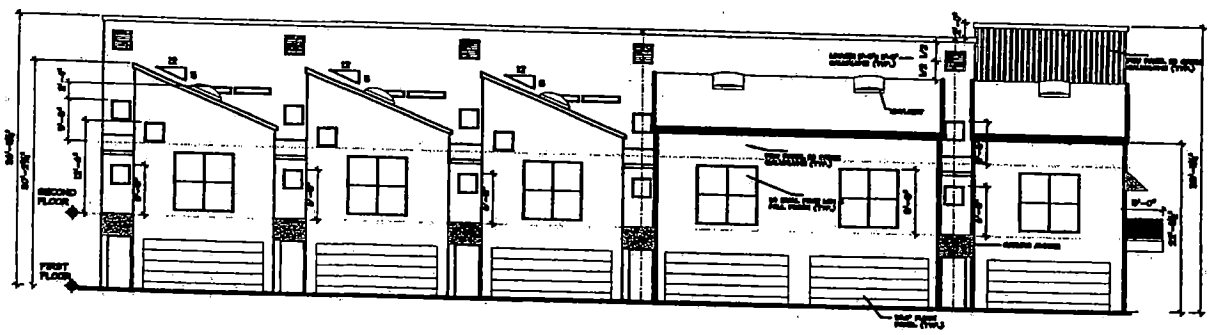
④ BACK ELEVATION BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"



② LEFT SIDE ELEV. BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"

- SUP-4376 VAR-4377 SDR-4373

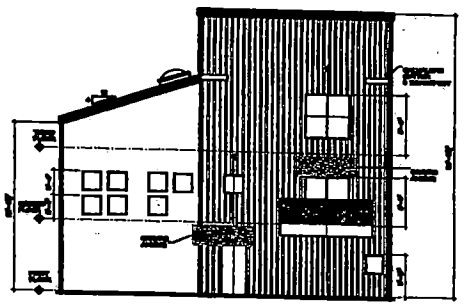
6-10-04 PC



③ FRONT ELEVATION BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"

NOTE:
THESE USED IN BALCONY GUARDS SHALL NOT BE SIZED TO HAVE A CHILD COULD CLIMB IT LIKE A LADDER.

STAFF



① RIGHT SIDE ELEV. BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"

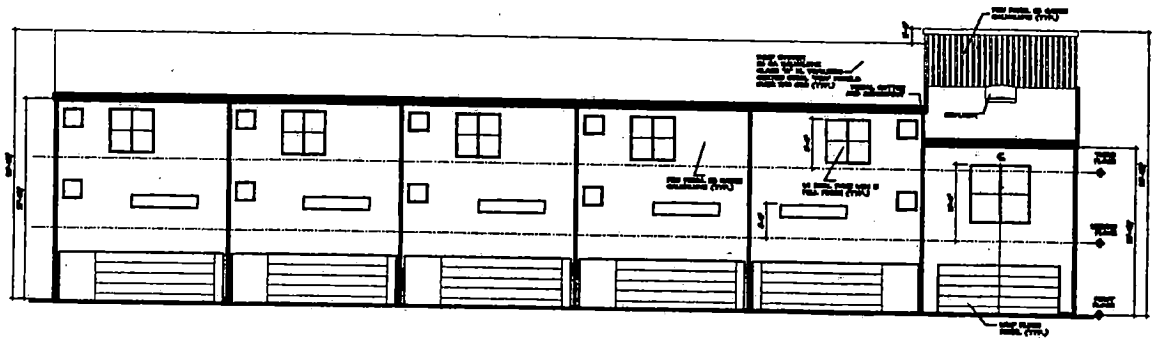
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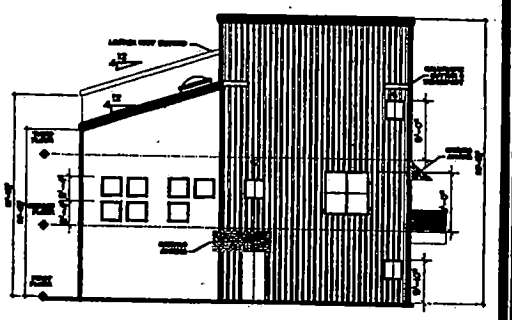
URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-6441, FAX 713-529-2126

MARYLAND PARKWAY
TOWNHOMES
BUILDING 1 THRU 4
PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-27-04
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A-3.1
EXT. ELEVATIONS



4 BACK ELEVATION BUILDING 5
1/8" = 1'-0"



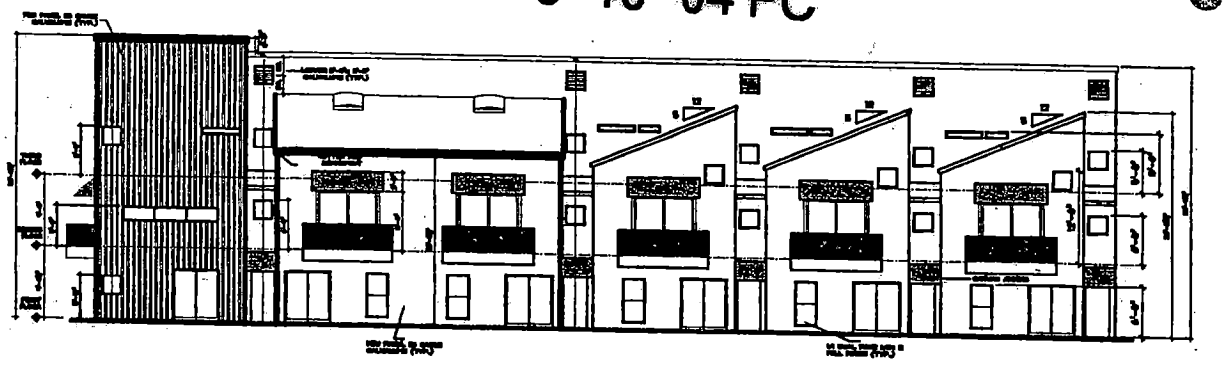
2 LEFT SIDE ELEVATION BUILDING 5
1/8" = 1'-0"

SUP-4376 VAR-4377 SDR-4373

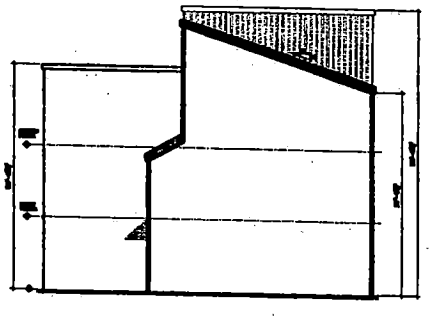
6-10-04 PC

NOTE: PRINT USED IN BALCONY GUARDS SHALL NOT BE SIZED TO MAKE A CHILD COULD CLIMB IT LIKE A LADDER.

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3 FRONT ELEVATION BUILDING 5
1/8" = 1'-0"



1 RIGHT SIDE ELEVATION BUILDING 5
1/8" = 1'-0"

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MARYLAND PARKWA
TOWNHOMES
BUILDING 5

PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-27-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-3.5
EXT. ELEVATIONS

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
101	1	2'-6" X 6'-8" FLUSH WOOD
102	1	2'-4" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
16	1	2'-0" SHOWER DOOR TEMPERED GLASS

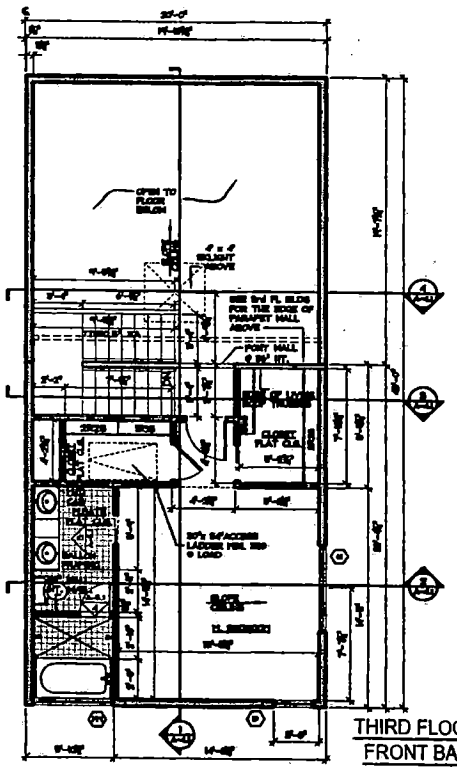
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
FN	1	FLUSH W/WALLS X 1'-0" FIXED GLASS FITL
K	1	6'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
105	1	1'-0" X 6'-8" FLUSH WOOD
15	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
100	1	2'-0" X 9'-0" JOG BUILT DOOR

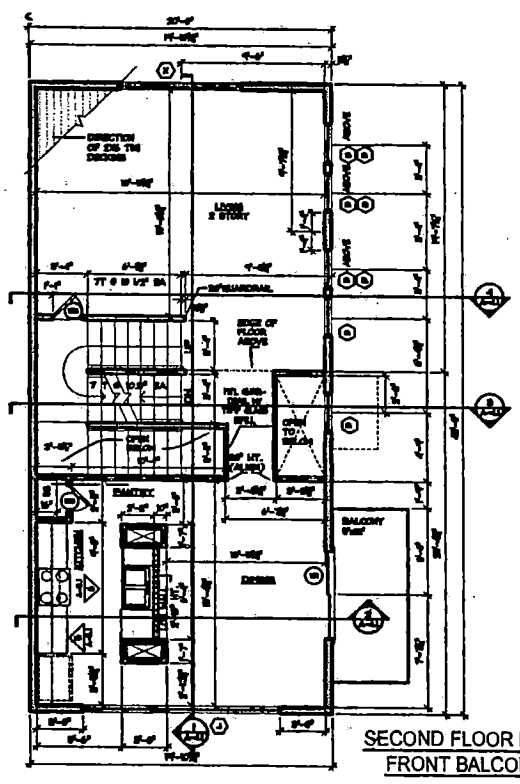
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	9	2'-0" X 2'-0" FIXED GLASS METAL
J	1	12'-0" X 2'-0" FIXED GLASS METAL
K	1	6'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
15	1	5'-0" X 6'-8" FLUSH METAL
102	1	2'-6" X 6'-8" ONE HOUR FLUSH WOOD
103	4	2'-0" X 6'-8" FLUSH WOOD
104	1	2'-8" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
112	1	6'-0" X 6'-8" BIFOLD
13	1	16'-0" X 7'-0" OVERHEAD DOOR
15	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
107	1	2'-0" X 8'-0" POCKET WOOD

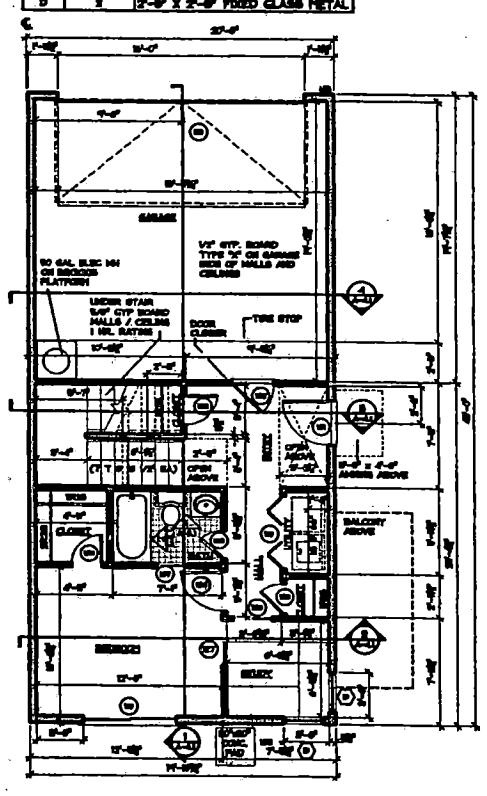
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-0" X 2'-0" FIXED GLASS METAL



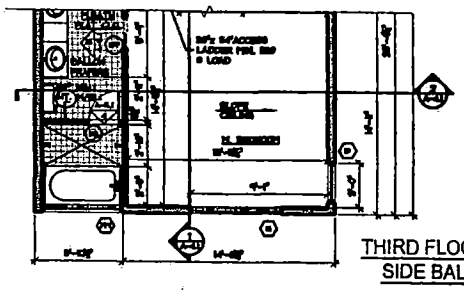
THIRD FLOOR PLAN
FRONT BALCONY



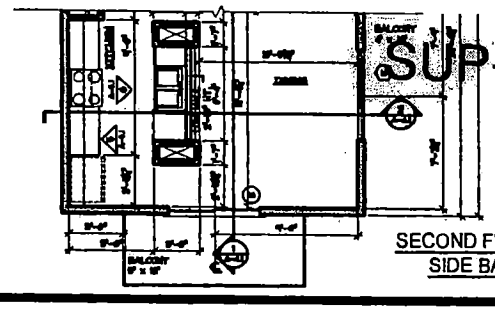
SECOND FLOOR PLAN
FRONT BALCONY



FIRST FLOOR PLAN



THIRD FLOOR PLAN
SIDE BALCONY



SECOND FLOOR PLAN
SIDE BALCONY

SUP-4376 VAR-4377 SDR-4373

6-10-04 PC

1 FLOOR PLANS TOWER UNIT
1/4" = 1'-0"

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URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4517 MONTROSE HOUSTON TEXAS 77006

MARYLAND PARKWAY
TOWNHOMES
TOWER UNIT

PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-26-04
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FILENAME:

A-1.1
FLOOR PLANS

DOOR SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
125	1	2'-0" X 6'-8" FLUSH WOOD
127	1	2'-0" X 6'-8" POCKET WOOD
129	1	2'-6" X 6'-0" POCKET WOOD
131	1	2'-0" SHOWER DOOR TEMPERED GLASS
?	?	?

WINDOW SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-8" FIXED GLASS METAL
E	1	2'-8" X 2'-8" FIXED TEMP GLASS METAL
FY	2	FLUSH W/WALLS X 1'-0" FIXED GLASS WOOD
H	1	6'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
125	1	2'-0" X 6'-8" FLUSH WOOD
129	1	1'-6"x6'-8" FLUSH WOOD

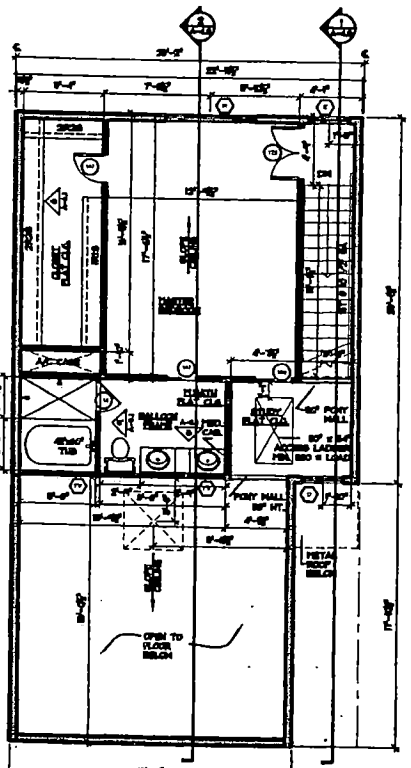
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-0" X 2'-8" FIXED GLASS METAL
E	1	2'-8" X 2'-8" FIXED TEMP GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	1	2 x 4060 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
84	1	2'-8" X 6'-8" METAL DOOR W/ FULL LITE TEMP G

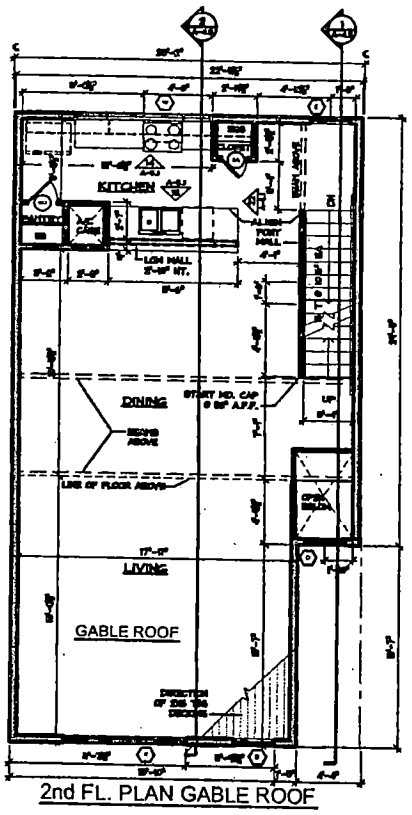
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-8" FIXED GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	2	2 x 4060 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
81	1	3'-0" X 6'-8" FLUSH METAL
102	1	2'-8" X 6'-8" ONE HOUR FLUSH WOOD
103	2	2'-0" X 6'-8" FLUSH WOOD
125	1	2'-8" X 6'-8" FLUSH WOOD
131	1	2'-6" X 6'-0" POCKET WOOD
137	1	9'-0" X 6'-8" BIFOLD
139	1	16'-0" X 7'-0" OVERHEAD DOOR
141	1	6'-0"x6'-8" SLIDING GLASS DOOR TEMPERED GALSS
143	1	2'-8" X 6'-8" FLUSH METAL

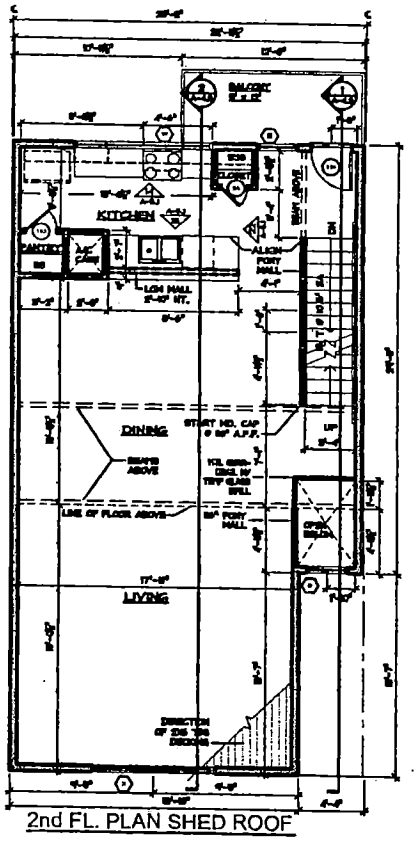
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL



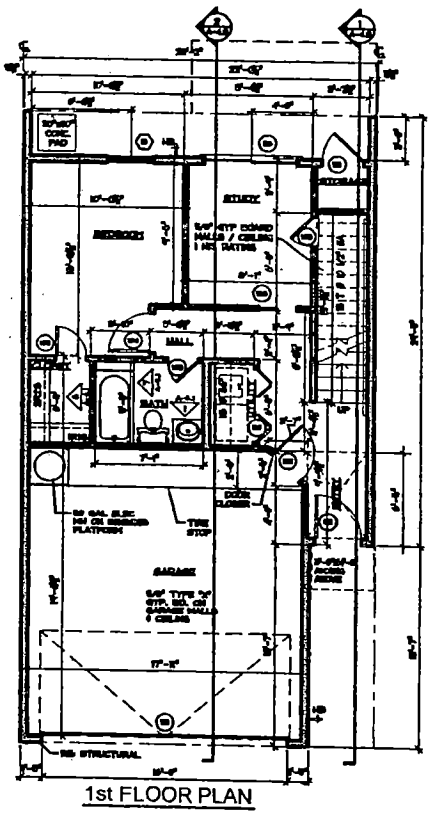
3rd FLOOR PLAN SHED ROOF



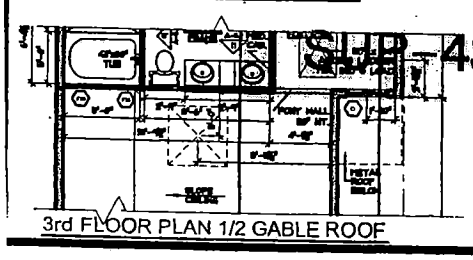
2nd FL. PLAN GABLE ROOF



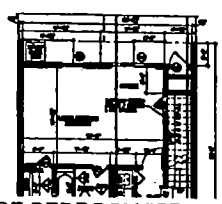
2nd FL. PLAN SHED ROOF



1st FLOOR PLAN



3rd FLOOR PLAN 1/2 GABLE ROOF



1st FL. PLAN LARGE BEDROOM "OPTIONAL"

SUB-4376 VAR-4377 SDR-4373

6-10-04 PC

STAFF

1 FLOOR PLANS LESTER F UNIT
1/4" = 1'-0"

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DATE | DESCRIPTION
FOR PERMIT
FOR CONSTRUCTION

URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES

MARYLAND PARK
TOWNHOMES
LESTER F

PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-28-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.2
FLOOR PLANS

DOOR SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
[illegible]	1	2'-0" X 6'-8" FLUSH WOOD
[illegible]	1	2'-0" X 6'-0" POCKET WOOD
[illegible]	1	2'-6" X 6'-0" POCKET WOOD
[illegible]	1	2'-0" GASMER DOOR
[illegible]	1	PR 7'-10" X 6'-0" FLUSH WOOD

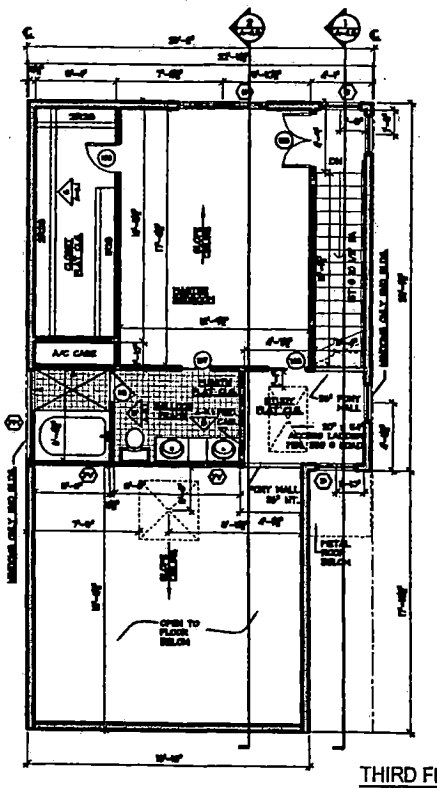
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	1'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 5'-0" FIXED TRIP GLASS METAL
[illegible]	1	FLUSH WINDLLS @ 5'-0" FIXED GLASS PTL
FW	2	FLUSH WINDLLS @ 5'-0" FIXED GLASS WOOD
H	1	2'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
[illegible]	1	2'-0" X 6'-0" FLUSH WOOD
[illegible]	1	7'-0" X 6'-0" FLUSH WOOD
[illegible]	1	6'-0"x6'-0" SLIDING GLASS DOOR

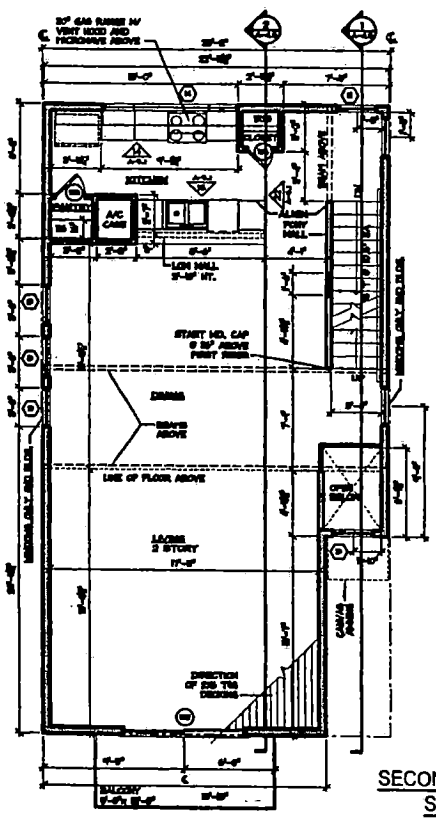
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	4	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 5'-0" FIXED TRIP GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
[illegible]	1	3'-0" X 6'-0" FLUSH METAL
[illegible]	1	2'-0" X 6'-0" ONE HOUR FLUSH WOOD
[illegible]	2	2'-0" X 6'-0" FLUSH WOOD
[illegible]	1	2'-0" X 6'-0" FLUSH WOOD
[illegible]	1	2'-6" X 6'-0" POCKET WOOD
[illegible]	1	5'-0" X 6'-0" BIFOLD
[illegible]	1	16'-0" X 7'-0" OVERHEAD DOOR
[illegible]	1	6'-0" X 6'-0" SLIDING GLASS DOOR

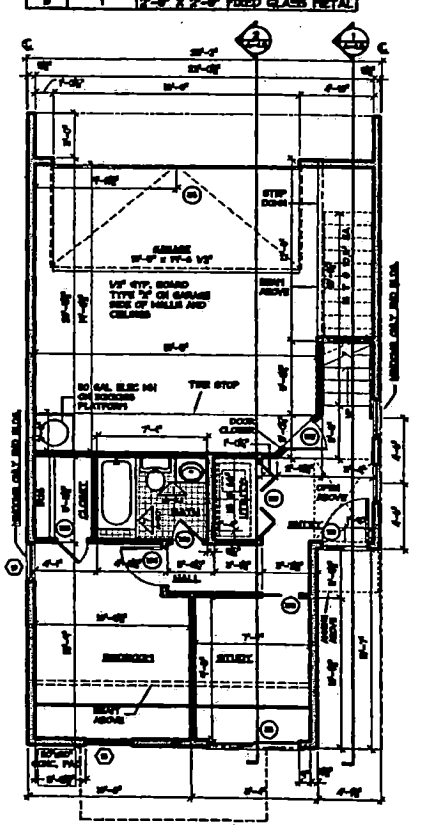
WINDOW SCHEDULE -"LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL
D	1	2'-0" X 2'-0" FIXED GLASS METAL



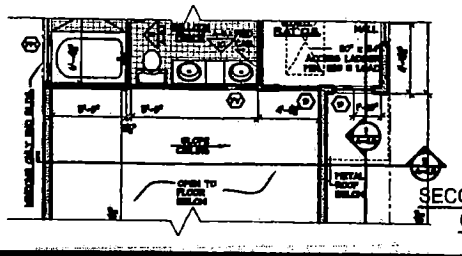
THIRD FLOOR PLAN
SHED ROOF



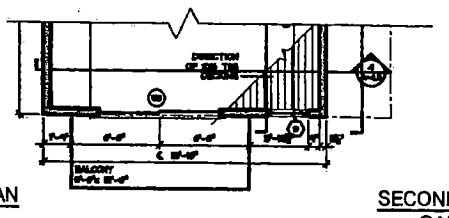
SECOND FLOOR PLAN
SHED ROOF



FIRST FLOOR PLAN



SECOND FLOOR PLAN
GABLE ROOF



SECOND FLOOR PLAN
GABLE ROOF

STAFF

1 FLOOR PLANS LESTER B UNIT
1/4" = 1'-0"

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DATE	DESCRIPTION
	FOR PERMIT
	FOR CONSTRUCTION

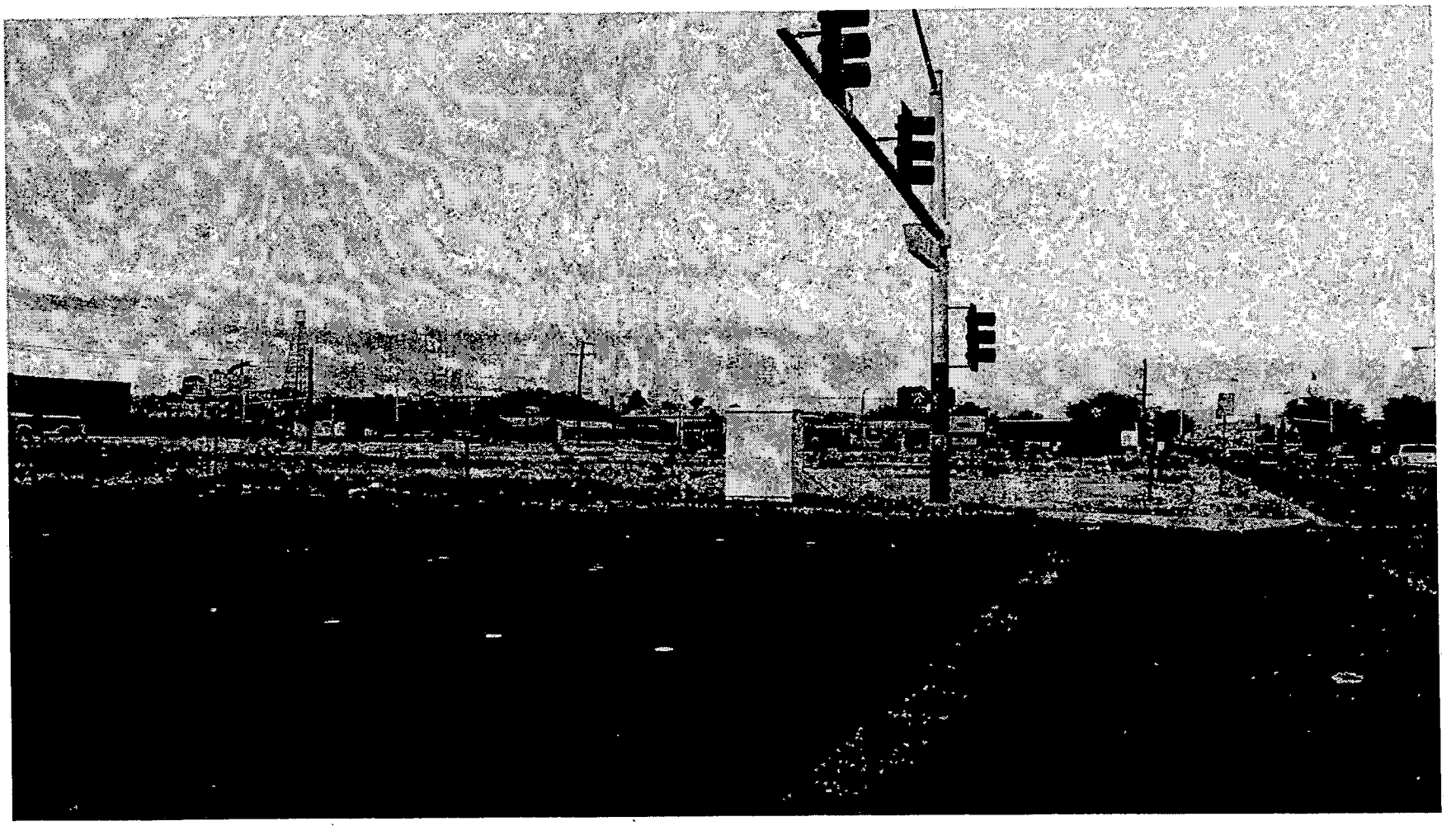
URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-6441, FAX 713-529-2126

MARYLAND PARKW.
TOWNHOMES
LESTER B
PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-26-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.3
FLOOR PLANS

SUP-4376 VAR-4377 SDR-4373

6-10-04 PC



SUP-4376 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CARSON AVENUE AND MARYLAND PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SUP-4376 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CARSON AVENUE AND MARYLAND PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
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).

SET DATE: 06/16/2004 **C.C. 07/07/2004**

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
NOTE: See Item 41 [VAR-4377] for all related discussion ~~on Item 41 [VAR-4377], Item 42 [SUP-4376], Item 43 [VAC-4419] and Item 44 [SDR-4373].~~

(8:36 – 9:08)

2-2358

CONDITIONS:
Planning and Develoment
1. This application shall be amended to vacate only 13-feet of the existing 25-foot radius corner, leaving a right-of-way radius of 12-feet, at the northeast corner of 11th Street and Carson Avenue. This vacation application must receive approval from the City Engineer to allow the reduced radius corner prior to the submittal of construction drawings for development overlying or abutting the area requested for vacation.

CONDITIONS Continued:

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Plan Review SDR-4373 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.

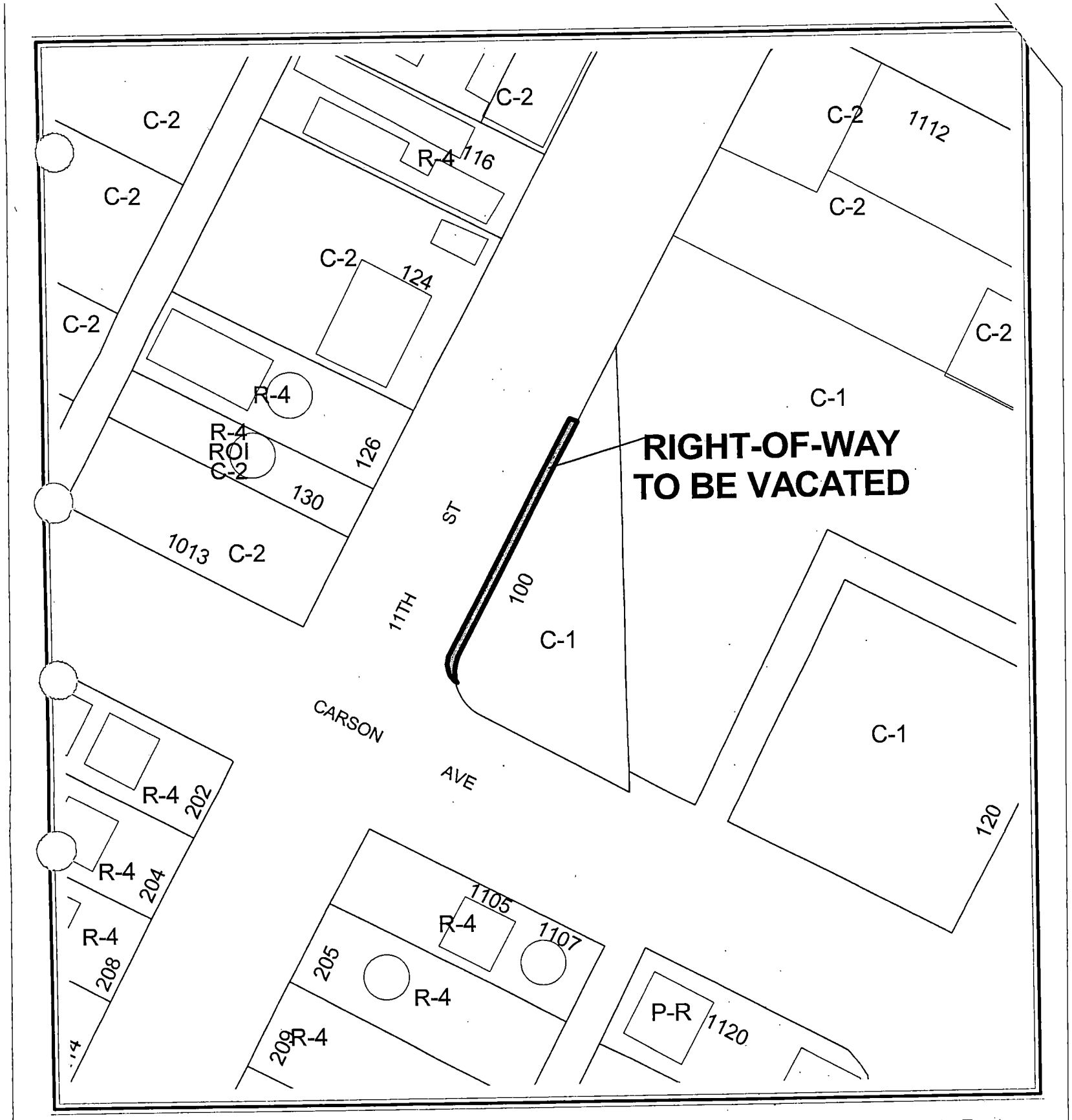
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

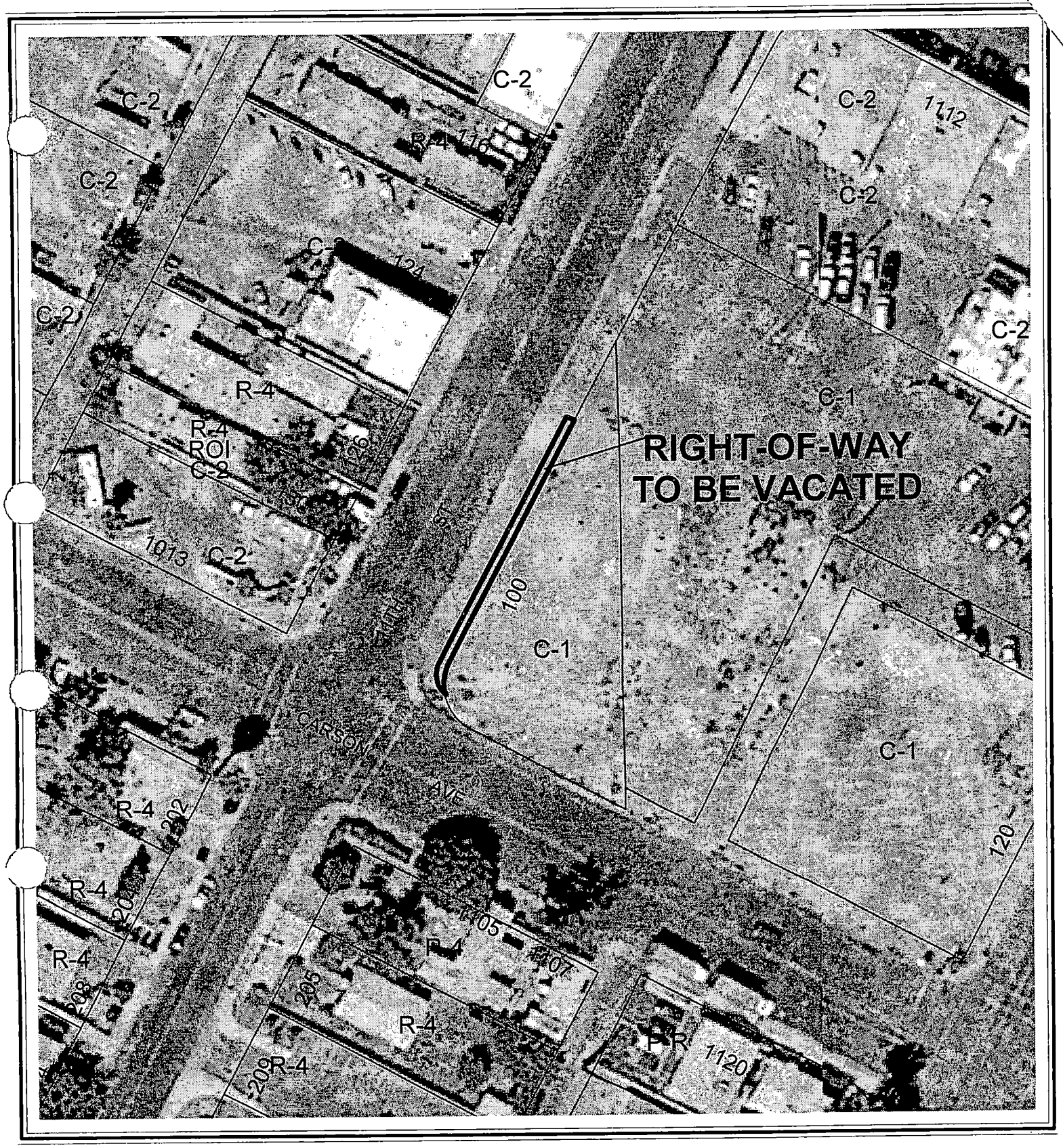
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance 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.

7. 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.



CASE: VAC-4419

N



0 50 100 Feet

CASE: VAC-4419

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4419 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES – OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. This application shall be amended to vacate only 13-feet of the existing 25-foot radius corner, leaving a right-of-way radius of 12-feet, at the northeast corner of 11th Street and Carson Avenue. This vacation application must receive approval from the City Engineer to allow the reduced radius corner prior to the submittal of construction drawings for development overlying or abutting the area requested for vacation.

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Plan Review SDR-4373 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.

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

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

6. The Order of 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.

FS

7. 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 a Petition to vacate a portion of 11th Street between Carson Avenue and Fremont Street.

B) Applicant's Justification

The Right-of-Way to be vacated is not required for future street widening, and it will improve the respective corner and proposed development.

BACKGROUND INFORMATION

A) Previous Actions

01/19/94	The City Council approved a Special Use Permit (U-0263-93) to allow off-premise sale of beer and wine in conjunction with a grocery/ deli. The Board of Zoning Adjustment recommended approval on 12/28/93.
03/01/00	The City Council approved a Special Use Permit (U-0161-99) for a Thrift Shop. The Planning Commission and staff recommended approval on 1/27/00.
06/06/01	The City Council approved a Special Use Permit (U-0035-01) for a 60-foot wireless communication tower. The Planning Commission recommended approval on 4/26/01. Staff recommended denial
06/10/04	The Planning Commission will consider a related Special Use Permit (SUP-4376) to vacate to allow a Live/Work Town Home Development outside of the Arts District. Staff recommends approval.
06/10/04	The Planning Commission will consider a related Variance (VAR-4377) to allow more than 50 percent of the total floor area as being designated for residential purposes. Staff recommends approval.
06/10/04	The Planning Commission will consider a related Site Development Plan Review (SDR-4373) for a proposed 30-unit Work/Live development. Staff recommends approval.

DETAILS OF APPLICATION REQUEST

A request has been received from Larry S. Davis and associates to vacate a portion of Eleventh Street between Carson Avenue and Fremont Street.

The above property is legally described as a portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 34, Township 20 South, range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The vacation request has been amended to vacate only 13-feet of the existing 25-foot radius corner, leaving a right-of-way radius of 12-feet, at the northeast corner of 11th Street and Carson Avenue. Traffic-handling capability for these streets will not be compromised as a result of the proposed vacation. The request would not eliminate public street access to any abutting parcels or adversely affect any abutting properties.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A, this is a vacation for a portion of a radius corner only.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the vacation is for a radius corner reduction only.*

C. Does it appear that the vacation request involves only excess right-of-way? *No.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-4373, on this same meeting.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

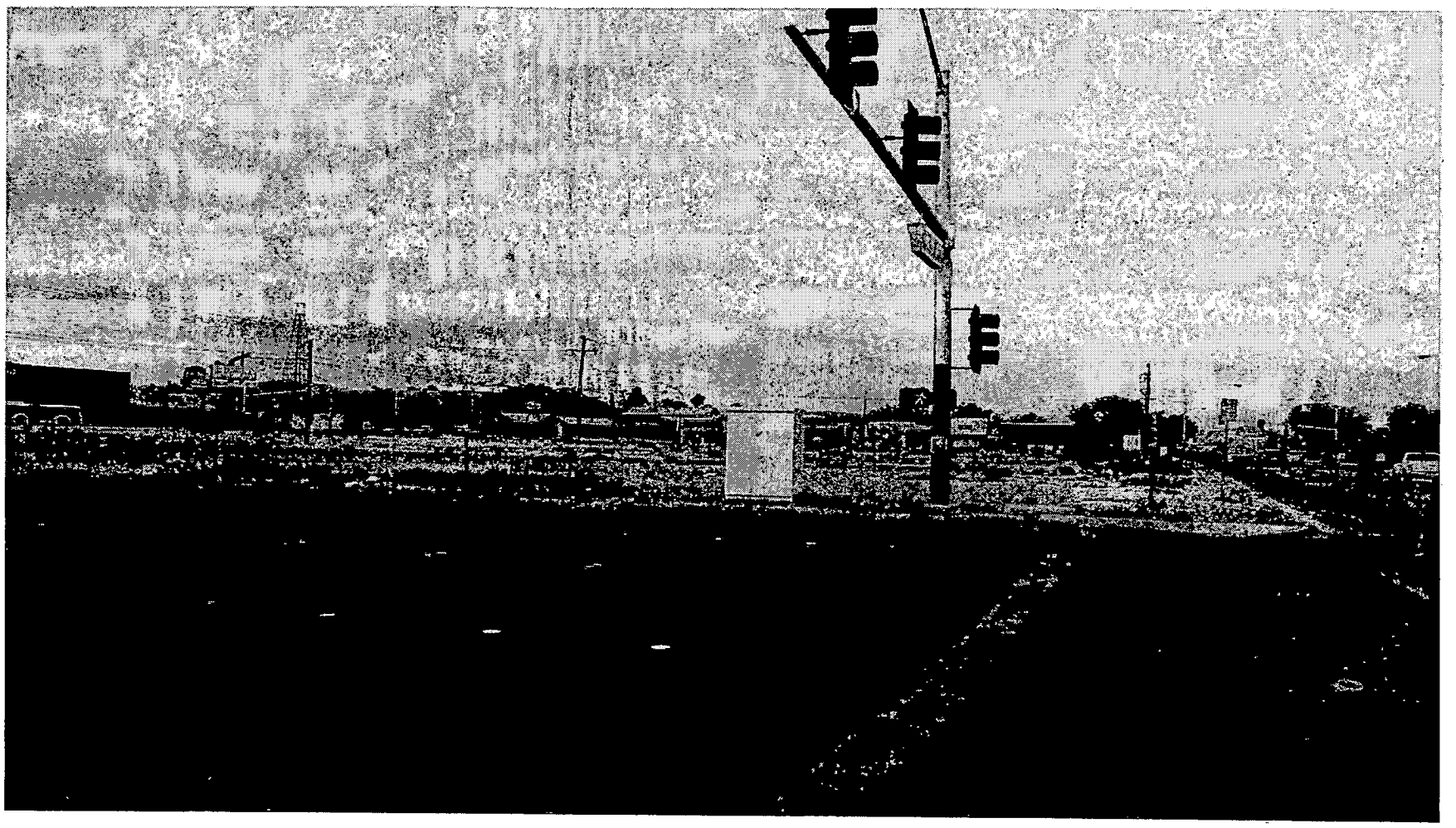
F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No, however approval from the City Engineer to deviate from Standards is required prior to recordation.*

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0



VAC-4419 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CARSON AVENUE AND MARYLAND PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAC-4419 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CARSON AVENUE AND MARYLAND PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 44

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 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).

C.C. 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
NOTE: See Item 41 [VAR-4377] for all related discussion.
(8:36 – 9:08)
2-2358

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

CONDITIONS Continued:

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a decorative six-foot masonry wall along the north property line.

4. 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.

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

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

7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.

8. 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.]

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

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

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

CONDITIONS Continued:

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

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. Dedicate a 25-foot radius on the northwest corner of Carson Avenue and Maryland Parkway prior to the issuance of any permits.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards. Construct all incomplete half-street improvements (sidewalk) on Carson Avenue, 11th Street and Maryland Parkway adjacent to this site concurrent with development of this site.

18. A Petition of Vacation, such as VAC-4104 or other Vacation Action to vacate conflicting rights-of-way, must record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.

19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Carson Avenue, 11th Street, and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.

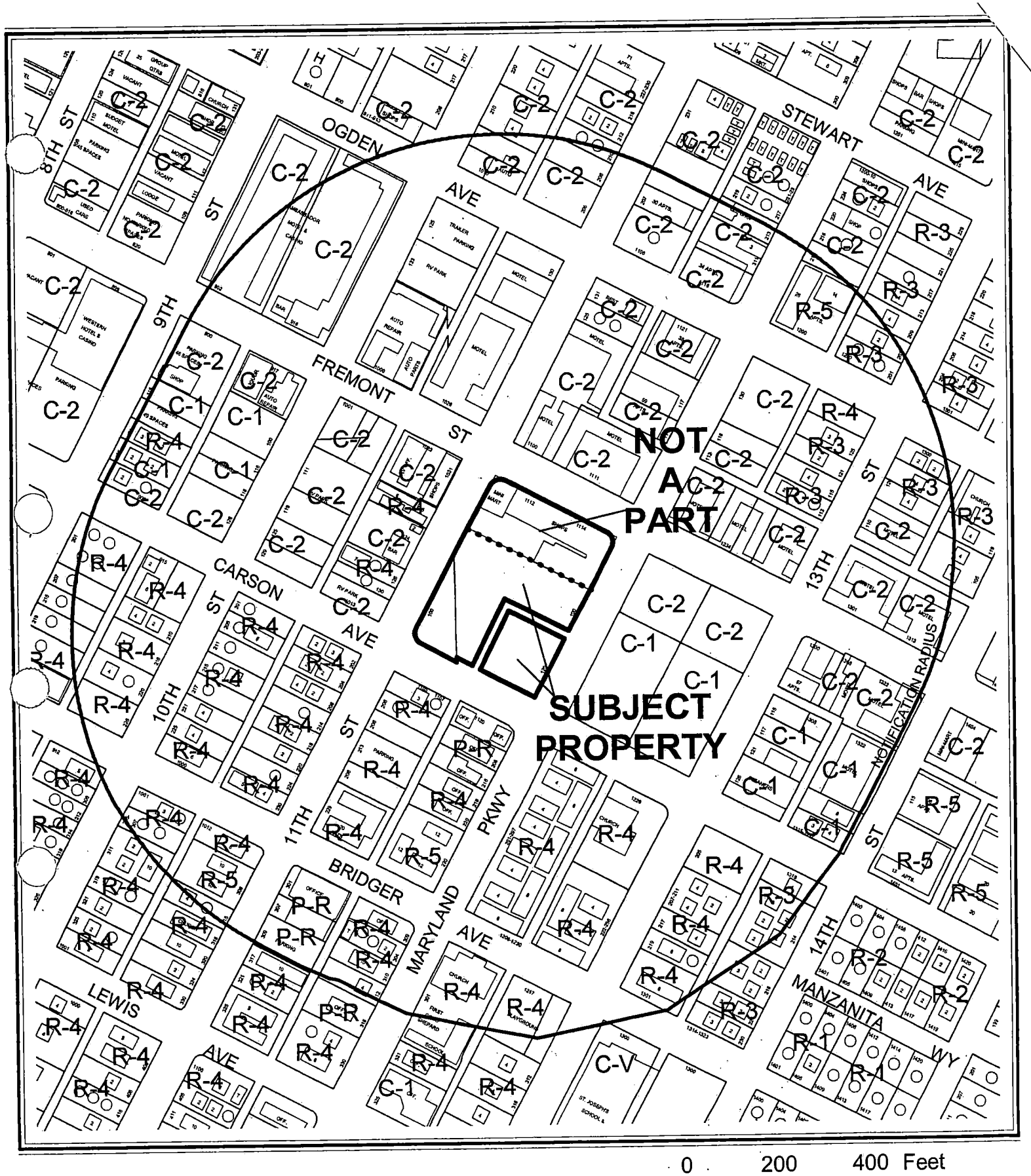
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and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

CONDITIONS Continued:

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.

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 public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

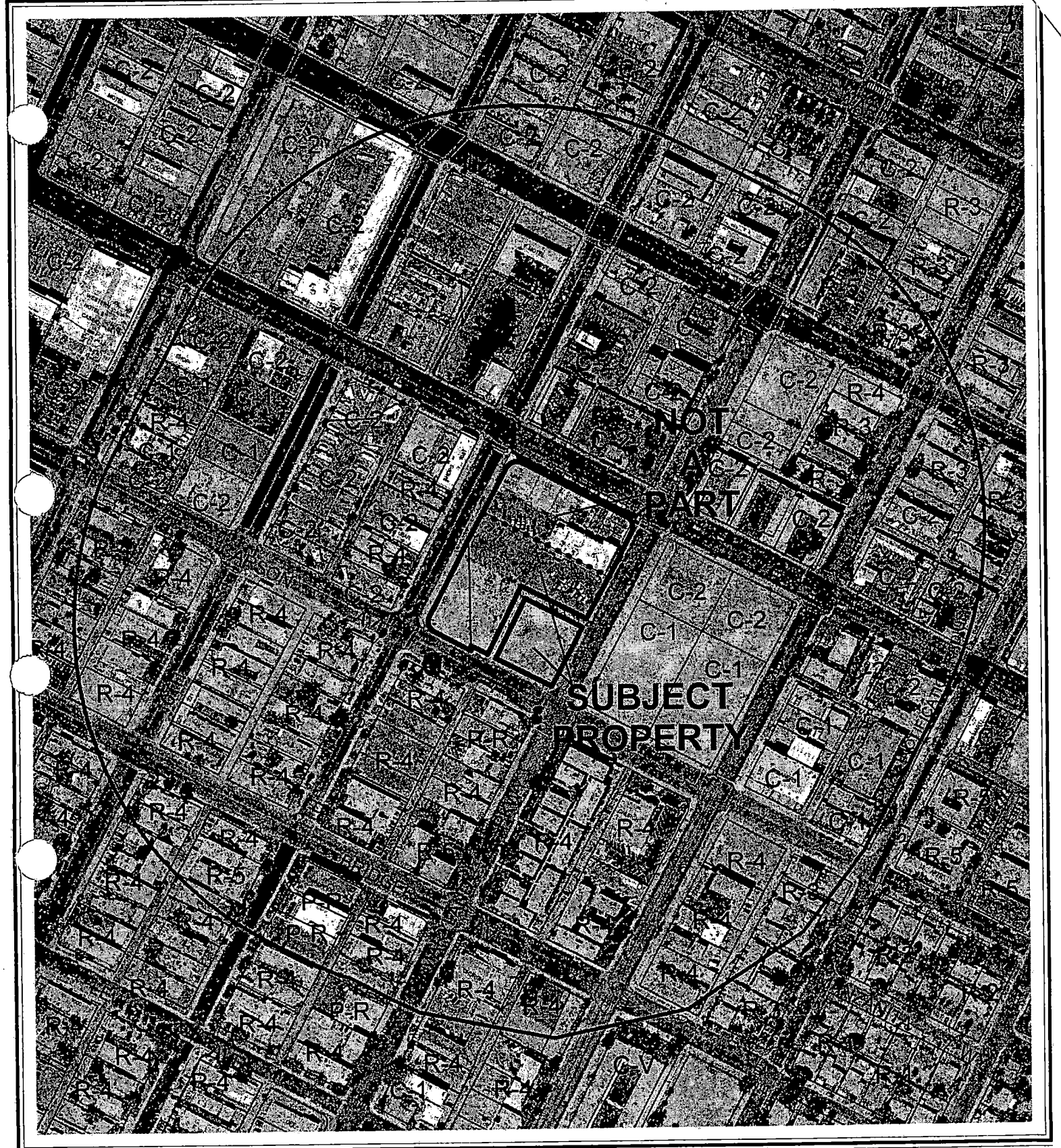
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



CASE: SDR-4373

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **SDR-4373**

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: SDR-4373 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a decorative six-foot masonry wall along the north property line.

4. 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.

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

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

7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.

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

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

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

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

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

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. Dedicate a 25-foot radius on the northwest corner of Carson Avenue and Maryland Parkway prior to the issuance of any permits.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards. Construct all incomplete half-street improvements (sidewalk) on Carson Avenue, 11th Street and Maryland Parkway adjacent to this site concurrent with development of this site.

18. A Petition of Vacation, such as VAC-4104 or other Vacation Action to vacate conflicting rights-of-way, must record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.

19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Carson Avenue, 11th Street, and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.

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20. 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.

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 public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a 30-unit Work/Live Town Home development on 1.66 acres located at the northwest corner of Carson Avenue and Maryland Parkway. A companion Street Vacation (VAC-4419), Variance (VAR-4377), and Special Use Permit (SUP-4376) will be considered concurrently with this request.

B) Applicant's Justification

The development will provide convenient Live/Work space in the downtown area, and conforms to the recently adopted Live/Work overlay district.

BACKGROUND INFORMATION

A) Previous Actions

01/19/94	The City Council approved a Special Use Permit (U-0263-93) to allow off-premise sale of beer and wine in conjunction with a grocery/ deli. The Board of Zoning Adjustment and staff recommended approval on 12/28/93.
03/01/00	The City Council approved a Special Use Permit (U-0161-99) for a Thrift Shop. The Planning Commission and staff recommended approval on 1/27/00.
06/06/01	The City Council approved a Special Use Permit (U-0035-01) for a 60-foot wireless communication tower. The Planning Commission recommended approval on 4/26/01. Staff recommended denial.
06/10/04	The Planning Commission will consider a related Street Vacation (VAC-4419) to vacate a portion of 11th Street between Carson Avenue and Fremont Street. Staff recommends approval.
06/10/04	The Planning Commission will consider a related Variance (VAR-4377) to allow more than 50 percent of the total floor area as being designated for residential purposes. Staff recommends approval.
06/10/04	The Planning Commission will consider a related Special Use Permit (SUP-4376) to allow a Live / Work Town Home development outside of the Arts District of the Downtown Centennial Plan. Staff recommends approval.

B) Pre-Application Meeting

04/01/04 Issues discussed included the need for a Right-of-Way Vacation, Variance, Special Use Permit, and a Site Plan Review. It was acknowledged that the site would have to be remapped, and a Waiver from the 220-foot intersection-offset requirement may be needed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1.66
Net Acres:	1.03

B) Existing Land Use

Subject Property:	Undeveloped
North:	Commercial / Retail
South:	Office / Single Family Residential
East:	Undeveloped
West:	Tavern / RV Park / Single Family Residence

C) Planned Land Use

Subject Property:	DTR (Downtown Redevelopment)
North:	DTR (Downtown Redevelopment)
South:	DTR (Downtown Redevelopment)
East:	DTR (Downtown Redevelopment)
West:	DTR (Downtown Redevelopment)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Downtown Centennial Plan area of the General Plan with a DTR (Downtown Redevelopment Zone) land use designation. The C-1 zoning district is in compliance with the General Plan and the proposed Live/Work Town Homes are a permitted use with the approval of a Special Use Permit.

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

Special Plan Area

The subject site is located within the Downtown Centennial Plan Area, which establishes planning, development, land use concepts, and urban design standards to guide the redevelopment of the original core of the Las Vegas Valley.

The subject site is also located within the Downtown Redevelopment Plan Area with a C (Commercial) land use designation, which allows for uses normally allowed in the O (Office), C-1 (Limited Commercial), and C-2 (General Commercial) zoning districts. The proposed Work/Live development is permitted with the approval of a Special Use Permit.

Special Overlay Districts

The subject site is located within the East Fremont section of the Downtown Overlay District, which is intended to present future opportunities for new commercial ventures and the integration of medium density mixed-income residential neighborhoods in area east of the Fremont Street Experience. Properties within the Downtown Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan. Site Development Plan applications within the Downtown Overlay District shall be evaluated on a case-by-case basis to determine the extent to which those standards shall be required.

The subject site is also located within the Live/Work Overlay District, which is intended to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live/Work units will contribute to the vitality of commercial and industrial areas, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the City.

PROJECT DESCRIPTION

The request is for a Site Development Plan Review for a 30-unit Work/Live Town Home development on 1.66 acres located at the northwest corner of Carson Avenue and Maryland Parkway. The site is zoned C-1 (Limited Commercial) and is located within a within a C (Commercial) designated parcel of the Downtown Redevelopment Area, the East Fremont Sector of the Downtown Overlay District, and the Live/Work Overlay District.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed as applicable in the table below:

Standards	**Required**	**Provided**	**Compliance**
Min. Lot Size	N/A	72,230 SF	Y
Min. Setbacks • Front	0 Feet (for a minimum of 70% of lot width)	0 Feet	Y
• Side	N/A	0 Feet	Y
• Corner	N/A	6.5 Feet	Y
• Rear	N/A	7.5 Feet	Y
Max. Building Height	N/A	39 Feet	Y

The project meets the development standards as outlined in the Downtown Centennial Plan Area.

A2) 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
Live / Work Units	30 Units	2 per Unit + 1 guest space per 6 units	65	0	60	0

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The site plan depicts 60 parking spaces internal to the site, and 8 on-street spaces. The on-street parking spaces cannot be counted towards Title 19 parking requirements, resulting in a deficiency of five parking spaces. The site, however, is located within the Downtown Overlay District, which allows deviations from Title 19 requirements on a case-by-case basis. Given the nature of this project, the proposed parking should be adequate for the development.

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 (Street)	1 Trees/ 35 Linear Feet	23 Trees	27 Trees
• Min. Trees (Along C-2 parcel)	1 Tree / 30 Linear Feet	11 Trees	0 Trees
• Min. Amenity Zone Width	5 Feet		5 Feet
• Wall height	6 Feet		6 Feet

The proposal does not meet Title 19 landscape requirements along the north property line, but it is within the Downtown Overlay District, which allows for deviations from Title 19 requirements on a case-by-case basis. The proposed landscaping is appropriate for the site and for the area.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

- Site Plan

The request is for a 30-unit Live/Work development on 1.66 acres located at the northwest corner of Carson Avenue and Maryland Parkway. The intent of a Live/Work development is to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. The subject site is located within a C (Commercial) designated

parcel of the Downtown Redevelopment Area, the East Fremont Sector of the Downtown Overlay District, and the Live/Work Overlay District. A Companion Special Use Permit has been requested to allow a Live/Work development outside of the Arts District, and a companion Variance has been requested to allow a Live/Work development with more than 50 percent of the total floor area devoted to a residential use.

The Live/Work units are located adjacent to each other in four north-south rows. The plan depicts zero side and front setbacks, 7.5-foot rear yard setbacks, and 6.5-foot corner yard setbacks. The depicted setbacks are consistent with the Downtown Centennial Plan area development standards.

The site receives access via two drives from Carson Avenue, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways, and 60 parking spaces are depicted where 65 spaces are required. The site plan calls out eight additional on-street parking spaces, which cannot be counted towards Title 19 parking requirements. Because of the site's location within the Downtown Overlay, staff believes that the deviation is acceptable, as the types of businesses allowed by the Live/Work ordinance will not generate a large parking demand within the proposed development.

- Landscape Plan

The Landscape Plan depicts five-foot landscape buffers along the east, west and south property lines, which is consistent with the Downtown Centennial Plan Streetscape requirements. The buffer areas are planted with 36-inch box trees varying between 15 and 25 feet on-center where a tree every 35 feet on-center is required. No landscape buffer is provided along the north property line, which is acceptable given the site's proposed use and its location within the Downtown Overlay District.

The plan also depicts a proposed six-foot welded metal fence along the perimeter of the site. Title 19 normally requires a decorative eight-foot perimeter wall constructed of any solid masonry material, including concrete block, stucco, brick or stone. The welded metal fence along the south, east, and west property lines in this case are acceptable, as it is consistent with the architectural character of the units, and will enhance the overall appearance of the development. Along the north property line, a masonry wall is appropriate in order to provide a buffer between the development and the adjacent parking area and its associated vehicular traffic. A Condition of Approval has been included to ensure compliance with this requirement.

- Elevation

The elevations depict three-story, 39-foot Live/Work units with pitched roofs and exteriors constructed of Galvalume steel panels and dual-pane windows.

- Floor Plan

  The floor plans depict three-story structures with a garage and work area on the first floor, and living areas on the second and third floors. The site exceeds the maximum of 50 percent of floor area dedicated to living space, and a Variance has been requested to provide relief from this requirement.

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 Live/Work development is compatible with the adjacent development and development in the area.

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

   With the approval of the related Variance and Special Use Permit applications, the proposed Live/Work development will meet the design standards and intent of the Downtown Centennial Plan, the Downtown Overlay District, and the recently adopted Live/Work Unit Ordinance.

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

   The site will receive access from Carson Avenue, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways, and will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed building and landscape materials are appropriate for the area and for the City.

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

The building elevations and design characteristics depict architectural and aesthetic features that are unique for the area, and are harmonious and compatible with development in the vicinity.

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

The site will be subject to ongoing inspection that will protect the public health, safety, and general welfare.

NOTICES MAILED 116 (Mailed with VAR-4377 and SUP-4376)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4373 APN: 139.34.712.111 139.35.310.006, 1'-002

Name of Property Owner: MISSION SPRINGS PROPERTIES

Name of Applicant: LARRY S. DAVIS & ASSOCIATES

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: Evan Ranes

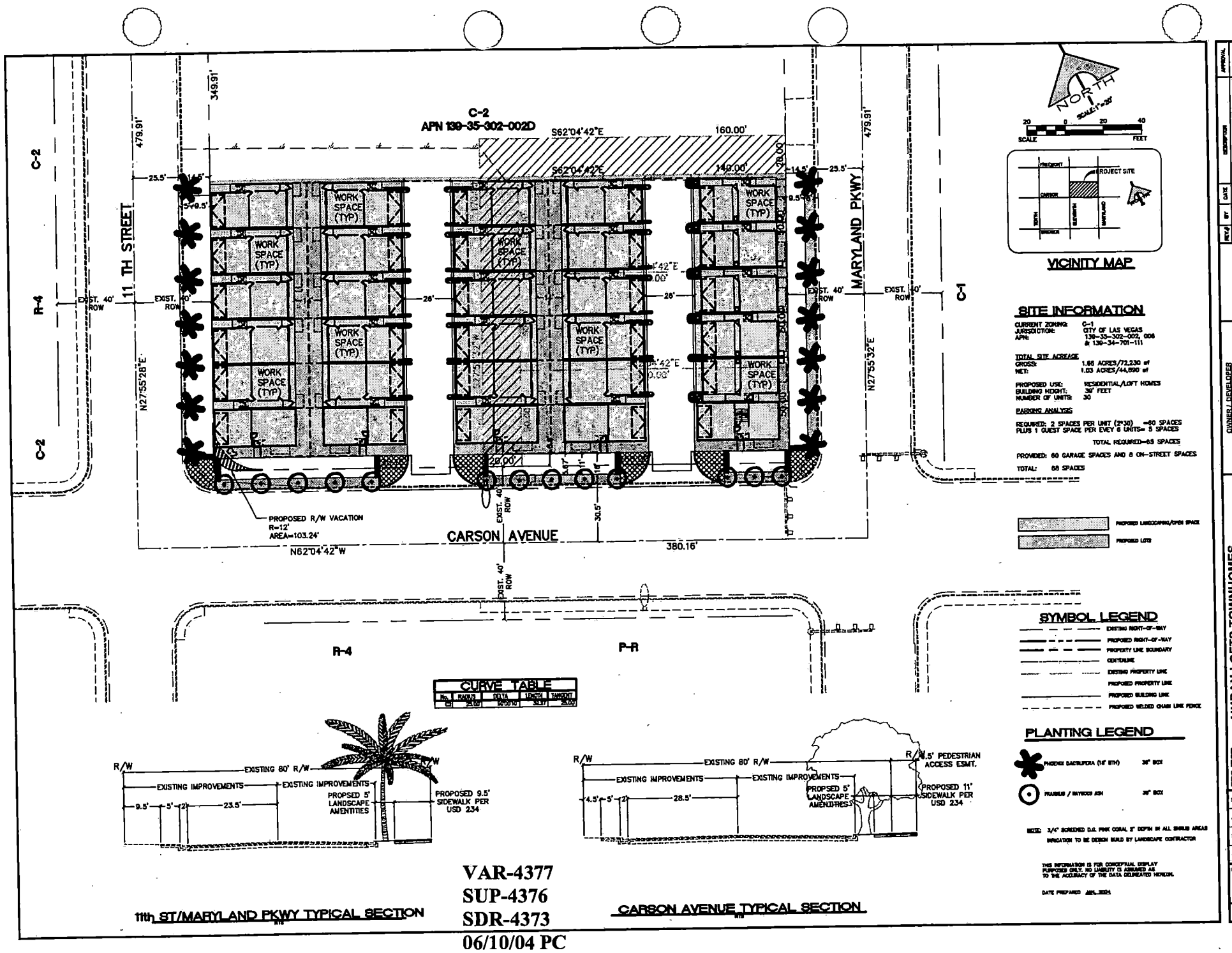
Print Name: Evan Ranes

Subscribed and sworn before me

This 26 day of April, 2004

Notary Public in and for said County and State

MISTI DUPLEX
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-79926-1
MY APPT. EXPIRES MAR. 21, 2005



11th ST/MARYLAND PKWY TYPICAL SECTION

CARSON AVENUE TYPICAL SECTION

VAR-4377
SUP-4376
SDR-4373
06/10/04 PC
REVISED 06/03/04

OWNER / DEVELOPER
LARRY B. DAVIS and ASSOCIATES
8513 NIGHTROSE
HOUSTON, TEXAS 77004
(713) 332-4441
FAX (713) 528-2126

CIVIL ENGINEER
CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
345 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89107
(702) 645-7930
FAX (702) 948-3961

PROJECT: UNBAN LOFTS TOWNHOMES AT ELEVENTH AND CARSON

SHEET TITLE: SITE & LANDSCAPE PLAN

SCALE: 1" = 20'
JOB NO: —
DRAWN BY: MRA
CHECKED BY: CCV
SHEET NO: 1 OF

APPROVAL | DESCRIPTION | DATE | BY | REV'D

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
101	1	2'-0" X 6'-9" FLUSH WOOD
105	1	2'-6" X 6'-9" FLUSH WOOD
107	1	2'-0" X 6'-9" POCKET WOOD
109	1	2'-6" X 6'-9" POCKET WOOD
111	1	2'-0" SHOWER DOOR TEMPERED GLASS

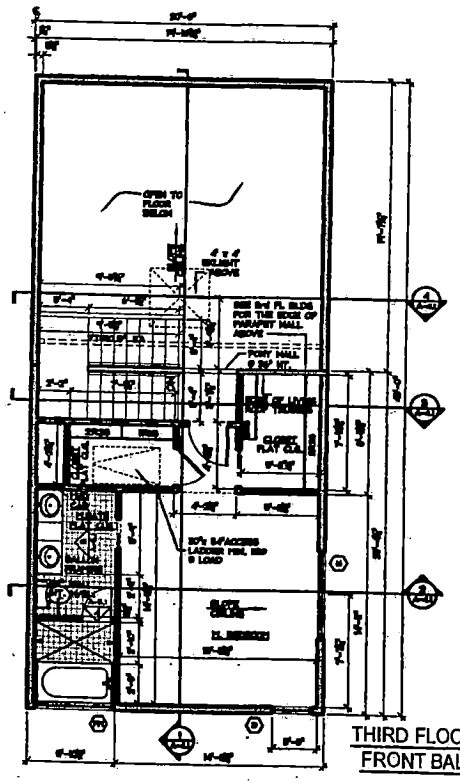
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
FH	1	FLUSH W/HALLO x 1'-0" FIXED GLASS MTL
H	1	6'-0" x 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
105	1	1'-8" X 6'-9" FLUSH WOOD
15	1	6'-0" X 6'-9" SLIDING GLASS DOOR TEMPERED GLASS
159	1	2'-0" X 9'-9" JOB BUILT DOOR

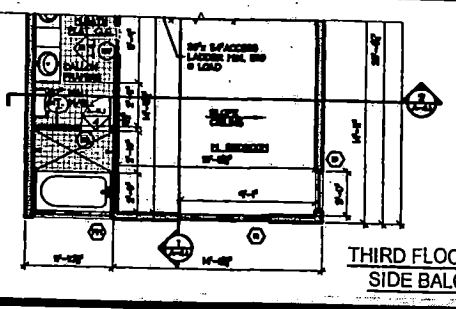
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	5	2'-0" X 2'-0" FIXED GLASS METAL
J	1	5'-0" x 2'-0" FIXED GLASS METAL
H	1	6'-0" x 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
103	1	3'-0" X 6'-9" FLUSH METAL
102	1	2'-6" X 6'-9" ONE HOUR FLUSH WOOD
105	4	2'-0" X 6'-9" FLUSH WOOD
104	1	2'-6" X 6'-9" FLUSH WOOD
107	1	2'-0" X 6'-9" POCKET WOOD
109	1	2'-6" X 6'-9" POCKET WOOD
69	1	6'-0" X 6'-9" BIFOLD
15	1	16'-0" X 7'-0" OVERHEAD DOOR
115	1	6'-0" X 6'-9" SLIDING GLASS DOOR TEMPERED GLASS
117	1	2'-0" X 6'-9" POCKET WOOD

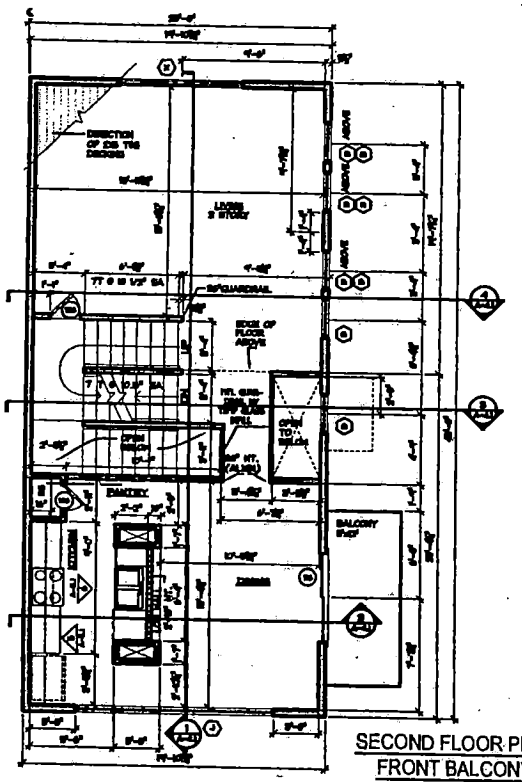
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	3	2'-0" X 2'-0" FIXED GLASS METAL



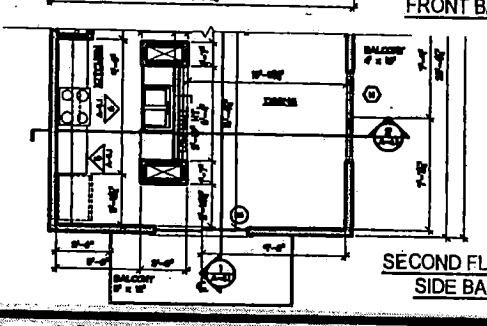
THIRD FLOOR PLAN
FRONT BALCONY



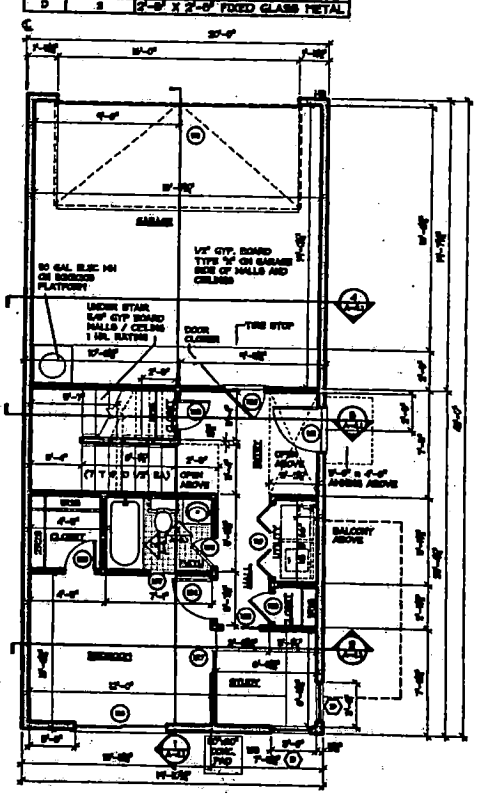
THIRD FLOOR PLAN
SIDE BALCONY



SECOND FLOOR PLAN
FRONT BALCONY



SECOND FLOOR PLAN
SIDE BALCONY



FIRST FLOOR PLAN

STAFF

1 FLOOR PLANS TOWER UNIT
1/4" = 1'-0"

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SUP-4376 VAR-4377 SDR-4373

6-10-04 PC

DATE	DESCRIPTION
	FOR PERMIT
	FOR CONSTRUCTION

URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006. TEL 713-527-0441 FAX 713-520-1125

MARYLAND PARKWAY
TOWNHOMES
TOWER UNIT

PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-26-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.1
FLOOR PLANS

DOOR SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
105	1	2'-0" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
103	1	2'-6" X 6'-8" POCKET WOOD
101	1	2'-0" SHOWER DOOR TEMPERED GLASS
?	1	?

WINDOW SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-9" FIXED GLASS METAL
E	1	2'-0" X 2'-9" FIXED TEMP GLASS METAL
IV	2	FLUSH W/WALLS X 1'-0" FIXED GLASS WOOD
H	1	6'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
103	1	2'-0" X 6'-8" FLUSH WOOD
105	1	1'-8"&2'-8" FLUSH, WOOD

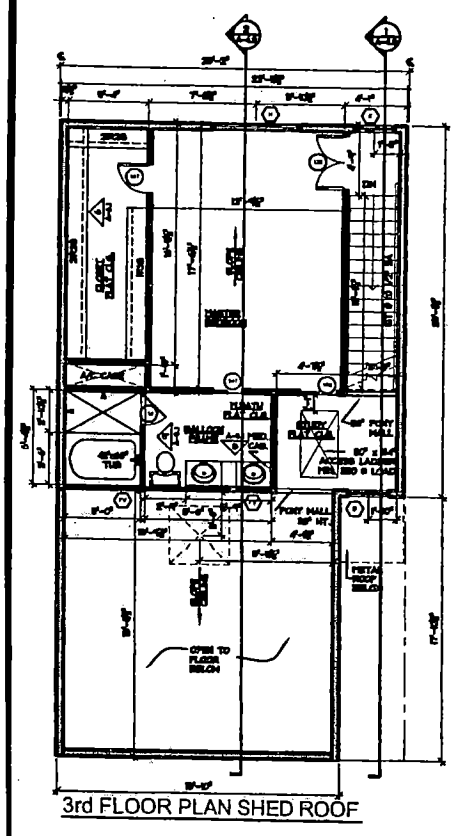
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-0" X 2'-9" FIXED GLASS METAL
E	1	2'-0" X 2'-9" FIXED TEMP GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	1	2 x 4080 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
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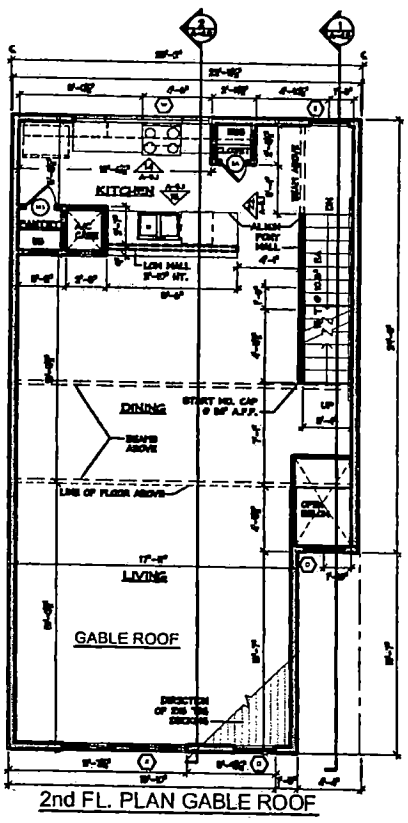
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-9" FIXED GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	2	2 x 4080 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
101	1	3'-0" X 6'-8" FLUSH METAL
102	1	2'-8" X 6'-0" ONE HOUR FLUSH WOOD
103	8	2'-0" X 6'-0" FLUSH WOOD
104	1	2'-8" X 6'-8" FLUSH WOOD
105	1	2'-6" X 6'-0" POCKET WOOD
107	1	5'-0" X 6'-8" BIFOLD
111	1	16'-0" X 7'-0" OVERHEAD DOOR
113	1	6'-0"&6'-0" SLIDING GLASS DOOR TEMPERED GALSS
121	1	2'-8" X 6'8" FLUSH METAL

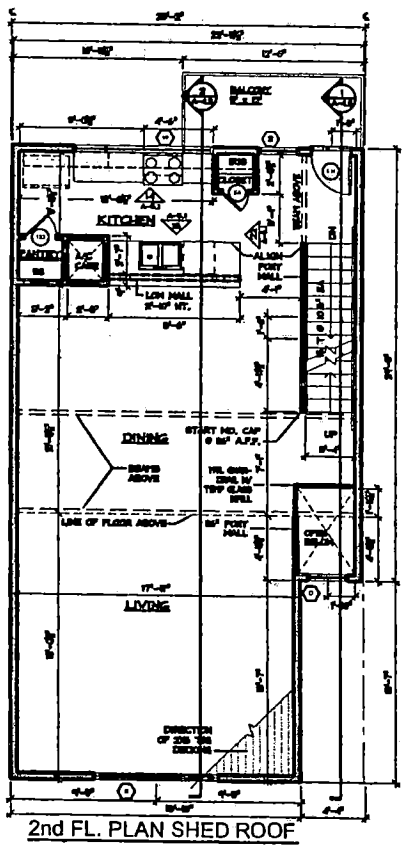
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL



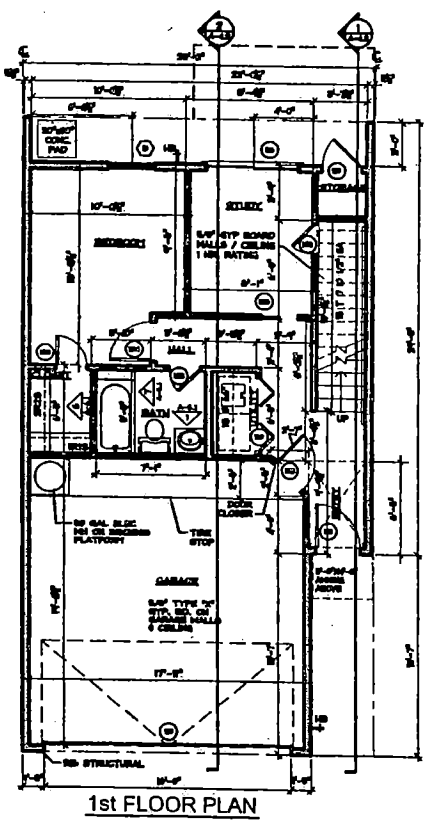
3rd FLOOR PLAN SHED ROOF



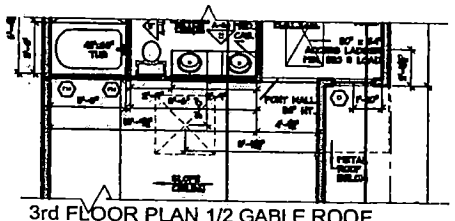
2nd FL. PLAN GABLE ROOF



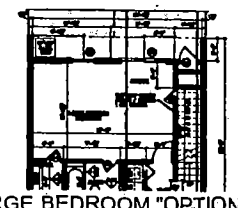
2nd FL. PLAN SHED ROOF



1st FLOOR PLAN



3rd FLOOR PLAN 1/2 GABLE ROOF



1st FL. PLAN LARGE BEDROOM "OPTIONAL"

STAFF

SUP-4376 VAR-4377 SDR-4373
6-10-04 PC

1 FLOOR PLANS LESTER F UNIT
1/4" = 1'-0"

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URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-6441, FAX 713-590-3136

MARYLAND PARKWAY
TOWNHOMES
LESTER F

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A-1.2
FLOOR PLANS

DOOR SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
101	1	2'-0" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
109	1	2'-0" SHOWER DOOR
126	1	PR 1'-10" X 6'-8" FLUSH WOOD

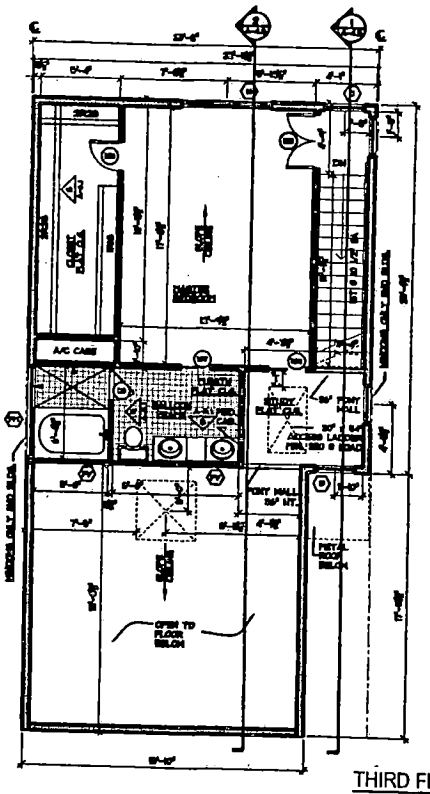
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 3'-0" FIXED TYP" GLASS METAL
FM	1	FLUSH MANALLS @ 1'-0" FIXED GLASS MTL
FW	2	FLUSH MANALLS @ 1'-0" FIXED GLASS WOOD
H	1	2'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
100	1	2'-0" X 6'-8" FLUSH WOOD
105	1	7'-0" X 6'-8" FLUSH WOOD
106	1	6'-0"x6'-0" SLIDING GLASS DOOR

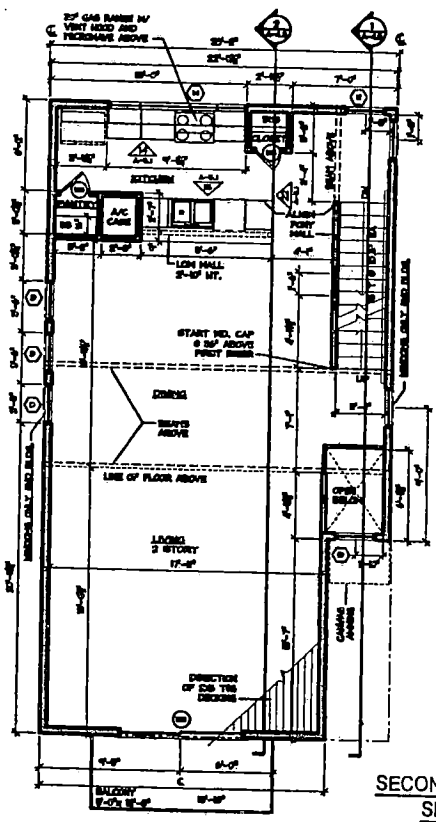
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	4	2'-0" X 2'-0" FIXED GLASS METAL
E	1	3'-0" X 3'-0" FIXED TYP" GLASS METAL
H	1	4'-0" X 7'-0" CUSTOM HORIZONTAL SLIDER

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
100	1	6'-0" X 6'-8" FLUSH METAL
101	1	2'-0" X 6'-8" ONE HOUR FLUSH WOOD
103	2	2'-0" X 6'-8" FLUSH WOOD
104	1	2'-8" X 6'-8" FLUSH WOOD
105	1	2'-6" X 6'-8" POCKET WOOD
107	1	5'-0" X 6'-8" BIFOLD
108	1	16'-0" X 7'-0" OVERHEAD DOOR
109	1	6'-0" X 6'-8" SLIDING GLASS DOOR

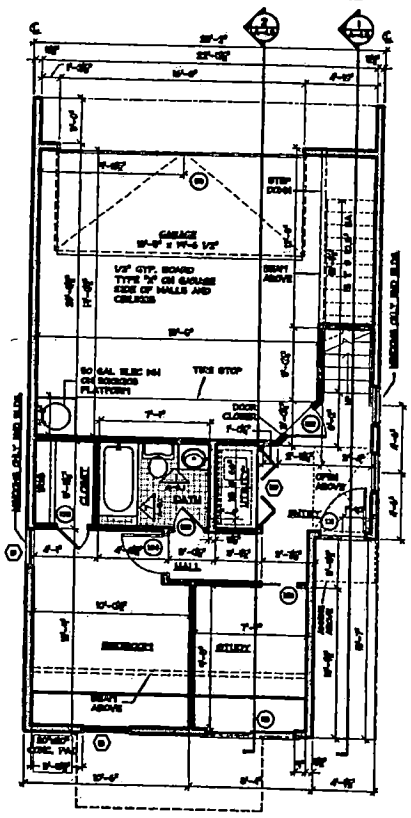
WINDOW SCHEDULE -"LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL
D	1	2'-0" X 2'-0" FIXED GLASS METAL



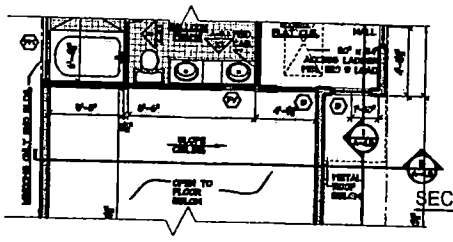
THIRD FLOOR PLAN
SHED ROOF



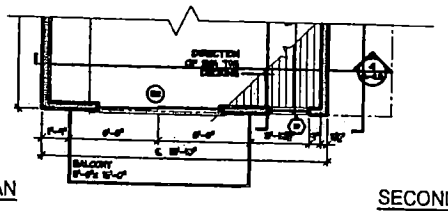
SECOND FLOOR PLAN
SHED ROOF



FIRST FLOOR PLAN



SECOND FLOOR PLAN
GABLE ROOF



SECOND FLOOR PLAN
GABLE ROOF

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SUP-4376 VAR-4377 SDR-4373
6-10-04 PC

1 FLOOR PLANS LESTER B UNIT
1/4" = 1'-0"

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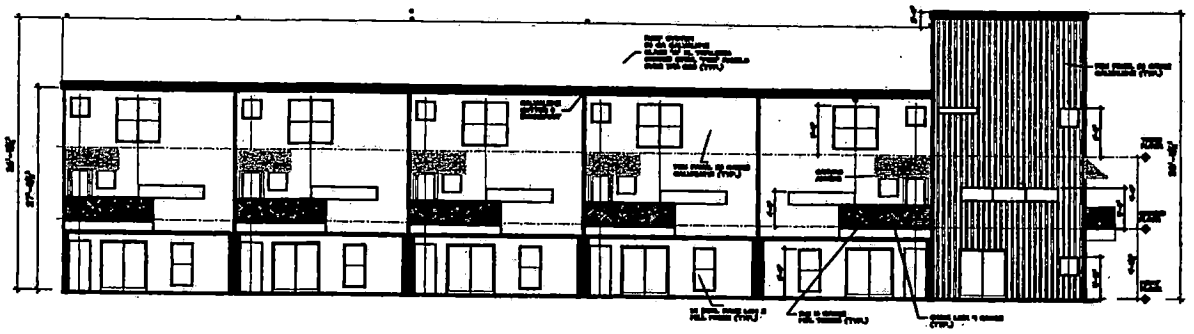
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MARYLAND PARKWAY TOWNHOMES
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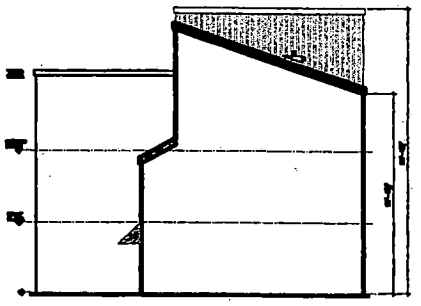
MARYLAND PARKWAY
TOWNHOMES
LESTER B

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A-1.3
FLOOR PLANS



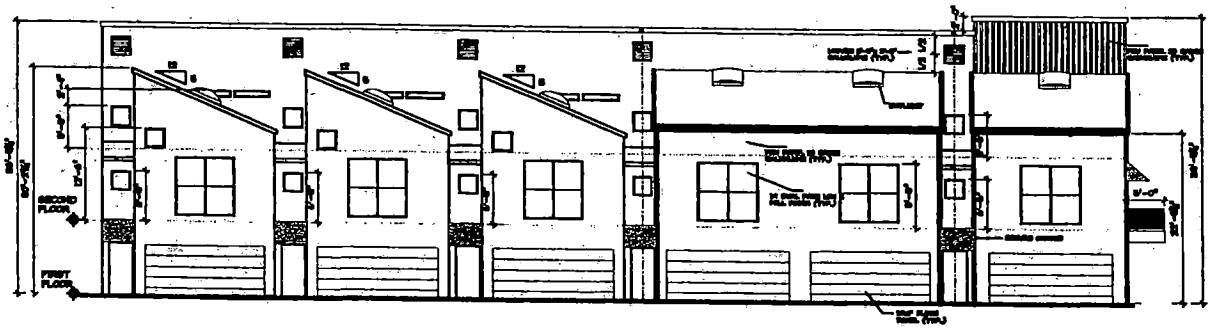
④ BACK ELEVATION BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"



② LEFT SIDE ELEV. BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"

- SUP-4376 VAR-4377 SDR-4373

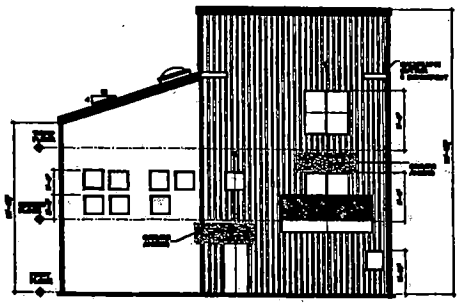
6-10-04 PC



③ FRONT ELEVATION BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"

NOTE
FENCE USED IN BALCONY GUARDS SHALL NOT BE SIZED TO MAKE A CHILD COULD CLIMB IT LIKE A LADDER.

STAFF



① RIGHT SIDE ELEV. BLDGS 1, 3 & 2, 4 OP.HD.
1/8" = 1'-0"

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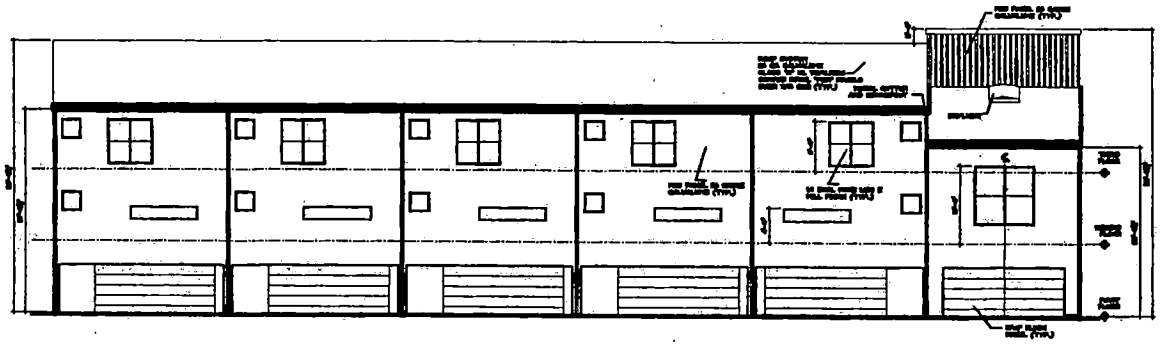
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MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-6441, FAX 713-529-2126

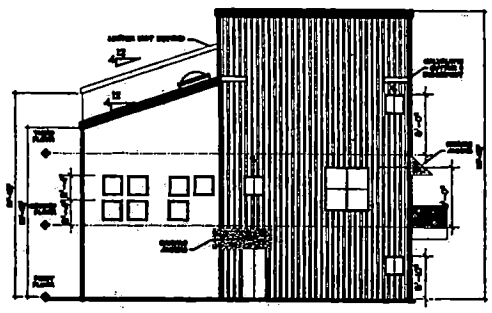
MARYLAND PARKW.
TOWNHOMES
BUILDING 1 THRU 4

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A-3.1
EXT. ELEVATIONS



4 BACK ELEVATION BUILDING 5
1/8" = 1'-0"



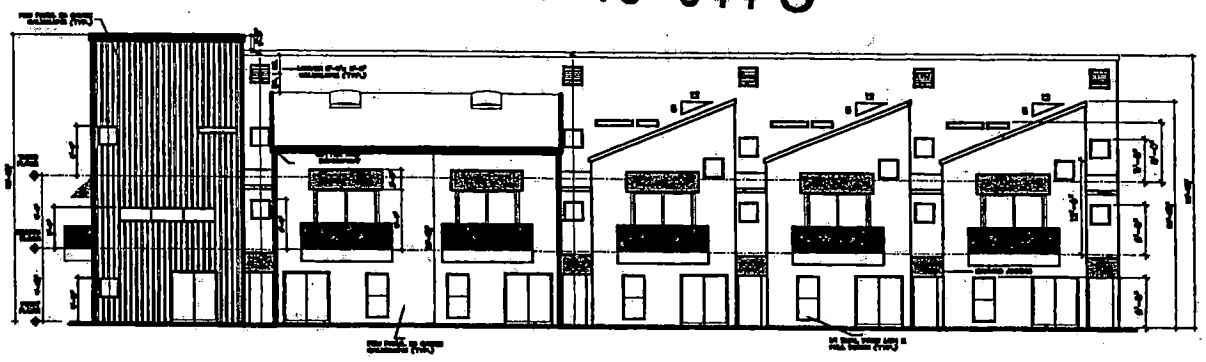
2 LEFT SIDE ELEVATION BUILDING 5
1/8" = 1'-0"

SUP-4376 VAR-4377 SDR-4373

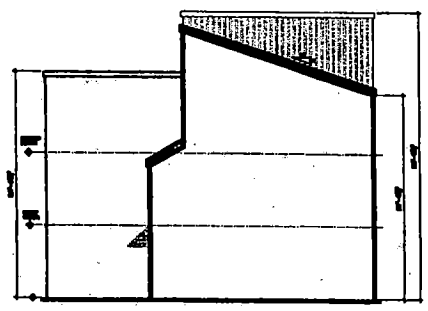
6-10-04 PC

NOTE: FINISH USED IN BALCONY GUARDS SHALL NOT BE SIZED TO MISLEAD A CHILD COULD CLIMB IT LIKE A LADDER.

STAFF



3 FRONT ELEVATION BUILDING 5
1/8" = 1'-0"



1 RIGHT SIDE ELEVATION BUILDING 5
1/8" = 1'-0"

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MARYLAND PARKWAY
TOWNHOMES
BUILDING 5

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A-3.5
EXT. ELEVATIONS

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
104	1	2'-8" X 6'-8" FLUSH WOOD
105	1	2'-4" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-8" X 6'-8" POCKET WOOD
109	1	2'-0" SHOWER DOOR TEMPERED GLASS

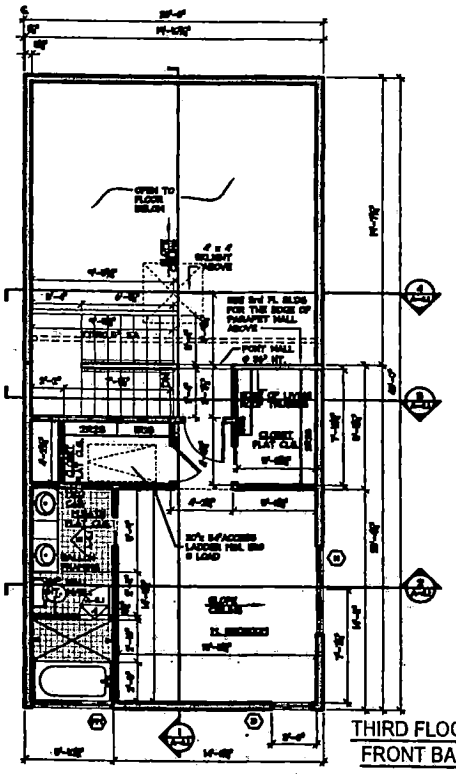
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-8" X 2'-8" FIXED GLASS METAL
FH	1	FLUSH W/WALLS ± 7'-0" FIXED GLASS MTL
H	1	3'-0" x 5'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
103	1	1'-8" X 6'-8" FLUSH WOOD
106	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
110	1	2'-0" X 5'-0" JOB BUILT DOOR

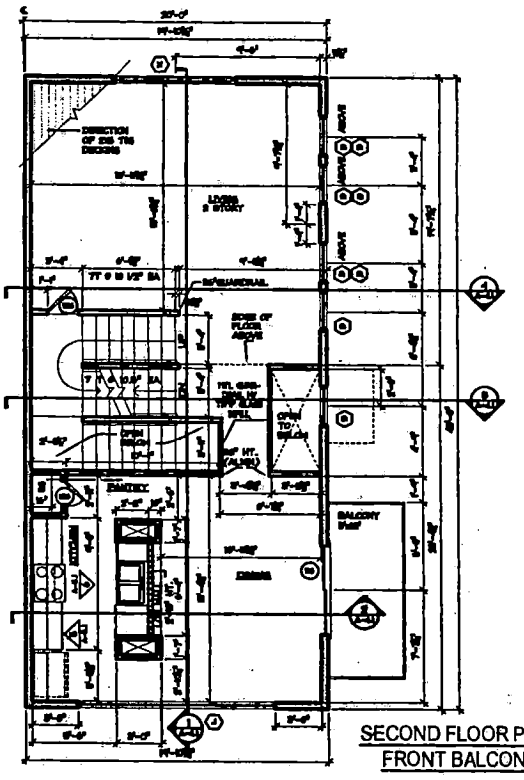
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	8	2'-8" X 2'-8" FIXED GLASS METAL
J	1	10'-0" x 2'-0" FIXED GLASS METAL
H	1	3'-0" x 5'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
101	1	5'-0" X 6'-8" FLUSH METAL
102	1	2'-8" X 6'-8" ONE HOUR FLUSH WOOD
103	4	2'-8" X 6'-8" FLUSH WOOD
104	1	2'-8" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-4" X 6'-8" POCKET WOOD
109	1	5'-0" X 6'-8" BIFOLD
111	1	16'-0" X 7'-0" OVERHEAD DOOR
112	1	6'-0" X 6'-8" SLIDING GLASS DOOR TEMPERED GLASS
117	1	5'-0" X 6'-8" POCKET WOOD

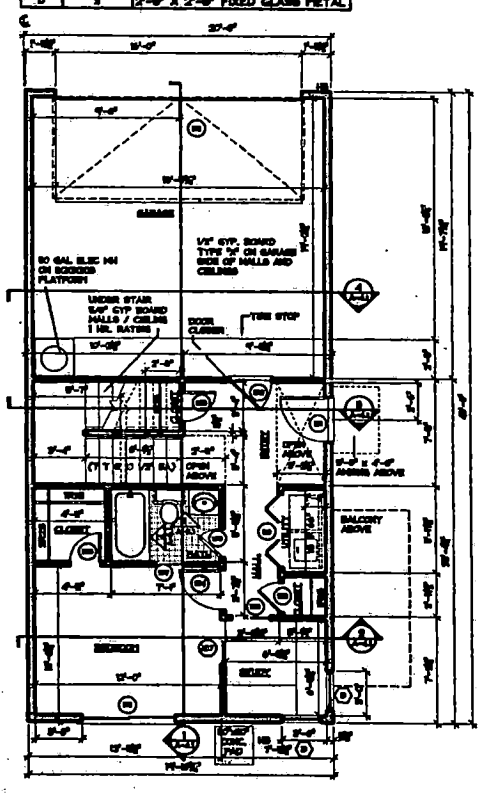
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	9	2'-8" X 2'-8" FIXED GLASS METAL



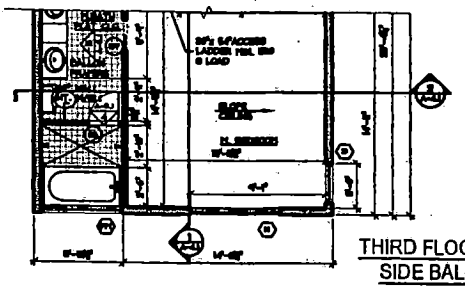
THIRD FLOOR PLAN
FRONT BALCONY



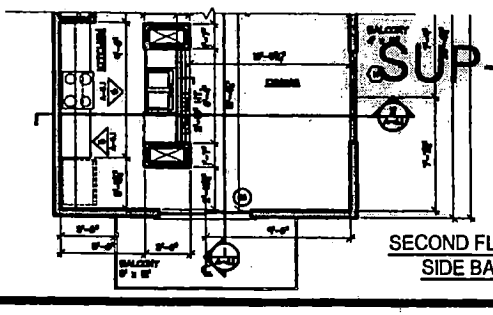
SECOND FLOOR PLAN
FRONT BALCONY



FIRST FLOOR PLAN



THIRD FLOOR PLAN
SIDE BALCONY



SECOND FLOOR PLAN
SIDE BALCONY

SUP-4376 VAR-4377 SDR-4373

6-10-04 PC

1 FLOOR PLANS TOWER UNIT
1/4" = 1'-0"

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URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
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MARYLAND PARKWAY TOWNHOMES
TOWER UNIT

PROJECT NUMBER: 2004.01 LAS VEGAS
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A-1.1
FLOOR PLANS

DOOR SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
1B	1	2'-0" X 6'-0" FLUSH WOOD
1B1	1	2'-0" X 6'-0" POCKET WOOD
1B	1	2'-6" X 6'-0" POCKET WOOD
1B	1	2'-0" SHOWER DOOR TEMPERED GLASS
?	1	?

WINDOW SCHEDULE - LESTER B UNIT		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 2'-0" FIXED TEMP GLASS METAL
FV	2	FLUSH W/WALLS x 1'-0" FIXED GLASS WOOD
H	1	9'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
1B	1	2'-0" X 6'-0" FLUSH WOOD
1B	1	1'-0"x6'-0" FLUSH, WOOD

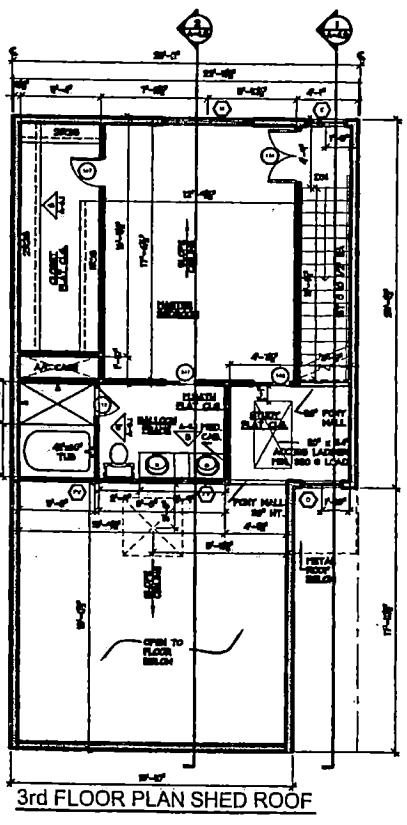
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 2'-0" FIXED TEMP GLASS METAL
H	1	9'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	1	2 x 4050 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
1H	1	2'-0" X 6'-0" METAL DOOR W/ FULL LITE TEMP G

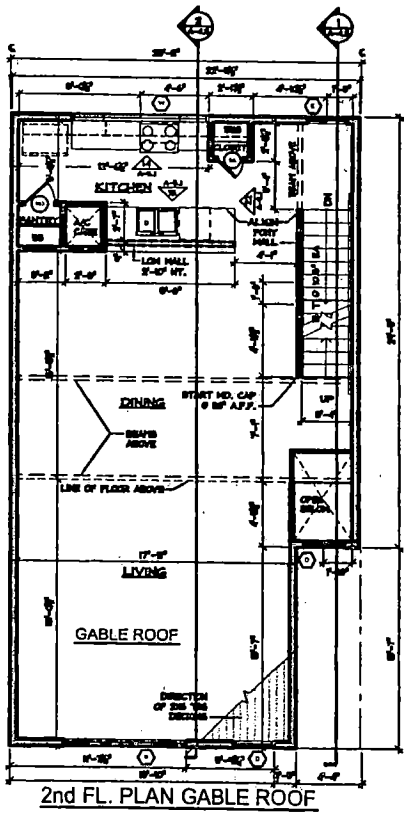
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
H	1	9'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER
X	2	2 x 4050 SINGLE HUNG METAL

DOOR SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
1A	1	3'-0" X 6'-8" FLUSH METAL
1B	1	2'-0" X 6'-8" ONE HOUR FLUSH WOOD
1B	8	2'-0" X 6'-8" FLUSH WOOD
1B1	1	2'-6" X 6'-8" FLUSH WOOD
1B	1	2'-6" X 6'-8" POCKET WOOD
1B	1	5'-0" X 6'-8" BIFOLD
1B	1	16'-0" X 7'-0" OVERHEAD DOOR
1B	1	6'-0"x6'-8" SLIDING GLASS DOOR TEMPERED GALSS
1B	1	2'-8" X 6'8" FLUSH METAL

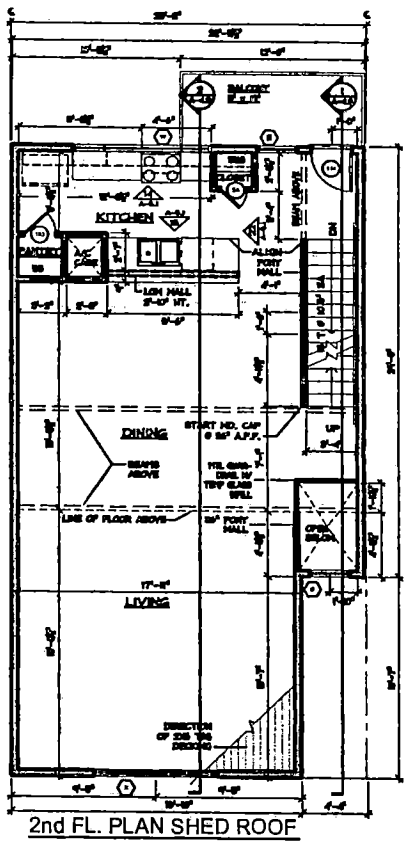
WINDOW SCHEDULE -LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
G	1	2'-0" X 6'-0" SINGLE HUNG METAL



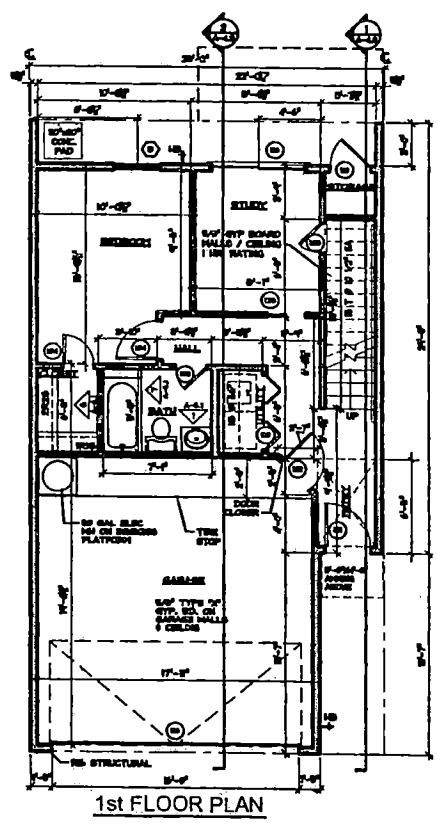
3rd FLOOR PLAN SHED ROOF



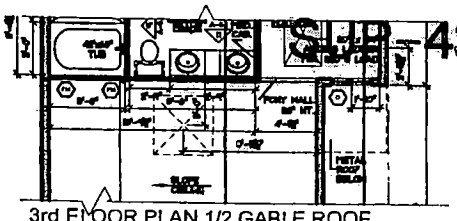
2nd FL. PLAN GABLE ROOF



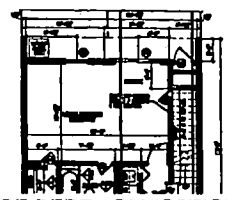
2nd FL. PLAN SHED ROOF



1st FLOOR PLAN



3rd FLOOR PLAN 1/2 GABLE ROOF



1st FL. PLAN LARGE BEDROOM "OPTIONAL"

SUB-4376 VAR-4377 SDR-4373

6-10-04 PC

STAFF

1 FLOOR PLANS LESTER F UNIT
1/4" = 1'-0"

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URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
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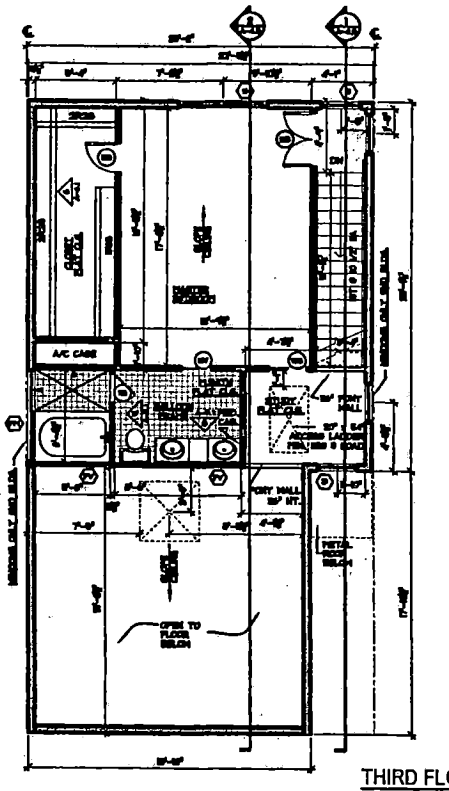
MARYLAND PARK
TOWNHOMES
LESTER F

PROJECT NUMBER: 2004.01 LAS VEGA
PRINTED: 04-29-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.2
FLOOR PLANS

DOOR SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
1BB	1	2'-0" X 6'-8" FLUSH WOOD
1B7	1	2'-0" X 6'-0" POCKET WOOD
1B9	1	2'-6" X 6'-0" POCKET WOOD
1B	1	2'-0" BIDHER DOOR
1BB	1	PR 7'-10" X 6'-8" FLUSH WOOD

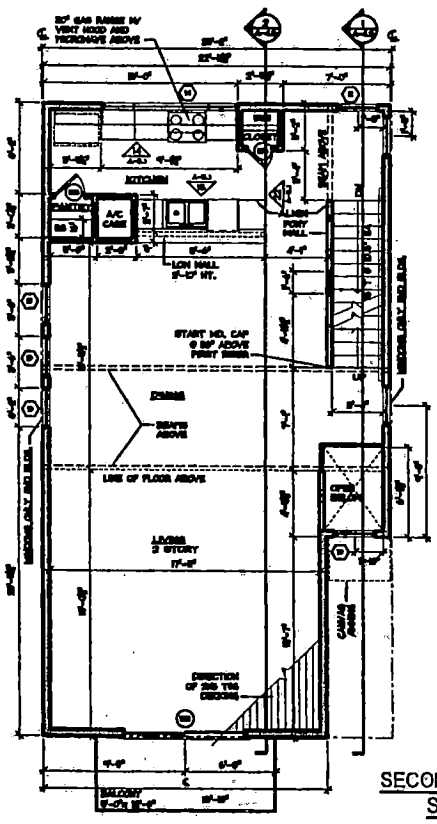
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 1'-0" FIXED TRPP GLASS METAL
FF1	1	FLUSH MANALLS X 1'-0" FIXED GLASS FITL
FF2	2	FLUSH MANALLS X 1'-0" FIXED GLASS WOOD
H	1	2'-0" X 2'-0" SINGLE HUNG METAL



THIRD FLOOR PLAN
SHED ROOF

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
1BB	1	2'-0" X 6'-8" FLUSH WOOD
1B5	1	1'-6" X 6'-0" FLUSH WOOD
1BB	1	6'-0"X6'-0" SLIDING GLASS DOOR

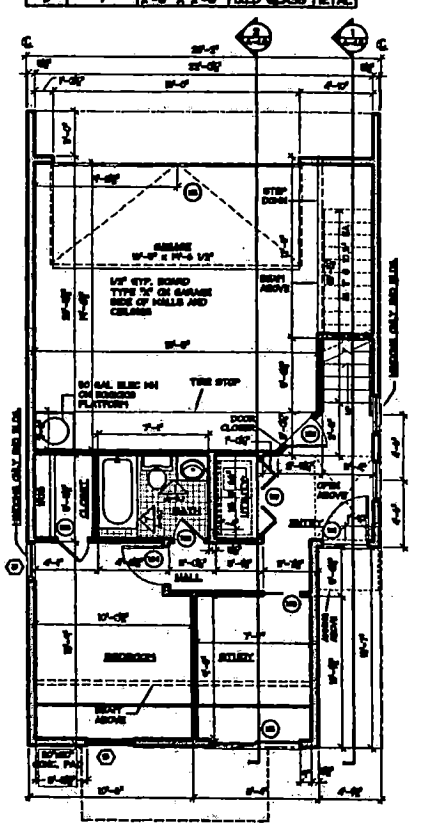
WINDOW SCHEDULE "LESTER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	4	2'-0" X 2'-0" FIXED GLASS METAL
E	1	2'-0" X 1'-0" FIXED TRPP GLASS METAL
H	1	4'-0" X 1'-0" CUSTOM HORIZONTAL SLIDER



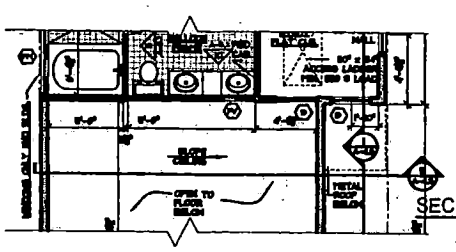
SECOND FLOOR PLAN
SHED ROOF

DOOR SCHEDULE "LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
1B	1	3'-0" X 6'-8" FLUSH METAL
1B2	1	2'-8" X 6'-0" ONE HOUR FLUSH WOOD
1B3	8	2'-0" X 6'-8" FLUSH WOOD
1B4	1	2'-8" X 6'-8" FLUSH WOOD
1B5	1	2'-8" X 6'-8" POCKET WOOD
1B	1	3'-0" X 6'-8" BIFOLD
1B	1	16'-0" X 7'-0" OVERHEAD DOOR
1B	1	6'-0" X 6'-8" SLIDING GLASS DOOR

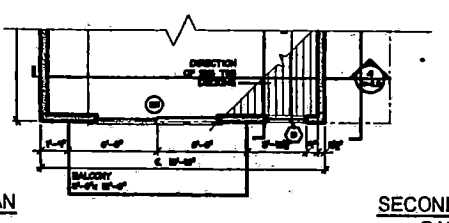
WINDOW SCHEDULE -"LESTER B UNIT"		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL
D	1	2'-8" X 2'-8" FIXED GLASS METAL



FIRST FLOOR PLAN



SECOND FLOOR PLAN
GABLE ROOF



SECOND FLOOR PLAN
GABLE ROOF

STAFF

1 FLOOR PLANS LESTER B UNIT
1/4" = 1'-0"

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DATE	DESCRIPTION
	FOR PERMIT
	FOR CONSTRUCTION

URBAN LOFTS TOWNHOMES
MARYLAND PARKWAY TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-4441, FAX 713-529-2126

MARYLAND PARKW.
TOWNHOMES
LESTER B
PROJECT NUMBER: 2004.01 LAS VEGAS
PRINTED: 04-26-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.3
FLOOR PLANS

SUP-4376 VAR-4377 SDR-4373

6-10-04 PC



SDR-4373 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CARSON AVENUE AND MARYLAND PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SDR-4373 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CARSON AVENUE AND MARYLAND PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
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).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with DAVENPORT abstaining as he owns a property within the notification area

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the application is for a reduction in the side yard setback and a request for a taller fence in the front. This site was the subject of a side yard Variance in 1991. At that time, the applicant requested a reduction on the side yard set back to 4-1/2 feet, but a 7-foot set back was granted. The applicant is now requesting that the set

MINUTES – Continued:

back be reduced to 6 feet because the initial application only allowed for a 7 foot set back and what was designed was a 6-foot set back. The maximum allowed is a four foot fence in which the top two feet have to be 50% solid. The applicant is proposing to have a six-foot fence, which the first 1-1/2 feet would be solid stucco block wall with 4-1/2 foot of iron fencing, which would be less than 50% solid, as this would meet the Code. The lot is large enough to develop the property without a Variance. Staff recommended denial since the conditions do not fall under NRS to grant the Variance.

MATT WARNER, 6600 W. Charleston, appeared on behalf BOB SCHULMAN. He stated that MR. SCHULMAN is proposing an extensive remodeling project to his home, which he has owned for approximately six years. His goal is to add another bedroom to accommodate family and friends who visit from time to time, and to redo the front and both sides of his home. The applicant feels that the proposed six-foot fence is consistent with other residences in the neighborhood.

COMMISSIONER STEINMAN stated that he viewed the property but did not see other residences with similar fences within the gated community. There were some six-foot fences down on Alta but not within this particular neighborhood. As a result, he would oppose this application because the applicant would be the only one in the neighborhood with the six-foot fence. MR. WARNER clarified that the Rancho/Nevada area is a large neighborhood. There are some sub-gated communities within the guard-gated area, and that is what the applicant is being consistent with.

CHAIRMAN TRUESDELL stated that he is familiar with this neighborhood and there has been no feedback or concerns from the residents. Reinvestment and expansions of some of the homes are encouraged. MR. WARNER informed the Commission that MR. SCHULMAN has been very active in speaking with the residents. His project is the third remodeling project on his cul-de-sac. The residents in the area are excited to see homeowners upgrade their homes.

MR. WARNER explained to COMMISSIONER McSWAIN that there are some private punch-gated cul-de-sacs within this community. COMMISSIONER McSWAIN commented that she has supported a lot of latitude on applications such as this one. With this property being located at the end of the cul-de-sac, she would support this application.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:08 – 9:16)

City of Las Vegas

Agenda Item No.: 45

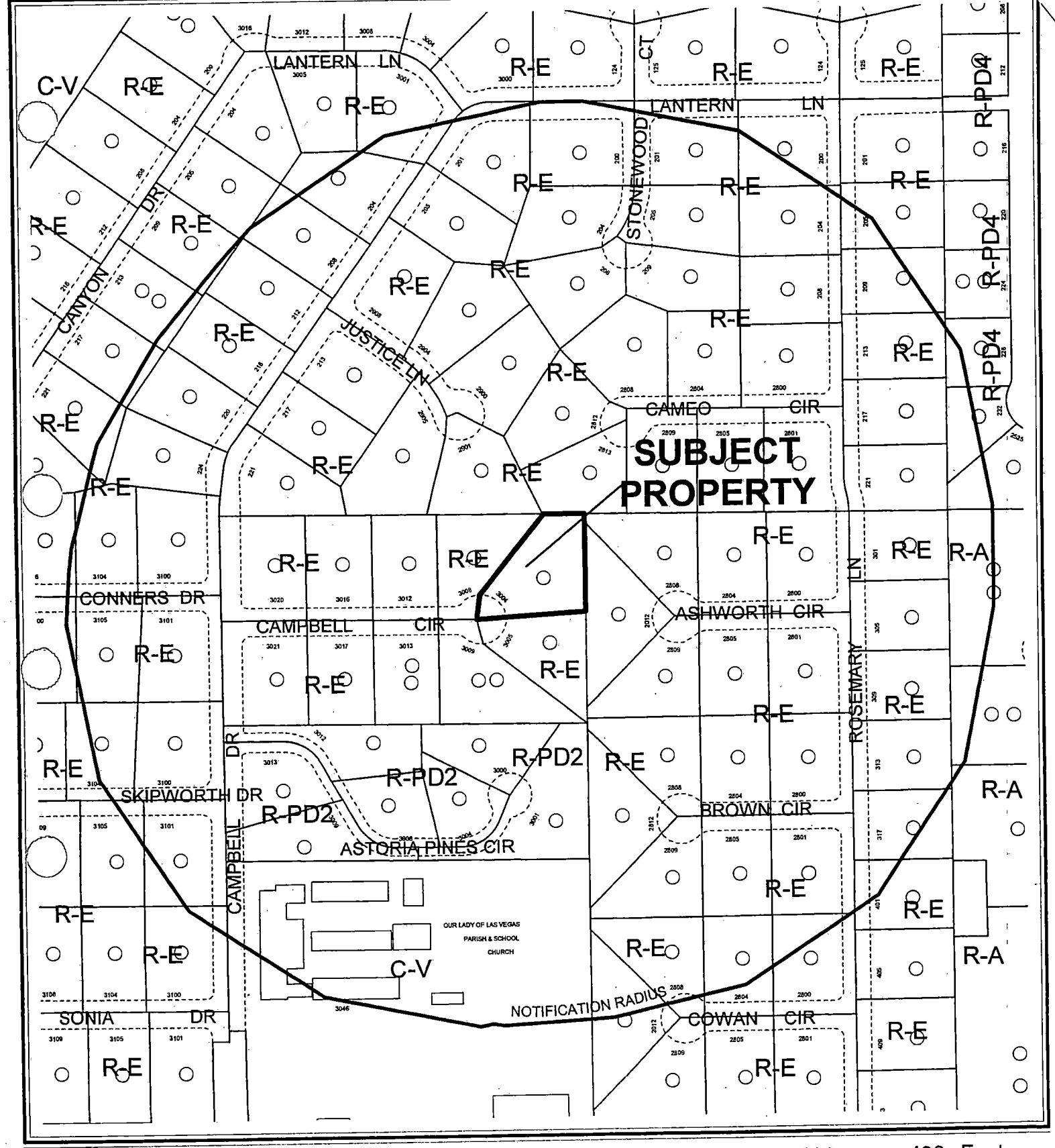
PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 45 – VAR-4369

CONDITIONS:

Planning and Development

1. A side yard of no less than six feet along the westerly property line for the existing and proposed room additions as presented in the accompanying materials with this application.

2. Expiration of the Variance one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

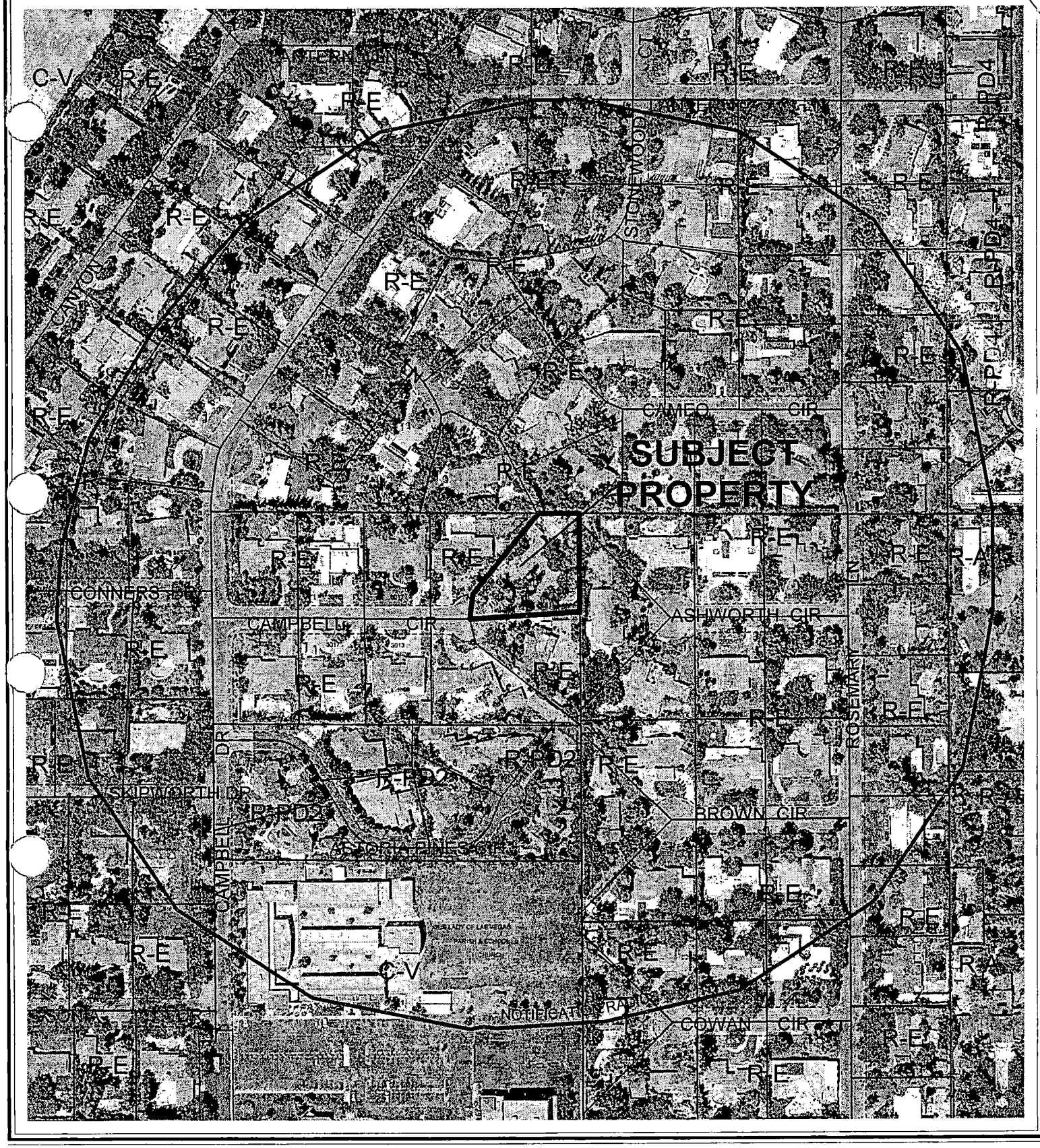


CASE: **VAR-4369**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **VAR-4369**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4369 - APPLICANT: BOB SCHULMAN; OWNER: WINNIE SCHULMAN

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. A side yard of no less than six feet along the westerly property line for the existing and proposed room additions as presented in the accompanying materials with this application.

2. Expiration of the Variance one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow a six-foot side yard setback for a house addition where 10 feet is required and to allow a six-foot high wall and gate where four feet is the maximum allowed on 0.63 acres locate at 3004 Campbell Circle.

B) Applicant's Justification

The applicant states in a letter included with the application that the requested variance is consistent with the existing side yard encroachment from a previous remodel. As to the front wall and gate height, the applicant indicates that a six-foot high wall and gate is consistent with other front yard walls and gates in the area.

BACKGROUND INFORMATION

A) Previous Actions

03/28/91 The Board of Zoning Adjustment approved a Variance (V-0021-91) to allow a proposed room addition 4.5 feet from the side property line where 10 feet is required, subject to:

1. Addition shall not be located closer than seven (sic) feet from the side lot line.
2. Conformance to the plot plan as amended by the above.
3. Satisfaction of city code requirements and design standards for all city departments.

05/01/02 The City Council approved a General Plan Amendment (GPA-0047-01) to amend the General Plan for the subject site and other property in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from R (Rural Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission recommended denial. Staff recommended approval on 03/ 28/ 2002.

B) Pre-Application Meeting

No pre-application meeting was held.

DDS

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.63

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The site is located on the Southeast Sector Map of the General Plan. The land use designation for the subject property is DR (Desert Rural Density Residential), which permits up to two dwelling units per acre, and is zoned R-E (Residence Estates).

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

DDS

The requested Variance is not related to any specific General Plan policies.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	20,000 square feet		Y
Min. Lot Width	100 feet		Y
Min. Setbacks			
• Front	50 feet		Y
• Side	10 feet 7 feet (w/ variance)	6 feet	Y Y
• Corner	NA		NA
• Rear	Irregular shaped lot		Y
Max. Lot Coverage	NA		NA
Max. Building Height	2 Stories / 35 Feet		Y
Maximum front wall height	4 feet w/ the top 2 feet 50% open	6 feet w/ top 4.5 feet 50% open	Y

The existing dwelling is in compliance with the Zoning Code. A Variance (V-0021-91) was approved to allow a seven-foot side yard setback on one side where a room addition was added.

B) General Analysis and Discussion

One requested variance is to reduce the side yard setback by one foot more than was allowed by the 1991 variance. In the earlier variance the stipulation was that the side yard would not be reduced to less than seven feet even though the request was for a 4.5-foot side yard. This request is to further reduce the side yard by a foot to not less than six feet. The applicant proposes to add to the earlier addition in such a way that the side of the addition would further intrude into the side yard by approximately a foot.

The other variance is to allow a front wall and gate to be constructed to a height of six feet where four feet is the maximum height allowed. Title 19 further requires that the top two feet of a four-foot high wall be less than 50% solid. As proposed, the wall would consist of a 1.5- foot stucco block wall at the base with a 4.5-foot iron fence above. The iron fence would be less than 50% solid.

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 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."

Obviously, the owner of the subject property, without the proposed addition or a higher wall/fence, realizes beneficial use of the property, as a residence currently exists on the property. Therefore, no hardship exists, since there is ample room on the property to construct the addition without a variance.

NOTICES MAILED 103

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-4369

Case Number: _____ APN: 138-32-212-005

Name of Property Owner: Winnie Schulman

Name of Applicant: Bob Schulman

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: _____

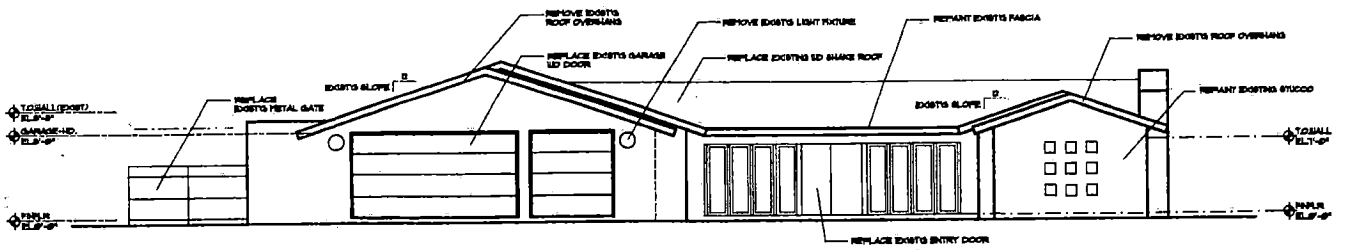
Print Name: Winnie Schulman

Subscribed and sworn before me

This 26 day of April, 2004

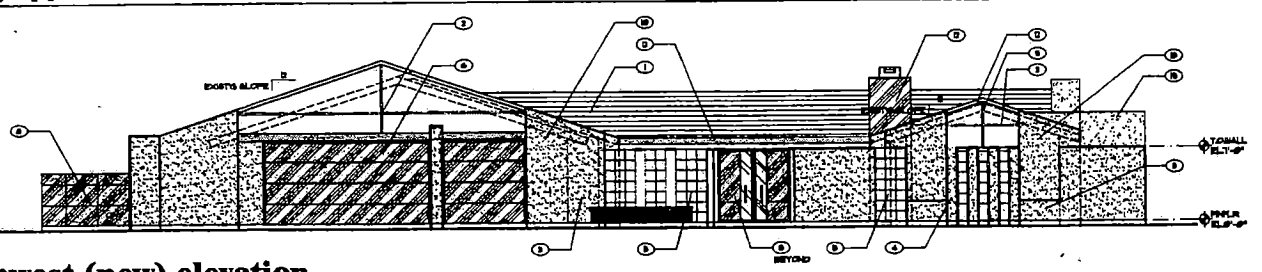
Marsha Bloss
Notary Public in and for said County and State

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



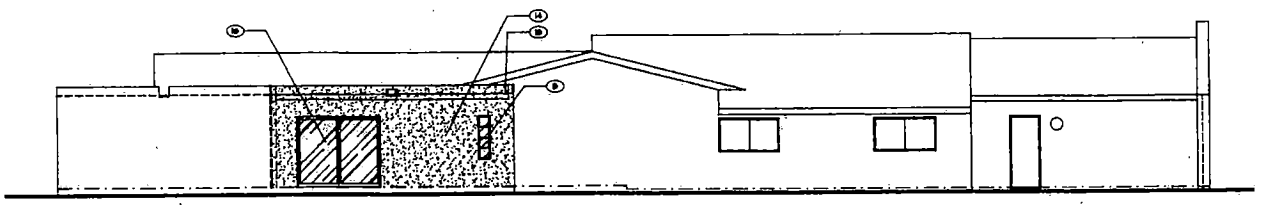
southwest (existing) elevation

scale : 3/16" = 1'-0"



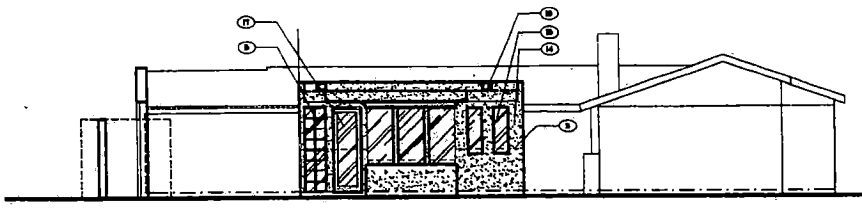
southwest (new) elevation

scale : 3/16" = 1'-0"



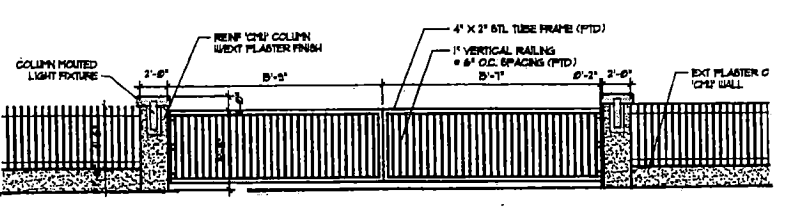
northwest (new) guest quarter addition

scale : 3/16" = 1'-0"



southeast (new) master bedrm addition

scale : 3/16" = 1'-0"



driveway entry gate

scale : 1/4" = 1'-0"

KEYNOTES:

1. NEW LIGHTWEIGHT CONCRETE TILE ROOF
2. 1 1/2" PLASTER REVEAL
3. 12"Ø PLANTER WALL W/SMOOTH EXTERIOR PLASTER FINISH (PTTD)
4. 12"Ø PILASTER W/SMOOTH EXTERIOR PLASTER FINISH (PTTD)
5. GLASS BLOCK MASONRY WALL
6. NEW OVERHEAD CUSTOM GARAGE DOOR
7. METAL GATE
8. NEW GLASS ENTRY DOOR
9. METAL PANEL W/PTTD FINISH
10. NEW FURRED OUT EXTERIOR WALL W/ SMOOTH EXTERIOR PLASTER FINISH (PTTD)
11. LIGHT FIXTURE
12. METAL FASCIA
13. METAL CLADDING ON NEW OUTDOOR FIREPLACE CABINET
14. EXTERIOR PLASTER OVER I/O STUD PRTN
15. NEW VINYL WINDOW W/INSULATED GLASS
16. NEW VINYL CLAD SLIDING GLASS DOOR
17. NEW VINYL CLAD ENTRY DOOR
18. METAL SCUPPER
19. NEW ADDITION BEYOND

garry hohulik architect
6000 w. spring mtn. rd. #1077
las vegas, nevada 89117
702 . 838 . 0150

SCHOEMAN RESIDENCE REMODEL

AT:
3004 CAMPBELL CIRCLE
LAS VEGAS, NEVADA 89107

SCALE: 3/16" = 1'-0"

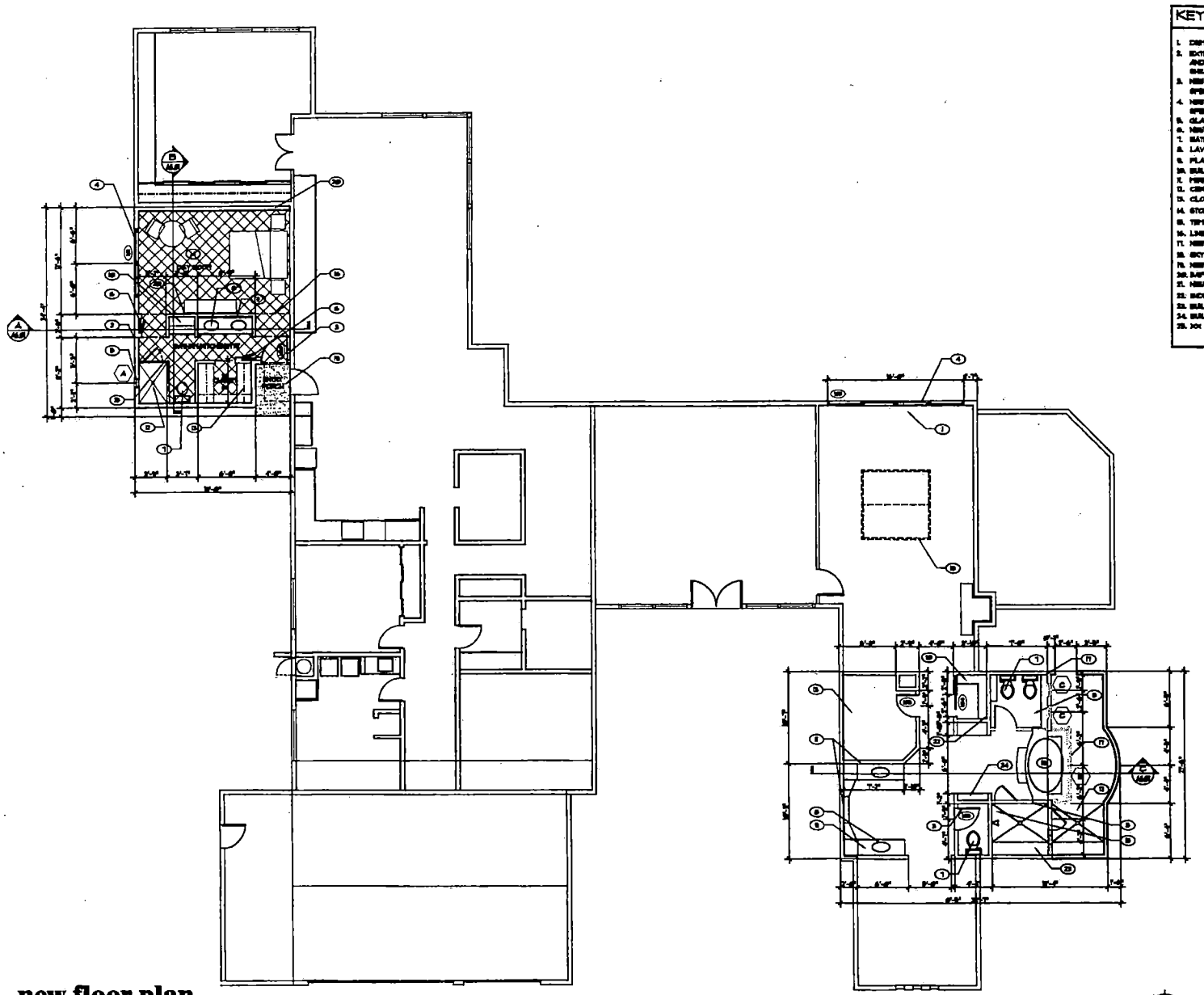
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A5.01

DATE: 4.15.04

VAR-4369
6-10-04 PC



new floor plan

scale : 3/16" = 1'-0"

KEYNOTES:
1. DEMO EXISTING CONSTRUCTION
2. EXTERIOR PLASTER OVER WIRE MESH AND 4#P BLDG. PAPER OVER PLYWD SHEATHING ON 6X WD STUD FRAMING
3. NEW SOLID CORE DOOR SPEC. XXX
4. NEW SLIDING GLASS WINDOW SPEC. XXX
5. GLASS BLOCK MASONRY
6. NEW BIFOLDING DOOR
7. WATER CLOSET
8. LAVATORY AND FAUCET
9. PLASTIC LAMINATE COUNTER TOP
10. BUILT IN SHELVING
11. MIRROR
12. CERAMIC TILE SHOWER/JACUZZI DECK
13. CLOTHS STORAGE SYSTEM
14. STONE VENEER FLOORING
15. TEMPERED GLASS SHOWER ENCLOSURE
16. LINE OF SOFFIT ABOVE
17. NEW WINDOW
18. SKYLIGHT ABOVE
19. NEW JACUZZI SPA
20. 5/8" GYP'D OVER 2X WD STUD WALL
21. NEW CONCRETE PAVING
22. XXXX
23. BUILT-IN BENCH
24. BUILT-IN ARMOUR
25. XX

garry hoholik architect
architecture
6000 w. spring mtn. rd. #1077
las vegas, nevada 89117
702 838 8750

SEAL

PROJECT: SCHULMAN RESIDENCE REMODEL

ADDRESS: 3004 CAMPBELL CIRCLE
LAS VEGAS, NEVADA 89107

SCALE: 3/16" = 1'-0"

NOTICE:
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SHEET TITLE: NEW FLOOR PLAN

SHEET NUMBER: A2.02

DATE: 1.07.04

VAR-4369
6-10-04 PC

KEYNOTES:

1. FOOTPRINT OF NEW ADDITION
   SEE FLOOR PLAN - SHEET A1.02
2. EXISTING POOL EQUIPMENT
   TO BE RELOCATED
3. LIMITS OF NEW SITE WORK
   SEE ENLARGED SITE PLAN - SHEET A1.01
4. LIMITS OF NEW INTERIOR REMODEL
   SEE FLOOR PLAN - SHEET A1.02

ZONING:

APN NO: 139 3231 2005

A. ZONE: R-E (RESIDENTIAL ESTATES)

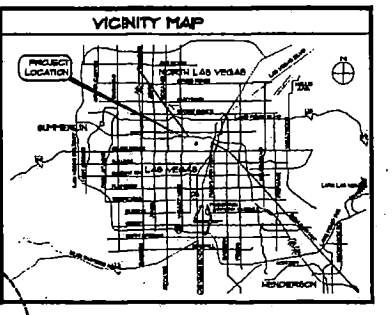
B. LOT AREA (MIN): 20,000 SF.
   ACTUAL: 31,445 SF. (.043 ACRES)

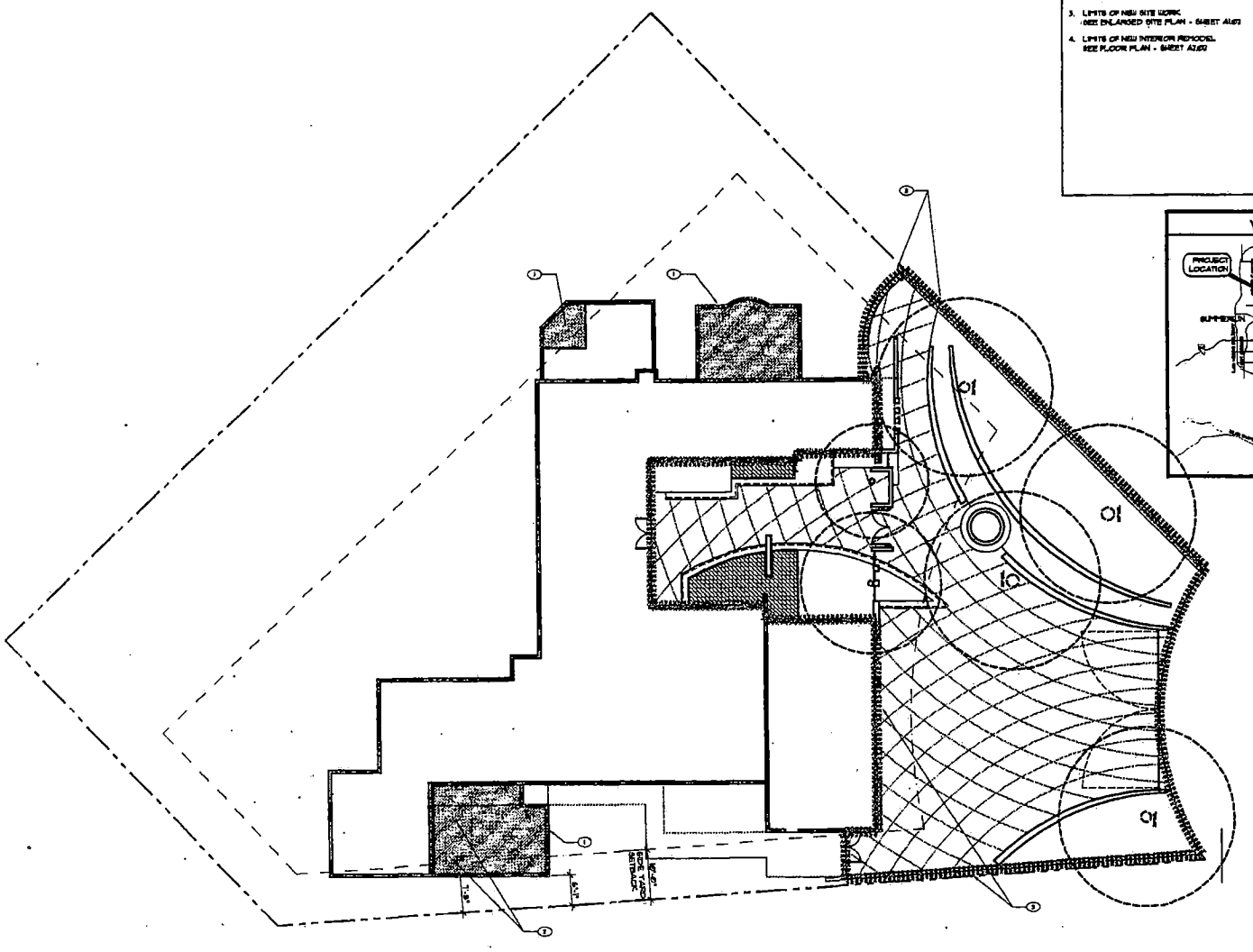
C. LOT COVERAGE: N/A
   ACTUAL COVERAGE: 4808 SF/31,445 SF =15%

D. SETBACKS:
   FRONT (REQ'D): 30'-0"
   ACTUAL: 56'-3"
   SIDE YARD (REQ'D): 10'-0"
   ACTUAL: 6'-6"
   REAR YARD (REQ'D): 30'-0"
   ACTUAL: 10'-6"

E. BUILDING HEIGHT:
   BUILDING HEIGHT (MAX): TWO STORIES
   OR 35'-0" WHICHEVER IS LESS
   ACTUAL: XXX

VICINITY MAP





overall site plan

scale : 1" = 10'-0"

garry hohelik architect

architecture

10000 w spring mtn. #2277
las vegas, nevada 89117
702 869 9700

ADDITION/REMODEL TO RESIDENCE

SCHWARTZMAN RESIDENCE REMODEL

AT:
3004 CAMPBELL CIRCLE
LAS VEGAS, NEVADA 89107

SCALE: 1" = 10'-0"

GENERAL
The drawings, arrangements and graphical presentations are the property of Garry Hohelik, Architect (GHA) and/or representation by GHA terms, without the expressed written consent of Garry Hohelik, Architect is strictly prohibited. Copies released to the client may be utilized only for his/her use and for completing the project for which they were prepared. Copyright©2004 Garry Hohelik, Architect

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A1.01

DATE: 4.15.04

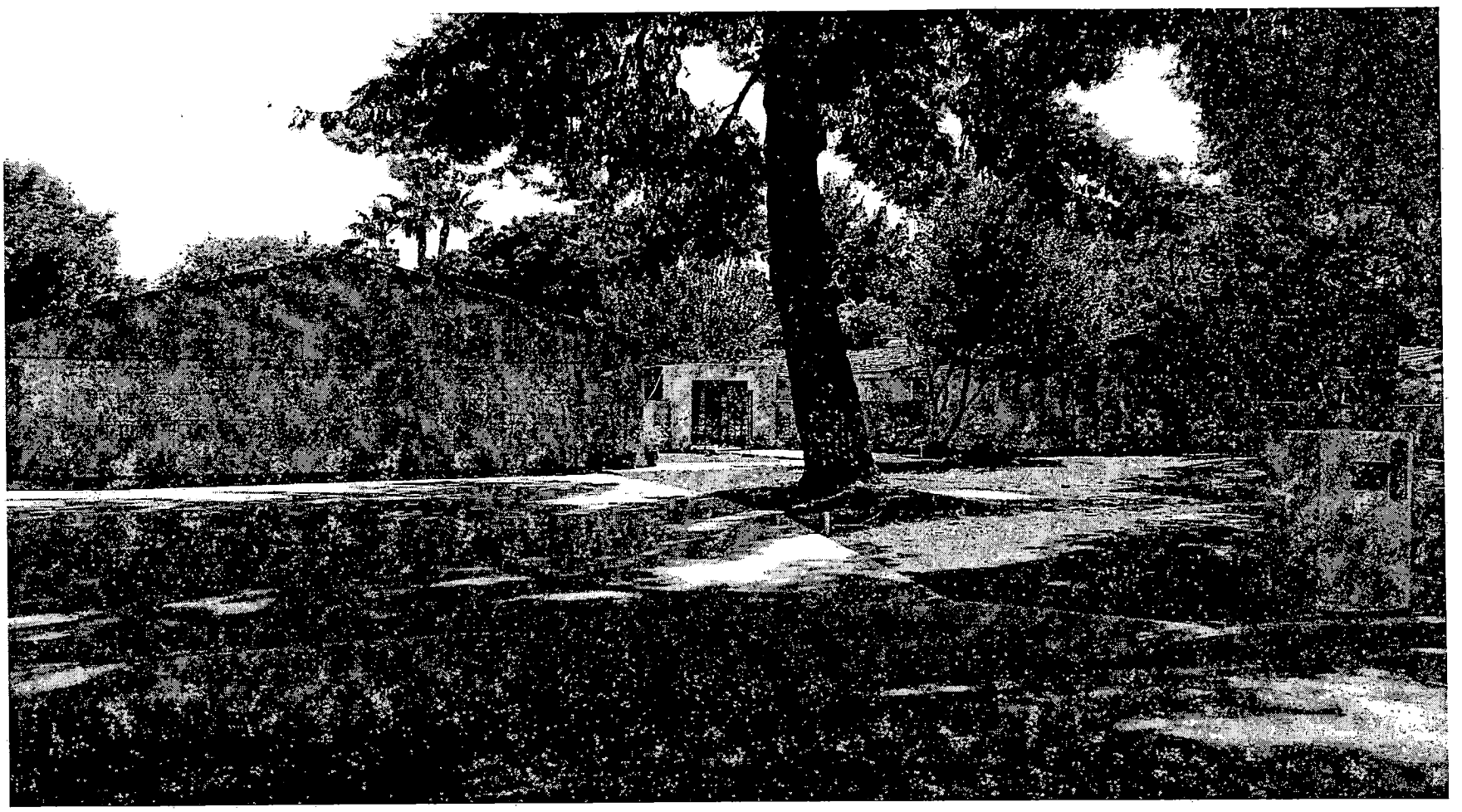
VAR-4369

6-10-04 PC



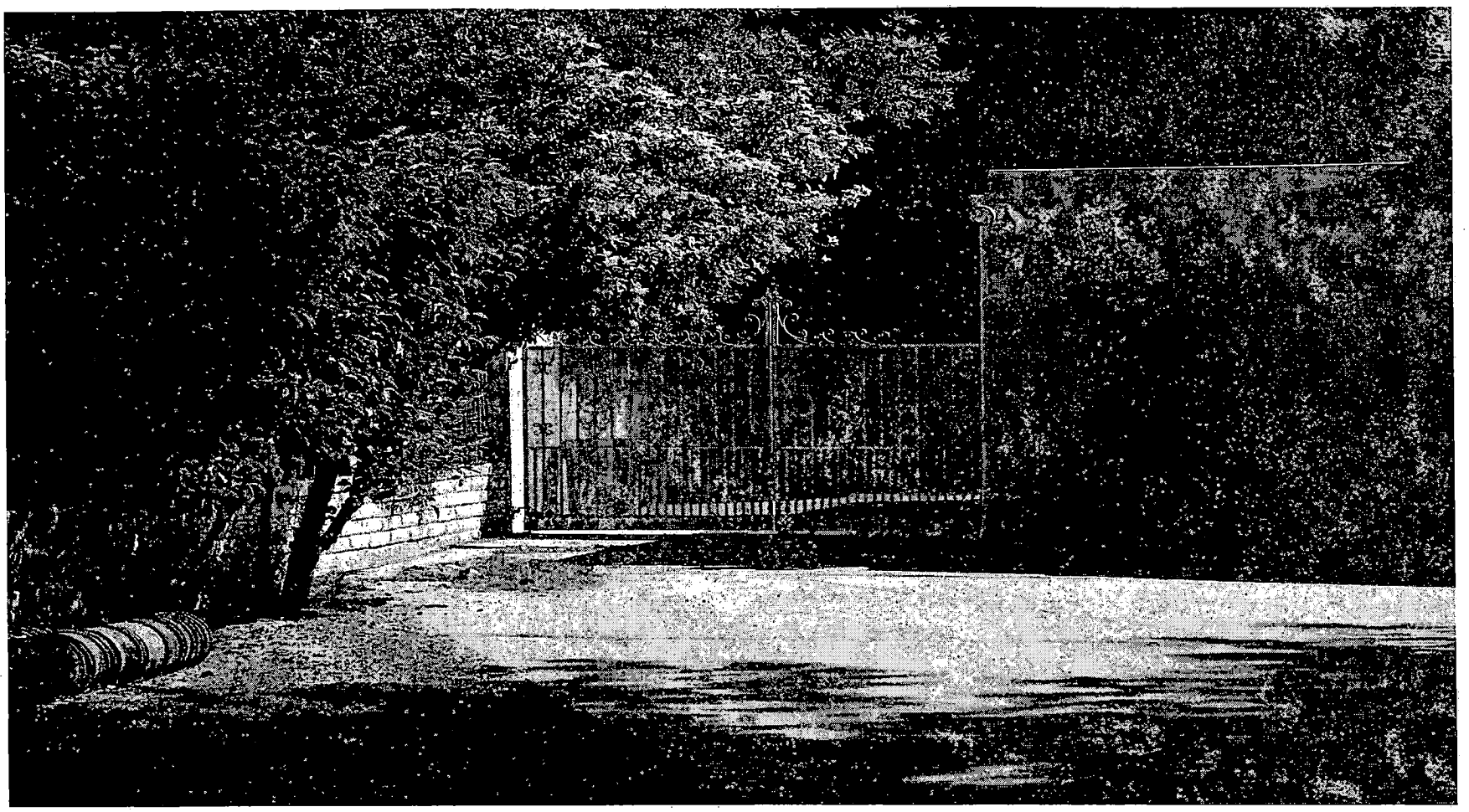
VAR-4369 - APPLICANT: BOB SCHULMAN - OWNER: WINNIE SCHULMAN
3004 CAMPBELL CIRCLE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



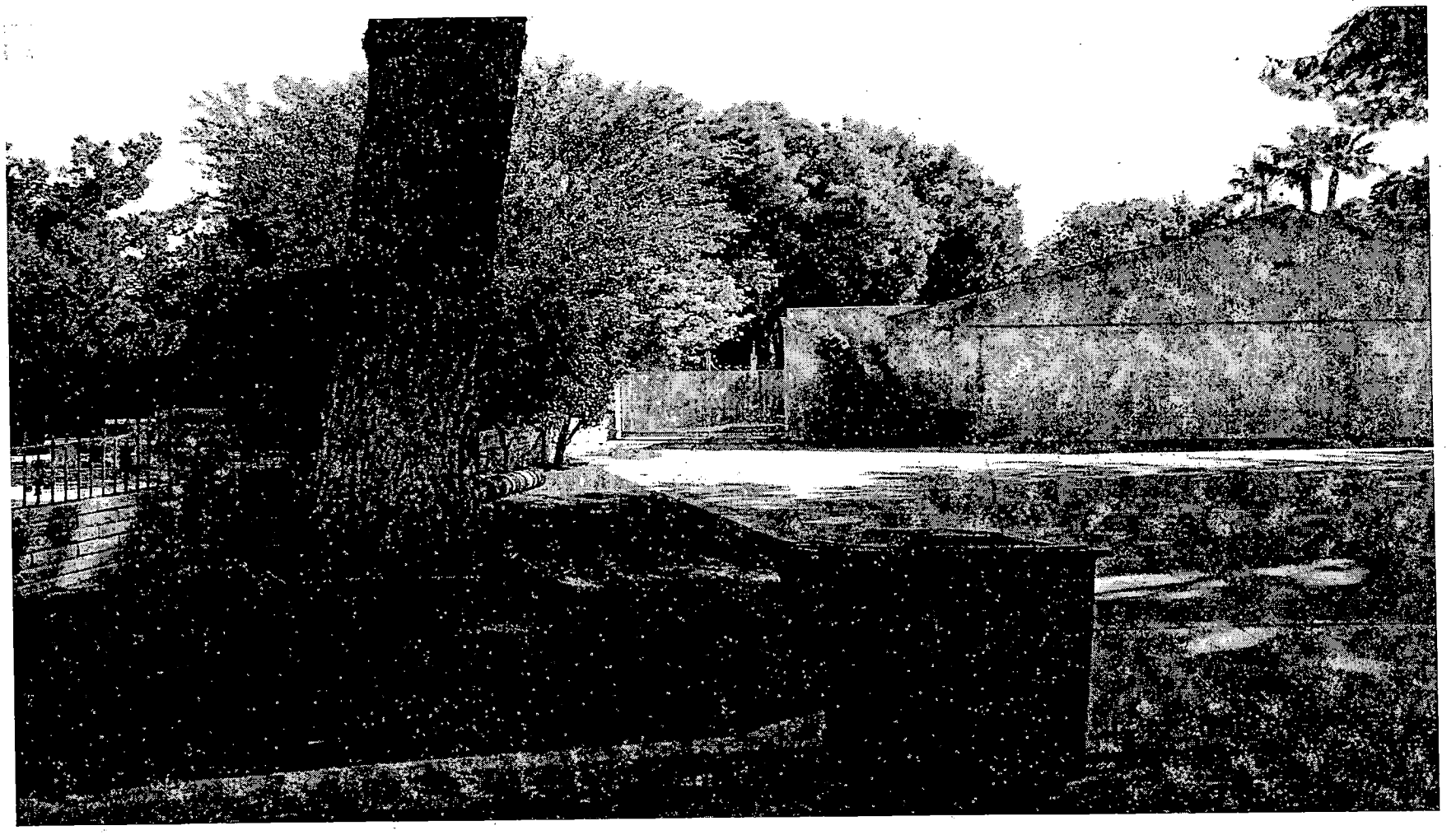
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3004 CAMPBELL CIRCLE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAR-4369 - APPLICANT: BOB SCHULMAN - OWNER: WINNIE SCHULMAN
3004 CAMPBELL CIRCLE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAR-4369 - APPLICANT: BOB SCHULMAN - OWNER: WINNIE SCHULMAN
3004 CAMPBELL CIRCLE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
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).

ABEYANCE TO JULY 8, 2004 PC MEETING

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 – ABEYANCE to 7/8/2004 Planning Commission meeting – UNANIMOUS

To be heard by the Planning Commission on 7/08/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the carport/overhang goes to the lot line and encroaches into the right-of-way. In addition, the structure has partially enclosed sides and has garage doors in the front, so it creates a visibility issue. The applicant has also constructed a fence in the area that encloses a streetlight. As a result, the hardships are self-imposed, and the application does not meet the standards of the NRS for granting a Variance. Staff recommended denial. If approved, subject to five conditions, which includes removing the portions of the roof enclosure and gates, trimming the edge of the carport so it does not encroach upon the public right-of-way, and removing the fence so that it provides access to the street light

MINUTES – Continued:

pole. In addition, Public Works has requested deletion of Condition 5.

BRUCE and LORI WERNER, 4613 Del Monte Avenue, showed photos of their property. MR. WERNER stated that they previously received a permit for the 6-foot wall on the side of their property. He indicated that there is not an easement for the utility company to replace electrical lines. A representative from "Call Before You Dig" came and marked the area off to prevent damaging any power, gas or telephone lines. He also stated that when he began remodeling his home, he contacted the telephone company to remove a power line from the center of his driveway. In addition, he contacted the water company to remove the meter from his property. MR. WERNER felt that he had done extensive research for this project and followed the proper procedures in proceeding with remodeling his home. He presented numerous photos to the Commission with homes in the neighborhood that have similar structures.

COMMISSIONER McSWAIN commented that MR. WERNER, even though received a permit for the block wall, he never obtained a permit for the additions.

MR. WERNER responded to COMMISSIONER STEINMAN that he does intend to finish the project and fill in the open space from the doorframe with windows. COMMISSIONER STEINMAN expressed concern about creating a room that becomes the house and takes the house out to the lot line. MR. WERNER replied that he could leave it open.

COMMISSIONER EVANS confirmed with MR. LEOBOLD that the property goes over the lot line. CHAIRMAN TRUESDELL then stated that the Commission does not have the authority, without a Vacation, to approve something that goes off the property and into the public right-of-way. DEPUTY CITY ATTORNEY BRYAN SCOTT concurred.

GINA VENGLASS, Public Works, indicated that the overhang is in the public right-of-way. The streetlight is enclosed within his fence and his property. With regards to the 3-foot easement behind the property line, there is no problem building over that.

CHAIRMAN TRUESDELL commented that the Commission needs to be sure that they do not create a liability for the City. DEPUTY CITY ATTORNEY SCOTT also stated that Building and Safety Department might not have had the opportunity to review this plan, and he believes it may not comply with the building standards, as it may a safety issue. MR. LEOBOLD added that once someone builds within 3 feet of the lot line, there must be a

MINUTES – Continued:
one-hour fire rating, which he doubts the wooden carport would have.

CHAIRMAN TRUESDELL suggested that the item be held for two weeks, as there are some questions that involve other departments. The applicant needs to meet with Building and Safety to ascertain if there is any way to make this work.. The applicant needs to meet with Public Works to find out exactly what setbacks are required and if there is any way to salvage what has been done without creating a liability for the City.

COMMISSIONER McSWAIN questioned how the light pole got situated inside the wall. MR. WERNER replied that it is a wrought iron fence that is around the light pole, which he is being requested to move. He will meet and work with Building and Safety to ensure that the City does not incur a liability. In addition, COMMISSIONER DAVENPORT suggested the applicant contact COUNCILWOMAN MONCRIEF'S office and discuss this project.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:16 – 9:31)

CONDITIONS:
Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.

2. Acquire all necessary permits from the Department of Building and Safety.

Public Works

3. Remove those portions of the roof enclosure that overhang the public right-of-way and remove the gates with appurtenant hardware that encroach or overhang into the public right-of-way. Remove within 30 days of approval of this action.

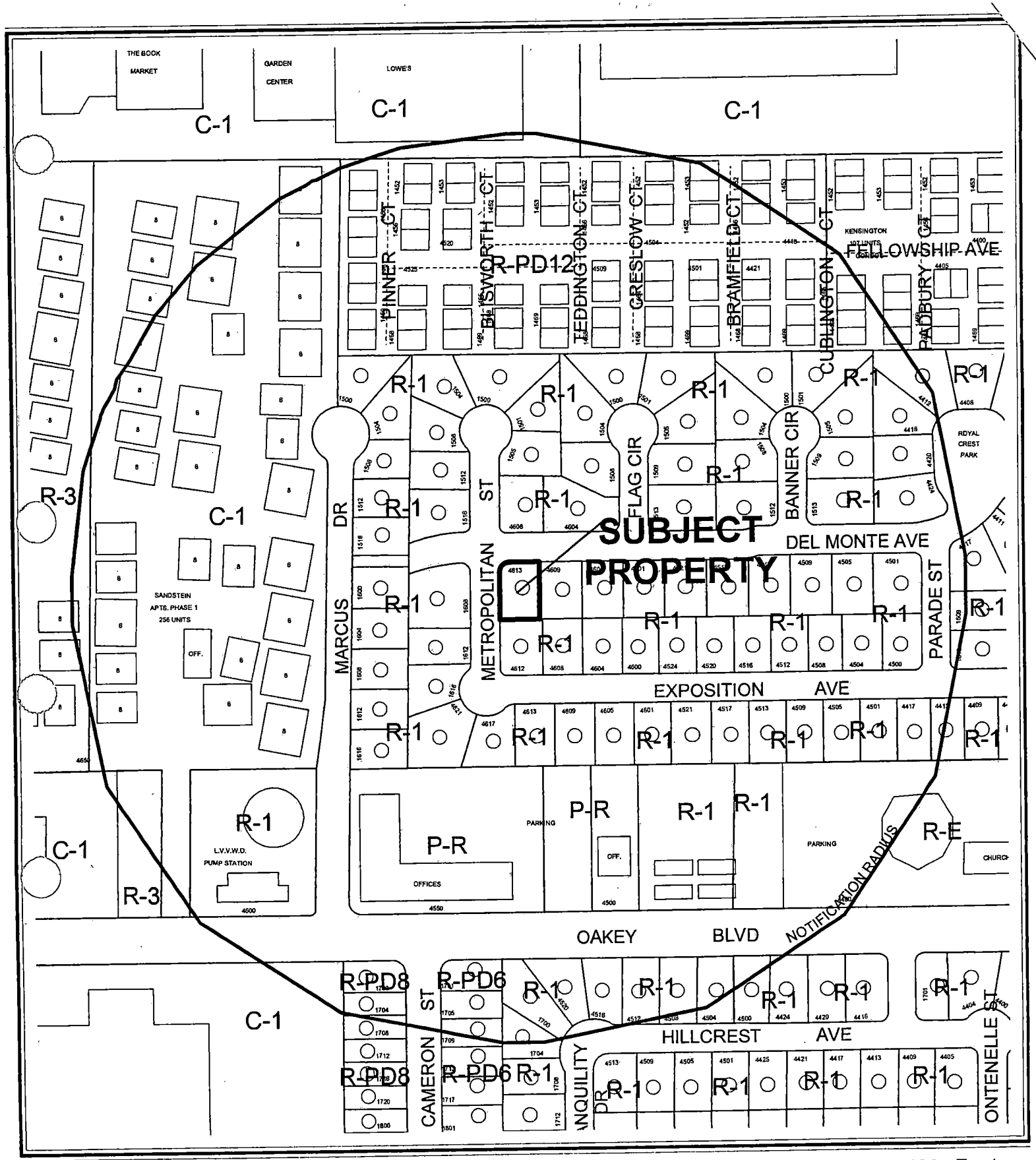
4. Remove the fence blocking access to the street light pole within 30 days of approval of this action. A fence/wall may be installed around the lighting standard if the fence/wall is designed and constructed geometrically per Clark County Area Uniform Standard Drawings, Drawing #320A.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 46 – VAR-4384

CONDITIONS Continued:

5. Resolve within 30 days of approval of this action concerns expressed in the comments below:

   A three-foot wide utility easement was granted with the Plat Map filed October 7, 1963 (Book 9 Page 66 of Plats) along the western perimeter of this site. A public streetlight standard with the power service for the circuit and the electrical feeder exist within the easement. The streetlight standard and the electrical service point for the circuit has been fenced off and access is blocked at this time. The concern within the three-foot utility easement is the street lighting standard and the power service. We also note that utility agencies within the valley may have objections to enclosing or roofing portions of the utility easement and should be consulted. We also note that the roof enclosure and gates with appurtenant hardware have been installed within the limits of the existing rights-of-way.

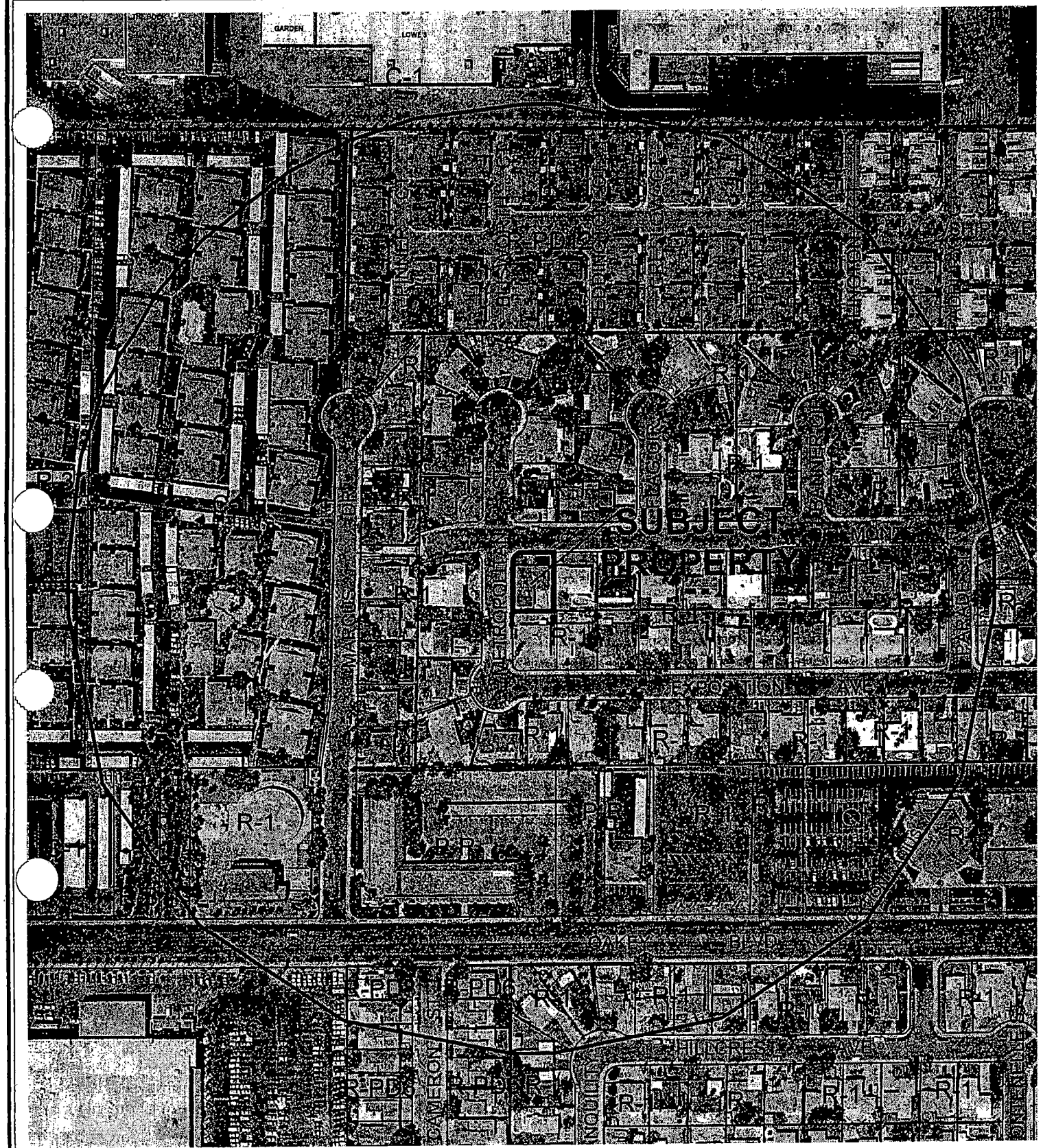


CASE: **VAR-4384**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **VAR-4384**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.

2. Acquire all necessary permits from the Department of Building and Safety.

Public Works

3. Remove those portions of the roof enclosure that overhang the public right-of-way and remove the gates with appurtenant hardware that encroach or overhang into the public right-of-way. Remove within 30 days of approval of this action.

4. Remove the fence blocking access to the street light pole within 30 days of approval of this action. A fence/wall may be installed around the lighting standard if the fence/wall is designed and constructed geometrically per Clark County Area Uniform Standard Drawings, Drawing #320A.

5. Resolve within 30 days of approval of this action concerns expressed in the comments below:

   A three-foot wide utility easement was granted with the Plat Map filed October 7, 1963 (Book 9 Page 66 of Plats) along the western perimeter of this site. A public streetlight standard with the power service for the circuit and the electrical feeder exist within the easement. The streetlight standard and the electrical service point for the circuit has been fenced off and access is blocked at this time. The concern within the three-foot utility easement is the street lighting standard and the power service. We also note that utility agencies within the valley may have objections to enclosing or roofing portions of the utility easement and should be consulted. We also note that the roof enclosure and gates with appurtenant hardware have been installed within the limits of the existing rights-of-way.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow a zero corner side yard setback where 15 feet are required. The Variance would allow an existing carport located on 0.16 acres at 4613 Del Monte Avenue to remain.

B) Applicant's Justification

The applicants' justification letter states the carport/patio cover "will be a place to keep my old mustangs out of the sun & weather." The applicants offer these additional justifications:

1. There are other people in my area that have structures like this one.
2. The house is at the end of a street on a dead end to not a lot of through traffic.
3. It's well constructed and will look very nice when it is finished matching the existing look of the house."

BACKGROUND INFORMATION

A) Previous Actions

None.

B) Pre-Application Meeting

No pre-application meeting was held. .

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.16

B) Existing Land Use

Subject Property:	Single-family residence
North:	Single-family residence
South:	Single-family residence
East:	Single-family residence
West:	Single-family residence

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The site is located in the Southeast Sector of the General Plan. The land use designation for the subject property is L (Low Density Residential), which permits up to 5.5 dwelling units per acre, and is zoned R-1 (Single Family Residential).

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 requested Variance is not related to any specific General Plan policies.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 SF	7,010 SF	Y
Min. Lot Width	65 Feet	70 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	0 Feet	N
• Rear	15 Feet	10 Feet	N

The existing building with the attached carport is in noncompliance with the Zoning Code. However, unlike the 15-foot corner side yard violation, the 10-foot rear yard is presumed to be a "nonconformity," i.e. the structure existed prior to the adoption of the requirement that now restricts it.

A2) Parking and Traffic Standards

The "carport/overhang" for which a variance is sought, resembles a garage, as the structure not only has a roof but partially enclosed sides and front garage doors. For any carport, overhang or garage with enclosed sides that abuts the street, it is very dangerous for anyone backing out of the building to see oncoming cars in the street or oncoming pedestrians on the sidewalk. For this reason, the Zoning Code a space prohibits encroaching upon the public sidewalk or street.

B) General Analysis and Discussion

The applicants indicate that they wish to reduce the corner side yard setback from 15 feet to zero feet for a carport/patio cover "to keep my old mustangs out of the sun & weather." The carport/patio cover was constructed without a building permit and in violation of the Zoning Code. The owner has been cited for the violation and is now pursuing a variance to make the building legal. The structure not only reduces the setback to zero feet, but according to the Public Works staff, portions of the roof enclosure and the gates with appurtenant hardware encroach or overhang into the public right-of-way.

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 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."

The test is whether the hardship is "self-created or financial in nature." Assuming that a hardship did exist, then without question, the hardship is self-created or self-imposed, as the hardship resulted upon the establishment of the building. The hardship is self-imposed, and, therefore, does not meet the standards for granting a variance. Based upon these findings, it is recommended the variance be denied.

NOTICES MAILED 185

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4384 APN: 162-06-213-010

Name of Property Owner: BRUCE & LORI WERNER

Name of Applicant: BRUCE & LORI WERNER

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: BRUCE WERNER

Subscribed and sworn before me

This 7 day of APRIL, 2004

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

Notary Public - State of Nevada
County of Clark
CESAR E. MASSARO
My Appointment Expires
No: 02-75556-1 February 5, 2006

4613 Del Monte Ave.

4613 Del Monte Ave

N
E
W
S

CARPORT/PATIO COVER

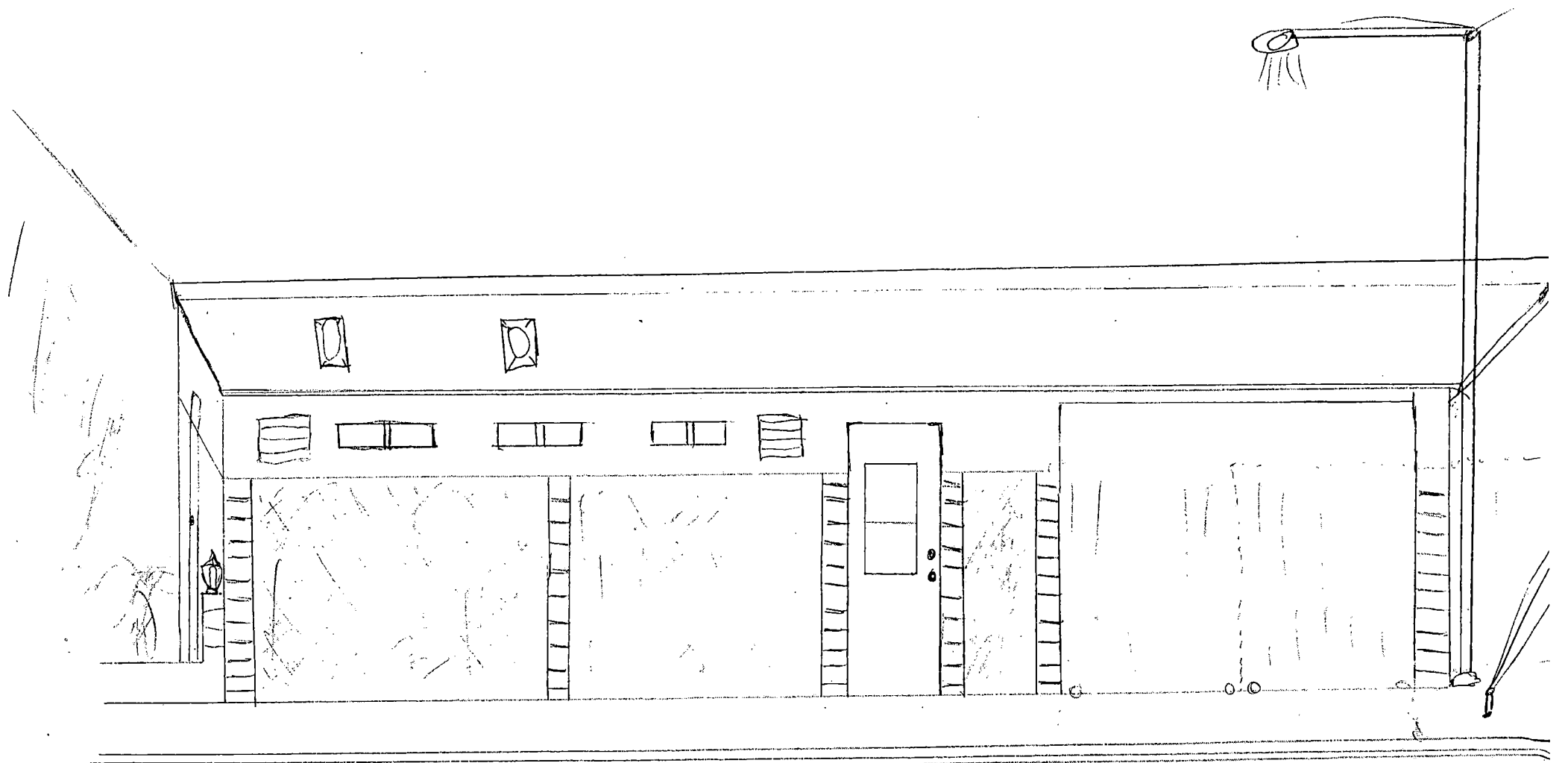
3'-4"
10'
14'-10"
3'7½"
17'14"
20' clear
18'9"
19'-9"
4'7"
16"

STAFF Metropolitan ST.

DRIVE.

VAR-4384
6-10-04 PC

Metropolitan ST.

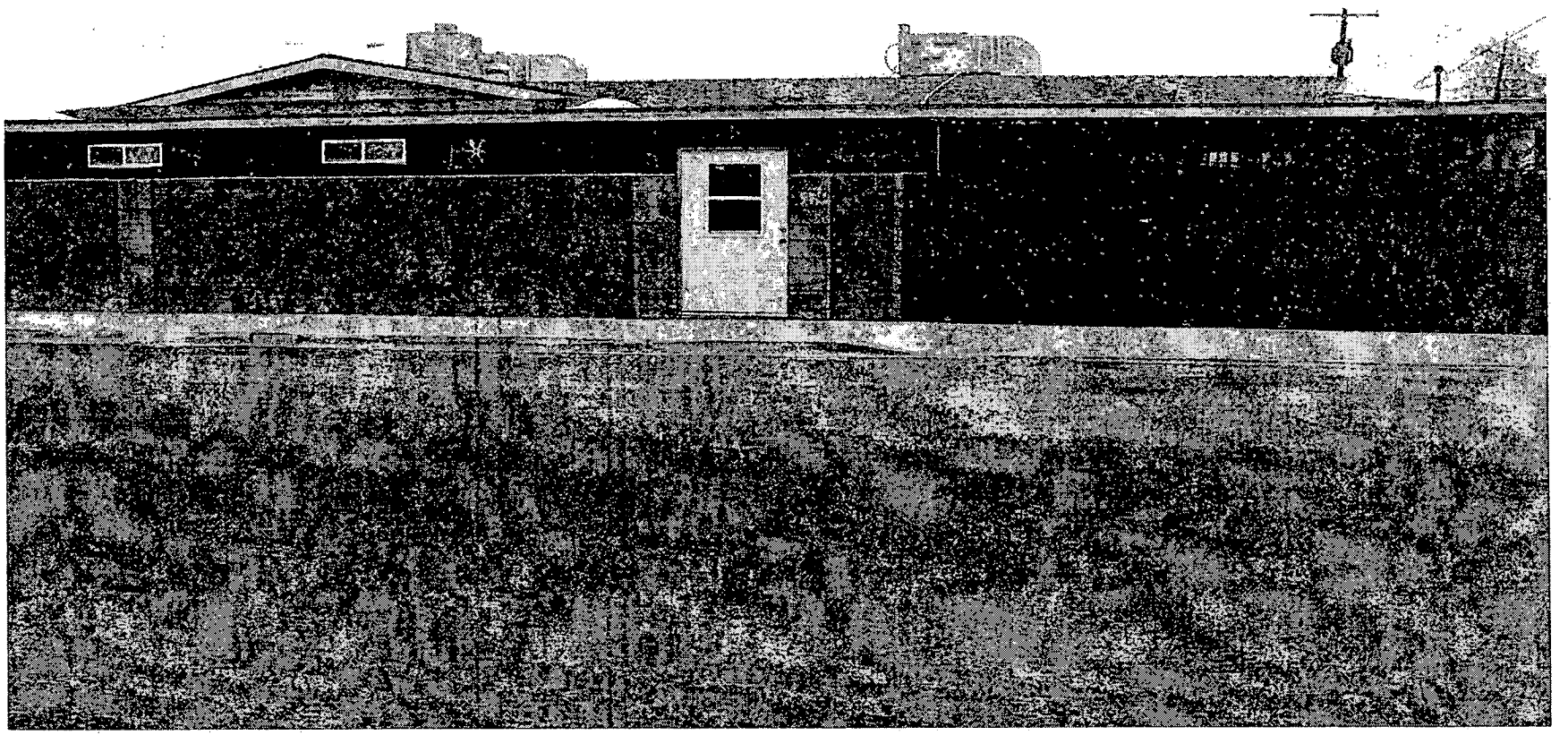


METROPOLITAN STREET.

VAR-4384

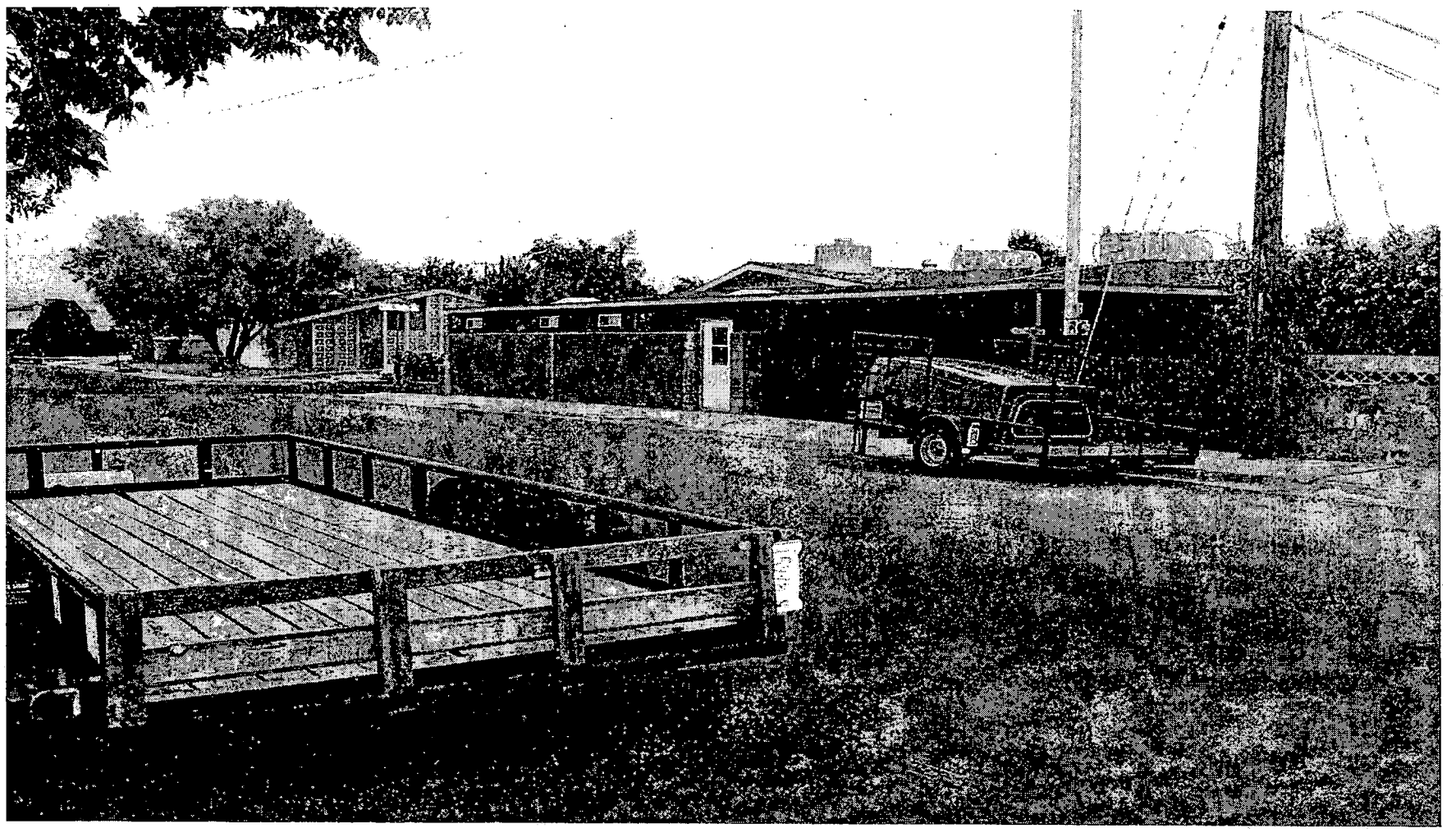
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STAFF



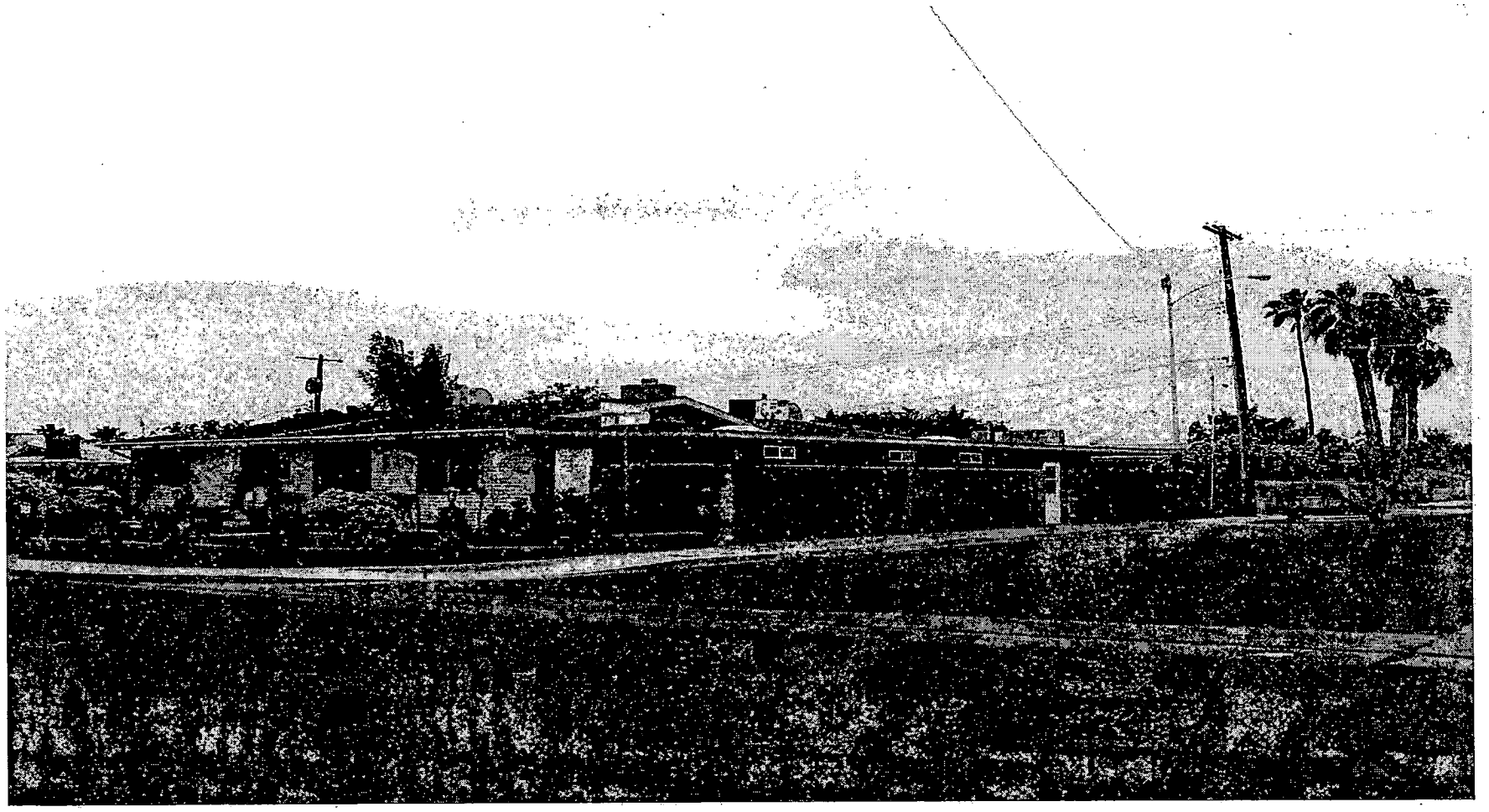
VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER
4613 DEL MONTE AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER
4613 DEL MONTE AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER
4613 DEL MONTE AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 47

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-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.

C.C.: 07/07/2004

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with STEINMAN not voting

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVEN SWANTON, Planning and Development, stated that this proposed massage establishment will offer medical-type massages. The proposed massage establishment will be located on property that is less than 400 feet from residential to the east of the proposed site. There is a parking garage in between what used to be the Buffalo drainage channel and the residential development. That is mitigated with screening from walls on the north and east property lines.

MINUTES – Continued:
Therefore, staff recommended approval for the Special Use Permit.

MARK FISHER, 10329 Pompei Place, owner of Massage Pro, stated that currently-there is one facility located at 5300 W. Sahara, next to Las Vegas Athletic Club. The proposed new location is unique to this industry, as it is the future of joining the traditional medical community with massage therapy.

MR. FISHER verified with CHAIRMAN TRUESDELL that their current location's hours of operations are from 11 a.m. to 7 p.m. The proposed new location will have extensive hours from 8 a.m. to 8 p.m. In addition, the proposed project will consist of medical billing and traditional walk-in therapeutic massages.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:31 – 9:35)

CONDITIONS:
Planning and Development

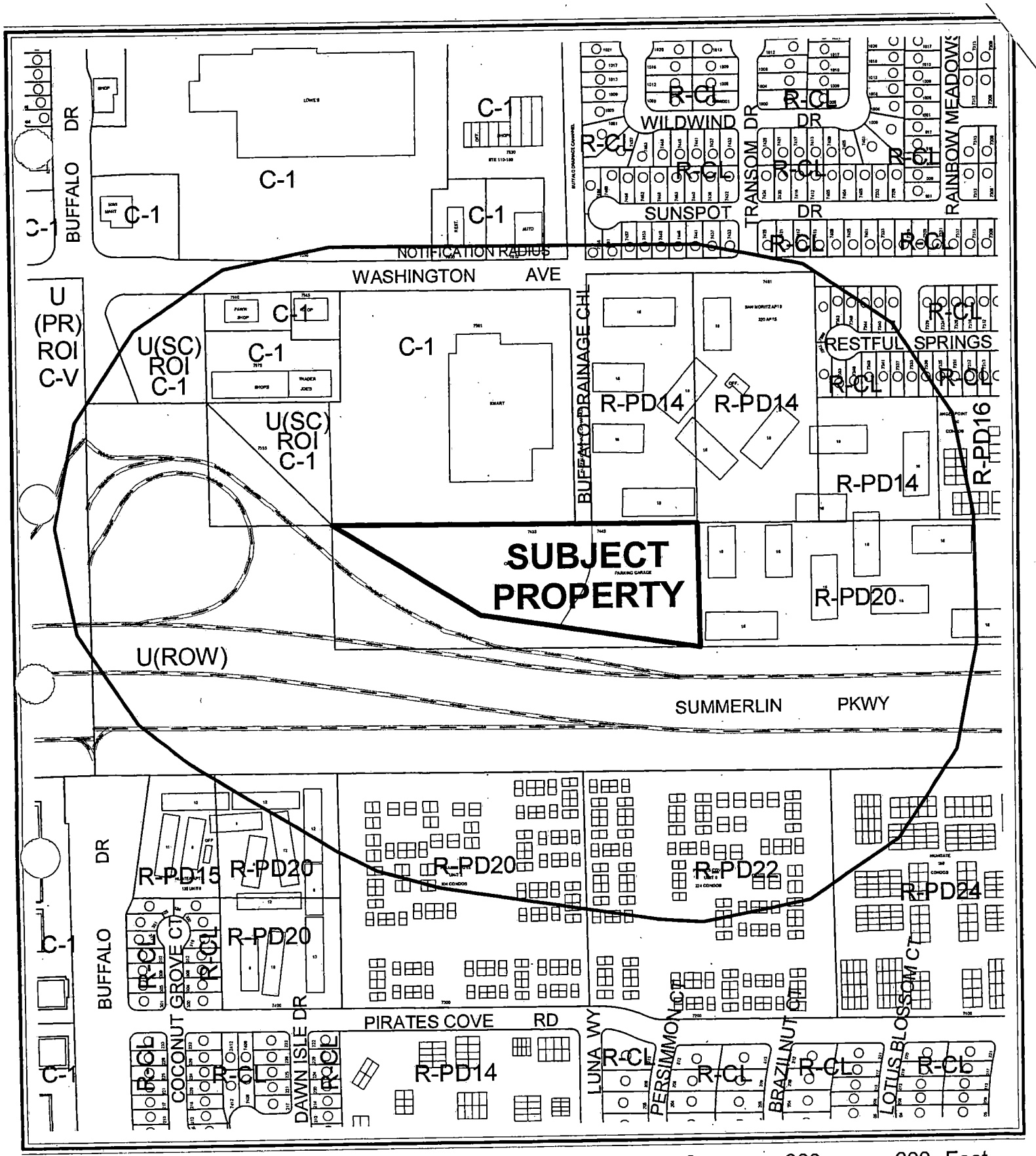
1. Conformance to all Minimum Requirements under Title 19.04.050 for the Massage Establishment use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1830).

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

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

5. A Waiver is approved to the distance separation standard from residential uses.

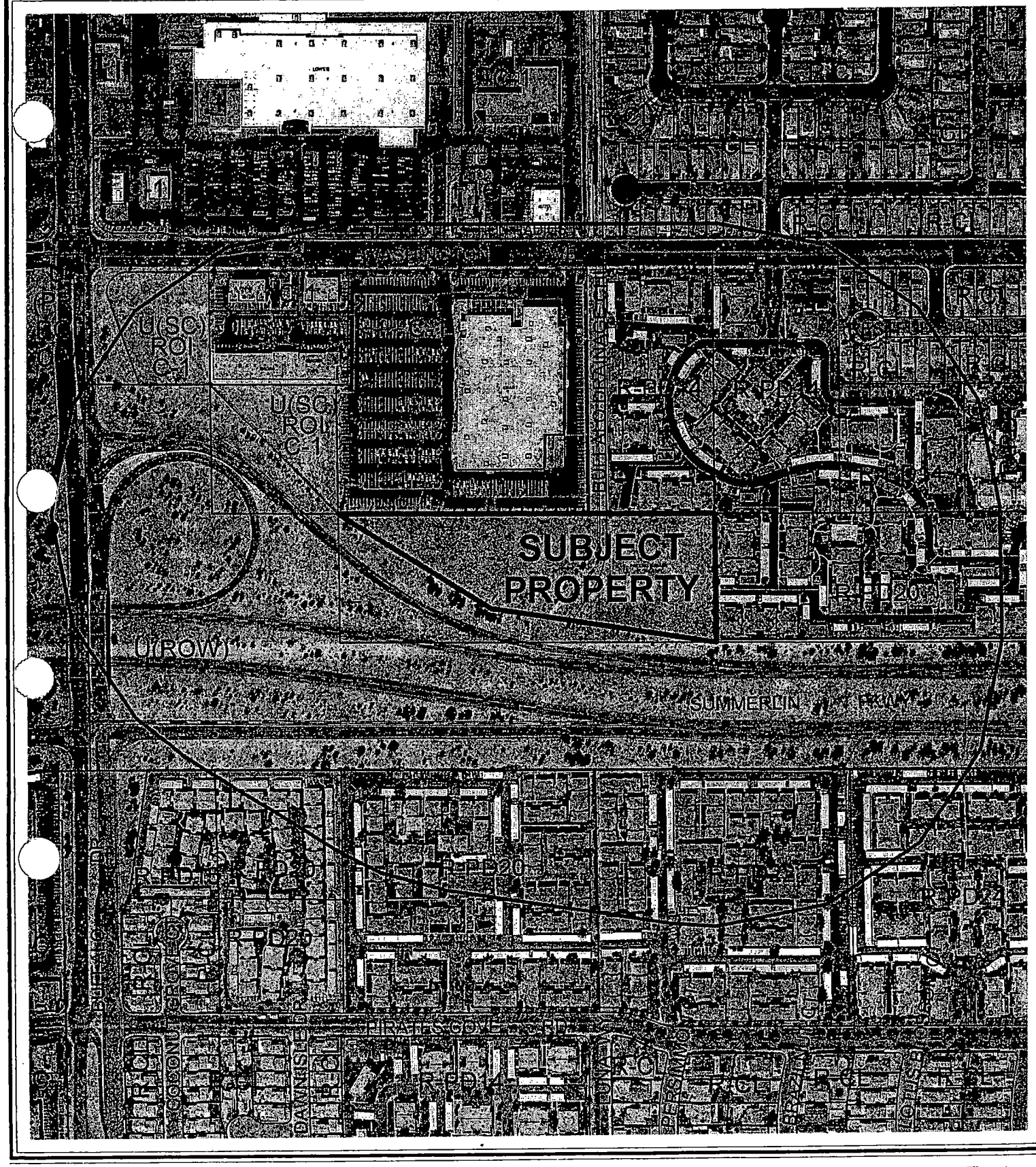


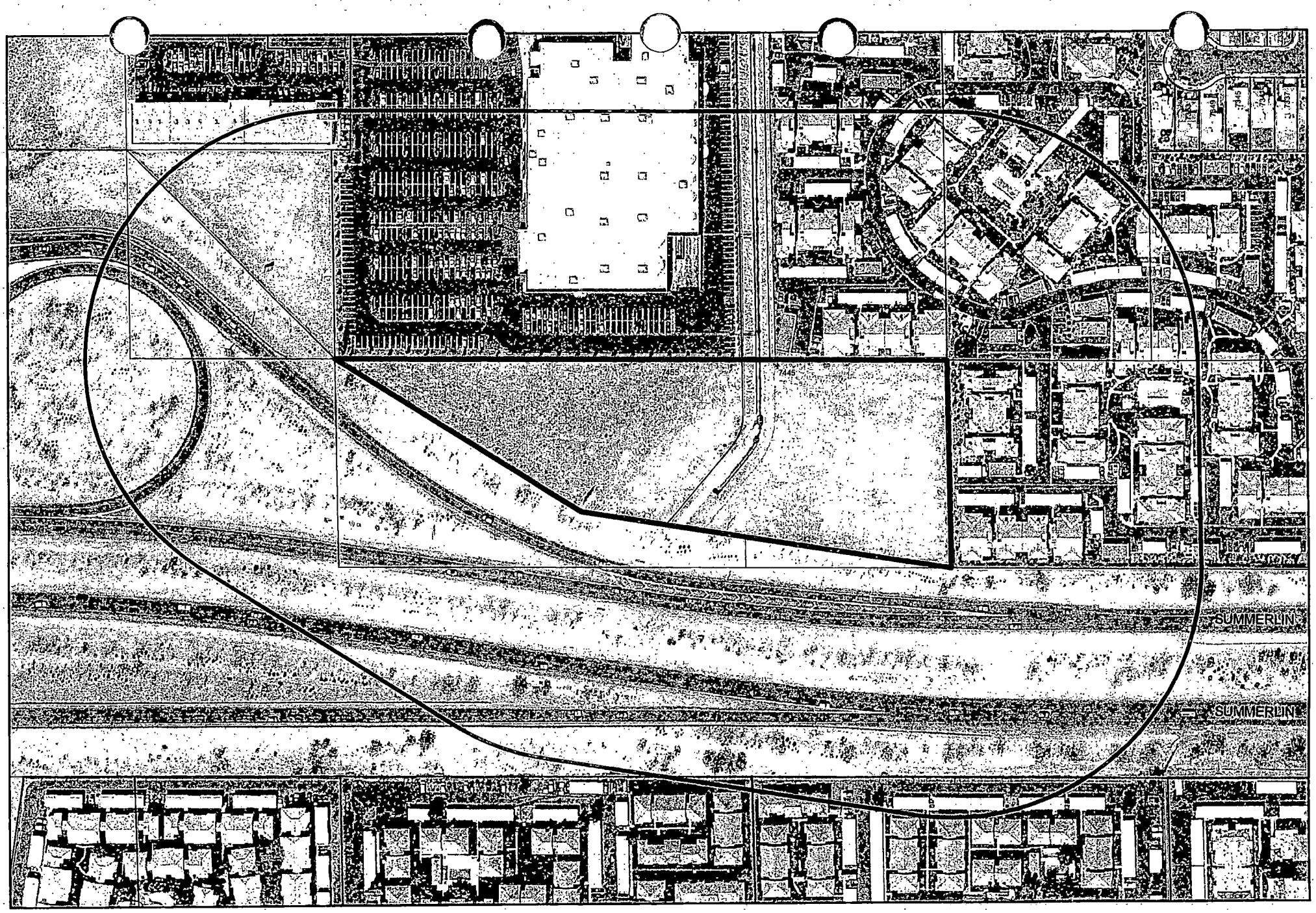
CASE: **SUP-4313**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)


U(SC)
ROI
C-1
U(SC)
ROI
C-1
SUBJECT
PROPERTY
U(ROW)
SUMMERLIN PKWY
R-PD20
R-PD14
R-PD24
R-PD25
R-PD26
R-PD4
R-PD5
R-PD7
R-PD8
R-PD9
R-PD10
R-PD12
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R-CL40



SUP-4313 MASSAGE ESTABLISHMENT

Protected Landuses

- Parks
- Religious
- Schools

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Subject Property

Buffers

0 160 320 640 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4313 - APPLICANT: MARK FISHER - OWNER: BUFFALO WASHINGTON IV, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Massage Establishment use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1830).

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

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

5. A Waiver is approved to the distance separation standard from residential uses.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a proposed Massage Establishment and a Waiver of the 400-foot distance separation requirement from a parcel zoned for residential use on property located at 7455 West Washington Avenue.

B) Applicant's Justification

The proposed Massage Establishment will offer exclusively therapeutic massage by licensed practitioners. An increasing number of insurance companies are adding massage to their policies, prompting the need for this service.

BACKGROUND INFORMATION

A) Previous Actions

12/07/94 The City Council approved a Rezoning to C-1 (Limited Commercial) for the western portion of this site as part of a larger request (Z-0131-94). The Planning Commission and staff recommended approval on 11/10/94.

08/15/01 The City Council approved a Rezoning (Z-0044-01) to C-1 (Limited Commercial) for the eastern portion of this site. Staff recommended approval. The Planning Commission recommended approval on 07/12/01.

11/06/02 The City Council approved a Site Development Plan Review [Z-0044-01(1)] for a 110,282 square foot office building and parking garage on this property. The Planning Commission and staff recommended approval on 09/26/02.

03/27/03 The Planning Commission approved a request for a Site Development Plan Review (SDR-1830) and a Reduction in the amount of on-site landscape requirements for a proposed 132,000 square-foot medical office complex and a 193,840 square-foot, four-level parking garage on the subject site. Staff recommended approval.

B) Pre-Application Meeting

04/12/04 The applicant explained that the proposed massage establishment would offer strictly therapeutic massage and would be located within an approved medical office building. The applicant was informed that a waiver for the distance separation requirement from residential property would have to be requested for approval by the Planning Commission and City Council.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 5.06

B) Existing Land Use

Subject Property:	Medical Office and Parking
North:	Retail Commercial
South:	Summerlin Parkway
East:	Multi-Family Residential (Apartments)
West:	Summerlin Parkway/Buffalo Drive Interchange

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	ROW (Right-of-Way)
East:	SC (Service Commercial)
West:	ROW (Right-of-Way)

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial)
North:	U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial); R-PD14 (Residential Planned Development – 14 Units Per Acre)
South:	U (Undeveloped)
East:	R-PD20 (Residential Planned Development – 20 Units Per Acre)
West:	U (Undeveloped)

E) General Plan Compliance

This property is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The existing C-1 (Limited Commercial) zoning is compatible with this land use designation.

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

Map Number 2 of the Transportation Trails Element of the General Plan indicates that a 20-foot wide multi-use trail ("Bonanza Trail") is required along the southern portion of the site adjacent to the Summerlin Parkway right-of-way. The "Lone Mountain" Trail is also required around the east side of the parking garage and extending north along the 50-foot drainage easement.

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		Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Massage Establishment	12 Massage tables	Two spaces per massage room, table or chair, with a minimum of six spaces	24	--	746	15

The proposed Massage Establishment must contribute at least 24 parking spaces to the overall total for the medical office building, based on the number of massage tables expected. The total number of spaces proposed for the site is 761, including 15 handicap spaces. A determination has yet to be made about the actual number of

accessible spaces, based on a UBC (Uniform Building Code) requirement for medical care occupancies. The four-level on-site parking garage will be able to accommodate the proposed Massage Establishment.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Massage Establishment	May not be located within 400 feet of any church, synagogue, school, city park, child care facility, or any parcel zoned for residential use	Multi-family residential uses adjacent to the north and east
	May not be located within 1,000 feet of any other massage establishment	No other massage establishments within 1,000 feet

The proposed Massage Establishment cannot meet the 400-foot distance separation requirement from a parcel directly adjacent to the north zoned R-PD14 (Residential Planned Development – 14 Units per Acre) and a parcel directly adjacent to the east zoned R-PD20 (Residential Planned Development – 20 Units per Acre). A waiver from this base condition of the Special Use Permit has been requested by the applicant.

B) General Analysis and Discussion

- Zoning

The subject property is zoned C-1 (Limited Commercial). The Massage Establishment use is permitted in this zoning district with approval of a Special Use Permit.

- Use

The proposed Massage Establishment would occupy a suite within the recently approved Longford Medical Center, a four-story, state-of-the-art medical office complex. The type of massage that would be practiced would be strictly therapeutic. The business would function similar to other medical offices within the same building. According to the floor plan, 12 rooms will be designed for therapy, with a table in each room.

A waiver from the 400-foot distance separation requirement from two adjacent parcels zoned for multi-family residential uses was requested by the applicant in conjunction with the Special Use Permit. This waiver is acceptable, since the practice is medically related and will function in the same way as the other medical offices within the medical office complex. In addition, the Longford Medical Center property is screened from the residential properties by existing block walls and the newly constructed parking garage.

- Conditions

Title 19.04.050 lists the following specific base conditions for the approval of a Special Use Permit request for a Massage Establishment:

(1) The use shall comply with all applicable requirements of LVMC Title 6.

(2) The use must be located on a secondary thoroughfare or larger.

(3) The use may not be located within four hundred feet of any church, synagogue, school, City park, childcare facility, or any parcel zoned for residential use.

(4) The use may not be located within one thousand feet of any other massage establishment.

(5) The hours of operation shall be limited to the period between eight a.m. and nine p.m., unless further limited by the City Council on a case-by-case basis.

Any of the preceding conditions may be waived by the Planning Commission or City Council, if convincing and substantial evidence is presented demonstrating that the City's objective in safeguarding the public interest is not compromised. The proposed Massage Establishment can comply with these conditions, excluding the distance separation requirement for which a waiver is sought.

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 Massage Establishment will be offering a medical service typical of other offices within the same building. The use is permitted within the C-1 (Limited Commercial) zoning district with approval of this Special Use Permit. The fact that the proposed Massage Establishment will be located on property that is less than 400 feet from residentially-zoned parcels is mitigated by the intended medical office setting and the screening provided by walls on the north and east property lines and by a four-story parking garage between the medical office building and the protected property.

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

The subject site, which contains an approved building (currently under construction) with medical offices, can easily accommodate the impacts of the proposed Massage Establishment, which are expected to be minimal.

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

The subject site is accessed via the Buffalo Channel Driveway, which provides access to Washington Avenue, an 80-foot wide Secondary Collector as designated on the Master Plan of Streets and Highways. These roadways will be adequate in capacity to meet the expected needs of the proposed Massage Establishment use.

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

The proposed Massage Establishment will be subject to inspections for business licensing and for a Certificate of Occupancy, and will not compromise the public health, safety or welfare.

NOTICES MAILED 298

APPROVALS 0

PROTESTS 1

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4313 APN: 138-27-301-020

Name of Property Owner: Longford Medical Center, LLC

Name of Applicant: _____

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

_____Yes ✓ _____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: C. Murtagh 4/7/04

Print Name: C. MURTAGH

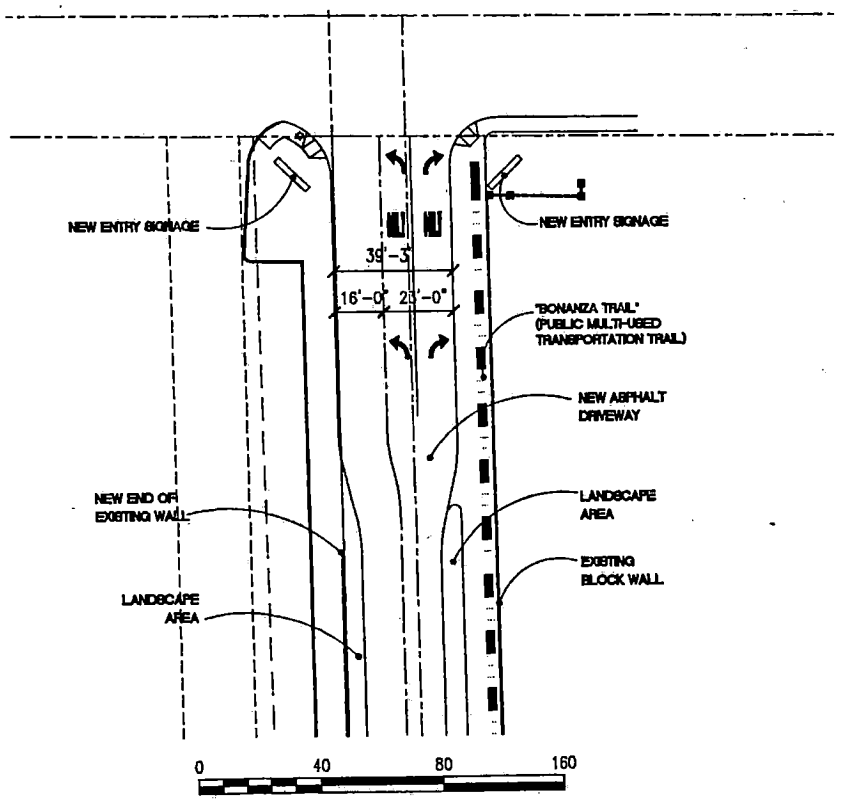
Subscribed and sworn before me

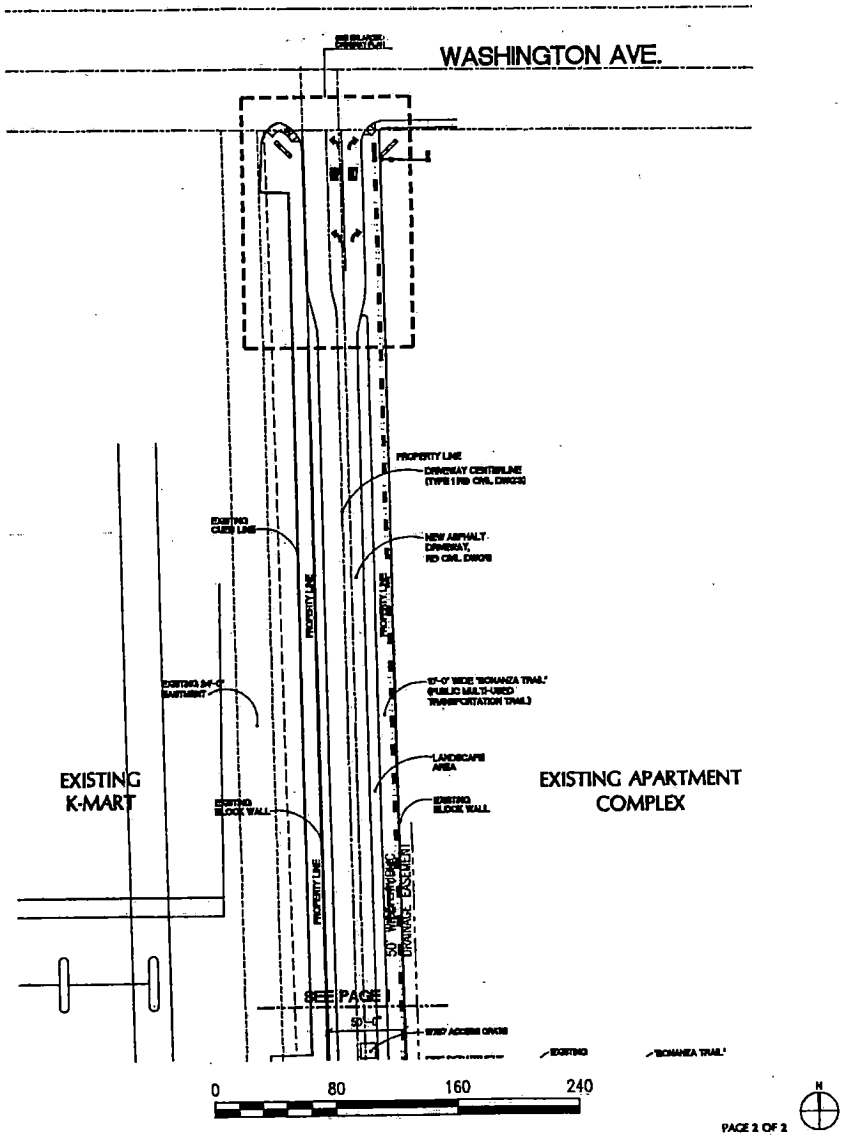
This 7th day of April, 2004

Aimee Zebko

Notary Public in and for said County and State

NOTARY PUBLIC
AIMEE ZEBKO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. FEBRUARY 18, 2008
No: 00-62579-1





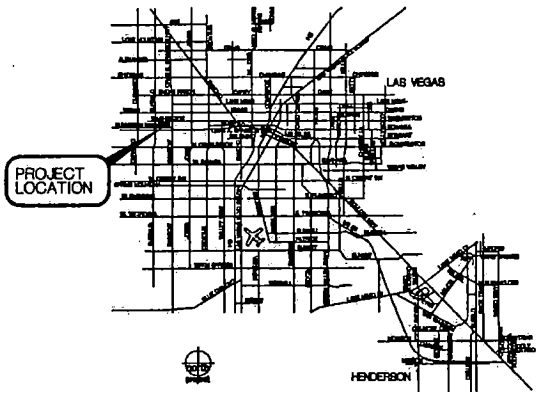
20 MARCH 2003

PAGE 2 OF 2

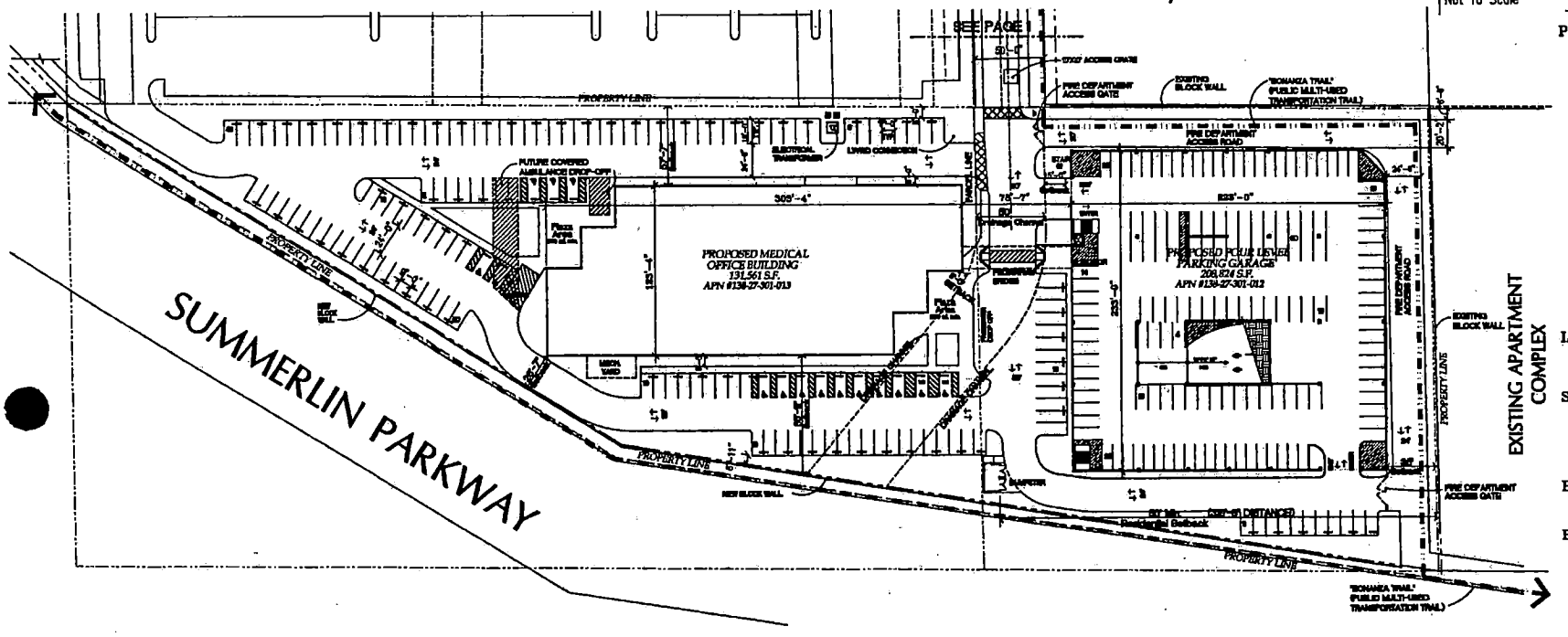
SITE PLAN - DRIVE ACCESS
LONGFORD MEDICAL OFFICE BUILDING
LAS VEGAS, NEVADA

PGAL
Copyright

SUP-4313
6-10-04 PC



Vicinity Plan — Not To Scale



SITE INFORMATION

ZONING
C1- Limited Commercial

AREA (Approximate)
Net Area: 220,416 sf — 5.06 acres

BUILDING AREA

Medical Office Building

First Floor	33,053 gsf
Second Floor	32,836 gsf
Third Floor	32,836 gsf
Fourth Floor	32,836 gsf
Total	131,561 gsf

Parking Garage

First Level	52,206 gsf
Second Level	52,206 gsf
Third Level	52,206 gsf
Fourth Level	52,206 gsf
Total	208,824 gsf

Total 340,385 gsf

Total Building Area	340,385 gsf

FAR

total building area/site s.f.	95,259/220,416	.35X
medical building area/site s.f.	33,053/220,416	0.15X

PARKING REQUIREMENTS

Medical Office Building
First 2,000 s.f. = 1 per 200 — 2,000/200 = 10
1 per 175 — 129,561/175 = 740

Total Required	750

Parking Provided

On Site Parking		161
Garage Parking		
	Level 01	144
	Level 02	152
	Level 03	152
	Level 04	152
Total Provided		761

Parking Ratio	6.3 per 1000	1 per 155
H.C. Parking Required		15
H.C. Parking Provided		15
Loading Spaces Required		1
Loading Spaces Provided		1

LANDSCAPE AREA (Approximate)

Minimum Required	25 %
Provided	35 %

SETBACKS

Front	20 ft
Side	10 ft
Corner	15 ft
Rear	20 ft
Landscape on Summerlin Parkway	6 ft

BUILDING HEIGHT

Maximum Allowed	Unlimited
Provided	1 to 4-Story - 53 ft

BUILDING COVERAGE

Maximum Allowed	50 %
Provided	36 %

N

20 MARCH 2003

0 80 160 240

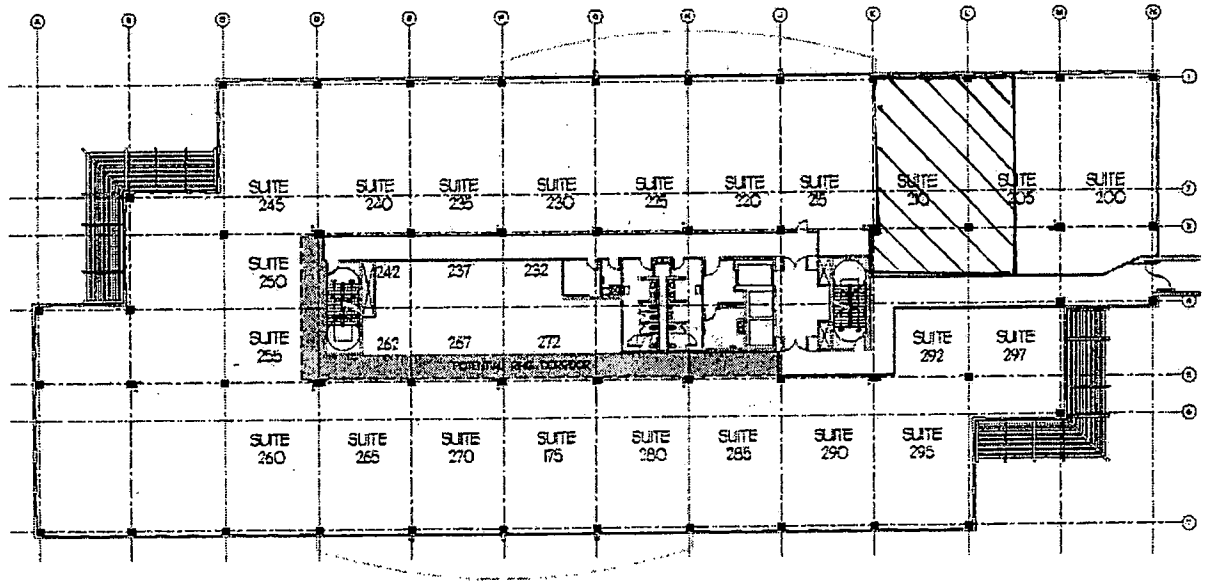
SITE PLAN
LONGFORD MEDICAL OFFICE BUILDING
LAS VEGAS, NEVADA

PGAL

SUP-4313
6-10-04 PC

EXHIBIT A-2

SUITE LOCATION PLAN



North

NOT TO SCALE

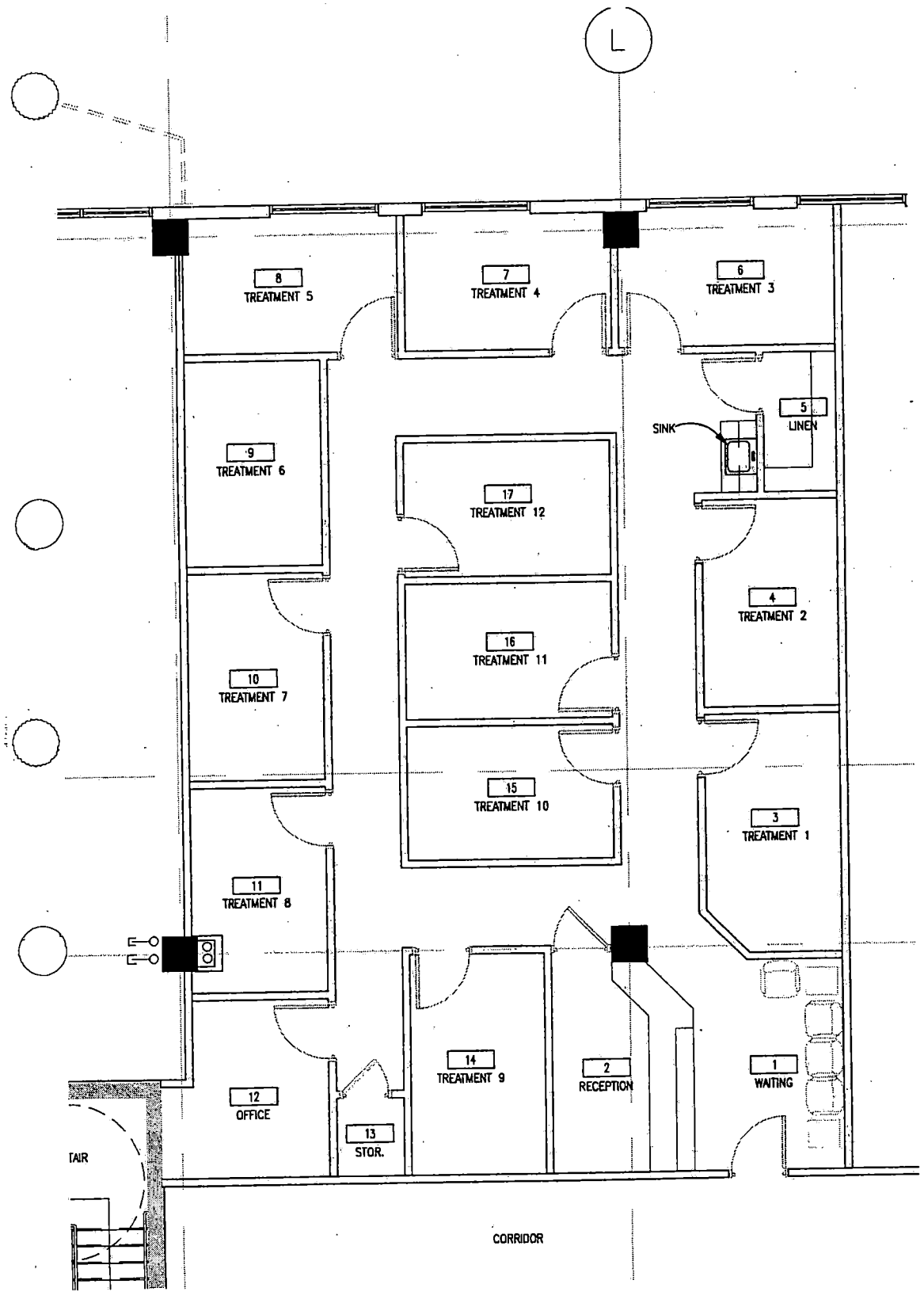
LONGFORD MEDICAL CENTER
CITY OF LAS VEGAS IIC 0193 03
SUITE NUMBERS SECOND FLOOR

PGAL

STAFF

SUP-4313

6-10-04 PC



STAFF

LONGFORD GROUP, INC.

PGAL

5850 S. Polaris Ave.
Suite 1400
Las Vegas, NV 89118
P: 702/435-4448
F: 702/435-4470

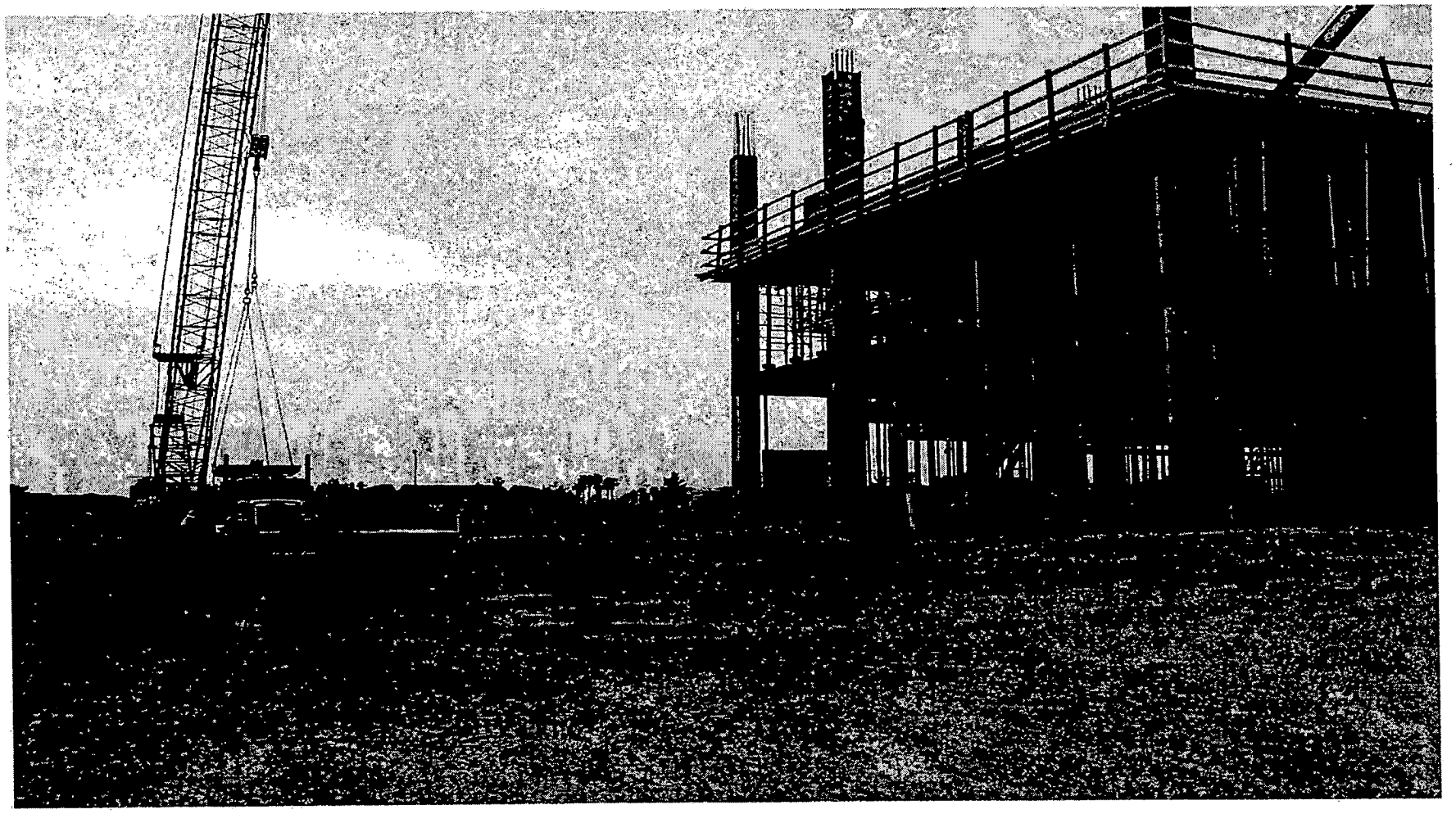
2nd Flr. Massage Therapist T.I.
Conceptual Design Layout
29 March 2004

scale: 3/32" = 1'-0"

N

SUP-4313

6-10-04 PC



SUP-4313 - APPLICANT: MARK FISHER - OWNER: BUFFALO WASHINGTON IV, LIMITED LIABILITY COMPANY
7455 WEST WASHINGTON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SUP-4313 - APPLICANT: MARK FISHER - OWNER: BUFFALO WASHINGTON IV, LIMITED LIABILITY COMPANY
7455 WEST WASHINGTON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

6/10

Michael P. Curley
7356 Restful Springs Ct
Las Vegas, NV 89128
May. 28, 2004

Planning and Development Dept.
Current Planning Division
Development Service Center
731 South Fourth Street
Las Vegas, NV 89101

To whom it may concern:

I object to SUP-4313, a special use permit for a proposed massage establishment, at 7455 West Washington Avenue (APN 138-27-301-020).

I live in a nice residential neighborhood, and would like to keep this type of business out. I believe that it is a front for prostitution, and should go look for a location in some other type of zone.

Sincerely
Michael P. Curley

RECEIVED
04 JUN -2 PM 4:25
CITY CLERK

SUP-4313
P

City of Las Vegas

Agenda Item No.: 48

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-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).

C.C.: 07/07/2004

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS

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

NOTE: CHAIRMAN TRUESDELL disclosed that his office is located within the notification area. While he is in the process of relocating his office, the Entertainment District is defined and there should not be any issues with economics or personal involvement, so he will be voting on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

STEVEN SWANTON, Planning and Development, stated that this is a new concept that staff has been working on. This is the first establishment that falls under the Tavern Limited Special Use Permit. This type of use is encouraged in the Downtown Entertainment Overlay District. The proposed use is consistent with the Centennial Plan and the Redevelopment Area. This project is

MINUTES – Continued:

surrounded by other parcels zoned for similar uses. He emphasized that this project is located within the existing Days Inn Hotel building. The applicant is not doing any additional exterior work. They will be adding signage, which will be subject to review by the Downtown Entertainment Overlay District Design Review Committee. As part of the Entertainment Overlay District, no gaming will be allowed inside the establishment. Staff recommended approval.

GARY SAX, President, Take One, Inc., stated that the proposed club will be called "Take 1". The applicant will be leasing from MR. PINI, who owns the entire complex.

MR. SAX clarified for COMMISSIONER GOYNES that their plan to attract tourists and locals. They are the first applicant to sign the lease and are now trying to start the establishment to achieve what the Entertainment District is trying to implement. They are like the role model for this area. MR. SAX also pointed out that the applicant is in the film industry and want to bring in the element of "Hollywood", such as the name of the club, Take 1. They created the concept called "Movie-Okie", which will offer people the chance to get on stage and perform as actors with the big screen behind the stage. COMMISSIONER GOYNES expressed concern about the individuals who walk up and down the street. MR. SAX replied that their goal is to upscale the area to bring in the middle to upper class, but to make the general public feel just as welcomed. COMMISSIONER EVANS wished good luck to the applicant.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:31 – 9:35)

3-1180

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements of Title 6.50.

2. Restricted Gaming shall be prohibited within this establishment pursuant to Title 6.40.155.

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 48 – SUP-4366

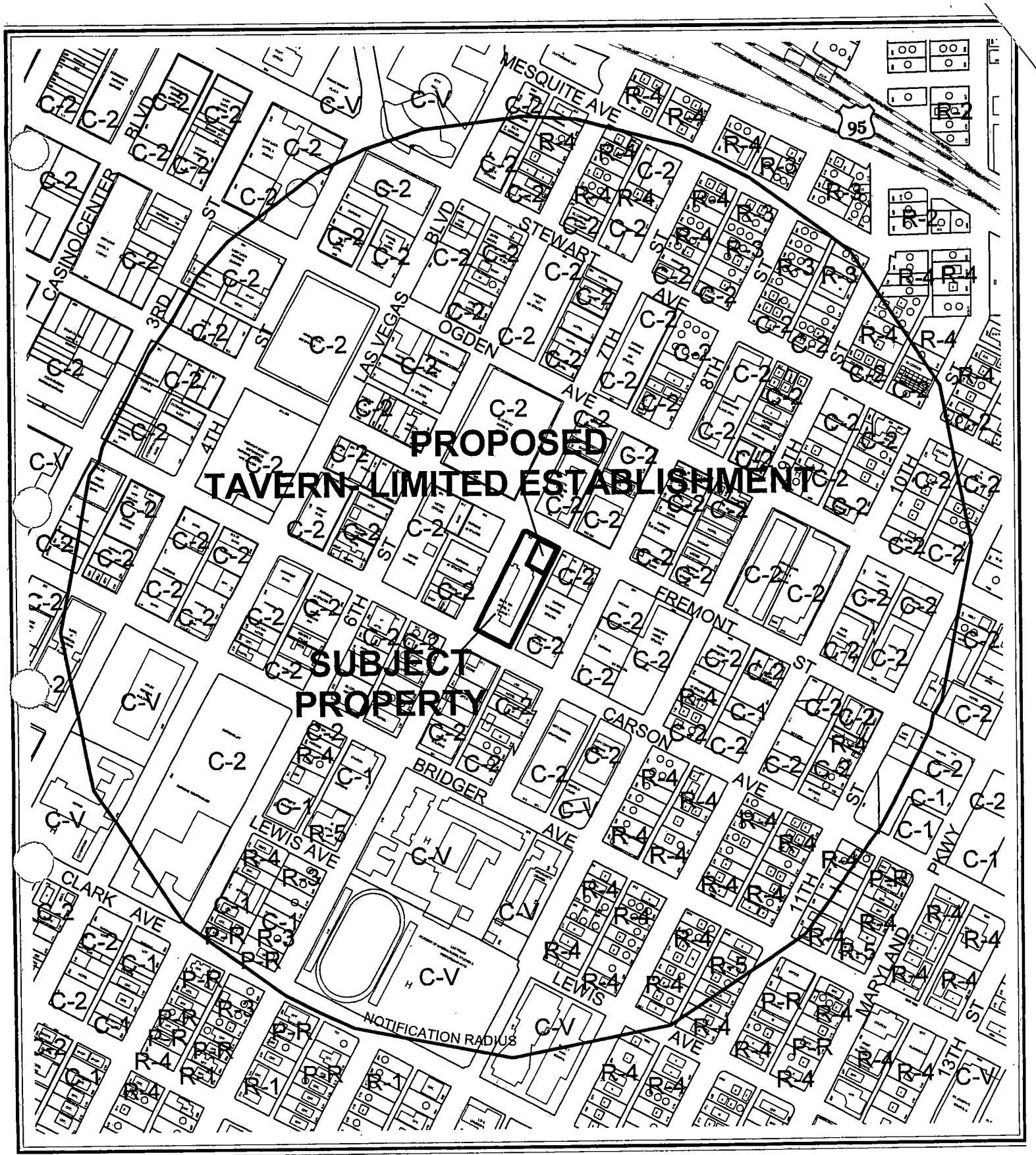
CONDITIONS Continued:

5. Hours of operation shall be limited to 11:00 a.m. to 2:00 a.m. Sunday through Thursday and 11:00 a.m. to 4:00 a.m. Friday and Saturday

Public Works

6. Dedicate a 10-foot radius on the northeast corner of Carson Street and Seventh Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

7. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.



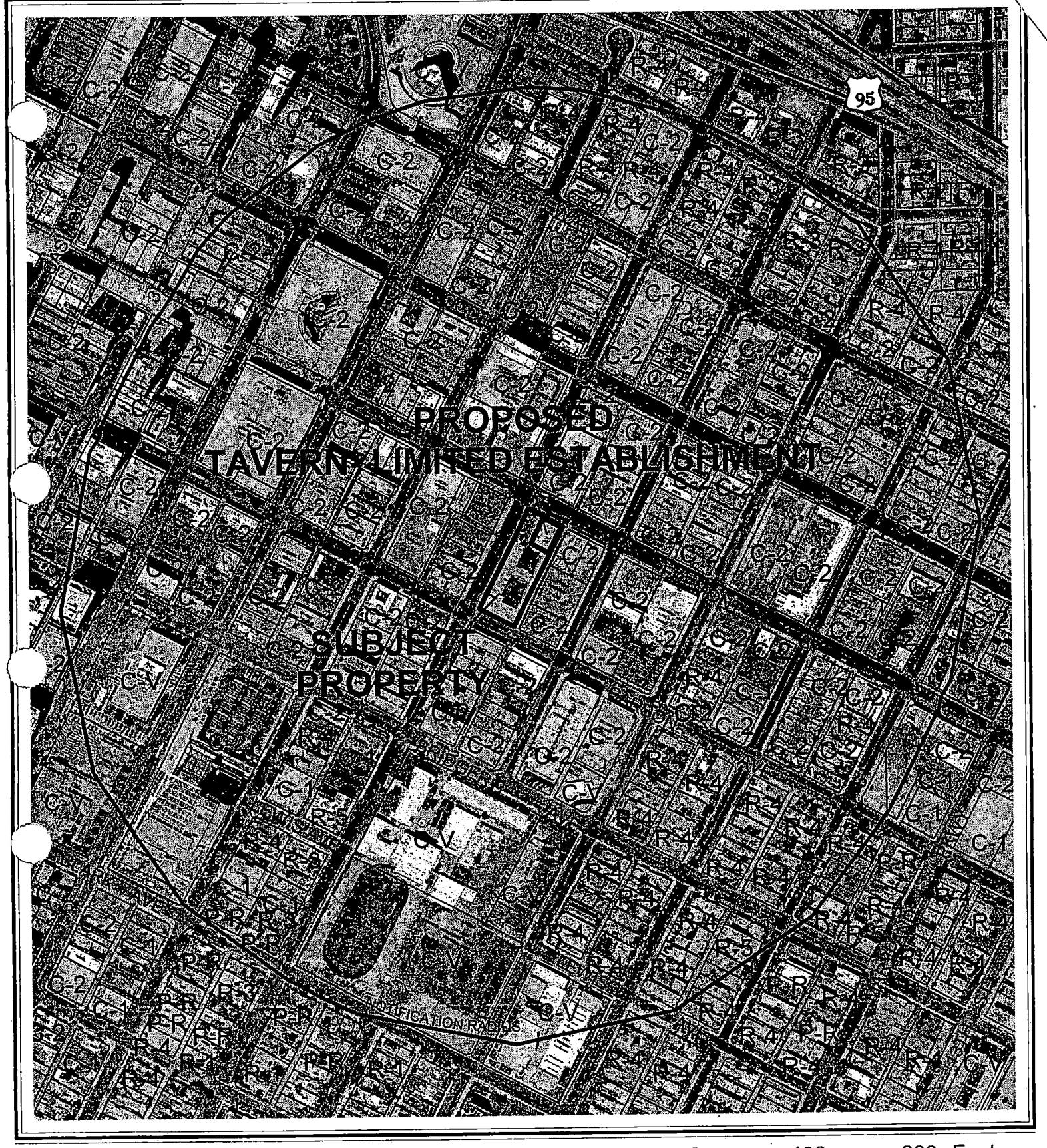
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CASE: **SUP-4366**

RADIUS: 1500 FT

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

N



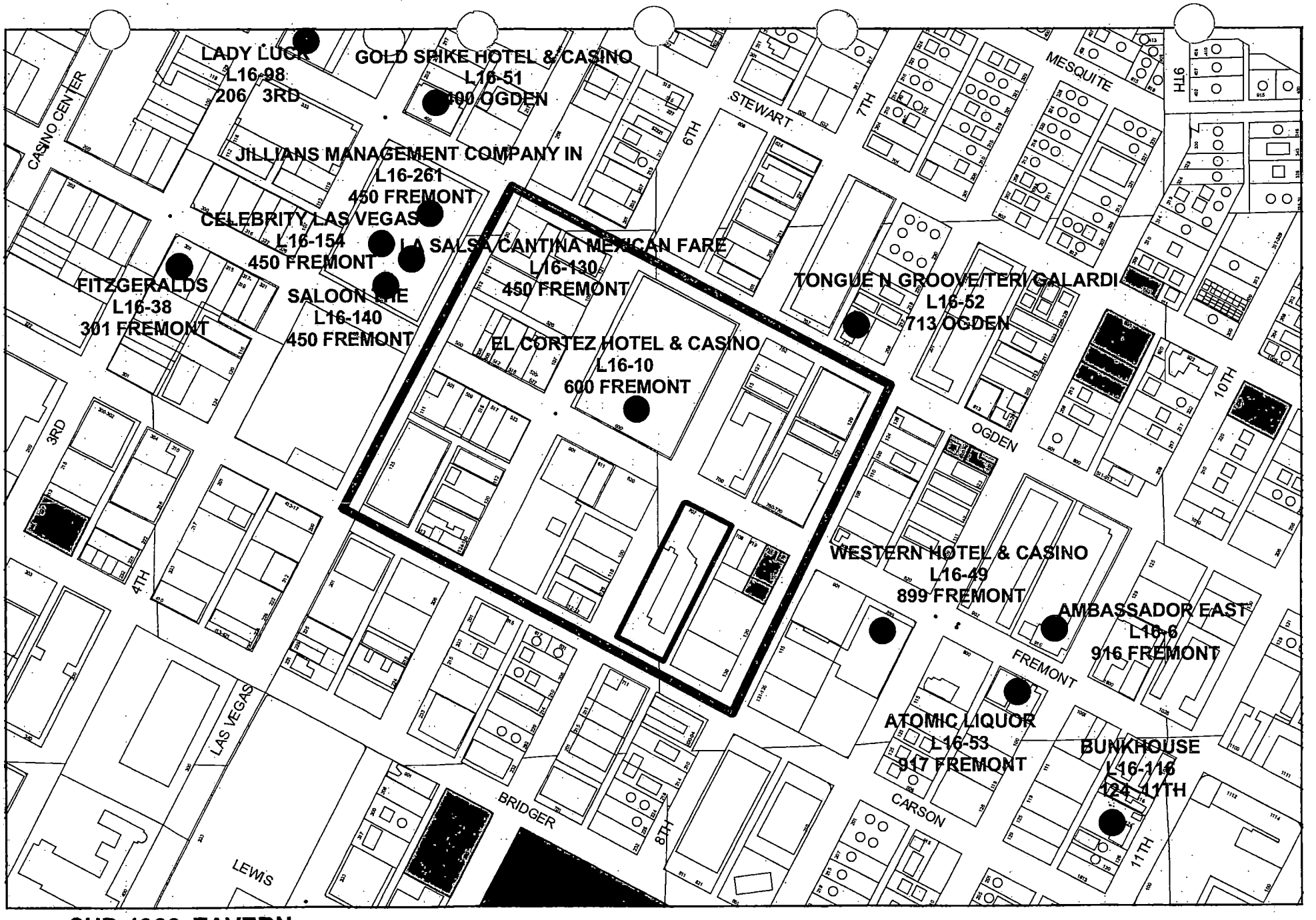
0 400 800 Feet

CASE: **SUP-4366**

RADIUS: 1500 FT

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

N



SUP-4366 TAVERN

Protected Landuses

- Religious
- Schools

Business Licenses

- Tavern

Downtown Entertainment Overlay District

Subject Property

0 215 430 860 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4366 - APPLICANT: TAKE 1, INCORPORATED - OWNER: DARIO PINI

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements of Title 6.50.

2. Restricted Gaming shall be prohibited within this establishment pursuant to Title 6.40.155.

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

5. Hours of operation shall be limited to 11:00 a.m. to 2:00 a.m. Sunday through Thursday and 11:00 a.m. to 4:00 a.m. Friday and Saturday.

Public Works

6. Dedicate a 10-foot radius on the northeast corner of Carson Street and Seventh Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

7. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Tavern-Limited Establishment at 707 Fremont Street.

B) Applicant's Justification

The proposed nightclub requires this Special Use Permit because it is located within the Downtown Entertainment Overlay District. It will be the first such operation to locate there since the creation of this District. In conformance to the standards accompanying a tavern-limited license, the nightclub will offer live entertainment four nights per week.

BACKGROUND INFORMATION

A) Previous Actions

12/16/64 The City Council approved a Rezoning to C-2 (General Commercial) on the subject site as part of a larger request (Z-0100-64).

10/02/02 The City Council adopted an ordinance establishing the Downtown Entertainment Overlay District and corresponding regulatory provisions and establishing the Tavern-Limited liquor license pertaining only to this District.

B) Pre-Application Meeting

04/13/04 The Nightclub use is permitted in a C-2 (General Commercial) zoning district; however, a Special Use Permit is required for a Tavern-Limited Establishment. All licensing restrictions will apply. Signage should be submitted for review by the Downtown Entertainment Overlay District Design Review Committee. However, no changes are proposed to the existing building; therefore, the nightclub itself does not need to undergo review by the DEOD-DRC.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application.

SS

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.29

B) Existing Land Use

Subject Property:	Hotel and Casino
North:	Motel
South:	Retail Commercial
East:	Retail Commercial and Parking
West:	Parking, Hotel, and Retail Commercial

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	MXU (Mixed Use)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The Downtown Redevelopment Area Land Use Map designates the subject parcel as C (Commercial), which allows office uses, service-oriented commercial uses, and general commercial uses. The proposed Tavern-Limited Establishment (nightclub) is consistent with the Commercial designation and is a permitted use in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

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

The subject site is located within the East Fremont District of the Downtown Overlay District. Standards for new construction within this area are detailed within the Downtown Centennial Plan. This site is also part of the Las Vegas Redevelopment Plan Area, which includes most of downtown Las Vegas, portions of West Las Vegas, and the industrial area located south of Charleston and east of the Union Pacific Railroad. The purpose of this plan is to eliminate blighted properties, develop vacant or underutilized properties by using methods of planning, and strengthen the economic base of this part of the City of Las Vegas.

Established in 2002 to further the City's downtown redevelopment efforts, the Downtown Entertainment Overlay District is an area intended to encourage blues and jazz nightclubs, comedy clubs, and other musical entertainment venues in a non-gaming environment. Licensing and zoning restrictions such as distance separation and parking requirements have been eased in order to create a cluster of these uses that sell alcohol. The Downtown Entertainment Overlay District consists of the area bounded by Ogden Avenue on the north, Carson Avenue on the south, Las Vegas Boulevard on the west, and 8th Street on the east.

A Multi-Use Non-Equestrian trail has been proposed along 7th Street. At this time, it has not been determined which side of the street the trail will be located. The "Entertainment Trail" has been approved adjacent to the north side of the subject property along Fremont Street. The property owner will not be responsible for construction of these trails.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.06.120, the on-site parking requirements for any tavern or nightclub within the Downtown Entertainment Overlay District do not apply. The Special Use Permit approval may include conditions designed to mitigate any impacts related to parking.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.06.120, any liquor-serving establishment approved by means of a Special Use Permit for a parcel located within the Downtown Entertainment Overlay District shall not be subject to the distance separation requirements set forth in Title 19.04. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

B) General Analysis and Discussion

- Zoning

The subject property is zoned C-2 (General Commercial). A Tavern-Limited Establishment, in this case a nightclub, is a permitted use in this zoning district with the approval of a Special Use Permit.

- Use

A Tavern-Limited Establishment, as defined by Title 19.20, is an establishment that is licensed with a tavern-limited license in accordance with Title 6.50. This type of license:

(1) Authorizes the sale of alcoholic beverages only for consumption on the premises where the same are sold.
(2) May only be issued for premises located in the Downtown Entertainment Overlay District.
(3) Is not transferable, except to a location within the same entertainment district and to an operator who has been approved by the City Council.

In addition, no restricted gaming (not more than fifteen slot machines, incidental to the primary business at the establishment, and no other game or gaming device at the establishment) shall be conducted, maintained, or operated within the Downtown Entertainment Overlay District, per Title 6.40.155.

The proposal is for a nightclub and restaurant/tavern with a Hollywood theme, to be located within the existing Days Inn Hotel building. No changes are proposed to the exterior of the building. Additional signage is proposed to be installed on the side entrance to the hotel and on the corner of the building at Fremont and 7th Streets. This signage proposal will be considered for approval at the next meeting of the Downtown Entertainment Overlay District Design Review Committee, in accordance with the provisions of Title 19.06.120.

The owner of the property has negotiated a lease for parking on the west side of 7th Street and will partially use hotel parking during the week. Valet parking is expected. Hours of operation will be 11:00 a.m. to 2:00 a.m. Sunday through Thursday and 11:00 a.m. through 4:00 a.m. Friday and Saturday. Live entertainment will be offered at least four nights per week in conformance to the Downtown Entertainment Overlay District standards.

- Conditions

There are no base conditions for approval of a Tavern-Limited Establishment. The establishment need only comply with the regulations for a tavern-limited license and those provisions governing the Downtown Entertainment Overlay District.

SS

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Tavern-Limited Establishment is a permitted use in the C-2 (General Commercial) zoning district and is the type of use encouraged in the Downtown Entertainment Overlay District. It is surrounded by other parcels zoned for similar uses. No gaming machines will be incorporated into the use. No structural or aesthetic changes will be made to the building exterior except for the addition of signage, which is subject to review by the Downtown Entertainment Overlay District Design Review Committee.

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

   The existing Days Inn Hotel building is suitable for the proposed Tavern-Limited Establishment. Additional parking, though not required, will be provided on lots to the west of the proposed site.

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

   Access to the site is provided by Fremont Street and 7th Street, both 80-foot rights-of-way. Much of the expected traffic for this use will be by pedestrians; however, these streets are adequate in size to meet the requirements of all uses on site, including the proposed Tavern-Limited Establishment.

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 Tavern-Limited Establishment will be subject to inspections for compliance with business licensing requirements and will not compromise the public health, safety and welfare. The proposed use is consistent with the redevelopment objectives of the Downtown Centennial Plan, Las Vegas Redevelopment Area, and the Downtown Entertainment Overlay District.

SS

NOTICES MAILED 270

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4366 APN: _____

Name of Property Owner: DAVID PINI

Name of Applicant: TAKE 1 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: _____ OWNERS REPRESENT

Print Name: JOHN S. FRANK

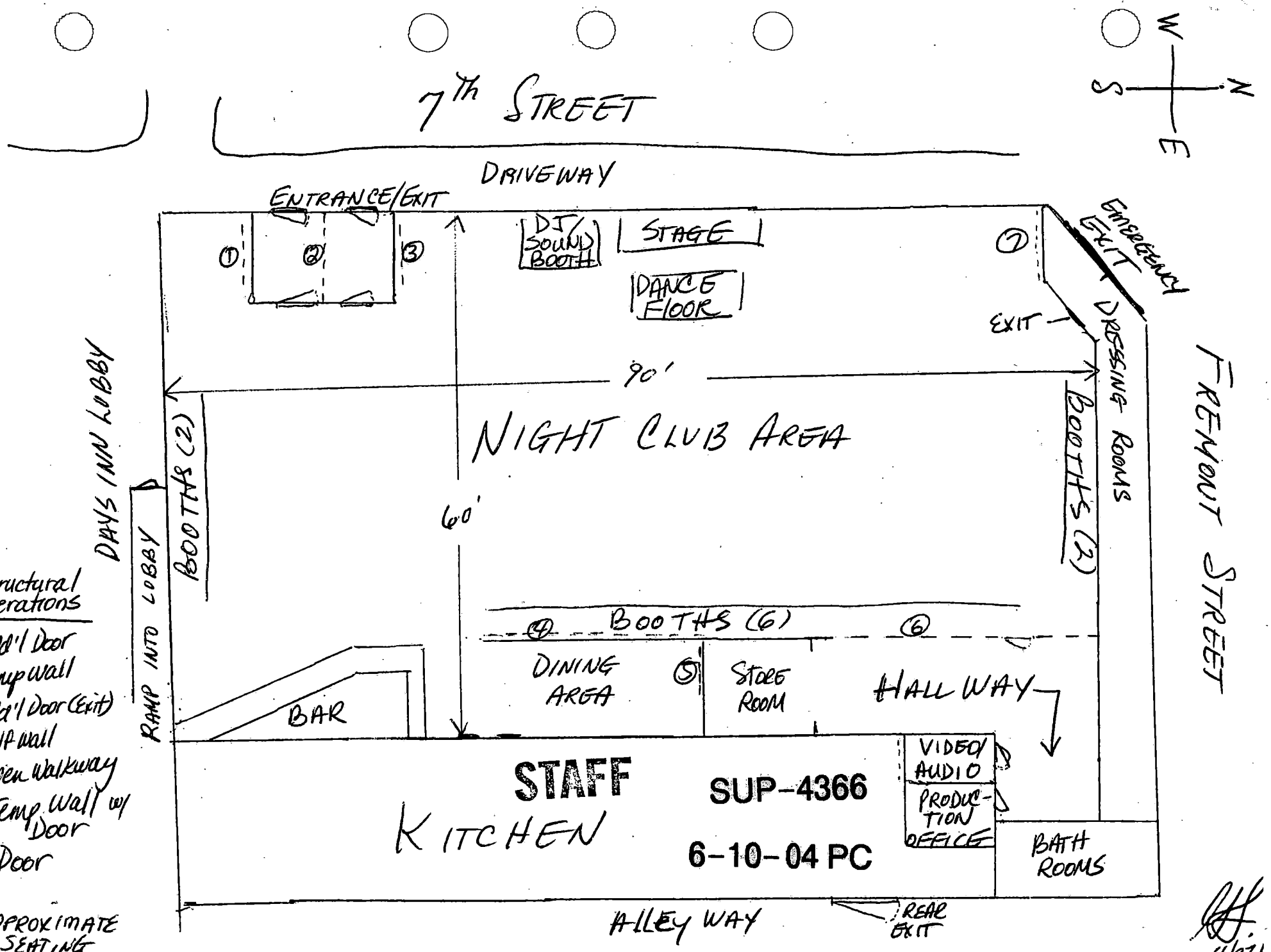
Subscribed and sworn before me

This 21st day of April, 2004

Naomi Miramontes

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NAOMI MIRAMONTES
No: 02-78168-1
My Appointment Expires Sept. 9, 2006



Non Structural Alterations

① Add'l Door
② Temp Wall
③ Add'l Door (Exit)
④ Half wall
⑤ Open Walkway
⑥ Temp Wall w/ Door
⑦ Door

APPROXIMATE SEATING CAPACITY: 275

4/27/

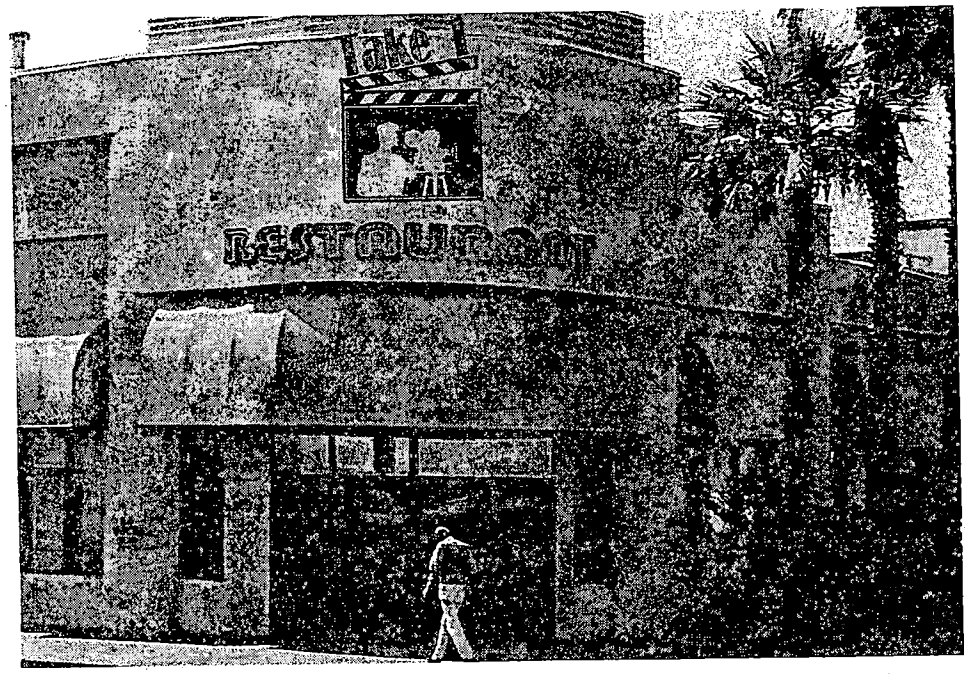
"TAKE 1" FLOOR PLAN TAKE-1, INC. TOT. APPROX. SQ. FT. = 8,600

Take 1™

SIGNAGE PROPOSAL

Signage for Take 1 will be on the exterior of the building facing corner of Fremont Street and 7th Street. Signage will be in the way of either a neon lighted logo or back lit plexiglass design mounted just above the existing neon ""RESTAURANT" sign.

There will be no structural changes to the exterior to accommodate any signage.



Corner Signage

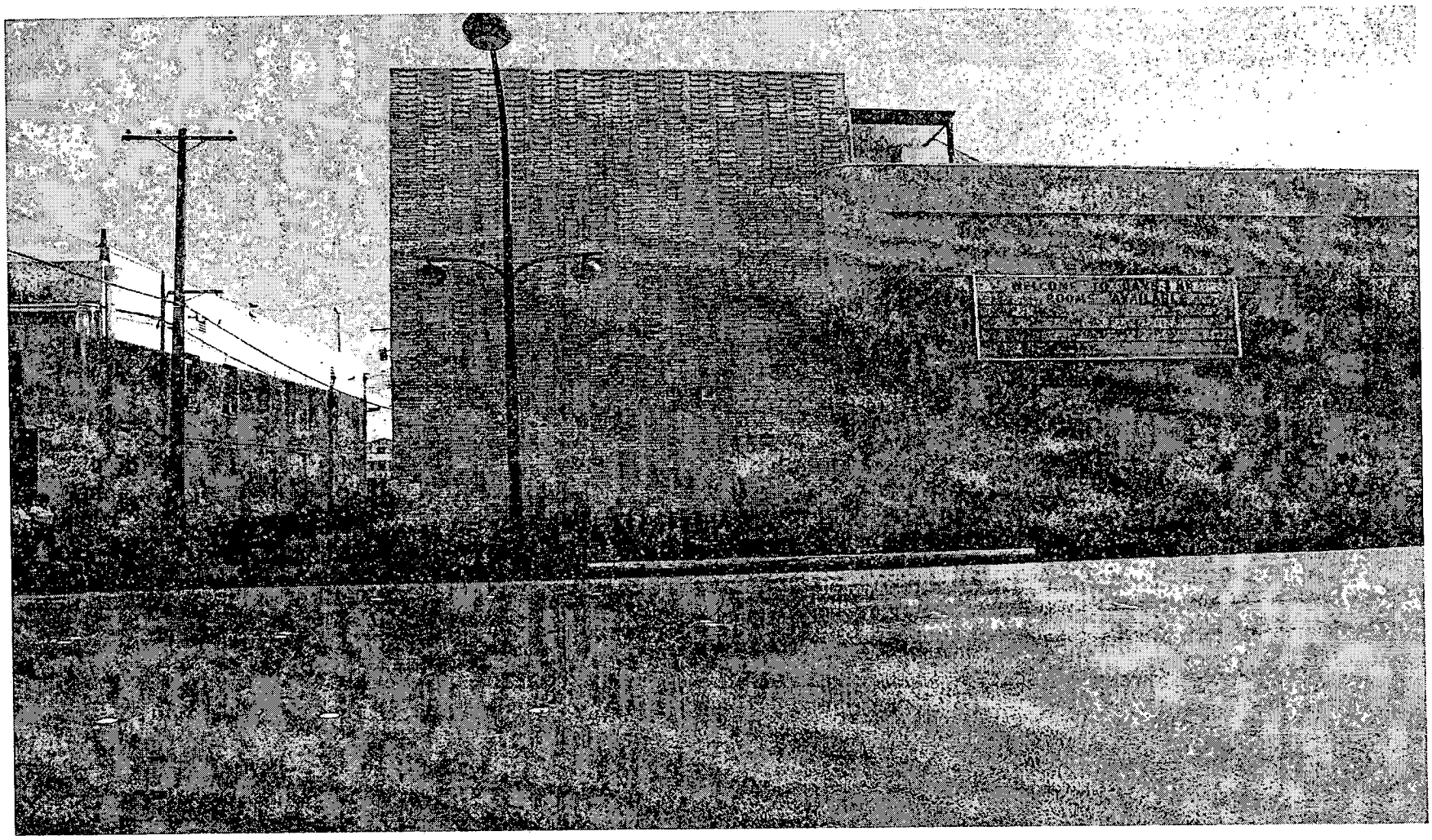


Side Entrance Signage

SUP–4366

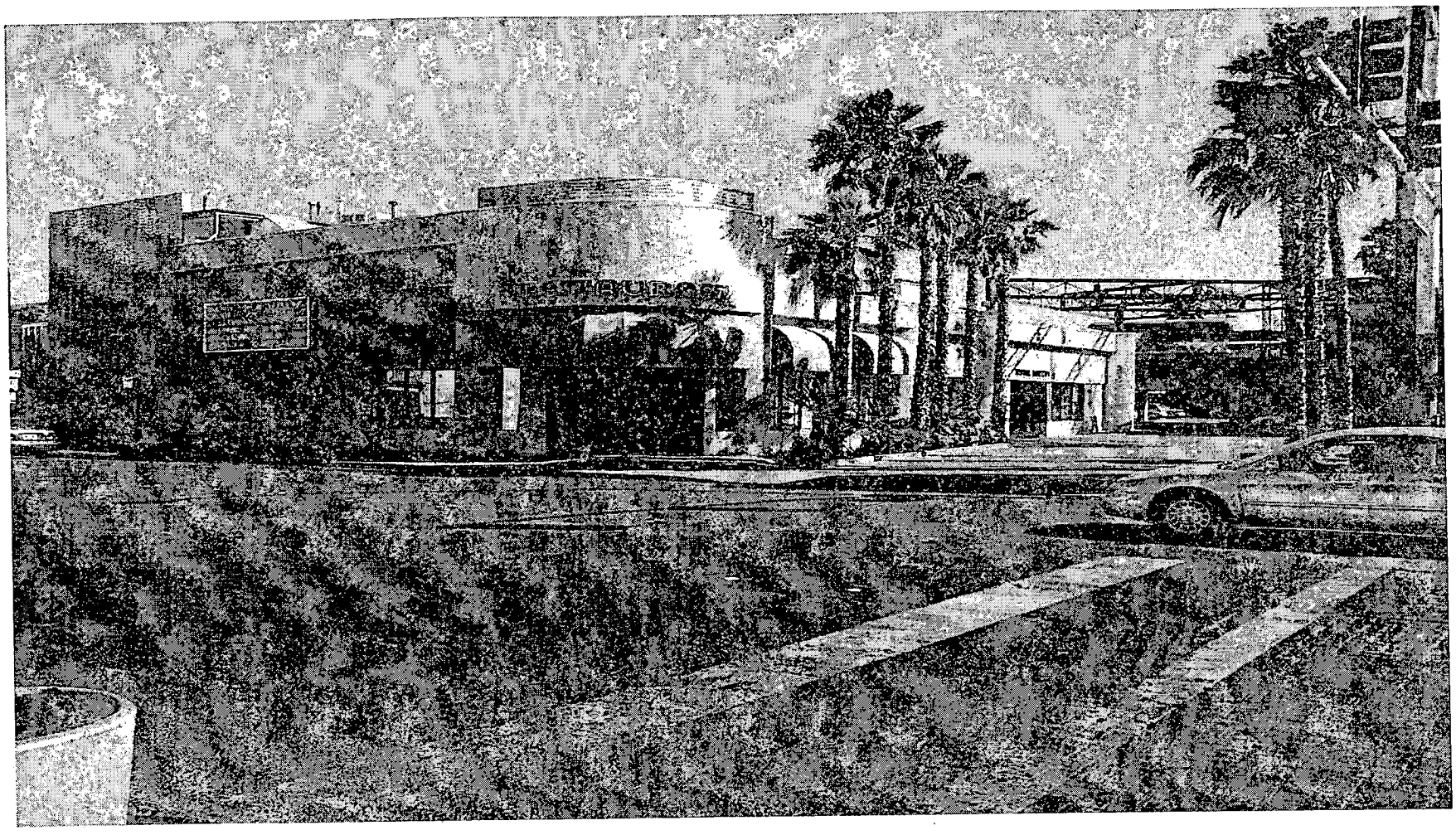
6–10–04 PC

707 East Fremont Street, Las Vegas, Nevada 89101
702-870-7293 efax 509-694-6311 email take1@saxentertainmentgroup.com



SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI
707 FREMONT STREET
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI
707 FREMONT STREET
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 49

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-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).

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:
EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining (reason not given) and McSWAIN abstaining as her company is currently bidding on another project for this same company

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

MINUTES – Continued:

STEVEN SWANTON, Planning and Development, stated that this is an in fill piece between two developed properties. The proposed building would go on the eastern portion of the site and would be five stories tall and 66 feet in height. The parking requirements for Title 19 would be met. MR. SWANTON explained that the proposed trash enclosure does not follow the same design theme of the building, which is composed of sleet material. Therefore, staff is requesting that the trash enclosure match the design theme. In addition, staff is requesting the applicant provide 24" box trees every 20 feet along Rancho.

The first Waiver request is to allow 6-foot landscape buffer along the north, south and west property lines, as the standard requirement is 8 feet. Staff can accept this Waiver, as it does not adversely affect the surrounding area.

The second Waiver request is to allow one 24" box tree every seven parking spaces, as the standard requirement is one 24" box tree every six parking spaces. Staff can also accept this Waiver, as the parking area would have an odd configuration having the 24" box trees every six parking spaces. Therefore, staff recommended approval of the Site Plan Review and the two Waivers.

ATTORNEY ANDRAS BABERO, 6741 W. Alexander Road, appeared on behalf of the applicant. He thanked staff for working diligently with the applicant on this project. This is a proposed five-story office building, which will be the applicant's headquarters. It is a beautiful structure and is compatible with the surrounding area. The applicant agrees to staff's recommendations.

COMMISSIONER STEINMAN stated that a five-story building sitting in front of Rancho will not look good. GARY LEOBOLD, Planning and Development Department, responded that the Commercial Design Standards encourage buildings to be pushed up in front of the lot. In addition, if the proposed building was on the west end of the lot, it may create a residential adjacency problem with the residential parcels to the west. With a building at 66 feet high like this project, there has to be at least 200 feet from the building to the residential property line.

COMMISSIONER STEINMAN then asked if the zoned C property to the west of this parcel was a sufficient buffer. MR. LEOBOLD replied that the Residential Adjacency Standards only deal with height and distance. COMMISSIONER STEINMAN commented that he prefers not encourage Rancho to become a street with buildings sitting right at the road. MR. LEOBOLD commented that the applicant could probably push the building back a little to have parking in the front. However, he reiterated that the Commercial Design Standards do encourage any commercial district to push the buildings to the front of their sites.

MINUTES – Continued:

COMMISSIONER McSWAIN confirmed with ATTORNEY BABERO that this particular company is also developing apartments, in which her company is bidding on another project for this same company. Therefore, she would abstain from voting on this item.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(9:40 – 9:49)

3-1367

CONDITIONS:

Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department prior to the time application is made for a building permit, to reflect the redesign of the trash enclosure so that its façade it similar to the main structure as required by Title 19 Commercial Development Standards.

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

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

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

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.]

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 49 – SDR-4314

CONDITIONS – Continued:

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.

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

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

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

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

CONDITIONS – Continued:

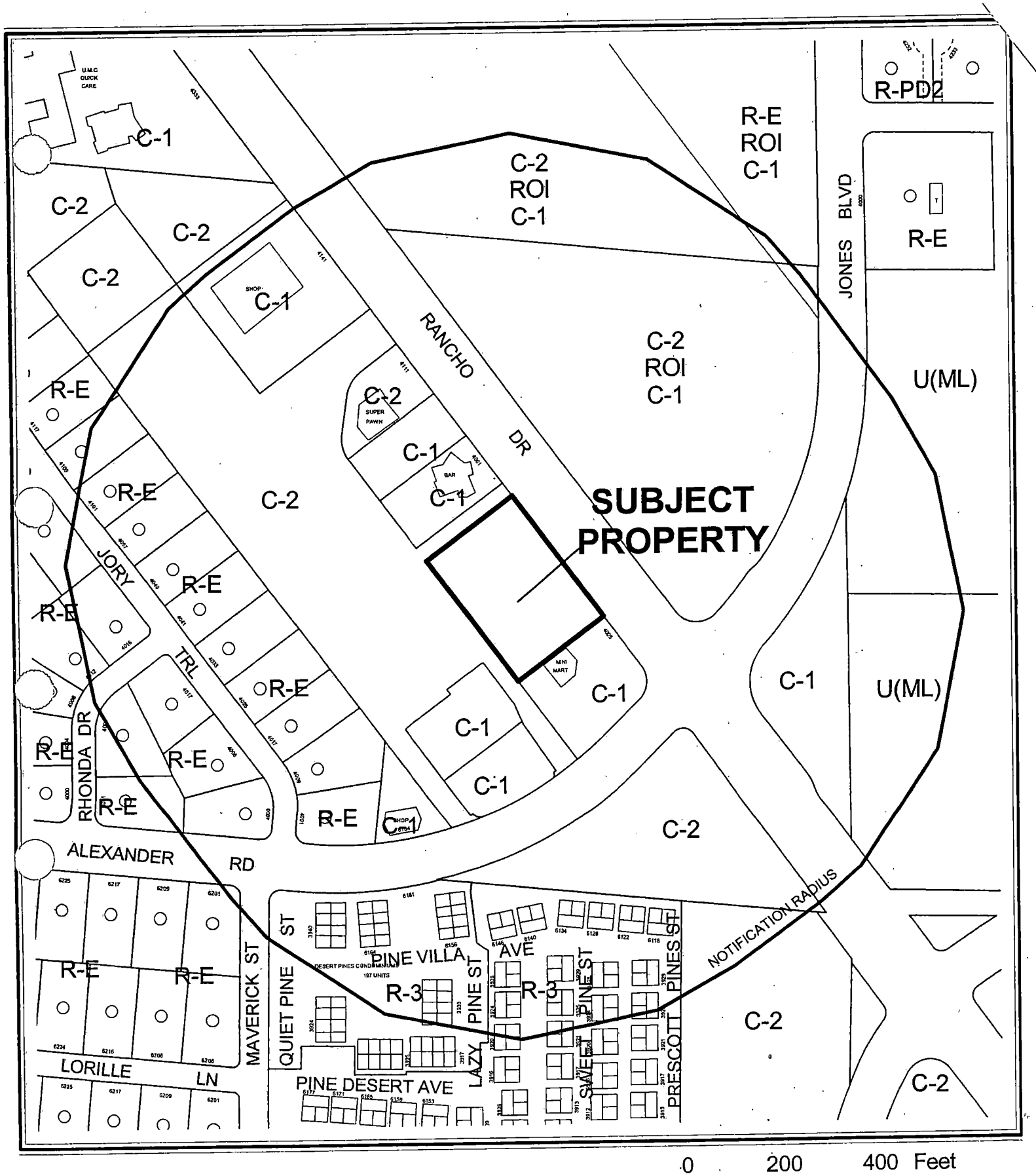
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting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

18. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting this overall subdivision to the abutting public streets.

19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

21. Site development to comply with all applicable conditions of approval for the Rancho Town and Country Shopping Center and all other subsequent site-related actions.

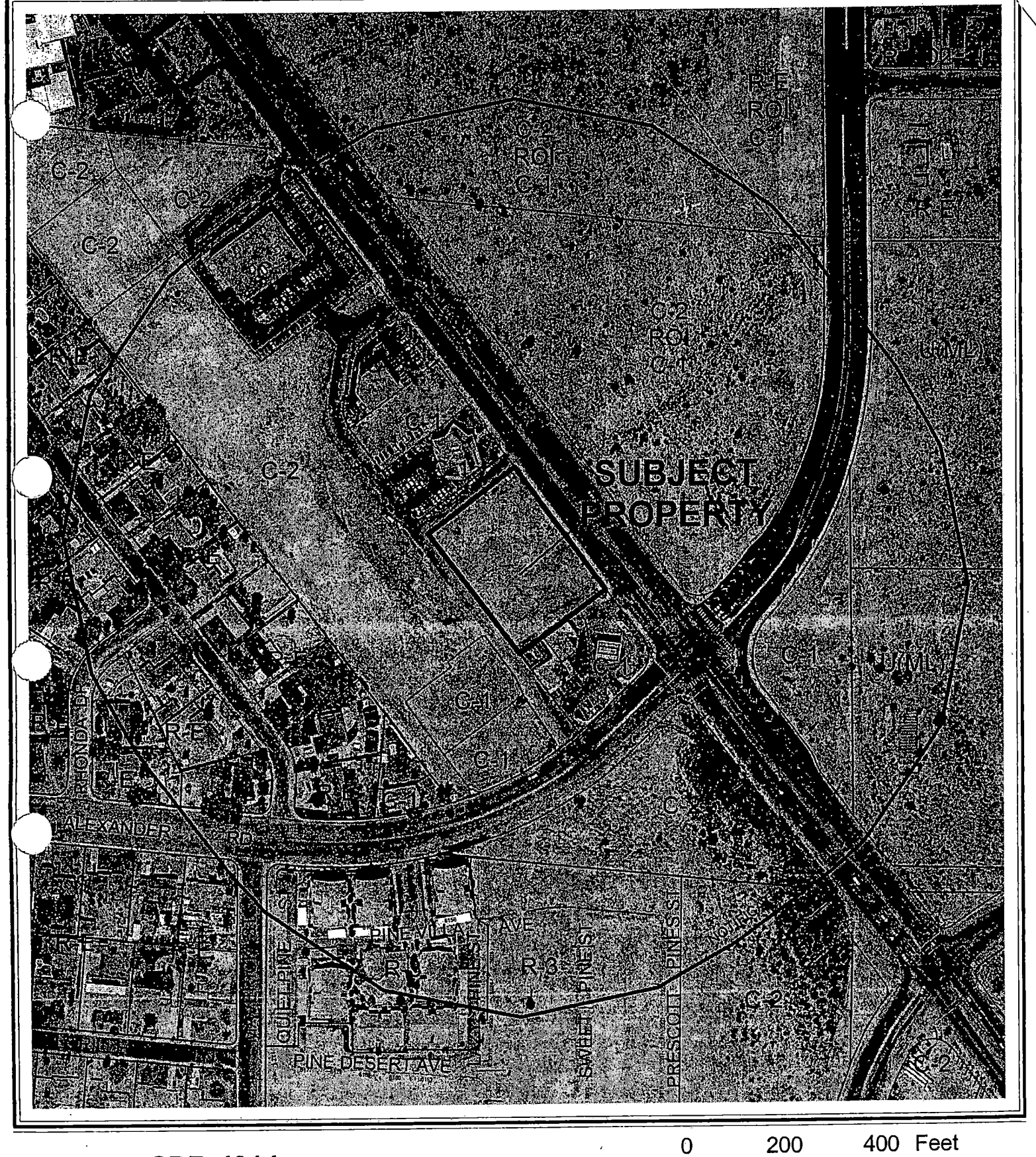


CASE: **SDR-4314**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SDR-4314**

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: SDR-4314 - APPLICANT: AMERICAN PLAZA, LIMITED LIABILITY COMPANY - OWNER: BUILDING THE AMERICAN DREAM CORPORATION

** CONDITIONS **

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

Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department prior to the time application is made for a building permit, to reflect the redesign of the trash enclosure so that its façade it similar to the main structure as required by Title 19 Commercial Development Standards.

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

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

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

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.

FS

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

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

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

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

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

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

18. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting this overall subdivision to the abutting public streets.

19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

21. Site development to comply with all applicable conditions of approval for the Rancho Town and Country Shopping Center and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review of a 37,328 square-foot Office Building with Waivers for a reduction of Parking Lot and Perimeter Landscaping on 1.63 acres located west of Rancho Boulevard, approximately 200 feet north of Alexander Road.

B) Applicant's Justification

The proposed land use is consistent with surrounding development.

BACKGROUND INFORMATION

A) Previous Actions

07/17/96 The City Council approved a Special Use Permit (Z-0053-96) for a 5,000 square-foot Tavern and a waiver of distance separation requirements. The Board of Zoning Adjustment and staff recommended approval on 6/26/1996.

03/23/98 The City Council approved an Extension of Time [Z-0053-96(1)] for an approved Special Use Permit to allow a 5,000 square-foot Tavern and a waiver of distance separation requirements. The Planning Commission and staff recommended approval 2/26/98.

04/02/03 The City Council approved a Rezoning (ZON-1364) to C-1 (Limited Commercial) for this site as a part of a larger request. The Planning Commission and staff recommended approval on 2/27/03.

B) Pre-Application Meeting

03/26/04 Issues discussed included the need for a relocation of the building out of the front setback, various landscaping issues, and the need for material and color call-outs on the building elevations.

C) Neighborhood Meetings

A Neighborhood Meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.63

B) Existing Land Use

Subject Property:	Undeveloped
North:	Restaurant / Tavern
South:	Convenience Store
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	GC (General Commercial)
East:	SC (Service Commercial)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-2 (General Commercial)
South:	C-1 (Limited Commercial)
East:	C-2 (General Commercial)
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 SC (Service Commercial) land use designation, which allows for low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is in compliance with the General Plan.

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

PROJECT DESCRIPTION

The request is for a Site Development Plan Review for a 37,328 square-foot Office Building on 1.63 acres. Access is provided from a drive that extends to Rancho Drive, and a second drive that extends to Alexander Road. The landscape plan depicts a deficiency of the required amount of street trees, minimum buffer zone widths, and parking area trees. Waivers have been requested to provide relief from parking lot landscaping and minimum planter widths. A Condition of Approval has been included to address the street tree deficiency. The elevations and floor plans depict a 66-foot, five-story building, with interiors similar to those of a typical professional office building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	225 Feet	Y
Min. Setbacks			
• Front	20 Feet	22 Feet	Y
• Side	10 Feet	78 Feet	Y
• Corner	15 Feet	78 Feet	Y
• Rear	20 Feet	132 feet	Y
Max. Lot Coverage	50 %	16 %	Y
Trash Enclosure	Roofed/Enclosed	Roofed/Enclosed	Y

The proposed trash enclosure does not follow the same design theme or use similar materials as the proposed office building as required by Title 19 Commercial Development Standards. A Condition of Approval has been included to ensure compliance with this requirement. The proposal meets or exceeds all other applicable Title 19 Development Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office	37,328 SF.	1/300 GFA	120	5	124	6

The proposal exceeds Title 19 parking requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree / 6 Spaces	22 Trees	18 Trees
Buffer: • Min Trees (Perimeter) • Min. Trees (Street) • Min. Zone Width	 1 Tree / 30 Liner Feet 1 Tree / 20 Liner Feet 8 Feet	 28 Trees 15 Trees	 28 Trees 11 Trees 6 Feet

The landscape plan depicts a deficiency of the required amount of street trees, minimum buffer zone widths, and parking area trees. Waivers have been requested to allow a six-foot buffer area where eight feet is required, and for a reduction of parking lot landscaping requirements. A Condition of Approval has also been added to ensure that there are 24-inch box trees every 20 feet along Rancho Drive.

A5) 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 Street frontage 1 total	1 / 200 Street frontage 1 total
Maximum Area	2 SF per linear foot of street frontage / 315 x 2 = 630 SF	620 SF
Maximum Height	40 Feet	40 Feet
Minimum Setback	5 Feet	10 feet

FS

The proposed sign meets Title 19 Sign Standards.

B) General Analysis and Discussion

- Zoning

  The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

- Site Plan

  The request is for a Site Development Plan Review for a 37,328 square-foot Office Building on a 1.63 acres. Two access drives serve the site and extend to Rancho Drive and Alexander Road, which are both Primary (100-foot) Arterials on the Master Plan of Streets and Highways. The building is located on the eastern portion of the site, and there are 130 parking spaces available for patrons of the office building. The proposed trash enclosure does not follow the same design theme or use similar materials as the proposed office building as required by Title 19 Commercial Development Standards. The site plan depicts a split-face CMU trash enclosure, while the main building will be constructed of slate tiles. A Condition of Approval has been included to ensure compliance with this requirement.

- Waivers

  There are two waiver requests for this project. The first is to allow a six-foot landscape buffer along the north, west, and south property lines where eight feet is required. The site is located adjacent to commercial and office developments, and the proposed reduction of planter width will not adversely affect the surrounding areas. In addition, the buffer areas are planted with the required amount of perimeter trees, which will adequately screen the development despite the narrower planter width. The second waiver request is for a reduction of parking lot landscaping. The request is for one 24-inch box tree every seven parking spaces where one tree is required every sixth space. This minor waiver request is justifiable as the placement of a tree or landscape finger every sixth space would create an odd configuration of landscaping and parking spaces. By allowing the landscaping every seventh space, it is more evenly distributed throughout the parking lot without any significant detriment to the overall site.

- Landscape Plan

  The landscape plan depicts a deficiency of the required amount of street trees, minimum buffer zone widths, and parking area trees. A Waiver has been requested to allow a six-foot buffer area where eight feet is required along the north, south, and west property lines. A waiver has also been requested to reduce the required amount of parking lot landscaping and allow a 24-inch box tree every seven spaces instead of every sixth space. The plan depicts a 24-inch box tree every 30 feet along Rancho Drive where one every 20 feet is required. A Condition of Approval has been included to ensure compliance with this requirement.

- Elevation

  The building elevations depict a 66-foot, five-story office building with a generally flat roof and an exterior consisting of large windows and slate tile.

- Floor Plan

  The floor plans depict a total of 37,328 square feet of office space distributed among five floors. The floor plans are typical of those found in a professional office building.

FINDINGS

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

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

   The proposed office development is located in a commercial area and will be compatible with adjacent development and development in the area.

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

   With the approval of the requested landscape waivers, and compliance with the added Conditions of Approval, the proposed development will be consistent with the General Plan Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards.

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

Two access drives serve the site and extend to Rancho Drive and Alexander Road, which are both Primary (100-foot) Arterials on the Master Plan of Streets and Highways. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials proposed with this development are typical of other office developments in the vicinity, and they are appropriate for the area and for the City.

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

   The building elevations depict design characteristics that are not unsightly or obnoxious in appearance, and will be harmonious and compatible with development in the area.

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

   The site will be subject to ongoing inspections and will not be a threat to the public health, safety or general welfare.

NOTICES MAILED 91

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4314 APN: 138-02-814-006

Name of Property Owner: Building Hd American Utilities Corp.

Name of Applicant: American Plaza, LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: 138-02-814-006

Signature of Property Owner/Authorized Agent: _____

Print Name: Thomas F. Barbero

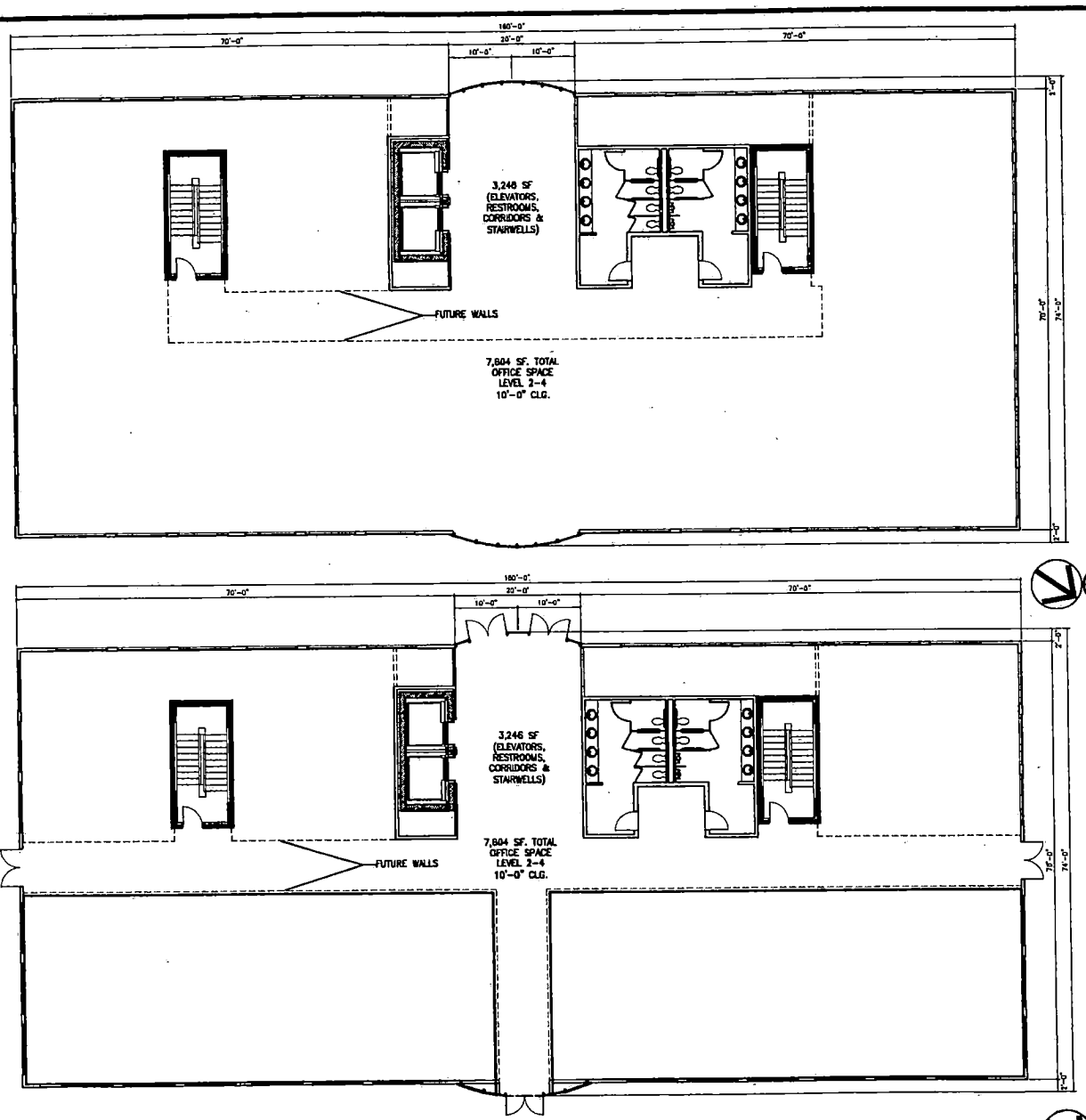
Subscribed and sworn before me

This 16th day of September, 2004

Linda K. John

Notary Public in and for said County and State

LINDA K. JOHN
Notary Public State of Nevada
No. 01-70972-1
My appt. exp. Sept. 13, 2005



LEVEL 2 THRU 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

REV.	DATE	BY:	REVISION:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL BE TO FACE OF STUD, FACE OF CONCRETE OR CENTERLINE OF COLUMN GRIDS UNLESS NOTED OTHERWISE. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ANY OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. SUBMISSION OR DISTRIBUTION OF THESE DRAWINGS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR SIMILAR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

Building the American Dream

Steve Dusterwald, P.E.
7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 277-3290 – (702) 870-4818 (FAX)

FLOOR PLANS

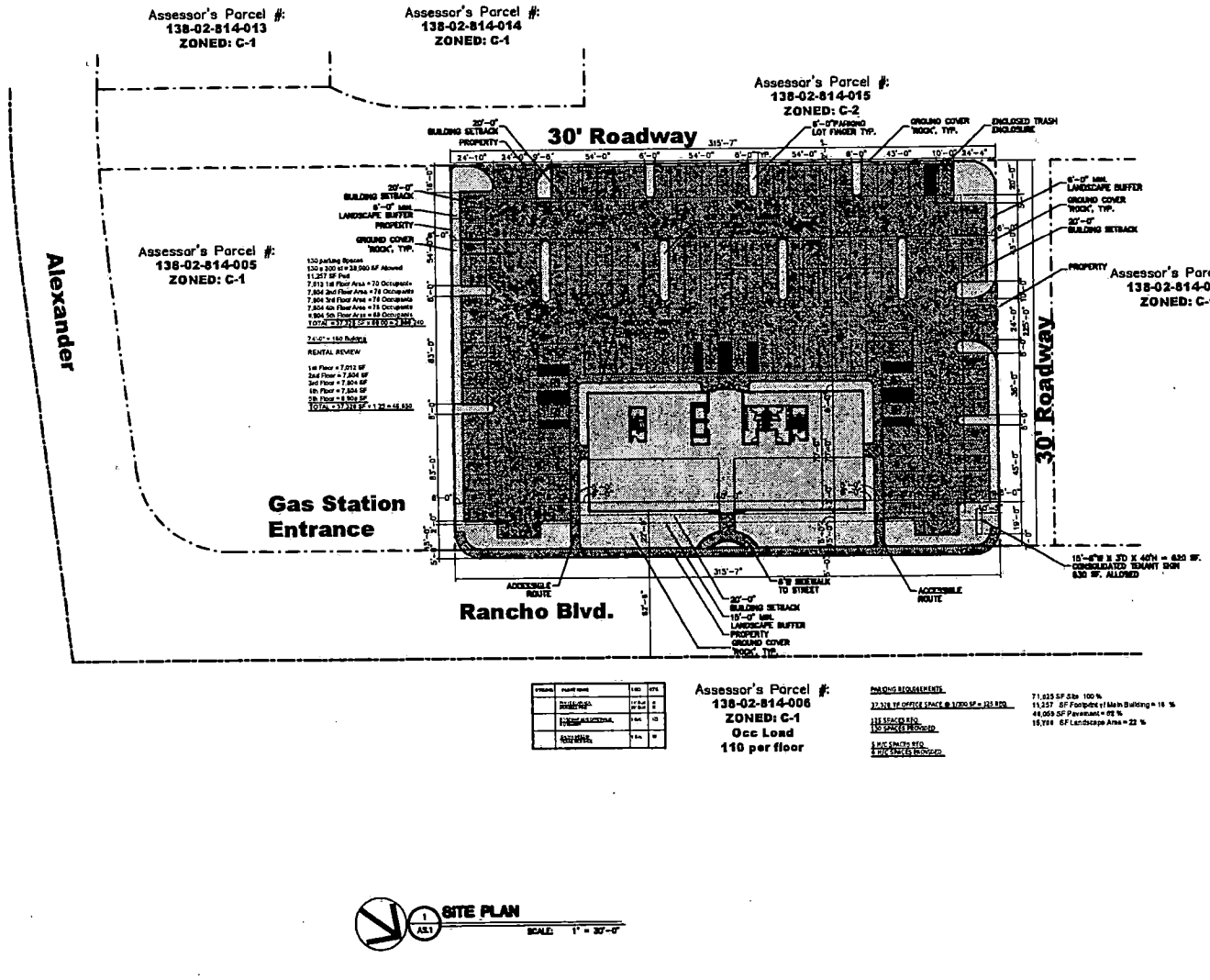
Rancho American Plaza
NORTHWEST LAS VEGAS VALLEY
West Side of Rancho, North of Alexander
LAS VEGAS, NEVADA

DESIGNED BY: EBL
DRAWN BY: EBL
CHECKED BY: SD
DATE ISSUED: 04/1/04
JOB NUMBER: 2004-1003
SCALE: 1/8" = 1'-0"

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SHEET # A1.1

SDR-4314
6-10-04 PC



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REV.	DATE	BY:	REVISION:

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LAS VEGAS, NEVADA 89129
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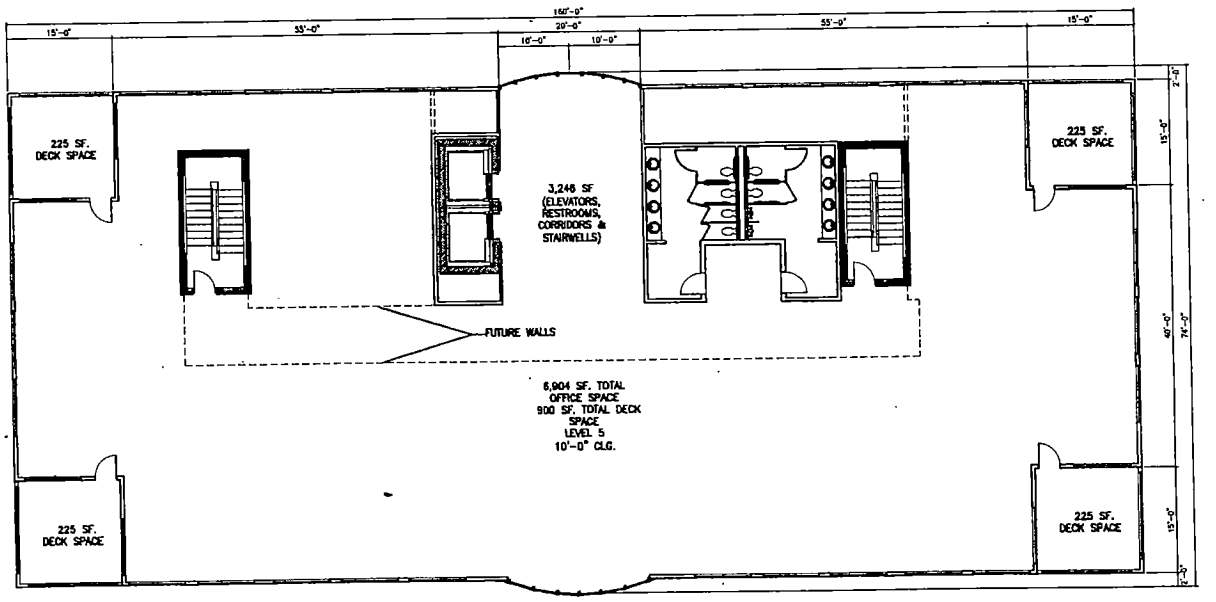
SITE PLAN

DESIGNED BY: EBL
DRAWN BY: EBL
CHECKED BY: SD
DATE ISSUED: 04/1/04
JOB NUMBER: 2004-1003
SCALE: 1" = 30'-0"

Rancho American Plaza
NORTHWEST LAS VEGAS VALLEY
West Side of Rancho, North of Alexander
LAS VEGAS, NEVADA

SHEET #
AS.1

SDR-4314
6-10-04 PC



LEVEL 5
FLOOR PLAN
SCALE: 1/8" = 1'-0"

REV.	DATE	BY:	REVISION:

ALL CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS TO THE ARCHITECT BEFORE COMMENCING WORK. THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT YOUR OWN RISK UNTIL ALL PLANS ARE SIGNED BY THE ARCHITECT AND ALL PERMITS ARE ISSUED. THESE PLANS ARE NOT TO BE REPRODUCED OR LOANED OR DISCLOSED TO ANY UNAUTHORIZED PERSONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART, EXCEPT WITH THE ARCHITECT'S WRITTEN PERMISSION.

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Steve Dusterwald, P.E.
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LAS VEGAS, NEVADA 89129
(702) 277-3290 - (702) 870-4818 (FAX)

FLOOR PLANS

Rancho American Plaza
NORTHWEST LAS VEGAS VALLEY
West Side of Rancho, North of Alexander
LAS VEGAS, NEVADA

DESIGNED BY: EBL
DRAWN BY: EBL
CHECKED BY: SD
DATE ISSUED: 04/1/04
JOB NUMBER: 2004-1003
SCALE: 1/8" = 1'-0"

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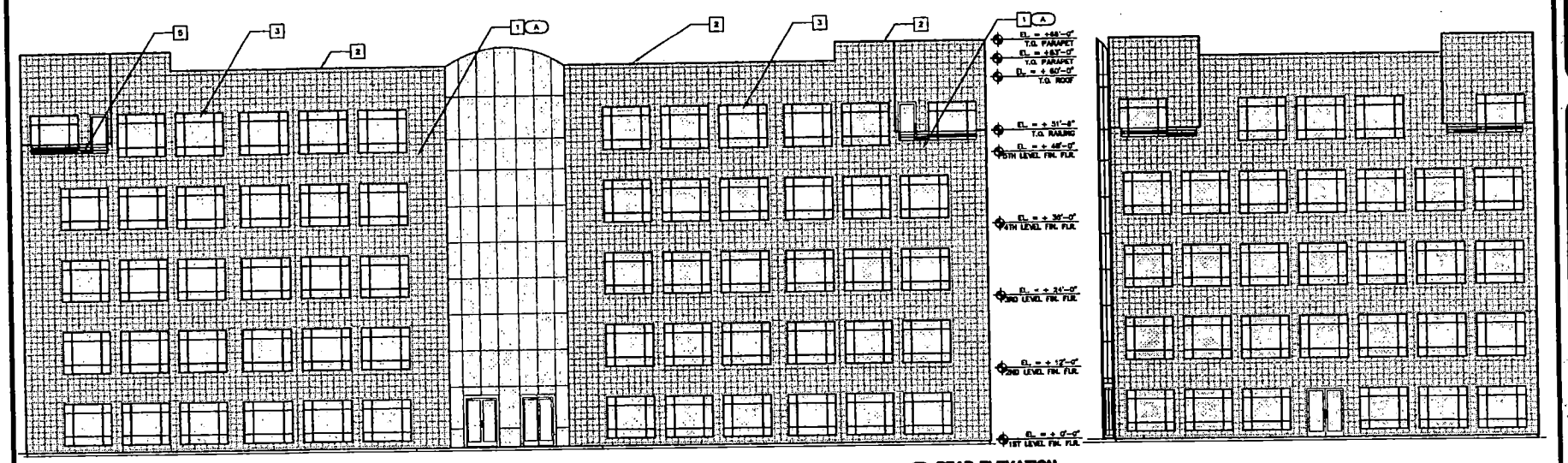
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SDR-4314
6-10-04 PC

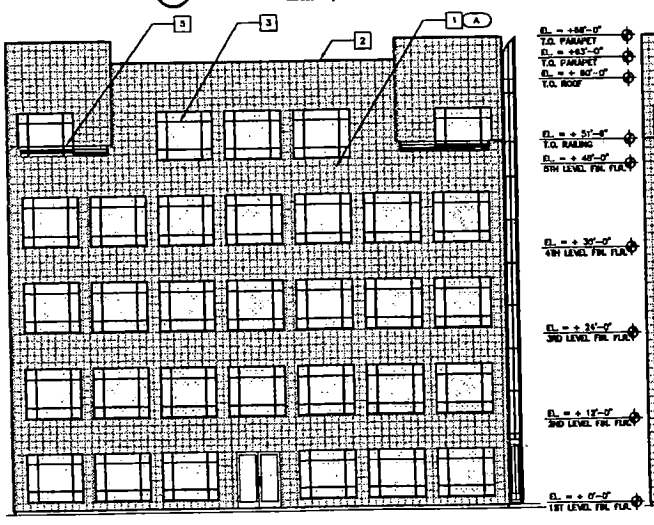
SYMBOL	MATERIAL	COLOR
A	BODY: SLATE TILE	MFG: DALTILE SPEC: IMPERIAL FOREST S780 (RANDOM COLOR)
B	ACCENT 1 PAINT	MFG: DUNN EDWARDS SPEC: SHADOY BARKED #SP 2630
C	ACCENT 2 PAINT	MFG: DUNN EDWARDS SPEC: TOAS #SP 2650

Elevation Key Notes

1. EXTERIOR WALL COVERING SLATE O/ SUBSTRATE O/ METAL STUDS.
2. PARAPET.
3. WINDOW.
4. DOOR.
5. GUARDRAIL.

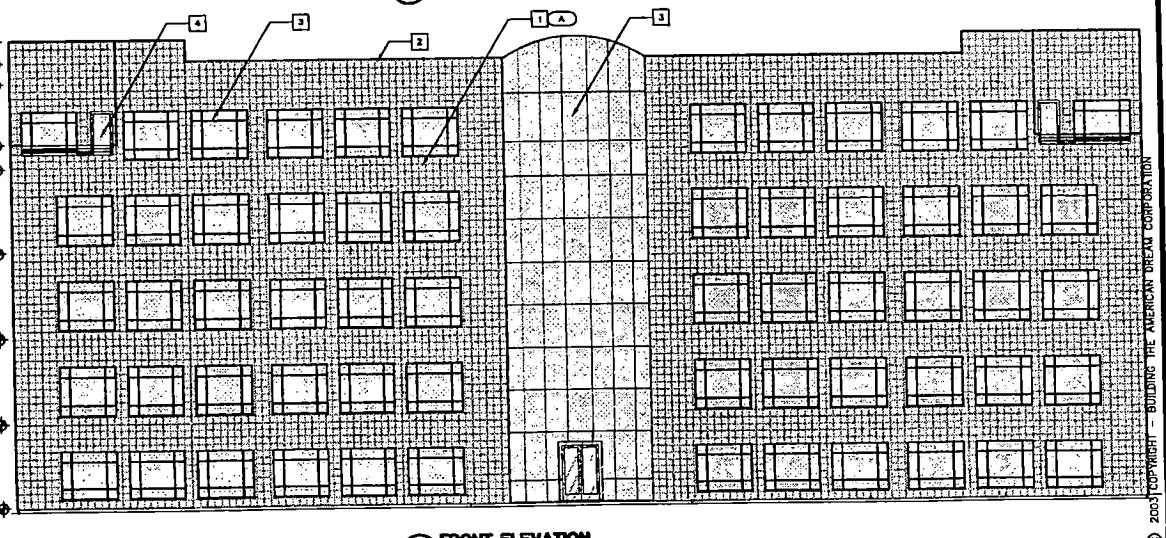


2 A2.1 **RIGHT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"



4 A2.1 **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

2 A2.1 **REAR ELEVATION**
SCALE: 1/8" = 1'-0"



1 A2.1 **FRONT ELEVATION**
SCALE: 1/8" = 1'-0"

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REV.	DATE	BY:	REVISION:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY FORM WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY HAVE BEEN PREPARED AND OWNED BY THE ARCHITECT, AND ARE NOT TO BE LOANED, COPIED OR MADE AVAILABLE TO ANY PERSON, FIRM OR CORPORATION FOR SUCH USE WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE RESTRICTIONS SHALL BE MADE APPLICABLE TO ALL CONTRACTORS AND SUBCONTRACTORS.

Building the American Dream
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(702) 277-3290 – (702) 870-4818 (FAX)

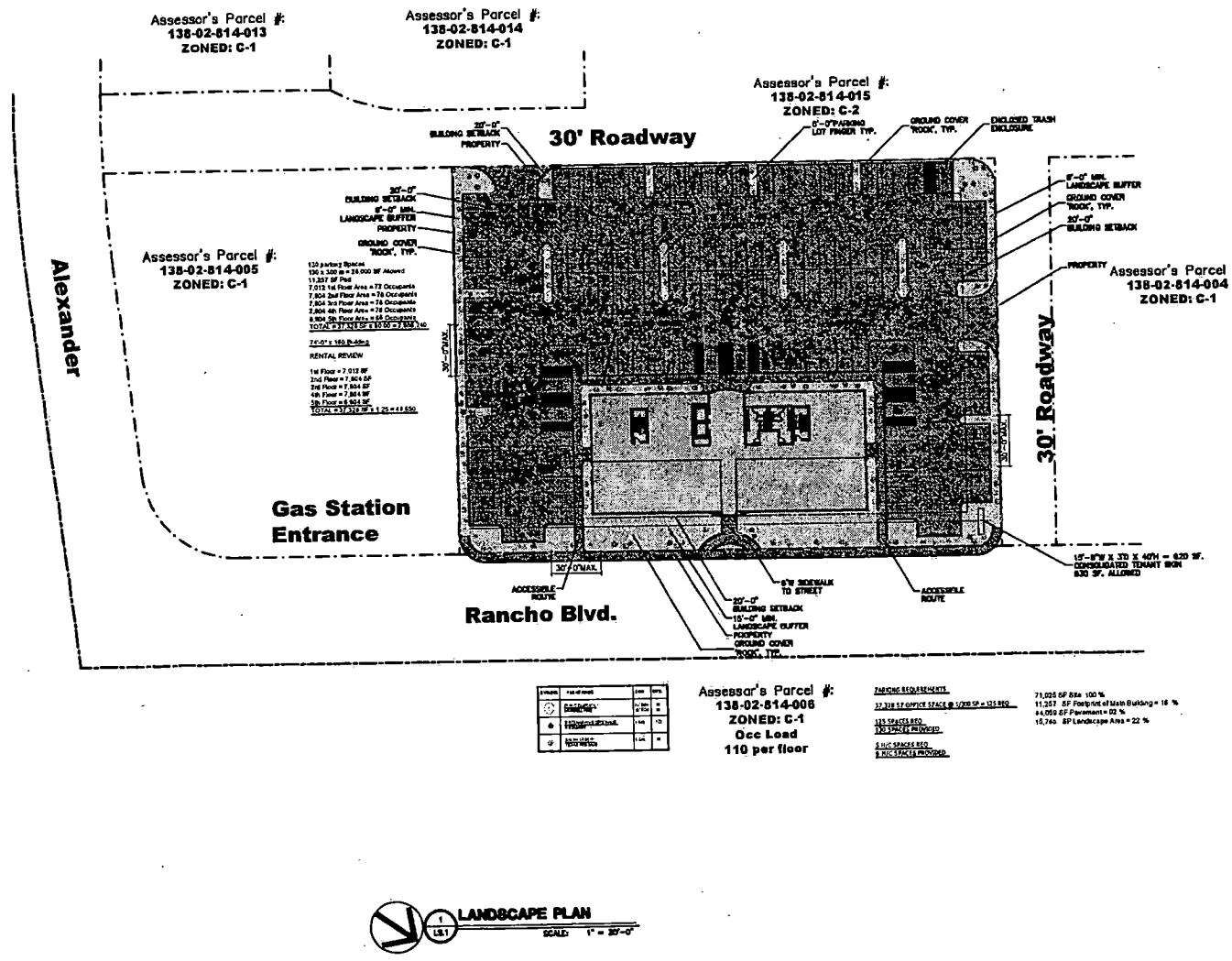
EXTERIOR ELEVATIONS

Rancho American Plaza
NORTHWEST LAS VEGAS VALLEY
West Side of Rancho, North of Alexander
LAS VEGAS, NEVADA

DESIGNED BY:	EBL
DRAWN BY:	EBL
CHECKED BY:	SD
DATE ISSUED:	04/1/04
JOB NUMBER:	2004-1003
SCALE:	1/8"=1'-0"

SHEET # A2.1

SDR-4314
6-10-04 PC



1 LANDSCAPE PLAN
LS1
SCALE: 1" = 30'-0"

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REV.	DATE	BY:	REVISION:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. THE ARCHITECT AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL THEY BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING THAT IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT GIVING TIMELY NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR THE COSTS ATTRIBUTABLE TO CORRECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK FOR, OR ON BEHALF OF, THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS.

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7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 277-3280 - (702) 870-4818 (FAX)

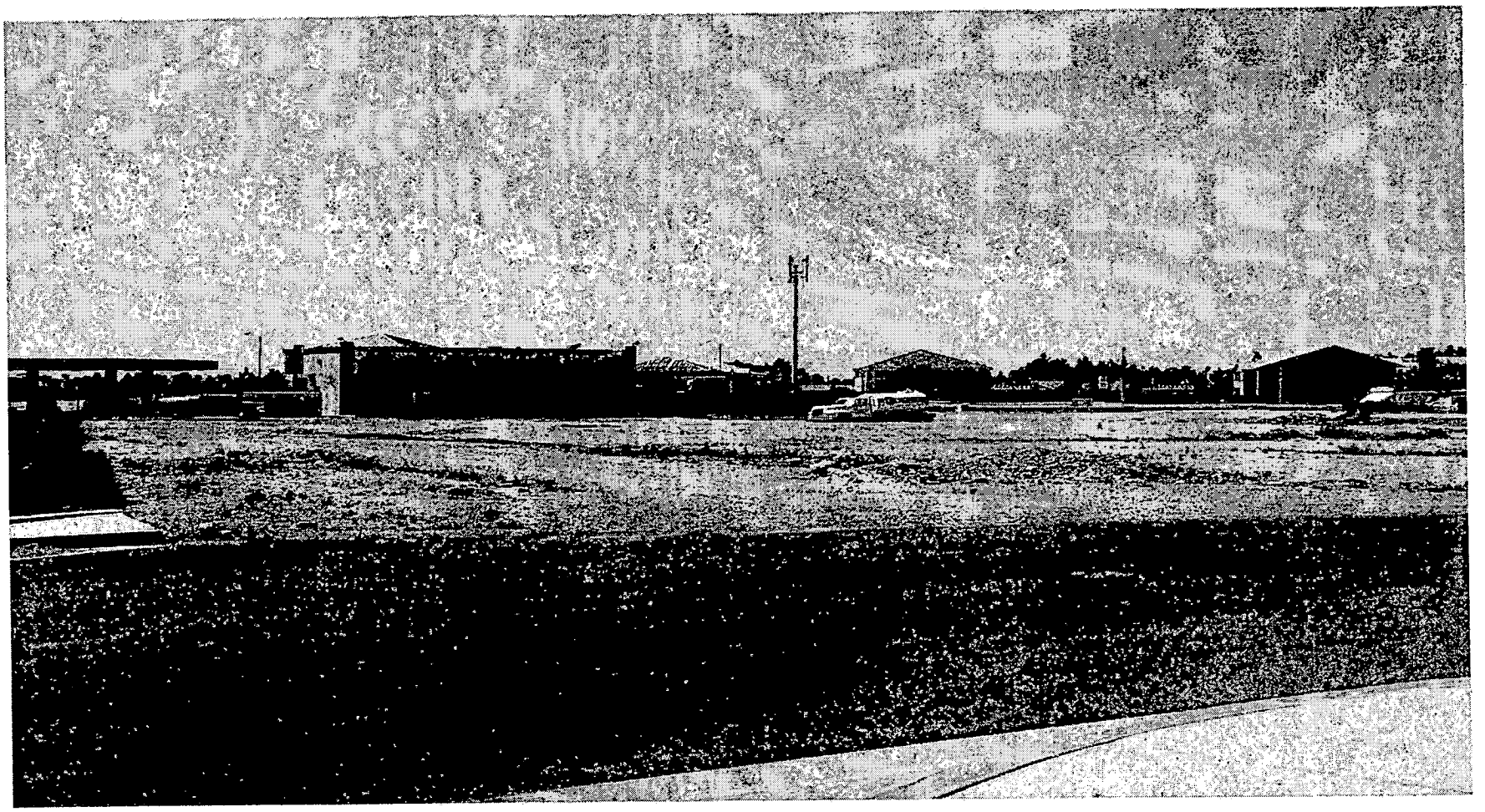
LANDSCAPE PLAN

Rancho American Plaza
NORTHWEST LAS VEGAS VALLEY
West Side of Rancho, North of Alexander
LAS VEGAS, NEVADA

DESIGNED BY: EBL
DRAWN BY: EBL
CHECKED BY: SD
DATE ISSUED: 04/1/04
JOB NUMBER: 2004-1003
SCALE: 1" = 30'-0"

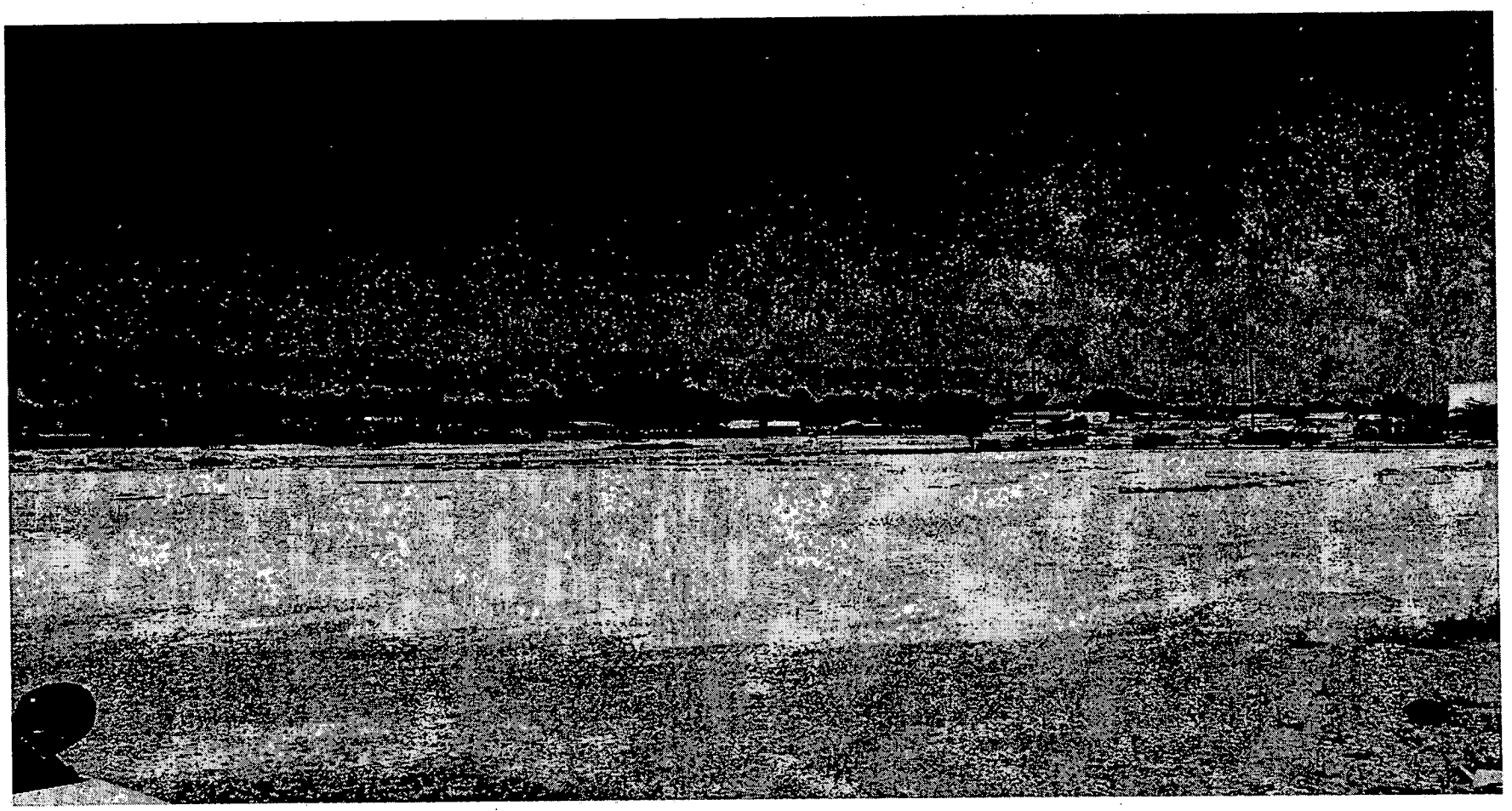
SHEET # LS.1

SDR-4314
6-10-04 PC



SDR-4314 - APPLICANT: AMERICAN PLAZA, LIMITED LIABILITY COMPANY - OWNER: BUILDING THE AMERICAN DREAM CORPORATION
WEST OF RANCHO BOULEVARD, APPROXIMATELY 200 FEET NORTH OF ALEXANDER ROAD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SDR-4314 - APPLICANT: AMERICAN PLAZA, LIMITED LIABILITY COMPANY - OWNER: BUILDING THE AMERICAN DREAM CORPORATION
WEST OF RANCHO BOULEVARD, APPROXIMATELY 200 FEET NORTH OF ALEXANDER ROAD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 50

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-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).

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:
GOYNES – APPROVED subject to conditions – UNANIMOUS

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

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 50 – SDR-4362

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 50 [SDR-4362] and Item 51 [VAC-4476].

STEVEN SWANTON, Planning and Development, stated that the Vacation would allow for six additional parking spaces along the eastern edge of the property, which is adjacent to C Street. In addition, it would also provide additional landscaping along the southern edge, which is along Madison. The subject rights-of-way is not necessary and will not result in a change in the curb line along the corner. The traffic handling capabilities will not be compromised nor will this request eliminate public street access to any of the abutting parcels. Staff recommended approval and Public Works will be adding a condition.

The Site Plan Review is contingent upon the Vacation; otherwise, the applicant would not be allowed to go within the right-of-way. One of the parking spaces is too narrow, so there should be only six, and not seven parking spaces. There are two separate owners of the parcels, so staff is recommending a shared parking agreement between the two owners with the City as a party to it, in case the two owners may want to cancel the agreement. The applicant is also asking for Waivers for the landscaping along the perimeter and parking area. Staff is recommending additional trees placed along the east property line to eliminate the deficiency. Staff recommended approval.

LAFAYETTE MOSLEY, Pastor, Praise Temple Church of God in Christ, 2902 Gilmore Avenue, North Las Vegas agreed to comply with all conditions. Members of this church do not come from other churches, but live in the neighborhood. They are enhancing the lives of people and placing them back into the mainstream of society so that they will become self-sufficient.

GINA VENGLASS, Public Works, read into the record an added condition for the Vacation. PASTOR MOSELY agreed to fully comply with all of the requirements by the City.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 50 [SDR-4362] and Item 51 [VAC-4476].

(9:49 – 9:56)

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

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The requested landscaping and buffering waivers are approved as requested and as reflected on the site plan, except as amended by conditions herein.

3. The site plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the appropriate number of parking spaces along the east perimeter of the site and to show a roofed trash enclosure that meets the standards of the Code.

4. A shared parking agreement between the two owners, containing the legal description of both parcels shall be recorded in the office of the County Recorder. The City shall be a party to the agreement to avoid the mutual cancellation of the agreement between the two owners.

5. Prior to the issuance of a building permit, a revised landscape plan, showing a maximum of 12.5% of the total landscaped area as turf, shall be submitted to and approved by the Department of Planning and Development staff.

6. The landscape plan shall be revised 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. The plan shall be approved by the Planning and Development Department staff prior to the time application is made for a building permit,. The planter along the eastern property boundary shall extend the full length of the parcel and be landscaped to meet Code standards.

7. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner.

8. The freestanding or monument sign indicated at the southwest corner of the development on the site plan shall be dimensioned, and this and any additional signage shall be subject to the dimensional standards for the R-4 (High Density Residential) zoning district contained in Title 19.14.060.

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 50 – SDR-4362

CONDITIONS Continued:

9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of the abutting streets.

10. Wall pack lighting shall utilize "shoe-box"' fixtures and downward-directed lights on the proposed building. Property lighting shall be directed away from residential property or screened and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

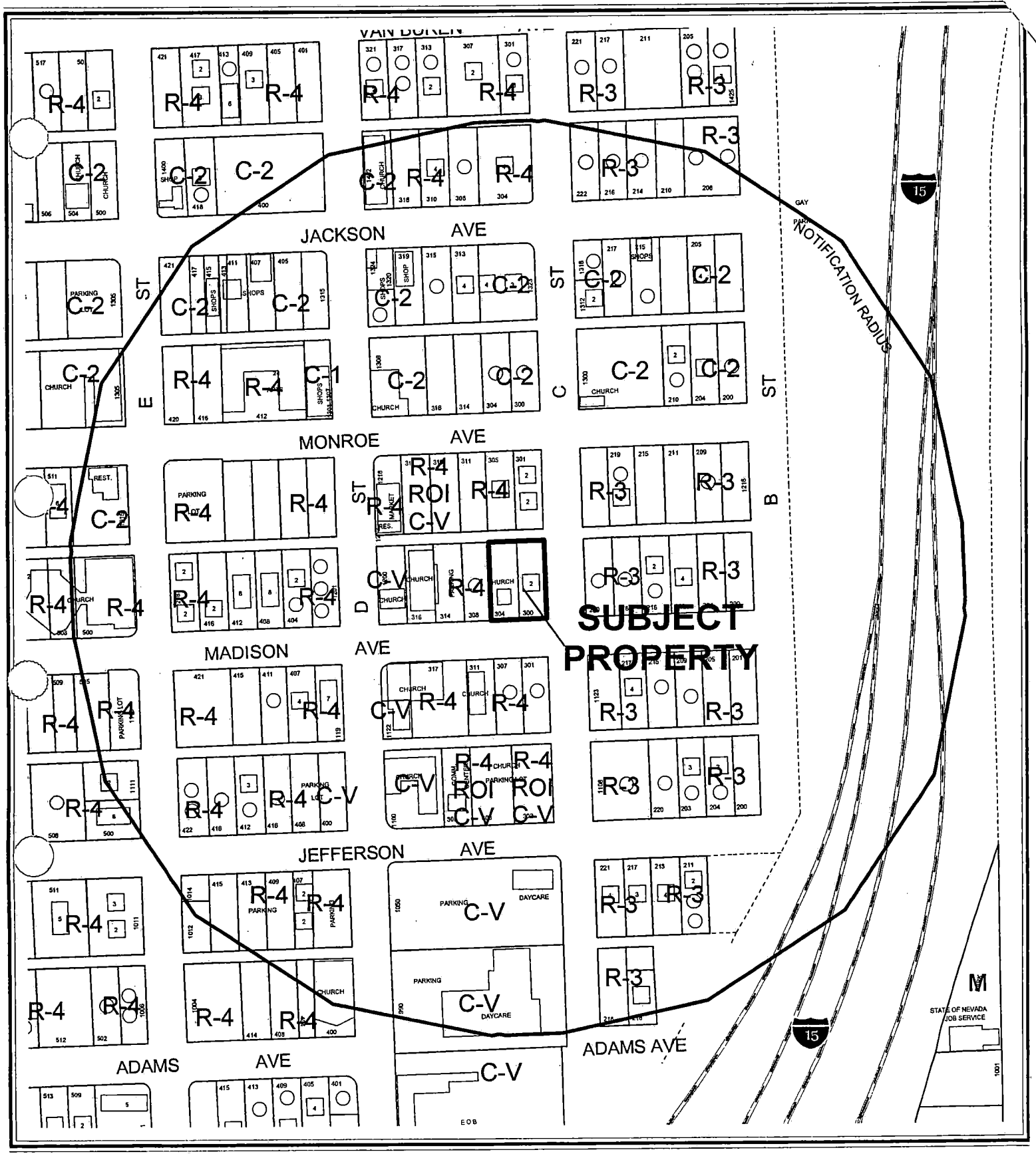
14. A Petition of Vacation, such as VAC-4476, shall be recorded prior to the issuance of any permits for this site. If a vacation for this site is not approved or not recorded this site plan shall be revised to remove all parking from the existing right-of-way.

15. Dedicate a 20 foot radius at the northwest corner of Madison Avenue and C Street. If a Vacation is recorded at this location a 20 foot radius shall be retained and this site will be responsible for dedicating any additional remnants needed to complete the 20 foot radius.

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

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



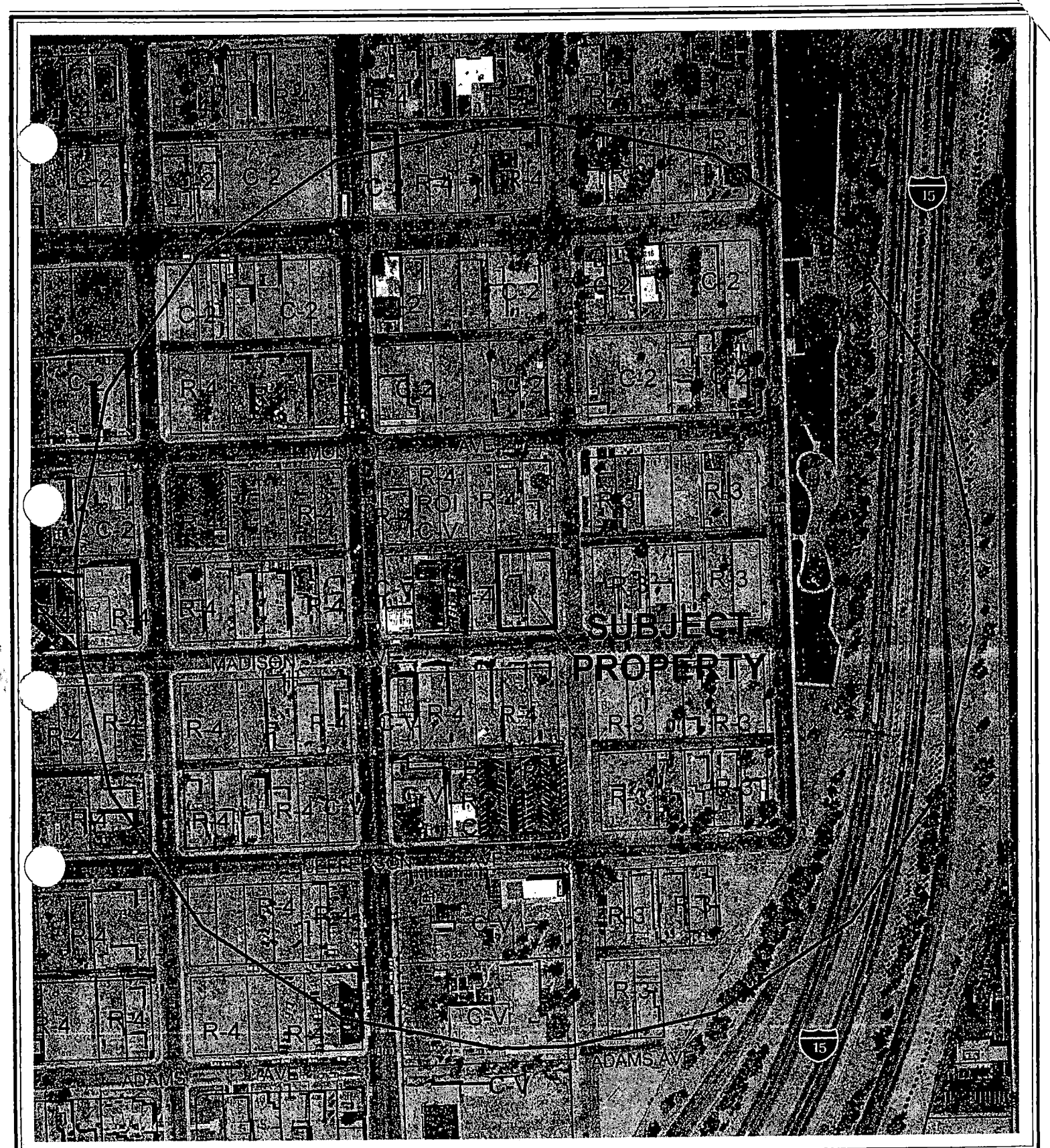
0 200 400 Feet

CASE: **SDR-4362**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



0 200 400 Feet

CASE: **SDR-4362**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The requested landscaping and buffering waivers are approved as requested and as reflected on the site plan, except as amended by conditions herein.

3. The site plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the appropriate number of parking spaces along the east perimeter of the site and to show a roofed trash enclosure that meets the standards of the Code.

4. A shared parking agreement between the two owners, containing the legal description of both parcels shall be recorded in the office of the County Recorder. The City shall be a party to the agreement to avoid the mutual cancellation of the agreement between the two owners.

5. Prior to the issuance of a building permit, a revised landscape plan, showing a maximum of 12.5% of the total landscaped area as turf, shall be submitted to and approved by the Department of Planning and Development staff.

6. The landscape plan shall be revised 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. The plan shall be approved by the Planning and Development Department staff prior to the time application is made for a building permit,. The planter along the eastern property boundary shall extend the full length of the parcel and be landscaped to meet Code standards.

7. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner.

8. The freestanding or monument sign indicated at the southwest corner of the development on the site plan shall be dimensioned, and this and any additional signage shall be subject to the dimensional standards for the R-4 (High Density Residential) zoning district contained in Title 19.14.060.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of the abutting streets.

10. Wall pack lighting shall utilize "shoe-box"' fixtures and downward-directed lights on the proposed building. Property lighting shall be directed away from residential property or screened and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

14. A Petition of Vacation, such as VAC-4476, shall be recorded prior to the issuance of any permits for this site. If a vacation for this site is not approved or not recorded this site plan shall be revised to remove all parking from the existing right-of-way.

15. Dedicate a 20 foot radius at the northwest corner of Madison Avenue and C Street. If a Vacation is recorded at this location a 20 foot radius shall be retained and this site will be responsible for dedicating any additional remnants needed to complete the 20 foot radius.

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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 on 0.38 acres at 300 and 304 Madison Avenue. A 12-foot wide strip of right-of-way in C Street and a 10.33-foot wide strip of right-of-way in Madison Avenue need to be vacated prior to the approval of this Site Development Plan Review. A Vacation application (VAC-4476) has been concurrently submitted to incorporate the above right-of-way area into the subject parcels.

B) Applicant's Justification

The applicant justifies this application by stating that a larger building is needed to provide adequate services and ministry to the church community and to those in need. The waivers are necessary for the development to meet the City's parking requirements and to better accommodate the building.

BACKGROUND INFORMATION

A) Previous Actions

04/28/66	The Board of Zoning Adjustment approved a Special Use Permit (U-0012-66) for a Church at 304 Madison Avenue. Staff recommended approval.
08/16/00	The City Council approved a Special Use Permit and Site Development Plan Review (U-0074-00) for a new church building and landscape waivers for the subject site. The Planning Commission and staff recommended approval on 06/22/00.
10/18/01	The Planning Commission approved a request for a Site Development Plan Review (SD-0060-01) for a proposed 24-foot by 60-foot temporary modular trailer at 304 Madison Avenue. The structure was permitted on the site for a period not to exceed twelve (12) months, or until such time as permanent facilities were constructed to replace the temporary building, unless an Extension of Time was approved by the City Council. Staff recommended approval.
06/10/04	The Planning Commission will consider a companion item, a Vacation (VAC-4476) of a portion of public rights-of-way in Madison Avenue and C Street.

B) Pre-Application Meeting

03/24/04 The applicant was informed of the Code parking standards for the Church/House of Worship use. Dimensions and setbacks were missing from the site plan. Waivers for parking lot landscaping and perimeter buffer landscaping were to be requested for the Site Development Plan Review.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.38

B) Existing Land Use

Subject Property:	Church, Duplex
North:	Multi-Family Residential
South:	Single-Family Residential
East:	Single-Family Residential
West:	Single-Family Residential

C) Planned Land Use

Subject Property:	MXU (Mixed Use) Las Vegas Redevelopment Plan Designation
North:	MXU (Mixed Use) Las Vegas Redevelopment Plan Designation
South:	MXU (Mixed Use) Las Vegas Redevelopment Plan Designation
East:	MXU (Mixed Use) Las Vegas Redevelopment Plan Designation
West:	MXU (Mixed Use) Las Vegas Redevelopment Plan Designation

D) Existing Zoning

Subject Property:	R-4 (High Density Residential)
North:	R-4 (High Density Residential)
South:	R-4 (High Density Residential)
East:	R-3 (Medium Density Residential)
West:	R-4 (High Density Residential)

E) General Plan Compliance

The subject property is identified on the Southeast Sector Map of the General Plan as being included in the "Downtown Redevelopment Plan" Area. It is subject to the land use designations identified in the Las Vegas Redevelopment Plan. The Redevelopment Plan designates the main parcel as MXU (Mixed Use), which allows for low to high density residential and office, commercial, and public uses. The existing church and residential duplex uses are permitted in the C-2 (General Commercial) zoning district, and are consistent with the MXU (Mixed Use) designation.

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

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

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

PROJECT DESCRIPTION

The proposed 4,080 square foot church would be located on the west side of the subject site, which consists of two parcels under separate ownership. This is currently the site of an existing church. An existing duplex is located on the eastern parcel, with 20 parking spaces located on the balance of the site (two parking spaces are shown as three narrow spaces). Ten of these spaces are accessed from an alley intersecting with C Street. Access to the church and duplex will be via a 24-foot driveway from Madison Avenue. Perimeter landscaping consists of a three-foot buffer along C Street, a 13- to 20-foot buffer along Madison Avenue, and no buffers along the side and rear of the property. No parking lot landscape planters are proposed.

The elevations depict a 21.5-foot tall building with a varied sloping roofline. Building materials consist of a white stucco exterior with tan trim, orange and gold colored concrete roof tiles, and windows spaced approximately eight feet apart along the sides. The floor plan includes a 1,400 square foot sanctuary, four offices, a dining hall with kitchen, and one set of restrooms. In addition to the main south entry, there is an exit from the dining hall on the north side of the church building.

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-4	Provided	Compliance
Min. Lot Size	6,500 SF	6,919 SF	Y
Min. Lot Width	N/A	50 Feet	N/A
Min. Setbacks* • Front • Side • Corner • Rear	 10 Feet 5 Feet 5 Feet 20 Feet	 20 Feet 5 Feet 14 Feet 23 Feet	 Y Y Y Y
Min. Distance Between Buildings	10 Feet	21 Feet	Y
Max. Building Height	2 Stories / 35 Feet	21.5 Feet	Y
Trash Enclosure	Walled, gated, roofed, greater than 50 feet from residential property line	Walled, gated, not roofed; 62 feet from residential property line	N
Mech. Equipment	Screened	None shown	N/A

*Includes right-of-way proposed to be vacated and incorporated into the subject parcels.

If the companion Vacation request (VAC-4476) is denied, the existing church building will remain 10 feet from the south property line of APN 139-27-211-006 (west parcel) and the existing duplex building will remain approximately two feet from the east property line of APN 139-27-211-007 (east parcel).

The church development complies with the development standards required for the R-4 (High Density Residential) zoning district and the Commercial Development Standards, with the exception that the trash enclosure should be roofed to match the materials used for the church. A condition of approval will address this issue.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the Residential Adjacency Standards are not applicable to projects within the boundaries of the Las Vegas Redevelopment Area, such as this project.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required**			**Provided**	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church	1,400 SF non-fixed seating in gathering area	1/100 SF non-fixed seating in gathering area	13	1	16 parking spaces shared between the two uses	4 parking spaces shared between the two uses
Multi-Family Residential (one bedroom)	N/A	1.25 spaces/unit + one guest space/6 units	4	---		
TOTAL			17	1	19	4

The development provides 20 parking spaces where 18 are required for the church and duplex uses. The site plan incorrectly shows seven spaces along the eastern perimeter buffer planter where six were intended. Six standard spaces will fit into this area. This discrepancy is addressed in the conditions of approval.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	4 Trees	None
Buffer:			
• Min. Trees – R.O.W.	1 Tree/20 Linear Feet + 1 Tree	12 Trees	9 Trees
• Min. Trees – west/north property lines	1 Tree/20 Linear Feet + 1 Tree	14 Trees	2 Trees
• Min. Zone Width – R.O.W.	15 Feet		3-20 Feet
• Min. Zone Width – west/north property lines	8 Feet		0-5 Feet
• Wall height (min.)	6 Feet		None

The site is deficient in the number of trees in the parking lot and in the perimeter landscape buffers. The applicant is asking for waivers to this and the perimeter landscaping buffer width as part of this application.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

A freestanding or monument sign is indicated at the southwest corner of the development on the site plan, but no dimensions are given. This and any additional signage will be subject to the dimensional standards for the R-4 (High Density Residential) zoning district contained in Title 19.14.060.

B) General Analysis and Discussion

- Zoning

The subject site is zoned R-4 (High Density Residential). The Church/House of Worship use is a permitted use in this zoning district with the approval of a Special Use Permit. A Special Use Permit (U-0074-00) was obtained for the use in a residential zoning district in 2000. Commercial Development Standards apply to the proposed church.

- Site Plan

The site is somewhat limited by the existence of two separate development parcels and the existence of the duplex on the eastern portion. The site cannot be approved as shown if the companion Vacation (VAC-4476) is not approved, since parking spaces and landscape planters are currently encroaching into the public right-of-way. The trash enclosure should be roofed in accordance with the Commercial Development Standards. One of the parking spaces along the eastern landscape planter is not striped to Code standards. This side shall be shown to contain six spaces. The site is eligible for shared parking; however, it is recommended that a shared parking agreement between the two owners, containing the legal description of both parcels, be recorded in the office of the County Recorder. The City should be a party to the agreement to avoid the mutual cancellation of the agreement between the two owners.

- Waivers

The applicant requests Waivers of the parking lot and perimeter buffer landscaping standards to incorporate additional parking into the development. The waivers are acceptable, with the exception that the landscape planter along the eastern property line. The planter should extend the full length of the parcel and include the appropriate amount and spacing of trees, shrubs, and ground cover.

- Landscape Plan

The development is substantially deficient in landscaping for the parking areas and for the buffer areas along the perimeter. A Waiver of the trees required within the parking areas and a Reduction in the trees for the perimeter areas have been requested. Additional trees, shrubs and plants are recommended along the east property line to ameliorate this deficiency. Although there is a deficiency in the quantity and placement of landscape materials, those that are provided appear to be appropriate for the area.

- Elevation

  The elevations depict a 21.5-foot tall structure with a varied sloping roofline. Building materials consist of a white stucco exterior with tan trim, orange and gold colored concrete roof tiles, and windows spaced approximately eight feet apart along the sides. The building does not appear to be unsightly nor undesirable or obnoxious in appearance to the area.

- Floor Plan

  The floor plan includes a 1,400 square foot sanctuary, four offices, a dining hall with kitchen, and one set of restrooms. In addition to the main south entry, there is an exit from the dining hall on the north side of the church building.

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 development is to replace an existing church on the same property. Additional landscaping and other architectural amenities will enhance the compatibility with other uses in the vicinity. Churches are a use that is compatible to the West Las Vegas Plan Old Westside district.

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 meets the design standards established for visual amenities, except for the landscaping. The development is substantially deficient in landscaping for the parking areas and for the buffer areas along the perimeter. A Waiver of the trees required within the parking areas and a Reduction in the trees for the perimeter areas have been requested. Additional trees, shrubs and plants are recommended along the east property line to ameliorate this deficiency.

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

   With the removal of all substandard public street improvements and unused driveway cuts adjacent to this site and the replacement with new improvements meeting current City Standards, access to the site should be improved.

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

The building materials for the church are characteristic of those used for churches in general. Although there is a deficiency in the quantity and placement of landscape materials, those that are provided appear to be appropriate for the area. Additional trees, shrubs and plants are recommended along the east property line.

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 elevations depict a 21.5-foot tall structure with a varied sloping roofline. Building materials consist of a white stucco exterior with tan trim, orange and gold colored concrete roof tiles, and windows spaced approximately eight feet apart along the sides. The building does not appear to be unsightly nor undesirable or obnoxious in appearance to the area.

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

The site will be subject to ongoing inspection that will protect the public health, safety, and general welfare.

NOTICES MAILED 118

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4362 APN: _____

Name of Property Owner: PRAISE TEMPLE CHURCH / LAFAYETTE MOSELEY

Name of Applicant: _____

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Lafayette Moseley

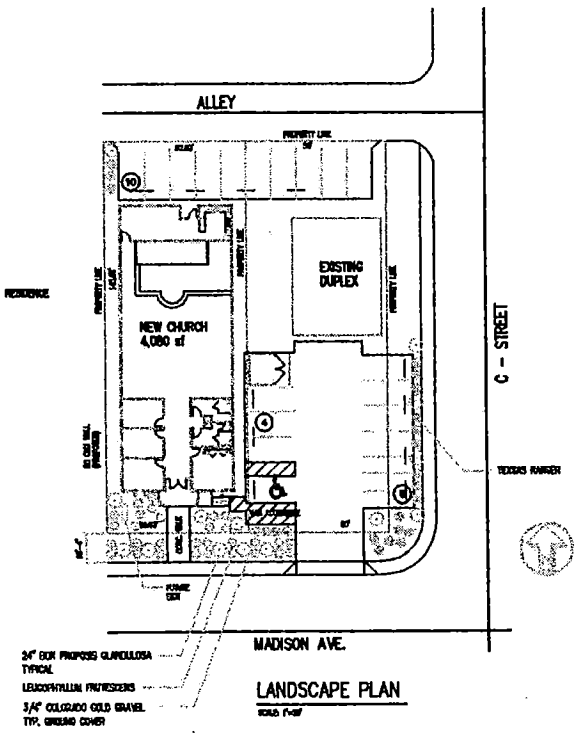
Print Name: LAFAYETTE OR DELORES MOSELEY

Subscribed and sworn before me

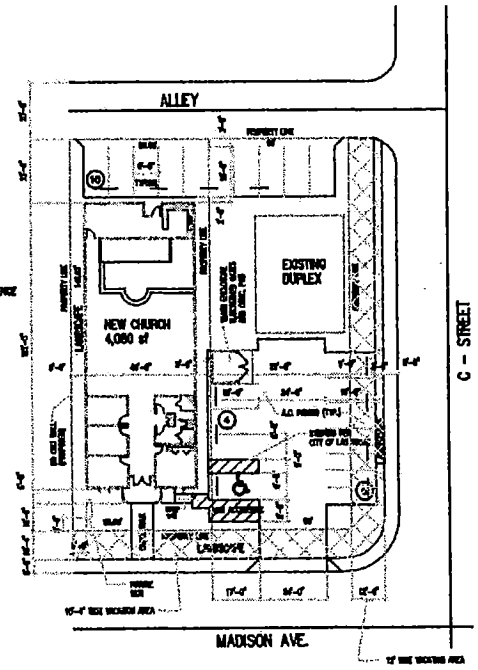
This 26 day of April, 2007

Notary Public - State of Nevada
COUNTY OF CLARK
JASON ALLSWANG
No. 03-80560-1 My Appointment Expires Feb. 27, 2007

Notary Public in and for said County and State



LANDSCAPE PLAN



SITE PLAN

PLANT LEGEND:				
SYMBOL	SIZE	NAME	QUANTITY	REMARKS
	24" BOX	PROPOSE GLAUCULOSA	11	
		LEUCOPHYLLUM FRUTESCENS	34	
	5 GAL.	TEXAS RANGER (LEUCOPHYLLUM)	18	

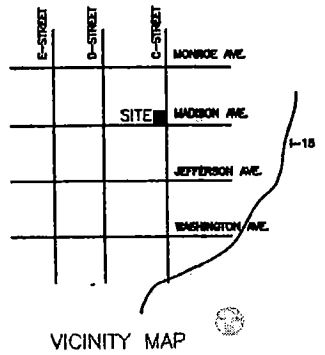
SDR-4362

6-10-04 PC

STAFF

PROJECT DATA

PARCEL NUMBER	139-27-211-006 & 007
SITE AREA	
PARCEL 006	7,000 sf
PARCEL 007	7,000 sf
AREA TO BE VACATED	2,700 sf
TOTAL	16,700 sf
EXISTING USE	NON PROFIT RELIGIOUS
PROPOSED USE	CHURCH
EXISTING ZONE	R-4
REQUIRED ZONING	SPECIAL USE PERMIT
TOTAL BUILDING AREA	4,080 sf.
BUILDING SITE COVERAGE	32.33%
PARKING REQUIREMENTS:	
CHURCH (1400:100) (1400 sf OF NO FIXED AREA IN GATHERING)	14 REQUIRED
EXISTING DUPLEX	4 REQUIRED
TOTAL	18 REQUIRED
PARKING PROVIDED	20 SPACES
HANDICAPPED REQUIRED (INCLUDING VAN ACCESSIBLE)	1 SPACE
HANDICAPPED PROVIDED (INCLUDING VAN ACCESSIBLE)	1 SPACE
SETBACKS:	
FRONT REQUIRED / FRONT PROVIDED	10 FEET / 10 FEET
SIDE REQUIRED / SIDE PROVIDED	5 FEET / 5 FEET
REAR REQUIRED / REAR PROVIDED	20 FEET / 23 FEET
HEIGTH AND NUMBER OF STORIES	
Maximum Allowable Stories	Two
Actual Stories	One
Maximum Allowable Height	35 FEET
Actual Height	22 FEET



VICINITY MAP

Jerry Miceli
Architect

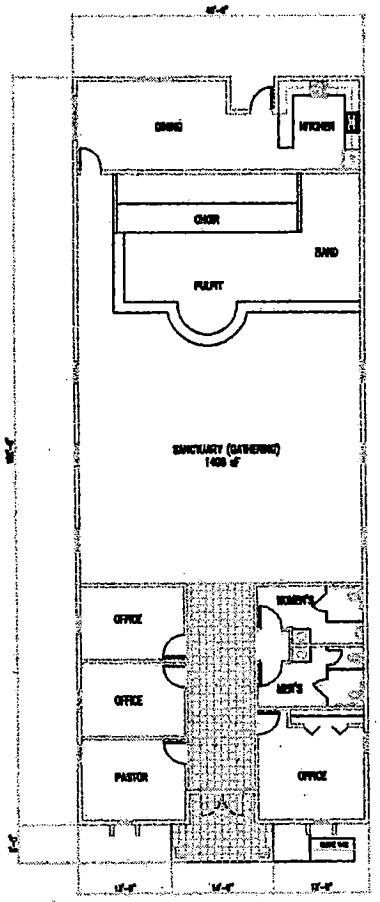
Praise Temple

304 Madison Avenue
Las Vegas Nevada

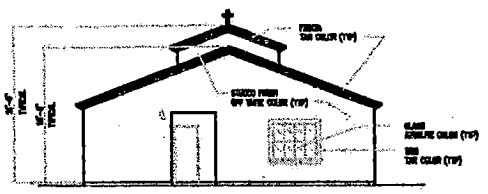
Sheet Title / Location
SITE PLAN
LANDSCAPE PLAN

Sheet Number
A-1

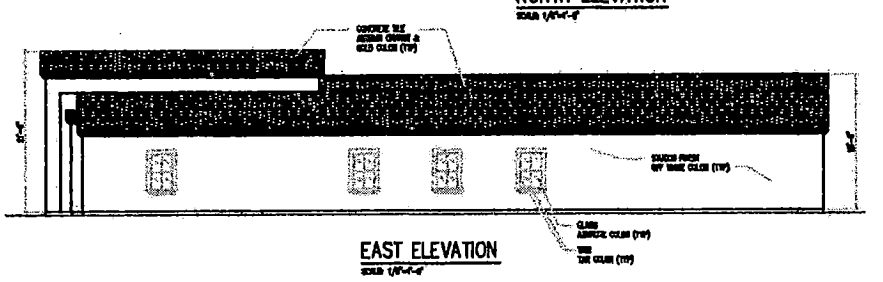
Revision



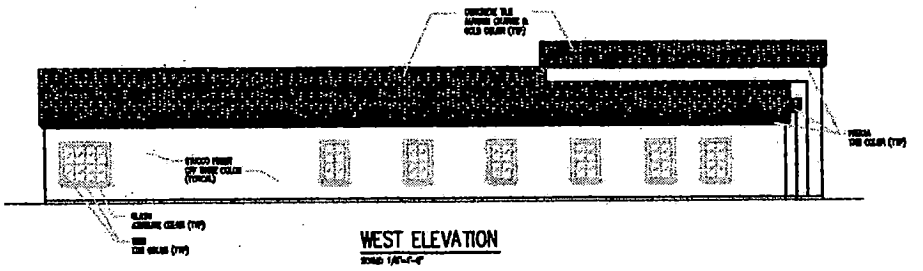
FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION

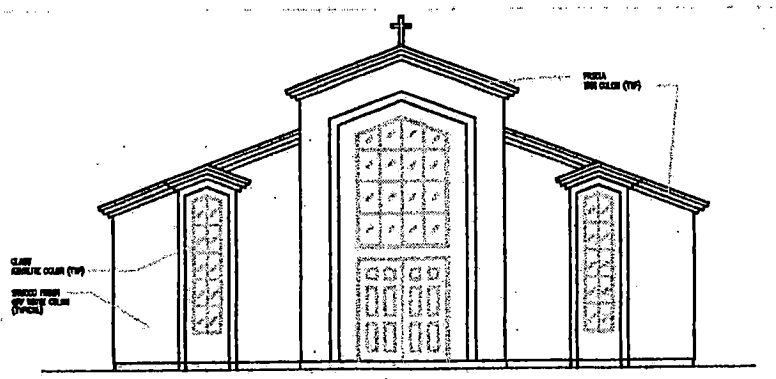


WEST ELEVATION

STAFF

SDR-4362

6-10-04 PC



SOUTH ELEVATION

Jerry Miceli
Architect

Praise Temple

304 Madison Avenue
Las Vegas Nevada

Sheet Title / Location
FLOOR PLAN -
ELEVATION

Sheet Number
A-2

Revision

Planning and Development Department.
I agree to lease the Property located on the Corner of "C" street and Madison street to Praise Temple Church of God In Christ. This Property will be used for Parking Vehicles. This lease is Perpetual. This lease is for $50.00 Per Month. I do not plan on selling this Property.

X Johnny W. Gathrite
Johnny W. Gathrite

State of Nevada
County of Clark

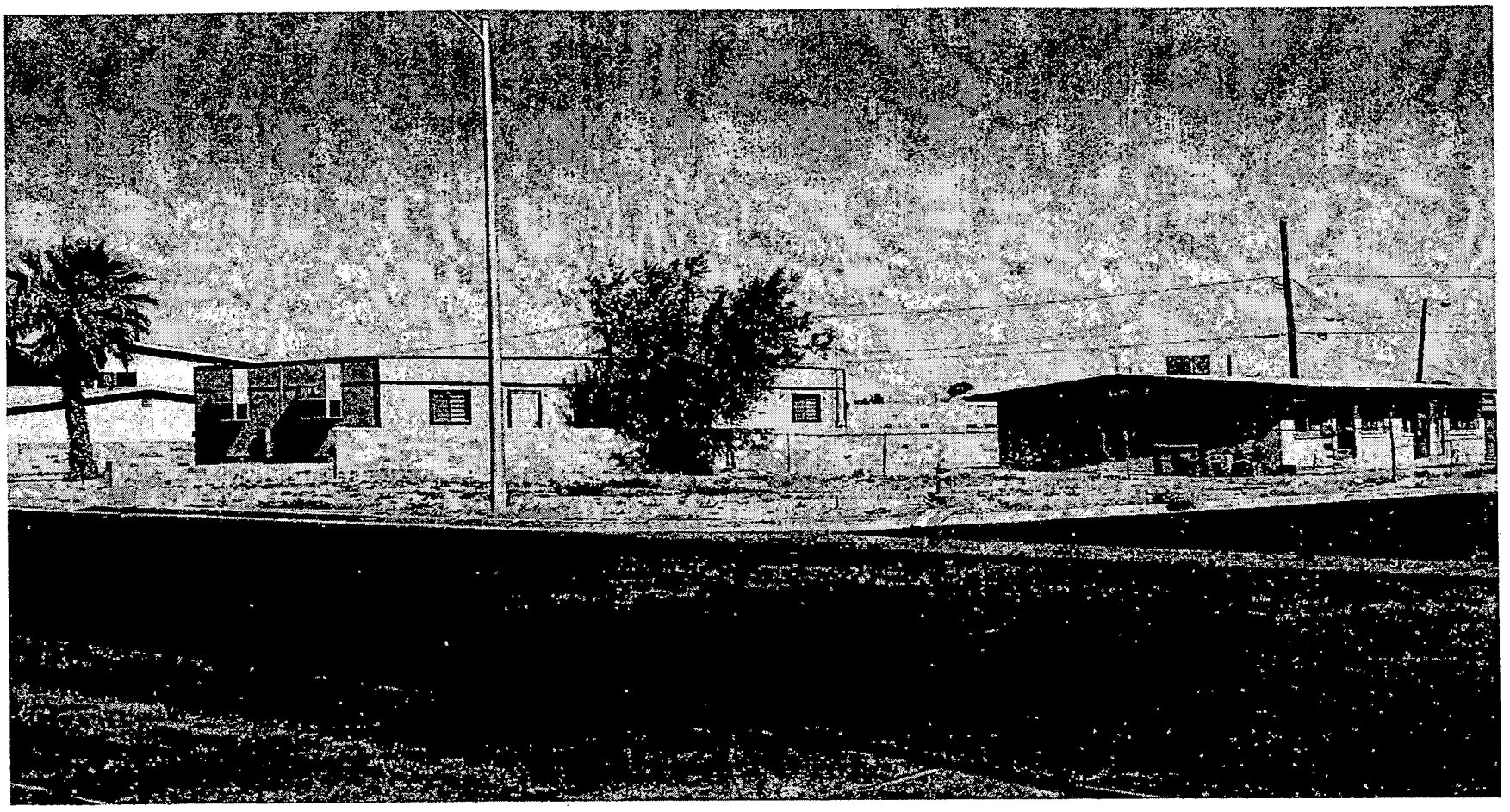
This instrument was acknowledged before me on 5/26/04
Date

by Johnny W. Gathrite
Name of Person

Signature of Notary

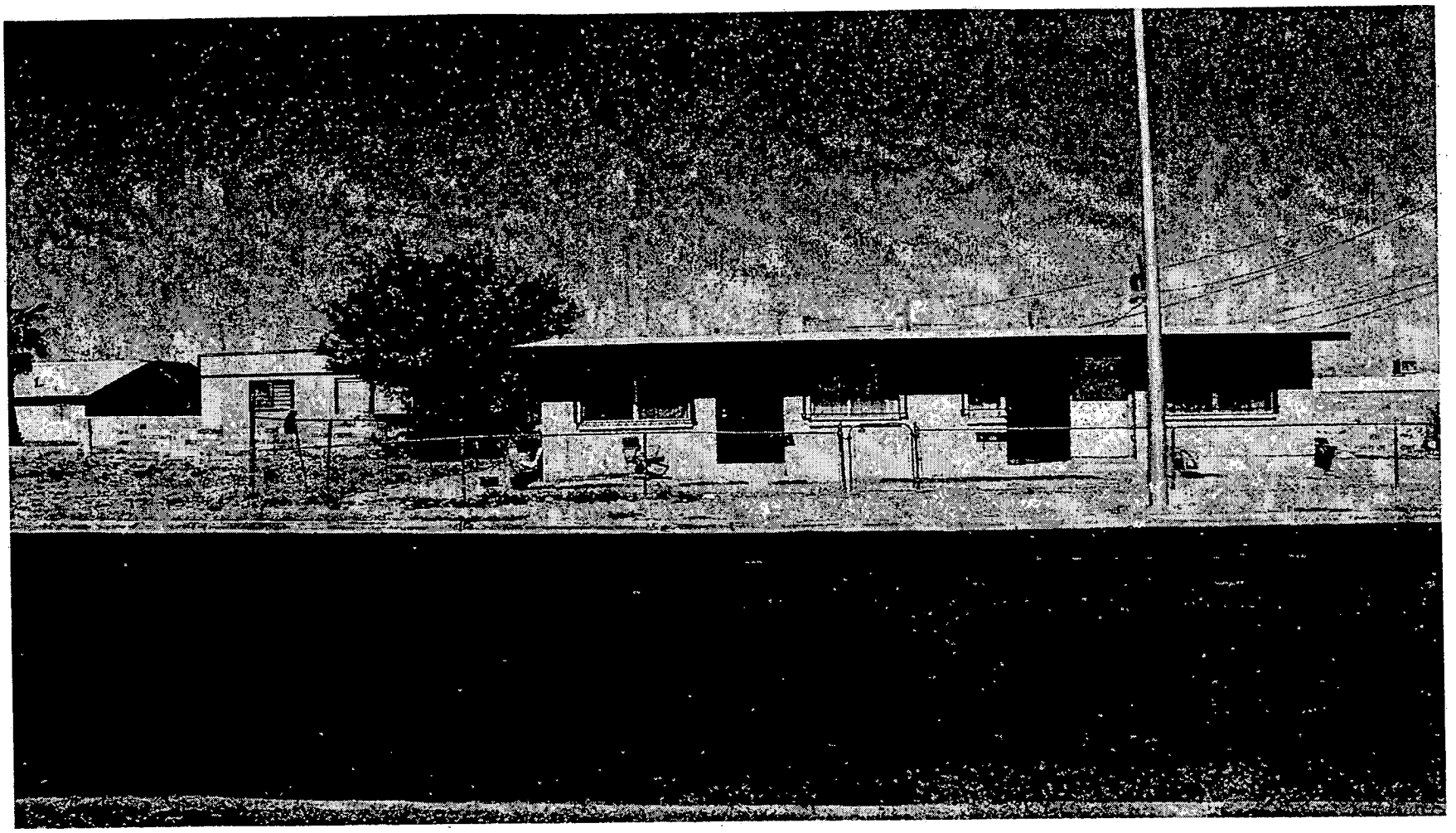
JENNY LYNN POTTS
Notary Public, State of Nevada
Appointment No. 01-71739-1
My Appt. Expires Oct 15, 2005

SDR-43062
06-10-04 PC



SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL
300 AND 304 MADISON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL
300 AND 304 MADISON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 10, 2004

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

SUBJECT:
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).

SET DATE: 06/16/2004/ 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:
GOYNES – APPROVED subject to conditions and the following added condition:

- ***Prior to recordation of an Order of Vacation, the applicant shall, by survey, perform by a registered professional land surveyor establish the actual boundaries of existing improvements adjacent to this site to the satisfaction of the City Engineer, and this Vacation application shall be amended to vacate only such access right-of-way that extends beyond five feet behind existing curb.***

– UNANIMOUS

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

MINUTES:
NOTE: See Item 50 [SDR-4362] for all related discussion.
(9:49 – 9:56)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 51 – VAC-4476

CONDITIONS:

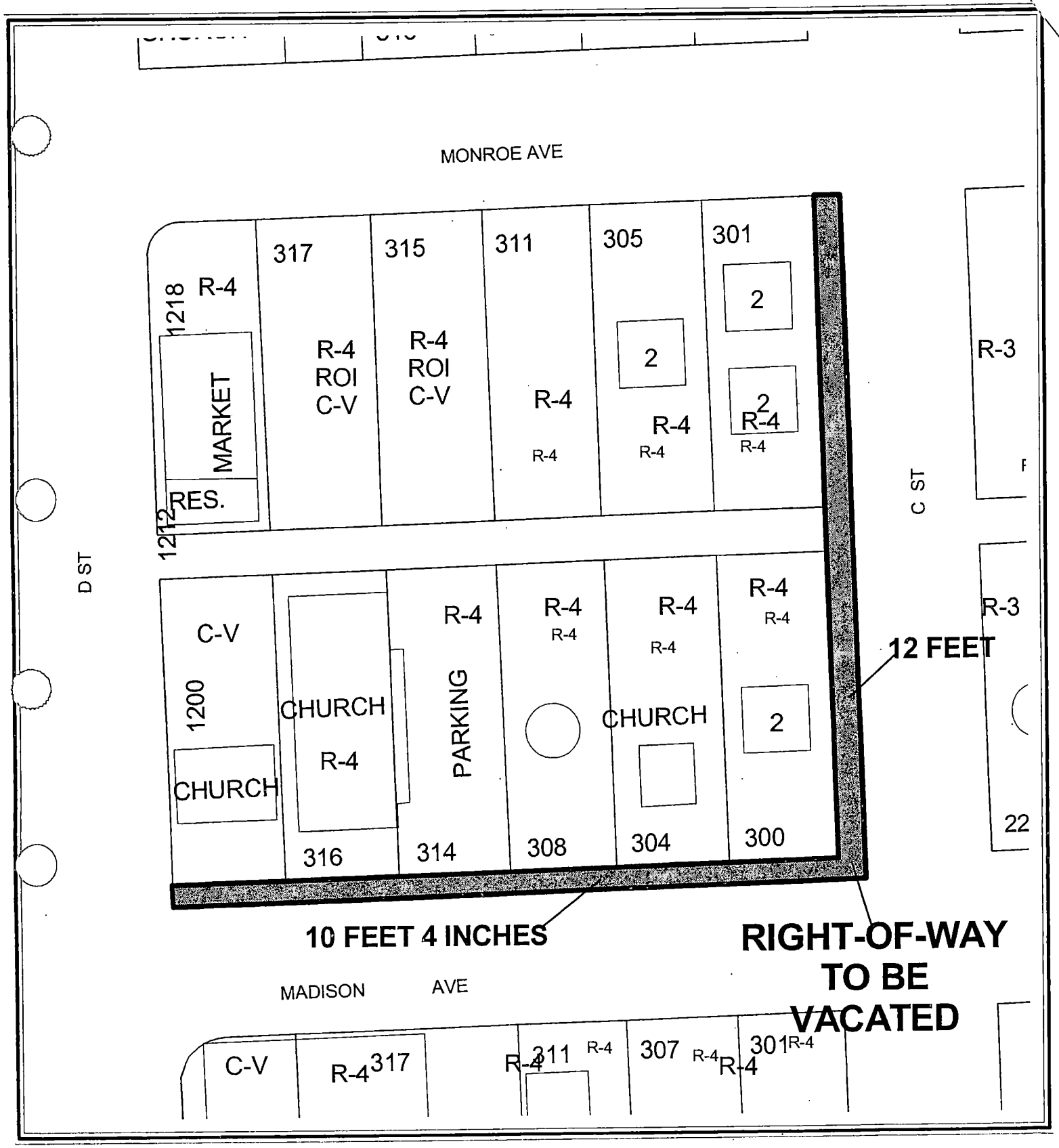
1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

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

4. 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.

5. 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.



CASE: **VAC-4476**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4476 - APPLICANT: JERRY MICELI – OWNER: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. 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.

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

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

4. 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.

5. 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.

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Petition to Vacate portions of public right-of-way in C Street between Madison Avenue and Monroe Avenue, and in Madison Avenue, between C Street and D Street.

B) Applicant's Justification

The church at 304 Madison Avenue requires the proposed vacation in order to place additional parking spaces on the lot at the corner of C Street and Madison Avenue. The request is extended north and west to the ends of the block.

BACKGROUND INFORMATION

A) Previous Actions

04/28/66 The Board of Zoning Adjustment approved a Special Use Permit (U-0012-66) for a Church at 304 Madison Avenue. Staff recommended approval.

08/16/00 The City Council approved a Special Use Permit and Site Development Plan Review (U-0074-00) for a new church building and landscape waivers for the subject site. The Planning Commission recommended approval on 06/22/00

10/18/01 The Planning Commission approved a request for a Site Development Plan Review (SD-0060-01) for a proposed 24-foot by 60-foot temporary modular trailer at 304 Madison Avenue. The structure was permitted on the site for a period not to exceed twelve (12) months, or until such time as permanent facilities are constructed to replace the temporary buildings, unless an Extension of Time is approved by the City Council. Staff recommended approval.

06/10/04 The Planning Commission will consider a companion item, a Site Development Plan Review (SDR-4362), 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 at 304 and 300 Madison Avenue. Staff is recommending approval.

SS

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as the west twelve feet (12') of C Street, commencing at the north right-of-way line of Madison Avenue, extending northerly approximately three hundred feet (300'), including the spandrel areas; the north ten and thirty-three hundredths feet (10.33') of Madison Avenue, commencing at the west right-of-way line of C Street, extending westerly approximately three hundred feet (300'), including the spandrel areas; said property being a portion of the West Half (W ½) of the East Half (E ½) of the Northwest Quarter (NW ¼) of Section 27, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed vacation of right-of-way will allow for the addition of six parking spaces along the east edge of the property adjacent to C Street and the addition of landscaping along the property adjacent to C Street and Madison Avenue. The subject rights-of-way are not necessary; however, unless the appropriate properties vacate similar right-of-way widths on the east side of C Street and on the south side of Madison Avenue, the subject vacation will result in non-uniform right-of-way widths on these streets. The curb line along Madison Avenue and C Street will remain in the same location. Traffic-handling capability for these streets will not be compromised as a result of the proposed vacation. The request would not eliminate public street access to any abutting parcels or adversely affect any abutting properties.

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 would result in a uniform street width provided that the properties on the east side of "C" Street and the south side of Madison Avenue vacated the appropriate rights-of-way to ensure uniformity.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets in this neighborhood are largely residential and vacation of the proposed rights-of-way would not impede traffic flow.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Site Development Plan Review (SDR-4362).*

SS

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 7

APPROVALS 0

PROTESTS 0

SS

VAC - Johnny

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4476 APN: 139-27-211-007

Name of Property Owner: JOHNNY GATHRITE

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

X Signature of Property Owner/Authorized Agent: Johnny Gathrite

Print Name: JOHNNY GATHRITE

Subscribed and sworn before me

This 13 day of May, 2004

Jerri L. Garvin

Notary Public in and for said County and State

JERRI L. GARVIN
Notary Public, State of Nevada
Appointment No. 98-1965-1
My Appt. Expires Jul 7, 2006

VAC-
MR. Mosley

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4476 APN: 139-27-211-006

Name of Property Owner: _____

Name of Applicant: _____

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

_____ Yes _____✓_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

X Signature of Property Owner/Authorized Agent: Lafayette Moseley

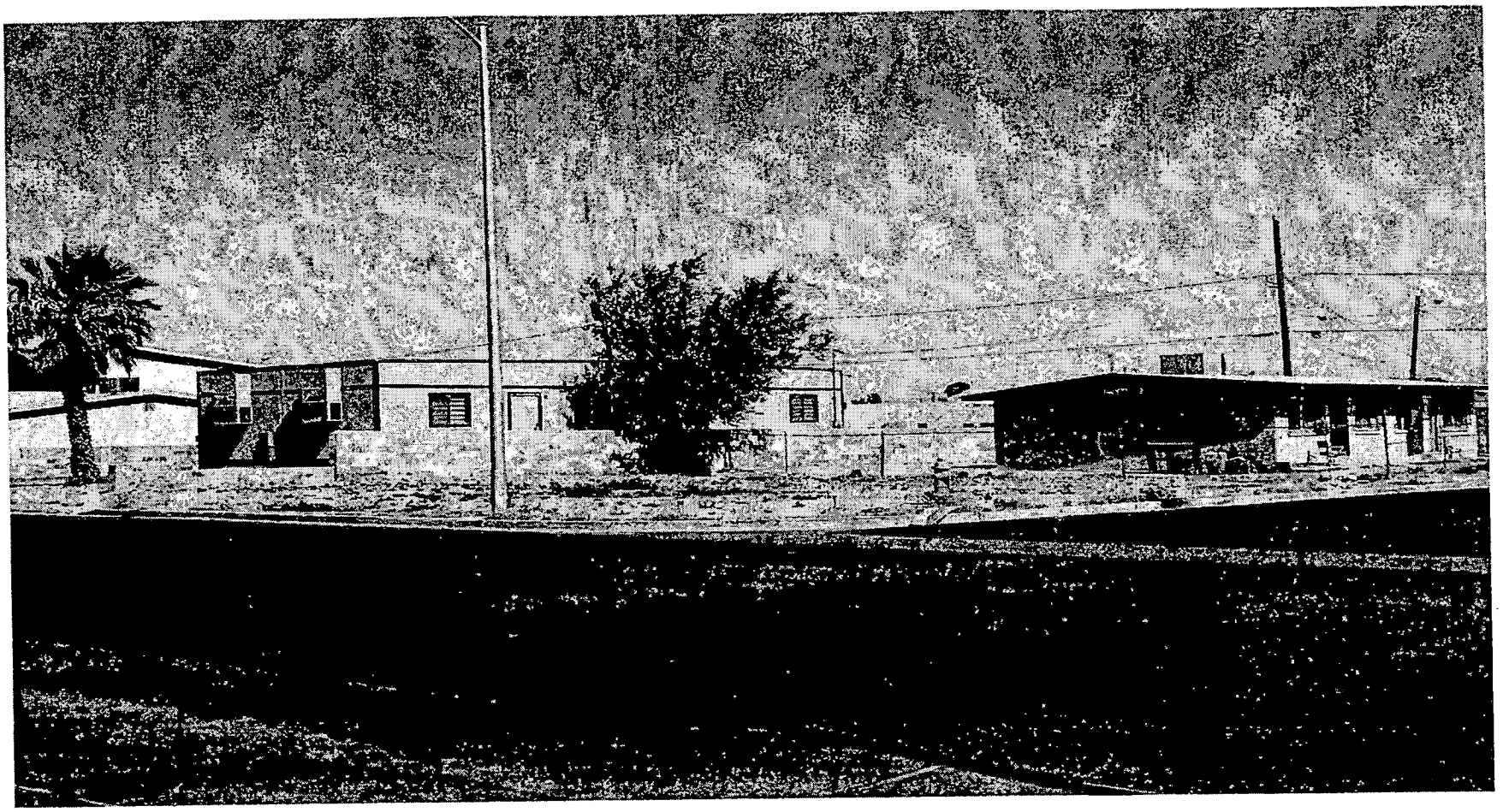
Print Name: LAFAYETTE MOSELEY

Subscribed and sworn before me

This 13 day of May, 2004

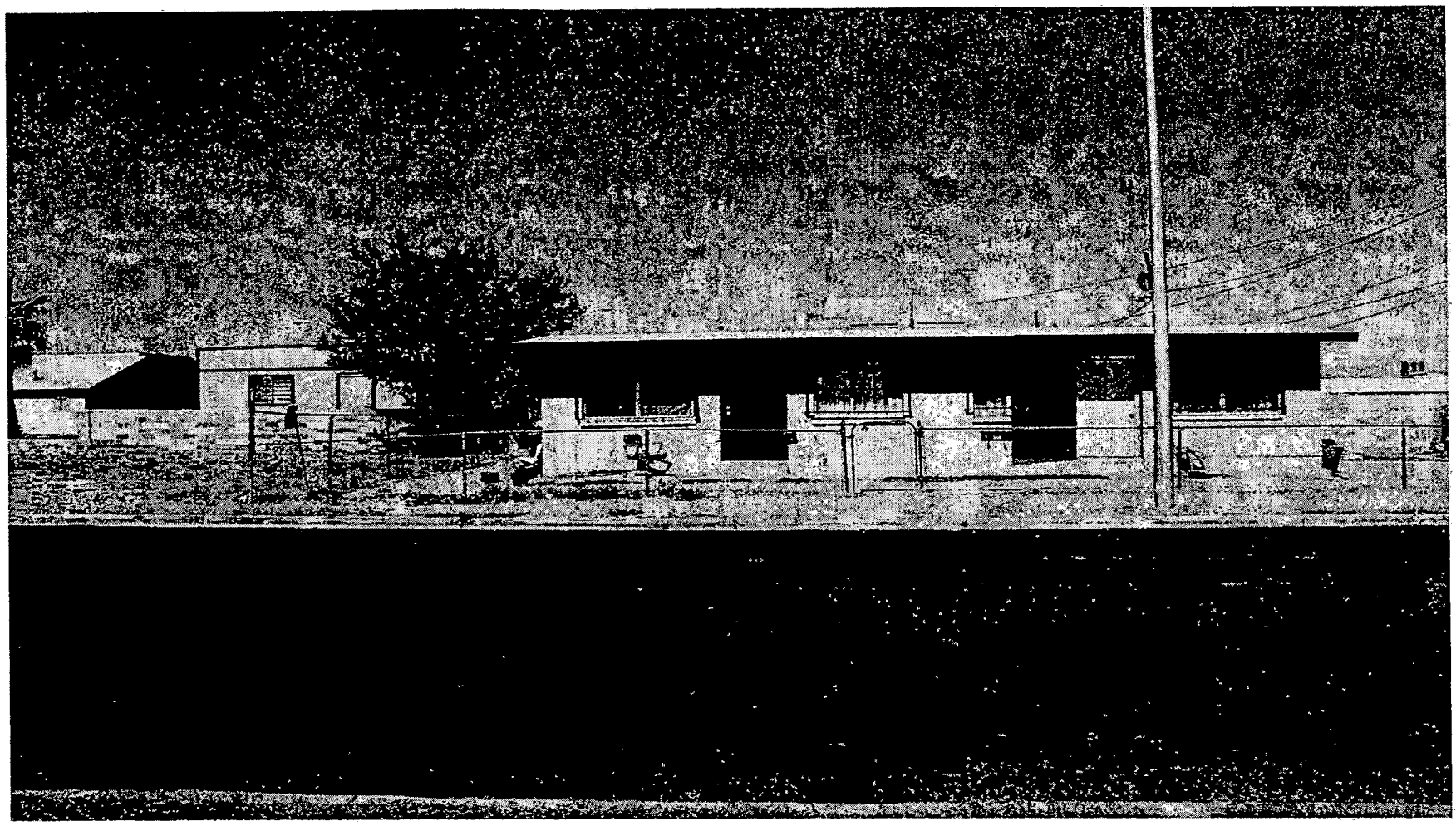
Charla E Jones
Notary Public in and for said County and State

CHARLA E. JONES
Notary Public State of Nevada
No. 02-73095-1
My appt. exp. Jan. 9, 2006



VAC-4476 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL
300 AND 304 MADISON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAC-4476 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL
300 AND 304 MADISON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 52

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-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).

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 7/7/2004

NOTE: COMMISSIONER McSWAIN disclosed that she has been represented in the past by MR. CALLISTER and MR. REYNOLDS, but has had no business relationships with them for a number of years, so she will be voting on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated that this application will replace the one story law office building on the site with a four-story structure. The main level will be parking. Title 19.08.06, which applies to the Downtown Overlay District, allows for sites to be exempt from the automatic application of the number of Title 19 standards, such as residency adjacency set backs, landscaping, buffering and on site parking.

MR. LEOBOLD added that the applicant has provided parking and requested a Waiver of landscaping and the buffer. The applicant will provide along Las Vegas Boulevard trees and streetscape improvements to meet the standards for the Las Vegas Boulevard corridor. Because of the location of the building and the proposed streetscape improvements, the request for the other exemptions is appropriate. Staff recommended approval.

MICHELLE TIANGO, Welles-Pugsley Architects, appeared on behalf of the applicant together with the owner, PHIL HARDY. MS. TIANGO stated that this will be four-story office building with parking on the ground floor. MS. TIANGO agreed with staff's recommendations, with the exception of the loading zone, which is not designed into this plan. She requested that that be waived because it is not necessarily a function that a law office would need. The upper two stories would be professional offices and the tenant would occupy the fourth floor. There is a pop out with a balcony accessible from the roof along the elevation, which is over a five-foot right-of-way. The owners would allow for this to be removed from their property, and an encroachment agreement will be signed with the City to minimize the liability issue.

MR. LEOBOLD discussed with COMMISSIONER McSWAIN that staff did not feel that the 25 x 15 foot loading zone was necessary. However, staff is concerned as to how the supplies will be delivered to the building.

PHIL HARDY, 6154 Coley Avenue, stated there are no parking requirements, but they are needed for tenants. The applicant is including parking spaces as well as handicapped spaces. There is additional parking a half street away. They are willing to work with staff on accommodating truck deliveries.

COMMISSIONER McSWAIN suggested leaving the condition as is, and the applicant to work with staff on accommodating deliveries at the site. MR. HARDY concurred.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:56 – 10:01)

PLANNING COMMISSION MEETING OF JUNE 10, 2004
Planning and Development Department
Item 52 – SDR-4362

CONDITIONS:
Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The requested landscaping and buffering waivers are approved as requested and as reflected on the site plan, except as amended by conditions herein.

3. The site plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the appropriate number of parking spaces along the east perimeter of the site and to show a roofed trash enclosure that meets the standards of the Code.

4. A shared parking agreement between the two owners, containing the legal description of both parcels shall be recorded in the office of the County Recorder. The City shall be a party to the agreement to avoid the mutual cancellation of the agreement between the two owners.

5. Prior to the issuance of a building permit, a revised landscape plan, showing a maximum of 12.5% of the total landscaped area as turf, shall be submitted to and approved by the Department of Planning and Development staff.

6. The landscape plan shall be revised 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. The plan shall be approved by the Planning and Development Department staff prior to the time application is made for a building permit,. The planter along the eastern property boundary shall extend the full length of the parcel and be landscaped to meet Code standards.

7. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner.

8. The freestanding or monument sign indicated at the southwest corner of the development on the site plan shall be dimensioned, and this and any additional signage shall be subject to the dimensional standards for the R-4 (High Density Residential) zoning district contained in Title 19.14.060.

CONDITIONS Continued:

9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of the abutting streets.

10. Wall pack lighting shall utilize "shoe-box"' fixtures and downward-directed lights on the proposed building. Property lighting shall be directed away from residential property or screened and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

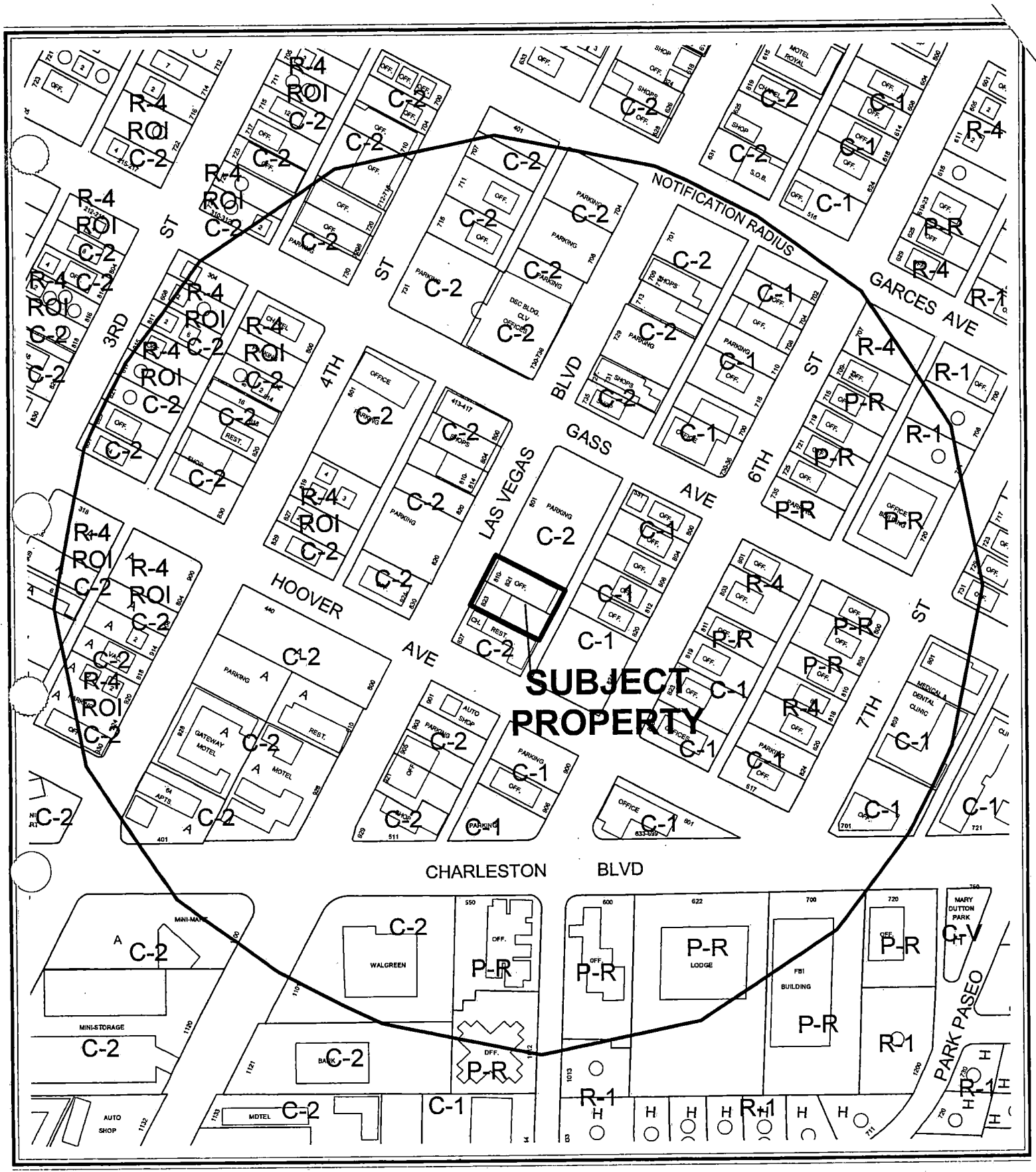
14. A Petition of Vacation, such as VAC-4476, shall be recorded prior to the issuance of any permits for this site. If a vacation for this site is not approved or not recorded this site plan shall be revised to remove all parking from the existing right-of-way.

15. Dedicate a 20 foot radius at the northwest corner of Madison Avenue and C Street. If a Vacation is recorded at this location a 20 foot radius shall be retained and this site will be responsible for dedicating any additional remnants needed to complete the 20 foot radius.

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

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

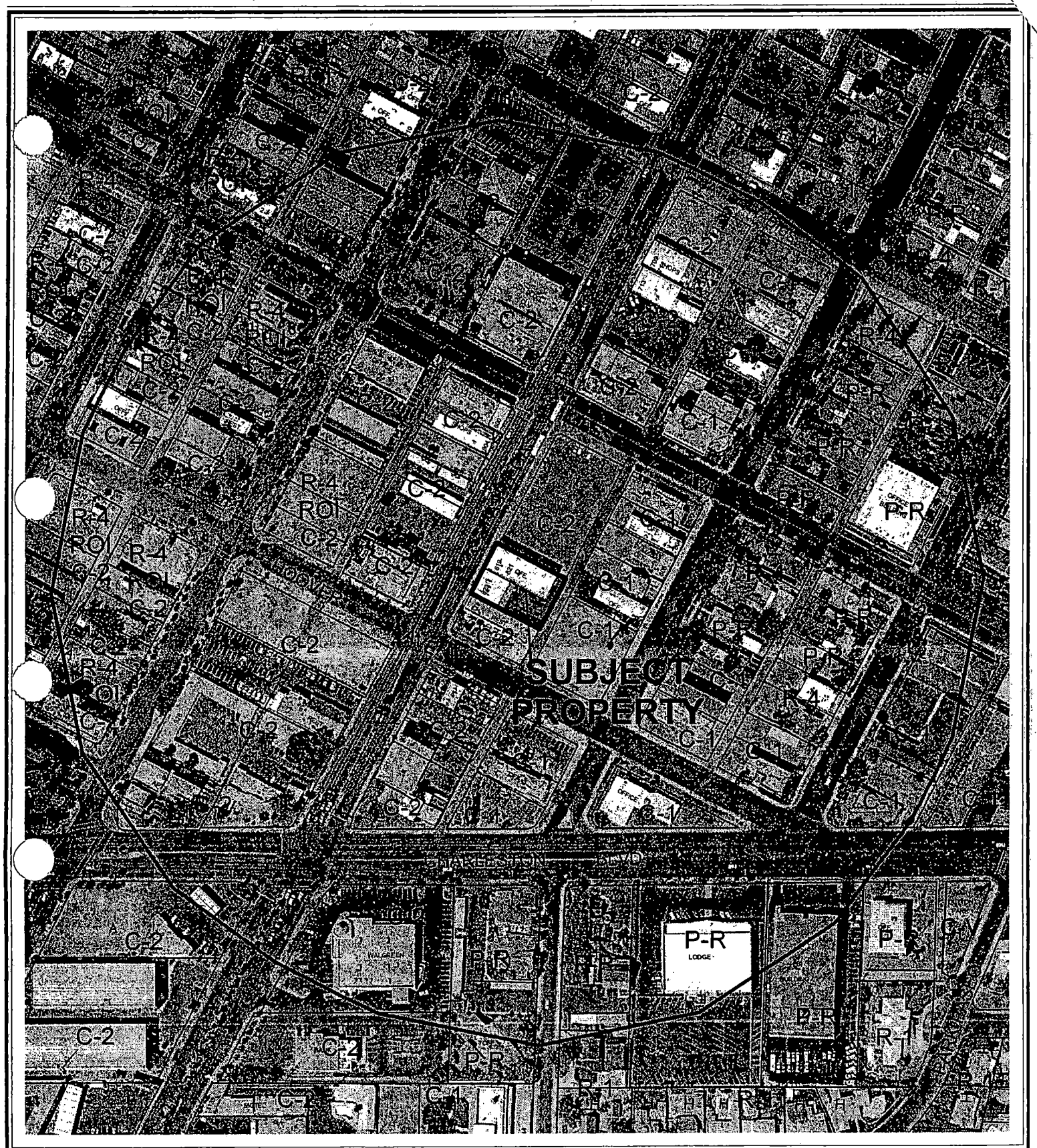


CASE: **SDR-4372**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SDR-4372**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4372 - APPLICANTS/OWNERS: RONALD & CHRISTINE REYNOLDS AND MATTHEW CALLISTER

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations dated 05/12/04, except as amended by conditions herein.

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the provision of a loading zone.

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

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

6. 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.]

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

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

9. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall not create fugitive lighting on adjacent properties.

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

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

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

13. All development shall be in conformance with the site plan and building elevations, date stamped 05/12/2004, except as amended by conditions herein.

Public Works

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

15. Dedicate an additional 5 feet of right-of-way for a total half-street width of 50 feet on Las Vegas Boulevard adjacent to this site prior to the issuance of any permits.

16. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.

17. The access gates and appurtenant hardware in either the opened or closed position shall not intrude into the public right-of-way.

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

19. Landscape and maintain all unimproved right-of-way on Las Vegas Boulevard adjacent to this site.

20. Submit an Encroachment Agreement for all private improvements located in the Las Vegas Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a proposed 40,000 square foot, four-story office building with enclosed parking on the main level, on 0.32 acres at 823 South Las Vegas Boulevard.

B) Applicant's Justification

The applicant has justified this request by stating that this project, which will replace an existing one-story office building on the site, supports the city's objective for high-density land use in the urban core, and that landscaping in the form of palm trees along Las Vegas Boulevard will meet the city's streetscape plans for this corridor.

BACKGROUND INFORMATION

A) Previous Actions

There is no recent case history associated with this site.

B) Pre-Application Meeting

04/14/04 At the meeting, the applicant was advised of the need to request waivers of buffering and landscaping requirements, of the need for a parking analysis and to include landscaping and streetscape details on the site plan.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.32

GL

B) Existing Land Use

Subject Property:	Office building
North:	Mixed-use residential/commercial project (under construction)
South:	Wedding chapel/restaurant
East:	Office building and undeveloped land
West:	Office building

C) Planned Land Use

Subject Property:	MXU (Mixed Use) Las Vegas Redevelopment Plan
North:	MXU (Mixed Use) Las Vegas Redevelopment Plan
South:	MXU (Mixed Use) Las Vegas Redevelopment Plan
East:	MXU (Mixed Use) Las Vegas Redevelopment Plan
West:	MXU (Mixed Use) Las Vegas Redevelopment Plan

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-1 (Limited Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a MXU (Mixed Use) land use designation. The Mixed Use designation allows the following comparable land use categories: L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial), and PF (Public Facilities). The proposed use is in compliance with the land use designation.

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

GL

The subject parcel is located within the boundaries of the Downtown South Planning District of the Downtown Centennial Plan, as well as within the Downtown Overlay District as noted in Title 19.06.060, and is subject to the design standards listed in the plan. The proposed redevelopment of the site is consistent with "a wide variety of land uses and density of existing utilitarian buildings and multi-family structures ripe for rehabilitation" as described in the Downtown Centennial Plan.

PROJECT DESCRIPTION

The project will consist of a four-story office building with the main floor used for 33 parking spaces, 24 of which are under the building. Each of the three floor plates is 10,000 square feet in area. Parking will be accessed from the alley to the rear of the site, with the principal entrance to the building from Las Vegas Boulevard.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	105 Feet	Y
Min. Setbacks			
• Front	20 Feet	5 Feet	N
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	28.5 Feet	Y
Max. Lot Coverage	50 %	71%	N
Max. Building Height	none	4 stories, 68.3 Feet	N/A
Trash Enclosure	Walled, gated, roofed	Y	Y
Loading Zone	Y	Not indicated	N
Mech. Equipment	Screened from view	Y	Y

The project meets all standards of the Code other than those for which a request was made for a waiver of commercial design standards, except for the provision of a loading zone. The deficiencies in setbacks and lot coverage are addressed in Title 19.08.045, Table 3, note 5, which exempts lands within the Downtown Overlay District from the automatic application of these standards. A condition of approval will address the loading zone issue.

GL

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060.A.3, Residential Adjacency Standards do not apply to the subject proposal as the site is located within the Downtown Overlay District and the Las Vegas Redevelopment Area.

A3) Parking and Traffic Standards

Pursuant to Title 19.06.060, Parking Standards do not apply to the subject proposal, as the site is located within the Downtown Overlay District. The applicant is proposing 33 parking spaces on-site, however, with two of those being handicap spaces and six being compact spaces.

A4) Landscape and Open Space Standards

Pursuant to Title 19.06.060, standard Landscaping Standards do not apply to the subject proposal, as the site is located within the Downtown Overlay District. The applicant is proposing four 25-foot tall palms along Las Vegas Boulevard in keeping with the approved and established streetscape design along the Boulevard.

A5) Sign Standards

Signage proposed on the site consists of fascia lettering near the roof of the central atrium of the building facing Las Vegas Boulevard and storefront wall signage. This signage meets Code standards for the C-2 (General Commercial) zoning district and is in keeping with the intent of the Downtown Centennial Plan.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-2 (General Commercial). The proposed site plan complies with the requirements of the C-2 (General Commercial) zoning district.

- Site Plan

The proposed site plan is in conformance with standards of the Code, other than those that are allowed to be waived under the provisions of Title 19, as listed below.

There is no on-site landscaping that will be provided as part of this project. The site plan indicate the location of off-site landscaping, which consists of landscaping improvements in the form of 25-foot palm trees along Las Vegas Boulevard that meet the standards of the Downtown Centennial Plan.

GL

- Waivers

  The deficiencies in setbacks and lot coverage are addressed in Title 19.08.045, Table 3, note 5, which exempts lands within the Downtown Overlay District from the automatic application of these standards. Title 19.06.060 exempts the application from the parking and landscaping provisions of the Code, other than the landscaping required along Las Vegas Boulevard, and Title 19.08.060.A.3 exempts the site from the Residential Adjacency Standards of the Code.

- Elevation

  The elevations depict a four-story building with E.I.F.S. panels and pilasters punctuated by unrated hollow metal windows on the east and west (side) elevations. The facades facing the street and the alley will be dominated by storefront window systems punctuated by E.I.F.S. pilasters on the upper floors, with a painted metal parapet cap and with a curtain wall pop-out in the central face of the structure. The ground floor will have a 65% open metal mesh to the street front, to allow for ventilation to the main-floor parking area.

FINDINGS

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

1. **"The proposed development is compatible with adjacent development and development in the area;"**
   The proposed development will represent a replacement of the one-story existing office development with a four-story development of approximately 40,000 square feet. This project is in scale and compatible with the mixed-use project immediately to the north and the two-story office immediately across Las Vegas Boulevard, and is in keeping with the scale of development that can be expected to occur in a General Commercial area within the Downtown Plan.

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;"**

   This application is consistent with the General Plan and other City policies and guidelines, given that Title 19 grants relief from parking, landscaping, setback and residential adjacency requirements.

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

The project will have the same access as the current one-story building on the site, which will be demolished to allow for this development, which is from the alley to the rear and east of the site. This alley provides access to Hoover and Gass Streets (60-foot local streets) at each end of the block, which is one-half block from Las Vegas Boulevard, which is designated as a Primary (90-foot) Arterial on the Master Plan of Streets and Highways. This access is sufficient to provide for access to the proposed development.

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

The building materials for the proposed development will be compatible with the area. The only landscaping materials that are proposed as part of this development are 25-foot tall palm trees that will be installed along Las Vegas Boulevard in conjunction with streetscape improvements as part of this application, in accordance with the city's approved landscaping proposals for the Las Vegas Boulevard corridor.

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

The proposed four-story office development with ground floor parking is in scale with existing and surrounding development. The building materials will be complementary and harmonious with surrounding development.

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

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

NOTICES MAILED 101

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4372 APN: 139-34-410-249 139-34-410-172

Name of Property Owner: Ronald & Christine Reynolds & Matthew Callister

Name of Applicant: Ronald & Christine Reynolds & Matthew Callister

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: Ronald H. Reynolds

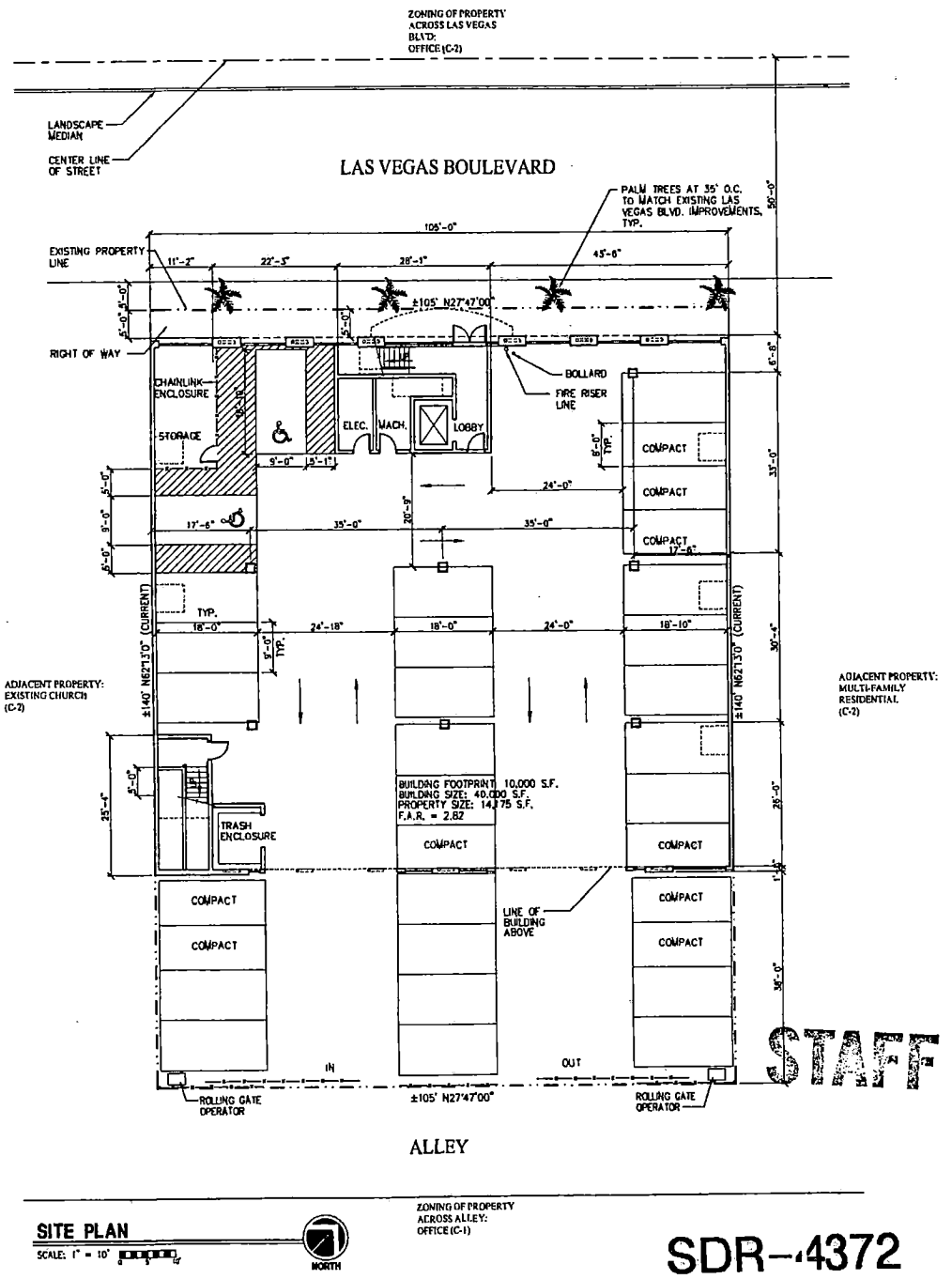
Subscribed and sworn before me

This 20th day of April, 2004

[signature]

Notary Public in and for said County and State

KIMBERLEY S. SKORZANKA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 08-22-2008
Certificate No:98-3358-1



SITE PLAN

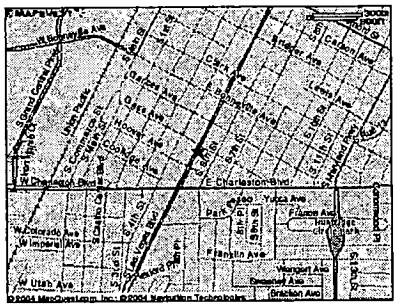
SCALE: 1" = 10'

NORTH

SDR-4372

6-10-04 PC

VICINITY MAP



VICINITY MAP

NO SCALE

NORTH

LANDSCAPE LEGEND

SYMBOL	PALM TREES	PLANT MATERIAL SIZE
	PHOENIX DACTYLIFERA (DATE PALM) WASHINGTONIA FILIFERA (CALIFORNIA FAN PALM) WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	25' HIGH MIN. 25' HIGH MIN. 25' HIGH MIN.

PARKING ANALYSIS

NO PARKING REQUIRED PER DOWNTOWN OVERLAY DISTRICT STANDARDS

PARKING STANDARD USED: DOWNTOWN CENTENNIAL PLAN

22 Standard Parking Spaces
9 Compact Parking Spaces
2 H/C PARKING SPACE

33 Parking spaces total

PARCEL INFORMATION

Assessor's Parcel Numbers:
139-34-410-172 & 139-34-410-249

Zoning Classification:
C-2 (General Commercial District)

WELLER PUGSLEY ARCHITECTS, LLP
2480 e. flamingo avenue, suite 222, las vegas, nevada 89121
ph 702.451.1150 fax 702.451.1169 email wpa@wellerpugsleyarchitects.com

STAMP:

REVISIONS:

PROJECT NAME:
CALLISTER AND REYNOLDS
LAW OFFICE
823 SOUTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA

PROJECT NUMBER:
WP-0405

SHEET TITLE:
SITE PLAN

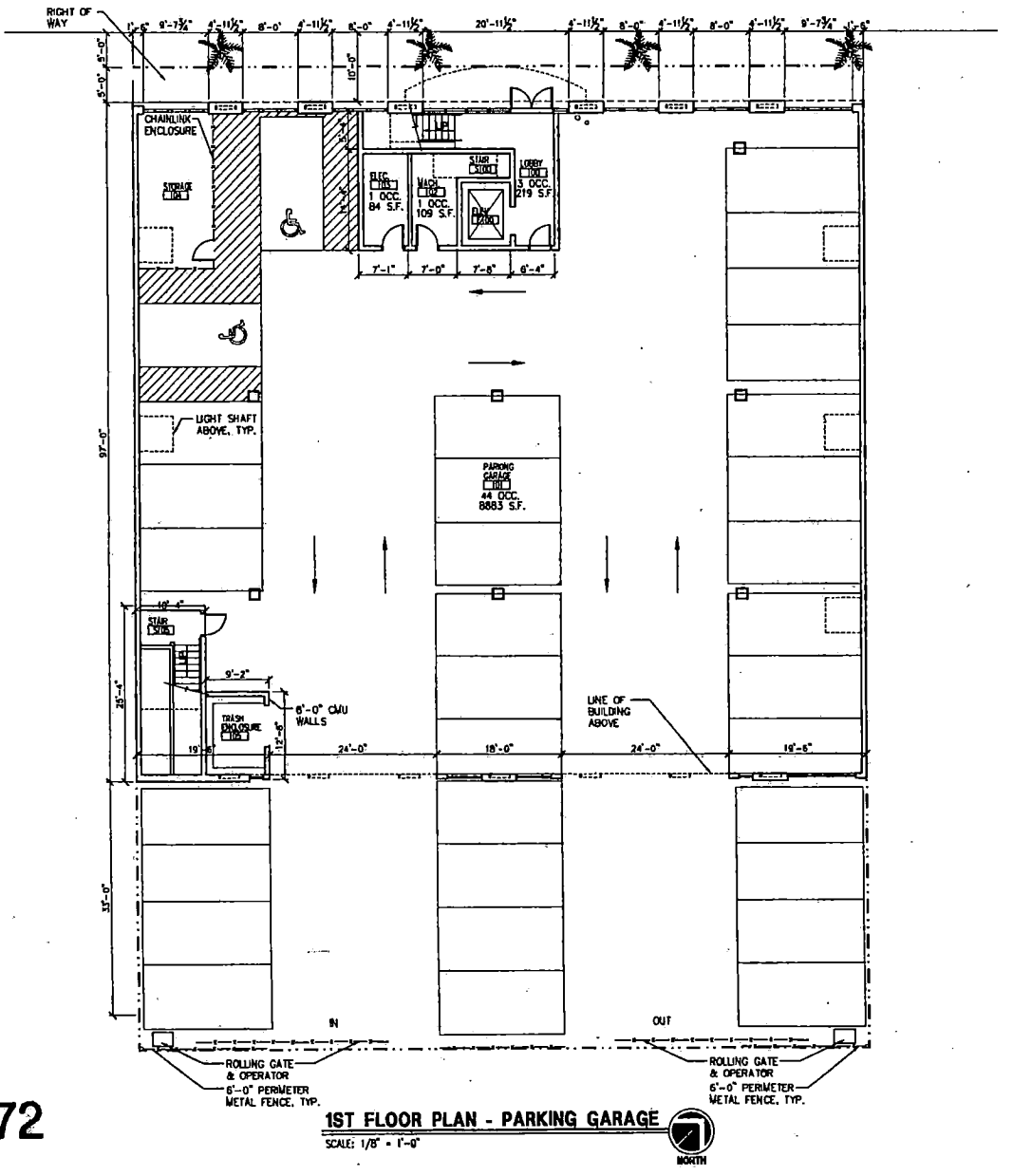
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DATE:
APRIL 21, 2004

SUBMITTAL:
SCHEMATIC

SHEET NUMBER:
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1ST FLOOR PLAN - PARKING GARAGE
SCALE: 1/8" = 1'-0"

NORTH

STAFF

SDR-4372

6-10-04 PC

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PROJECT NUMBER:
WP-0405

SHEET TITLE:
FLOOR PLAN

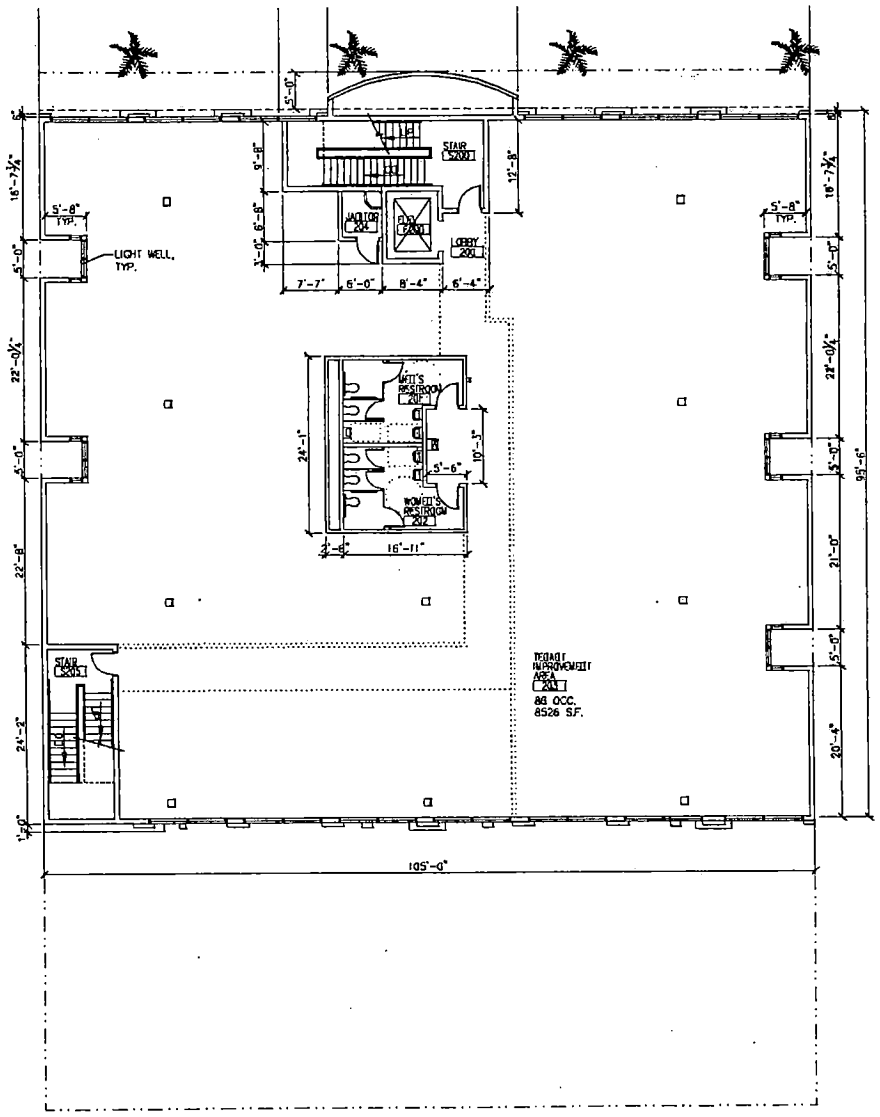
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APRIL 21, 2004

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SHEET NUMBER:
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2nd FLOOR PLAN - OFFICE AREA
SCALE: 1/8" = 1'-0"

NORTH

WELLES PUGSLEY ARCHITECTS, LLP
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ph (702) 735-7161 fx. (702) 735-7199 email: wpa@wellespugsleyarchitects.com

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LAS VEGAS, NEVADA

PROJECT NUMBER:
WPA-0105

SHEET TITLE:
FLOOR PLANS

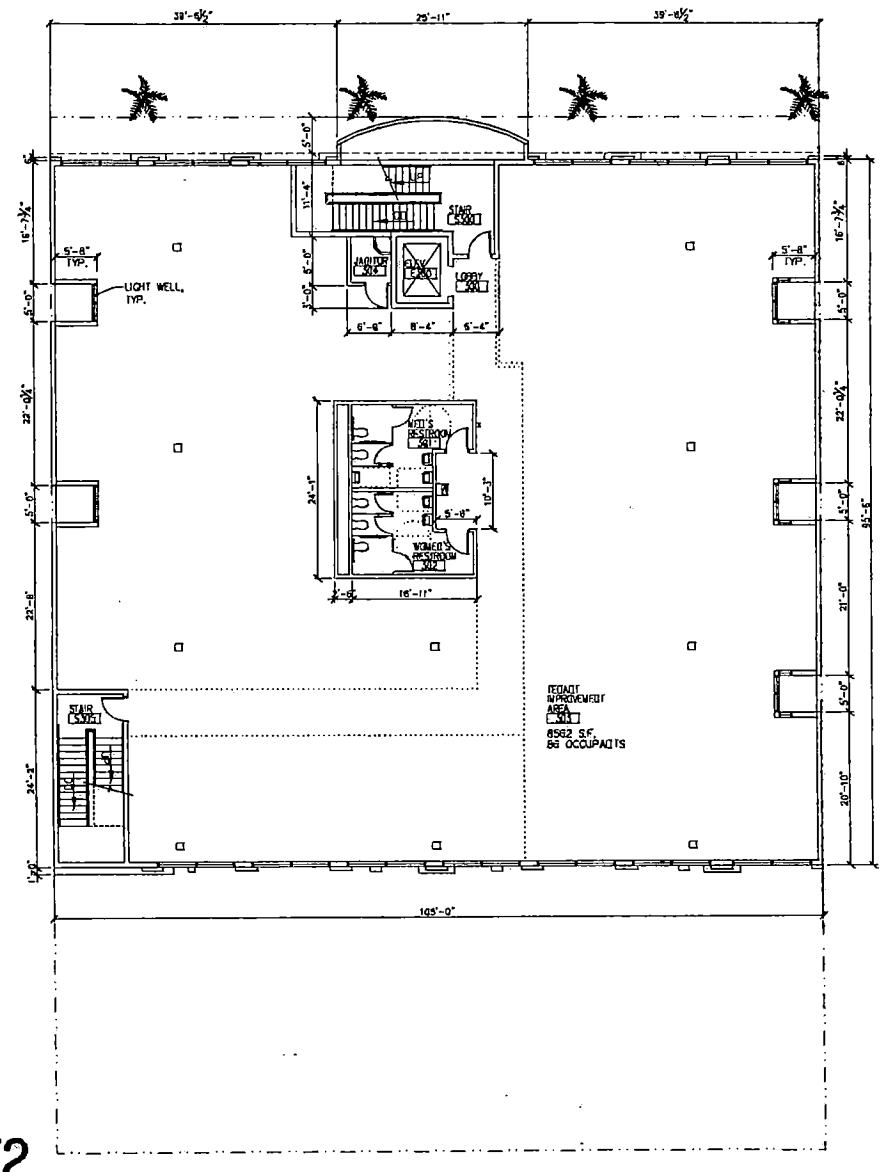
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APRIL 27, 2004

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DESIGN REVIEW

SHEET NUMBER:
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STAFF

SDR-4372

6-10-04 PC

3RD FLOOR PLAN - OFFICE AREA

SCALE: 1/8" = 1'-0"

NORTH

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ph.(702)435-1168 fx.(702)435-1169 www.wparchitects.com

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LAS VEGAS, NEVADA

PROJECT NUMBER:
WA-0105

SHEET TITLE:
FLOOR PLANS

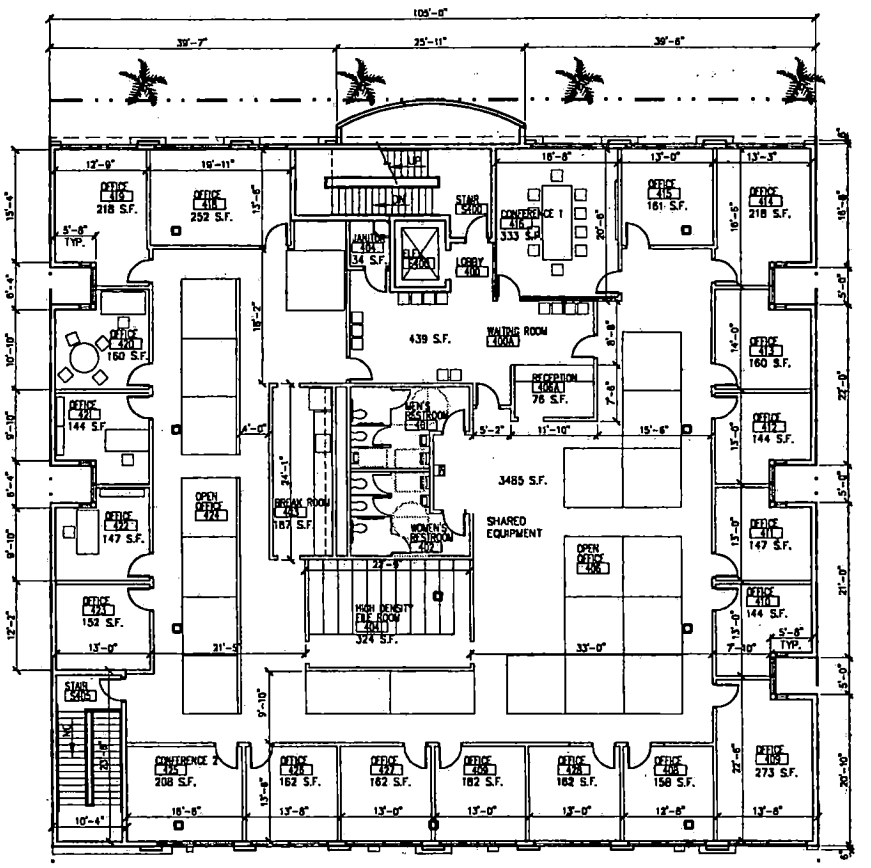
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DATE:
APRIL 27, 2004

SUBMITTAL:
DESIGN REVIEW

SHEET NUMBER:
A1.03



OCCUPANT LOAD ANALYSIS
8306 S.F. = TOTAL AREA
84 OCCUPANTS

STAFF

SDR-4372

6-10-04 PC

4TH FLOOR PLAN - OFFICE AREA
SCALE: 1/8" = 1'-0"

NORTH

WILLES PUGSLEY ARCHITECTS, LLP
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STAMP:

REVISIONS:

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LAS VEGAS, NEVADA

PROJECT NUMBER:
WP-0405

SHEET TITLE:
FLOOR PLANS

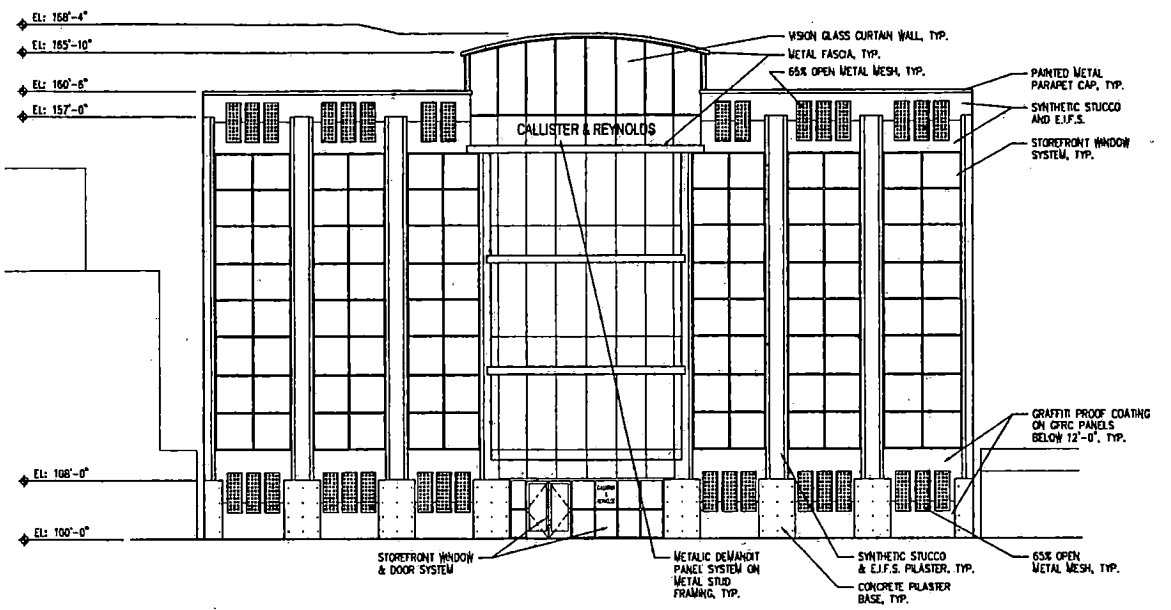
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DATE:
APRIL 27, 2004

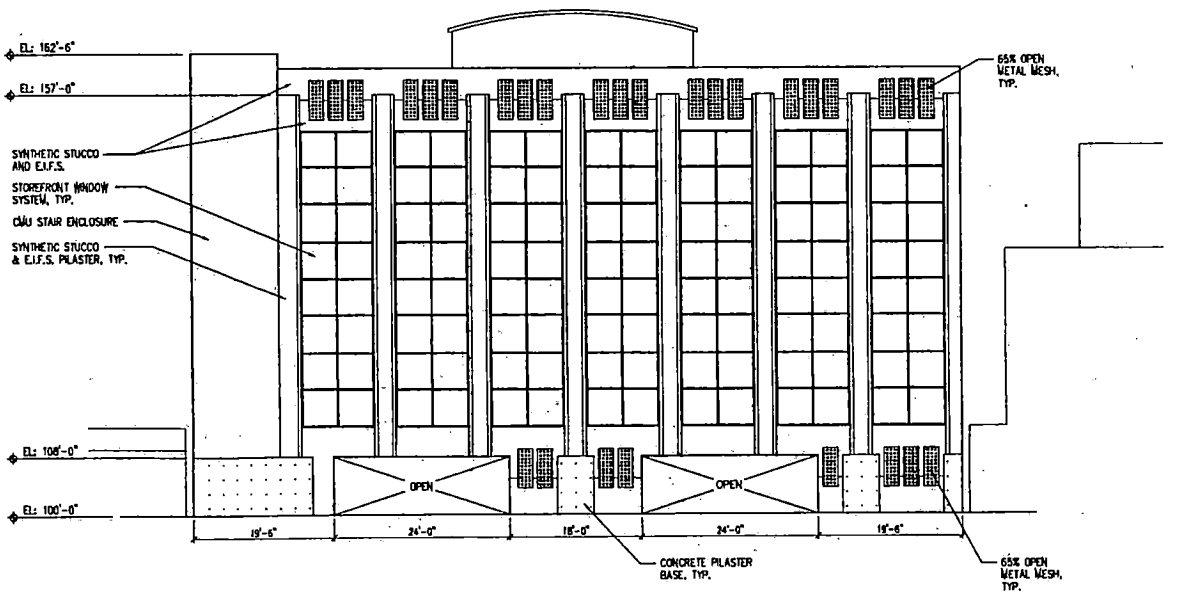
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DESIGN REVIEW

SHEET NUMBER:
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NORTHWEST ELEVATION (1)

SCALE = 1/8"=1'-0"



SOUTHEAST ELEVATION (2)

SCALE = 1/8"=1'-0"

STAFF

SDR-4372

6-10-04 PC

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LAS VEGAS, NEVADA

PROJECT NUMBER:
WP-0405

SHEET TITLE:
ELEVATIONS

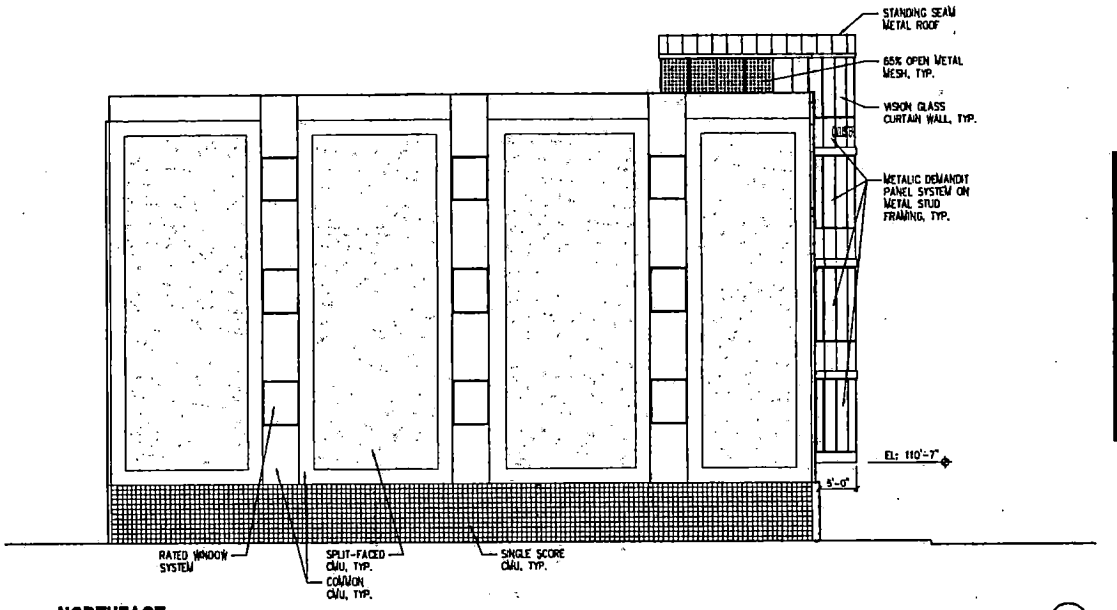
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DATE:
APRIL 21, 2004

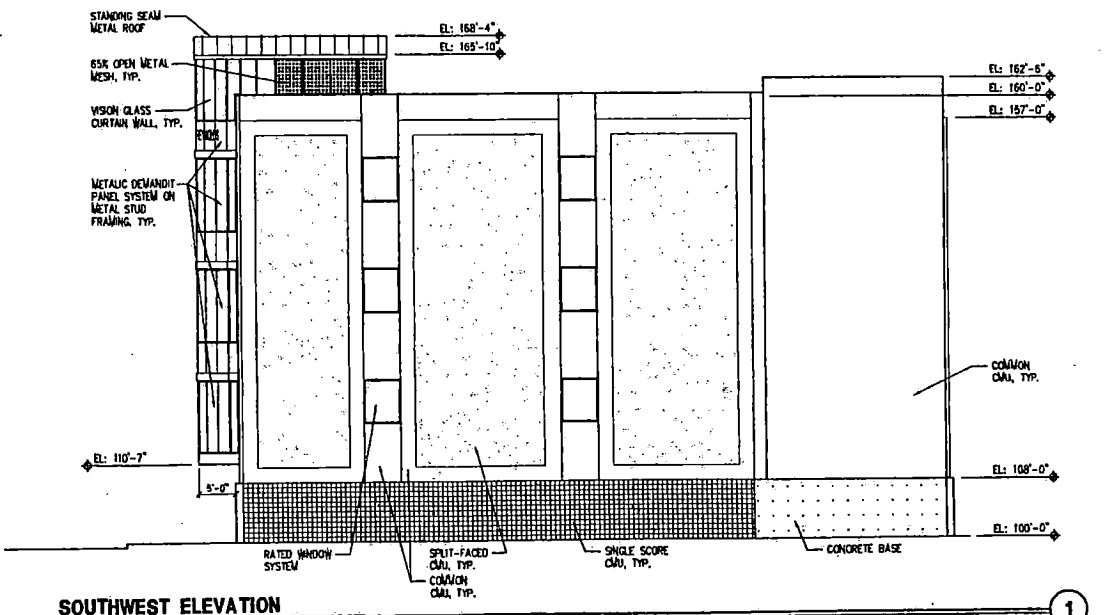
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SHEET NUMBER:
A6.01



NORTHEAST 1

SCALE = 1/8"=1'-0"



SOUTHWEST ELEVATION 1

SCALE = 1/8"=1'-0"

STAFF

SDR-4372

6-10-04 PC

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LAW OFFICE
823 SOUTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA

PROJECT NUMBER:
WP-0405

SHEET TITLE:
ELEVATIONS

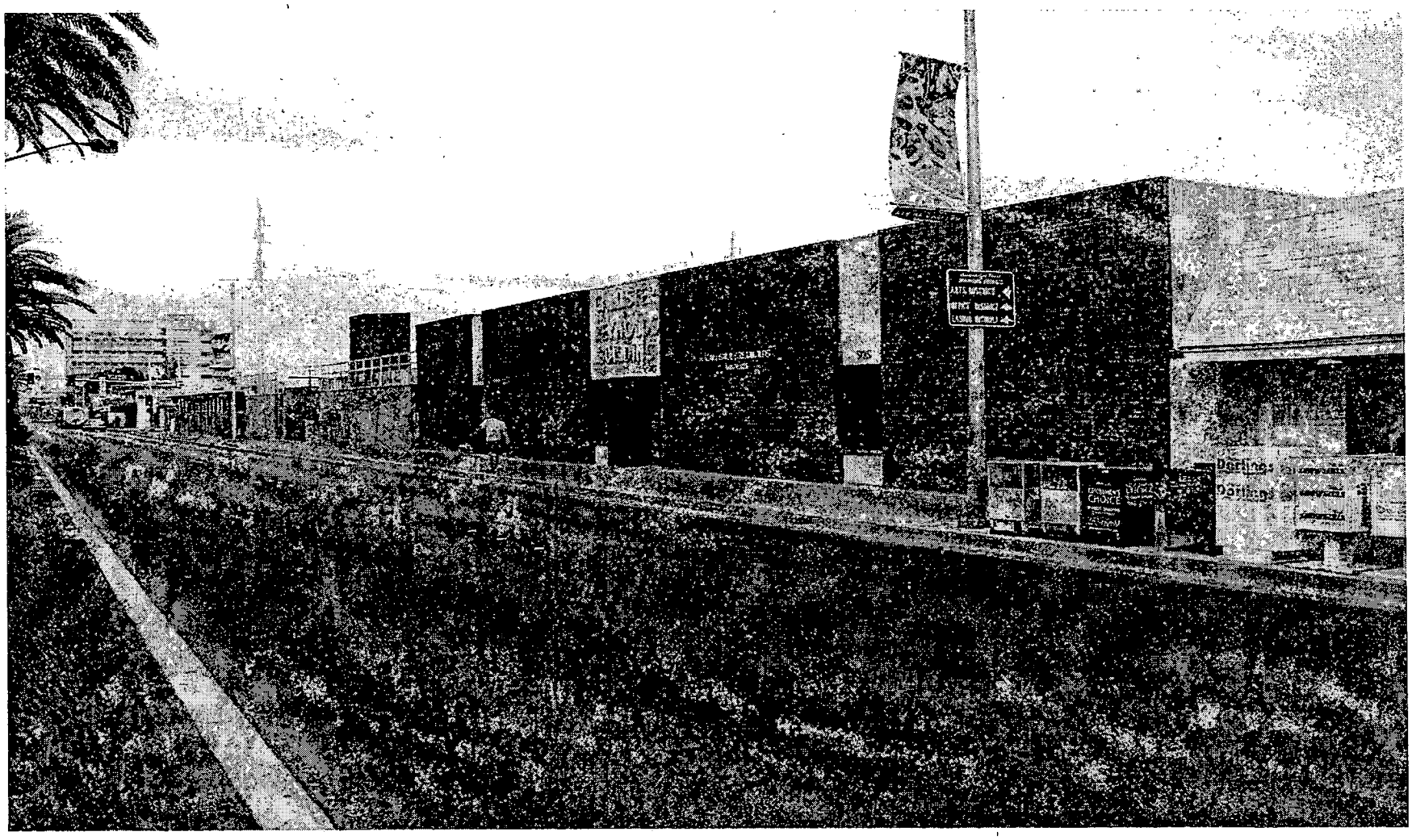
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APRIL 21, 2004

SUBMITTAL:
SCHEMATIC

SHEET NUMBER:
A6.02



SDR-4372 - APPLICANTS/OWNERS: RONALD & CHRISTINE REYNOLDS AND MATTHEW CALLISTER
823 SOUTH LAS VEGAS BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SDR-4372 - APPLICANTS/OWNERS: RONALD & CHRISTINE REYNOLDS AND MATTHEW CALLISTER
823 SOUTH LAS VEGAS BOULEVARD
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 53

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 - 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.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

ABEYANCE TO JUNE 24, 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 APPROVAL

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

MOTION:
McSWAIN – ABEYANCE to 6/24/ 2004 Planning Commission meeting – UNANIMOUS

To be heard by the Planning Commission on 6/24/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Acting Director, Planning and Development, corrected an item on the staff report, which states that the minimum net area of square footage is 18,500; however, it should reflect 18,000 square feet as it is stated in the notice. She also stated that the current Code allows three horses on a half-acre in the URA and R-E. This application would allow, specifically two horses, on 18,000 square foot lots in the R-D and R-1 zoning areas. For clarification, it is 18,000 net square feet, which would be private property and not to the half street.

MINUTES – Continued:

CHAIRMAN TRUESDELL clarified that any R-1 residential lot in the City of Las Vegas that is 18,000 net square feet can now have two horses. MS. WHEELER stated that it would be with a Conditional Use Permit, but the other conditions regarding structures and corrals, are still within the Code. CHAIRMAN TRUESDELL understands this is a Council initiative, but many people that have homes that do not expect anybody to ask for a use permit for horses.

COMMISSIONER EVANS asked staff if this was developed to minimize a problem that previously existed. MS. WHEELER responded that it was developed in order to respond to requests from persons who have these size lots in the zoning designations and would like to be able to have horses. MS. WHEELER also noted that there must have been a sufficient amount of requests; otherwise, Council would not have requested this.

MS. WHEELER clarified with CHAIRMAN TRUESDELL that this ability currently exists only within R-A and R-E zoning, which are at least 20,000 square foot lots. She also stated that if the Commission feels uncomfortable with the addition of the R-1, but comfortable with the R-D, staff could certainly forward the recommendation to Council.

VICE CHAIRMAN NIGRO verified with MS. WHEELER that the same analysis would occur when reviewing a request like this. One of the issues would still include making sure the application is compatible with the surrounding neighborhood.

CHAIRMAN TRUESDELL commented that some residents prefer the open space that comes with an R-E lot. If the homes on a particular lot were never built and never envisioned to have horses on these properties, eventually someone will want horses in an area that was never anticipated. He is concerned about potentially seeing many Special Use Permit applications, which will create compatibility issues. This should be a long-term planning issue, as he does not see this as being R-E. A problem would be created in some of these R-1 neighborhoods that was never planned.

DEPUTY CITY ATTORNEY SCOTT commented that this is not a Special Use Permit but a Conditional Use Permit, as it will require lower thresholds. COMMISSIONER McSWAIN concurred with CHAIRMAN TRUESDELL'S comment that more consideration should be given to this item. She suggested a sample criteria regarding R-1 developments, such as the only developments eligible would have to be those that are near a trail or a future trail that is already part of a trail planned for development. This way, the decision is not solely based on compatibility issues. She suggested the item go back to the Council for clarification.

MINUTES – Continued:

MR. LEOBOLD explained to COMMISSIONER STEINMAN that when an applicant does not meet the conditions, the application then requires a Special Use Permit. CHAIRMAN TRUESDELL then added that if this item is approved as a Conditional Use Permit, the thresholds are different than a Special Use Permit. The residents in R-E zone already anticipate the possibility of horses in the area. However, residents in a R-1 zone did not expect to have horses in their area. His concern is not to create undue hardships on property owners who never anticipated this happening.

COMMISSIONER McSWAIN concurred and suggested holding the item in abeyance for two weeks to allow staff to confer with the Council to hear the Commissioners' concerns and provide input.

(10:01 – 10:15)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 10, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-4429 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Title 19.04.040 shall be amended as follows:

HORSE CORRAL OR STABLE (PRIVATE) [U, R-A, R-E, R-D, R-1]

Add a new base condition number 5 to read as follows:

5. In the R-D and R-1 districts, no more than two horses may be stabled on lots with a minimum net lot size of 18,500 square feet. All setback standards of conditions 1 through 3 shall be met.

** STAFF REPORT **

APPLICATION REQUEST

Discussion and possible action to amend a portion of Section 19.04.040 of the Las Vegas Zoning Code. This amendment would permit the establish of a private horse corral or stable in any residential zoning district as long as the minimum net lot size is 18,500 square feet. This request is to amend Title 19 in the most salient ways:

The current Code language allows a private horse corral or stable in the U (Undeveloped), R-A (Ranch Acres) and R-E (Residence Estates) zoning districts as a Conditional Use. There are four conditions applicants must meet:

1. Stables or corrals shall be placed at least 50 feet from any dwelling on an adjacent residential lot and at least 100 feet from the front property line.

2. Structures shall be placed at least five feet from any side or rear property line abutting a residential zoning district.

3. Barns and other structures shall conform to the standards for accessory buildings.

4. No more than three horses may be stabled for each one-half acre of land included in the building site.

ANALYSIS

All of the zoning districts where private horse corrals or stables are allowed as a conditional use require a minimum net lot size of 20,000 square feet. As more property is converted for residential uses on smaller lots, the opportunities for residents to keep private, non-commercial horse corrals and stables are rapidly diminishing.

Recently, there have been instances where properties were proposed for to R-D (Single-Family Residence-Restricted) on over-sized 18,500 square foot lots. This is ample room to keep two horses on the site and meet the four base conditions of approval. Yet, the Code did not have the flexibility to permit it. Approval of this proposed text amendment would provide this flexibility, maintain the overall health and public welfare of City residents, while providing opportunities to perpetuate a long-standing tradition of rural lifestyles in the Northwest area of the City, in particular.

MW

An important aspect of this amendment is acknowledgement that any R-PD (Residential Planned Development) district rezoning may allow horses as a condition of approval. This is due to the fact that there are no set code standards for R-PD developments; each such rezoning requires a site development plan review, with specific standards and conditions imposed for each individual development.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

MW

City of Las Vegas

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

CITIZENS PARTICIPATION:

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

MINUTES:

MARGO WHEELER, Acting Director, Planning and Development, reminded the Commission that the Planning Commission Workshop will be at approximately 11:30 a.m. on July 15th, and the entire day on July 8th. CHAIRMAN TRUESDELL replied that he would not be able to attend.

COMMISSIONER McSWAIN requested that staff work on developing certain language that would allow certain trail adjustments to be done without a General Plan Amendment. MS. WHEELER responded that this is not possible, as trails are adopted by GPAs.

(10:15 – 10:16)

MEETING ADJOURNED AT 10:16 P.M.

Respectfully submitted:

Angela Crolli
ANGELA CROLLI, DEPUTY CITY CLERK

Arlene Coleman
ARLENE COLEMAN, DEPUTY CITY CLERK