

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4195 - OWNER/APPLICANT: M G B, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and a Reduction in the amount of required perimeter landscaping FOR AN EXISTING AUTO REPAIR GARAGE, MINOR at 2027 North Decatur Boulevard (APN: 138-24-611-062), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Protest letter from Larry L. and Barbara J. Rathje

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with MACK not voting and Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ADRIAN JONES, 4750 West Flamingo Road, appeared on behalf of the applicant and concurred with staff conditions.

COUNCILMAN WEEKLY thanked the applicant for his patience during the Nevada Department of Transportation project.

MAYOR GOODMAN declared the Public Hearing closed.

(3:40 - 3:42)

5-2216

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 125 – SUP-4195

CONDITIONS:

Planning and Development

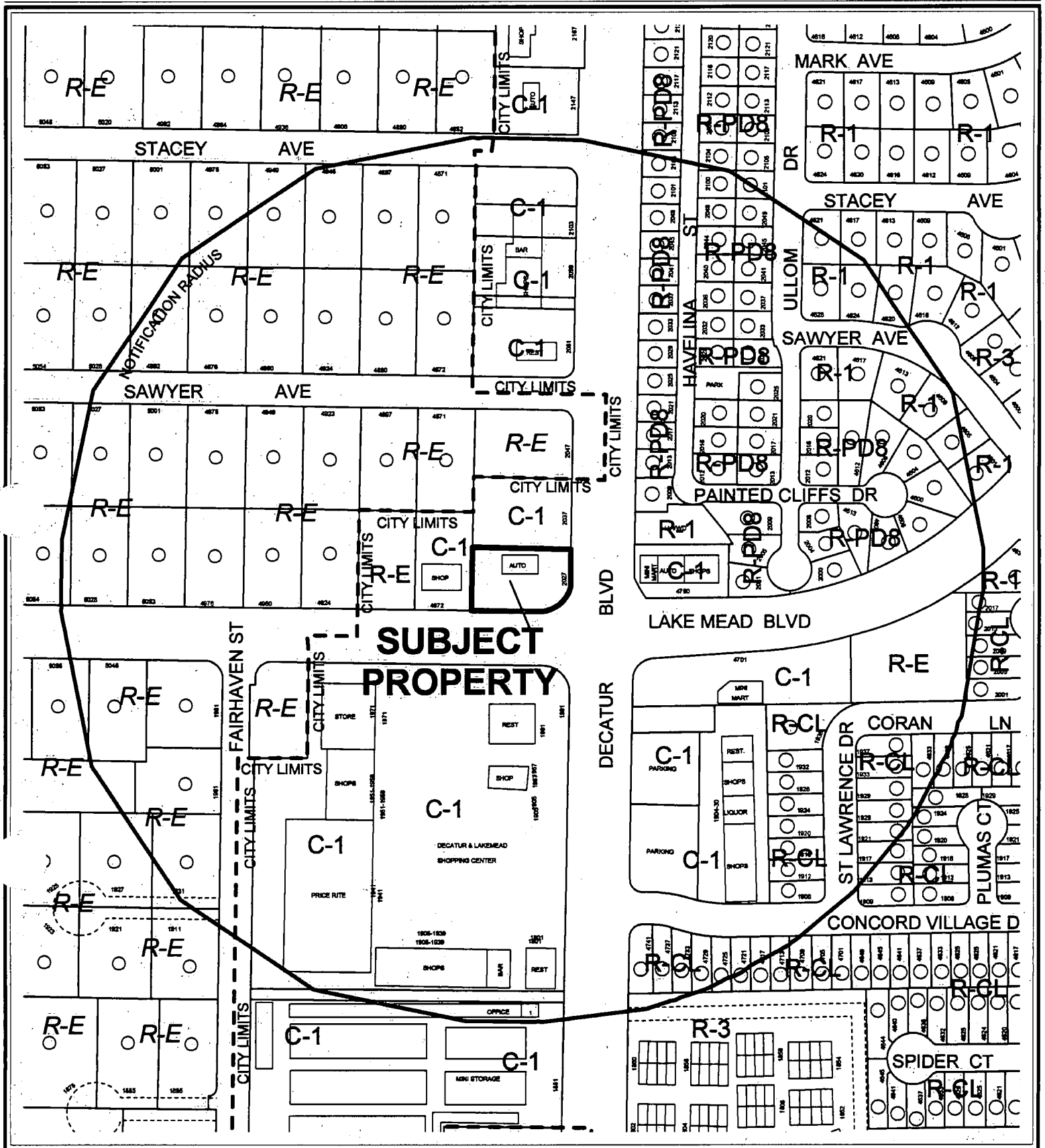
1. Proposed perimeter landscape planters shall be installed within 90 days from the date of approval.
2. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
3. The existing outside storage yard shall not be expanded.
4. Provision of a trash enclosure as required by Title 19.08.045.
5. All repair and service work shall be performed within a completely enclosed building.
6. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
7. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
8. There shall be no sale of cars on this site.
9. There shall be no testing or driving of customer vehicles on adjacent residential streets.
10. The applicant will install temporary barricades along the north boundary of the site to prevent vehicular shortcutting through the properties to the north of the site.
11. 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.
12. This Special Use Permit shall be subject to a one year review at a public hearing.
13. All City Code requirements and design standards of all City departments must be satisfied.

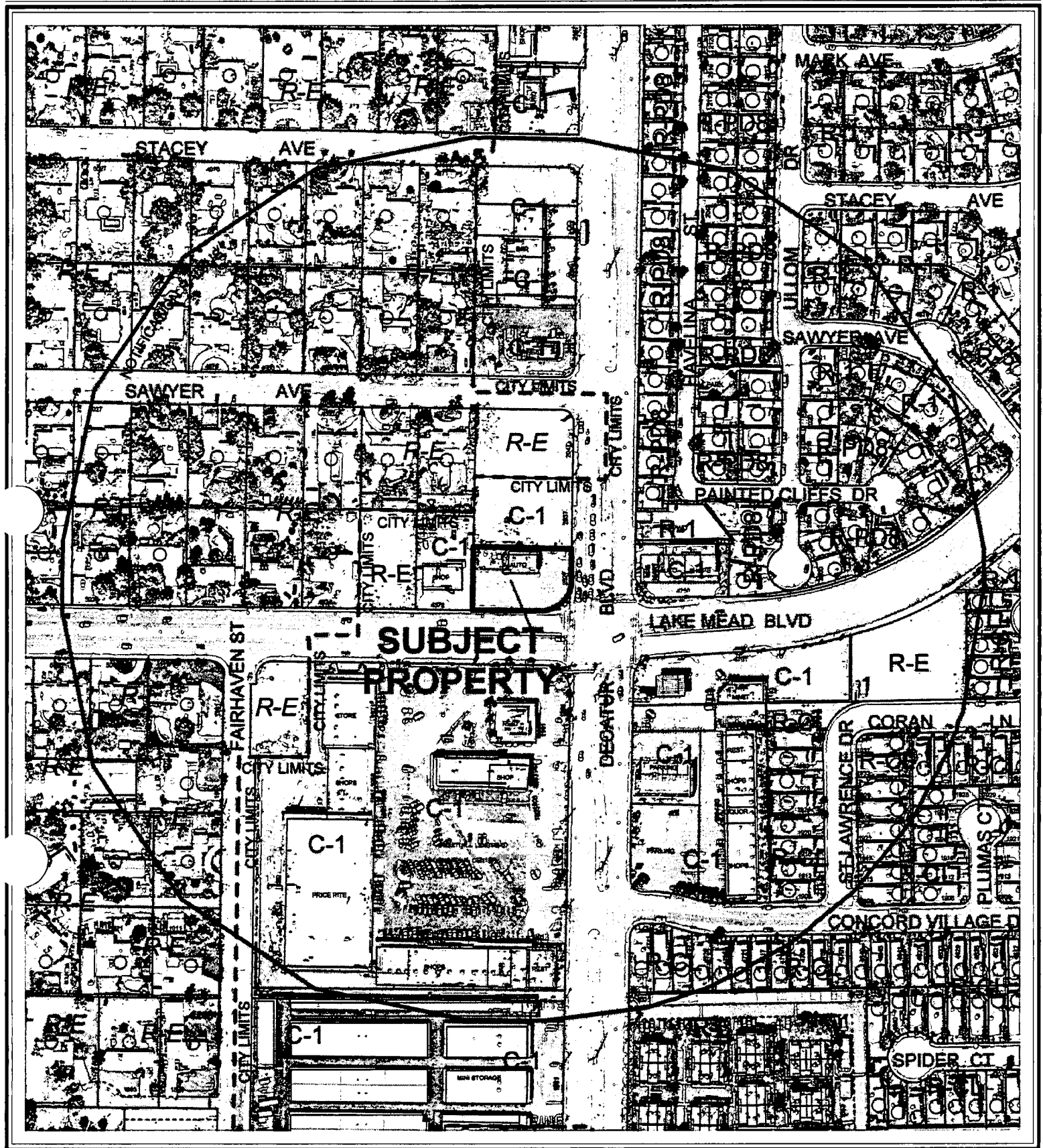
CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 125 – SUP-4195

CONDITIONS – Continued:

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards prior to the issuance of any permits for this site.





CASE: SUP-4195

RADIUS: 750 FT

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4195 - OWNER/APPLICANT: M G B, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Proposed perimeter landscape planters shall be installed within 90 days from the date of approval.
2. 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.]
3. The existing outside storage yard shall not be expanded.
4. Provision of a trash enclosure as required by Title 19.08.045.
5. All repair and service work shall be performed within a completely enclosed building.
6. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
7. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
8. There shall be no sale of cars on this site.
9. There shall be no testing or driving of customer vehicles on adjacent residential streets.
10. The applicant will install temporary barricades along the north boundary of the site to prevent vehicular shortcutting through the properties to the north of the site.
11. 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.
12. This Special Use Permit shall be subject to a one year review at a public hearing.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards prior to the issuance of any permits for this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit and a Reduction in the amount of required perimeter landscaping for an existing Auto Repair Garage, Minor at 2027 North Decatur Boulevard.

B) Applicant's Justification

The applicant justifies this request by stating that this building has, until recently, been operating as a minor auto repair facility for over 35 years. A potential new tenant whose business is being displaced by the widening of U.S. 95 wants to move into the building and continue to operate it as a minor auto repair garage. A waiver of the side and rear perimeter landscaping requirements is requested because the site is already existing and the north and west edges of the property are less visible from Lake Mead Boulevard and Decatur Boulevard.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 06/17/97 | The Clark County Planning Commission denied a request for a Variance (VC-0599-97) to permit an automobile repair facility where not permitted and where required to be located within a C-3 (General Commercial) zone, to permit outside storage, and to waive the requirement for landscaping along street frontages. |
| 12/19/97 | The City Council approved the Annexation (A-0017-97) of the subject site into the City of Las Vegas. The Planning Commission recommended approval on 08/28/97. |
| 03/15/00 | The City Council approved a request for a Site Development Plan Review for a proposed 3,660 square foot addition to an existing 1,839 square foot Minor Auto Repair Garage. A condition of approval required a minimum eight foot wide landscape planter along Decatur Boulevard and a minimum six foot wide planter along Lake Mead Boulevard. The Planning Commission and staff recommended denial on 01/13/00. |
| 05/13/04 | The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #52). |

B) Pre-Application Meeting

03/12/04 The Special Use Permit is required because the auto repair garage that was existing on the property ceased operations for longer than 12 months. The existing building on the site has been used for auto repair for at least 35 years, well before the parcel was annexed into the City. No changes are proposed to the building exterior. The proposed tenant will be displaced by the U.S. 95 expansion April 5 and quickly needs to settle into a new location. A contractor for the Nevada Department of Transportation was present at the meeting to lend assistance to the applicant and owner to this end. The owner was reminded that landscaping would eventually be required as the site is upgraded. In a later meeting, it was agreed that landscaping would be provided along the street frontages, and a waiver of the perimeter landscaping requirements could be sought for the west and north property lines. Public Works indicated that substandard improvements within the right-of-way would have to be brought up to current codes.

Requirements for completing an Environmental Impact Assessment were briefly discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.46

B) Existing Land Use

Subject Property: Minor Auto Repair
North: Undeveloped
South: Restaurant, Retail Commercial
East: Convenience Store
West: Pet Shop, Retail Commercial, Equipment Rental

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southeast Sector Map of the General Plan. The Auto Repair Garage, Minor use is compatible with this land use category. The existing C-1 (Limited Commercial) zoning district is also compatible with this 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	

A Multi-Use Transportation Trail is proposed along Lake Mead Boulevard, although at this time it has not been determined whether it will be constructed on the north or south side of the street. As this is an existing site, the owner will not be responsible for trail improvements until the site is fully upgraded and a Site Development Plan Review submitted. As the subject property is located within 500 feet of parcels in unincorporated Clark County, this Special Use Permit application is deemed a "Project of Regional Significance." Clark County was notified of the project. Information concerning possible impacts to public services are detailed below.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- 1) Any Special Use Permit within 500'

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments were received from these agencies.

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		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Auto Repair Garage	1,839 SF	1/200 SF GFA + 5 spaces	13	1	15	1

The subject site will exceed the Zoning Code parking space requirement. One loading zone is provided on the west side of the property.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Auto Repair Garage, Minor use.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled, gated, roofed; 50 feet from residential property	Not shown

A trash enclosure is not indicated on the site plan. A condition of approval addresses this requirement.

B) General Analysis and Discussion

• Zoning

The property is zoned C-1 (Limited Commercial) and is surrounded by similarly zoned parcels. The Auto Repair Garage, Minor use is permitted in a C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

The existing building on the site was used as a Minor Auto Repair Garage with outside storage at the time of annexation into the City of Las Vegas. According to a Metro Police report citing Department of Motor Vehicles records, the business owner passed away in 2002 and the business closed down. The site has remained unoccupied for at least 12 months. In order for the business to continue as a Minor Auto Repair Garage, the current Zoning Code requires an approved Special Use Permit.

Although the building exterior will remain unchanged, several changes are proposed on the balance of the site. The site will be re-striped to allow for 15 spaces and one loading zone to comply with Zoning Code requirements. Current Landscape, Wall, and Buffer Standards require minimum 15-foot landscape planters along Decatur Boulevard and Lake Mead Boulevard and eight-foot planters along the side and rear of the property. The applicant is seeking waivers for reductions of these perimeter planters to a minimum of six feet along the street frontages, with no planters along the west property line and a minimum nine-foot planter along the north property line abutting the building. As the site is existing, the corner will be landscaped to match the others at this intersection, and full landscaping will be required at such time the site is redeveloped, the waiver requests are acceptable.

- Conditions

There are no base conditions for approval of a Special Use Permit for an Auto Repair Garage, Minor use. However, the Department of Planning and Development routinely recommends that all repair and service work be performed within a completely enclosed building, that no used or discarded automotive parts or equipment be located in any open area outside of an enclosed building, and that all disabled vehicles be screened from view and stored for no more than 45 days.

FINDINGS

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

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

The site previously had an Auto Repair Garage, Minor use, which proved to be compatible with the light commercial uses that occurred on neighboring parcels during the time it occupied the site. The proposed Auto Repair Garage, Minor will be harmonious and compatible with the existing retail, convenience store and restaurant uses at the intersection of Lake Mead Boulevard and Decatur Boulevard. The existing outdoor storage yard, though screened from view from public rights-of-way and surrounding properties, is a nonconforming use in the C-1 (Limited Commercial) zoning district and should not be expanded.

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

The subject site’s corner location makes it suitable for an Auto Repair Garage, Minor use. The site provides adequate parking to serve the needs of the proposed auto repair facility.

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

Access to the property will be from existing driveways from Lake Mead Boulevard and Decatur Boulevard, both designated as 100-foot Primary Arterials on the Master Plan of Streets and Highways. These streets will be adequate in capacity to serve the proposed Minor Auto Repair Garage.

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 Minor Auto Repair Garage will be subject to City inspection prior to receipt of a Certificate of Occupancy, and regular licensing inspections thereafter; therefore, the public health, safety, and welfare or General Plan objectives will not be compromised.

PLANNING COMMISSION ACTION

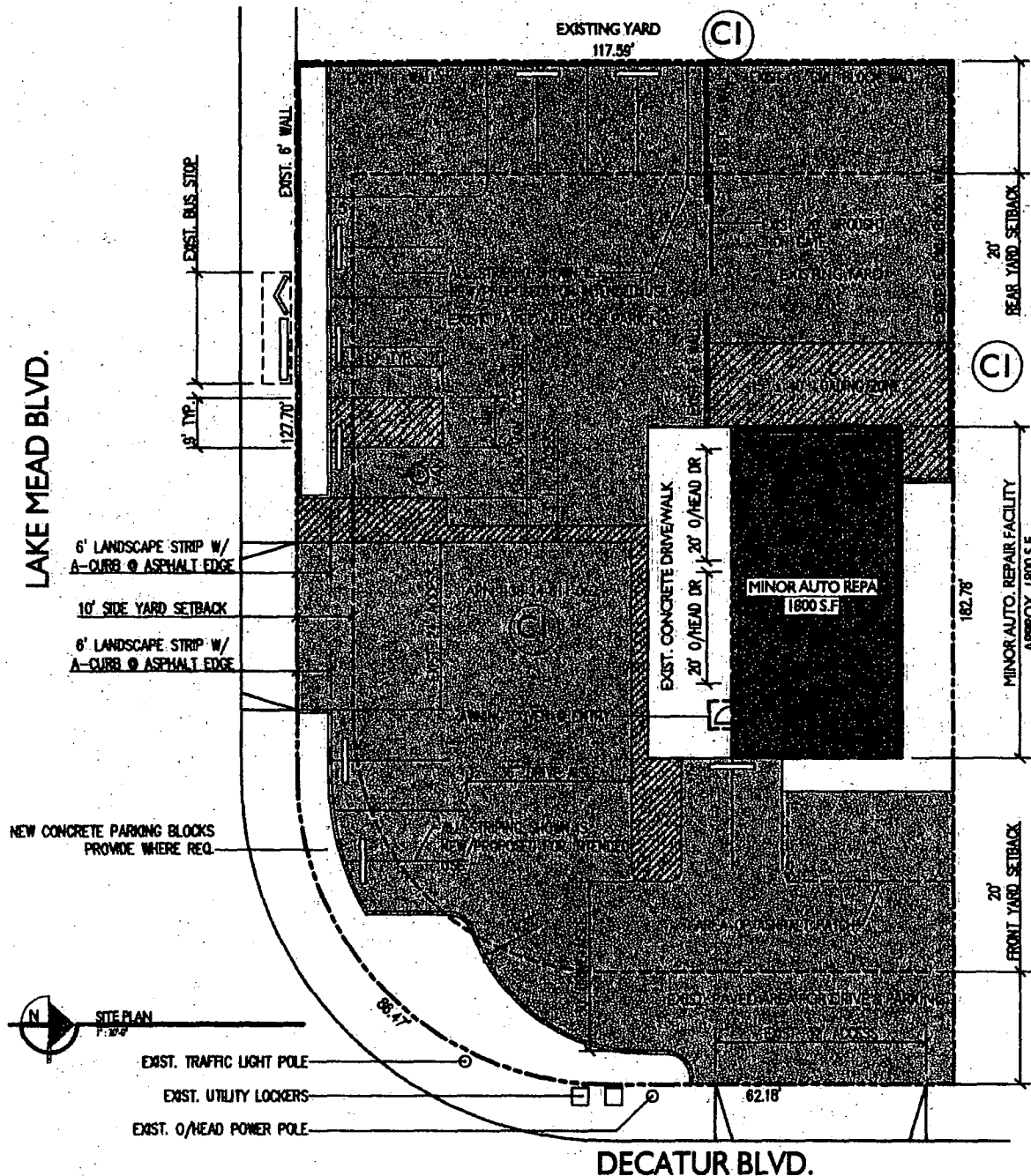
Condition #1 was amended and #8, 9 & 10 added as shown.

NOTICES MAILED 155 by City Clerk

APPROVALS 0

PROTESTS 0

LAKE MEAD BLVD.



SITE DESIGN GENERAL NOTES

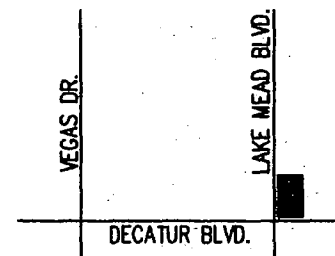
LEGEND	
	COMMERCIAL STRUCTURE
	PAVING/ASPHALT AREAS
	PROPERTY LINE
	CURB LINE
	PAINTED LOADING / CROSSWALK ZONES
PARKING	
BLDG A - AUTOMOTIVE USE	
3 SPACES + 1 : 200 S.F. (5 + 1800/200 = 14 SPACES REQ.)	
ALL PARKING AREAS ARE EXISTING PAVING WITH NEW STRIPING PROVIDED AS FOLLOWS:	
16 STANDARD SPACES PROVIDED	
1 HC VAN ACCESSIBLE SPACE PROVIDED	
1 LOADING ZONE PROVIDED	

REVISED
SUP-4195
5-13-04 PC

STAFF

jones•greenwold
architecture + interiors

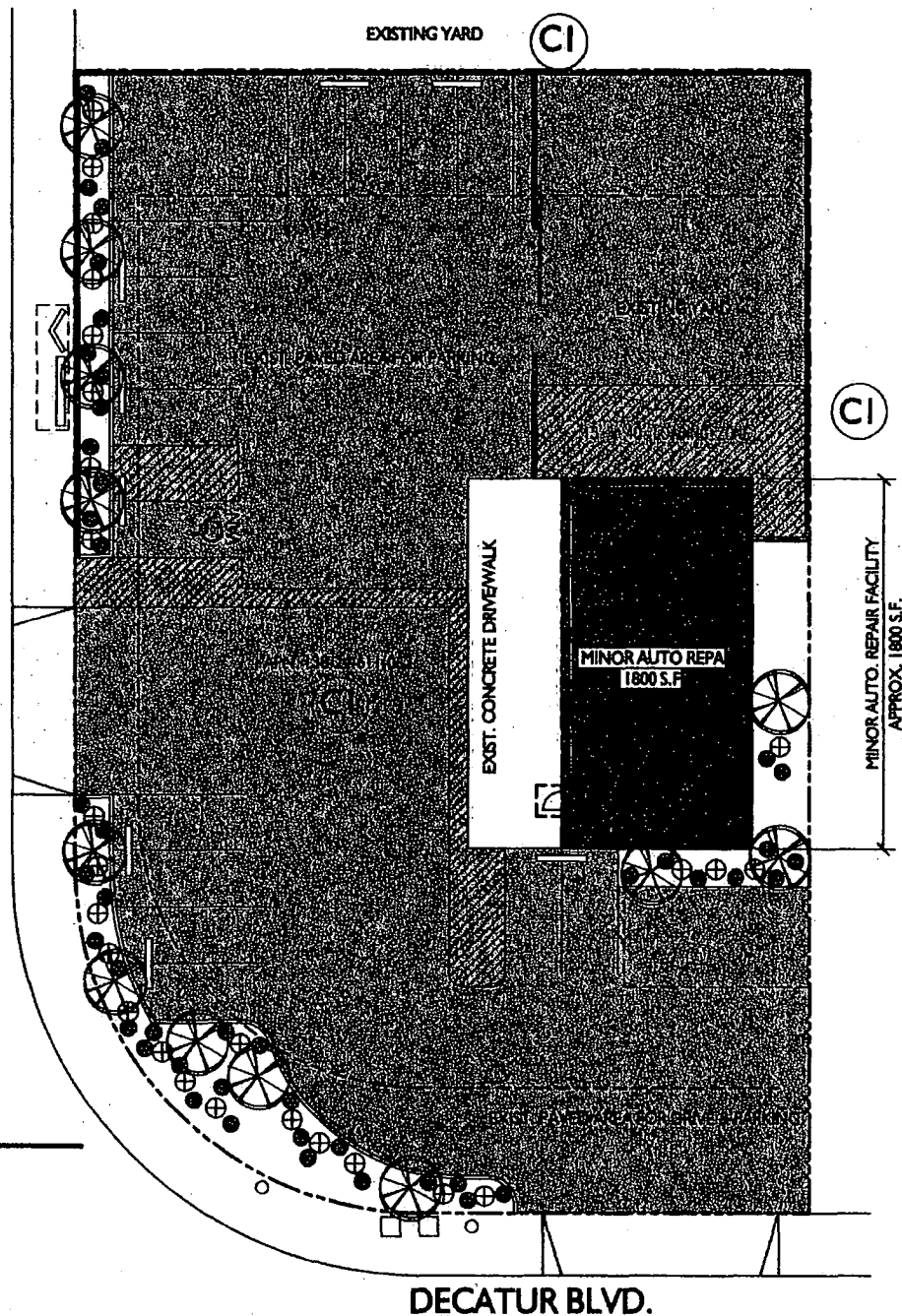
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www.jgwp.com | email: design@jgwp.com
phone 702.733.1252 | fax 702.733.1253



M.G.B LLC. Automotive

Exist. CI with a Special Use Permit Application
APN 138.24.611.062
LAS VEGAS, NEVADA

DRAWN BY AJ
DATE - 03.29.04 - REV. 04.29.04



SLIP #27	CRACKER NAME / BOUTIQUE NAME	QUANTITY	SIZE
	CHILEAN MOSQUITO (THOMAS) PRINCEPS CHILENSIS	72	34" BOX
	FOUNTAIN GRASS PERMERFLUM SETICULUM	26	5 GALL
	LANTANA LANTANA CAMARA	46	1 GALL
	ROCK OUTCROPPING FIELD LOCATION TBD W/ DESIGNER		TBD

1. ALL PLANT AND MACHINERY LOCATIONS ARE TO BE FIELD LOCATIONS AND APPROVED WORKING DISTANCE TO FINAL DESIGN IMPLEMENTATION.
2. LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTENCE CONTRACTOR WHEN USED FOR PLANTER AREA TO BUILD PERFORM DRAINAGE IN CONFORMANCE WITH CITY BUSINESS REQUIREMENTS. EXIST ALL PLANTING A MINIMUM OF 1" FROM BUILDING FOUNDATIONS AND UNDERGROUND UTILITIES. DO HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
3. PROVIDE MIN OF 1" OF DRAINAGE PROTECTION - TYPICAL FINISHED IN PLANTING BEDS AS AT ALL PLANTING LOCATIONS UNLESS TO DESIGN FOR TOP OF ASPHALT CURB OR SIDEWALKS.
4. DO INSTALL - PROVIDE PERMANENT BARRIER TO UNDESIRABLE MATERIALS AND ROOTS AND WATER TO FULL CATCH OFF CURB AND LIGHTLY TROWEL SURFACE BARRIER TO LOOKS GENERAL OF TOP LAYER.
5. REFER TO ALL FOR PROTECTION PROVISIONS.
6. NEW TREE PLANTING AREA OF 1" FROM ALL EXISTENCES. PLANTING MIN HEIGHT OF 10' IN HEIGHT ARE NOT PERMITTED FOR VISIBILITY CONCERNS.
7. ALL UNDESIRABLES TO BE PLACED ADDITIONAL PROVISIONS ARE REFER TO FINAL PROVIDING A CONCRETE IMPROVEMENTS. LANDSCAPE CONTRACTOR TO COORDINATE WITH CONSTRUCTION SCHEDULE FOR APPROPRIATE SCHEDULING.
8. LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTENCE CONTRACTOR UNLESS ALL LOCATIONS TO BE DESIGN IMPLEMENTATION.
9. ALL BARRIER TO BE MIN OF 1" FROM ALL BUILDING FOUNDATIONS.
10. ALL PROTECTION CONTRACTOR TO BE QUALITY PRODUCTS AS REQUIRED FROM QUALITY CERTIFIED EQUIPMENT (E.G. TONG, BARBER, HANCO)

M.G.B LLC. Automotive

Exist. CI with a Special Use Permit Application

APN 138.24.611.062
LAS VEGAS, NEVADA

STAFF

REVISÉD

SUP-4195

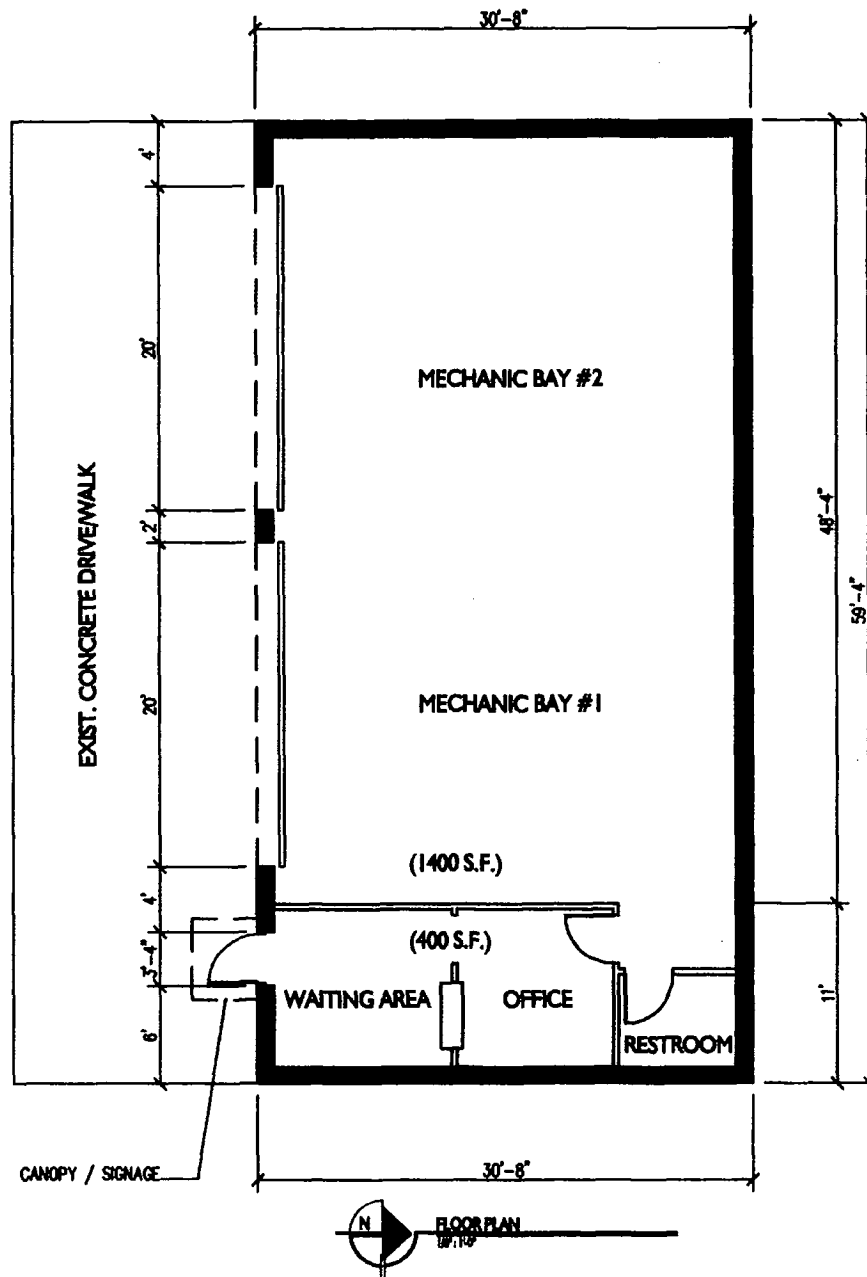
5-13-04 PC

jones + greenwold
architecture + interiors

4750 w flamingo rd suite c | hwy 88103
www.arjig.com | email: design@arjig.com
phone 702.738.1252 | fax 702.733.1253

DRAWN BY AJ

DATE - 03.29.04 - REV. 04.29.04



SUP-4195
5-13-04 PC

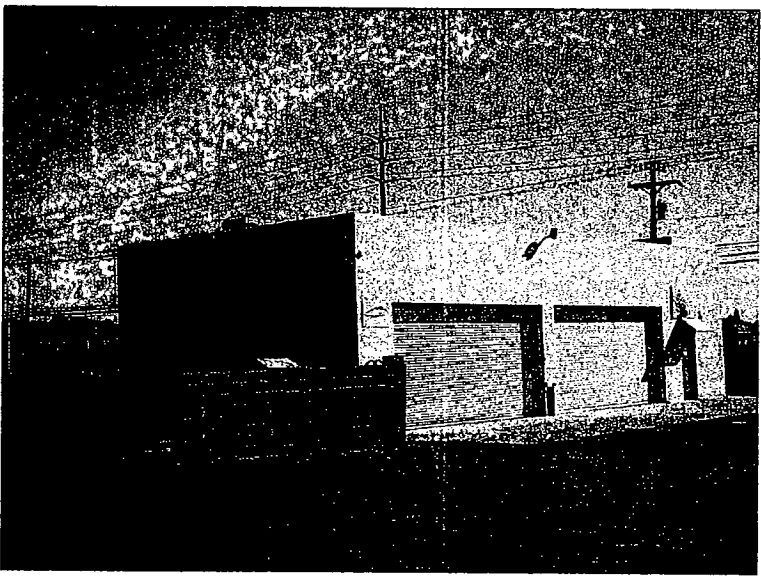
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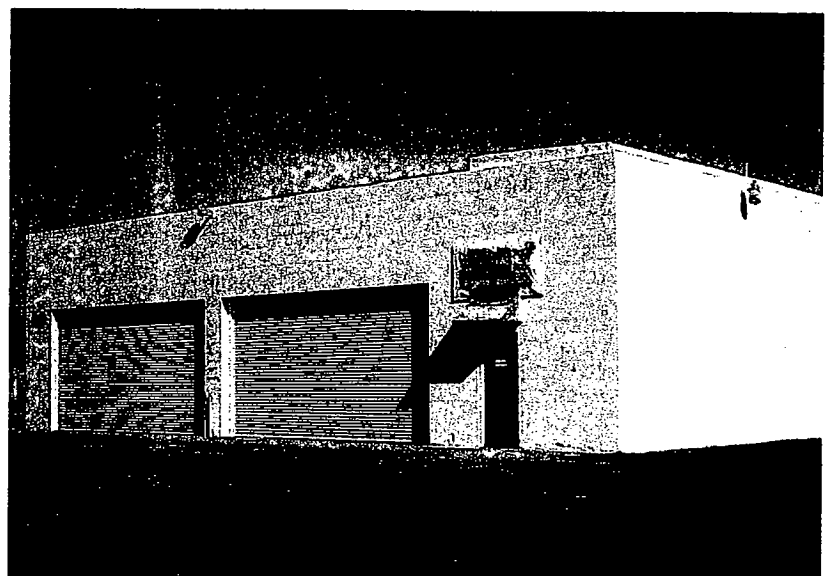
M.G.B LLC. Automotive

Exist. CI with a Special Use Permit Application
APN 138.24.611.062
LAS VEGAS, NEVADA

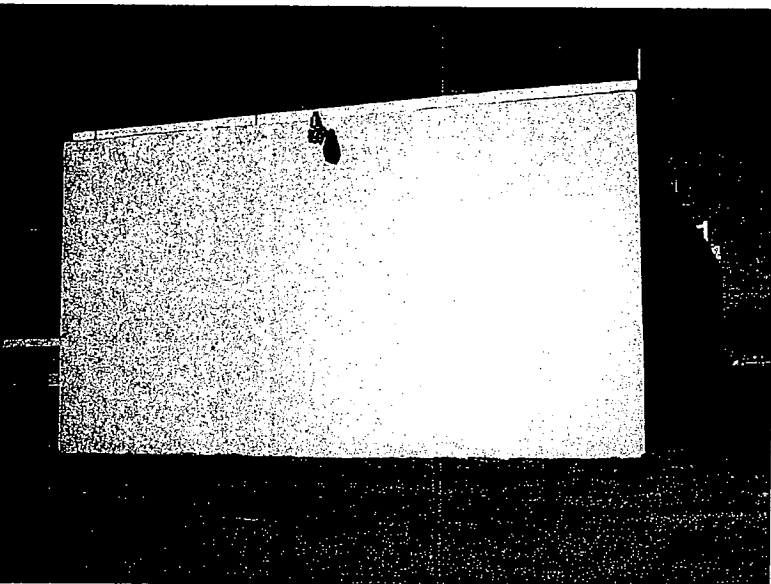
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DATE - 03.29.04



 **SOUTH WEST ELEVATION**



 **SOUTH EAST ELEVATION**
VIEW FROM INTERSECTION



 **EAST ELEVATION**
PARTIAL NORTH ELEVATION

SUP-4195
5-13-04 PC

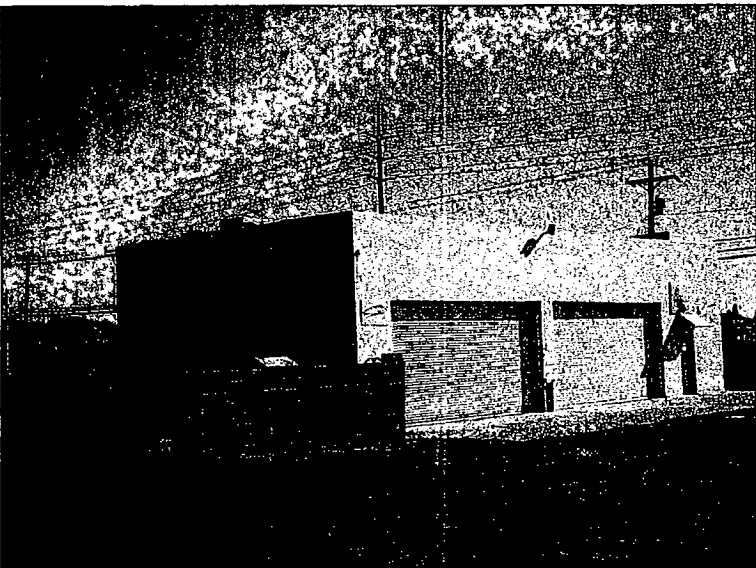
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Exist. CI with a Special Use Permit Application
APN 138.24.611.062
LAS VEGAS, NEVADA

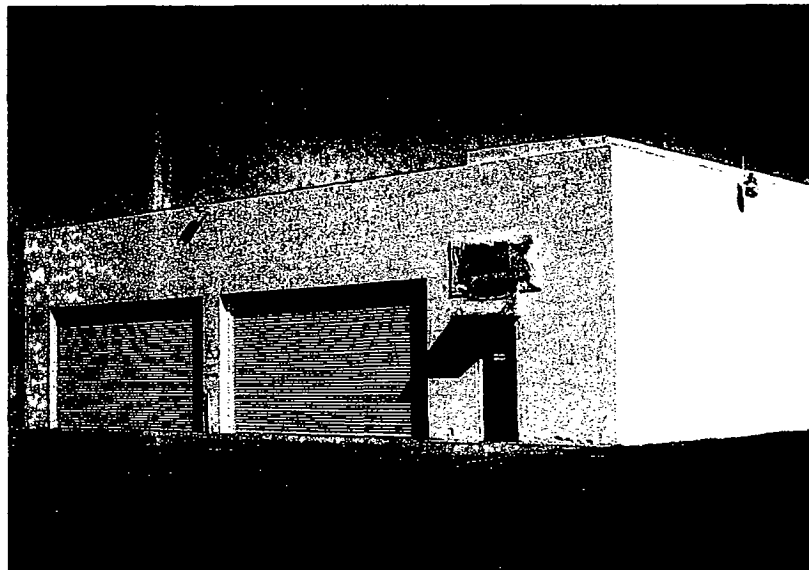
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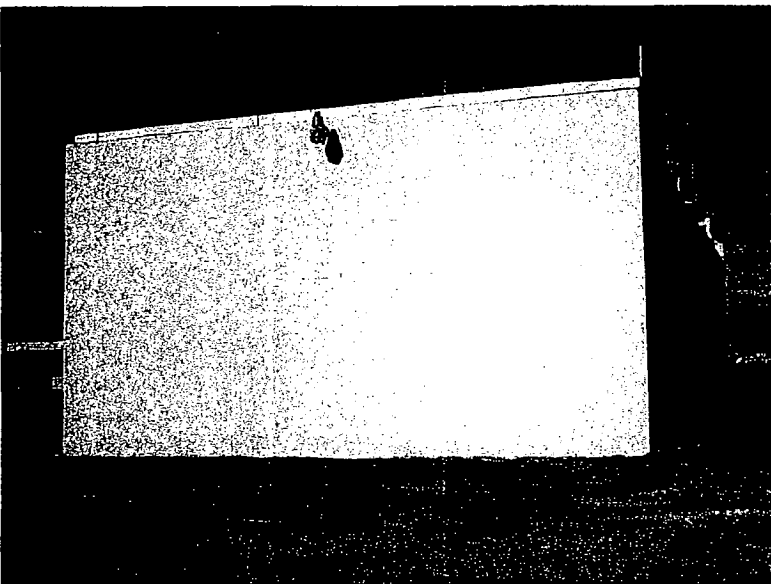
DRAWN BY AJ
DATE - 03.29.04



 SOUTH WEST ELEVATION



 SOUTH EAST ELEVATION
VIEW FROM INTERSECTION



 EAST ELEVATION
PARTIAL NORTH ELEVATION

SUP-4195

5-13-04 PC

M.G.B LLC. Automotive

Exist. C.I. with a Special Use Permit Application

APN 138.24.611.062

LAS VEGAS, NEVADA

jones greenwold
architecture interiors

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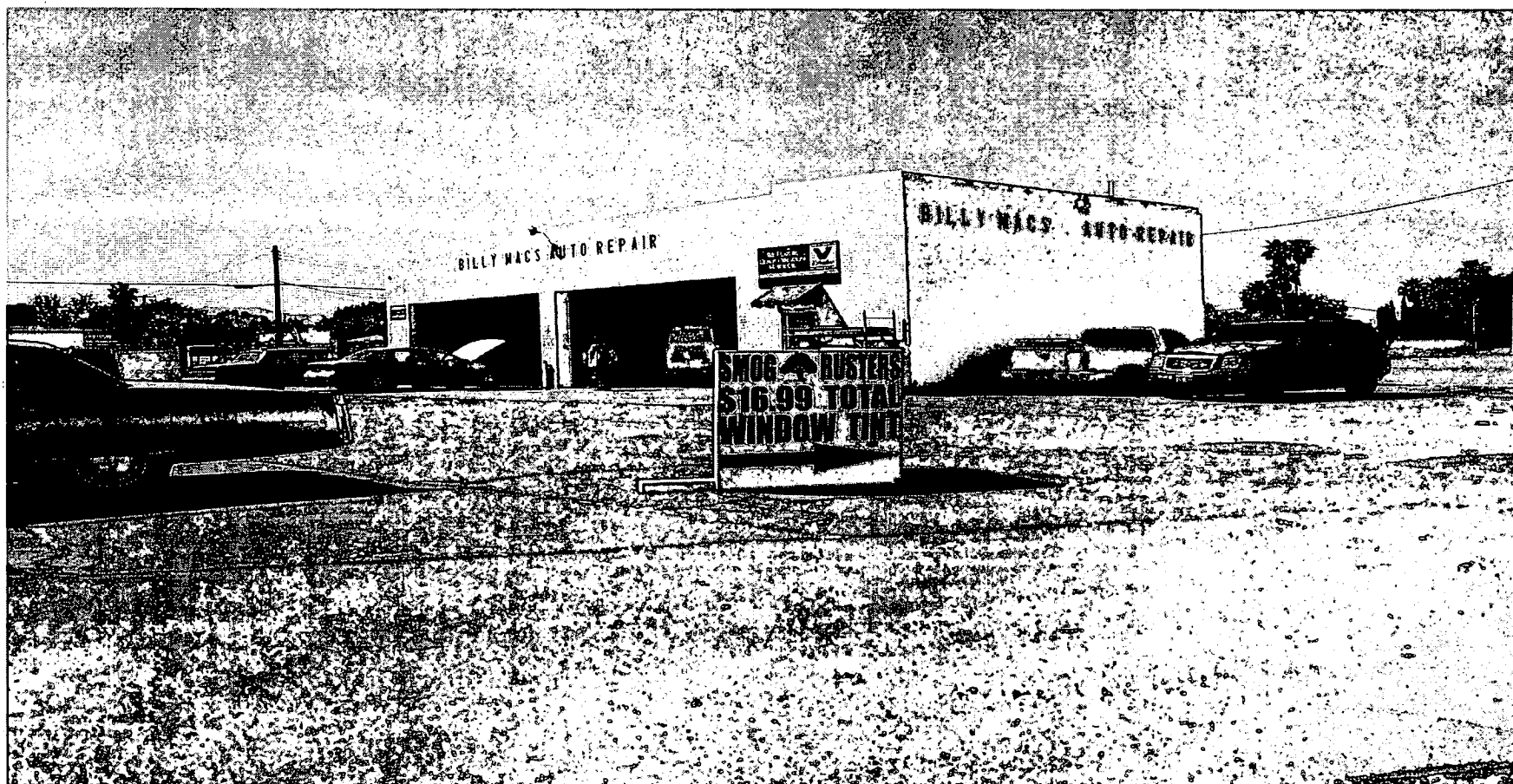
DRAWN BY AJ

DATE - 03.29.04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4195 - OWNER/APPLICANT: M G B, LIMITED
LIABILITY COMPANY
2027 NORTH DECATUR BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/21/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4195 - OWNER/APPLICANT: M G B, LIMITED
LIABILITY COMPANY
2027 NORTH DECATUR BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/21/04

RECEIVED
CITY CLERK

2004 JUN 14 A 10:35

City Clerk
1st Floor, City Hall
400 Stewart Ave.
Las Vegas, NV 89101

Protest

City Clerk

We strongly oppose the
request to Reduce the Landscaping
for the existing Auto Repair Garage.
The Landscaping is appropriate. This
area needs improvement so as
to add to our beautiful city.

Oppose SUP-4195

Thank you

Larry J. Rathje

Barbara J. Rathje

Submitted after final agenda

Date 6/14/02 Item # 125

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 20 East Bonneville Avenue (APN: 139-34-311-017), C-2 (General Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
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RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MONCRIEF - APPROVED subject to conditions - **UNANIMOUS** with GOODMAN abstaining as he is owed money from the sale of real property at the corner of Casino Center and Bonneville Avenue and Ward 2 seat vacant

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY JOSEPH SCISCENTO, 330 South 3rd Street, appeared on behalf of ROMAN SANTOS, who was also present.

MAYOR PRO TEM REESE declared the Public Hearing closed.

(3:42 - 3:45)

5-2266

CONDITIONS:

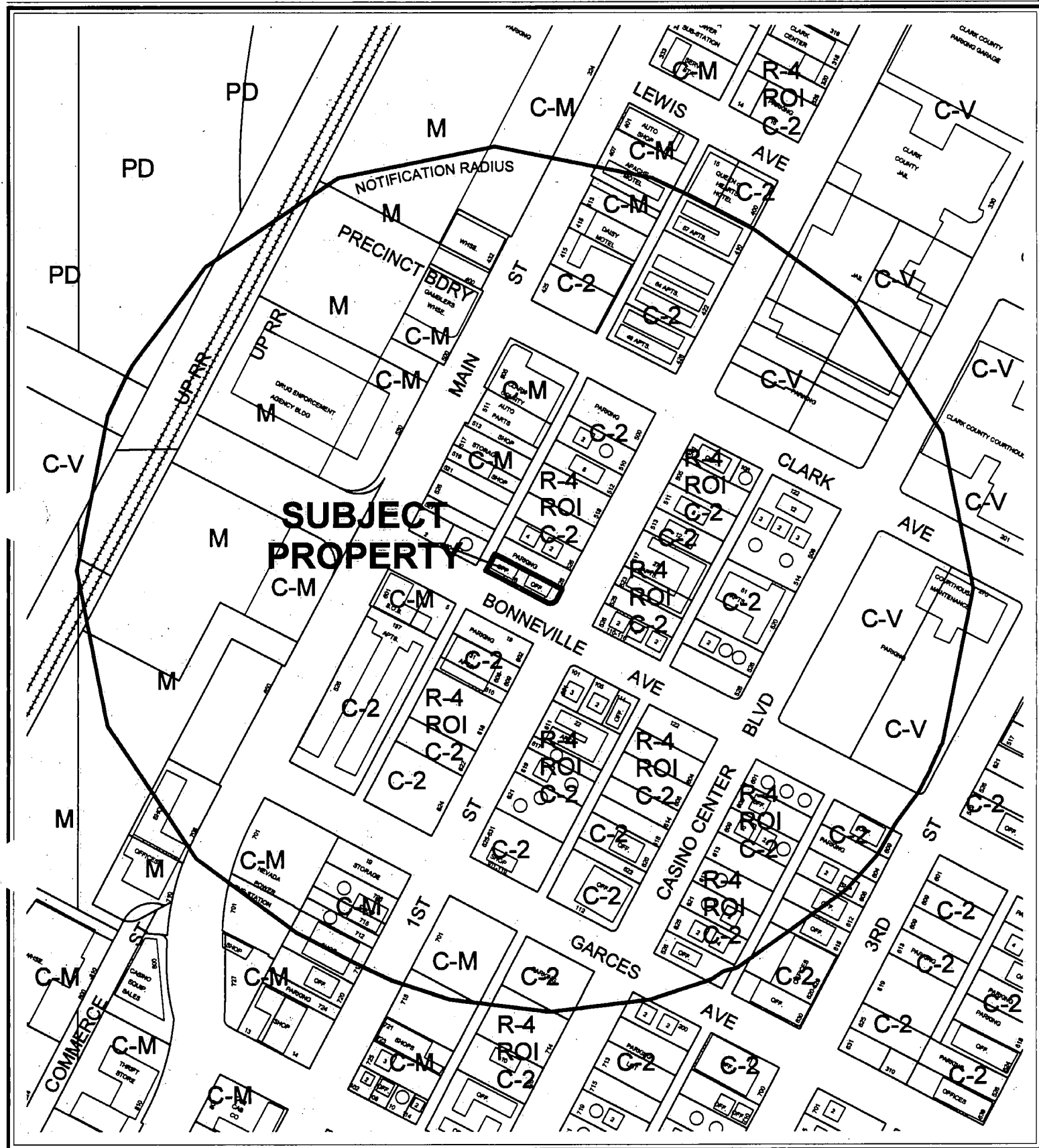
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Bail Bond Service use.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 126 – SUP-4201

CONDITIONS – Continued:

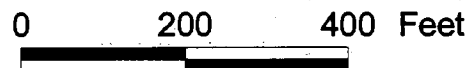
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: SUP-4201

RADIUS: 750 FT

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



SUP-4201

Business Licenses



Bail Bond



Parks



Subject Property



750 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER:
BLALOCK FAMILY TRUST**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Bail Bond Service use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a Bail Bond Service located at 20 East Bonneville Avenue.

B) Applicant's Justification

The subject site is located approximately 200 yards from the Clark County Detention Center, and the Applicant would be providing a valuable service to those needing his assistance.

BACKGROUND INFORMATION

A) Previous Actions

- 12/16/64 The Board of City Commissioners approved a Reclassification of Property (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for this parcel as a part of a larger request. The Planning Commission recommended approval on 12/10/64.
- 03/15/00 The City Council approved a Special Use Permit (U-0005-00) for a Bail Bond Service. Staff and the Planning Commission recommended approval on 2/10/00.
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9).

B) Pre-Application Meeting

- 03/17/04 General site plan issues were discussed, including the need for a detailed parking analysis.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: .10

B) Existing Land Use

Subject Property: Professional Office
North: Professional Office
South: Multi-Family Residential
East: Professional Office
West: Single-Family Residential

C) Planned Land Use

Subject Property: DTR (Downtown Redevelopment Zone)
North: DTR (Downtown Redevelopment Zone)
South: DTR (Downtown Redevelopment Zone)
East: DTR (Downtown Redevelopment Zone)
West: DTR (Downtown Redevelopment Zone)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: R-4 (High Density Residential) Under Resolution of Intent to C-2 (General Commercial)
South: C-2 (General Commercial)
East: R-4 (High Density Residential) Under Resolution of Intent to C-2 (General Commercial)
West: C/M (Commercial/Industrial District)

E) General Plan Compliance

The subject site is located within the Downtown Redevelopment Plan Area of the General Plan with a C (Commercial) land use designation, which allows for office, limited commercial, and general commercial uses. The existing C-2 (General Commercial) zoning district is consistent with the General Plan and the proposed Bail Bond Service is a permitted use with the approval of a Special Use Permit.

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

Special Area Plan

The subject site is located within a C (Commercial) designated parcel of the Downtown Redevelopment Plan Area. The C (Commercial) designation allows for uses that are normally allowed in the O (Office), SC (Service Commercial), and GC (General Commercial) land use categories of the General Plan.

Special Overlay District

The subject site is located within the Downtown Overlay District with an Office Core designation. The Downtown Overlay District's purpose is to establish special design standards for development within the City's established urban core. Properties within the Downtown Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements in Section 19.08.040, Section 19.08.050, Section 19.08.060, Chapter 19.10, and Chapter 19.12. However, the exemption does not prohibit City staff, the Planning Commission, or City Council from imposing limitations on the approval of a Site Development Plan. Site Development Plan applications within the Downtown Overlay District shall be evaluated on a case-by-case basis to determine the extent to which those standards shall be required.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Bail Bond Service	960 SF.	1 / 250 GFA	4	1	4	1
Professional Office	5,231	1 / 300 GFA	18	0	13	0

The site is deficient by five parking spaces, but it is located within the Downtown Overlay District, which allows for deviations from Title 19 parking requirements on a case-by-case basis. Staff believes that the minor deficiency is acceptable for this particular site.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Bail Bond Service use. There are five similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- **Zoning**

The C-2 (General Commercial) District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) District is also appropriate along commercial corridors. The C-2 (General Commercial) District is consistent with the General Commercial category of the General Plan.

- **Use**

The request is for a Bail Bond Service located at 20 East Bonneville Avenue. The proposed Bail Bond Service will occupy a 960 square-foot suite within an existing 6,191 square-foot office building. Title 19 requires 23 parking spaces for the overall development, but only 18 spaces are provided. The site is located within the Downtown Overlay District, which allows for deviations from Title 19 parking requirements on a case-by-case basis. Due to the location of the building in the downtown area, and the minimal amount of vehicular traffic a Bail Bond Service generates, Staff believes this minor deviation from Title 19 parking requirements is acceptable.

FINDINGS

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

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

The proposed Bail Bond Service will be located within an existing office building and will be harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

With the approval of the parking deviation as allowed by the Downtown Overlay District, the subject site will be physically suitable for the proposed Bail Bond Service use.

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

The site receives access via a drive from First Street, an 80-foot collector, which is adequate in size to meet the requirements of the Bail Bond Service use.

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

The proposed Bail Bond Service will be subject to ongoing City inspection and enforcement and will not compromise the public health, safety, and welfare.

NOTICES MAILED 75 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4201 APN: _____

Name of Property Owner: Edward Blalock

Name of Applicant: Roman Santos

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

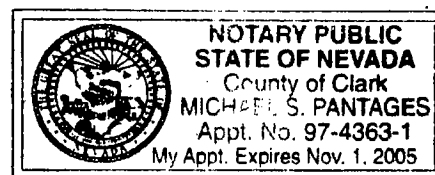
Signature of Property Owner/Authorized Agent: _____

Print Name: Edward Blalock

Subscribed and sworn before me

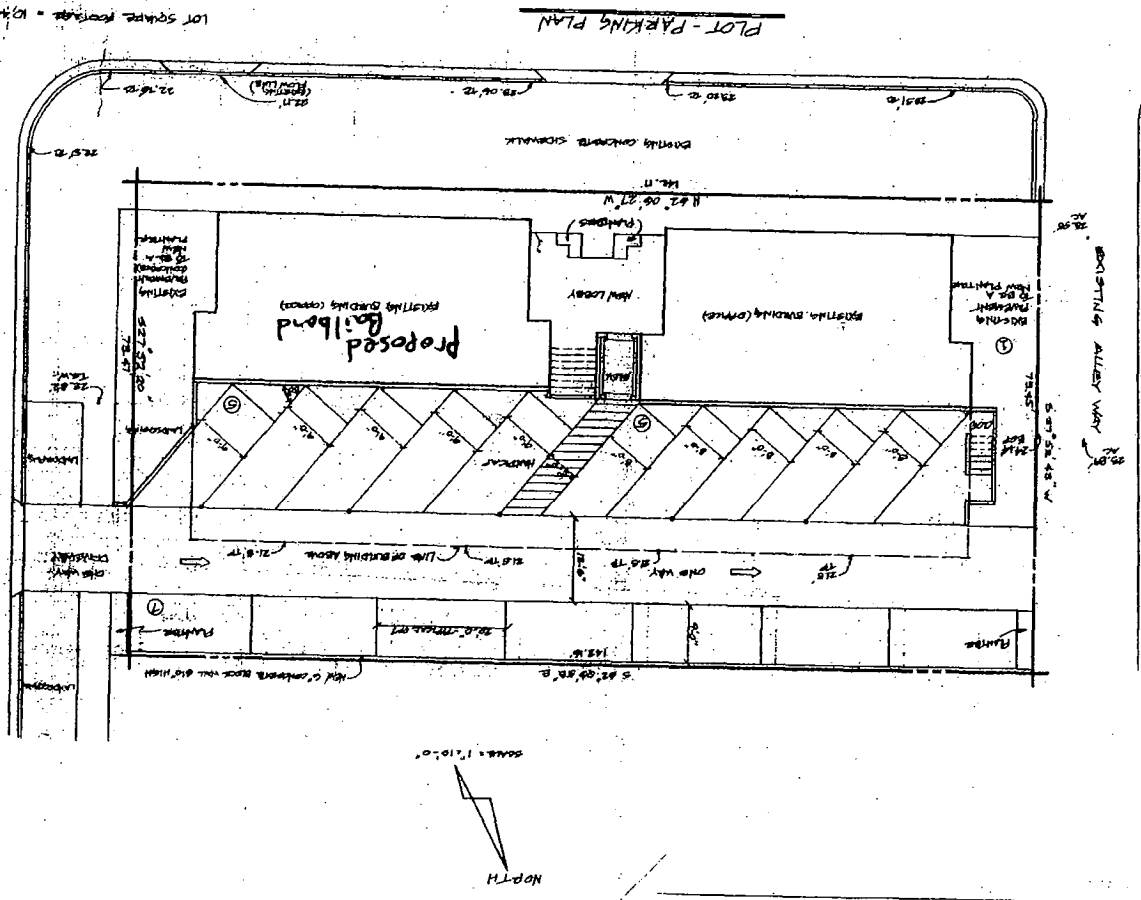
This 17 day of March, 2004

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

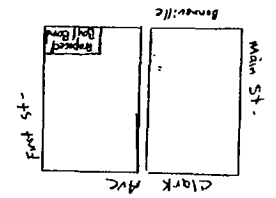


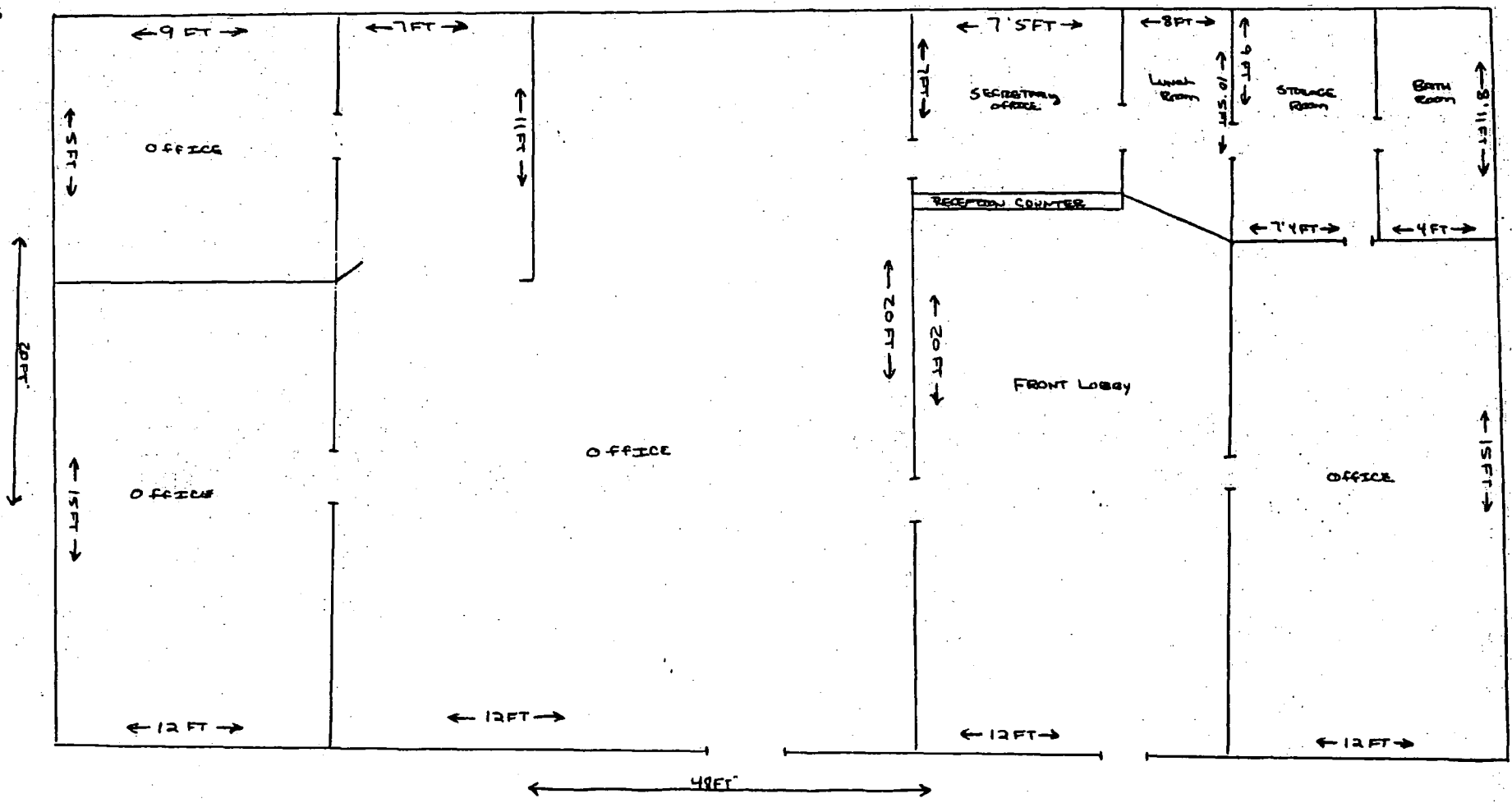
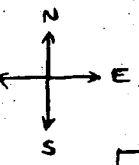
SUP-4201
5-13-04 PC

Lot Square Footage = 10,345.44 sq



Parking Required = 6191.57 = 400 + 15.48 = 16 spaces required
 Actual Building Height 26' 9"
 Lot Square Footage: 10,345.44 sq
 occupancy = A+B
 open parking garage = A+B
 Basement Floor Area = A+B = 2866 sq
 Office Floor Area = A+B = 6191 sq





FLOOR PLAN - 20A BONNEVILLE

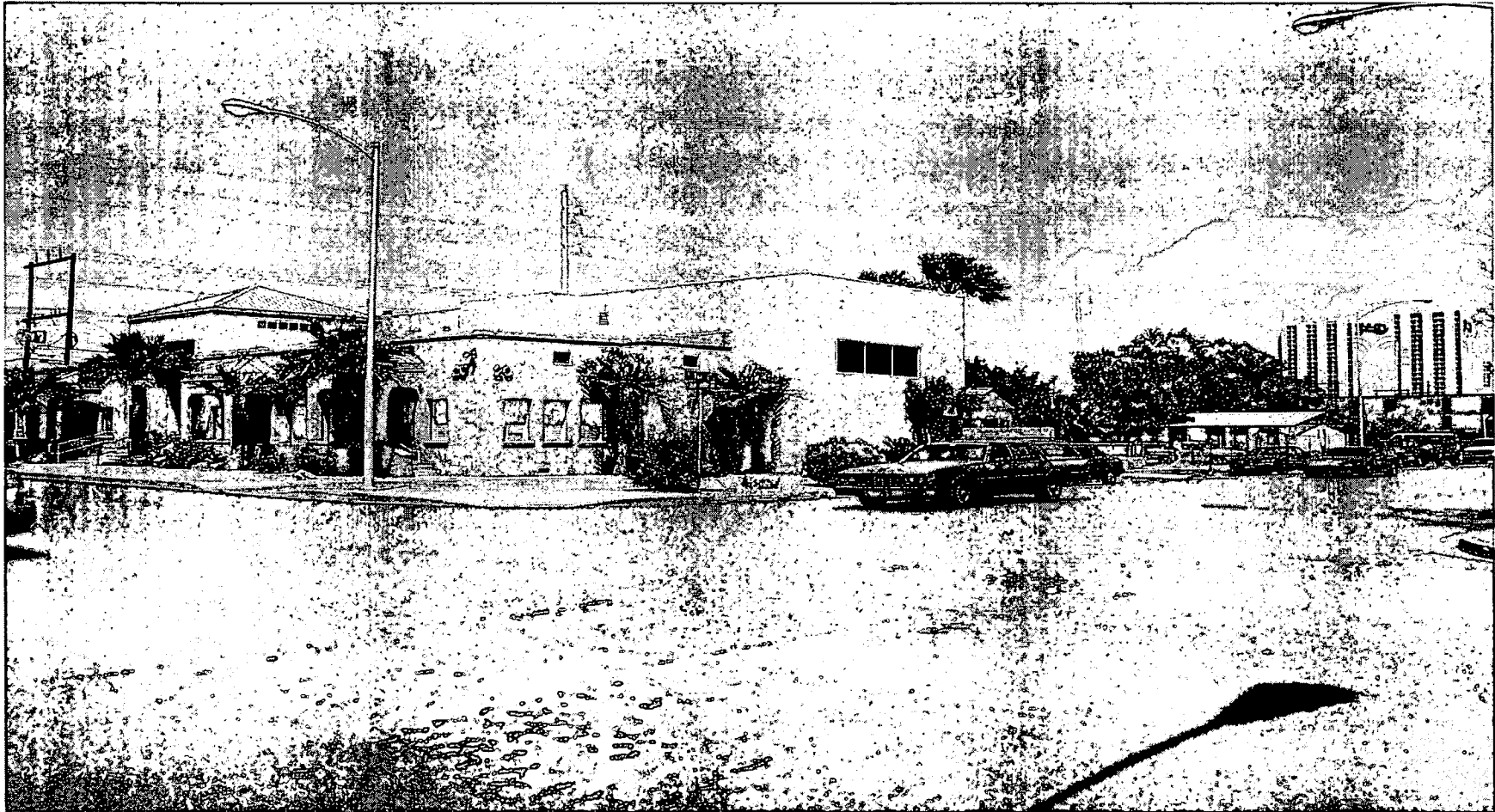
BONNEVILLE ST.

SUP-4201 STAFF
5-13-04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER:
BLALOCK FAMILY TRUST
20 EAST BONNEVILLE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER:
BLALOCK FAMILY TRUST
20 EAST BONNEVILLE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/29/04



**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER:
BLALOCK FAMILY TRUST
20 EAST BONNEVILLE AVENUE
MAY 13, 2003 PLANNING COMMISSION**

4/29/04



**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER:
BLALOCK FAMILY TRUST
20 EAST BONNEVILLE AVENUE
MAY 13, 2003 PLANNING COMMISSION**

4/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED CONVALESCENT CARE FACILITY NURSING HOME at 3371 North Buffalo Drive (APN: 138-09-801-021), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions, deleting existing Condition 3 to be replaced by *"Residents of the facility will not be permitted to park their cars overnight."* - **UNANIMOUS** with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

BRAD GREENSTEIN, 3371 North Buffalo Drive, appeared on behalf of the applicant and thanked staff and COUNCILMAN BROWN'S office for their help. MR. GREENSTEIN concurred with all conditions, with the exception of Condition 3. He feels the review is not necessary because it is an existing use and asked that the condition be deleted.

COUNCILMAN BROWN verified with MARGO WHEELER, Acting Director, Planning and Development Department, that staff does not have a problem with the deletion of Condition 3. COUNCILMAN BROWN asked whether the reference mentioned in the backup

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 127 – SUP-4203

MINUTES – Continued:

regarding the patients' cars not being permitted on the facility was reflected in any of the existing conditions. MS. WHEELER replied that it is not, but that a condition could be added to that effect. Therefore, COUNCILMAN BROWN requested that a condition be added that individuals will not be permitted to keep their cars at the facility. MR. GREENSTEIN asked if that meant overnight rather than just for one, two or six hours. COUNCILMAN BROWN pointed out that parking has always been sensitive at this location. MS. WHEELER was amenable to have the condition read overnight. DEPUTY CITY ATTORNEY BRYAN SCOTT verified that the individuals would be residents of the facility.

MAYOR GOODMAN declared the Public Hearing closed.

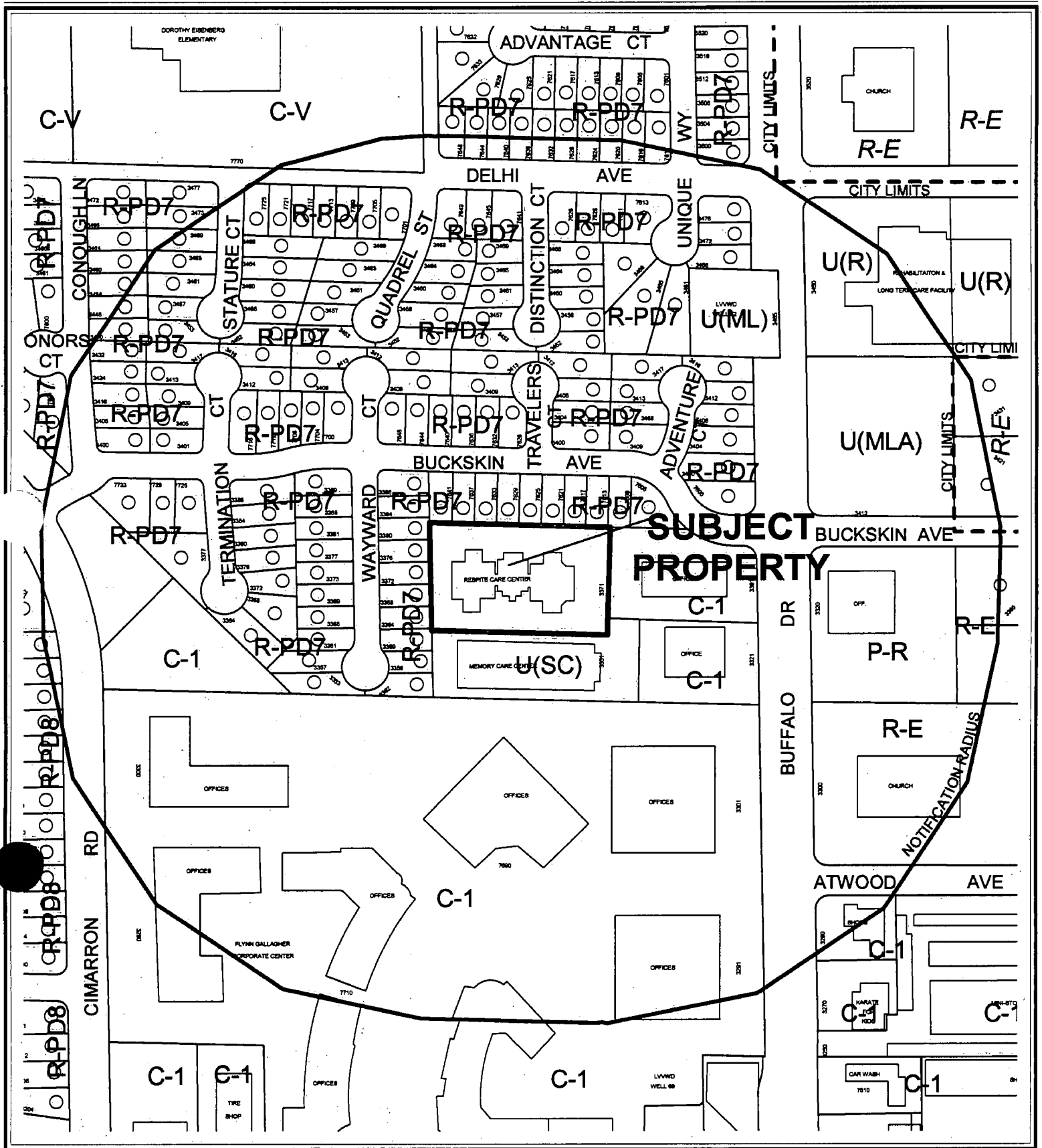
(3:45 – 3:47)

5-2322

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Convalescent Care Facility.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted.
3. This Special Use Permit shall be subject to a one-year review at a public hearing.



CASE: SUP-4203

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

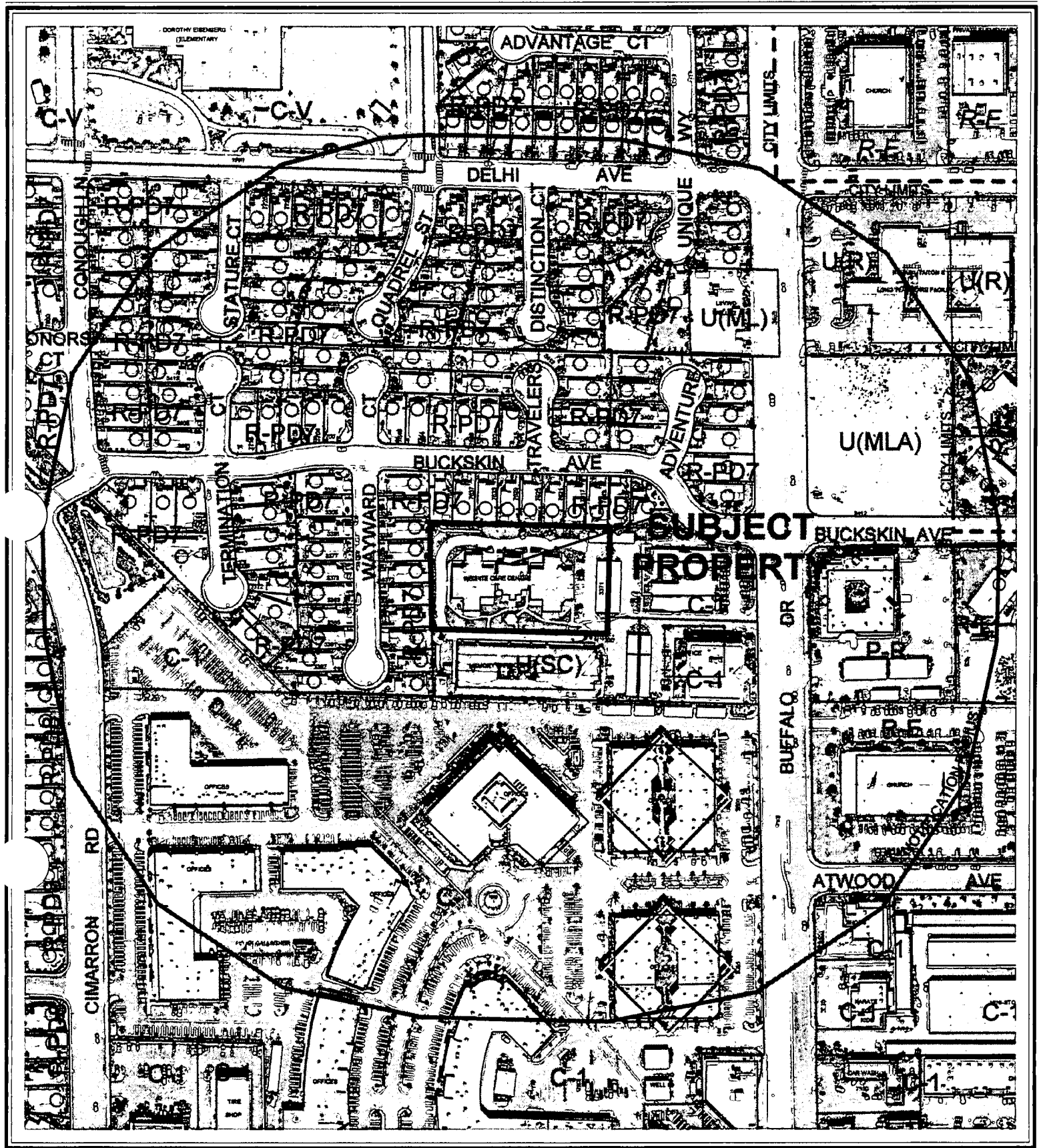
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

0 200 400 Feet



127





CASE: SUP-4203

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED
LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Convalescent Care Facility.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted.
3. This Special Use Permit shall be subject to a one year review at a public hearing.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit to allow a convalescent care facility care facility on this site. It is currently occupied by the Las Vegas Recovery Center; approval this application would permit an increase in the number of beds from 25 to 41 and allow stays of greater than 30 days.

B) Applicant's Justification

The letter states that drug and alcohol treatment will be limited to adults on a strictly voluntary basis. There will be no court ordered or mandated patients and the facility shall be operated on a for-profit basis. The goal of the facility is to offer a complete and integrated continuum of care, such as detox, inpatient, outpatient and aftercare services. However no medication would be provided on an outpatient basis.

The maximum length of stay for an adult seeking inpatient treatment would be 90 days. These individuals would not be permitted to keep their cars at the facility.

BACKGROUND INFORMATION

A) Previous Actions

01/26/98 The City Council approved a rezoning to C-1 (Limited Commercial) (Z-0120-97) for an 11,602 square foot senior day care center, a 24,082 square foot memory care center and a 16,848 square foot respite care center for the overall five acre site. The west half of the overall site was deleted.

01/26/98 The City Council approved a Special Use Permit (U-125-97) to allow these facilities.

06/19/02 The City Council approved a Review of Condition [U-120-97(1)] relating to the location and design of mechanical equipment, air conditions units trash enclosures, landscaping and parking areas for the overall site.

05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #10).

B) Pre-Application Meeting

03/16/04 Items discussed with the applicant included providing a parking analysis and shared parking agreement with other offices. A project of regional significance application will not be required.

C) Neighborhood Meetings

There was no neighborhood meetings held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.65 Acres

B) Existing Land Use

Subject Property: Las Vegas Recovery Center
North: Single Family Residential
South: Willow Creek Memory Care Center
East: Nathan Adelson Hospice
West: Single Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property: U (Undeveloped)
North: R-PD7 (Residential Planned Development-7 units per acre)
South: U (Undeveloped)
East: C-1 (Service Commercial)
West: R-PD7 (Residential Planned Development-7 units per acre)

E) General Plan Compliance

Centennial Hills General Plan

This site is designated SC (Service Commercial) on the Centennial Hills Sector Map of the General Plan. The proposed use is permitted in this land use category.

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

This site does not lie within any special area plan or overlay district.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Convalescent Care	17,224 square feet	1/6 beds; 1 each employee; 1 per each Doctor	21	1	28	

The proposed use exceeds the minimum parking standards of the Code. For the four medically related uses on the overall five acre parcel, a total of 126 spaces are required, with 129 provided. Handicapped parking needs to be added to the site plan prior to the issuance of a certificate of occupancy.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed convalescent care use.

B) *General Analysis and Discussion*

- Zoning

The site is zoned (U) Undeveloped. A convalescent care facility is allowed with the approval of a Special Use Permit.

- Use

The current use of the property is a withdrawal management facility. These are defined in Title 19.20 as:

“A facility that provides medically managed withdrawal treatment for alcohol and drug dependent persons who are3 experiencing acute withdrawal symptoms. The term does not include any facility that:

1. Provides treatment to a person for more than 30 days; or
2. Provides ongoing rehabilitation or outpatient services.

As discussed in the applicant's justification letter, they are seeking additional beds and the ability to provide treatment for more than 30 days and offer outpatient services. The type of facility proposed by the applicant is not well defined in the Code. However, the closest definition is that of a convalescent care facility, defined as:

"A building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital or special care facility. Convalescent care facility includes rest home and nursing home, but does not include assisted living apartment, hospital or special care facility".

The applicant is not proposing to increase the footprint of the building or size of the structure. In fact, the interior remodel has already taken place.

The proposed use is compatible with the surrounding area, which includes other medically related facilities such as the Nathan Adelsen Hospice, the Willow Creek Memory Care Center and general medical and office uses. The surrounding single family residences should not be adversely affected since there are no additions being made to the building, and all traffic directly accesses Buffalo Drive to the east.

- Conditions

The following base conditions are required to be met:

1. The minimum parcel size shall be 20,000 square feet.
2. The maximum number of beds per acre shall be 25.
3. Setbacks for building shall be the same as required for a single family dwelling in the zoning district where located.
4. The maximum building height of a convalescent care facility shall be two stories.
5. Care facilities shall be located on a collector street or larger.

The proposal meets all of these base conditions of approval.

FINDINGS

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

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

The proposed use is essentially a 16-bed expansion of the existing facility. It is bordered on two sides by medically related uses and single family to the north and west. The facility should continue to be harmonious and compatible, since no expansion of the actual building is being proposed.

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

The site is currently used as the Las Vegas Recovery Center and continues to be suitable for a convalescent care facility.

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

Buffalo Drive has a total right-of-way width of 100 feet, which is adequate to serve the needs of this facility.

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

The General Plan designation for this site is SC (Service Commercial), which encourages development of these types of facilities.

PLANNING COMMISSION ACTION

The Planning Commission added Condition #3 as shown.

NOTICES MAILED 173 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SVP-4203 APN: 138-09-801-021

Name of Property Owner: FOUNTAIN DP, LLC

Name of Applicant: LVRH Holdings, LLC (dba) Las Vegas Recovery Center

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

Yes

~~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: _____

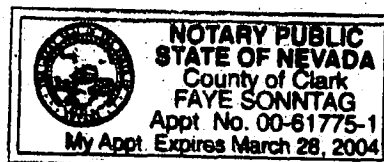
Signature of Property Owner/Authorized Agent: 

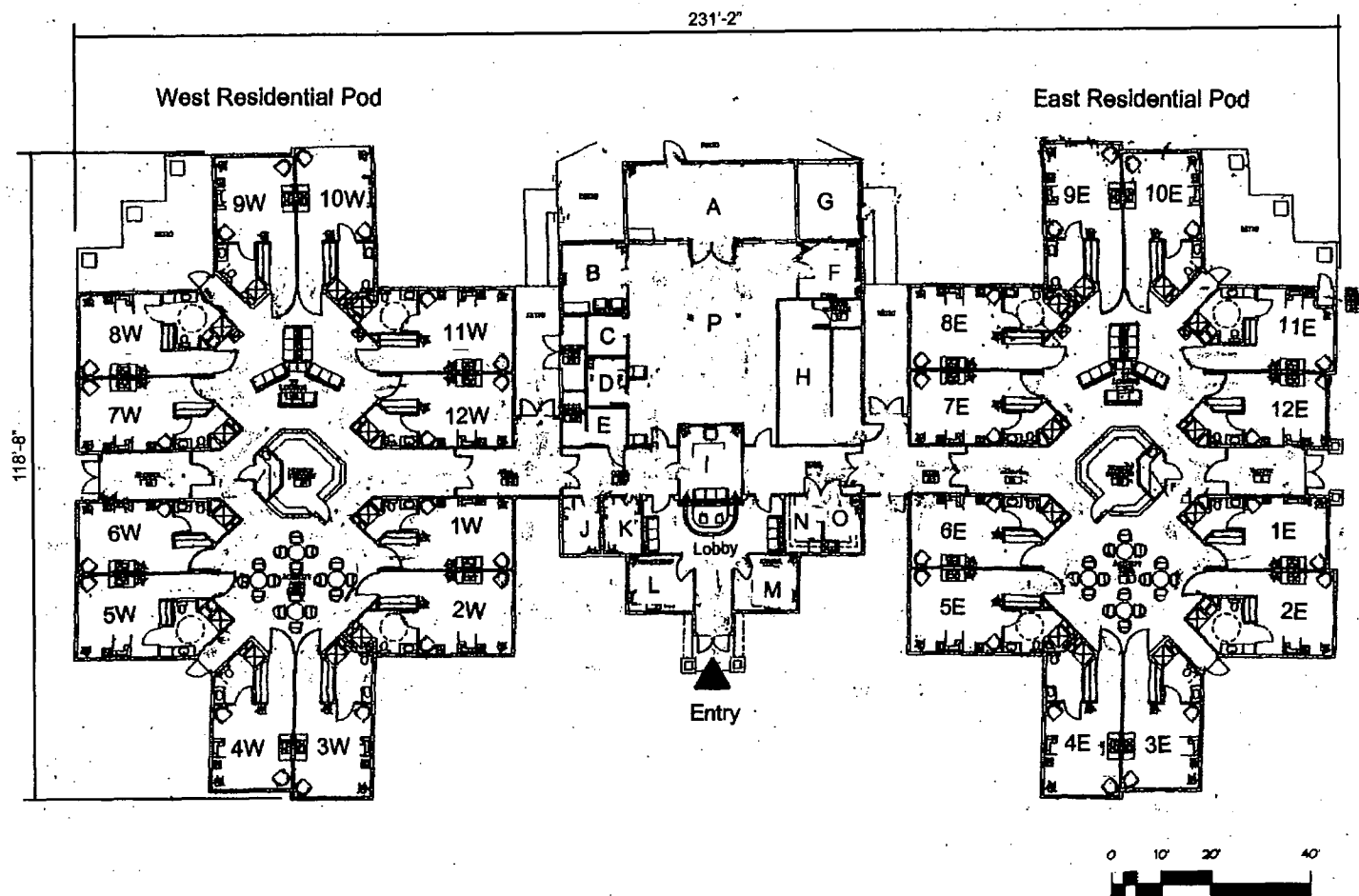
Print Name: William E. Haden

Subscribed and sworn before me

This 24th day of MARCH, 2004

Suzanne Southerland
Notary Public in and for said County and State





Key to Floor Plan

- A Conference Room
- B Office
- C Medication Storage
- D Employee Lounge
- E Electrical/ Phone System
- F Office
- G Office
- H Kitchen
- I Gym
- J Restroom
- K Restroom
- L Office
- M Office
- N Laundry
- O Laundry
- P Dining/ Recreation

East Residential Pod

- 1E Office
- 2E Client Room
- 3E Client Room
- 4E Client Room
- 5E Client Room
- 6E Client Room
- 7E Group Room
- 8E Client Room
- 9E Storage
- 10E Storage
- 11E Dr. Office
- 12E Storage

West Residential Pod

- 1W Client Room
- 2W Client Room
- 3W Client Room
- 4W Client Room
- 5W Client Room
- 6W Client Room
- 7W Office
- 8W Client Room
- 9W Client Room
- 10W Client Room
- 11W Client Room
- 12W Client Room

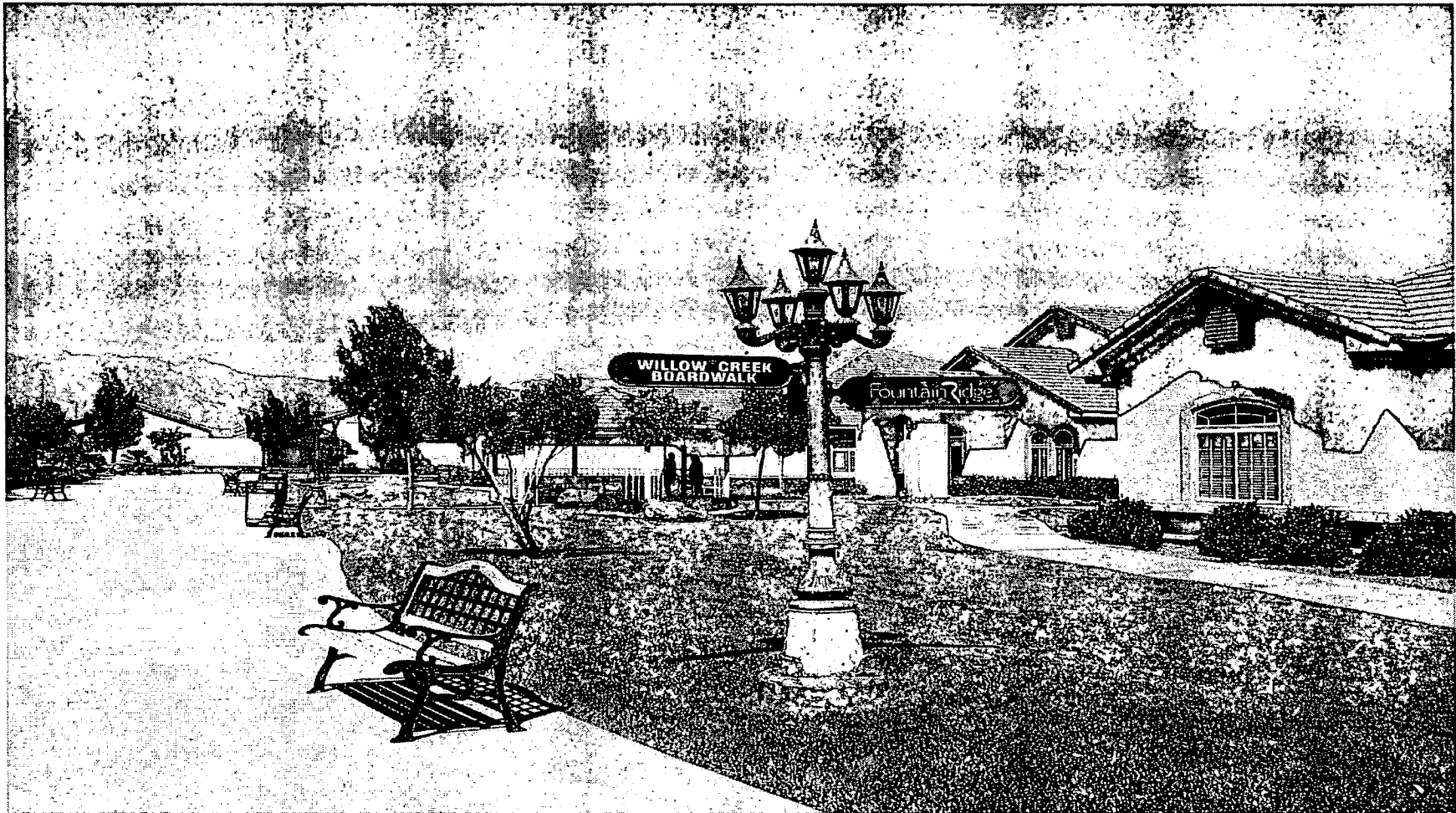
FLOOR PLAN

SUP-4203
05-13-04 PC



**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED
LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY
3371 NORTH BUFFALO DRIVE
MAY 13, 2003 PLANNING COMMISSION**

4/29/04



**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED
LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY**

3371 NORTH BUFFALO DRIVE

MAY 13, 2003 PLANNING COMMISSION

4/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. McNEIL - OWNER: LONNIE WALSTON - Request for a Special Use Permit FOR A PROPOSED BAIL BOND SERVICE at 1100 Martin L. King Boulevard, Suite #E (APN: 139-28-604-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

DEPUTY CITY ATTORNEY BRYAN SCOTT verified with COUNCILMAN WEEKLY that the applicant had been present, but left and agreed to all the conditions.

MAYOR GOODMAN declared the Public Hearing closed.

(3:47 - 3:48)

5-2435

CONDITIONS:

Planning and Development

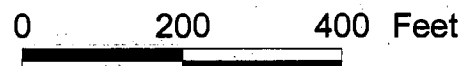
1. Conformance to all minimum requirements of Title 19 for a Bail Bond Service.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an extension of time is granted.

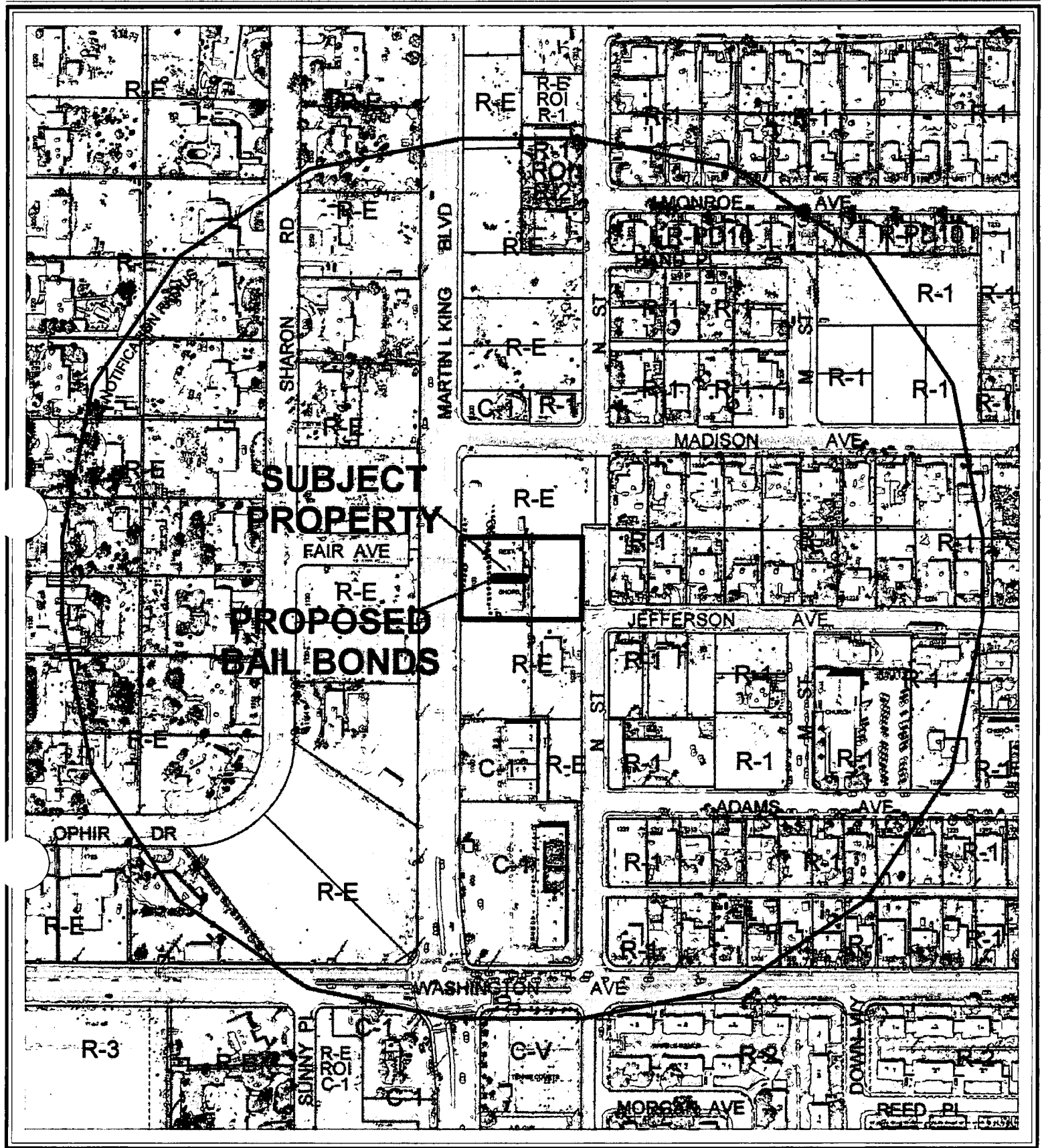
CASE: SUP-4233

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)





CASE: SUP-4233

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER:
LONNIE WALSTON**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Bail Bond Service.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an extension of time is granted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit to allow a bail bonds business to operate on this site. The property is currently been operating under a temporary permit for this use; this application would make this use permanent.

B) Applicant's Justification

The letter states the property at this address is being use for the sole purpose of a bail bonding business. Nationwide Bail Bonds services North Las Vegas, the greater of Las Vegas and other parts of the country.

BACKGROUND INFORMATION

A) Previous Actions

- 09/07/83 The City Council approved a rezoning to C-1 (Limited Commercial) on this site. (Z-59-83).
- 01/09/86 The Planning Commission approved an expansion to the shopping center [Z-0059-83(1)].
- 07/20/94 The City Council approved a Special Use Permit for beer/wine in a restaurant located within the shopping center (U-0113-94).
- 12/17/03 The City Council approved Ordinance No. 5653, which allowed a bailbond service in the C-1 (Limited Commercial) zoning district as a Special Use.
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #11).

B) Pre-Application Meeting

- 03/10/04 It was determined that photographs of the site would be adequate since this use exists and no expansion of the building will be done.

C) Neighborhood Meetings

A neighborhood meeting is not required.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.80

B) *Existing Land Use*

Subject Property: Bail Bond Business/Commercial
North: Undeveloped
South: Undeveloped/Single Family
East: Single Family
West: Undeveloped

C) *Planned Land Use*

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

D) *Existing Zoning*

Subject Property: R-E, Resolution if Intent to C-1 (Limited Commercial)
North: R-E (Residence Estates)
South: R-E (Residence Estates)
East: R-1 (Single Family Residential)
West: R-E (Residence Estates)

E) *General Plan Compliance*

Southeast General Plan

This site lies within the boundaries of the Southeast Sector Map of the General Plan. It is designated SC (Service Commercial), which permits the proposed use.

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

The site lies within the boundaries of the West Las Vegas Plan, which is designated as SC (Service Commercial). It is also designated for Region-Serving Support Businesses within the Redevelopment Plan Area. This designation allows those uses of the Service Commercial land use category.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Bail Bond Office	919 Square Feet	1/200 Square Feet	4	1	16	1

The use is within a developed shopping center with adequate parking for this type of use.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed bail bond service use. There are no similar approved uses within the 750 foot notification distance.

B) General Analysis and Discussion

- **Zoning**

The C-1 (Limited Commercial) zoning district allows a bail bond service with the approval of a special use permit.

- **Use**

This use has operated on this site with approval of a temporary permit. This temporary permit will no longer be necessary with the approval of this Special Use Permit.

FINDINGS

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

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

The site is within an established commercial area of the City. The bail bond use is currently in operation and has not resulted in any adverse impacts.

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

The site has proven to be suitable for this use.

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

Martin L. King Boulevard is adequate to accommodate this facility.

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

Both the West Las Vegas Plan and Redevelopment Plan of the City of Las Vegas designate this site for Service Commercial uses. The bail bond service conforms to the overall objectives of the General Plan.

NOTICES MAILED 124 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 5UP-4233 APN: _____

Name of Property Owner: Lonnie Walston

Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

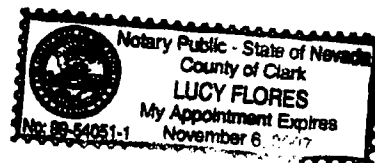
Signature of Property Owner/Authorized Agent: Lonnie Walston

Print Name: BONNIE WALSTON

Subscribed and sworn before me

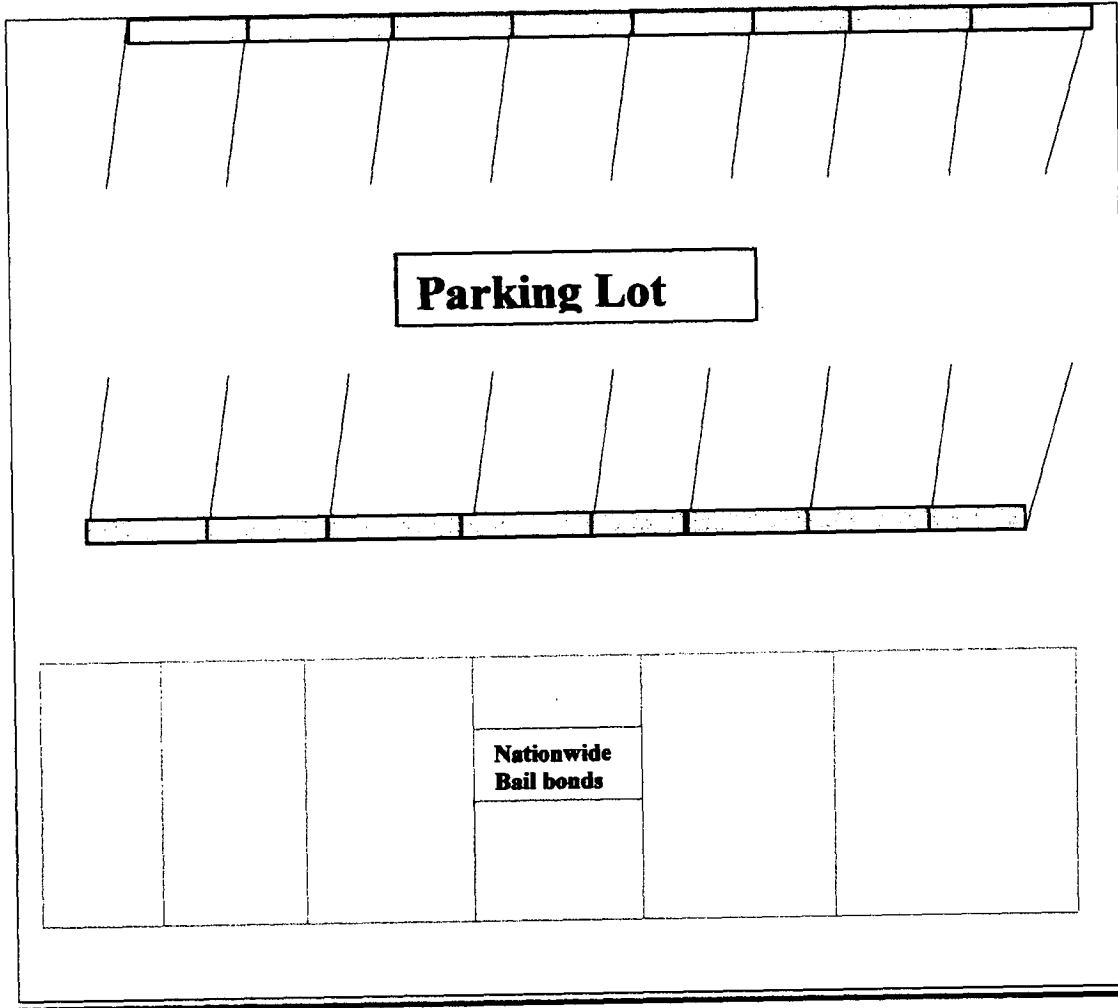
This 4 day of March, 2004

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



Nationwide Bail bonds
Site plan

Martin L King BLVD



Madison Ave

ens Ave

Property Size: .80 acres

NATIONWIDE BAIL BOND, INC.

702-647-2945

1100 N. MARTIN L. KING BLVD. STE E.

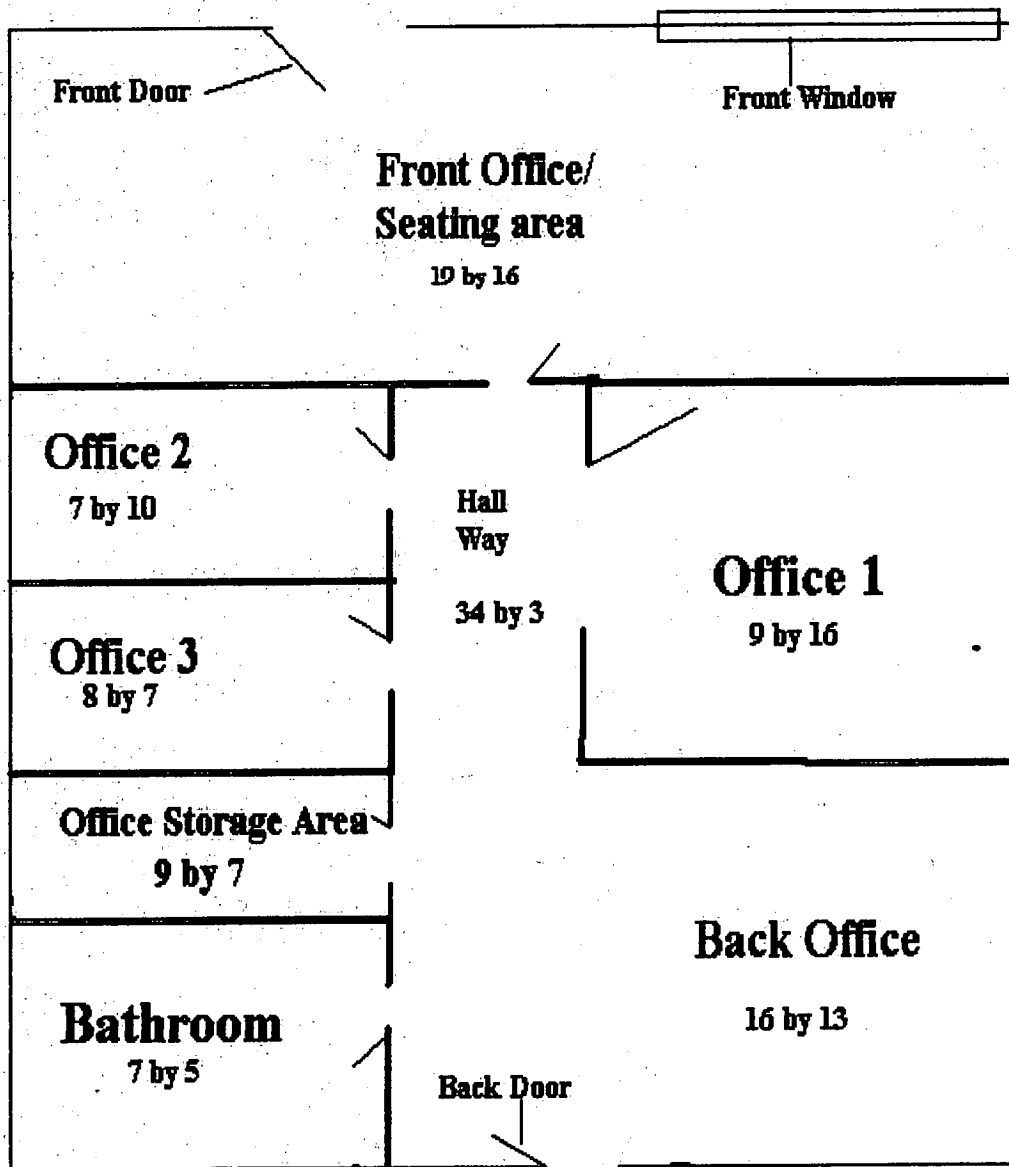
LAS VEGAS, NV 89166-2653

SUP-4233

5-13-04 PC

N ST.

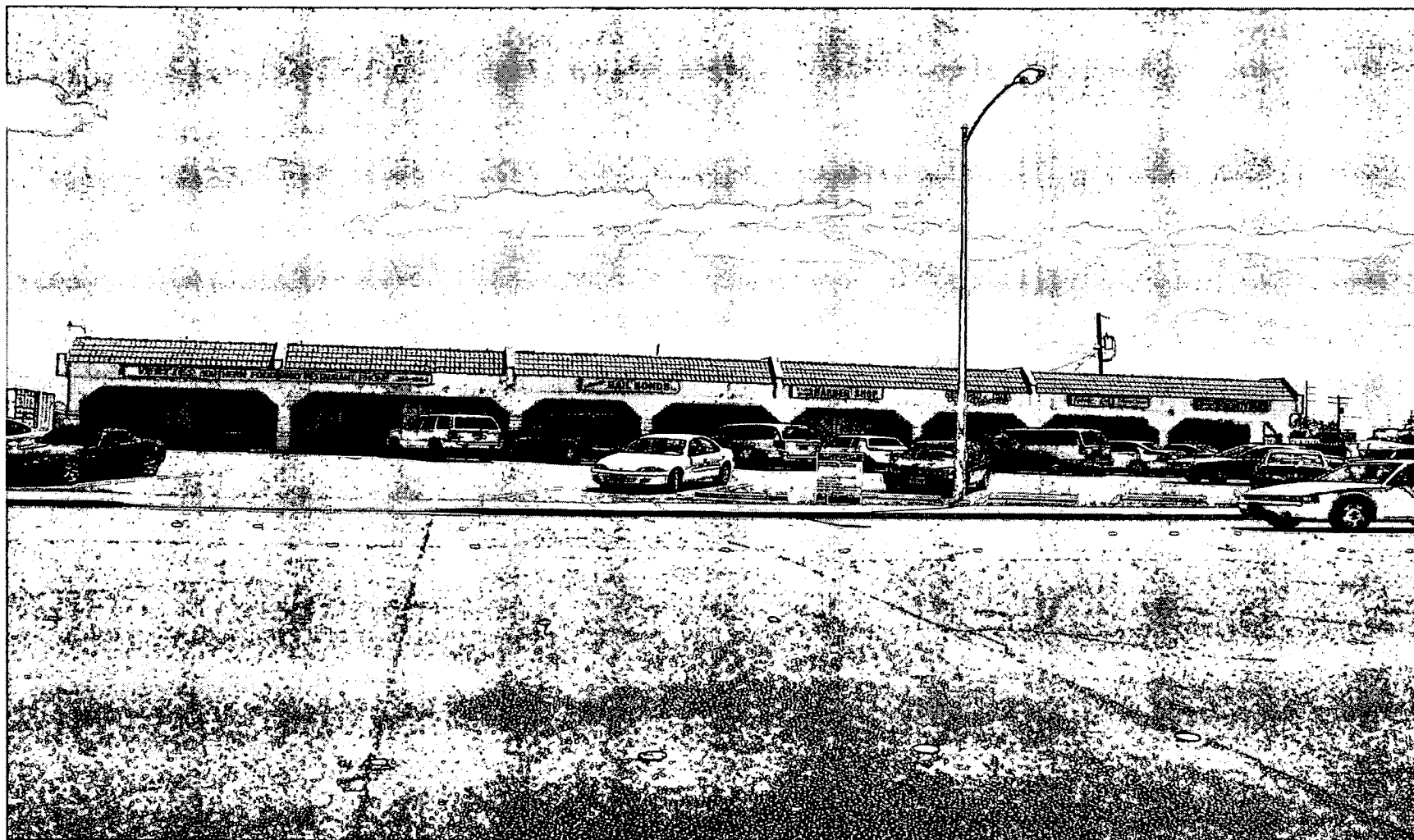
Nationwide Bail Bonds Inc
Floor Plan



- 1. Occupancy: 150
- 2. Seating capacity: 60

NATIONWIDE BAIL BOND, INC.
702-847-2245
1100 N. MARTIN L. KING BLVD. STE E.
LAS VEGAS, NV 89108-2553

SUP-4233
5-13-04 PC



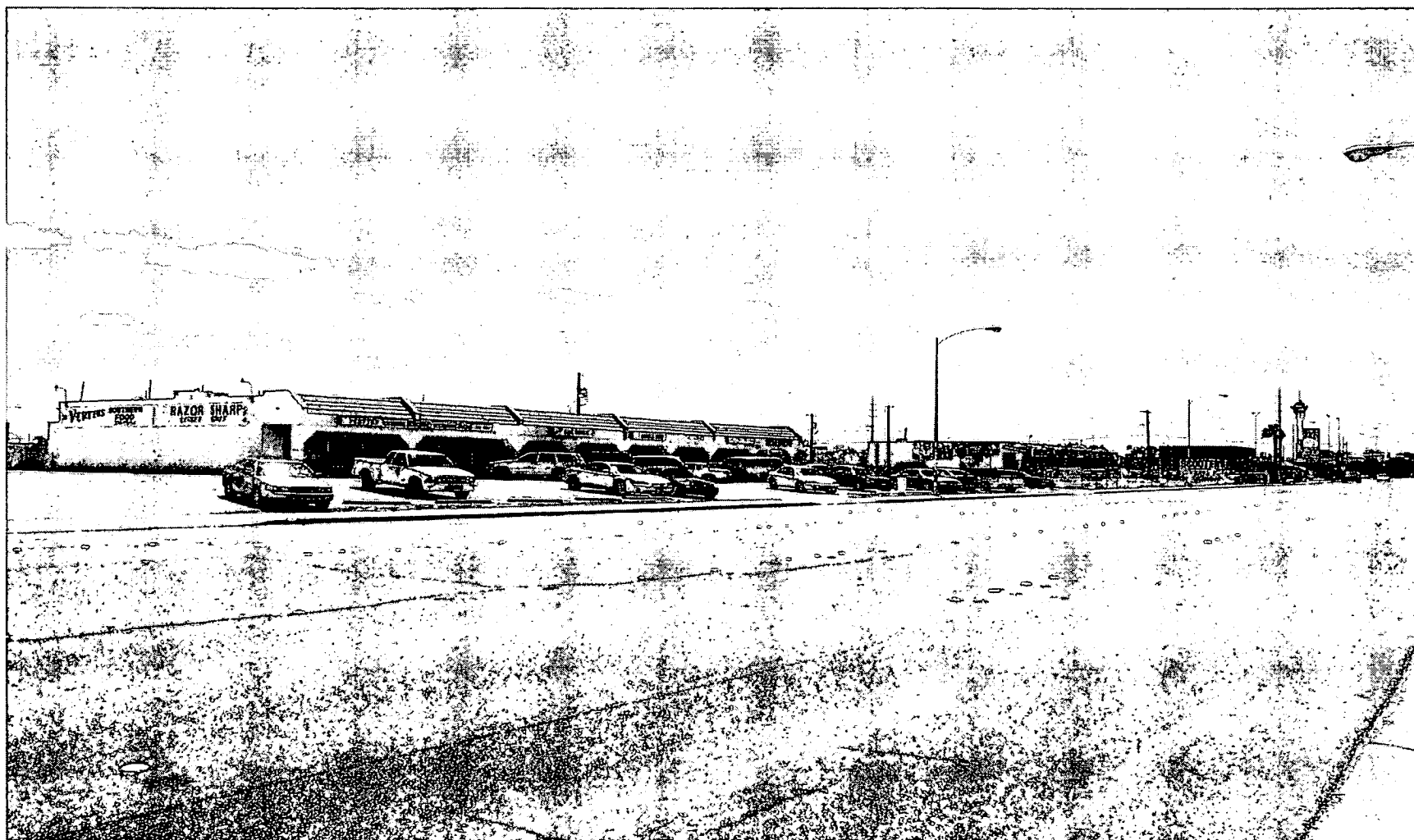
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER:
LONNIE WALSTON
1100 MARTIN L. KING BOULEVARD, SUITE #E
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER:
LONNIE WALSTON
1100 MARTIN L. KING BOULEVARD, SUITE #E
MAY 13, 2003 PLANNING COMMISSION

4/29/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. MCNEIL - OWNER:
LONNIE WALSTON
1100 MARTIN L. KING BOULEVARD, SUITE #E
MAY 13, 2003 PLANNING COMMISSION

4/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) AND FOR A WAIVER TO ALLOW A 50 FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 129 [ZON-3884] and Item 130 [SDR-3885].

JIM VAN COMPERNOLLE, 4290 Cameron, concurred with staff recommendations.

MARGO WHEELER, Acting Director, Planning and Development Department, indicated that Condition 3 be amended to reflect the approval pursuant to the revised plans dated 4/16/2004.

MAYOR GOODMAN declared the Public Hearing closed on Item 129 [ZON-3884] and Item 130 [SDR-3885].

NOTE: All discussion for Item 129 [ZON-3884] and Item 130 [SDR-3885] was held under Item 129 [ZON-3884].

(3:48 - 3:50)

5-2484

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 129 – ZON-3884

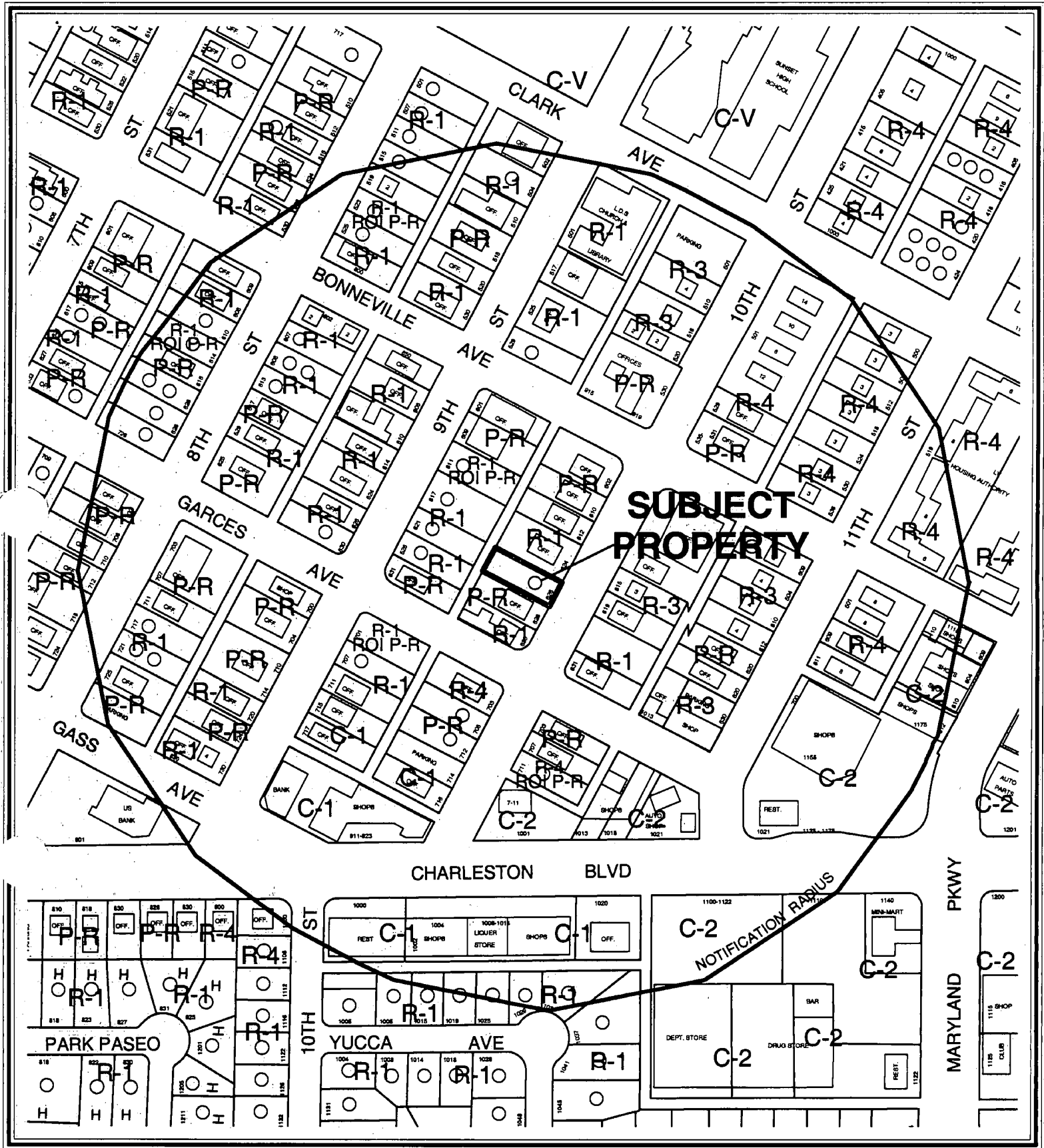
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Landscape and maintain all unimproved right-of-way on 10th Street adjacent to this site.
5. Submit an Encroachment Agreement for all landscaping and private improvements located in the 10th Street public right-of-way adjacent to this site prior to occupancy of this site.



CASE: ZON-3884

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

0 100 200 Feet



129



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE -
OWNER: M M & K TRUST**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Landscape and maintain all unimproved right-of-way on 10th Street adjacent to this site.
5. Submit an Encroachment Agreement for all landscaping and private improvements located in the 10th Street public right-of-way adjacent to this site prior to occupancy of this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) and Waiver of lot width requirements on 0.16 acres at 626 South 10th Street. A Site Development Plan Review (SDR-3885) application was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter states that the request is to rezone the property from R-1 (Single Family Residential) to P-R (Professional Office and Parking) therefore, fitting with the trend of the surrounding area. The waiver of lot width requirements to allow 50 feet where 60 feet is required is justified by the fact that the lot was already created and simply cannot be met in this case.

BACKGROUND INFORMATION

A) Previous Actions

- 10/01/03 The City Council approved a General Plan Amendment (GPA-2497) that created a new DTR (Downtown Redevelopment) land use map. The subject site is located within the map area. The Planning Commission and staff recommended approval.
- 03/25/04 The Planning Commission abeyed this Rezoning request and a companion Site Development Plan Review (SDR-3885) at the request of the applicant.
- 05/13/04 The Planning Commission recommended approval of a related Site Development Plan Review (SDR-3885).
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #16).

B) Pre-Application Meeting

- 01/23/04 The applicant was informed that a waiver for lot width would need to be requested with the rezoning application, and the companion Site Development Plan Review was also discussed.
- 03/03/04 A follow-up meeting with the applicant focused on a discrepancy in lot dimensions and some façade improvements for the proposed addition. The applicant indicated that a survey was in process and might delay the submittal of a revised site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16 Acres

B) Existing Land Use

Subject Property: Single Family Residential
North: Professional Offices
South: Professional Offices
East: Professional Offices and Multi-Family Residential
West: Single Family Residential and Professional Offices

C) Planned Land Use

Subject Property: DTR / MXU (Downtown Redevelopment/ Mixed Use)
North: DTR / MXU (Downtown Redevelopment/ Mixed Use)
South: DTR / MXU (Downtown Redevelopment/ Mixed Use)
East: DTR / MXU (Downtown Redevelopment/ Mixed Use)
West: DTR / MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: P- R (Professional Office and Parking)
East: R-1 (Single Family Residential) and
R-3 (Medium Density Residential)
West: P- R (Professional Office and Parking) and
R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated as DTR / MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is in conformance with this designation.

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

There are overlays, trails or studies that affect the subject site.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	60 Feet	50 Feet	N

The proposed rezoning meets all of the applicable development standards with the exception of the lot width, for which a waiver to allow 50 feet where 60 feet is required has been requested.

B) *General Analysis and Discussion*

The existing zoning of the site, R-1 (Single Family Residential), allows an office use only as a home occupation administrative office. The proposed office development will be within the range of permissible uses under the requested P-R (Professional Office and Parking) zoning. However, under Title 19.08.045, the Commercial District Development Standards include standards for minimum lot width, which is 60 feet in a P-R (Professional Offices and Parking) zone. The subject parcels cannot meet this requirement and a Waiver was requested as a part of this application. Since the lot legally exists and the rezoning request is in compliance with the General Plan and the Redevelopment Plan, the Waiver request is justifiable.

FINDINGS

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

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

The site is designated as DTR (Downtown Redevelopment) MXU (Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is consistent with the Downtown Redevelopment Plan Area designation.

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

The proposed office use of the parcel will be compatible with adjacent office uses. The office uses allowed with the requested Rezoning can also be compatible with the adjacent single-family residential use, if appropriate site design and buffering are incorporated into the office development.

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

The requested Rezoning to P-R (Professional Office and Parking) is consistent with the future land use designation of the site as envisioned under the Downtown Redevelopment Plan Area within the Southeast Sector General Plan.

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

The site’s parking is to be accessed from 10th Street and the alleyway that connects Garces Street and Bonneville Avenue. The planned adjacent street network will be adequate for the uses allowable under the proposed P-R (Professional Offices and Parking) zone.

NOTICES MAILED 123 by Planning Department

APPROVALS 0

PROTESTS 0



F:\Depot\Application Packet\Statement of Financial Interest.doc

SHEET NOTES

1. SHALL PROVIDE EXTERIOR FINISH TO BE DETERMINED BY THE OWNER.
2. FLOOR FINISH SHALL BE DETERMINED BY THE OWNER.
3. EXTERIOR FINISH SHALL BE DETERMINED BY THE OWNER.
4. EXTERIOR FINISH SHALL BE DETERMINED BY THE OWNER.



JVC ARCHITECTS
626 SOUTH 10TH
LAS VEGAS, NV 89013
TEL: 702.571.0100
FAX: 702.571.0101
WWW.JVCARCHITECTS.COM

KERRY O'BANNON
AN OFFICE ADDITION

0402-OBAN
04.13.04

FLOOR PLAN
ELEVATIONS
AS.2
DEVELOPMENT

EXTERIOR FINISH - MOORE PAINTS
"RICHMOND BRICK"

BRICK VENEER - CASTING BRICK "CAFFUCCINO"



05= EAST ELEVATION

SCALE: 1/8" = 1'-0"



04= SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



03= WEST ELEVATION

SCALE: 1/8" = 1'-0"



02= NORTH ELEVATION

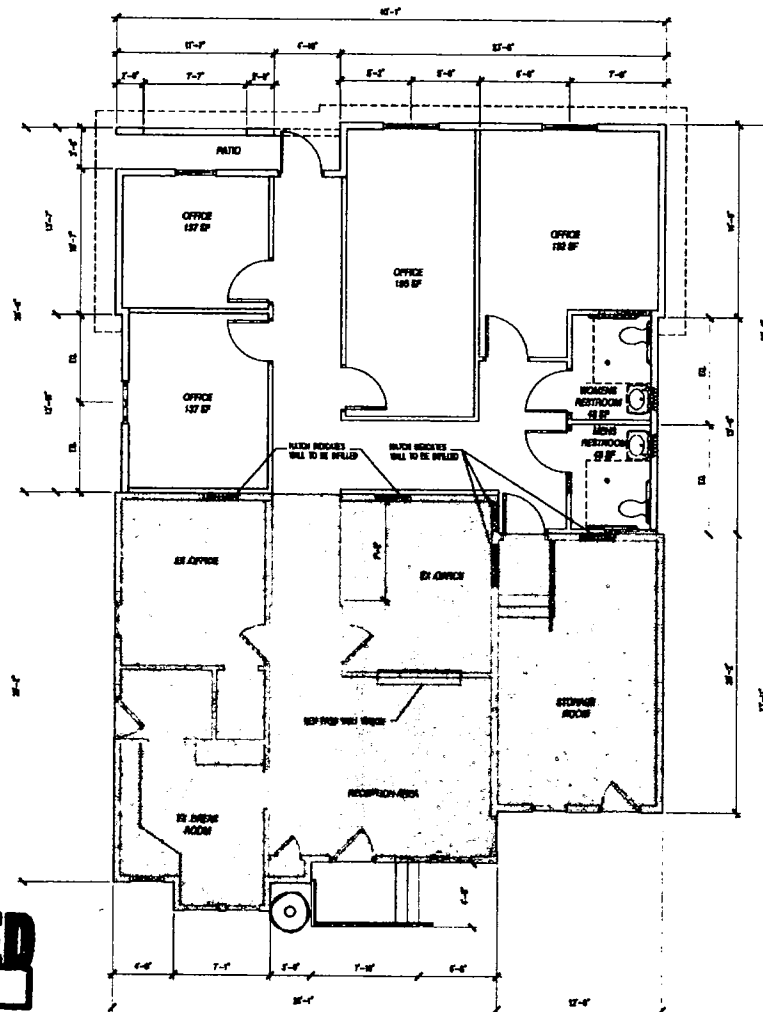
SCALE: 1/8" = 1'-0"

REVISED
4.16.04

ZON-3884
SDR-3885

01= FLOOR PLAN

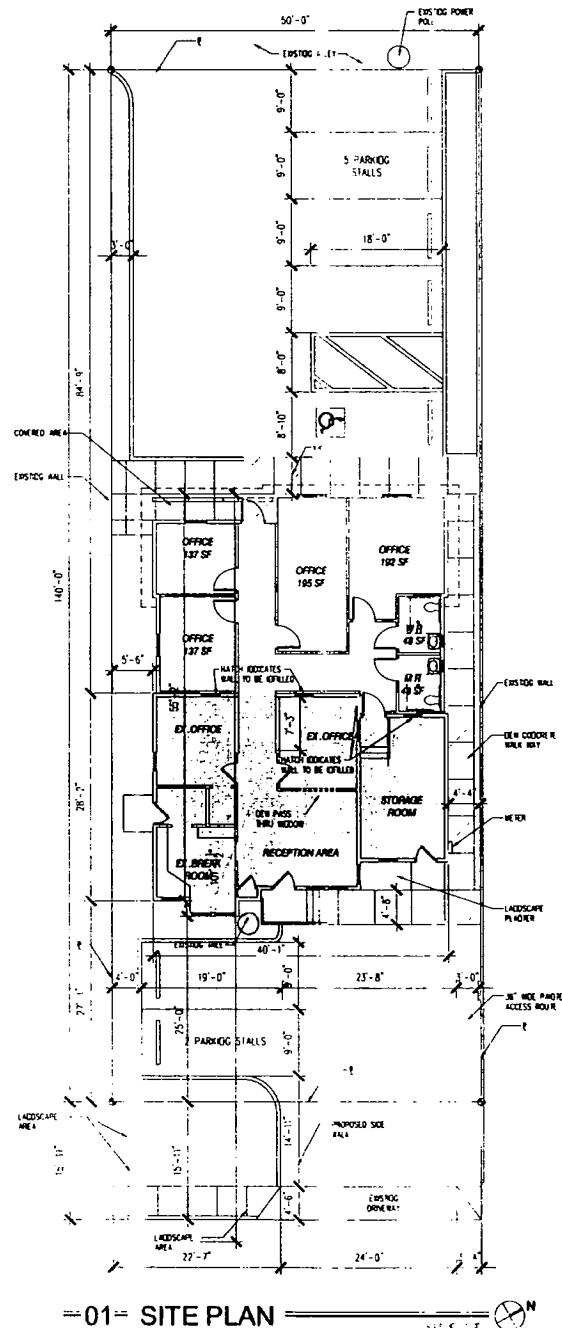
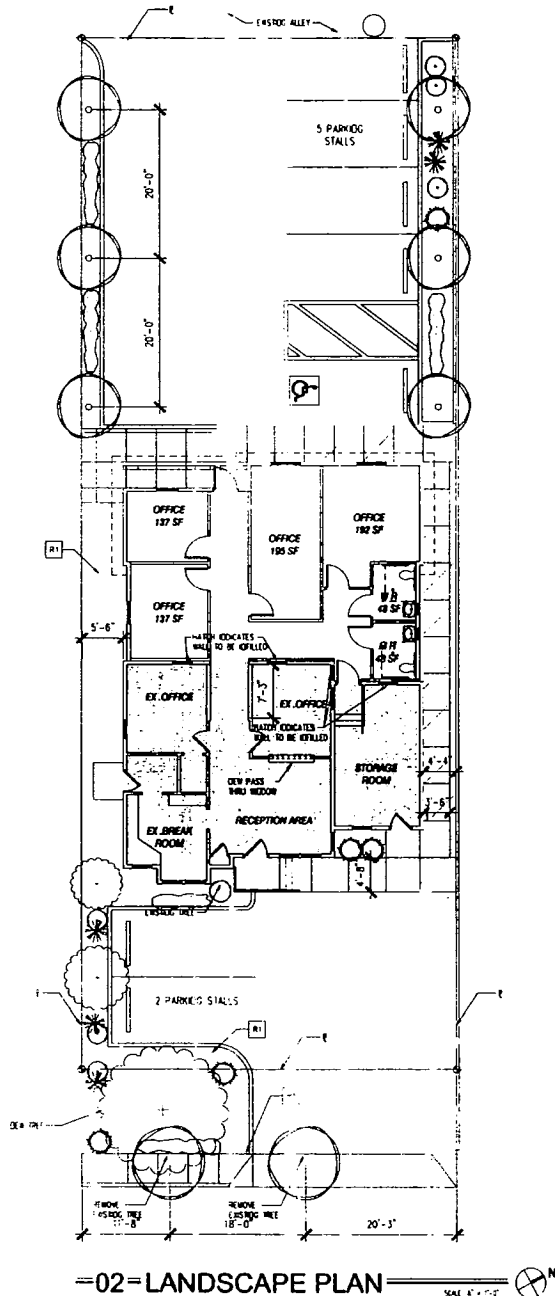
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4-22-04 PC

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



PROJECT ANALYSIS

PROJECT DATA

ACTUAL AREA: 10,000 SQ. FT.
EXISTING OFFICE AREA: 10,000 SQ. FT.
NEW OFFICE AREA: 10,000 SQ. FT.
TOTAL OFFICE AREA: 20,000 SQ. FT.
TOTAL SITE AREA: 10,000 SQ. FT.

PARKING CAPACITY

PARKING REQUIRED: 1 SPACE PER 200 SQ. FT. OFFICE SPACE
PARKING PROVIDED: 10 SPACES
TOTAL PARKING: 10 SPACES
TOTAL PARKING: 10 SPACES

HARDSCAPE SCHEDULE

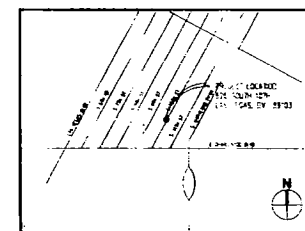
ITEM	DESCRIPTION
1	DECOMPOSED GRANITE - 18" MEDIUM WAVE GOLD

PLANTING LEGEND

TREE				
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	27	CERCIS ALBA 'IMBRO'	DESERT MUSEUM PALM VERDE	15 GAL
B	7	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	15 GAL
SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
1	107	LEUCOPHYLLUM 'FLORESCENS'	GREED TEXAS RABBIT	5" GAL
2	42	MYRTUS COMMUNIS COMPACTA	COMPACT MYRTLE	5" GAL
3	25	WALL-EGGENDORFIA RIGIDA	DEER GRASS	5" GAL
GROUND COVER				
ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
1	12" OC	JACQUETIA LAGUNA	TAM JACQUET	10" GAL

PROFESSIONAL
OFFICE

VICINITY MAP



12300 UNIVERSITY BLVD. #2
LAS VEGAS, NV 89103
PH: 702.871.2416
FAX: 702.871.2830
WWW.JVCARCHITECTS.COM
AL C/IER (80' x 90') n. (Ft.)
a workshop, a studio

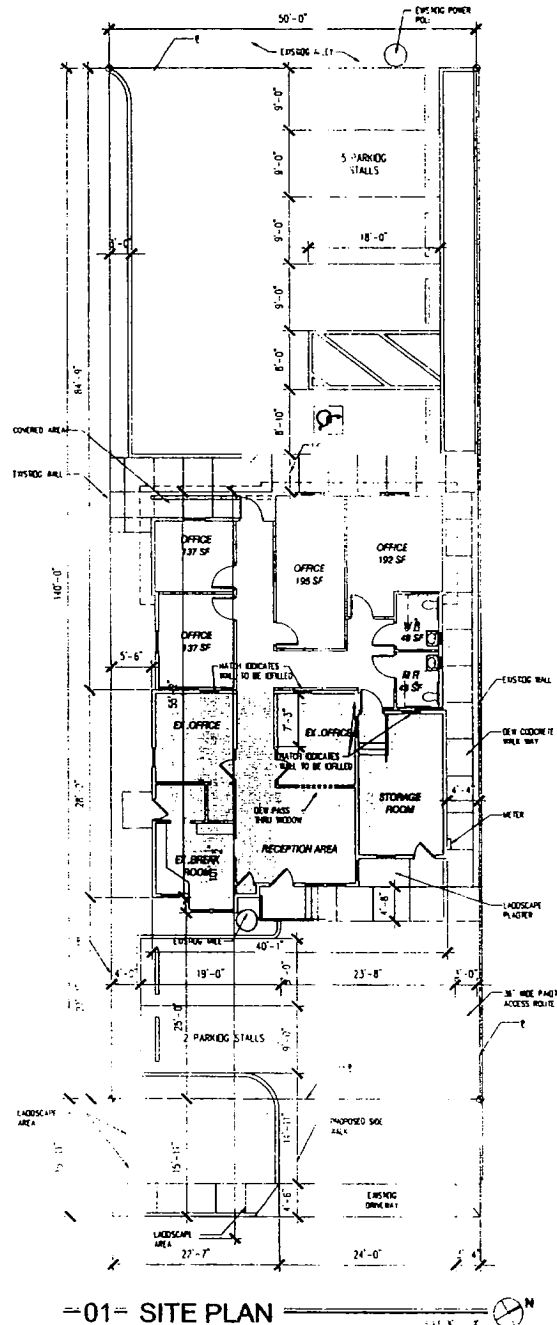
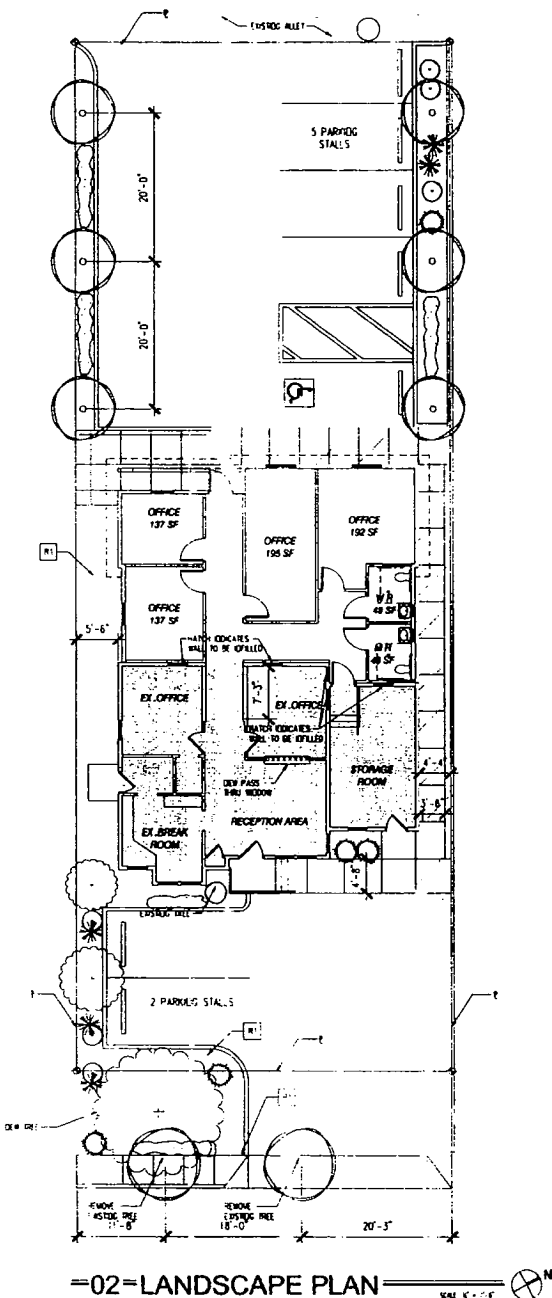
KERRY O'BANNON
AN OFFICE ADDITION
826 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN
03.13.04

SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN
DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

REVISED
4.16.04



PROJECT ANALYSIS

PROJECT DATA		PARKING CAPACITY	
ACTUAL AREA	1,000 SF	1 SPACE FOR 200 SF / GROSS OFFICE SPACE	
EXISTING OFFICE AREA	1,000 SF		
NEW OFFICE AREA	1,000 SF		
EXISTING OFFICE AREA	1,000 SF		
NEW OFFICE AREA	1,000 SF		
EXISTING OFFICE AREA	1,000 SF		
NEW OFFICE AREA	1,000 SF		

HARDSCAPE SCHEDULE

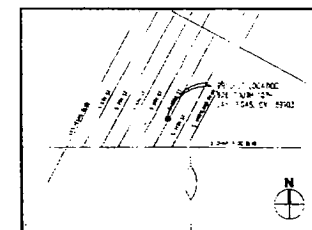
ITEM	DESCRIPTION
1	DECOMPOSED GRANITE - 1" MOUNTAIN GOLD

PLANTING LEGEND

TREE				
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	27	CECILIA HYBRID DESERT MUSEUM	DESERT MUSEUM PALM VERDE	10 CAL
B	1	SONORA SEQUOIA	TEXAS MOUNTAIN LAUREL	11 CAL
SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
1	12	LEUCOPHYLLA	GREY TEXAS JARDIN	5' TALL
2	12	MYRTUS COMPACTA	COMPACT MYRTLE	5' TALL
3	25	MELALEUCA	DEER GRASS	5' TALL
GROUND COVER				
ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
1	7" OC	ANDERSON'S	TAM JUCKER	10 CAL

PROFESSIONAL OFFICE

VICINITY MAP



4250 CORONA AVE. 2
LAS VEGAS, NV 89149
PH: 702.871.3410
FAX: 702.871.3410
WWW.JVCARCHITECTS.COM
21-01-04 (10' x 10') 1/4" = 1'-0"
a workshop, a studio

KERRY O'BANNON
AN OFFICE ADDITION
628 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN
03.13.04

SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

ZON-3884
4-22-04 PC
SDR-3885

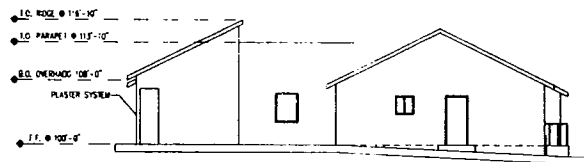
REVISED
4.16.04

SHEET NOTES

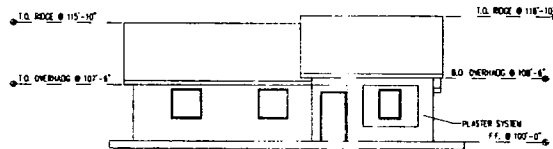
- 1. SHED ROOFS (EXISTING) BALANCE TO REMAIN IN PLACE
- 2. PAINT STUD: ROOM PAINT - UNPAINTED STUD
- 3. MEDIUM BALANCE RECAPACITY 10
- 4. STUDER CO. > 1/4" DIA. TO MATCH EXISTING



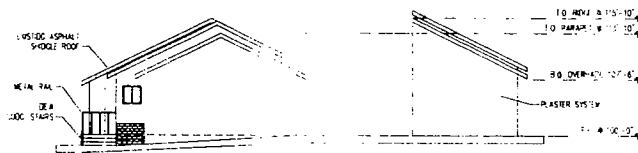
=05= EAST ELEVATION
SCALE: 1/8" = 1'-0"



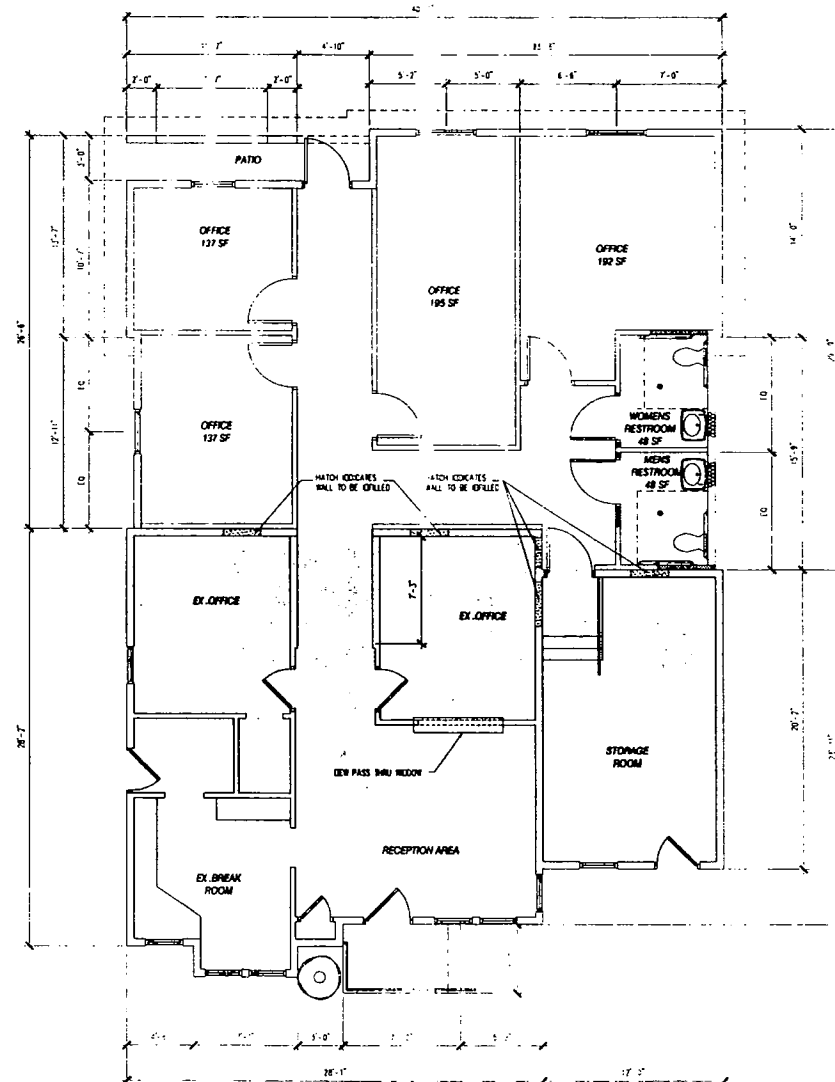
=04= SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



=03= WEST ELEVATION
SCALE: 1/8" = 1'-0"



=02= NORTH ELEVATION
SCALE: 1/8" = 1'-0"



=01= FLOOR PLAN
SCALE: 1/8" = 1'-0"



4200 Commercial Ave. 2
Las Vegas, NV 89103
Tel: 702.871.2416
Fax: 702.871.2830
www.jvcarchitects.com
Architect (87-1-87) N. (F.R.)
a workshop, a studio

KERRY O'BANNON
AN OFFICE ADDITION
828 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN
04.13.04

FLOOR PLAN
ELEVATIONS
AS.2
DESIGN
DEVELOPMENT

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3884 - PUBLIC HEARING - SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – APPROVED subject to conditions and amending Condition 3 as follows:

3. All development shall be in conformance with the site plan and building elevations, dated 4/16/2004, except as amended by conditions herein. The site plan shall be revised to depict how trash will be stored on site prior to collection, to depict any proposed on-premise signage in conformance with Title 19.14, and to reflect a handicap parking stall that meets Code requirements.

– UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See item 129 [ZON-3884] for all related discussion.

(3:48 – 3:50)

5-2484

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3884) to a P-R (Professional Office and Parking) Zoning District approved by the City Council.

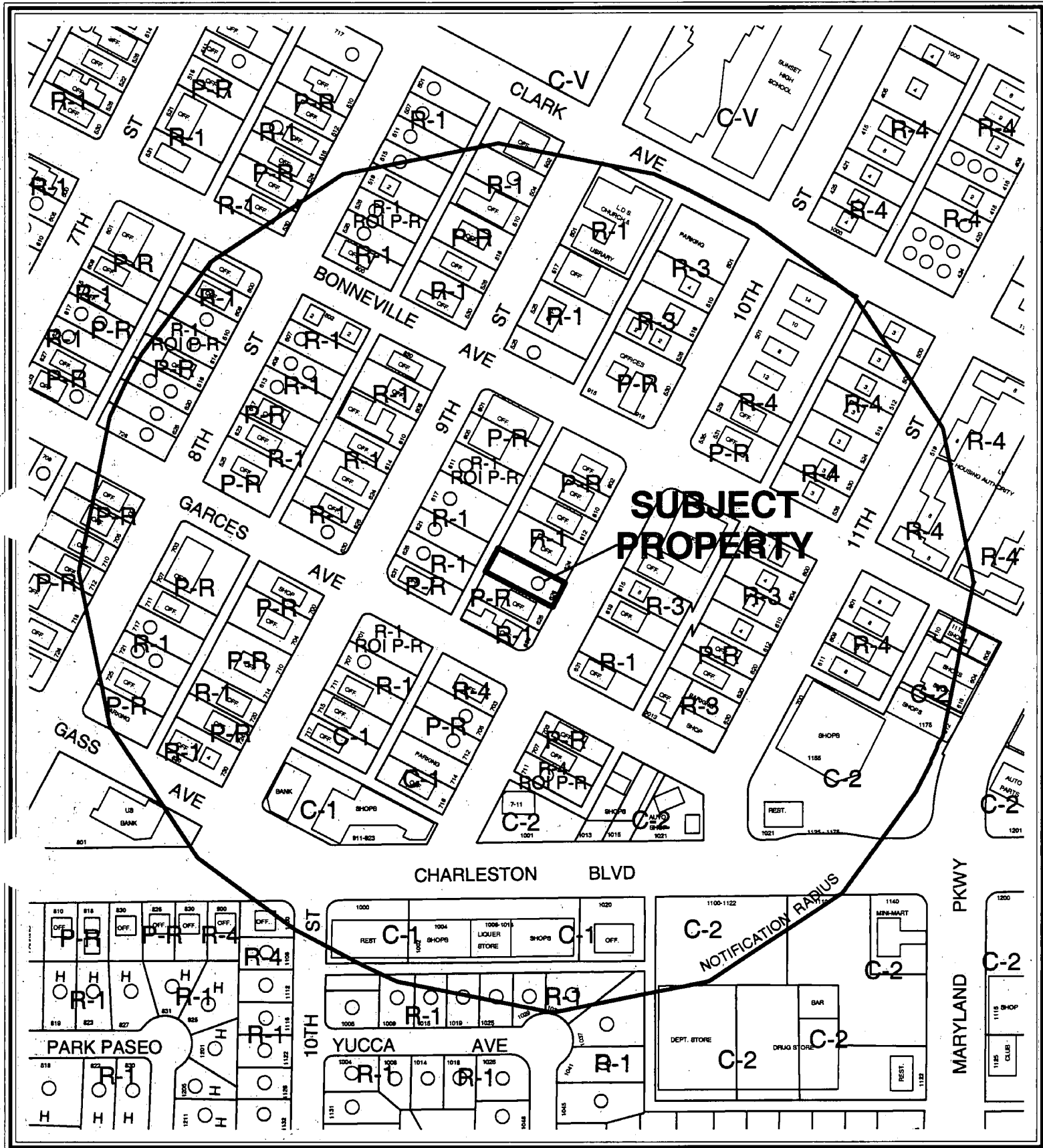
CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 130 – SDR-3885

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The site plan shall be revised to depict how trash will be stored on site prior to collection, to depict any proposed on-premise signage in conformance with Title 19.14, and to reflect a handicap parking stall that meets Code requirements.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf, and showing proposed 24" box trees meeting the requirements of Code.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
9. Site development to comply with all applicable conditions of approval for ZON-3884 and all other subsequent site-related actions.



CASE: SDR-3885

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

0 100 200 Feet



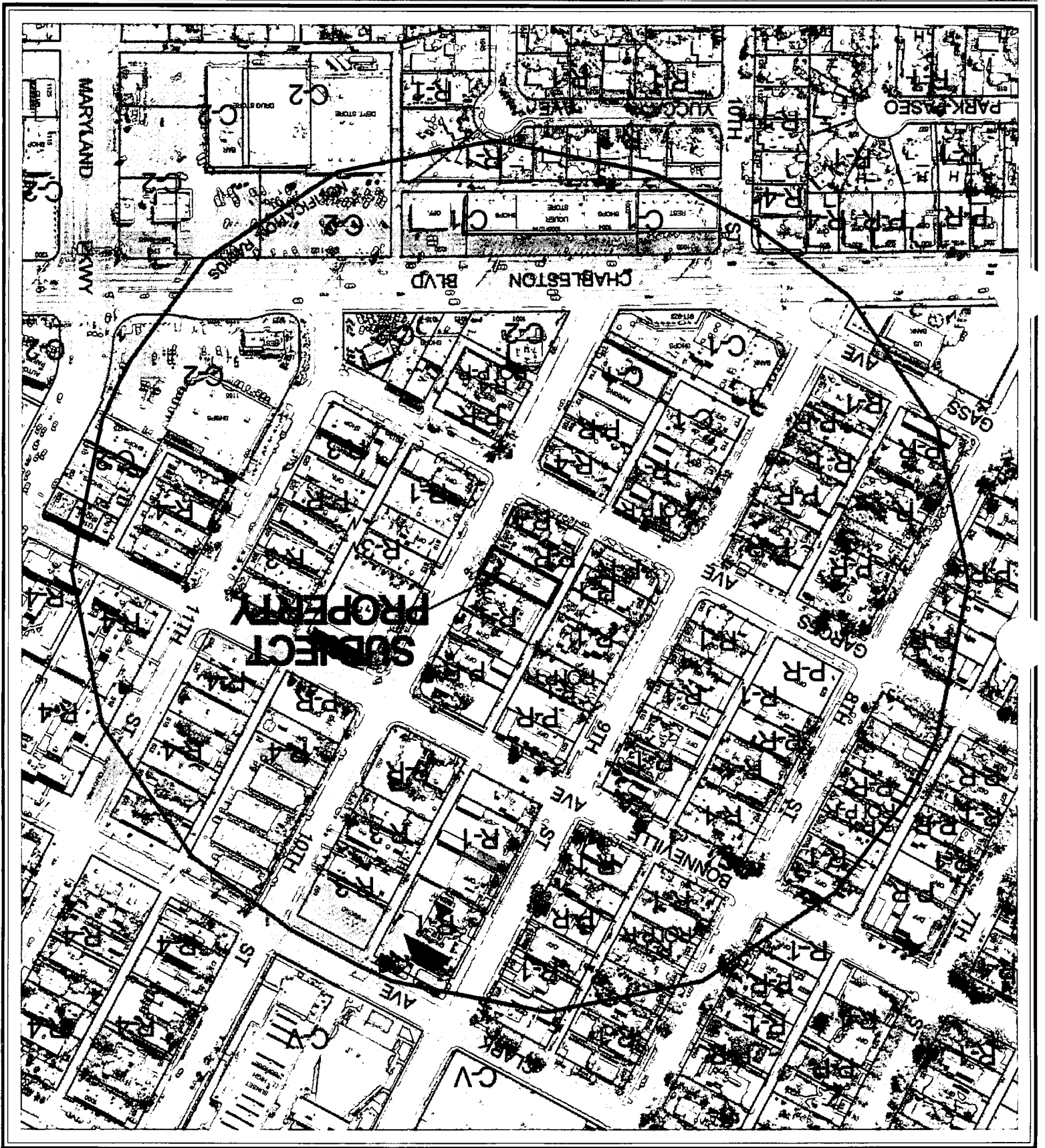
130



P-R (PROFESSIONAL OFFICE AND PARKING)
PROPOSED ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)
ZONING OF SUBJECT PROPERTY:

CASE: SDR-3885
RADIUS: 750 FT

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE -
OWNER: M M & K TRUST

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-3884) to a P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The site plan shall be revised to depict how trash will be stored on site prior to collection, to depict any proposed on-premise signage in conformance with Title 19.14, and to reflect a handicap parking stall that meets Code requirements.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf, and showing proposed 24" box trees meeting the requirements of Code.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

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

9. Site development to comply with all applicable conditions of approval for ZON-3884 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review to convert an existing single-family residence into a professional office with the addition of another 1,043 square feet. In addition, the applicant is requesting a waiver from the perimeter landscaping requirements, as well as building setback requirements of Title 19. A Rezoning (ZON-3825) to P-R (Professional Office and Parking) was filed as a companion item.

B) Applicant's Justification

The applicant states that these requests will allow them to convert a vacant single family home and add additional square footage for a professional office use. The proposed project will be in conformance with the current development of the area, and waivers for perimeter landscaping and side setbacks are justified by the existing nature of the building on site and the large number of parking spaces required.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 10/01/03 | The City Council approved a General Plan Amendment (GPA-2497) that created a new DTR (Downtown Redevelopment) land use map. The subject site is located within the map area. The Planning Commission and staff recommended approval. |
| 03/25/04 | The Planning Commission abeyed this Site Development Plan Review request and a companion Rezoning (ZON-3884) at the request of the applicant. |
| 05/13/04 | The Planning Commission recommended approval of a related Rezoning (ZON-3884). |
| 05/13/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #17). |

B) Pre-Application Meeting

- | | |
|----------|---|
| 01/23/04 | The applicant was informed that a waiver for perimeter landscaping and side setbacks would need to be requested with the Site Development Plan Review application, and the companion Rezoning was also discussed. |
|----------|---|

03/03/04 A follow-up meeting with the applicant focused on a discrepancy in lot dimensions and some façade improvements for the proposed addition. The applicant indicated that a survey was in process and might delay the submittal of a revised site plan.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16 Acres

B) Existing Land Use

Subject Property: Single Family Residential
North: Professional Offices
South: Professional Offices
East: Professional Offices and Multi-Family Residential
West: Single-Family Residential and Professional Offices

C) Planned Land Use

Subject Property: DTR / MXU (Downtown Redevelopment/ Mixed Use)
North: DTR / MXU (Downtown Redevelopment/ Mixed Use)
South: DTR / MXU (Downtown Redevelopment/ Mixed Use)
East: DTR / MXU (Downtown Redevelopment/ Mixed Use)
West: DTR / MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: P- R (Professional Office and Parking)
East: R-1 (Single Family Residential) and
 R-3 (Medium Density Residential)
West: P- R (Professional Office and Parking) and
 R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated as DTR / MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The proposed site plan is in conformance with the companion request for a Rezoning to P-R (Professional Office and Parking) is in conformance with this designation.

PROJECT DESCRIPTION

The site plan depicts an existing 998 square-foot single-family residence that is proposed for conversion to a professional office, and a 1,043 square-foot addition. Access to the site is via a driveway from 10th Street, and a 20-foot wide public alleyway between Garces Street and Bonneville Avenue. A total of seven parking spaces are required for the subject site, including one van accessible handicap parking space, all of which have been provided on site. The handicapped space is depicted as a compact space on the site plan. Handicapped accessible routes link the building with both parking areas, and the sidewalk on 10th Street.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	NA	7,022 s.f.	Y
Min. Lot Width	60 Feet	50 Feet	N
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	4 Feet	N
• Corner	NA	NA	NA
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50 %	29%	Y
Max. Building Height	2 Stories / 35 Feet	1 Story, 13'9"	Y
Trash Enclosure	Fully Screened	No	N
Loading Zone	No	No	Y
Mech. Equipment	Fully Screened	Fully Screened	Y

The proposed office building will meet all standards of zoning code with the exception of the two waivers requested as a part of this application. A waiver for lot width will be considered as a part of the companion Rezoning (ZON-3884). The other for the side setback is a part of this Site Development Plan Review request and is justified by the existing condition of the single-family home on this site. The existing dwelling is setback four feet from the side property line, and the new addition will not worsen this condition. A condition of approval will require that the site plan indicate how trash will be stored on site prior to collection.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards do not apply to the subject proposal, since the overall maximum height of the building does not exceed 15 feet.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office Other Than Listed	2,041 s.f.	1/300 GFA	7 spaces	1 space	7 spaces	1 space

The proposed site plan indicates parking in conformance with the standards of Title 19.10; however, the handicap space does not meet the width required in the Code. A condition of approval will require that this be addressed on a revised site plan.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	2 Trees	2 Trees
Buffer:			
• Min. Trees	1 Tree/ 30 Linear Feet (380 Feet)	13 Trees	7 Trees
• Min. Zone Width	15 Feet		4 Feet
• Wall height	6 Feet		6 Feet

The landscaping and buffering as proposed are deficient with respect to the Code; however, these issues are the subjects of the requested Waivers, which are appropriate and can be supported, given the small scale of the site. The size of trees shown is 15-gallon; in order to meet Code requirements, these will have to be 24" box trees. A condition of approval will address this issue.

A5) Sign Standards

No advertising signage is indicated on the site plan as submitted; as a result, no signage will be permitted unless the site plan is modified to depict such signage, in conformance with Title 19.14.

B) General Analysis and Discussion

• Zoning

The proposed office is a permitted use in the P-R (Professional Office and Parking) zoning district, which is the subject of companion Rezoning request (ZON-3884).

- Site Plan

The site plan conforms to the requirements of Code with the exception of the specific Waivers noted and discussed below. Additionally, several deficiencies were noted on the site plan that were not the subject of waiver requests. Discussions with the applicant indicates that the site plan will be modified prior to requests for building permit issuance to address these aspects of the plan, which are referenced by condition in this report. These issues include the width of the handicap parking stall, the notation of on-site trash collection, and the placement of on-premise advertising signage.

- Waivers

The applicant is requesting Waivers from the perimeter landscaping requirements, and the building setback requirements of the Commercial Development Standards set forth by Title 19.08.

Waiver of the perimeter landscaping standards

The applicant requests reduction of the perimeter landscape planter width along 10th street from 15 feet to 14 feet, and along the side property lines from eight feet to four feet. In order to provide all of the required parking on site and still maintain a non-intrusive single-story office, reductions of perimeter landscaping are justifiable in this case.

Waiver of the south rear yard setback

The Waiver is appropriate due to the home being built to residential standards, which predate today's requirements. The proposed addition will also continue this side setback reduction but will not increase it at any point.

- Landscape Plan

The landscape plan depicts the use of 15-gallon Desert Museum Palo Verde and Texas Mountain Laurel trees; however, Code requirements dictate the use of 24" box trees to be planted. A condition of approval will address this issue. A variety of five-gallon shrubs and ground cover is also depicted on the landscape plan.

- Elevation

The elevations depict a one-story 13' 9" flat-roofed addition to the existing one-story home that has a low-angle pitched roof. A two-tone painted stucco exterior will be employed, with a brick veneer detail band around the lower portion of the front of the structure.

FINDINGS

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

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

The proposed office conversion and addition will be compatible with the adjacent office uses in the area, and has been designed to be non-intrusive to the remaining single-family dwellings in the area.

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

The proposed office development will be consistent with Title 19 and with the intent of the Design Guidelines and Standards Manual (Landscape, Wall and Buffer Standards), with the exception of requested waivers for perimeter landscaping and side setbacks.

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

Traffic on 10th Street will remain similar to that of the surrounding residential and professional office area. The proposed office use will not negatively impact 10th Street or neighborhood traffic.

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

Limitations of the site and the requirement of certain accessibility standards for commercial developments impede the full application of the landscape standards. The site landscaping, especially in the front yard, will provide an appropriate landscape buffer. A condition is recommended that all landscape materials meet the minimum spacing and planting requirements of the Las Vegas Urban Design Guidelines and Standards, where possible. Existing trees located along the 10th Street frontage will be retained when feasible.

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

The building will retain the majority of its residential appearance, and the addition is designed to blend well with the existing architecture.

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

The business within the proposed office will be subject to regular inspections for licensing, and the conversion/construction of the office will be completed in compliance with local building codes.

NOTICES MAILED 123 by Planning Department

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

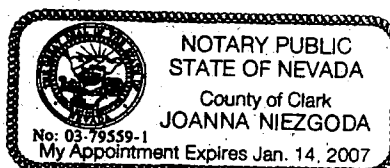
Name of Applicant: M M & K TRUST :

~~No~~

APN: _____

KERRY S. O'BANNON, TRUSTEE

Joanna Wieszolo
Notary Public in and for said County and State



SHEET NOTES

1. MAKE SURE EXISTING ROOF IS SOUND AND DRAIN.
2. PAINT EXISTING "BRICK" PAINT - "BRICK" PAINT.
3. BRICK ROOFING ROOFING IS.
4. BRICK ROOFING ROOFING IS.



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KERRY O'BANNON
 AN OFFICE ADDITION

0402-OBAN
 04.13.04

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 04.13.04

626 SOUTH 10TH
 LAS VEGAS, N.V. 89013

EXTERIOR PAINT - BRICK PAINTS
 "BRICK" PAINTS

BRICK VENEER - CASTING BRICK "CAPPUCCINO"



05= EAST ELEVATION

SCALE: 1/8" = 1'-0"



04= SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



03= WEST ELEVATION

SCALE: 1/8" = 1'-0"



02= NORTH ELEVATION

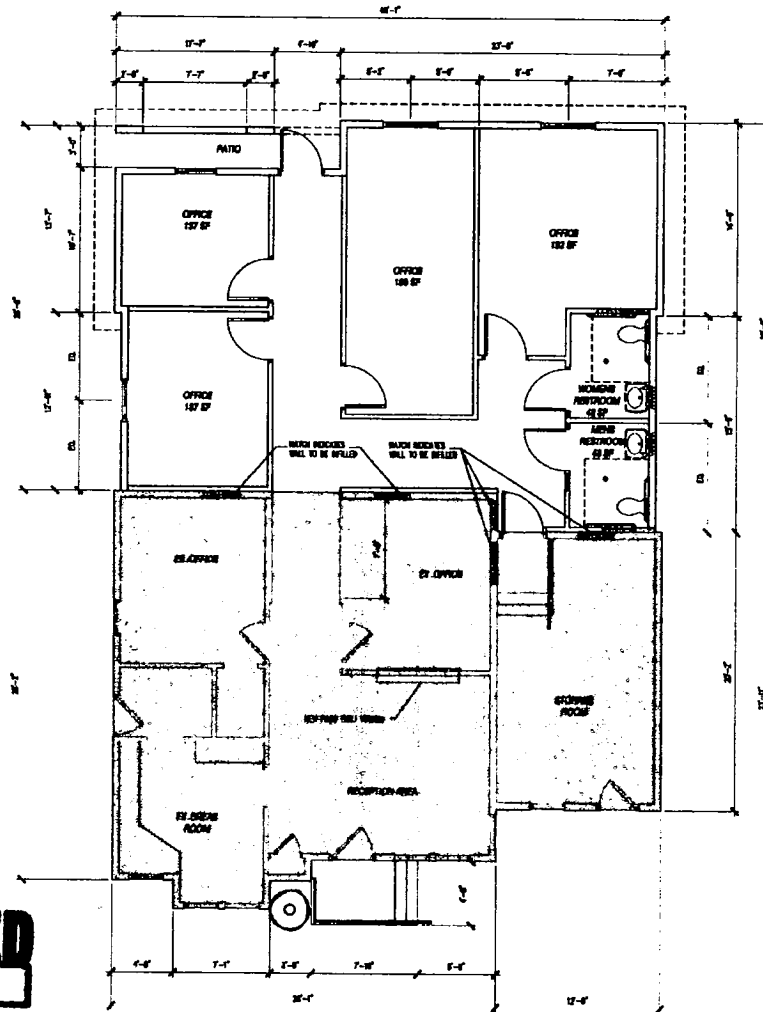
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REVISED
 4.16.04

ZON-3884
 SDR-3885

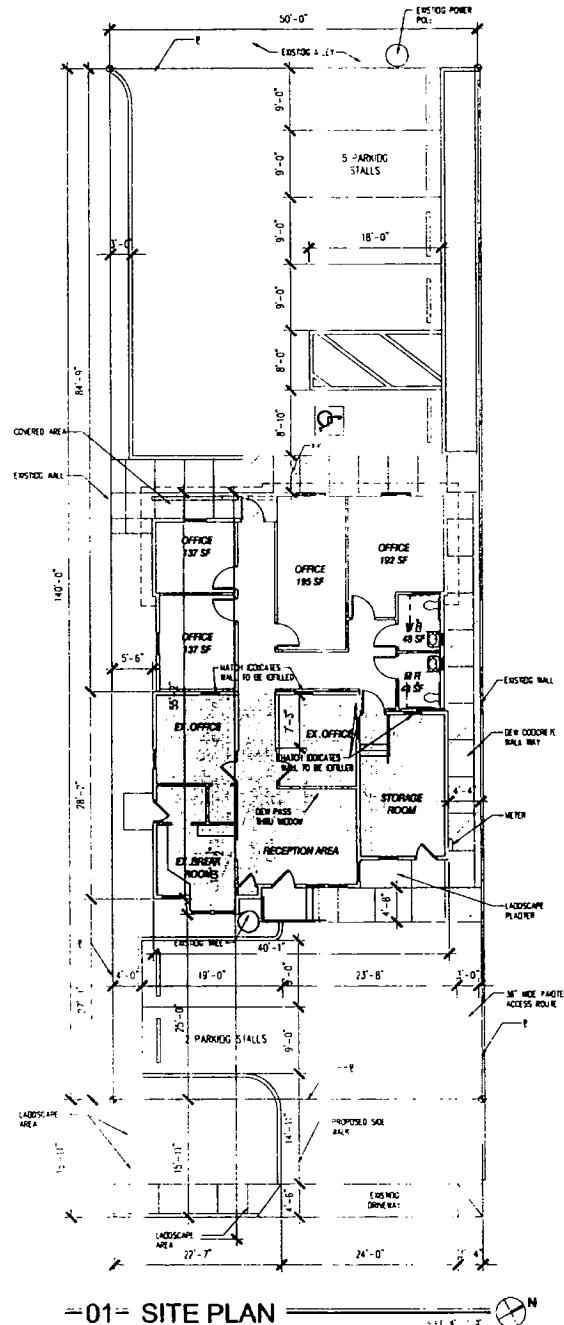
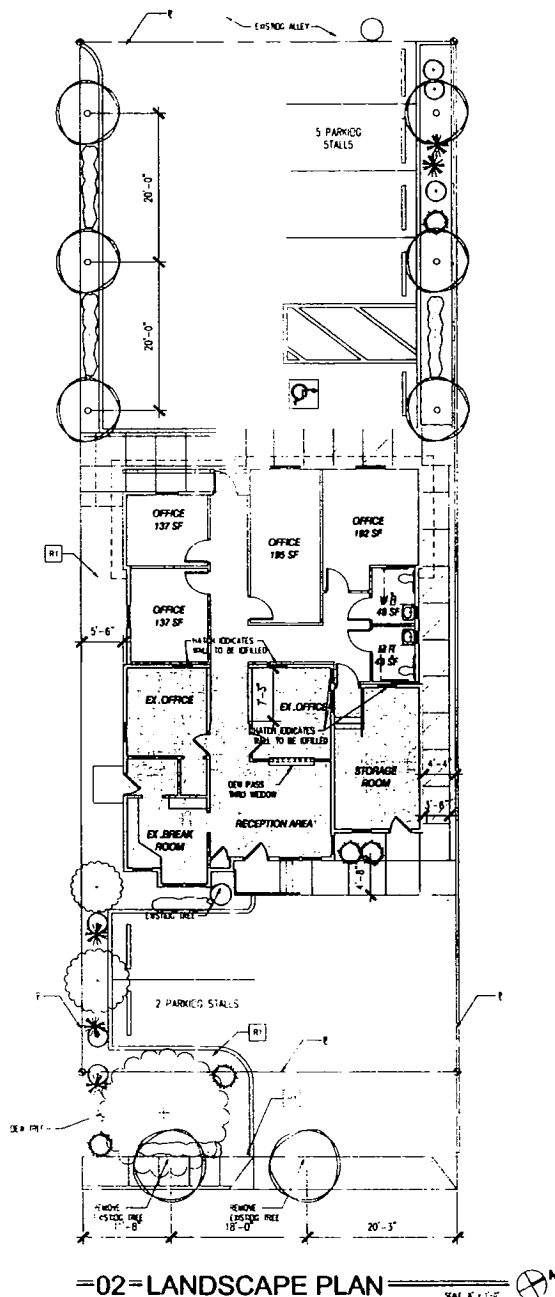
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SCALE: 1/8" = 1'-0"



4-22-04 PC

REVISED
4.16.04



==PROJECT ANALYSIS

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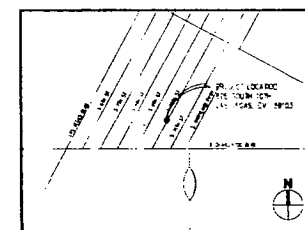
HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
85	DECOMPOSED GRAVITE - 1/2" WITH NOVAE GOLD.

PLANTING LEGEND

TREE				
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A 	27	CERCALUM HYBRID DESERT MUSEUM	DESERT MUSEUM PALM VERDE	10 GAL
B 	7	SOPHORA SEQUOYANA LARA	TEXAS HOUSTON LAUREL	10 GAL
SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
	107	LEUCOPHYLLUM FRUTESCENS GREY CLOUD	GREY TEXAS RANGER	5 GALLON
	42	MYRTUS COMPACTA COMPACT	COMPACT MYRTLE	5 GALLON
	25	MULLEBERGIA FUSCIS FUSCIS	DEER GRASS	5 GALLON
GROUND COVER				
ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	12" OC	JARDINER'S LAMB EARS	TAM JARDINER	10 GALLON

VICINITY MAP



PROFESSIONAL
OFFICE



4280 canyon ave. 2
los vegas, nv 89103
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fax 702 871 3838
web jccanodallas.com

at a/cie [B' l-yil] a. [Fr.
a workshop; a studio

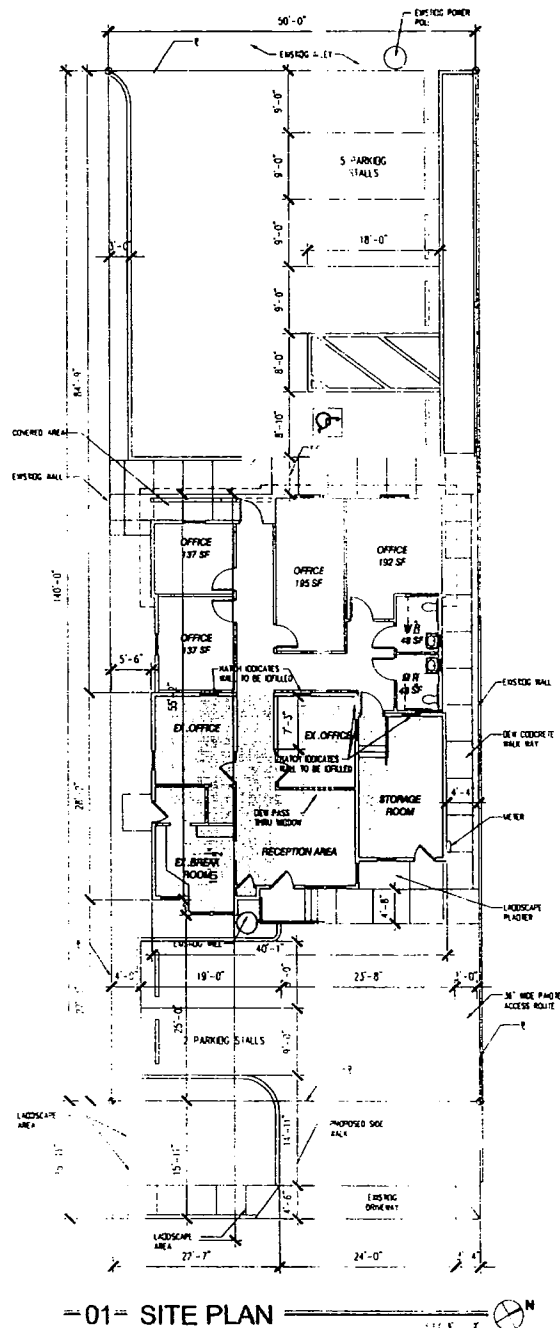
KERRY O'BANNON
AN OFFICE ADDITION

626 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN
03.13.04

■ SITE PLAN
■ LANDSCAPE PLAN
■ AS.1
■ DESIGN DEVELOPMENT

REVISED
7.16.04

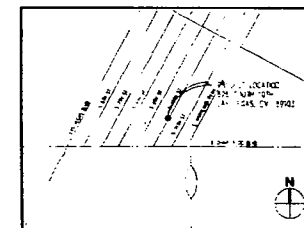


PROJECT DATA		PARKING CAPACITY	
ACTUAL AREA	CHANGED OFFICE AREA	PARKING REQUIRED	
	OFFICE	1 SPACE PER 300 SF OFFICE OFFICE SPACE	
		PARKING PROVIDED	
	NEW OFFICE	2000 SF / 300 SF	
	OFFICE	NEW PARKING PROVIDED	
	CHANGED N-500	W/4000 PARKING PROVIDED	
		W/4000 PARKING PROVIDED	
FLUTE AREA & BOARD	CHANG 11 / 1000 SF / 20		

ITEM	DESCRIPTION
11	DECOMPOSED GRAITE - 1/2" W/25% MOHAVE GOLD.

TREE				
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
A	27	CERCOWIA WOODII DESERT MUSEUM	DESERT MUSEUM PALO VERDE	10 GAL
B	7	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	14 GAL
SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON	SIZE
	107	LEUCOPHYLLA FR. ESCOBES "GREEN SAGE"	GREEN TEXAS SAGE	5 GALLON
	47	MYRTUS CONVEXA "COMPACT"	COMPACT MYRTLE	5 GALLON
	25	MUHLENBERGIA REGENS	DEER GRASS	5 GALLON
GROUND COVER				
ITEM	SPACING	BOTANICAL NAME	COMMON	SIZE
	12' OC	LAURBERGIA AEGEA	LAV. JARDEN	10 GALLON

PROFESSIONAL
OFFICE



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let vegta. str 88'100
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web jvansocietes.com
at-cit-er (2f t-y8') n. [Fr.]
a workshop, a studio

628 SOUTH 10TH
LAS VEGAS, N.V. 89013

■ 0402-OBAN
■ 03.13.04

AS.1

**ZON-3884
4-22-04 PC
SDR-3885**

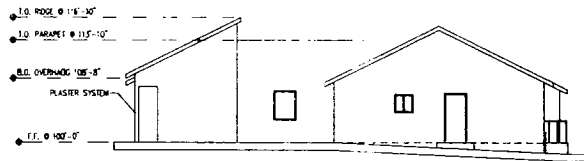
**REVISED
4.16.04**

SHEET NOTES

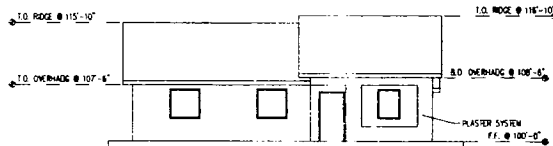
1. 3/4" X 1/4" X 1/4" BRICK TO MATCH THE SHED
2. PAINT BRICK WORK FACES, POWDER BRICK
3. MASONRY BY THE TRADESMAN
4. BRICK CLAY TILE TO MATCH EXISTING



=05= EAST ELEVATION
SCALE: 1/8" = 1'-0"



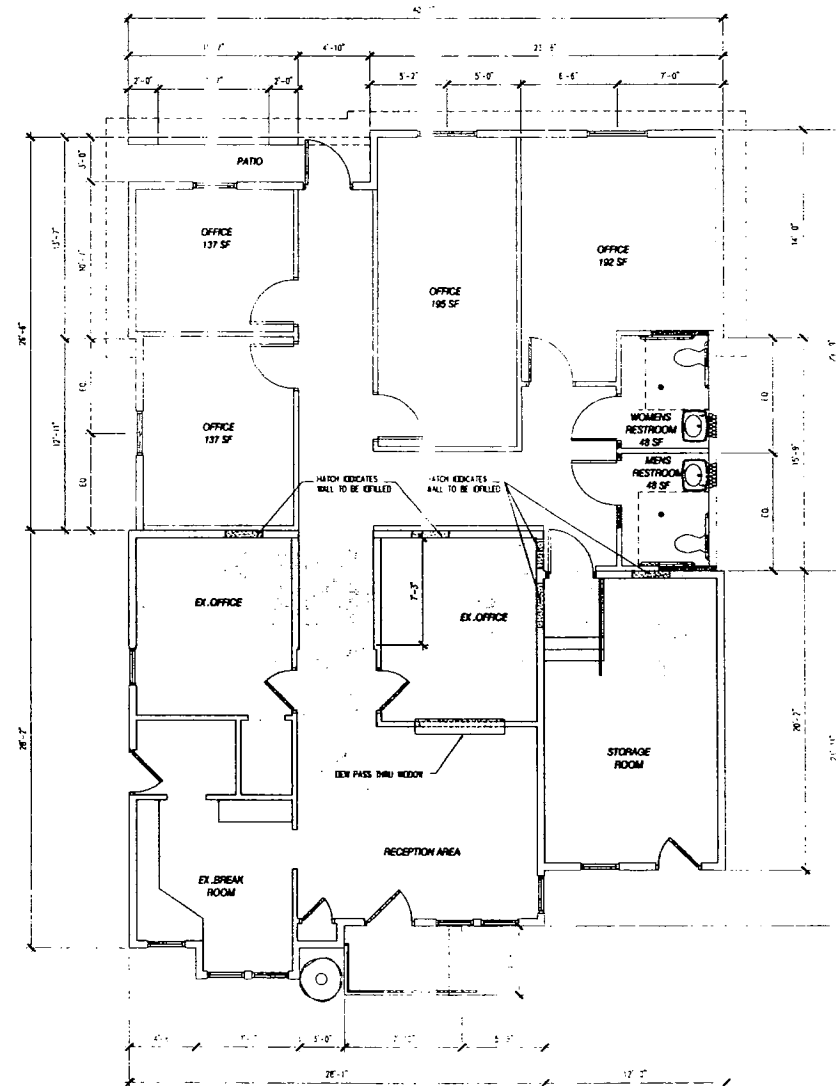
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SCALE: 1/8" = 1'-0"



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ARCHITECT (811-Y87) M. (F.R.)
A WORKSHOP, A STUDIO

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AN OFFICE ADDITION
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LAS VEGAS, N.V. 89013

0402-OBAN
04.13.04

FLOOR PLAN
ELEVATIONS
AS.2
DESIGN
DEVELOPMENT

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 131 [ZON-4226], Item 132 [VAR-4223], Item 133 [WVR-4224], Item 134 [VAC-4221] and Item 135 [SDR-4227].

JEANINE WALLACE, Bossard Developer Services, 2920 North Green Valley Parkway, Suite #814, appeared on behalf of the applicant and concurred with staff conditions. **MS. WALLACE** asked that Condition 5 under Item 135 [SDR-4227] be amended to reflect the 20 feet to the front of the garage as measured from back of sidewalk be changed to read from right-of-way rather than back of sidewalk.

BART ANDERSON, Public Works Department, would prefer that it state 18 feet to back of sidewalk rather than 20 to back of right-of-way. **MARGO WHEELER**, Acting Director, Planning and Development Department, agreed as well. **MS. WALLACE** concurred. **MS. WHEELER** also asked that Condition 3 be amended to add the date of 5/17/2004.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 131 – ZON-4226

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed on Item 131 [ZON-4226], Item 132 [VAR-4223], Item 133 [WVR-4224], Item 134 [VAC-4221] and Item 135 [SDR-4227].

NOTE: All discussion for Item 131 [ZON-4226], 132 [VAR-4223], Item 133 [WVR-4224], Item 134 [VAC-4221] and Item 135 [SDR-4227] was held under Item 131 [ZON-4226].

(3:50 – 3:55)

5-2574

CONDITIONS:

Planning and Development

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

Public Works

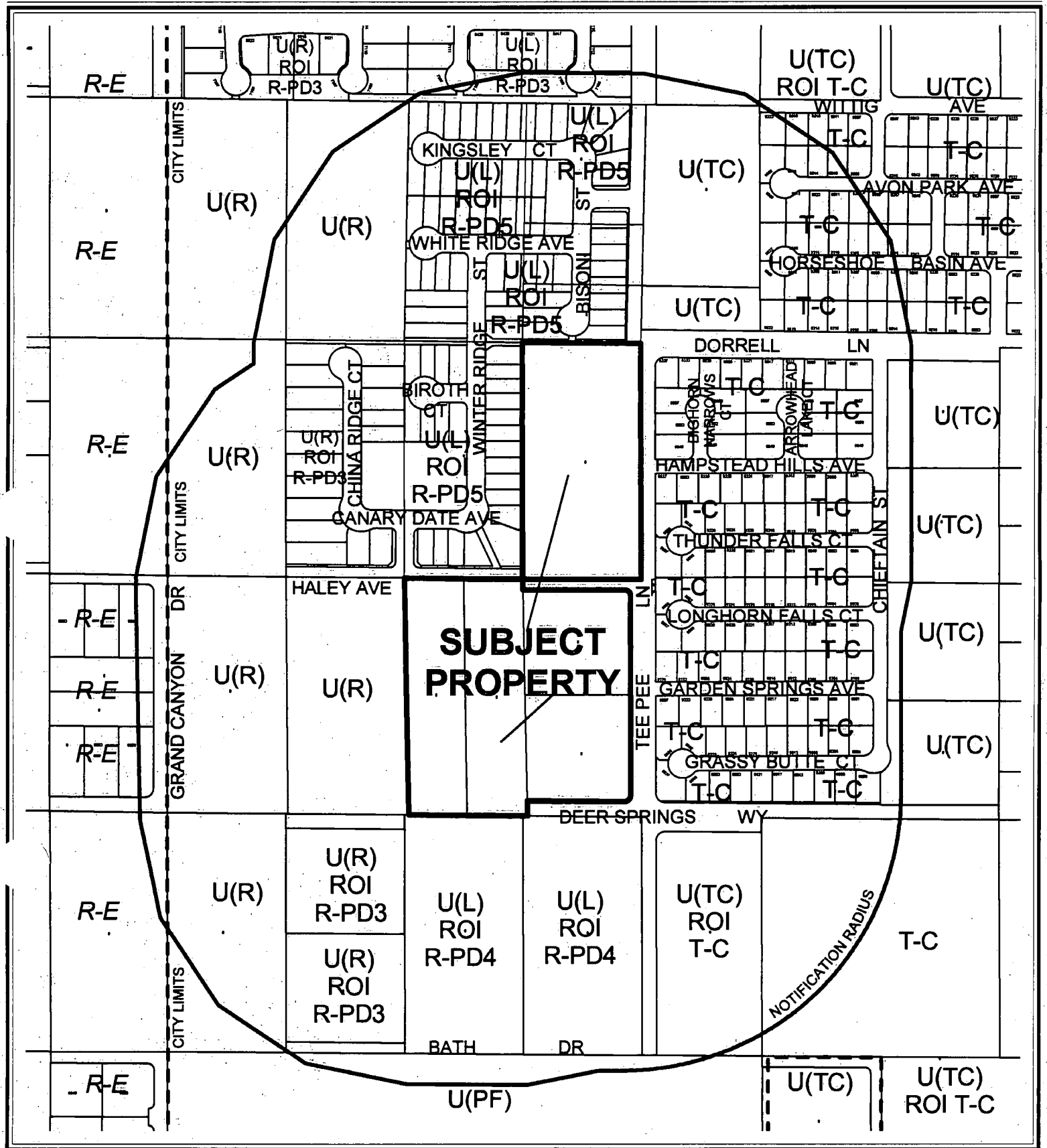
3. Dedicate 40 feet of right-of-way adjacent to this site for those portions of Deer Springs Way not previously dedicated, 30 feet of right-of-way for those portions of Haley Avenue Way not previously dedicated, an additional 10 feet for Tee Pee Lane for a total half-street width of 40 feet, and 40 feet for those portions of Tee Pee Lane not previously dedicated prior to the issuance of any permits.
4. Construct half-street improvements including appropriate transitional paving on Deer Springs Way, Haley Avenue, and Tee Pee Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western and northern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. If not already constructed, extend oversized public sewer in Deer Springs Way to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 131 – ZON-4226

CONDITIONS – Continued:

right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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



CASE: ZON-4226

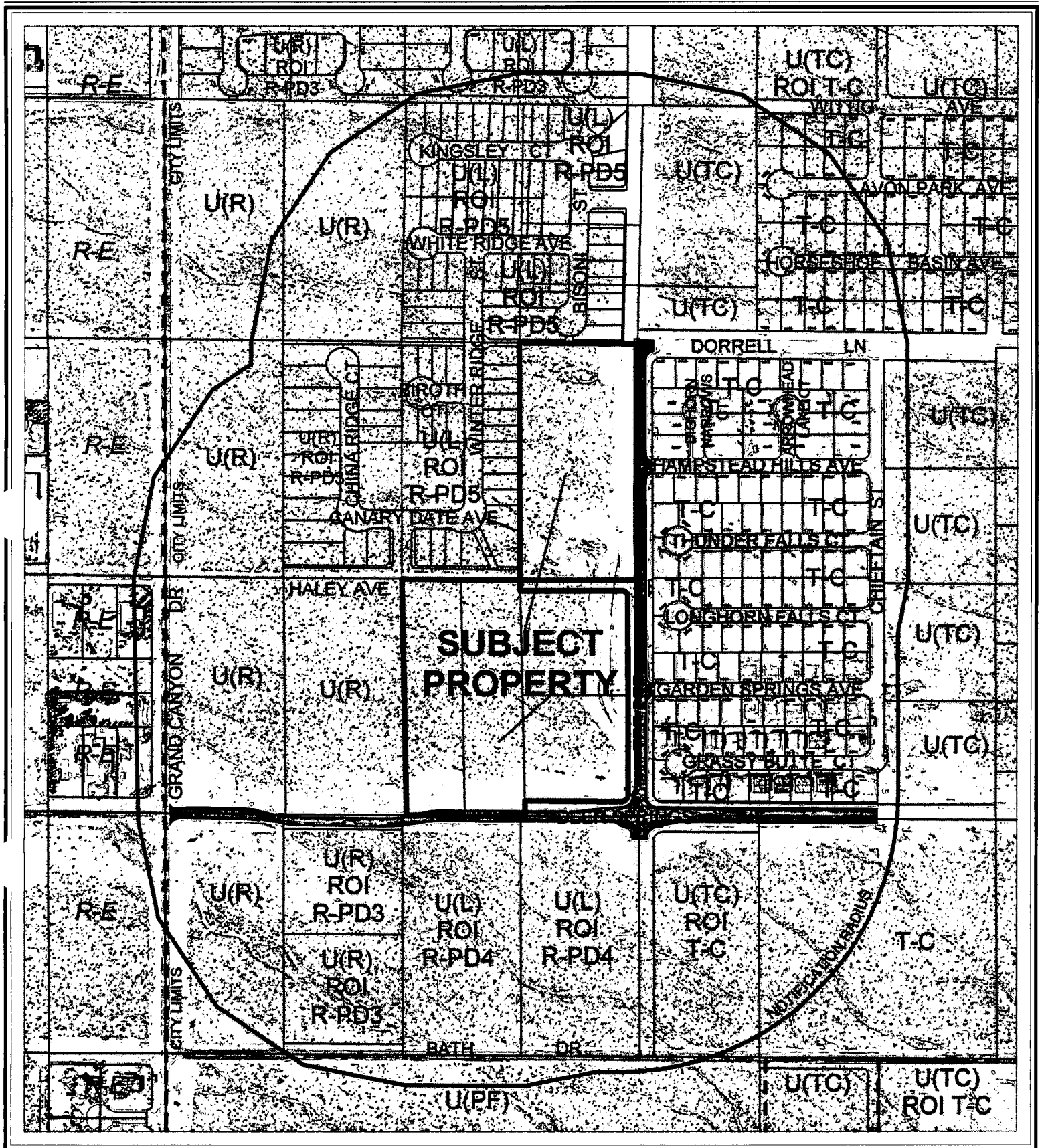
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



CASE: ZON-4226

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for those portions of Deer Springs Way not previously dedicated, 30 feet of right-of-way for those portions of Haley Avenue Way not previously dedicated, an additional 10 feet for Tee Pee Lane for a total half-street width of 40 feet, and 40 feet for those portions of Tee Pee Lane not previously dedicated prior to the issuance of any permits.
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5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western and northern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. If not already constructed, extend oversized public sewer in Deer Springs Way to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.
- 02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02. The effective date was 02/14/03.
- 05/13/03 The Planning Commission recommended approval of companion applications for an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), a Vacation of Government Patent Easements (VAC-4221), and a Site Development Plan Review for 82 single-family lots (SDR-4227) on the subject site concurrently with this request.
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #33).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.18
Net Acres: 9.74

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

FINDINGS

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

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

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

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

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

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

The proposed Rezoning will facilitate the development of low-density residential uses within this portion of the Centennial Hills Sector and the nearby Town Center areas designated for such uses.

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

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

NOTICES MAILED 59 by Planning Department

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

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: _____

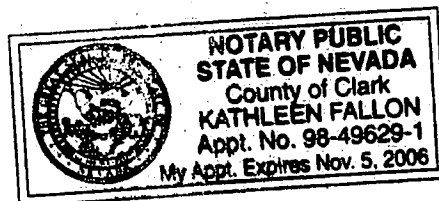
Signature of Property Owner/Authorized Agent: 

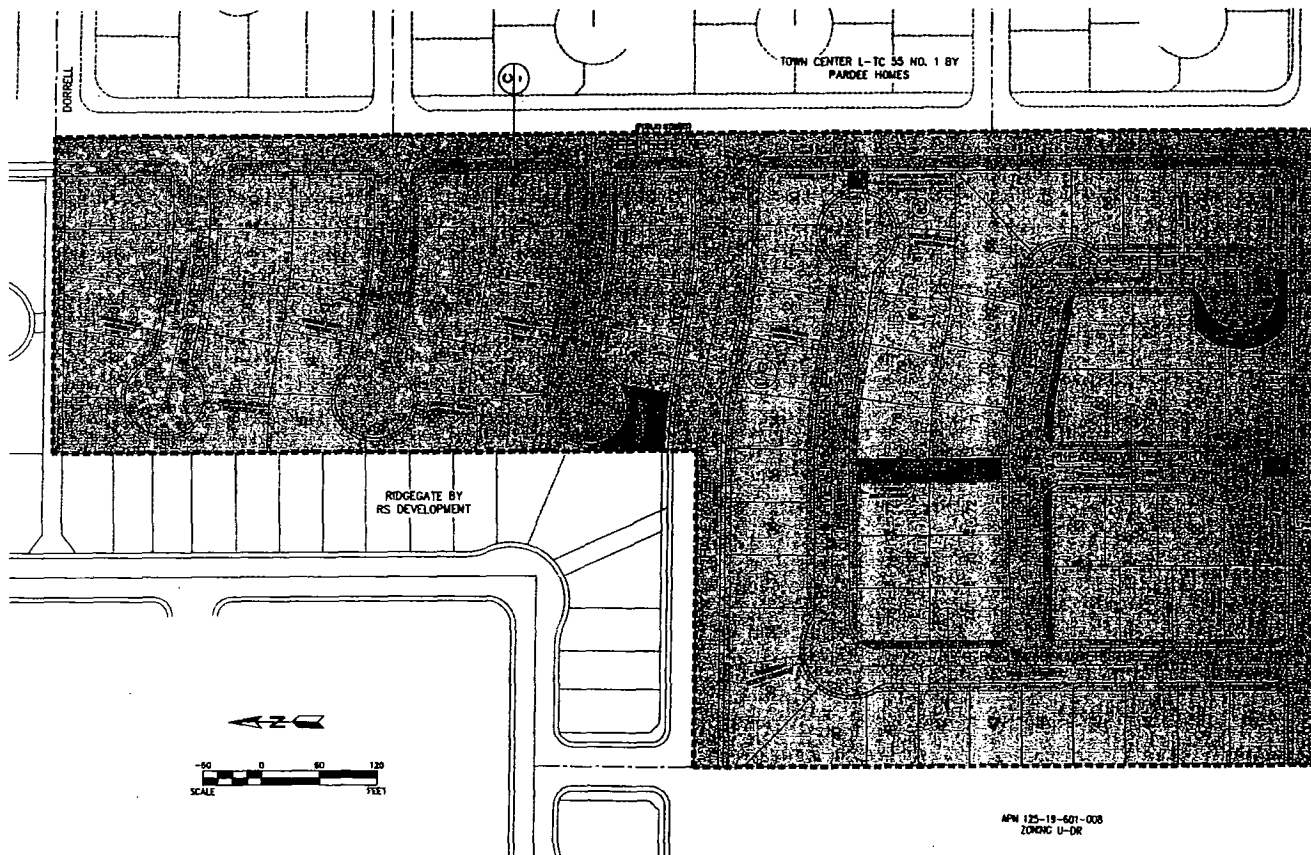
Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

Notary Public in and for said County and State



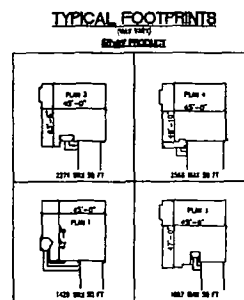
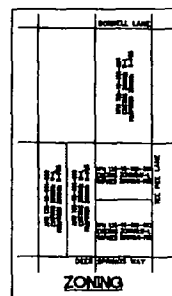


SDR-4227
6-16-04 CC

REVISED
VAR-4223

ZON-4226

REVISED
5-17-04



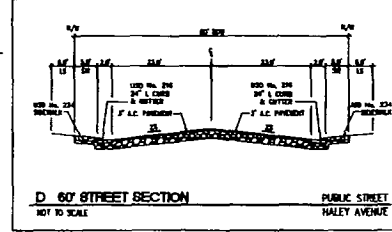
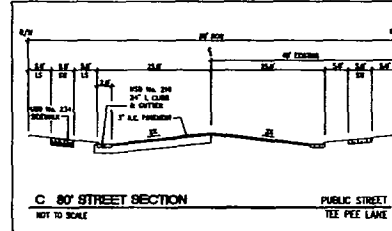
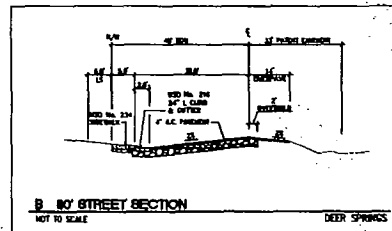
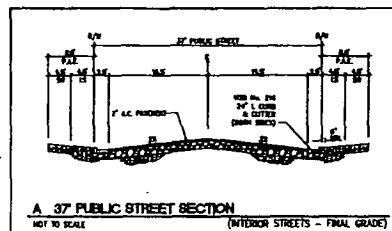
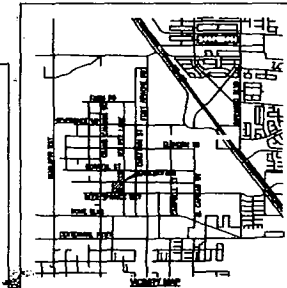
MINIMUM RETRACTION	
FRONT	10' TO SIDE GARAGE/CONVERTED LIVING QUARTER
FRONT	10' FACE OF GARAGE TO BACK OF SIDEWALK
REAR	10' TO PRIMARY STRUCTURE
REAR	7' TO BALCONIES IN CUL-DE-SACS
SIDE	5' TO PRIMARY STRUCTURE
CORNER	10' TO PRIMARY STRUCTURE

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	82
GROSS ACREAGE	15.18
DENSITY	5.4 DU/AC
PROVIDED OPEN SPACE	0.33 AC (14,374 SQ FT)
REQUIRED OPEN SPACE	1.33 AC (58,008 SQ FT)

FLOOR AREA RATIO	
PLAN 1 - 0.31:1	
PLAN 2 - 0.34:1	
PLAN 3 - 0.82:1	
PLAN 4 - 0.84:1	

LEGEND	
LOTS	
OPEN SPACE AREA MEETING O.S. CRITERIA	
LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS O.S.	
STREETS	

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



SLATER

HANIFAN

GROUP

CONSULTING ENGINEERS & PLANNERS

1000 J. STEADMAN

1000 J. STEADMAN

1000 J. STEADMAN

DATE: 3/15/04

DRAWN: JOP

DESIGNED: JOP

CHECKED: TJS

PROJECT NO. PAR0302-004

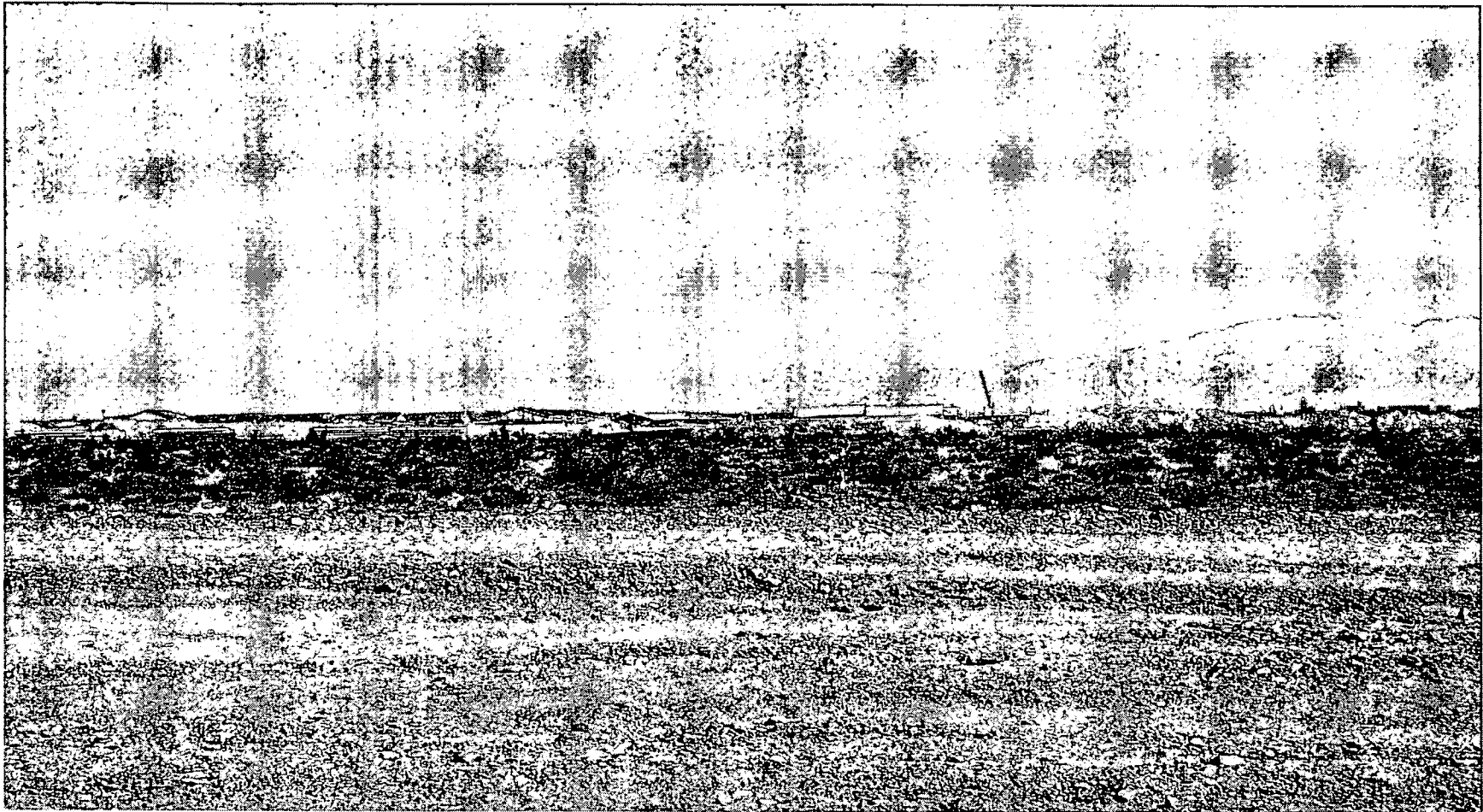
PARDEE HOMES OF NEVADA

TOWN CENTER R-PDS 55 NO. 3

SITE PLAN

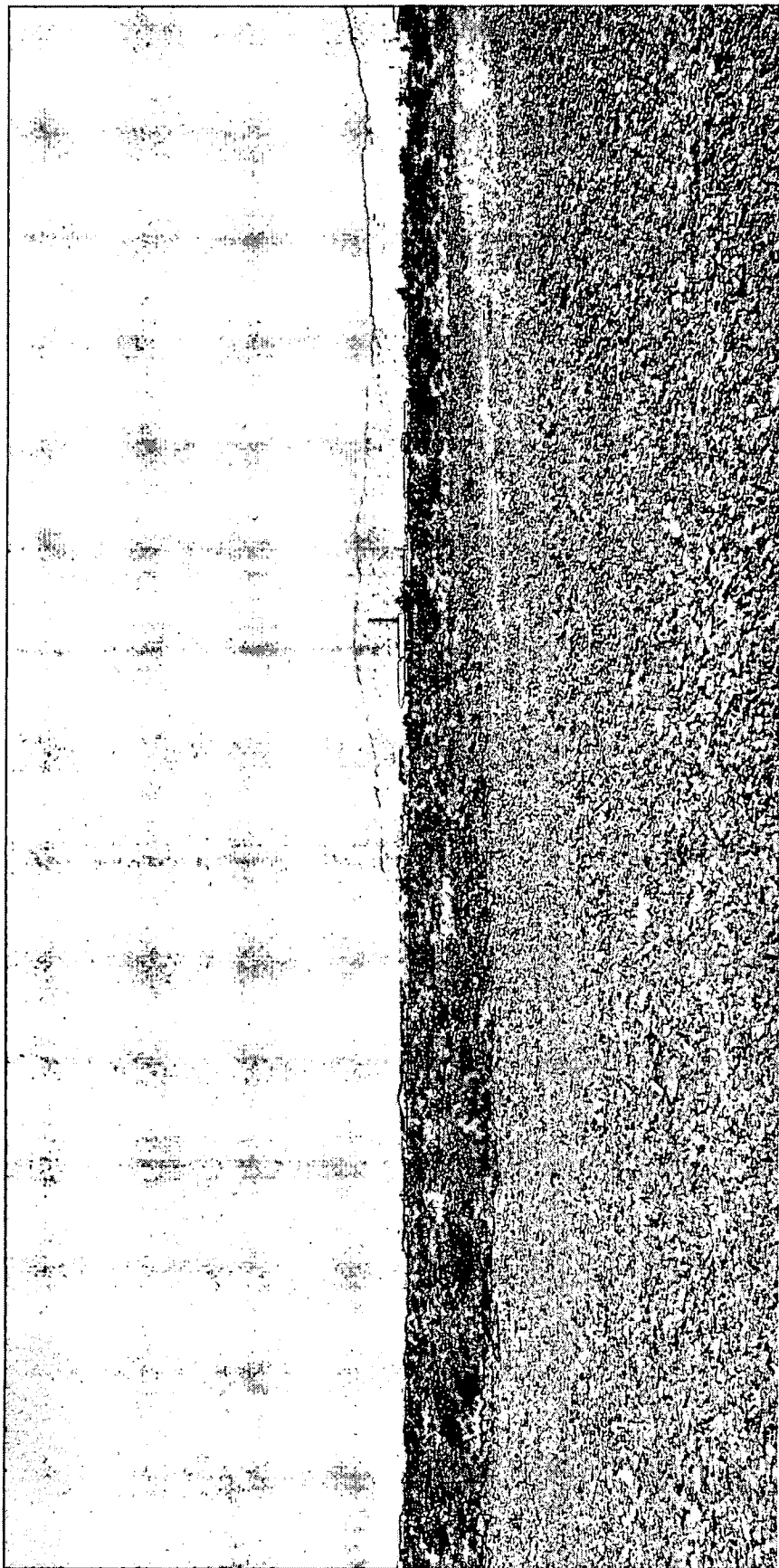
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SHEET 1 OF 1



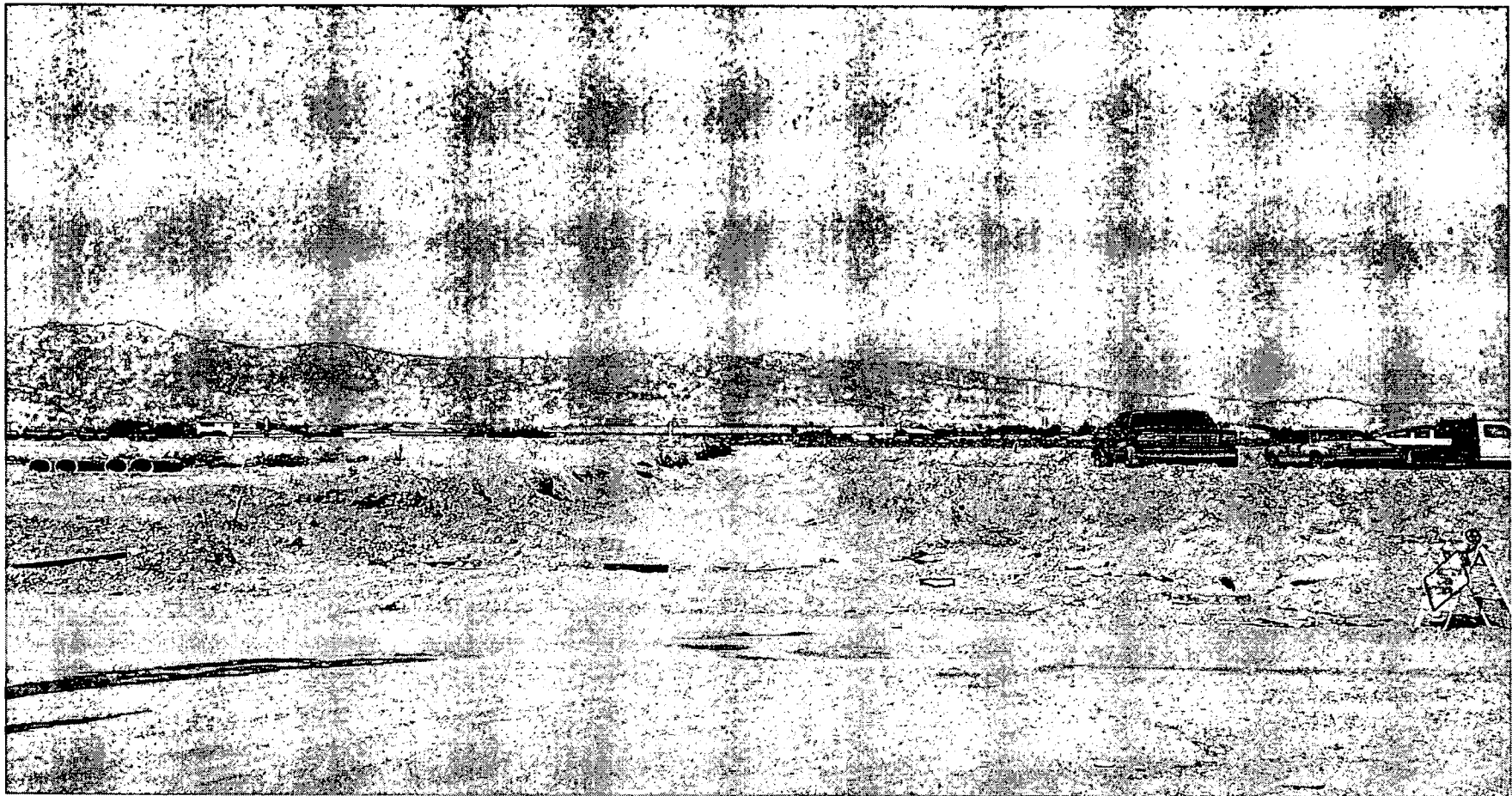
REZONING - PUBLIC HEARING - ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



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

4/26/04



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

4/26/04



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

4/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE RELATED TO ZON-4226 - PUBLIC HEARING - VAR-4223 -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Variance TO
ALLOW 0.33 ACRES OF OPEN SPACE WHERE 1.35 ACRES IS THE MINIMUM
REQUIRED FOR A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL
DEVELOPMENT on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee
Pee Lane (APN: 125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density
Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development
- 5 Units Per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend
APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 131 [ZON-4226] for all related discussion.

(3:50 - 3:55)

5-2574

CONDITIONS:

Planning and Development

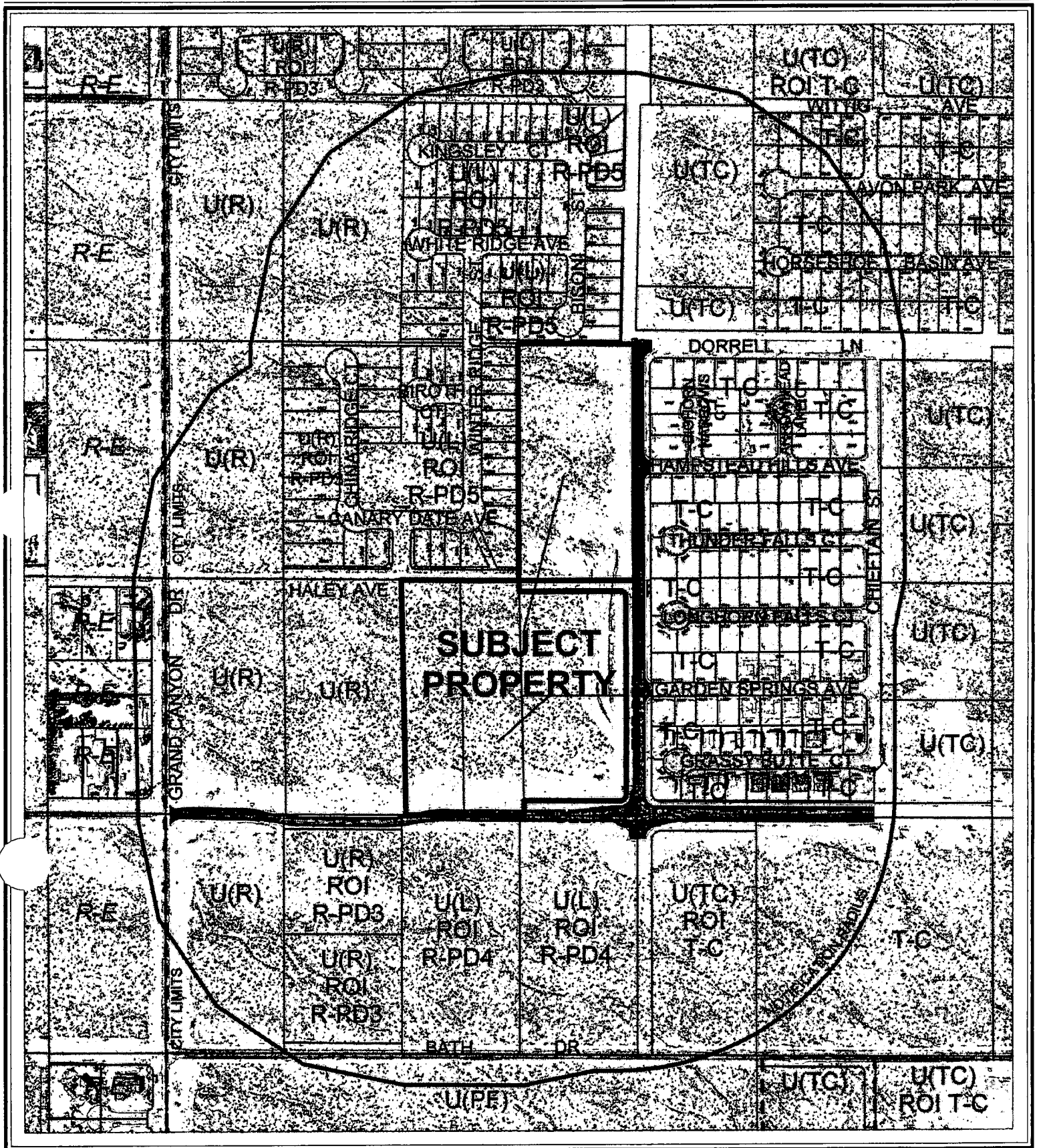
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Title 18 Waiver (WVR-4224), Vacation (VAC-4221) and Site Development Plan Review [SDR-4227].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 132 – VAR-4223

CONDITIONS – Continued:

Public Works

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



CASE: VAR-4223

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-4223 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Title 18 Waiver (WVR-4224), Vacation (VAC-4221) and Site Development Plan Review [SDR-4227].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99. Staff had recommended approval.
- 02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02. The effective date was 02/14/03.
- 05/13/03 The Planning Commission recommended approval of companion applications for an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), a Vacation of Government Patent Easements (VAC-4221), and a Site Development Plan Review for 82 single-family lots (SDR-4227) on the subject site concurrently with this request.
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #34).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.18
Net Acres: 9.74

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

ANALYSIS

A) Zoning Code Compliance

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

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

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

B) General Analysis and Discussion

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

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

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

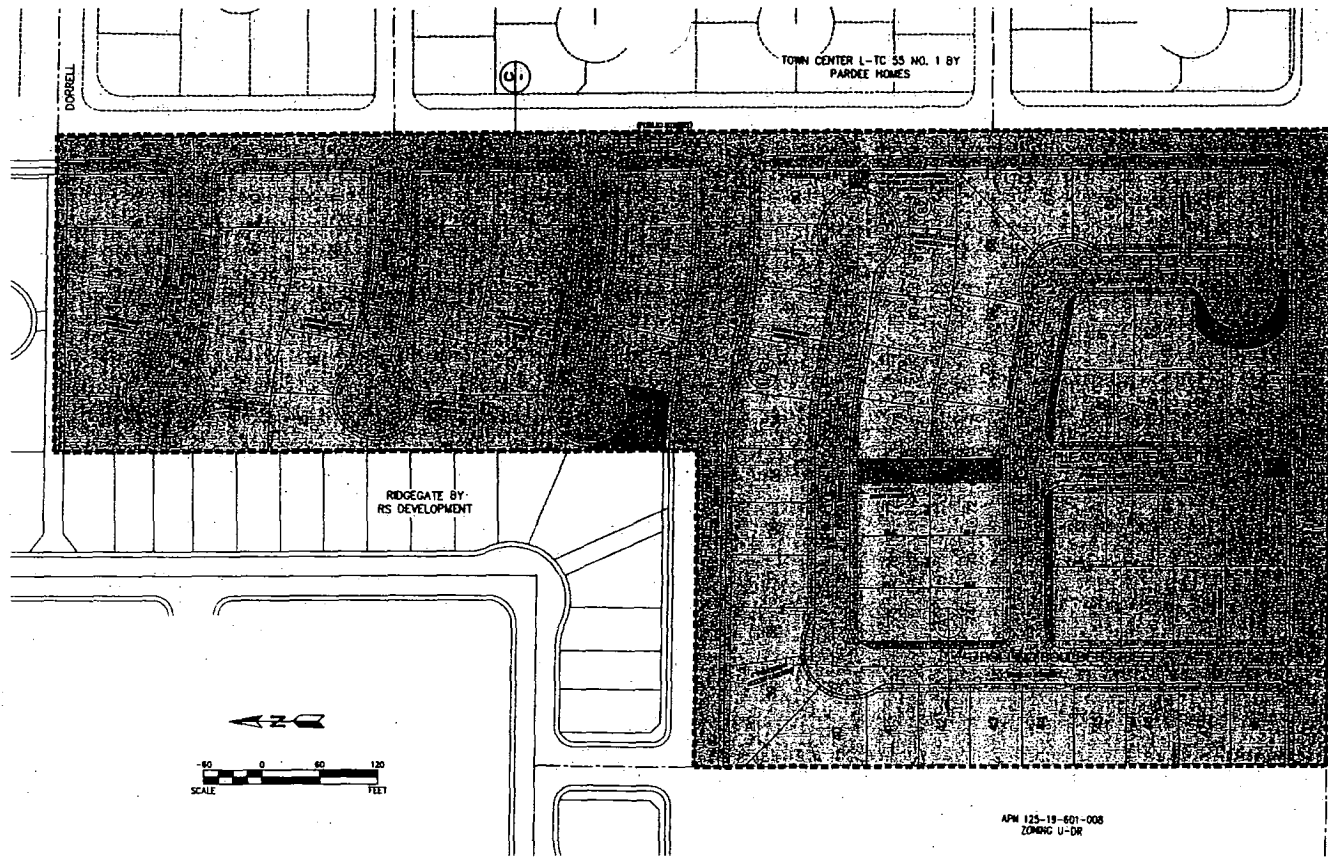
NOTICES MAILED 78 by City Clerk

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

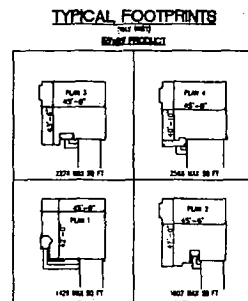
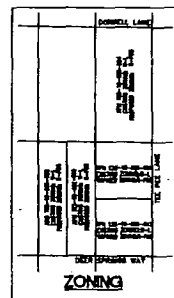
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SDR-4227
6-16-04 CC
REVISED
VAR-4223

ZON-4226

REVISED
5-17-04

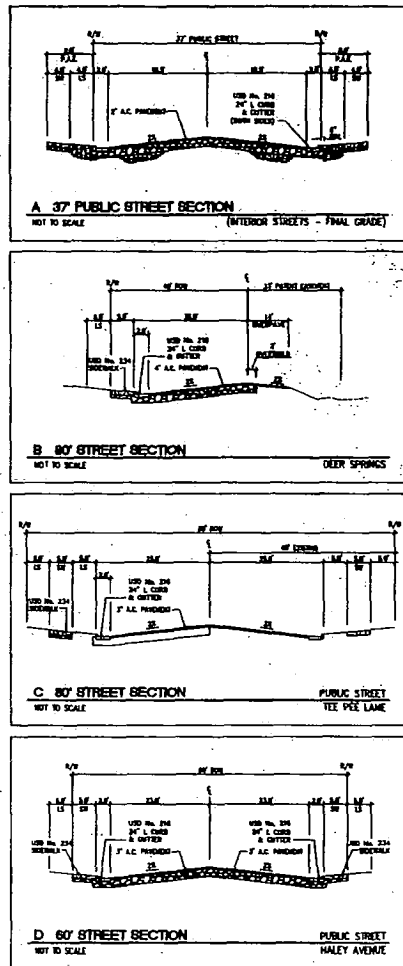
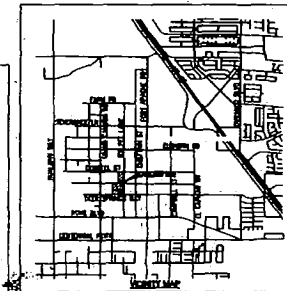


MINIMUM SETBACKS	
FRONT	10' TO SIDEWALK/CORNERED LOT
FRONT	18' FACE OF GARAGE TO BACK OF SIDEWALK
REAR	10' TO PRIMARY STRUCTURE
REAR	7' TO BALCONIES IN OLA-DE-SACS
SIDE	5' TO PRIMARY STRUCTURE
CORNER	10' TO PRIMARY STRUCTURE

ACREAGE/DENSITY/LANDSCAPING	
LOT COUNT	42
GROSS ACREAGE	15.18
DENSITY	3.4 DU/AC
PROVIDED OPEN SPACE	0.33 AC (14,374 SQ FT)
REQUIRED OPEN SPACE	1.35 AC (58,808 SQ FT)

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

LEGEND	
LOTS	[Symbol]
OPEN SPACE AREA MEETING OLS CRITERIA	[Symbol]
LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS OLS	[Symbol]
STREETS	[Symbol]
NOTES	SIGNAGE FOR PROPERTY SHALL CONSIST OF NAME PLATE SIGNAGE ON BLOCK WALLS AT STRATEGIC LOCATIONS THROUGHOUT COMMUNITY



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
1000 J. STEPHAN
SUITE 100
DALLAS, TEXAS 75201
TEL: (214) 760-1111
FAX: (214) 760-1112

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

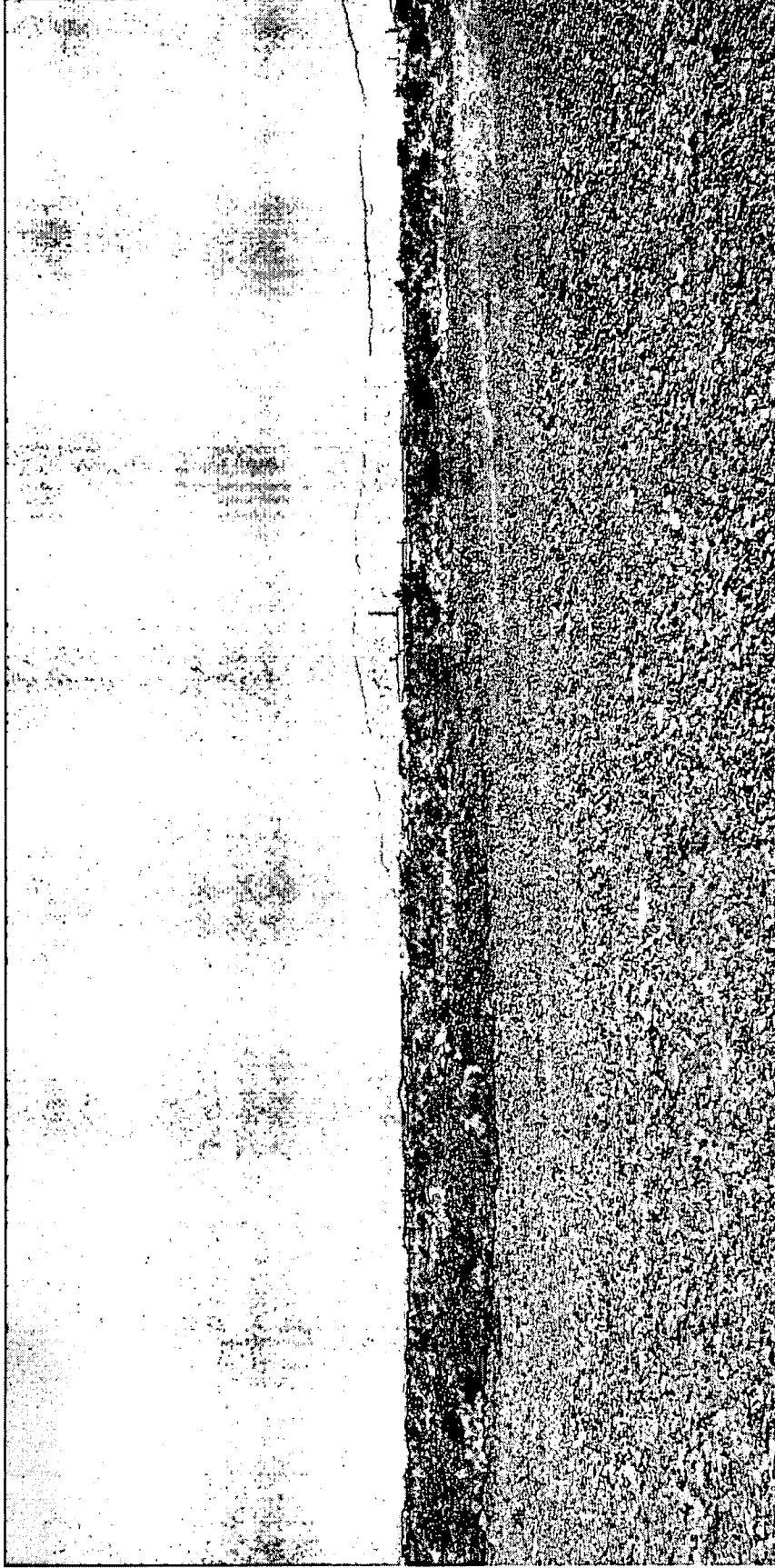
DATE: 3/15/04
DRAFTER: JOP
DESIGNER: JOP
CHECKED: TJS
PROJECT NO.: PAR0302-004

C-1
SHEET 1 OF 1



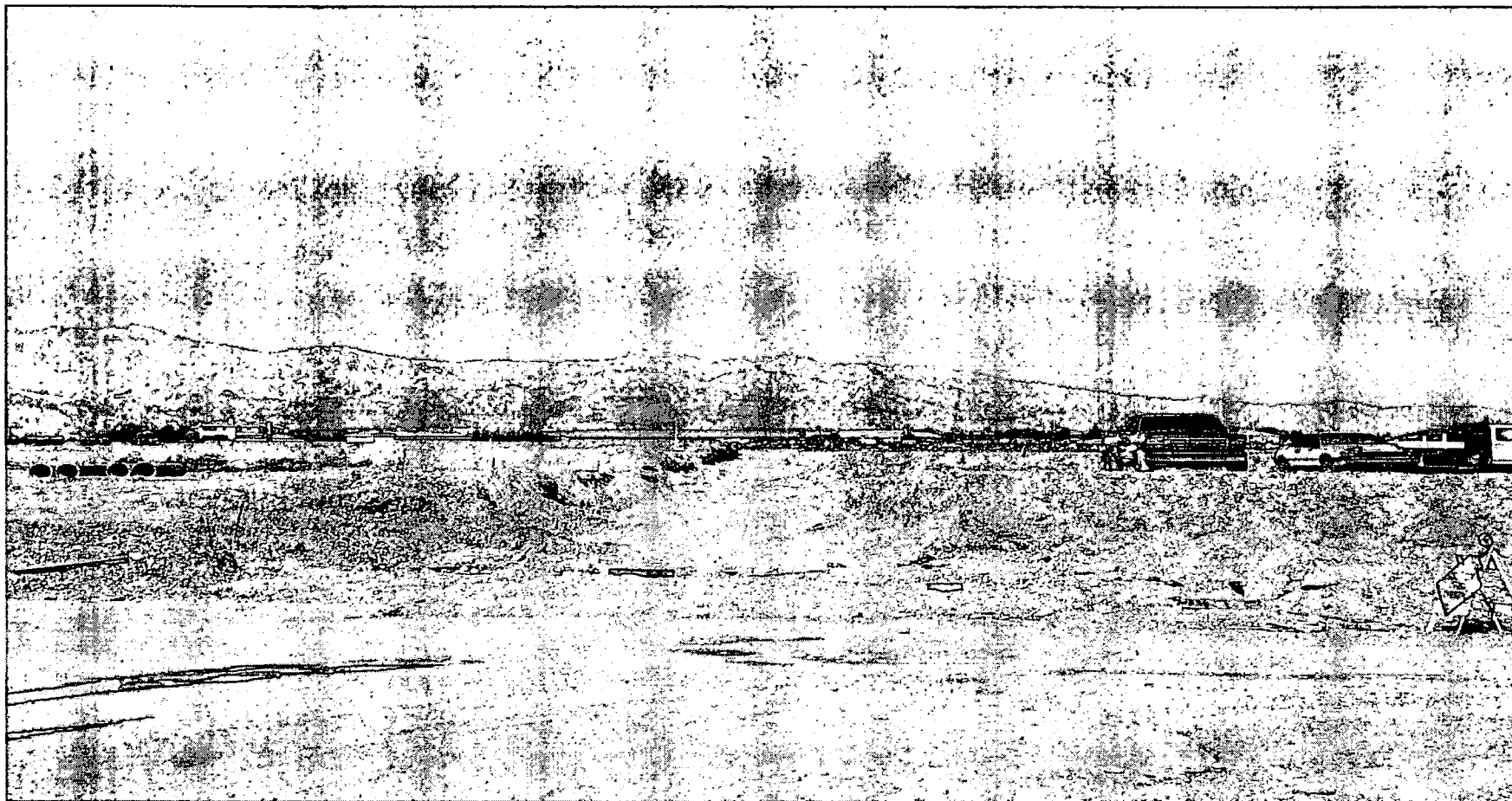
**VAR-4223 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION**

4/26/04



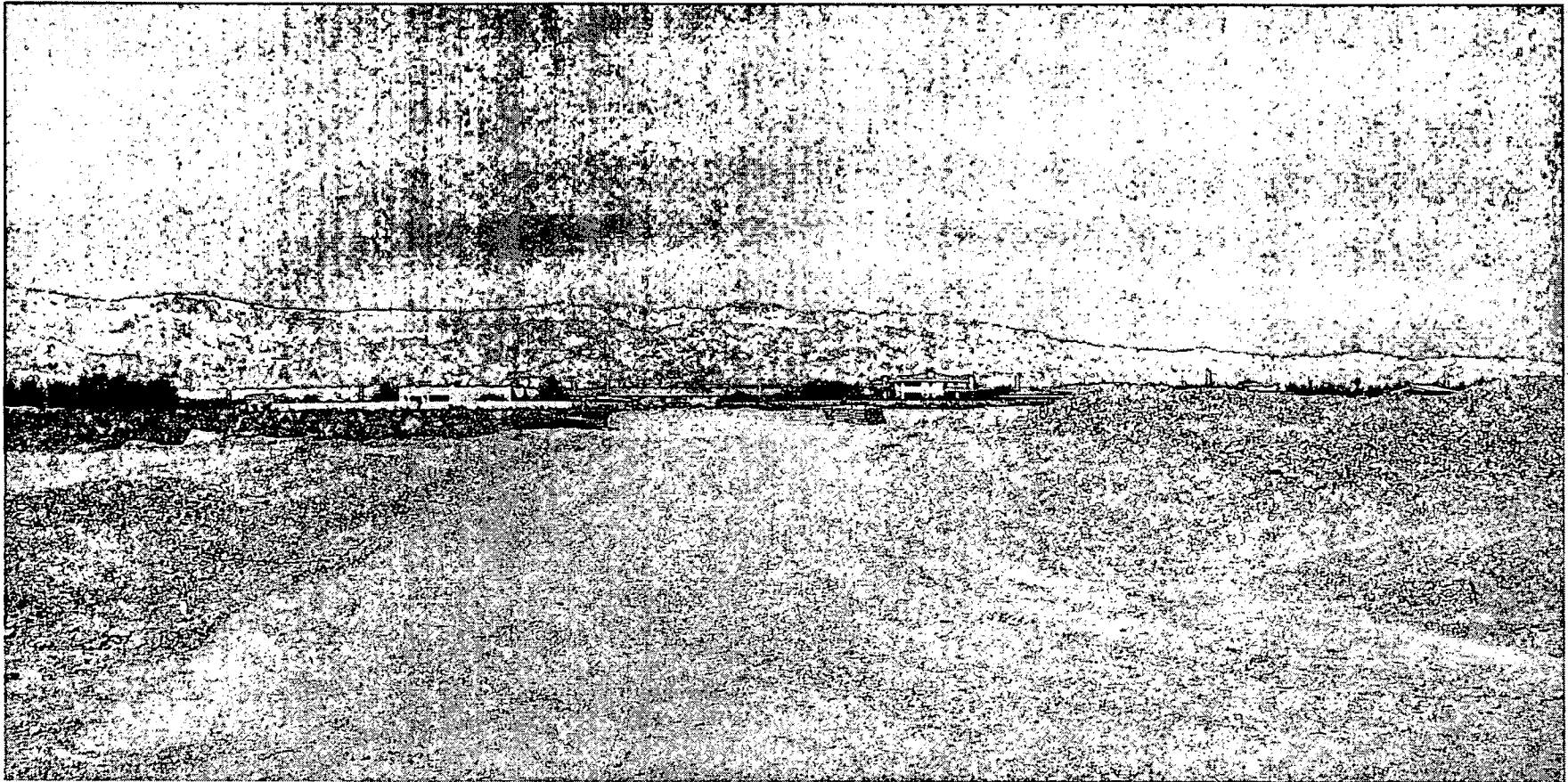
VAR-4223 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



**VAR-4223 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION**

4/26/04



VAR-4223 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

WAIVER TO TITLE 18 RELATED TO ZON-4226 AND VAR-4223 - PUBLIC HEARING - WVR-4224 - **APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 140 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 131 [ZON-4226] for all related discussion.

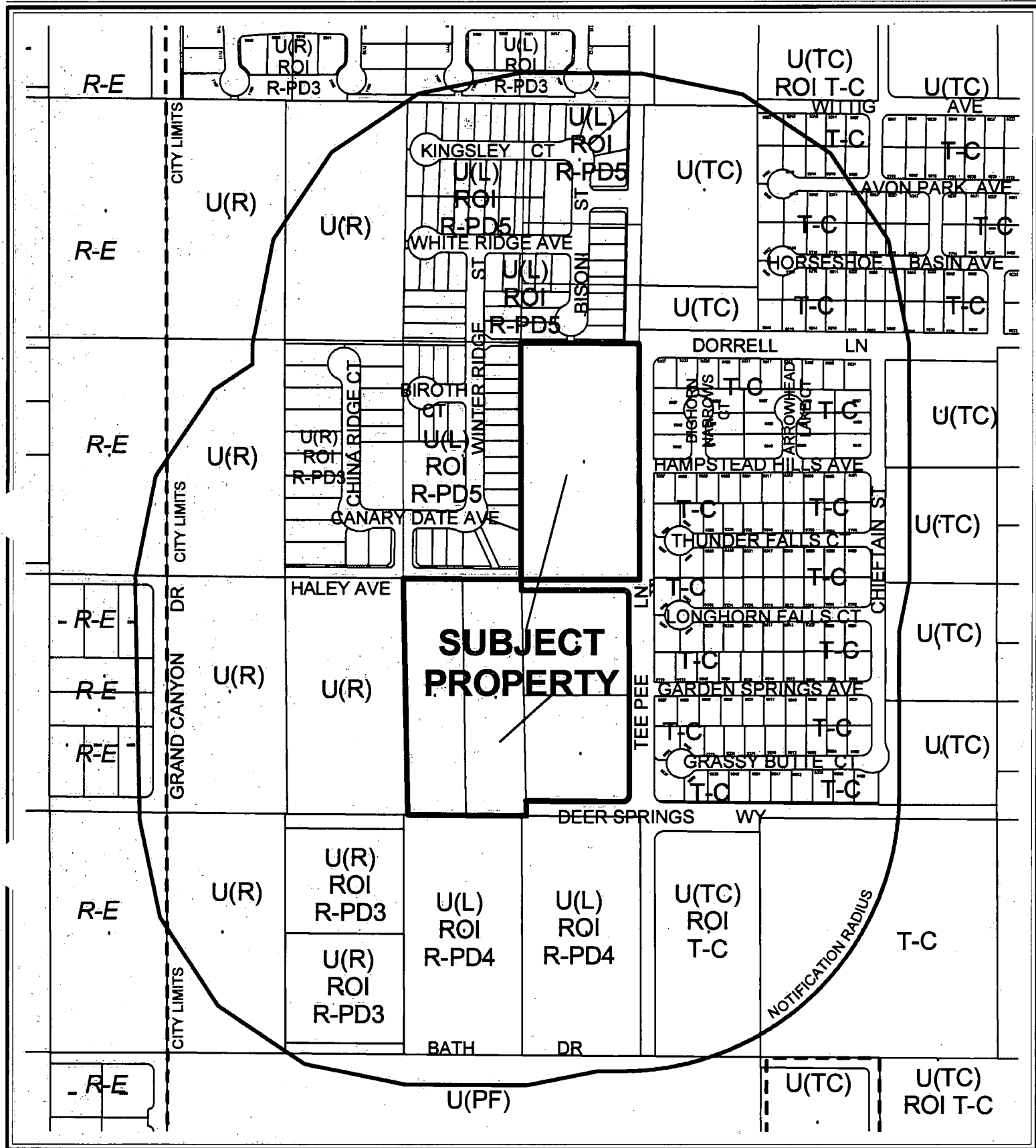
(3:50 – 3:55)

5-2574

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Variance (VAR-4223), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221).
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.



CASE: WVR-4224

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

0 300 600 Feet

133



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: WVR-4224 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Variance (VAR-4223), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221).
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 140-foot separation between intersections, where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, for two cul-de-sacs on a site located on the northwest corner of Haley Avenue and Tee Pee Lane.

This site is a portion of a larger proposed development approximately 15.18 acres in size, located at the northwest corner of Tee Pee Lane and Deer Springs Way; however, the Waiver is only applicable to two streets. Companion applications for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), an open space Variance (VAR-4226), a Site Development Plan Review for an 82-lot single-family development (SDR-4227) and a Vacation of Government Patent Easements (VAC-4221) will be considered concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the Waiver would allow for the efficient planning of local streets on the northern portion of the site.

BACKGROUND INFORMATION

A) Previous Actions

- 01/17/01 The City Council approved a Petition to annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.
- 02/05/03 The City Council approved a Petition to annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02. The effective date was 02/14/03.
- 05/13/03 The Planning Commission recommended approval of companion applications for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224) and a Vacation of Government Patent Easements (VAC-4221) on the subject site concurrently with this request.

05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #35).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting is not required for a Title 18 Waiver application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.18
Net Acres: 9.74

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes and related activities. There are no General Plan policies that are directly relevant to the requested Waiver of Title 18 standards.

ANALYSIS

A) Zoning Code Compliance

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

Specifically, Title 18.12.160 states:

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

The applicant will demonstrate that the design will still allow adequate stacking and turning movements between each of the two cul-de-sac entrances and the Tee Pee Lane/Haley Avenue intersection (135 feet), and the Tee Pee Lane/Dorrell Lane intersection (140 feet), respectively. The applicant also indicates that reconfiguration of these access points is not possible without substantially compromising the concept and design of the project. The requested reductions represent 39% and 36% reductions respectively in the minimum standard.

FINDINGS

The proposed design does not appear to present left turn traffic conflicts, nor is it expected to hinder area traffic flows. The hardship generating the request for the Waiver is real, given the shape and location of the parcel and scale of the project; therefore, approval of the Waiver is recommended.

NOTICES MAILED 59 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-4224** APN: 125-19-601-004, 009, 010, 011, 012

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

Yes ☒ 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: _____

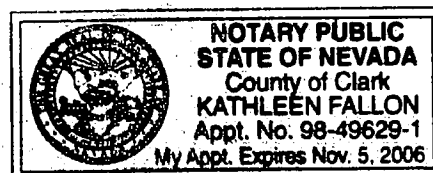
Signature of Property Owner/Authorized Agent: 

Print Name: Klif Andrews

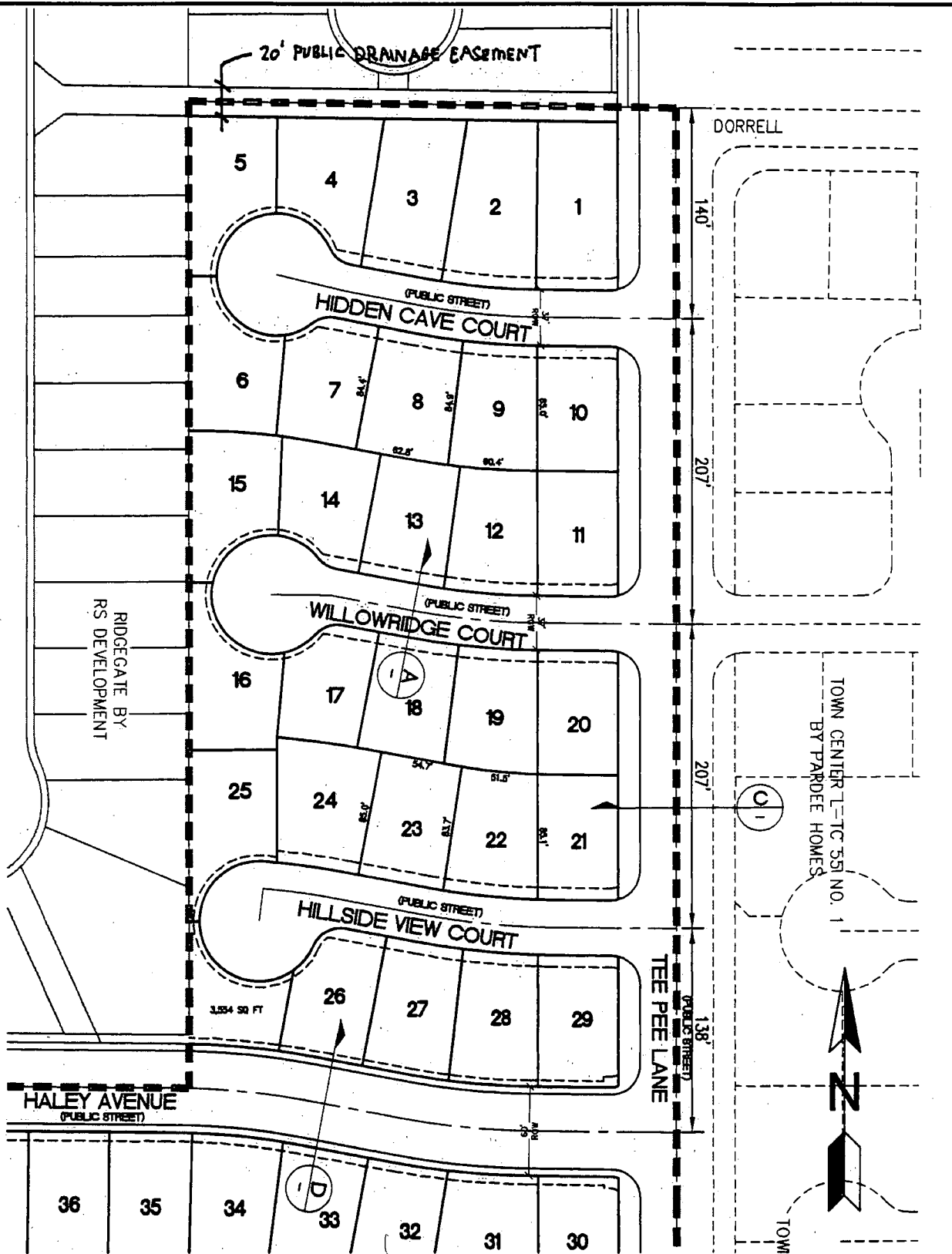
Subscribed and sworn before me

This 18 day of March, 2004

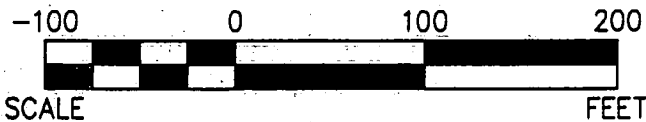
Kathleen Hill
Notary Public in and for said County and State



File: J:\PAR0302-004\DWG\Entitlements\SP_55No3.dwg Mar 25, 2004 - 3:16



WVR-4224
5-13-04 PC



S-I-G SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

PARDEE HOMES
TOWN CENTER 55 NO. 3
TITLE 18 STREET OFFSET WAIVER

DATE: 3/24/04	PROJECT NO. PAR0302-004
DRAFTER: JDP	
DESIGNER: JDP	
CHECKED: TJS	
	C-1
	SHEET 1 OF 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION RELATED TO ZON-4226, VAR-4223 AND WVR-4224 - PUBLIC HEARING - VAC-4221 - **APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Petition to Vacate U.S. Government Patent Easements generally located west of Tee Pee Lane, north of Deer Springs Way, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend **APPROVAL**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend **APPROVAL**, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - **UNANIMOUS** with Ward 2 seat vacant

MINUTES:

NOTE: See Item 131 [ZON-4226] for all related discussion.

(3:50 - 3:55)

5-2574

CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Relinquishment of Interest. Additional right-of-way or easements may be required if shown in the approved plan. Alternatively, appropriate public sewer easements shall be retained within the Haley Avenue alignment for the proposed sewer alignment.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 134 – VAC-4221

CONDITIONS – Continued:

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-4226 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 134 – VAC-4221

CONDITIONS – Continued:

8. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4226, Site Development Plan Review SDR-4227 and all other applicable site-related actions.

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-4221 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Relinquishment of Interest. Additional right-of-way or easements may be required if shown in the approved plan. Alternatively, appropriate public sewer easements shall be retained within the Haley Avenue alignment for the proposed sewer alignment.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-4226 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.
8. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4226, Site Development Plan Review SDR-4227 and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate U. S. Government Patent Easements generally located north of Deer Springs Way, west of Tee Pee Lane.

B) Applicant's Justification

The applicant's justification letter states that the adjacent parcel is proposed to be developed as an 82-lot single-family residential development.

BACKGROUND INFORMATION

A) Previous Actions

- 01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.
- 02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02. The effective date was 02/14/03.
- 05/13/03 The Planning Commission recommended approval of companion applications for an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), an open space Variance (VAR-4223), and a Site Development Plan Review for 82 single-family lots (SDR-4227) on the subject site concurrently with this request.
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #36).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Southeast Quarter (SE¼) and the east half (E½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 19, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

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

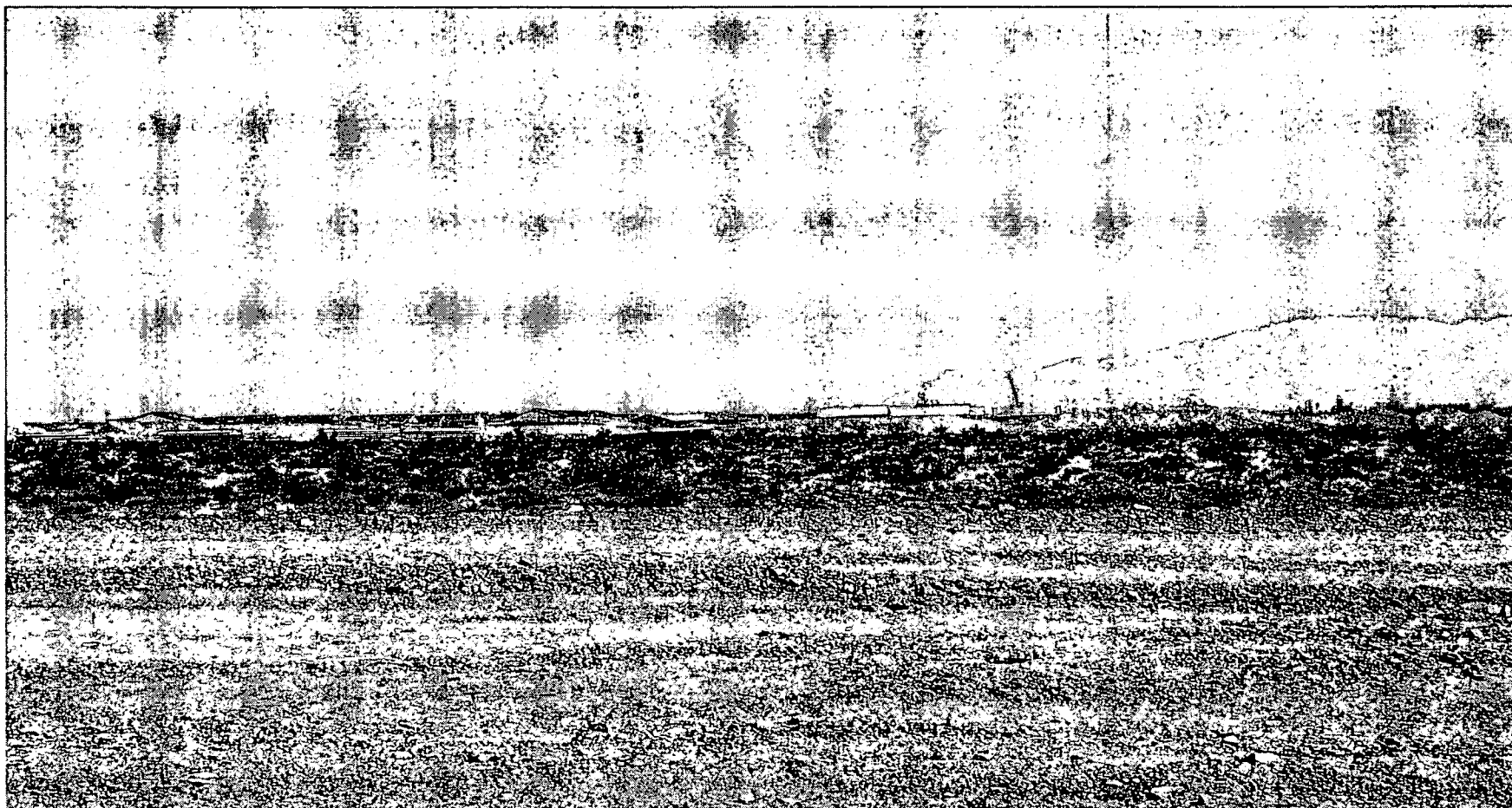
B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally on the northwest corner of Deer Springs Way and Tee Pee Lane.

NOTICES MAILED 7 by City Clerk

APPROVALS 0

PROTESTS 0



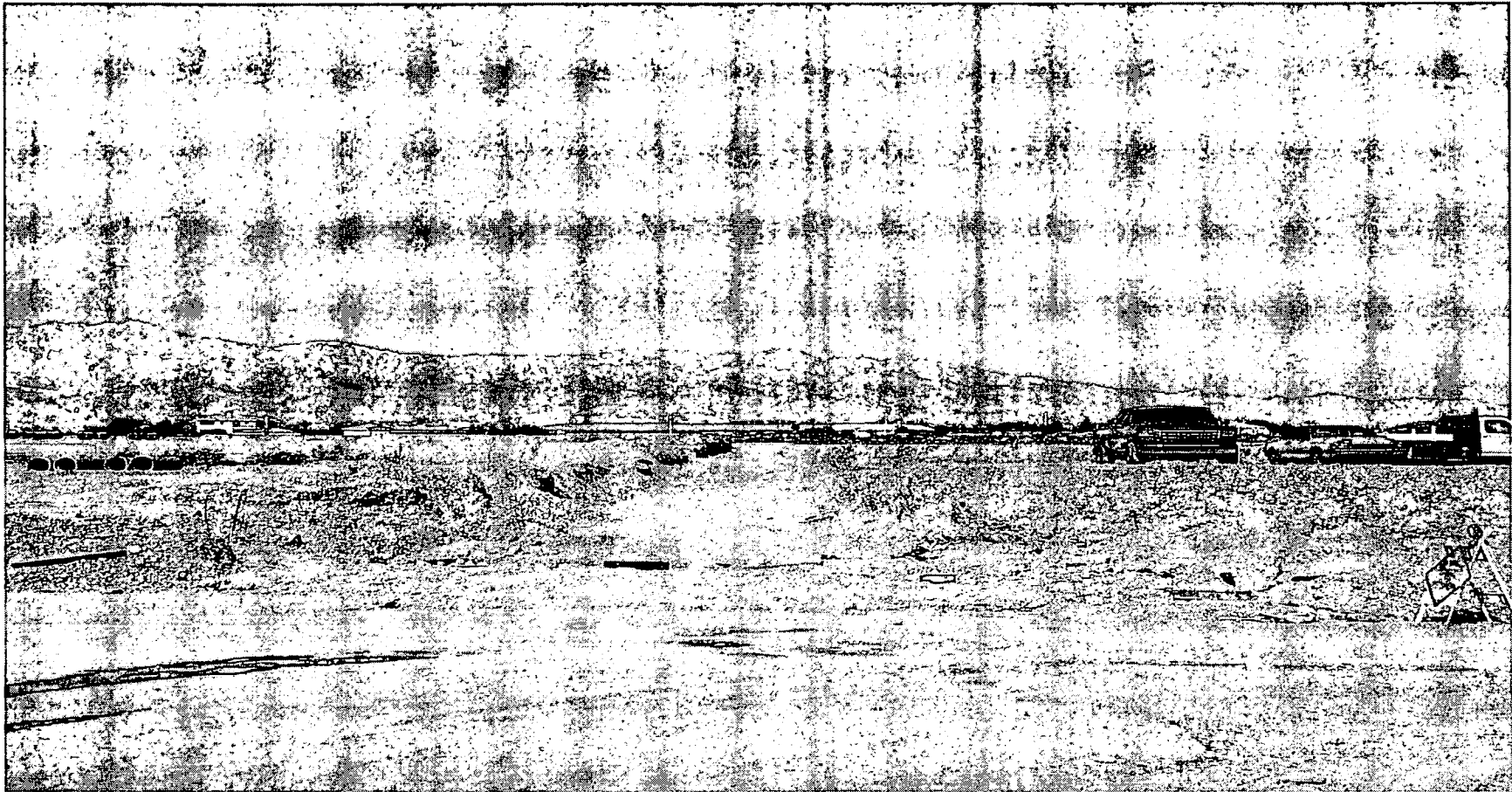
VACATION RELATED TO ZON-4226, VAR-4223, WVR-4224 - PUBLIC HEARING - VAC-4221 -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED WEST OF TEE PEE LANE, NORTH OF DEER SPRINGS WAY
MAY 13, 2003 PLANNING COMMISSION

4/26/04



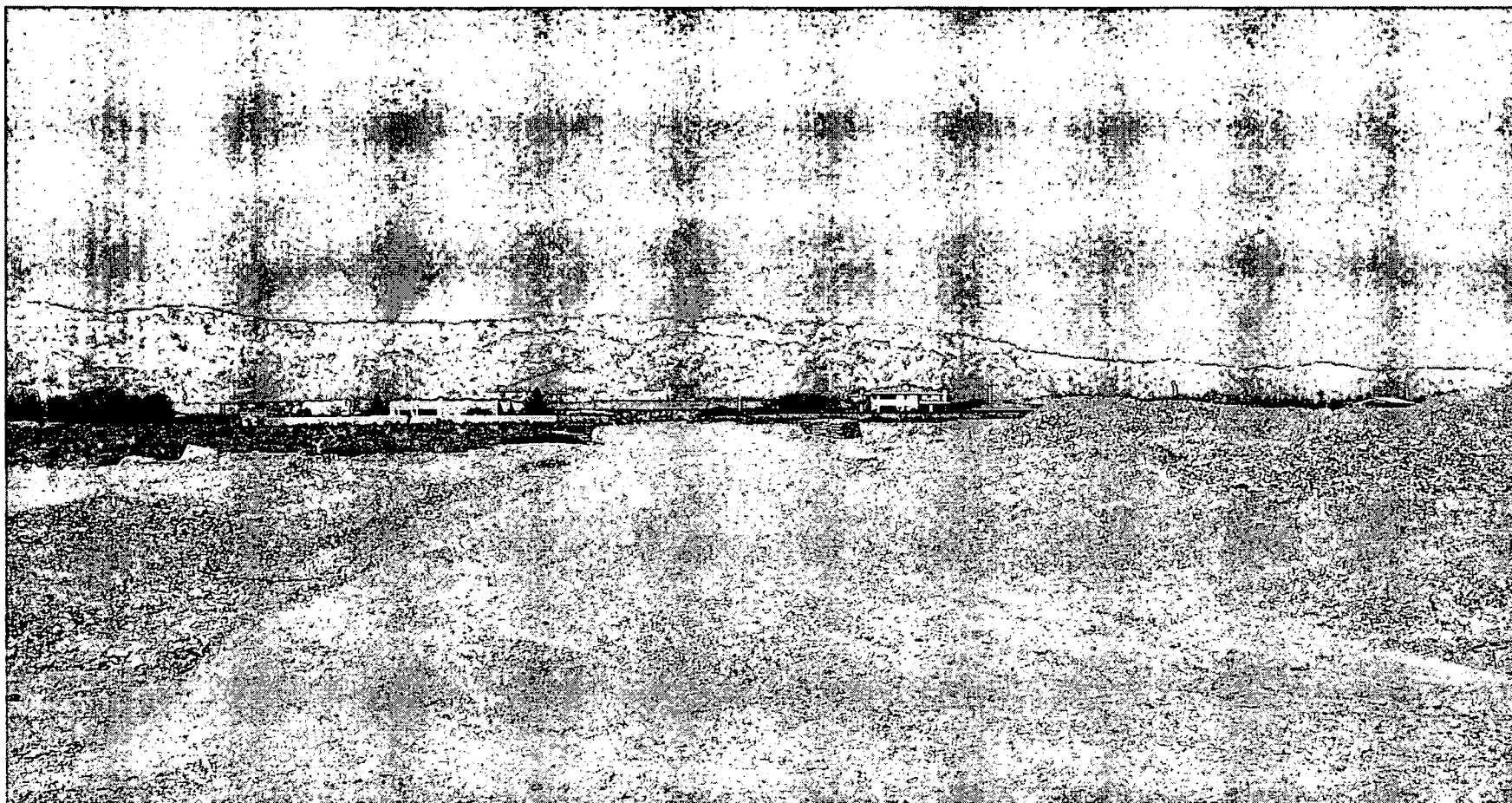
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MAY 13, 2003 PLANNING COMMISSION

4/26/04



VACATION RELATED TO ZON-4226, VAR-4223, WVR-4224 - PUBLIC HEARING - VAC-4221 -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED WEST OF TEE PEE LANE, NORTH OF DEER SPRINGS WAY
MAY 13, 2003 PLANNING COMMISSION

4/26/04



VACATION RELATED TO ZON-4226, VAR-4223, WVR-4224 - PUBLIC HEARING - VAC-4221 -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA
GENERALLY LOCATED WEST OF TEE PEE LANE, NORTH OF DEER SPRINGS WAY
MAY 13, 2003 PLANNING COMMISSION

4/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4226, VAR-4223, WVR-4224 AND VAC-4221 - PUBLIC HEARING - **SDR-4227** - **APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions and amending the following conditions:

3. All development shall be in conformance with the site plan and building elevations, dated 5/17/2004, except as amended by conditions herein.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.

– UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 131 [ZON-4226] for all related discussion.

(3:50 – 3:55)

5-2574

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 135 – SDR-4227

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-4226] to an R-PD5 (Residential Planned Development – 5 Units per Acre) Zoning District, a Variance of open space standards (VAR-4223), a Title 18 Waiver to reduce the minimum separation distance between intersections (WVR-4224) and a Vacation of government patent easements (VAC-4221) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Deer Springs Way, and a maximum of 30 feet on-center along Tee Pee Lane.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 135 – SDR-4227

CONDITIONS – Continued:

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
14. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/04, except as amended by conditions herein.

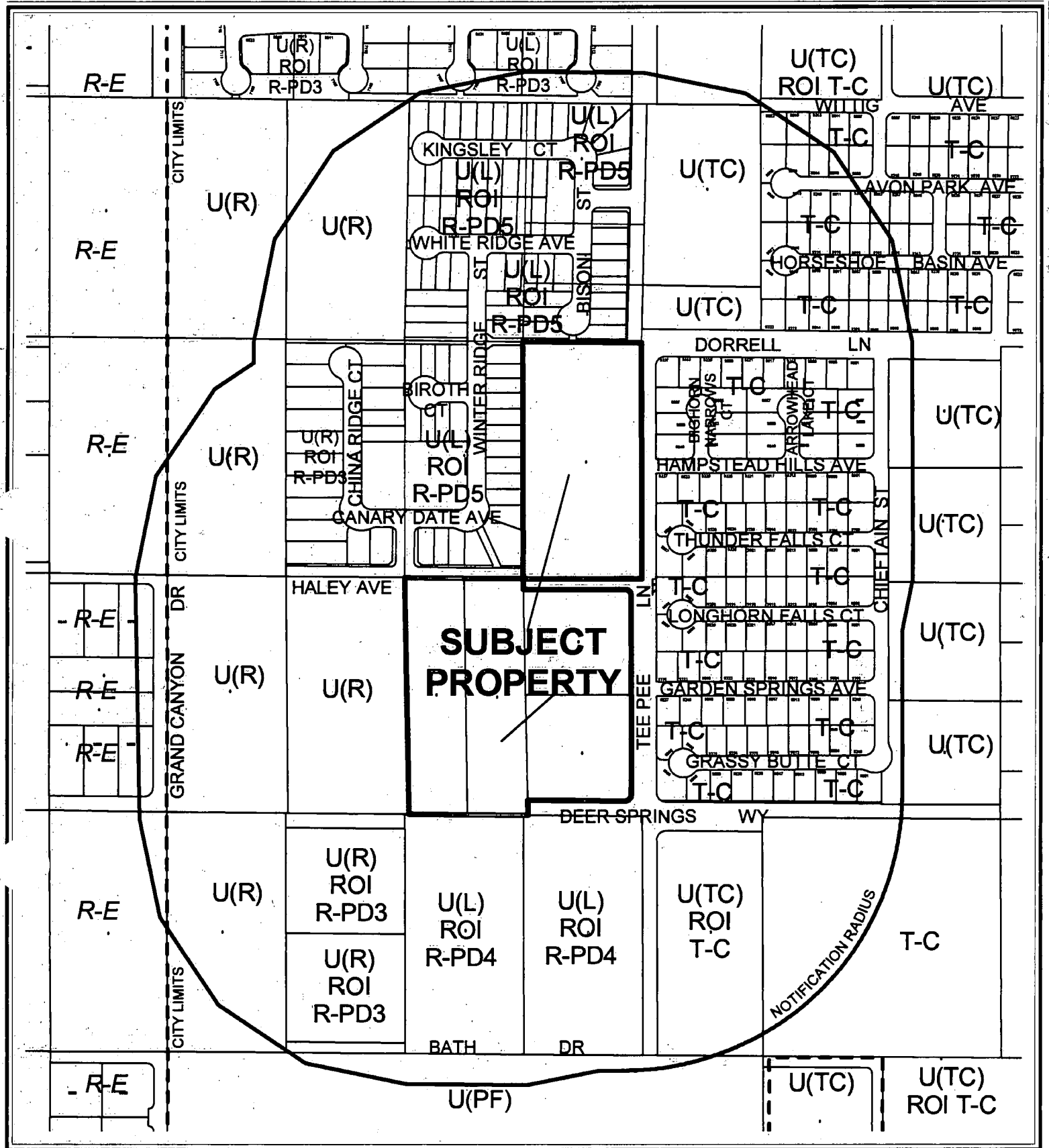
Public Works

15. A Homeowner's Association or other private maintenance organization shall be established to maintain all commonly held perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Construct appropriate street improvements adjacent to this site concurrent with development of this site. Four-foot sidewalks will be allowed on the interior streets provided that all street furnishings and appurtenances are placed outside the sidewalk area. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Provide pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 135 – SDR-4227

CONDITIONS – Continued:

18. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
19. Landscape and maintain all unimproved right-of-way on adjacent to this site concurrent with development of this site.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4226 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles, including private street/private drive intersections are proposed within this subdivision.



CASE: SDR-4227

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

0 300 600 Feet

135° N

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4227 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-4226] to an R-PD5 (Residential Planned Development – 5 Units per Acre) Zoning District, a Variance of open space standards (VAR-4223), a Title 18 Waiver to reduce the minimum separation distance between intersections (WVR-4224) and a Vacation of government patent easements (VAC-4221) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Deer Springs Way, and a maximum of 30 feet on-center along Tee Pee Lane.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
14. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/04, except as amended by conditions herein.

Public Works

15. A Homeowner's Association or other private maintenance organization shall be established to maintain all commonly held perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Construct appropriate street improvements adjacent to this site concurrent with development of this site. Four-foot sidewalks will be allowed on the interior streets provided that all street furnishings and appurtenances are placed outside the sidewalk area. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Provide pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way.
18. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
19. Landscape and maintain all unimproved right-of-way on adjacent to this site concurrent with development of this site.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4226 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.
- 02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02.
- 05/13/03 The Planning Commission recommended approval of companion applications for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224) and a Vacation of Government Patent Easements (VAC-4221) on the subject site concurrently with this request.
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.18
Net Acres: 9.74

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

The proposed development consists of 82 single-family lots covering the 15.18-acre site. Four basic floor plan configurations are proposed. The designs are both one and two-story products with two-car and three-car garages.

The open space provided with this project is 14,374 square feet within landscaped amenity zones and several small common areas scattered around the site. The total amount of open space provided is below that required by Title 19 open space standards. A companion Variance request (VAR-4223) seeks relief from this requirement. A network of public streets, all 37 feet in width, with L-type curb and gutter design, serves the development. These street-sections are consistent with street sections that were approved for development within the assemblage of land within and adjacent to Town Center by Pardee Homes.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for an R-PD zoned project are set out on the site plan. In the case of the subject proposal, these are as follows:

Standards	Proposed
Average Lot Size	4,675 SF
Min. Lot Width	55 Feet
Min. Setbacks	
• Front - to house	10 Feet
• Front - Face of garage	22 Feet
• Side	5 Feet
• Corner	10 Feet
• Rear	7 Feet
Max. Lot Coverage	Not indicated
Max. Building Height	2 Stories / 35 Feet

These development standards are similar to other residential products developed by the applicant in the area.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	Units	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single Family, Detached	82 Units	2 spaces/unit	164 spaces	N/A	164 spaces	N/A

The project as proposed meets the parking requirements of Title 19.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer: • Min. Trees	1 Tree/20 Linear Feet along Deer Springs (610 Feet) + 1 Tree	32 Trees	19 Trees
	1 Tree/30 Linear Feet (T.C. stds) along Tee Pee (1,080 Feet) + 1 Tree	37 Trees	37 Trees
• Min. Zone Width	6 Feet along Deer Springs, 5 Feet along Tee Pee		6 Feet 5 Feet
• Wall height	6 Feet		6 Feet

The project meets the perimeter landscaping standards of the Code along Tee Pee Lane (a Town Center Residential Collector), since the west side of the street, although outside the Town Center area, must be designed to match the east side of the street, which is within Town Center. The standard along Deer Springs Way, however, pursuant to Title 19.12.050, requires 20-foot on-center spacing between street trees; also, if palms are used, the minimum height to the top of the tree must be 15 feet. The applicant has agreed to submit a modified landscape plan that meets these requirements of the Code.

In terms of perimeter zone width, the west side of Tee Pee Lane is designed to match the east side of the street, which was built pursuant to standards negotiated for the Tee Pee Lane frontage through approval of SDR-1104. These revised standards included a five-foot amenity zone against the curb, a five-foot sidewalk and a five-foot amenity zone against the property. The project as proposed meets those standards. Elsewhere, the Deer Springs frontage of the site must contain a minimum six-foot landscape buffer outside the perimeter wall, pursuant to Title 19.12.050. The applicant has indicated that the revised landscape plan will reflect this requirement.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
15.18 acres	5.4 u.p.a.	1.65	8.9 %	58,850 SF (1.35 ac)	2.9%	14,374 SF (0.33 ac)

As currently configured, the site plan is deficient in open space. The applicant has submitted a Variance application (VAR-4223) to request relief from that standard.

B) General Analysis and Discussion

- Zoning

Approval of companion Rezoning application (ZON-4226), will result in R-PD5 (Residential Planned Development - 5 Units per Acre) zoning for this site. The proposed Site Development Plan conforms to, and is an integral part of, the proposed zoning for the site.

- Site Plan

The plan as proposed will require the concurrent approval of an open space Variance and a Waiver of certain Title 18 standards to be approved. These companion cases are referenced below.

- Waivers

A companion Variance (VAR-4223) to reduce the required amount of open space by approximately 67% has been submitted and will be considered concurrently. Approval of a Waiver of Title 18.12.160 (WVR-4224) is also required to allow the development of two of the proposed intersections to be placed closer than 220 feet to other intersections.

- Landscape Plan

The conceptual landscaping plan indicates an alternating arrangement of 36" box Holly Oak and 24" box Chinese Pistache and Purple Robe Locust planted 30 feet on-center along each side of the perimeter and interior streets. These trees meet or exceed the landscaping standards of the Code. Although 24" box trees are stipulated by Title 19 landscaping requirements, the use of these Fan Palms will be an acceptable alternative in these two locations. The landscaping plan also depicts a variety of five and one-gallon ground shrubs, and a variety of ground cover plantings.

- Elevation

Four basic floor plans are proposed. The homes all have two or three-car garages, are one or two stories in height and are arranged along 37-foot wide private streets, except for a number of lots which front Solar Avenue.

FINDINGS

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

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

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

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

The subject site is designated L (Low Density Residential) on the Centennial Hills Sector Plan map of the General Plan. This category allows a residential density range of 3.5 to 5.5 units per gross acre. The companion Rezoning application (ZON-4226) will rezone the subject site to the R-PD5 (Residential Planned Development - 5 Units per Acre) zoning district. The proposed site plan conforms to the General Plan land use designation for the site. The proposed site plan conforms to other city policies and standards, with the exception of open space standards and Title 18 minimum intersection separation distances.

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

The site is divided into two segments; the area to the north of Haley Avenue, containing 29 lots, will be accessed directly from Tee Pee Lane, an 80-foot Town Center Residential Collector, by three 37-foot wide public streets, pursuant to the street sections negotiated as part of the previous approval of SDR-1104. These interior public streets will use 4-foot wide sidewalks, which are conditioned to remain clear of utilities and street furniture. The larger segment to the south of Haley Avenue, containing 53 lots, will be again served by a network of 37-foot wide public streets, accessed by a single entry from Deer Springs Way to the south of the site. Deer Springs Way is designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. These streets will be adequate for allowable development under the proposed T-C (Town Center) zoning district.

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

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

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

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

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 59 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4227** APN: 125-19-601-004, 009, 010, 011, 012

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes _____ X _____ No

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

City Official: _____

Partner(s): _____

APN: _____

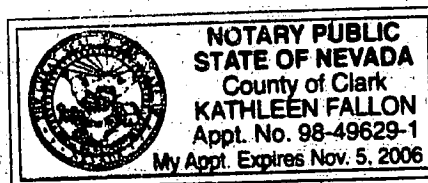
Signature of Property Owner/Authorized Agent: Ka M

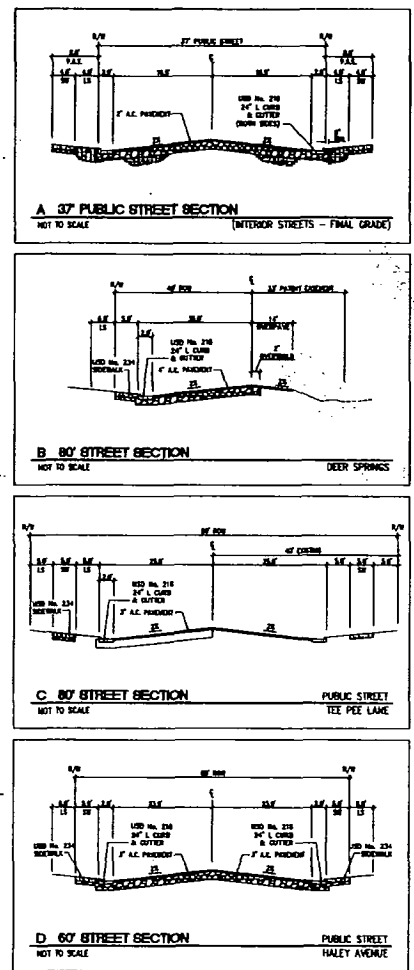
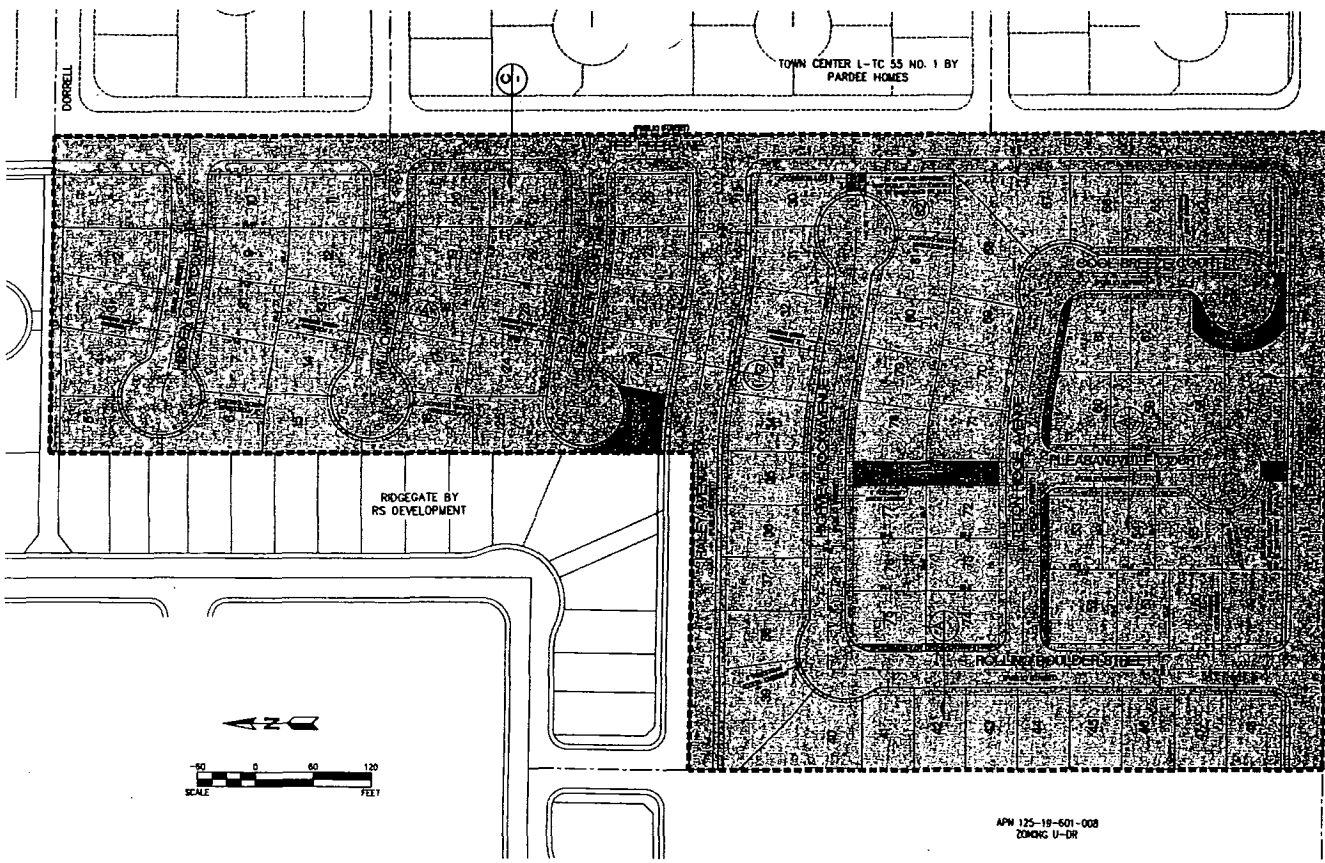
Print Name: Klif Andrews

Subscribed and sworn before me

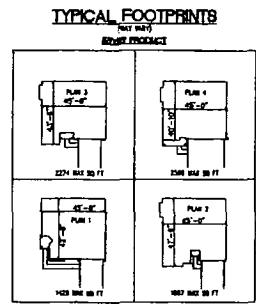
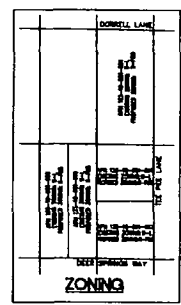
This 18 day of March, 2004

Kathleen Miller
Notary Public in and for said County and State





SDR-4227
6-16-04 CC
REVISED
VAR-4223



MINIMUM RETRACTIONS

FRONT 10' TO SIDING GARAGE/CONVERTED LIVING QUARTER

FRONT 18' FACE OF GARAGE TO BACK OF SIDEWALK

REAR 10' TO PRIMARY STRUCTURE

REAR 7' TO BALCONIES IN OLS - DE-SACS

SIDE 5' TO PRIMARY STRUCTURE

CORNER 10' TO PRIMARY STRUCTURE

ACREAGE/DENSITY/LANDSCAPING

LOT COUNT 82

GROSS ACREAGE 15.18

DENSITY 5.4 DU/AC

PROVIDED OPEN SPACE 0.33 AC (14,374 SQ FT)

REQUIRED OPEN SPACE 1.33 AC (58,008 SQ FT)

FLOOR AREA RATIO

PLAN 1 - 0.31:1

PLAN 2 - 0.34:1

PLAN 3 - 0.62:1

PLAN 4 - 0.64:1

LEGEND

LOTS

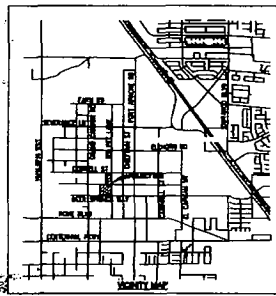
OPEN SPACE AREA
MEETING CLV O.S. CRITERIA

LANDSCAPE AREAS
INCLUDING SIDEWALK
NOT COUNTING AS O.S.

STREETS

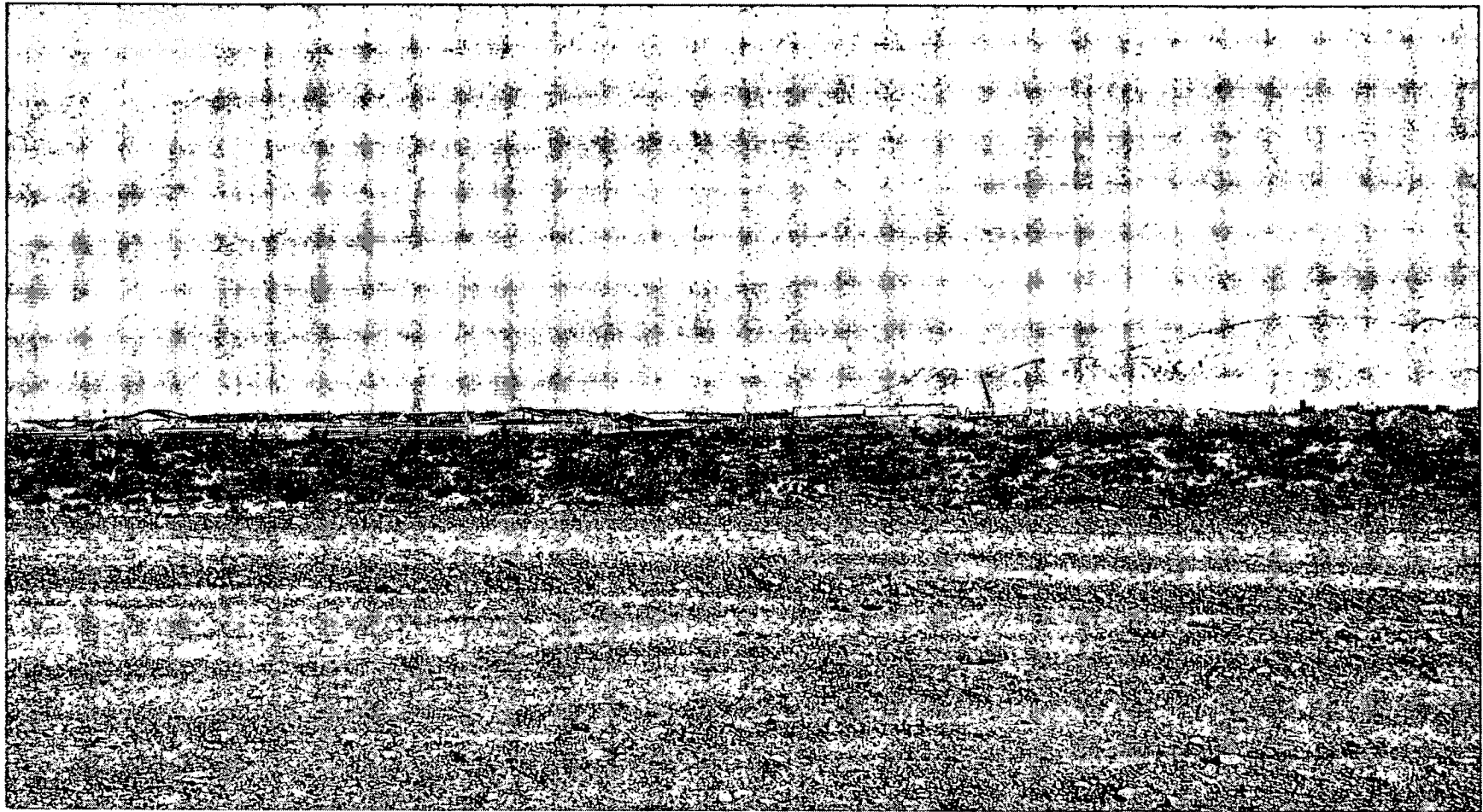
NOTES

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



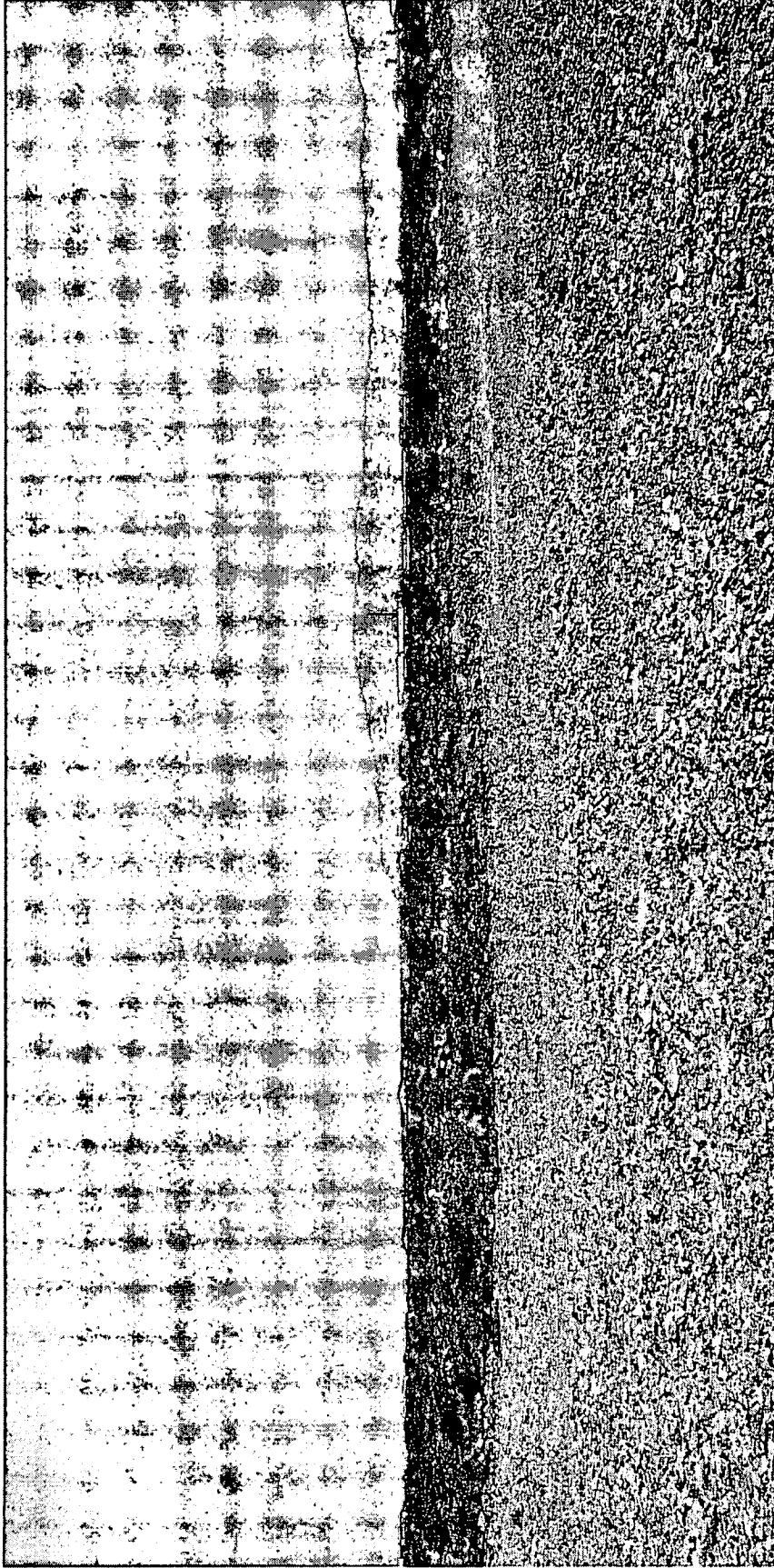
ZON-4226

REVISED
5-17-04



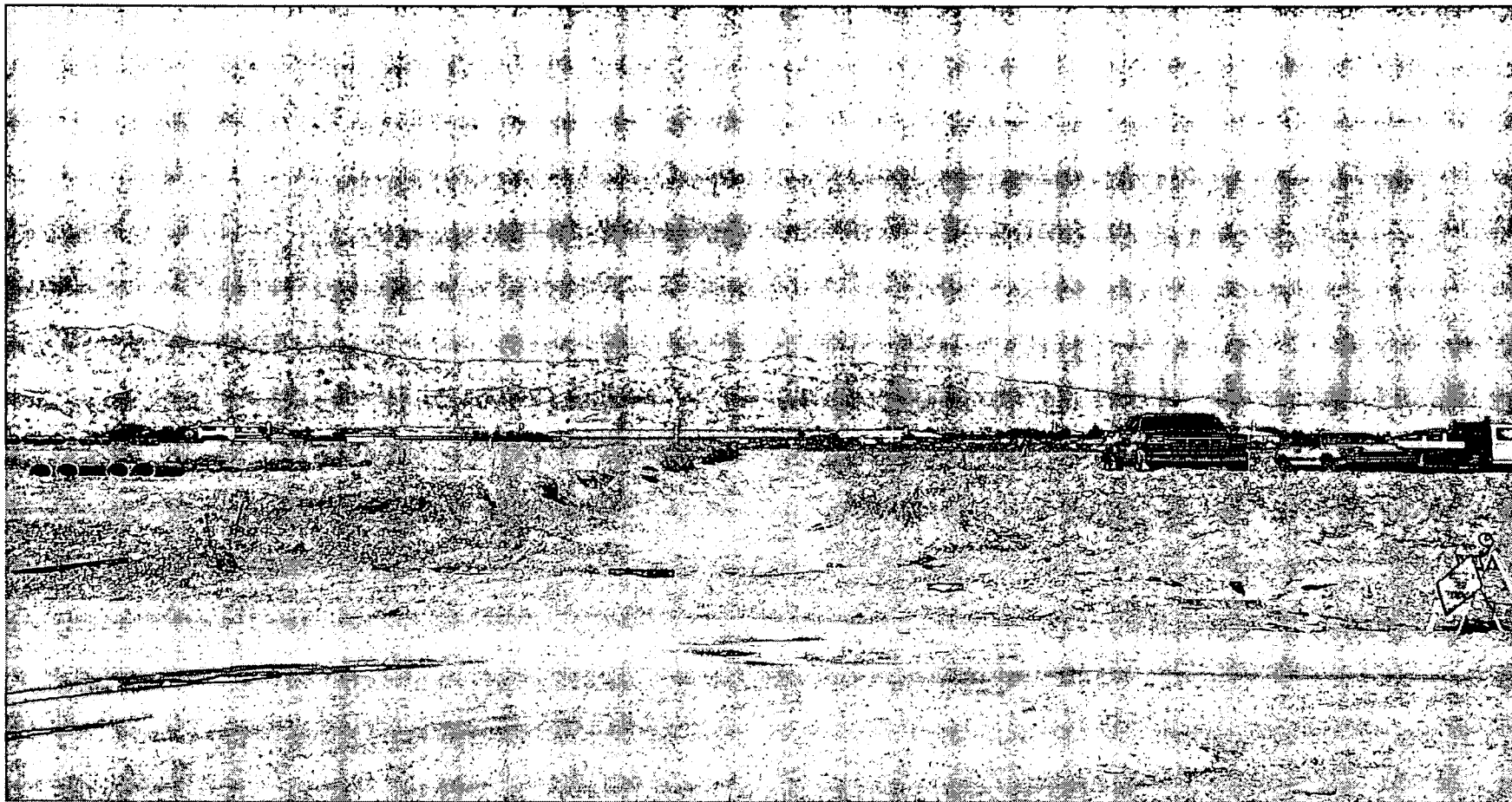
**SDR-4227 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION**

4/26/04



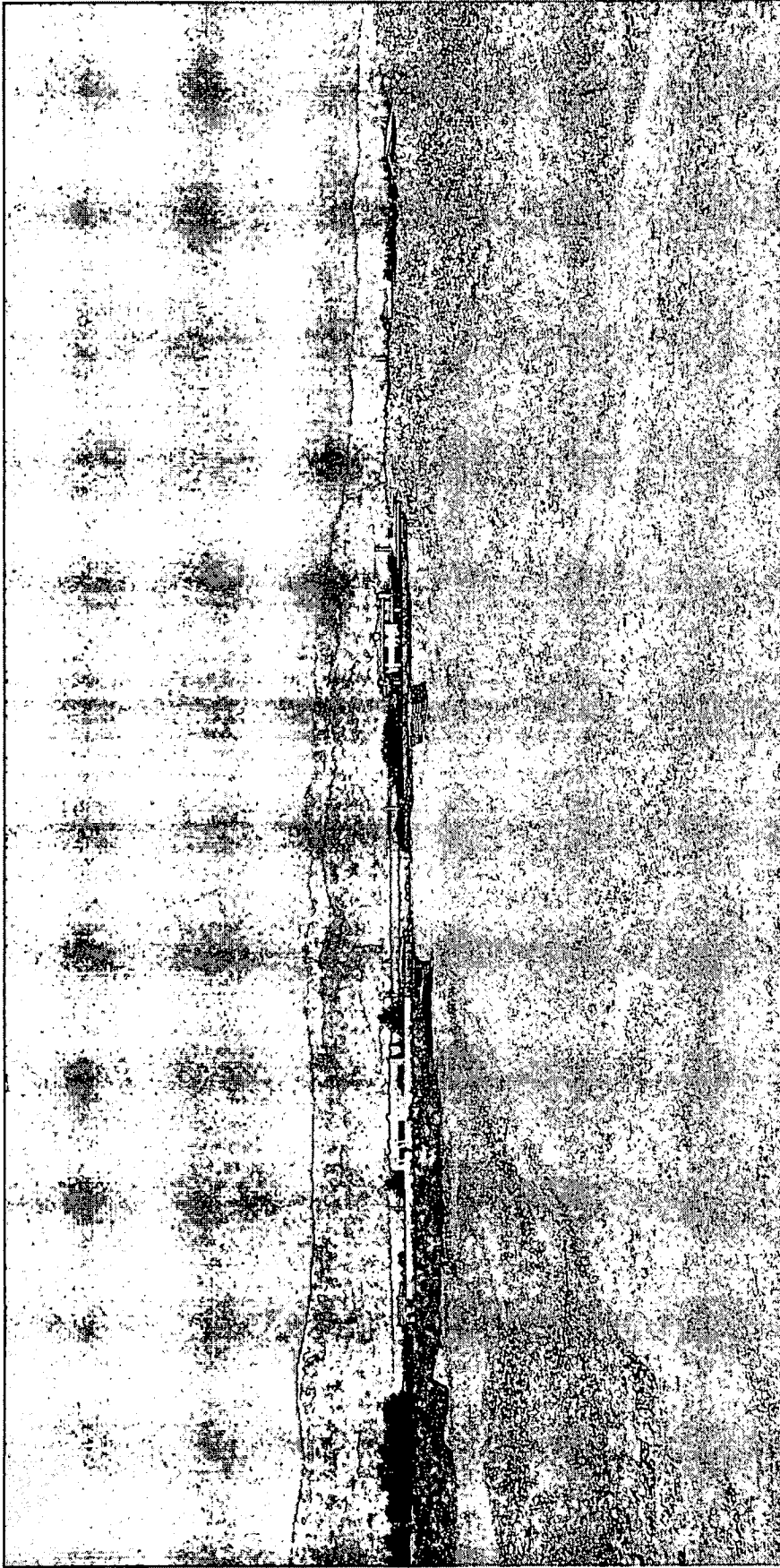
SDR-4227 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



**SDR-4227 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
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SDR-4227 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3977 - **APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: O (Office) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

106
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

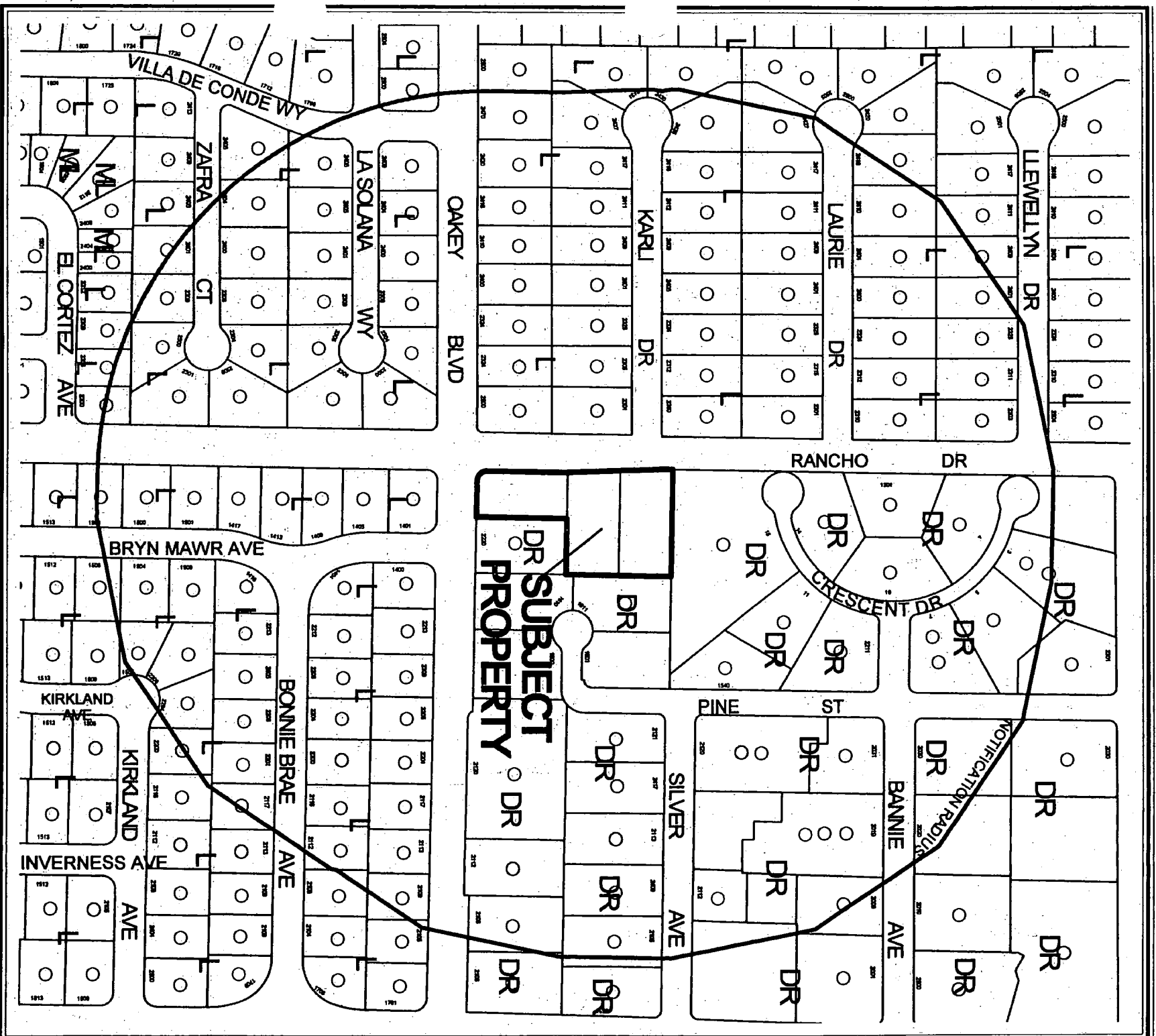
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda - Letter from Richard Threlfall requesting Withdrawal Without Prejudice filed under Item 136

MOTION:

REESE - Motion to HOLD IN ABEYANCE Item 89 [6012 Iron Kettle Street], Item 117 [SUP-4137], Item 119 [SUP-4169] and Item 120 [SUP-4172] to 7/7/2004 and Item 90 [6318 West Sahara Avenue] to 9/15/2004, STRIKE Item 113 [VAR-4340] and Item 114 [SUP-4168] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 136 [GPA-3977], Item 137 [ZON-3981] and Item 138 [SDR-3982] - UNANIMOUS with Ward 2 seat vacant

(2:41 - 2:46)



CASE: **GPA-3977**

RADIUS: 750 FT

0 200 400 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
O (OFFICE)





CASE: GPA-3977

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - GPA-3977 - APPLICANT: DR. JAS GROVER – OWNERS: HELEN GOULETTE, ET AL

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 5, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject 1.38 acre property located at the northeast corner of Rancho Drive and Oakey Drive from DR (Desert Rural Density Residential) to O (Office). A rezoning application (ZON-3981) and site development plan (SDR-3982) accompany this application.

BACKGROUND DATA:

- | | |
|----------|--|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential land uses with a maximum density of three dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 09/06/99 | The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. |
| 06/19/02 | The City Council approved the Rancho Charleston Land Use Study and Strategic Plan. On this plan the subject property was designated for Rural Density Residential land uses with a maximum density of two dwelling units per acre. |
| 10/01/03 | The City Council approved an update of the Southeast Sector Map (GPA-2497) of the city of Las Vegas General Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2.49 dwelling units per acre. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan. |
| 04/08/04 | The Planning Commission voted to recommend DENIAL of a related Rezoning (ZON-3981) request from R-E (Residence Estates) to P-R (Professional Office and Parking) and a Site Development Plan Review (SDR-3982) for a proposed medical office. |
| 04/08/04 | The Planning Commission voted to recommend DENIAL (PC Agenda Item #28/dds) |

DETAILS OF APPLICATION REQUEST

Site Area: 1.38 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Single family residential
South Across Oakey Boulevard, Single Family Residential
East Single family residential
West Across Rancho Drive, Single Family Residential

PLANNED LAND USE

Subject Property D-R (Desert Rural Density Residential)
North D-R (Desert Rural Density Residential)
South Across Oakey Boulevard, D-R (Desert Rural Density Residential)
East D-R (Desert Rural Density Residential)
West Across Rancho Drive, D-R (Desert Rural Density Residential)

EXISTING ZONING

Subject Property R-E (Residence Estates)
North R-E (Residence Estates)
South Across Oakey Boulevard, R-E (Residence Estates)
East R-E (Residence Estates)
West Across Rancho Drive, R-E (Residence Estates)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER	X	
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

DR (Desert Rural Density Residential) (0 to 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle in this classification is single-family homes on large lots.

O (Office)

The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

RPN (Rural Preservation Neighborhood)

An area identified by Chapter 278 of the Nevada Revised Statutes where residential development density is limited to two dwelling units per acre.

RPN Buffer

A 330-foot transitional buffer for a Rural Preservation Neighborhood identified by Chapter 278 of the Nevada Revised Statutes. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown.

INTERAGENCY ISSUES

None.

ANALYSIS

A major land use study was undertaken in 2001 out of concern with increasing interest to develop many of the vacant lots in the Rancho – Charleston corridor for office use. Consequently, the Rancho Charleston Land Use Study and Strategic Plan was adopted June 19, 2002. As stated in the Plan, the major goal is to: "Protect the existing residential neighborhoods from any additional encroachment by commercial and / or office uses (page 21)."

The Rancho Charleston Land Use Study and Strategic Plan designates the subject area and the larger area around it for single-family residences at no more than two dwelling units per acre. Unless there are extenuating circumstances for altering the Plan, the proposed land use classification should be compulsory upon all present and future landowners. The onus is on the property owner to demonstrate why property cannot be developed in the manner in which it's classified. The applicant has presented no justification for altering the plan.

The subject proposal would create an "island" of commercial development in the midst of a larger existing single-family residential area that is designated and zoned for single-family residential development. Changing the land use classification and rezoning the property to a commercial classification may be tantamount to an action of illegal "spot zoning." Such action is permissive only when it is not contrary to the General Plan and when there is reason to distinguish between the subject property and adjoining properties. The staff was not able to make that distinction.

The subject property is located within the Rural Preservation Neighborhood (RPN) Buffer. This 330-foot transitional buffer exists because of the RPN located immediately to the north, east, and south. Within this buffer area, residential development density is limited to three dwelling units per acre, **unless good cause is shown**. The buffer area is intended to protect the integrity of the RPN. For that reason, the state enabling legislation was adopted to provide additional assurance that such integrity would be preserved. The staff could not find good cause for varying from the provisions of this law.

FINDINGS

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies which include approved neighborhood plans.

As to condition number "1," a compatibility issue exists when commercial development is introduced to a residential area. Office development is less intensive than many other commercial uses, but it is more intensive than residential development, when considering the associated activities with a business.

Likewise, there is a problem in satisfying condition number "2" for the same reasons indicated for condition number "1."

In regard to condition number "3," public facilities and infrastructure presently exist to support commercial development. Access would be directly to Rancho Drive or Oakey Boulevard. The property is within 1½ miles of a fire station at 1020 Hinson Street and approximately two miles of a police station at 4th Street and Clark Avenue.

In regard to condition number "4," objectives and policies are addressed in the Rancho Charleston Land Use Study and Strategic Plan. As discussed above, the major goal is to: "Protect the existing residential neighborhoods from any additional encroachment by commercial and / or office uses (page 21)." The subject application is contrary to this goal.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/03/04 Approximately 40 to 60 people attended the meeting. Their concerns were stated as follows:

- Fear of the City creating a commercial corridor along Rancho Drive
- Traffic at Rancho/Oakey (concerned with 70 parking spaces added to congestion at the intersection)
- Overall concept of community will be disrupted
- Angry with past “city planners” for allowing three lots to become isolated, and creating this situation. Properties should have been included in cul-de-sac to the east within residential community
- “Greedy” landowners and “greedy” agent wanting to make a profit without considering neighborhood needs
- Loss of property value in neighborhood

PLANNING COMMISSION ACTION

There were 18 speakers protesting this application at the Planning Commission hearing.

NOTICES MAILED: 154 by Planning Department

APPROVALS: 0

PROTESTS: 106



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3977 APN: 162-04-210-101
Name of Property Owner: SHERMA HARTZKE
Name of Applicant: DR JAS G-ROVER

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: _____

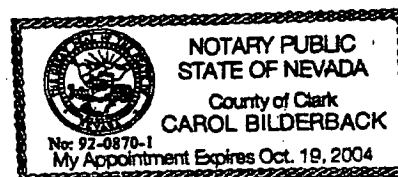
Signature of Property Owner/Authorized Agent: Shelma Harkins

Print Name: SHERMA ABTZKE

Subscribed and sworn before me

This 17 day of FEBRUARY, 2024

Carol Bildenbach
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3977 APN: 162-04-210-103

Name of Property Owner: HELEN GOULETTE

Name of Applicant: DR. JAS GROVER

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:

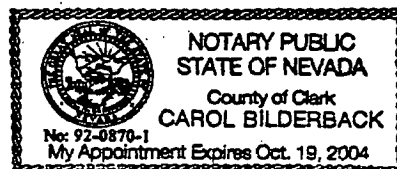
Signature of Property Owner/Authorized Agent: Wesley Boulatte

Print Name: Helen Goulette

Subscribed and sworn before me

This 6 day of FEB, 2004

Carol Bildback
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3977 APN: 162-04-210-102
Name of Property Owner: IBRAHIM BARLAS / LAURA K. BARLAS
Name of Applicant: DR JAS GROVER

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: _____

Particular(s): _____

APN: _____

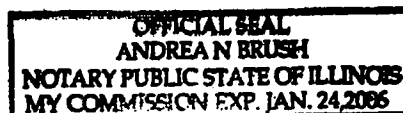
Signature of Property Owner/Authorized Agent _____

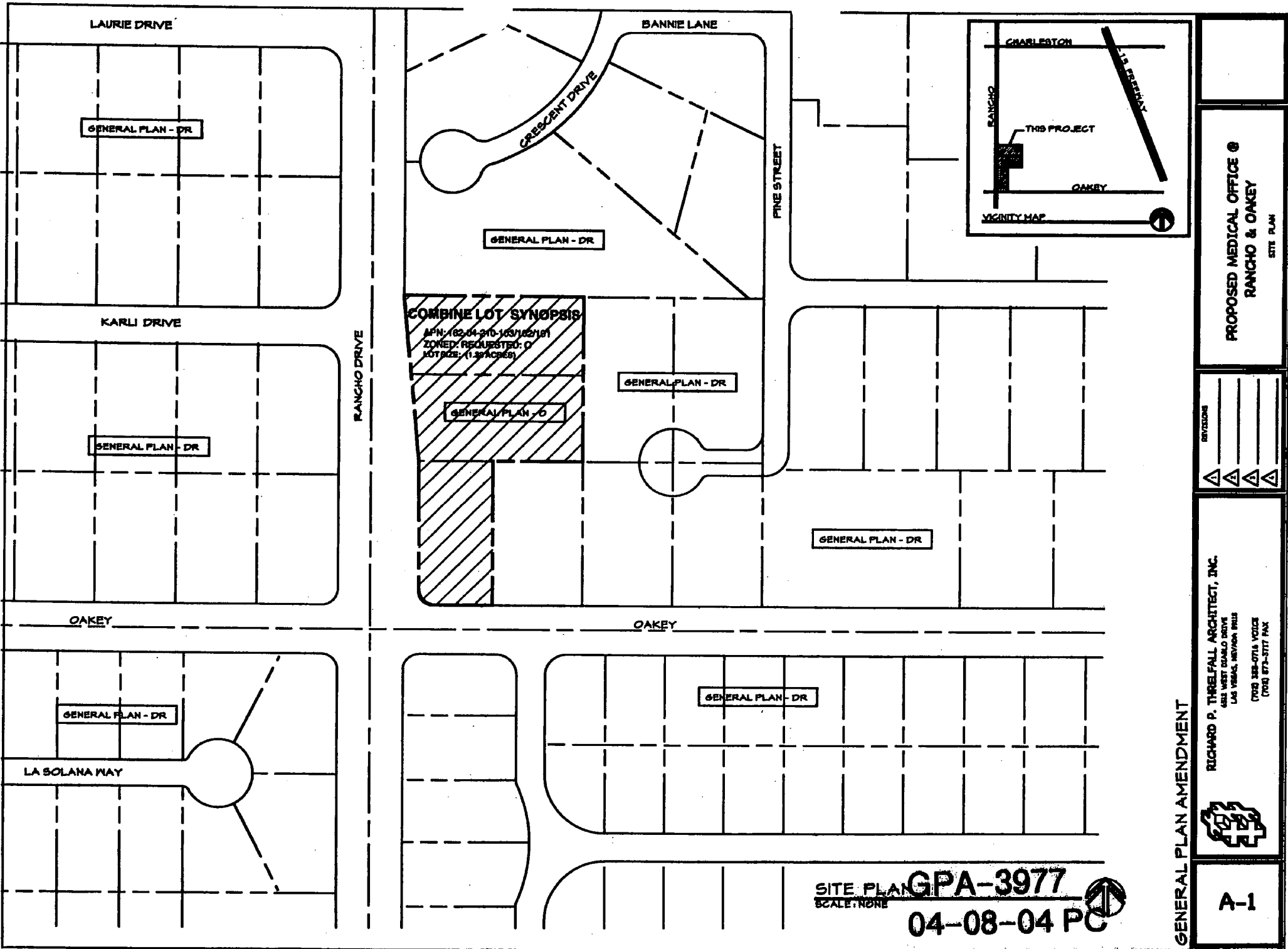
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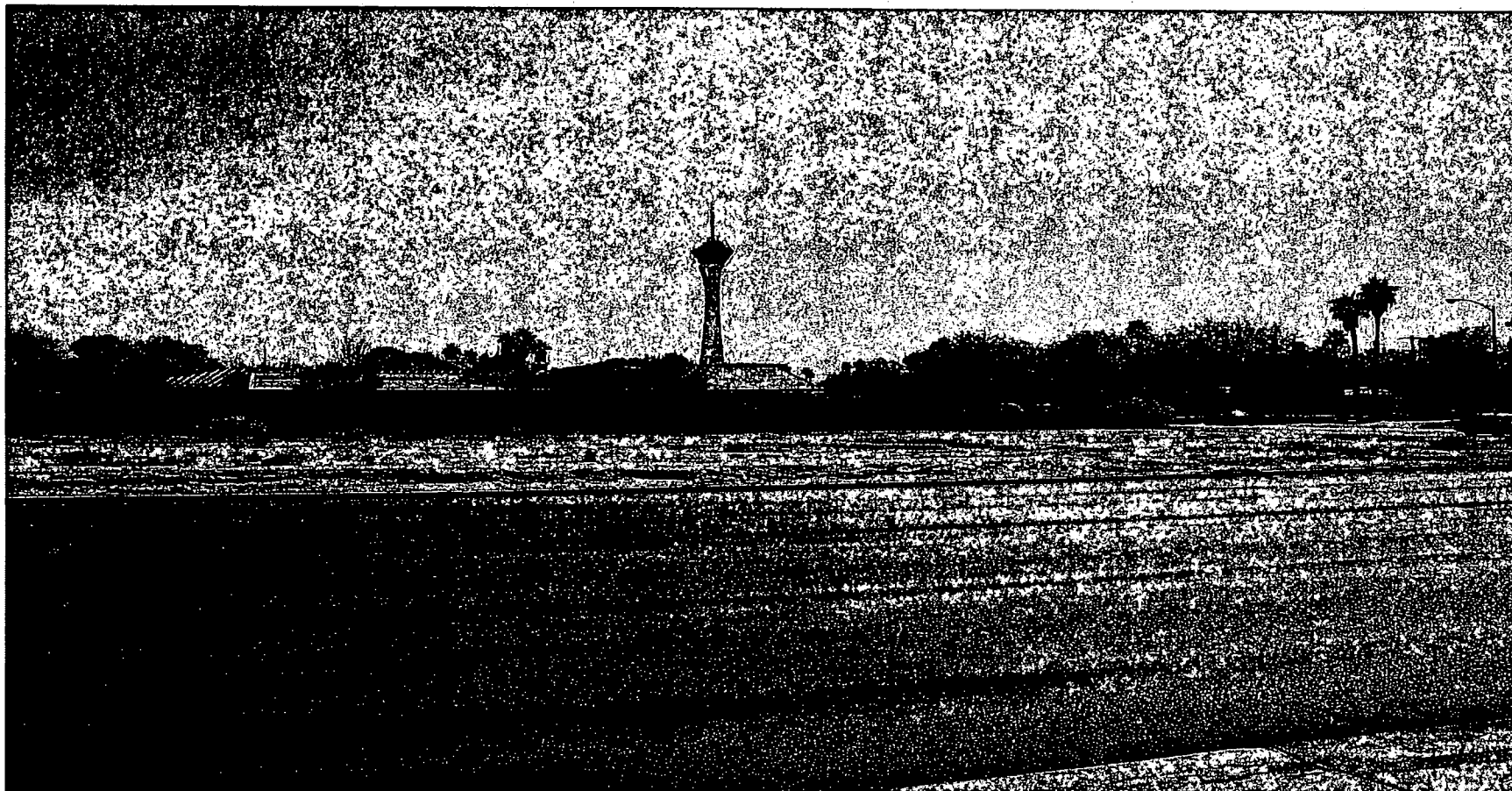
Subscribed and sworn before me

This 9th day of February, 2004

Notary Public in and for said County and State

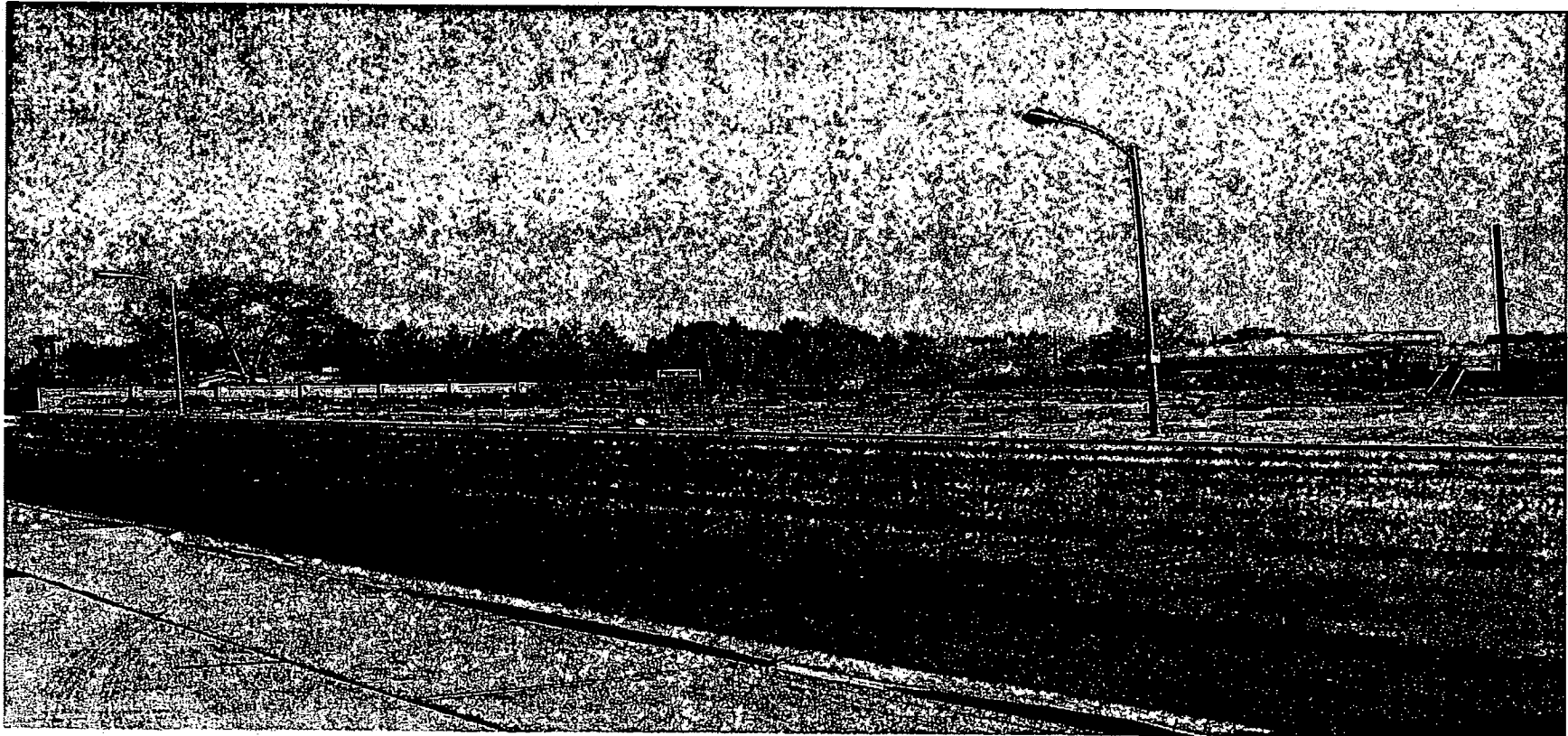






GPA-3977 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL
NORTHEAST CORNER OF RANCHO DRIVE AND OAKLEY DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



GPA-3977 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL
NORTHEAST CORNER OF RANCHO DRIVE AND OAKLEY DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

6/10/04

RECEIVED
CITY CLERK

To City Clerk,

2004 JUN 10 P 1:55

Request to Withdraw Application

City of Las Vegas Office of the Mayor / City Council

Re: Request to amend the general plan (DR to O) and re-zone existing RE property to PR for (3) lots located at the North/ East side of the Rancho / Oakey intersection.

APN #: 162-04-210-101 / 2 / 3

SDR-3982 / ZON-3981 / GPA-3977

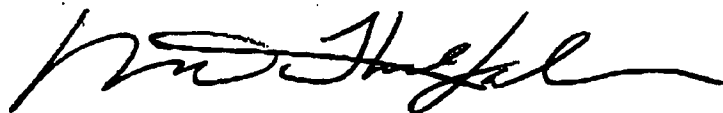
TO WHOM IT MAY CONCERN,

I am the representative of the applicant Dr. Jas Grover.

At this time we would like to withdraw all three of our applications without prejudice.

Please remove the application from your June 16th 2004 City Council meeting schedule.

Thank you,



Richard Threlfall Architect
702 388-0716

Submitted after final agenda

Date 6/10/04 Item #136-138

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - REZONING RELATED TO GPA-3977 - PUBLIC HEARING - ZON-3981 - **APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

111
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

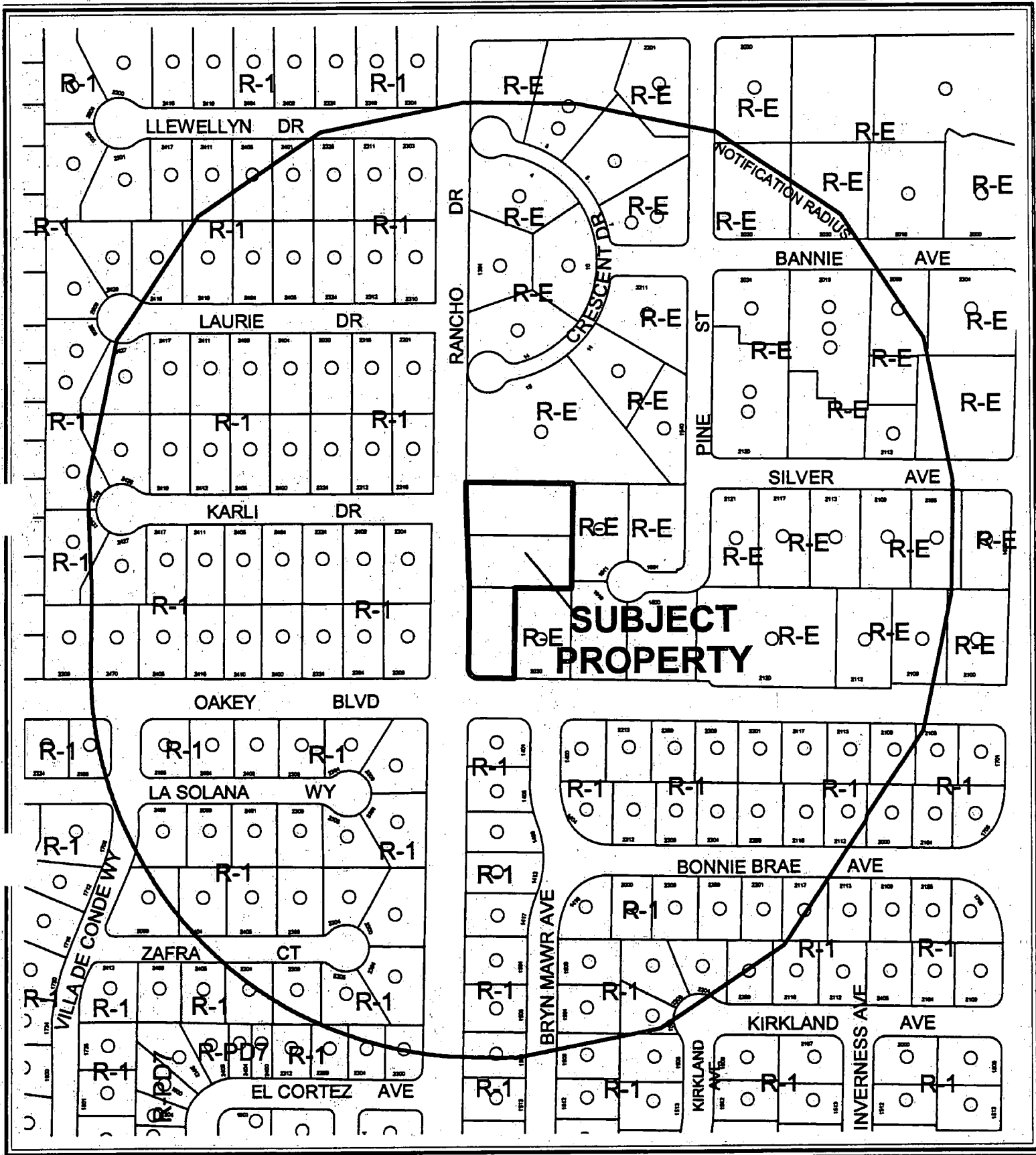
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Letter from Richard Threlfall requesting Withdrawal Without Prejudice filed under Item 136

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 89 [6012 Iron Kettle Street], Item 117 [SUP-4137], Item 119 [SUP-4169] and Item 120 [SUP-4172] to 7/7/2004 and Item 90 [6318 West Sahara Avenue] to 9/15/2004, STRIKE Item 113 [VAR-4340] and Item 114 [SUP-4168] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 136 [GPA-3977], Item 137 [ZON-3981] and Item 138 [SDR-3982] – UNANIMOUS with Ward 2 seat vacant

(2:41 – 2:46)



0 200 400 Feet

CASE: ZON-3981

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: ZON-3981

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 5, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3977) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-3982) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
5. Grant a Traffic Signal Chord Easement at the northeast corner of Rancho Drive and Oakey Boulevard prior to the issuance of any permits for this site; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
6. Construct all incomplete half-street improvements on Rancho Drive and Oakey Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-E (Residence Estates) to P-R (Professional Office & Parking) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Boulevard. Companion applications for a General Plan Amendment (GPA-3977) from DR (Desert Rural Density Residential) to O (Office), and for a Site Development Plan Review (SDR-3982) for a proposed 11,200 square-foot medical office will be considered concurrently.

B) Applicant's Justification

The applicant has justified the request by stating that the intent is to create a practical use for three empty residential lots that have very undesirable and isolated locations within an older neighborhood. The applicant feels that the lots, which all border along Rancho Drive, will not be developed as residential property because the only access to them is directly off Rancho Drive and that they have no real relationship or association with the surrounding existing neighborhood. The proposed Rezoning will facilitate the development as proposed.

BACKGROUND INFORMATION

A) Previous Actions

There is no recent case history associated with this site.

04/08/04 The Planning Commission recommended DENIAL of related applications for a General Plan Amendment (GPA-3977) from DR (Desert Rural Density Residential) to O (Office), and a Site Development Plan Review (SDR-3982) for a proposed 11,200 square-foot medical office.

04/08/04 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #29/gl)

B) Pre-Application Meeting

02/02/04 The following comments were made at the meeting:

- No commercial uses exist anywhere in the area of predominately low-density residential uses and denial would be recommended.
- Transportation trail is required along the east side of Rancho Drive. There may be the possibility of reducing the width of the path to five feet, consistent with proposed new standards.
- Landscaping would be required around the building foundations; a waiver would be required if the six-foot standard could not be met.

- There may be residential adjacency issues with properties to the south and east.
- One curb cut may be allowed to meet the 220-foot separation requirements

C) Neighborhood Meetings

03/03/04 A neighborhood meeting was held by the applicant pursuant to Code requirements for the companion General Plan Amendment. Approximately 40 to 60 people attended the meeting. The concerns raised were stated as follows:

- Fear of the City creating a commercial corridor along Rancho Drive.
- Traffic at Rancho/Oakey (concerned with 70 parking spaces added to congestion at the intersection).
- Overall concept of community will be disrupted.
- Residents angry with past "city planners" for allowing three lots to become isolated, and creating this situation. Properties should have been included in cul-de-sac to the east within residential community.
- Landowners and representatives wanting to make a profit without considering neighborhood needs.
- Loss of property value in neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net acres: 1.38 Acres

B) Existing Land Use

Subject Property: Undeveloped
North: Single-Family Dwelling
South: Across Oakey Boulevard, Single-Family Dwelling
East: Single-Family Dwelling
West: Across Rancho Drive, Single-Family Dwelling

C) Planned Land Use

Subject Property: D-R (Desert Rural Density Residential)
North: D-R (Desert Rural Density Residential)
South: Across Oakey Boulevard, D-R (Desert Rural Density Residential)
East: D-R (Desert Rural Density Residential)
West: Across Rancho Drive, D-R (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates)
South: Across Oakey Boulevard, R-E (Residence Estates)
East: R-E (Residence Estates)
West: Across Rancho Drive, R-E (Residence Estates)

E) General Plan Compliance

A major land use study was undertaken in 2001 out of concern with increasing interest to develop many of the vacant lots in the Rancho - Charleston corridor for office use. Consequently, the Rancho - Charleston Land Use Study and Strategic Plan was adopted June 19, 2002. As stated in the Plan, the major goal is to: "Protect the existing residential neighborhoods from any additional encroachment by commercial and / or office uses (page 21)."

The Rancho - Charleston Land Use Study and Strategic Plan designates the subject area and the larger area around it for single-family residences at no more than two dwelling units per acre. Unless there are extenuating circumstances for altering the Plan, the proposed land use classification should be compulsory upon all present and future landowners. The onus is on the property owner to demonstrate why property cannot be developed in the manner in which it's classified. The applicant has presented no justification for altering the plan.

The subject proposal would create an "island" of commercial development in the midst of a larger existing single-family residential area that is designated and zoned for single-family residential development. Changing the land use classification and rezoning the property to a commercial classification may be tantamount to an action of illegal "spot zoning." Such action is permissive only when it is not contrary to the General Plan and when there is reason to distinguish between the subject property and adjoining properties. Staff was not able to make that distinction.

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

The subject property is located within the Rural Preservation Neighborhood (RPN) Buffer. This 330-foot transitional buffer exists because of the RPN located immediately to the north, east, and south. Within this buffer area, residential development density is limited to three dwelling units per acre, **unless good cause is shown**. The buffer area is intended to protect the integrity of the RPN. For that reason, the state enabling legislation was adopted to provide additional assurance that such integrity would be preserved. Staff could not find good cause for varying from the provisions of this law.

A trail is required along the west side of the property along the east side of Rancho Drive. The development would have to provide a trail meeting the requirements of the Las Vegas 2020 Master Plan Transportation Trails Element.

ANALYSIS

A) *Zoning Code Compliance*

Development standards for the proposed P-R (Professional Office) zoning are outlined within Title 19.08 of the Zoning Code and are addressed as part of the Site Development Plan Review process. Analysis of landscaping requirements is also part of the review. The Planning Commission and City Council will review the development standards through consideration of the Site Development Plan Review (SDR-3982), a related item.

B) *General Analysis and Discussion*

The applicant has indicated in a letter of justification for the change in zoning that it is doubtful the property will develop for single-family residences because of their configuration, having frontage on Rancho Drive. This premise may be suspect since the area is a well-established large lot exclusive single-family residential area. Furthermore, with the three subject lots under single ownership, there is the opportunity to reconfigure the lots in such a way that they would be more desirable for residential purposes.

FINDINGS

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

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

The existing General Plan designation of the subject site is DR (Desert Rural Density Residential), which allows a density of 2.0 units/gross acre. The applicant has filed a companion General Plan Amendment (GPA-3977), requesting amendment to the O (Office) designation. This land use classification is inconsistent with the General Plan. Accordingly, denial of the General Plan Amendment request is recommended.

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."

As discussed above, the uses permitted in the P-R (Professional Office) are not compatible with the existing large lot single-family dwellings that are located adjacent to the site.

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

The growth and development factors in the community do not indicate a need for the Rezoning to P-R for an office complex on this site. In addition, there are other locations with the appropriate zoning within Las Vegas that would allow a development such as this.

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

Access to the site is proposed from Rancho Drive, which is depicted as a Secondary (80-foot) Collector road on the Master Plan of Streets and Highways. This road contains sufficient capacity to serve the proposed development.

NOTICES MAILED 154 by Planning Department

APPROVALS 0

PROTESTS 111



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3981 APN: 162-04-210-102
Name of Property Owner: IBRAHIM BARLAS / LAURA K. BARLAS
Name of Applicant: DR JAS GROVER

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: _____

Particular(s): _____

APN: _____

Signature of Property Owner/Authorized Agent _____

Print Name: _____

Subscribed and sworn before me

This 9th day of February, 2004

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3981 APN: 162-04-210-101

Name of Property Owner: SHERMA HARTZKE

Name of Applicant: DR JAS GROVER

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: _____

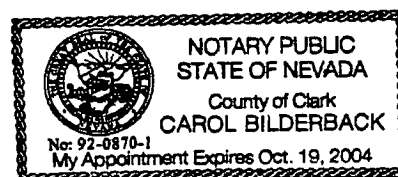
Signature of Property Owner/Authorized Agent: Shelma V. V. V.

Print Name: SHERMA ABETZKE

Subscribed and sworn before me

This 17 day of FEBRUARY, 2024

Carol Bildenbach
Notary Public in and for said County and State





**ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL
NORTHEAST CORNER OF RANCHO DRIVE AND OAKLEY DRIVE
APRIL 8, 2004 PLANNING COMMISSION**

03/18/04



ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL
NORTHEAST CORNER OF RANCHO DRIVE AND OAKLEY DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - **SDR-3982** - **APPLICANT: DR. JAS GROVER** - **OWNERS: HELEN GOULETTE, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

106

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

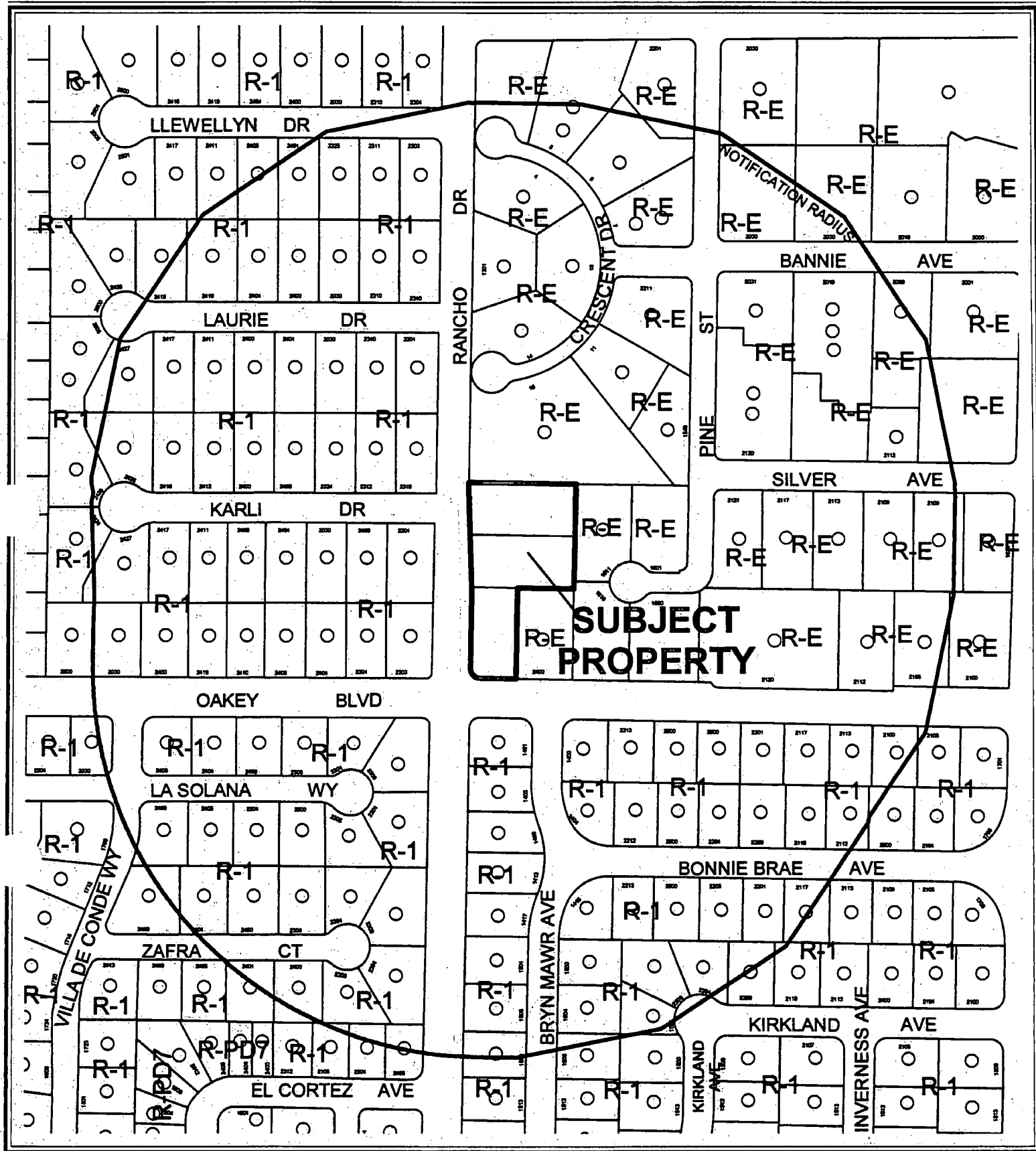
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
4. Staff Report
3. Submitted after final agenda - Letter from Richard Threlfall requesting Withdrawal Without Prejudice filed under Item 136

MOTION:

REESE - Motion to **HOLD IN ABEYANCE** Item 89 [6012 Iron Kettle Street], Item 117 [SUP-4137], Item 119 [SUP-4169] and Item 120 [SUP-4172] to 7/7/2004 and Item 90 [6318 West Sahara Avenue] to 9/15/2004, **STRIKE** Item 113 [VAR-4340] and Item 114 [SUP-4168] and Accept the **WITHDRAWAL WITHOUT PREJUDICE** of Item 136 [GPA-3977], Item 137 [ZON-3981] and Item 138 [SDR-3982] - **UNANIMOUS** with Ward 2 seat vacant

(2:41 - 2:46)



CASE: SDR-3982

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



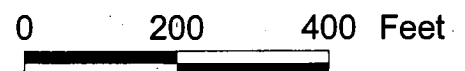


CASE: SDR-3982

RADIUS: 750 FT

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 5, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3977) to O (Office) and a Rezoning [ZON-3981] to P-R (Professional Office) 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 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 loading zone and to meet Residential Adjacency Standards of the Code. This will require that the site plan be amended to move the building or reduce the building height, or that the applicant seek and receive approval of a Variance from this requirement of the Code.
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. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the interior perimeters of the site, a minimum 24-inch box trees, each with two minimum 15-gallon trees, planted a minimum of 35 feet on-center along the external perimeters of the site, and the use of a minimum size of 24" box trees in the parking areas.
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 should 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. Wall pack 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. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. In particular, the north wall of the site must be developed so as to eliminate any impact from the project on the residential area to the north. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
17. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

18. Construct a median island within Rancho Drive to restrict driveway movements to right-in/right-out only that is acceptable to the City Traffic Engineer concurrent with development of this site.
19. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
20. Site development to comply with all applicable conditions of approval for Rezoning application ZON-3981 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 11,200 square-foot medical office on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Boulevard. Companion applications for a General Plan Amendment (GPA-3977) from DR (Desert Rural Density Residential) to O (Office), and for a Rezoning (ZON-3981) from R-E (Residence Estates) to P-R (Professional Office & Parking) will be considered concurrently.

B) Applicant's Justification

The applicant has justified the request by stating that the intent is to create a practical use for three empty residential lots that have very undesirable and isolated locations within an older neighborhood. The applicant feels that the lots, which all border along Rancho Drive, will not be developed as residential property because the only access to them is directly off Rancho Drive and that they have no real relationship or association with the surrounding existing neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

There is no recent case history associated with this site.

04/08/04 The Planning Commission recommended DENIAL of companion applications for a General Plan Amendment (GPA-3977) from DR (Desert Rural Density Residential) to O (Office), and a Rezoning (ZON-3981) from R-E (Residence Estates) to P-R (Professional Office & Parking). Staff recommended denial of all three applications.

04/08/04 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #30/gl)

B) Pre-Application Meeting

02/02/04 The following comments were made at the meeting:

- No commercial uses exist anywhere in the area of predominately low-density residential uses and denial would be recommended.
- Transportation trail is required along the east side of Rancho Drive. There may be the possibility of reducing the width of the path to five feet, consistent with proposed new standards.
- Landscaping would be required around the building foundations; a waiver would be required if the six-foot standard could not be met.

- There may be residential adjacency issues with properties to the south and east.
- One curb cut may be allowed to meet the 220-foot separation requirements

C) Neighborhood Meetings

03/03/04 Approximately 40 to 60 people attended the meeting. The concerns raised were stated as follows:

- Fear of the City creating a commercial corridor along Rancho Drive.
- Traffic at Rancho/Oakey (concerned with 70 parking spaces added to congestion at the intersection).
- Overall concept of community will be disrupted.
- Residents angry with past "city planners" for allowing three lots to become isolated, and creating this situation. Properties should have been included in cul-de-sac to the east within residential community.
- Landowners and representatives wanting to make a profit without considering neighborhood needs.
- Loss of property value in neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net acres: 1.38 Acres

B) Existing Land Use

Subject Property: Undeveloped
North: Single-Family Dwelling
South: Across Oakey Boulevard, Single-Family Dwelling
East: Single-Family Dwelling
West: Across Rancho Drive, Single-Family Dwelling

C) Planned Land Use

Subject Property: D-R (Desert Rural Density Residential)
North: D-R (Desert Rural Density Residential)
South: Across Oakey Boulevard, D-R (Desert Rural Density Residential)
East: D-R (Desert Rural Density Residential)
West: Across Rancho Drive, D-R (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates)
South: Across Oakey Boulevard, R-E (Residence Estates)
East: R-E (Residence Estates)
West: Across Rancho Drive, R-E (Residence Estates)

E) General Plan Compliance

The site is currently designated as DR (Desert Rural density Residential) on the Southeast Sector Plan map of the General Plan. Desert Rural uses include single family homes on large lots, possibly with equestrian facilities and non-equestrian raising of animals. The companion request for a General Plan Amendment (GPA-3977) would change the designation of the site to O (Office). A major land use study was undertaken in 2001 at the direction of City Council out of concern with increasing pressure to develop many of the vacant lots in the Rancho - Charleston corridor for office use. Consequently, the Rancho Charleston Land Use Study and Strategic Plan was adopted on 06/19/02. As stated in the Plan, the major goal is to: "Protect the existing residential neighborhoods from any additional encroachment by commercial and/or office uses (page 21)."

The Rancho Charleston Land Use Study and Strategic Plan designates the subject area and the larger area around it for single-family residences at no more than two dwelling units per acre. Unless there are extenuating circumstances for altering the Plan, the proposed land use classification should be compulsory for all present and future landowners. The burden is on the property owner to demonstrate why the site cannot be developed in the manner in which it is classified. The applicant has presented no justification for altering the plan.

The subject proposal would create an "island" of commercial development in the midst of a larger existing single-family residential area that is designated and zoned for single-family residential development. Changing the land use classification and rezoning the property to a commercial classification may be tantamount to an action of illegal "spot zoning." Such action is permissive only when it is not contrary to the General Plan and when there is reason to distinguish between the subject property and adjoining properties. The staff was not able to make that distinction.

The subject property is located within the Rural Preservation Neighborhood (RPN) Buffer. This 330-foot transitional buffer exists because of the RPN located immediately to the north, east, and south. Within this buffer area, residential development density is limited to three dwelling units per acre, **unless good cause is shown**. The buffer area is intended to protect the integrity of the RPN. For that reason, the state enabling legislation was adopted to provide additional assurance that such integrity would be preserved. Staff could not find good cause for varying from the provisions of this law.

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 11,200 square-foot one-story medical office on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive. The building is located on the northern portion of the site and is designed with a pitched tile roof and a central courtyard area. The building is surrounded by parking and the southern portion of the site is dedicated to parking as well. Access to the site is via two driveways to Rancho Drive. A monument sign is proposed at the southwest corner of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards PR District	Required	Provided	Compliance
Min. Lot Width	100 Feet	356 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	56 Feet	Y
• Corner	15 Feet	242 Feet	Y
• Rear	15 Feet	56 Feet	Y
Max. Lot Coverage	50 %	18.6%	Y
Max. Building Height	2 Stories / 35 Feet	1 story/24 Feet	Y
Trash Enclosure	Walled, gated, roofed and 50 Feet from residential	Walled, gated, roofed and 52 Feet from residential	Y
Loading Zone	1	Not indicated	N

The project as proposed conforms to the development standards applicable to the PR (Professional Office and Parking) zoning district, with the exception of a loading zone that is not indicated on the site plan. A condition of approval will require that loading zone to be added to the site plan.

A2) Residential Adjacency Standards

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

- a) Proximity slope. The properties immediately to the north and east of the subject site are designated as DR (Desert Rural Density Residential). Title 19.08.060.A.1.a. requires that residential adjacency standards be observed for non-residential projects adjacent to land so designated. Based on the required 3:1 proximity slope and the proposed building height of 24 feet, a separation distances of 72 feet from the proposed building to the north and east property lines are required. A distance of 56 feet in each direction is proposed. The applicant will need to either move the building or reduce the building height (from 24 feet to approximately 18 feet based on the current building footprint) to comply with the requirement, or seek a Variance from the above-noted provision. A condition of approval addresses this issue.

b) Building setback. The project exceeds this requirement of the Code.

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, Medical and Dental	11,200 S.F.	1 space/200 S.F. up to 2,000 S.F. GFA + 1 space/each add'l 175 S.F. 10% handicap spaces	10 spaces 53 spaces	 7 spaces		
Totals			63 spaces	7 spaces	70 spaces	7 spaces

The project as proposed exceeds the parking requirements of the Code.

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 24" box Tree/6 Spaces	12 24" box Trees	12 15-gal Trees
Buffer: • Min. Trees	1 24" box Tree/35 Feet + 2 15-gal Trees/35 Feet on external perimeters (940 Feet – driveways = 885 Feet) 1 24" box Tree/20 Linear Feet on internal perimeters (720 Feet)	25 24" box Trees + 50 15-gal Trees 36 Trees	10 24" box Trees + 29 5-gal Trees 34 Trees
• Min. Zone Width	15 Feet on external perimeters, 8 Feet on internal perimeters		Y
• Wall height	6 Feet		Y

The proposed landscaping does not meet Code requirements with regard to the required size and number of perimeter trees, and the size of parking lot trees, to be planted. A condition of approval will address this issue.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Monument Signs: P-R zoning district

Standards	Allowed	Provided
Maximum Number	1 / 500 feet street frontage 2 total	1 total
Maximum Area	75 SF	75 SF
Maximum Height	8 Feet	8 Feet
Minimum Setback	5 Feet	16 Feet
Illumination	Must be designed to avoid fugitive light	Y

The proposed monument sign as proposed meets the sign standards of the Code, including the Residential Protection Standards of Title 19.14.070.

B) General Analysis and Discussion

- **Zoning**

The companion Rezoning request (ZON-3981) proposes to rezone the site from the R-E (Residence Estates) Zone to the P-R (Professional Office) Zone. This proposed zone conforms to the proposed O (Office) land use designation, which is the subject of the companion General Plan Amendment request (GPA-3977).

- **Site Plan**

The proposed site plan would conform to the regulations of the Code, other than Residential Adjacency standards, placement of a loading zone and certain landscaping deficiencies highlighted in this report. Discussions have indicated that the applicant is willing to make adjustments in the site plan and building design to eliminate these issues within current Code standards, without the need for Waivers of or Variances to the Code.

- **Waivers**

No Waivers have been requested as part of this application.

- **Landscape Plan**

The landscape plan depicts the use of 24-inch box Arizona Mesquite and Mondel Pine trees as exterior perimeter plantings along Oakey Boulevard and Rancho Drive. Twenty-four inch Mondel Pines are proposed along the interior perimeters of the site. The use of 15-gallon Mondel Pines within the parking area does not meet Code standards. Also, the tree-planting interval proposed for external perimeters is acceptable only if two 15-gallon trees are matched with each 24-inch box tree; the proposal is for five-gallon shrubs, which does not meet Code standards.

- **Elevation**

The elevations depict a one-story structure finished in stucco with a steep-angle pitched tile roof. Columns, banding and stucco wainscoting are used to provide detail and visual interest. Foundation landscape planters are proposed along the south side of the building. An open passageway from the south face of the building will lead to an outdoor courtyard in the middle of the building. The eave height of the building is proposed at 14 feet, with the top of the roof being 24 feet in height. The applicant has proposed to reduce this overall height to approximately 18 feet in order to comply with the Residential Adjacency Standards of the Code.

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 subject proposal would create an "island" of commercial development in the midst of a larger existing single-family residential area that is designated and zoned for single-family residential development. A compatibility issue develops when commercial development is introduced to a residential area. Office development is less intensive than many other commercial uses, but it is more intensive than residential development, when considering the associated activities with a business.

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;"**

Subject to approval of the companion General Plan Amendment and Rezoning requests, the application will comply with most of the above-noted policies and standards, with the exception of Residential Adjacency Standards, provision of a loading zone, and certain deficiencies in the landscaping plan. The applicant has indicated that the site plan and elevations will be revised to rectify these deficiencies and meet all aspects of the current Code.

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

Access to the site is proposed from Rancho Drive, which is depicted as a Secondary (80-foot) Collector road on the Master Plan of Streets and Highways. This road contains sufficient capacity to serve the proposed development.

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

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

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

The building elevations as shown are typical of office developments. The development of a perimeter wall with a significant amount of landscaping will improve compatibility with adjacent single-family residential development.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 154 by Planning Department

APPROVALS 0

PROTESTS 106



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SPR-3982 APN: 162-04-210-102

Name of Property Owner: IBRAHIM BARLAJ / LAURA K. BARLAJ

Name of Applicant: DR JAS GROVER

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

Yes

✓ No

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

City Official: _____

Partner(s): _____

APN: _____

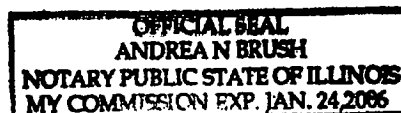
Signature of Property Owner/Authorized Agent _____

Print Name:

Subscribed and sworn before me

This 9th day of February, 2004

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SPR-3982 APN: 162-04-210-101

Name of Property Owner: SHERMA HARTZKE

Name of Applicant: DR JAS GROVER

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

Yes ☐ No ☒

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

City Official: _____

Partner(s): _____

APN: _____

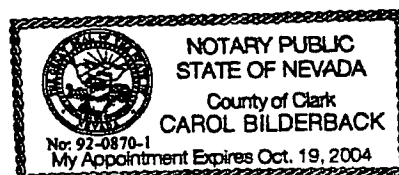
Signature of Property Owner/Authorized Agent:

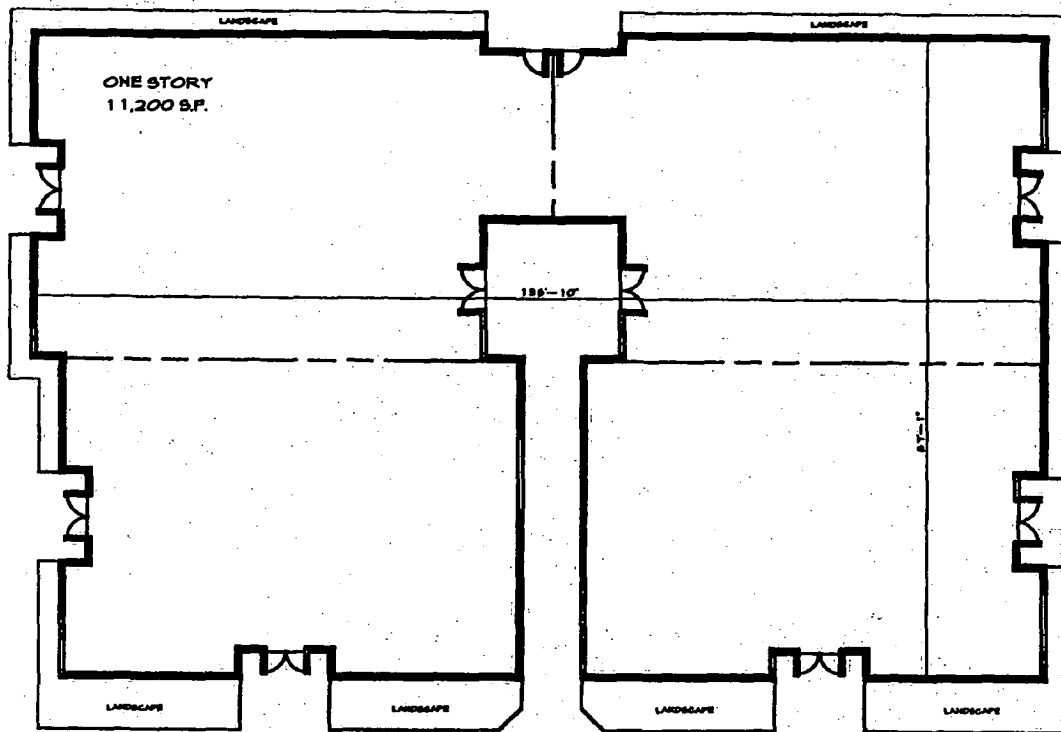
Print Name:

Subscribed and sworn before me

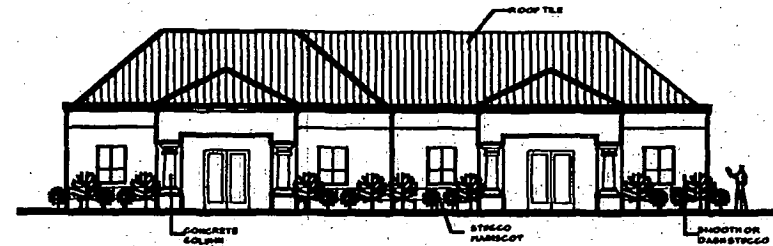
This 17 day of FEBRUARY, 2024

Carol Bildenbach
Notary Public in and for said County and State





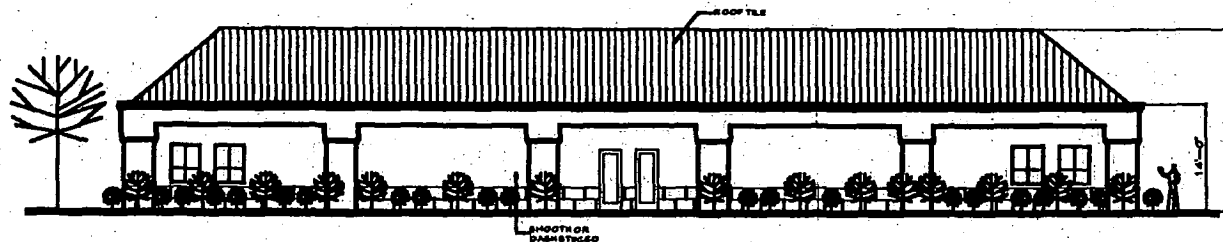
FLOOR PLAN
1/8" SCALE



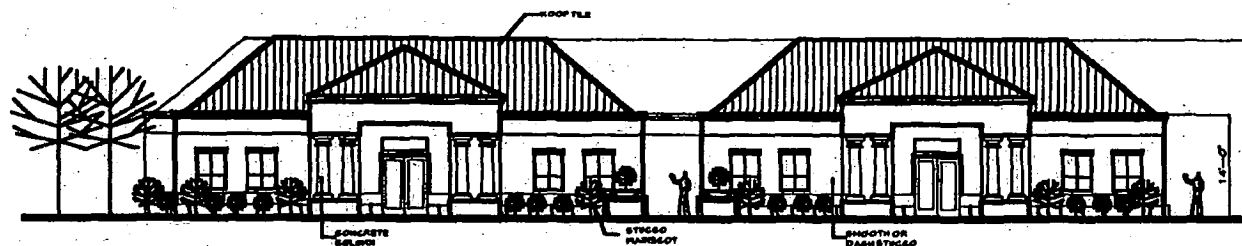
WEST ELEVATION (RANCHO SIDE)
1/8" SCALE



EAST ELEVATION
1/8" SCALE



NORTH ELEVATION (REAR)
1/8" SCALE



SOUTH ELEVATION (MAIN ENTRY)
1/8" SCALE

PROPOSED MEDICAL OFFICE @
RANCHO & OAKLEY
FLOOR PLAN / ELEVATIONS

SECTION



RICHARD P. TREIFALL ARCHITECT, INC.
435 WEST OAKLAND BOULEVARD
LOS ANGELES, CALIFORNIA 90024
(714) 388-0716 VOICE
(714) 388-0717 FAX



A-2

ZON-3981
SDR-3982
04-08-04 PC

PLANT LEGEND

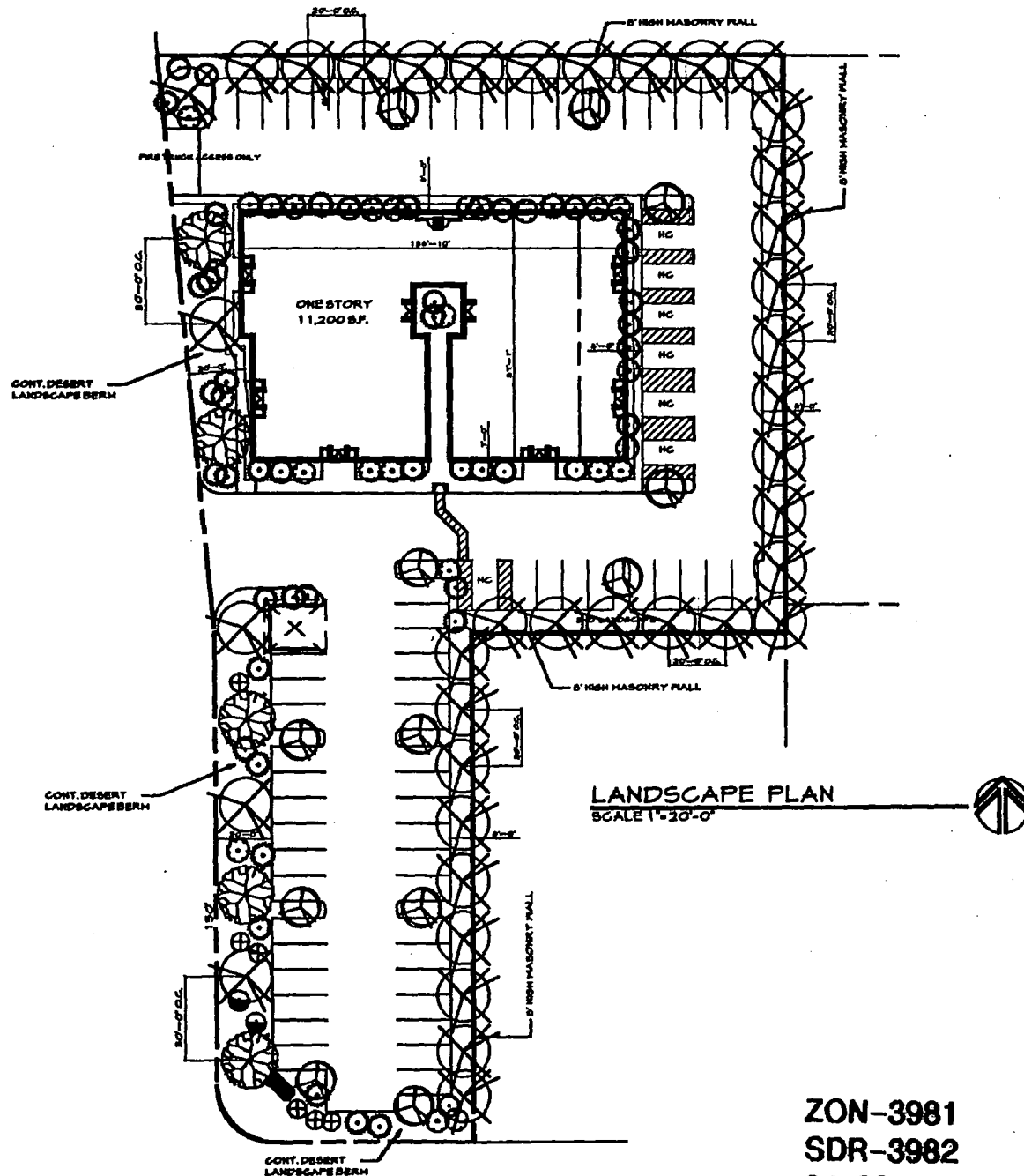
SYMBOL	COMMON NAME	SIZE
--------	-------------	------

TREES

	ARIZONA MESQUITE	24" BOX
	MONVEL PINE	24" BOX
	MONVEL PINE	18 GAL

SHRUBS

	Yucca brevifolia	18" LAMINATED	10 gal
	Quercus agrifolia	18" LAMINATED	10 gal
	Quercus agrifolia	18" LAMINATED	10 gal
	Quercus agrifolia	18" LAMINATED	10 gal
	Quercus agrifolia	18" LAMINATED	10 gal
	Quercus agrifolia	18" LAMINATED	10 gal



LANDSCAPE PLAN
SCALE 1"=30'-0"

ZON-3981
SDR-3982
04-08-04 PC

PROPOSED MEDICAL OFFICE @
RANCHO & OAKLEY
LANDSCAPE PLAN

REVISIONS



RICHARD P. THRELFALL ARCHITECT, INC.
4511 WEST DIAMOND DRIVE
LAS VEGAS, NEVADA 89118
(702) 382-0716 VOICE
(702) 873-3777 FAX



L-1



SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL
NORTHEAST CORNER OF RANCHO DRIVE AND OAKLEY DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04



SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL
NORTHEAST CORNER OF RANCHO DRIVE AND OAKLEY DRIVE
APRIL 8, 2004 PLANNING COMMISSION

03/18/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****9****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:**MACK - APPROVED - UNANIMOUS with Ward 2 seat vacant****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 139 [GPA-4079], Item 140 [ZON-4084], and Item 141 [SDR-4088].

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated that at the Planning Commission several residents expressed concerns about the proposed project. However, after meeting with them the project was rearranged so that the open space would be located along the boundary immediately adjacent to their properties. Those changes were submitted to staff.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 139 – GPA-4079

MINUTES – Continued:

COUNCILMAN MACK requested that Condition 6 of Item 141 [SDR-4088] be amended to state that the maximum building height shall not exceed 35 feet. In addition, that the first sentence in Condition 11 be amended to read that the setbacks for this development shall be a minimum of 3 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear.

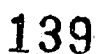
MARGO WHEELER, Acting Director, Planning and Development Department, was amenable to the amendments and asked that Condition 4 reflect the revised plans dated May 28, 2004. ATTORNEY LAZOVICH agreed to all amended conditions.

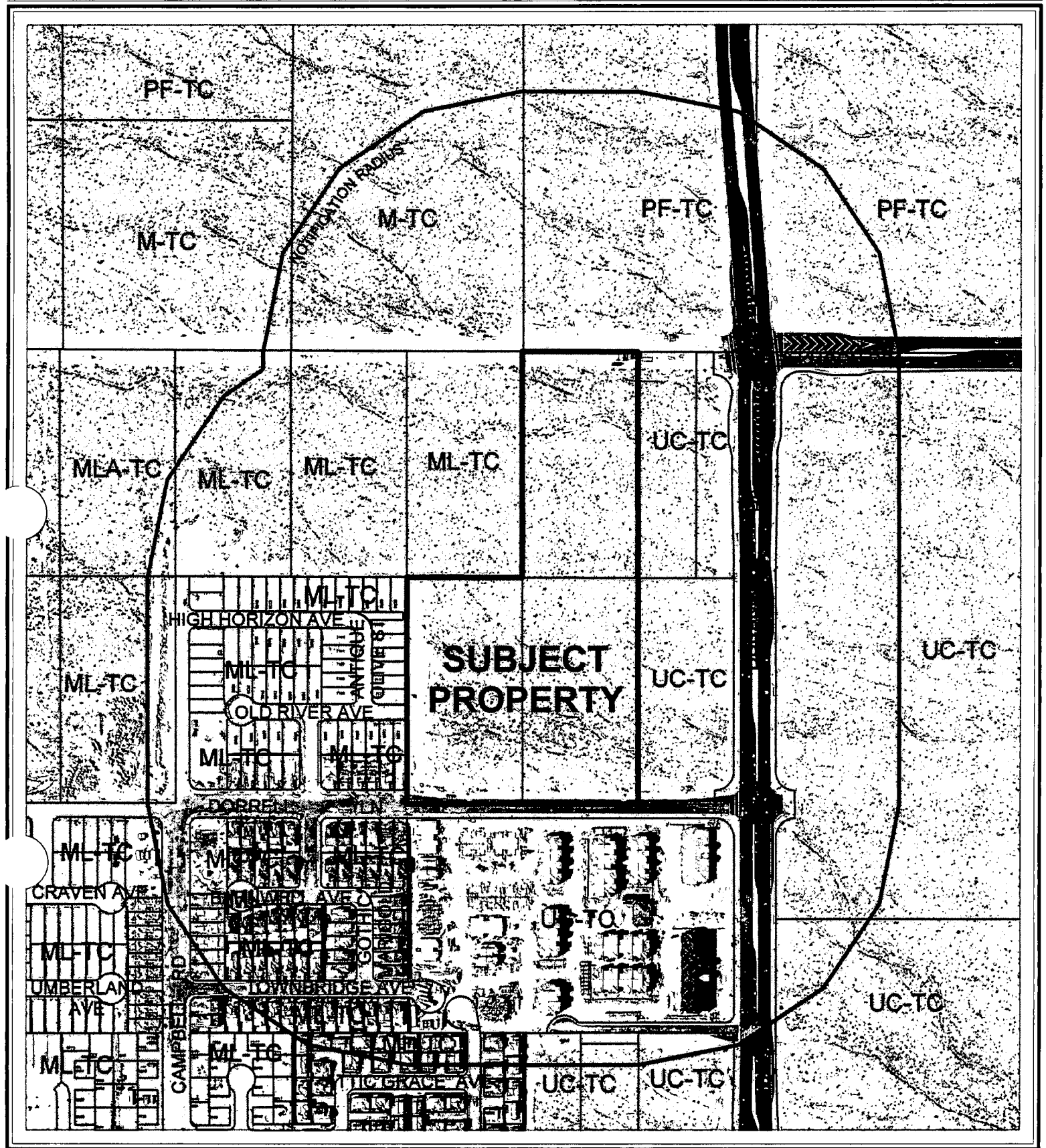
MAYOR GOODMAN declared the Public Hearing closed on Item 139 [GPA-4079], Item 140 [ZON-4084] and Item 141 [SDR-4088].

NOTE: All discussion for Item 139 [GPA-4079], Item 140 [ZON-4084] and Item 141 [SDR-4088] was held under Item 139 [GPA-4079].

(3:55 – 4:00)

5-2843





CASE: GPA-4079

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY,
DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE
SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND
MICHAEL AND CAROL BUBONOVICH**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive from UC-TC (Urban Center Mixed Use – Town Center) and ML-TC (Medium Low Density Residential – Town Center) to M-TC (Medium Density Residential – Town Center). A rezoning application, ZON-4084, and a site plan review, SDR-4088, accompany this application.

BACKGROUND DATA:

- | | |
|----------|---|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Density Residential) land uses with a maximum density of three dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. |
| 08/18/99 | The City Council approved GPA-23-99, which amended the density range for the Medium Low Density Residential to allow up to 8 dwelling units per acre and for Medium Density Residential to allow up to 25 dwelling units per acre. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the "Newly Developing Area" as described in the Plan. |
| 11/07/01 | The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. |
| 02/19/03 | The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for ML-TC (Medium Low Density Residential – Town Center) and UC-TC (Urban Center Mixed Use – Town Center) land uses. |
| 05/13/04 | The Planning Commission recommended approval of companion items: ZON-4084 and SDR-4088. Staff recommended denial of the Site Development Plan Review and approval of the Rezoning. |
| 05/13/04 | The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #21). |

DETAILS OF APPLICATION REQUEST

Site Area: 15.19 acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

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

DEFINITIONS

ML (Medium Low Density Residential) This district permit from 5.6 to 8 dwelling units/per gross acre of single-family residential development. This density range permits single-family compact lots and zero lot line homes, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

M (Medium Density Residential) This district permit from 12.1 to 25 dwelling units/gross acre of residential development. This category includes a higher density and variety of multifamily unit types, up to three stories in height.

TC (Town Center) The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

INTERAGENCY ISSUES

None.

ANALYSIS

The General Plan designates the subject area and the larger area around it for UC-TC (Urban Center Mixed Use- Town Center) and ML-TC (Medium Low Density Residential- Town Center). Unless there are extenuating circumstances for altering the Plan, the proposed land use classification should be compulsory upon all present and future landowners. The onus is on the property owner to demonstrate why property cannot be developed in the manner in which it's classified.

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

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

FINDINGS

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations.**

Adjacent residential development to the west is designated ML-TC, which supports densities of development up to eight dwelling units per acre. A density of development of up to 25 dwelling units per acre in the M classification, three times the density of residential development permitted in the ML (Medium-Low Density Residential) district, raises greater compatibility issues than the present land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The same problem is exposed with the second condition as with the first condition. The M land use classification permits a residential zone that permits up to 25 dwelling units per acre.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

The same transportation, recreation, utility and other facilities are present to support the same uses in an M district as for the UC-TC and ML-TC districts.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The Town Center Plan advocates mixed use developments for the subject area, not stand alone high-density residential development. The proposed development, therefore, is not consistent with the Town Center Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/22/04 Three property representatives, and one City Council liaison were in attendance. There weren't any members of the public present. The revised site plan was submitted.

PLANNING COMMISSION ACTION

The Planning Commission believed that the application request is appropriate.

NOTICES MAILED: 107 by Planning Department

APPROVALS: 2

PROTESTS: 9

GPA



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____ Nu

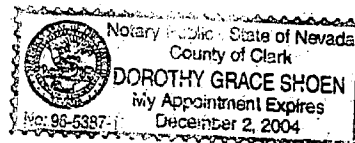
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

APN: _____

Print Name: KHUSROW ROOHANI, Trustee

Another trace shown

Notary Public in and for said County and State



VAR

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-4079** APN: 125-20-101-007

Name of Property Owner: MICHAEL & MICHELLE BARNEY ETAL ETAL

Name of Applicant: RICHMOND AMERICAN HOMES

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

Yes

~~_____~~ 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: _____

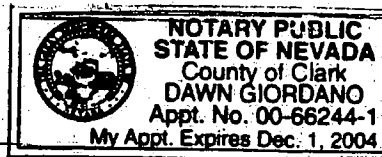
Signature of Property Owner/Authorized Agent:

Print Name: Michael Barney Michelle Barney

Subscribed and sworn before me

This 19 day of FEB 20

Notary Public in and for said County and State









Case Number: **GPA-4079** APN: **125-20-101-007**
Name of Property Owner: **MICHAEL & CAROL HUBONOVICH**
Name of Applicant: **RICHMOND AMERICAN HOMES**

 Yes X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Michael Schmidt Paul Belfonovich

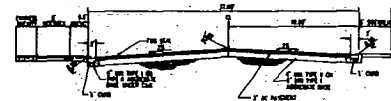
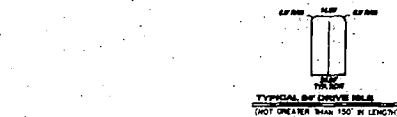
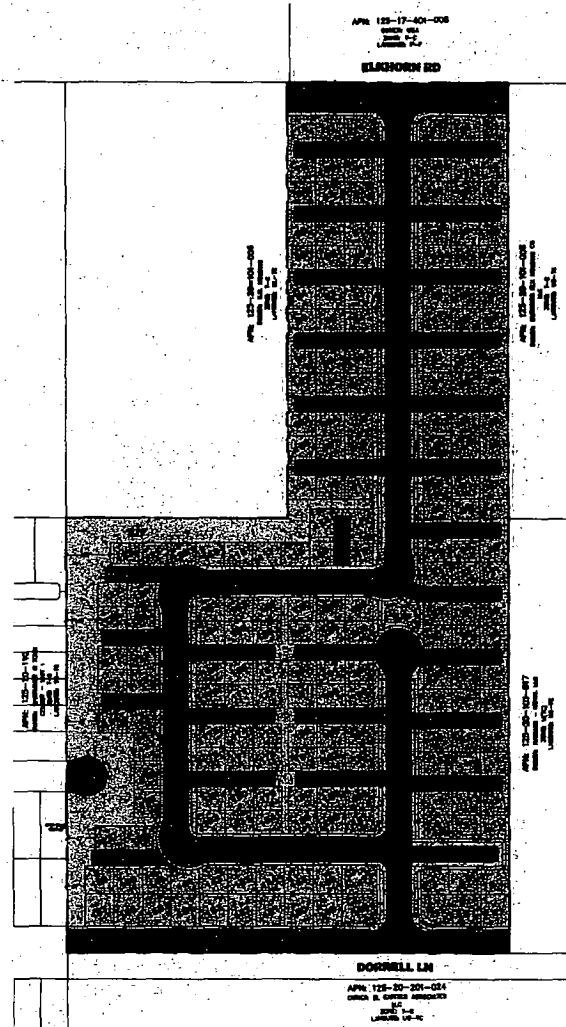
Print Name: MICHAEL BABINOWA Carol Babinowicz

Subscribed and sworn before me

This 17 day of August 2004
Laura Lindmo
 Notary Public in and for said County and State



DORRELL 15



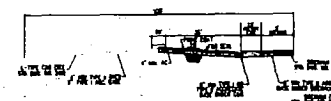
ST. PUBLIO STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT
STANDARDS



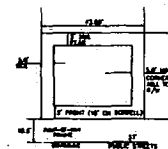
NO PUBLIC ENTRY SECTION
NOT TO SCALE
PER TOWN CENTER & CITY OF LAS VEGAS
DEVELOPMENT STANDARDS



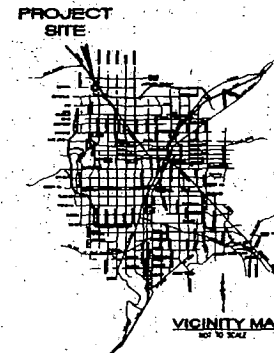
80 PUBLIC STREET HALF-SECTION (DOWNTOWN, I.N.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



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



LOT DETAIL (TYPICAL)
NOT TO SCALE
MINIMUM LOT SIZE 2,400 SQ. FT. +/-



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

COWAN
123-30-101-007
MICHAEL & CAROL BUSBONOVICH
BRIAN & JOANNE SCHENCKY
DURANGO ELLISON LLC
SPARTAN PROPERTIES
C/O COLE REALTY
5787 E. PROSPERITY AVE
LAS VEGAS, NV 89103

123-30-101-018 & 123-30-101-
019
KATHLEEN BOCHANE FAMILY TRUST
1305 SPRING MOUNTAIN RD. #3
LAS VEGAS, NV 89103

ASSESSOR'S PARCEL

125-25-101-007 & 125-20-101-008

OVERALL TABULATIONS

EXISTING ZONING ----- RURAL CENTER & SUBURBAN CENTER
EXISTING LAND USE ----- URBAN CENTER MIXED-USE
PROPOSED LAND USE ----- MEDIUM RESIDENTIAL

GROSS ACRES ----- 13.19 ACRES +/-
LOT COUNT ----- 205
DENSITY ----- 13.99 DUM +/-

OPEN SPACE REQUIRED ----- 1.62 ACRES (79,279 SF)
OPEN SPACE PROVIDED ----- 2.34 ACRES +/- (110,842 SF)

REVISED 5/25/04

SDR-
6-16-

REVISED
5-28-04

SDR-4088
6-16-04 CC
REVISED
GPA-4079

ZON-4084

RICHMOND AMERICAN HOMES

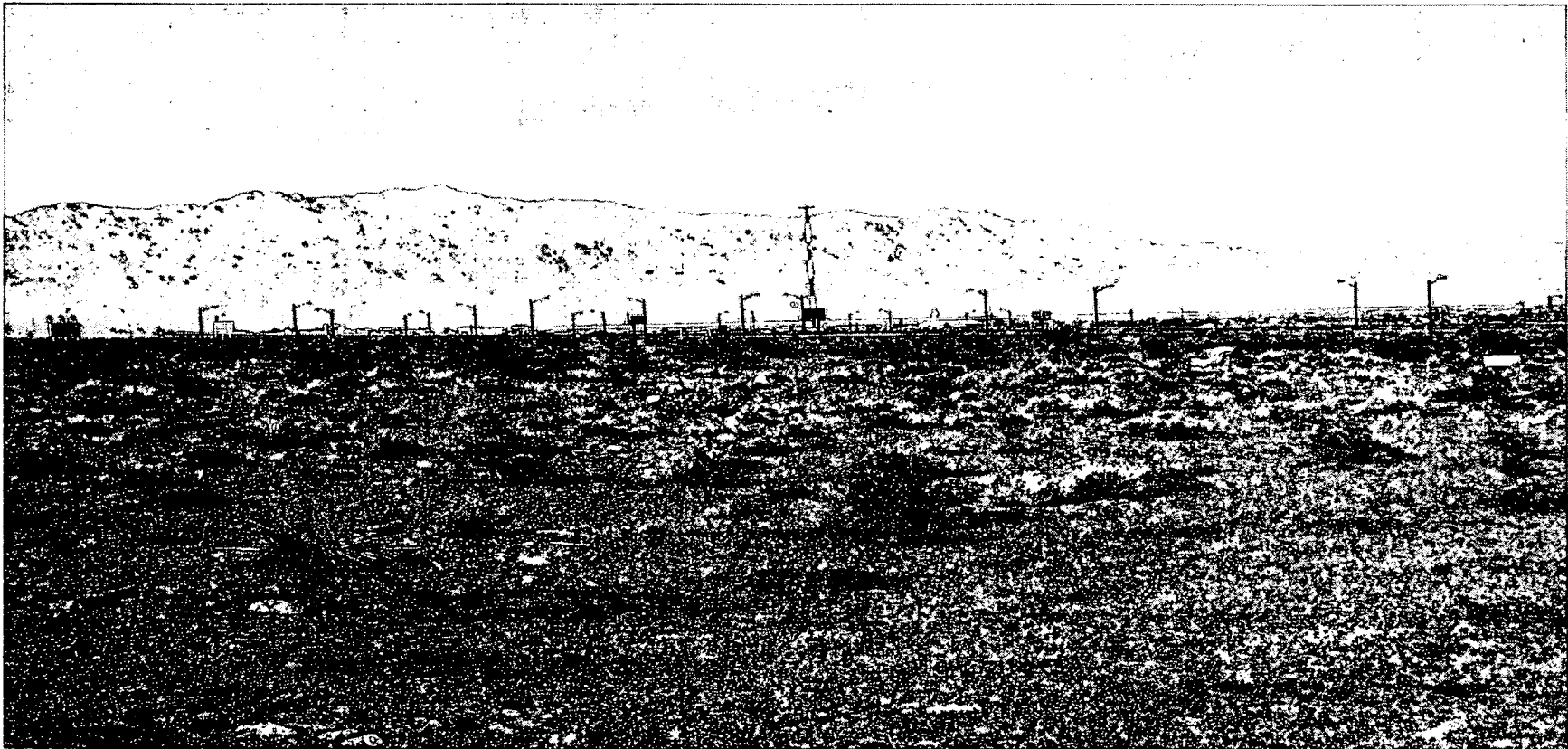
CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS

3421 SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT REVIEW / ZONE CHANGE

DORRELL 16
CITY OF LAS VEGAS, NEVADA

DATE: MAY 23, 2004
DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: R. SHAW
SCALE:

037



GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH
ELKHORN ROAD AND DORRELL LANE, APPROXIMATELY 330 FEET WEST OF DURANGO DRIVE
MAY 13, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZONING RELATED TO GPA-4079 - PUBLIC HEARING - ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

9
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
0

RECOMMENDATION:

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 139 [GPA-4079] for all related discussion.
(3:55 – 4:00)

5-2843

CONDITIONS:

Planning and Development

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

Public Works

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

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 140 – ZON-4984

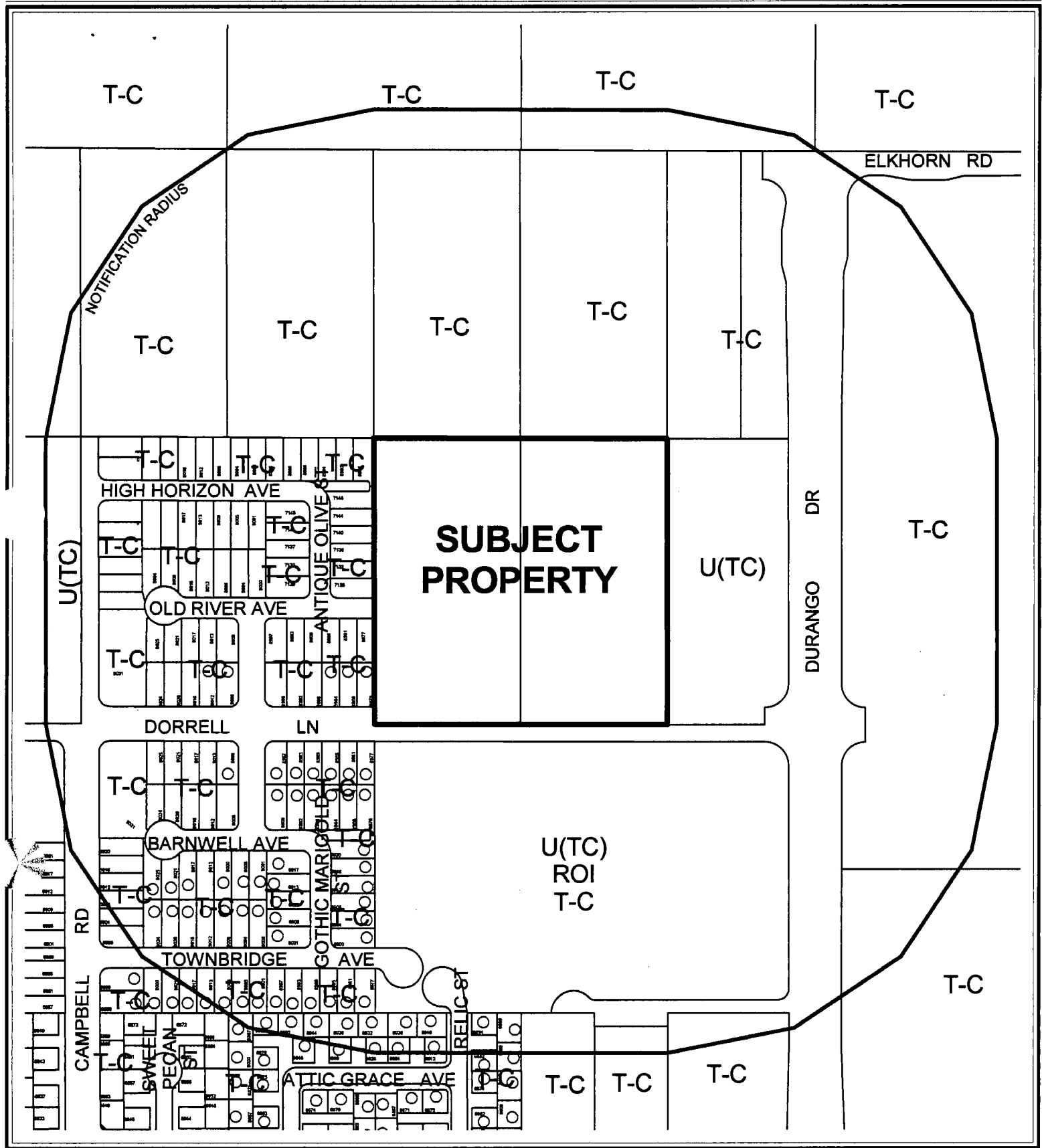
CONDITIONS – Continued:

3. Construct half-street improvements including appropriate overpaving, if legally able, on Elkhorn Road and Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 140 – ZON-4084

CONDITIONS – Continued:

such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.



CASE: ZON-4084

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

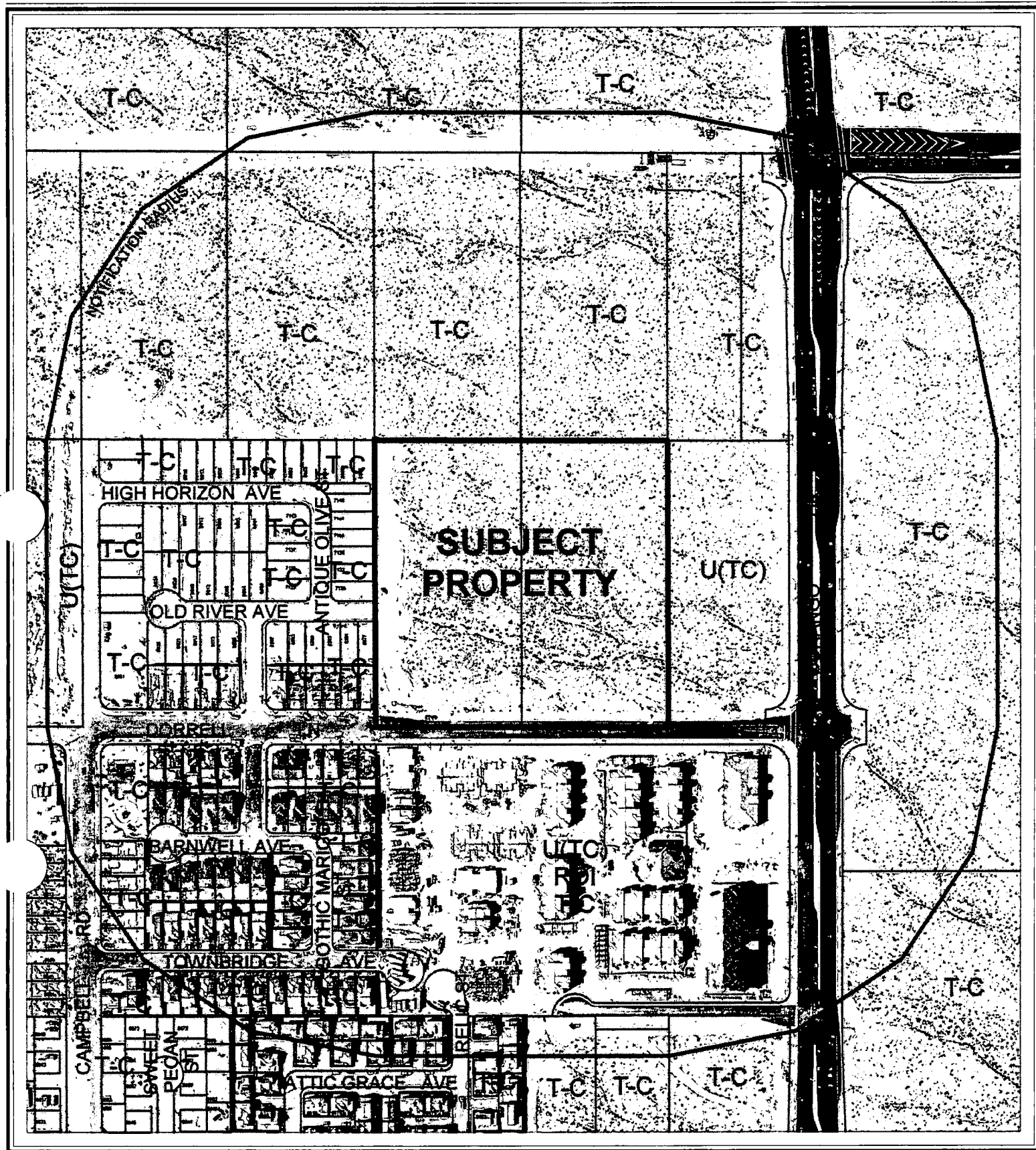
PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 200 400 Feet



140





CASE: ZON-4084

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: KHUSROW ROOHANI TRUST**

**** CONDITIONS ****

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

Public Works

2. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road and 40 feet for Dorrell Lane prior to the issuance of any permits.
3. Construct half-street improvements including appropriate overpaving, if legally able, on Elkhorn Road and Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION:

A) Previous and Current Actions

- 04/22/04 The Planning Commission reviewed this and accompanying applications and abeyed the items to provide the applicant with an opportunity to redesign the site.
- 05/13/04 The Planning Commission recommended approval of accompanying applications (GPA-4079 and SDR-4088) in conjunction with this application
- 05/13/04 The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #22).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

- 3/22/04 The meeting was held at the Mountain Crest Community Center, 4701 North Durango Drive. Three property representatives, and one City Council liaison were in attendance. There weren't any members of the public present. The revised site plan was submitted.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acreage 15.19 acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

This site is located within Town Center with a General Plan designation of Urban Center Mixed Use and Medium-Low Density Residential. The request conforms to established City policy that all lands within Town Center, regardless of land use. Therefore, the request is conforming to the goals, objectives and policies of the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Inter-local Agreement Joint Land Use Planning Area	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

INTERAGENCY ISSUES:

None

ANALYSIS:

A) Zoning Code Compliance

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

B) General Analysis and Discussion

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

FINDINGS:

To approve a rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

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

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

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

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

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

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

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

NOTICES MAILED 107 by Planning Department

APPROVALS 2

PROTESTS 9

REZONING



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

ZON-4084

Case Number: _____ APN: 125-20-101-015 & 016Name of Property Owner: KHUSROW ROOHANI TRUST, KHUSROW ROOHANI TRSName of Applicant: RICHMOND AMERICAN HOMES

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

____ Yes

____ No

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

City Official: _____

Partner(s): _____

APN: _____

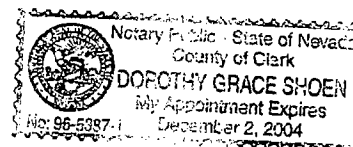
Signature of Property Owner/Authorized Agent: _____

Print Name: Khusrav Roohani, Trustee

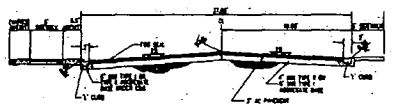
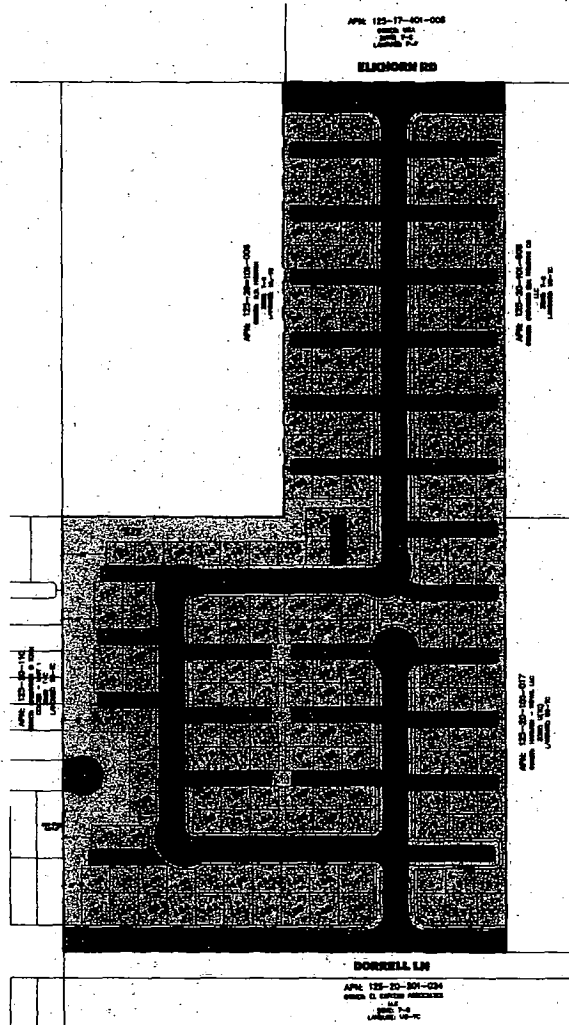
Subscribed and sworn before me

This 19th day of February, 2004Dorothy Grace Shoen

Notary Public in and for said County and State



DORRELL 15



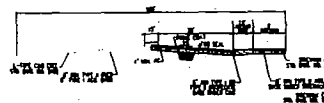
87 PUBLIC STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT
STANDARDS



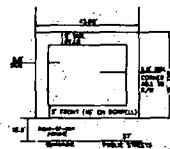
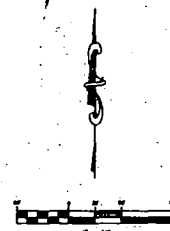
NOT TO SCALE
PER FORM CENTER & CITY OF LAS VEGAS
DEVELOPMENT STANDARDS



87 PUBLIC STREET HALF-SECTION (CORRELL, L.N.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



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



LOT DETAIL (TYPICAL)
NOT TO SCALE
MINIMUM LOT SIZE 2,400 SQ. FT. +/-



DEVELOPERS
RICHMOND AMERICAN HOMES
7350 WEST PEAK DRIVE
STE. 312
LAS VEGAS, NEVADA 89128

OWNERS

125-20-101-007
MICHAEL & CAROL RUBENOVICH
BY NANCY & JOHANN SCHLEGELNY
DURLANGO (LUXORNY LLC
SPARTAN PROPERTIES
C/O COLELLA REALTY
8787 IN ROCKFORD 8704
LAS VEGAS, NV 89103

125-20-101-018 & 125-20-101-
RUBENOVICH ESTATE FAMILIY TRUST
3305 SPRING MOUNTAIN RD. 851
LAS VEGAS, NV 89122

**ASSIGNORS PARCEL
NUMBER:**

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

OVERALL TABULATIONS

EXISTING ZONING ———— FORM CENTER &
UNDEVELOPED FORM CENTER
EXISTING LAND USE ———— URBAN CENTER MIXED-USE
PROPOSED LAND USE ———— MEDIUM DENSITY
GROSS ACREAGE ———— 15.19 ACRES +/-
LOT COUNT ———— 205
DENSITY ———— 13.48 DUA +/-
OPEN SPACE REQUIRED ———— 1.82 ACRES (78,779 SF)
OPEN SPACE PROVIDED ———— 2.54 ACRES +/- (110,842 SF)

OPEN SPACE REQUIRED -- 1.82 ACRES (79,379 SF)
OPEN SPACE PROVIDED -- 2.54 ACRES +/- (110,643 SF)

REVISED 5/25/04

REVISED
5-28-04

SDR-4088

6-16-04 CC

REVISED
GPA-4079

ZON-4084

RICHMOND AMERICAN HOMES
2700 WEST 94th AVE. SUITE 213
DENVER, CO 80231

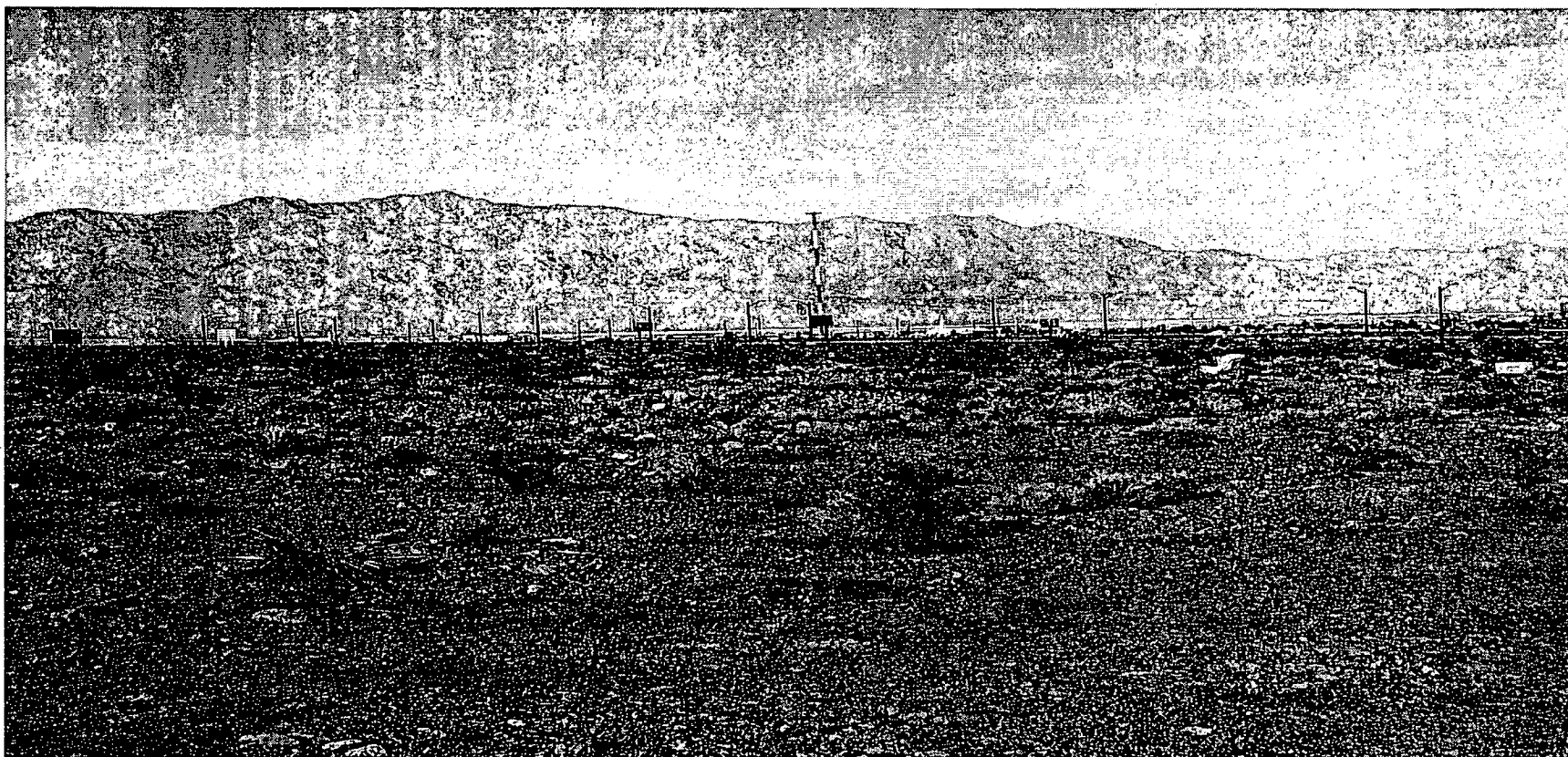
CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS

**SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT REVIEW / ZONE CHANGE**

DORRELL 15
CITY OF LAS VEGAS NEVADA

DATE:	MAY 23, 2004
DRAWN BY:	B. SATLOR
DESIGNED BY:	B. SATLOR
CHECKED BY:	B. SATLOR
SCALE:	

037



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

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4079 AND ZON-4084 - PUBLIC HEARING - SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH - Request for a Site Development Plan Review FOR A 209-LOT SINGLE RESIDENTIAL FAMILY DEVELOPMENT on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions and amending the following conditions:

4. All development shall be in conformance with the site plan and building elevations submitted at the May 28, 2004 Planning Commission meeting, except as amended by conditions herein.
6. Maximum building height shall not exceed 35 feet.
11. The setbacks for this development shall be a minimum of 3 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.

– UNANIMOUS with Ward 2 seat vacant

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 141 – SDR-4088

MINUTES:

NOTE: See Item 139 [GPA-4079] for all related discussion.

(3:55 – 4:00)

5-2843

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-4084) to T-C (Town Center) approved by the City Council.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations submitted at the May 13, 2004 Planning Commission meeting, except as amended by conditions herein.
5. The applicant will amend the site plan to add a gate to the fence surrounding the proposed cul-de-sac at the west edge of the site.
6. Maximum building height shall not exceed two stories or 35 feet, whichever is less.
7. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. The landscape plans
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.

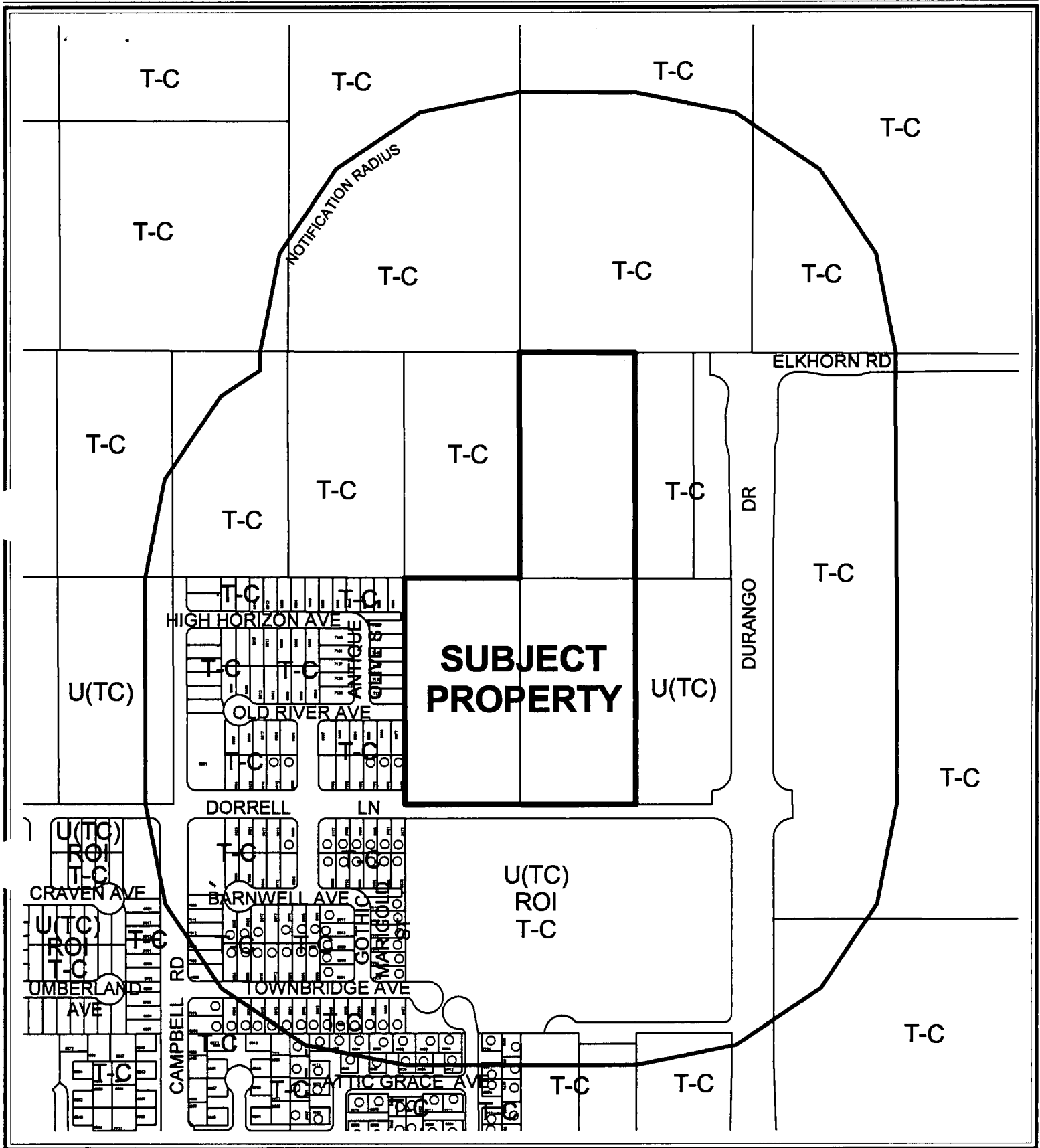
CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 141 – SDR-4088

CONDITIONS – Continued:

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

Public Works

14. A Homeowner's Association shall be established to maintain all commonly owned perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for ZON-4084 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: SDR-4088

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

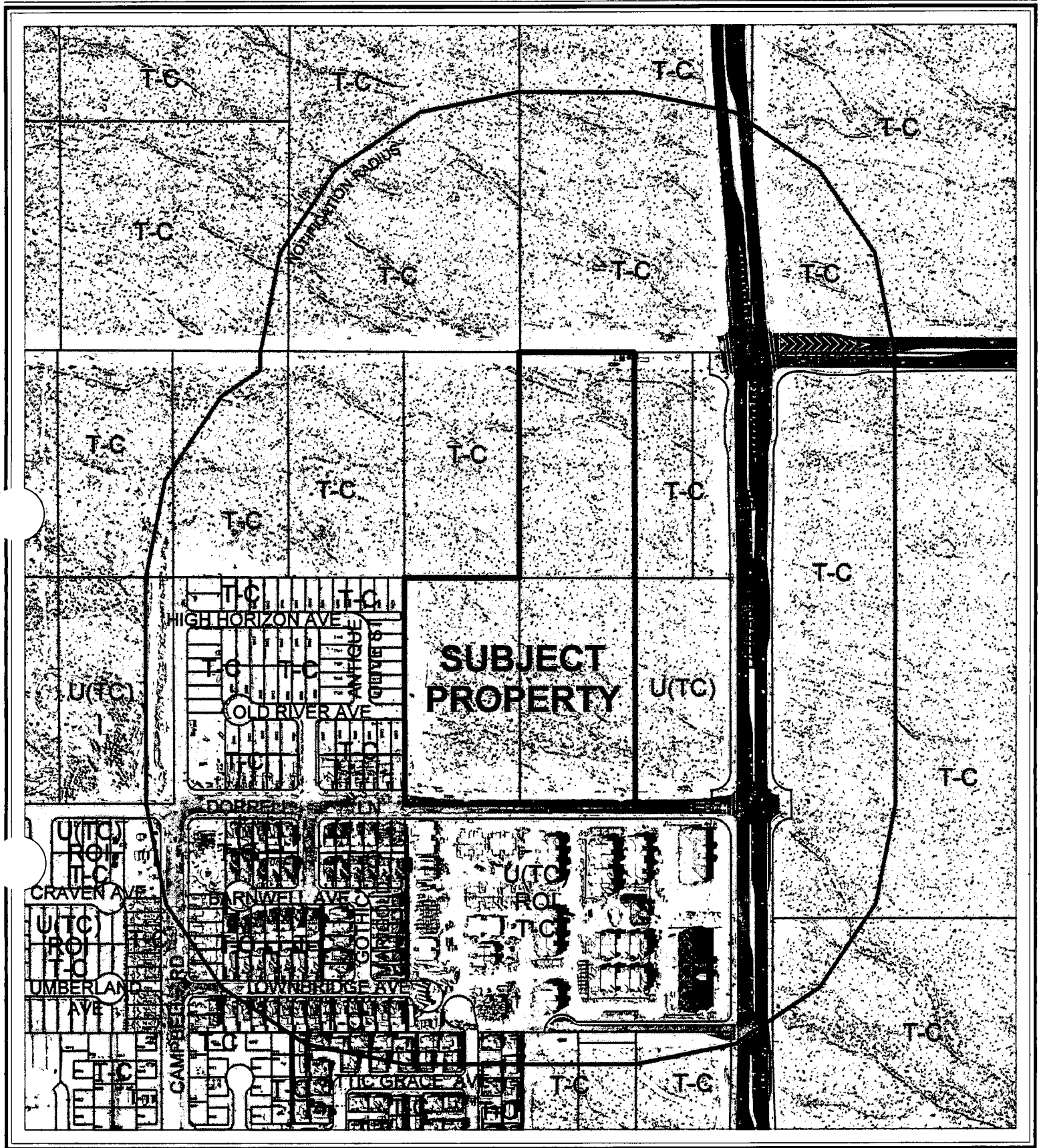
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

0 200 400 Feet





CASE: SDR-4088

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-4084) to T-C (Town Center) approved by the City Council.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations submitted at the May 13, 2004 Planning Commission meeting, except as amended by conditions herein.
5. The applicant will amend the site plan to add a gate to the fence surrounding the proposed cul-de-sac at the west edge of the site.
6. Maximum building height shall not exceed two stories or 35 feet, whichever is less.
7. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. The landscape plans
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.
12. A revised detailed landscaping plan shall be approved by the Planning and Development Department staff, prior to application for a building permit, that depicts the landscaping and hardscaped areas in the Dorrell Lane and Elkhorn Road Amenity Zones as shown in the Town Center Development Standards (TCDS). The landscape plan shall detail plant types, sizes and locations as required by the TCDS. On site trees shall conform to the landscaping standards Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. A Homeowner's Association shall be established to maintain all commonly owned perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for ZON-4084 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of 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

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

None

- | | |
|----------|--|
| 05/13/04 | The Planning Commission recommended approval of accompanying applications (GPA-4079 and SDR-4088) in conjunction with this application |
| 05/13/04 | The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #23). |

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

15.19 gross acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

INTERAGENCY ISSUES

None

PROJECT DESCRIPTION

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

A2) Parking and Traffic Standards

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

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

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

A3) Landscape and Open Space Standards

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

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

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

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

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

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

B) General Analysis and Discussion

- Zoning

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

- Site Plan

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

- Waivers

None are proposed.

- Landscape Plan

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

- Elevation

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

- Floor Plan

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #4 and added Condition #5 as shown.

NOTICES MAILED 107 by Planning Department

APPROVALS 2

PROTESTS 9





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

Name of Property Owner: WAYNE. & JOANNE SCHLEKEW

Name of Applicant: RICHMOND AMERICAN HOMES

 Yes

 No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

Print Name: WAYNE SCHLEKENT JOANNE SCHLEKENT

Subscribed and sworn before me

This

~~day of~~

Notary Public in and for said County and State



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

Name of Applicant: RICHMOND AMERICAN HOMES

 Yes ~~X~~ No

APN: _____

Print Name: DEAN WARRICK

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



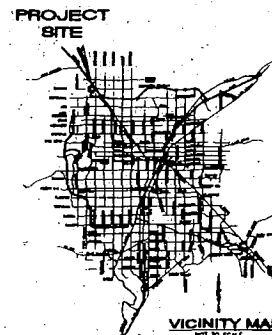
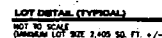
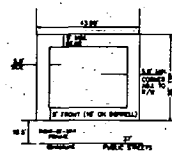
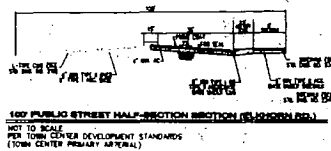
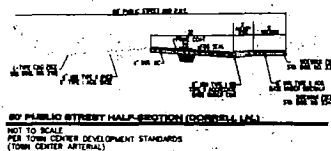
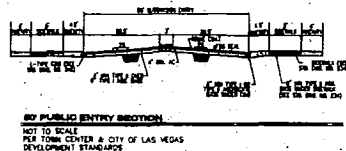
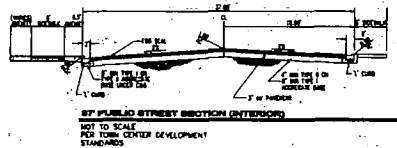
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 ORDER &
 CAPTAIN ASSOCIATES
 L.A.C.
 L.A.S.D.

ELKHORN RD

APR. 125-20-201-C26
 ORDER &
 CAPTAIN ASSOCIATES
 L.A.C.
 L.A.S.D.

DORRELL LN

APR. 125-20-201-C26
 ORDER &
 CAPTAIN ASSOCIATES
 L.A.C.
 L.A.S.D.



DEVELOPER
 ROBERTO AMERICAN HOME
 7250 WEST PEAK DRIVE
 STE. 212
 LAS VEGAS, NEVADA 89120

OWNERS
125-20-101-007
MICHAEL & CAROL RUBENOWICH
BRIAN & JOANNE SCHLEKTY
DURANGO ELEVATOR LLC
SRAITAN PROPERTIES
C/O CDDTA REALTY
6787 EL TROPICANA #204
LAS VEGAS, NV 89103

125-20-101-018 & 125-20-101-019
KATHLEEN BOOHAN FAMILY TRUST
3305 SPRING MOUNTAIN RD. #5
LAS VEGAS, NV 89102

**ASSESSORS PARCEL
NUMBER:**

OVERALL TABULATIONS

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

GROSS ACREAGE _____ 15.19 ACRES +/-
LOT COUNT _____ 205
DENSITY _____ 13.49 DUA +/-

OPEN SPACE REQUIRED _____ 1.82 ACRES (79,279 SF)
OPEN SPACE PROVIDED _____ 2.34 ACRES +/- (101,842 SF)

REVISED 5/25/04

SDR-
6-16-

REVISED
5-28-04

SDR-4088
6-16-04 CC
REVISED
GPA-4079
ZON-4084

RICHMOND AMERICAN HOMES

CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7918 MICKEL AVENUE - LAS VEGAS, NEVADA

14-00000 SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT REVIEW / ZONE CHANGE

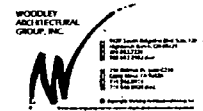
DORRIELL 18
CITY OF LAS VEGAS, NEVADA

DATE:	MAY 25 2000
DRAWN BY:	B. SAYLOR
DESIGNED BY:	B. SAYLOR
CHECKED BY:	R. SLOUSE
SCALE:	

31



The Ivy Collection
 Richmond American Homes
 1/8/2004

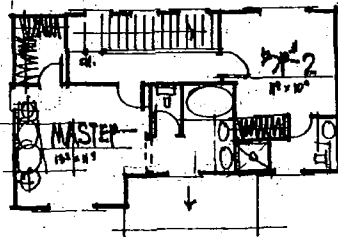


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4-22-04 PC

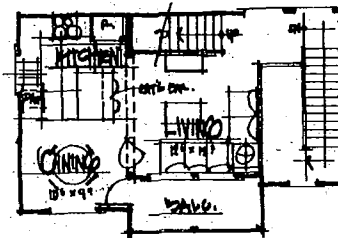
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Richmond American Homes

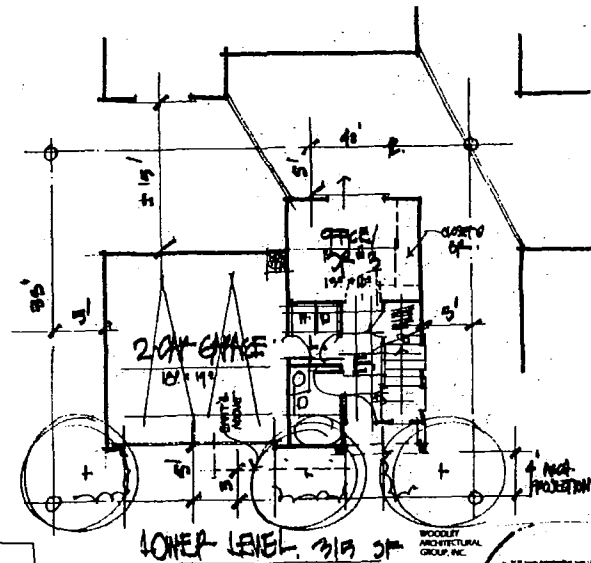
1/8/2004



UPPER LEVEL 499 SF



MID LEVEL 453 SF



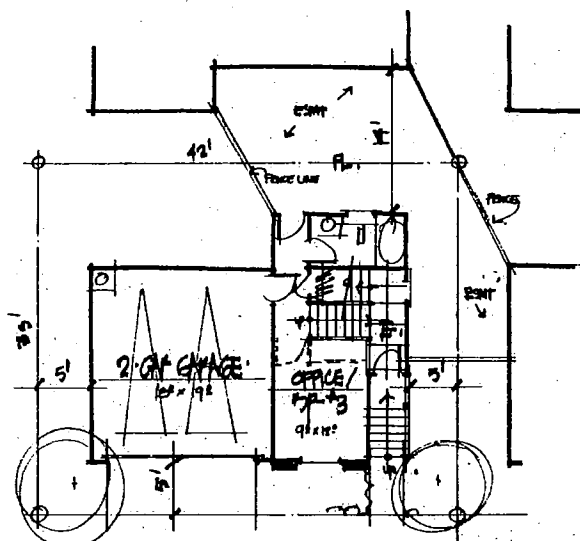
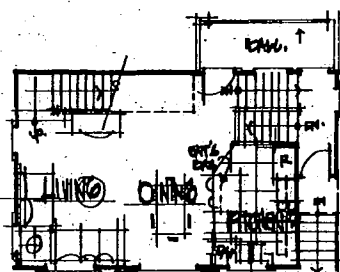
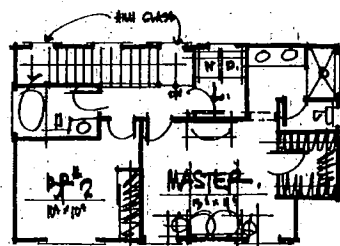
LOWER LEVEL 315 SF

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

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 1/8/2004
 4-22-04 PC

SDR-4088
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The Ivy Collection Richmond American Homes 1/8/2004



PLAN TWO	
LOWER LEVEL	310 SF
MID LEVEL	509 SF
UPPER LEVEL	549 SF
TOTAL	1368 SF

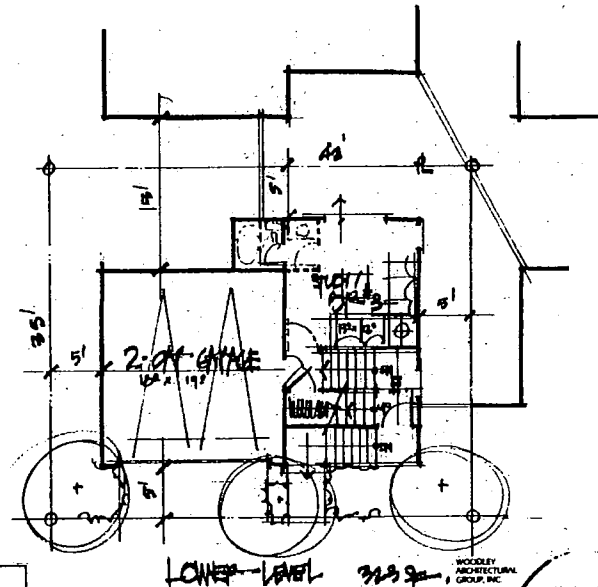
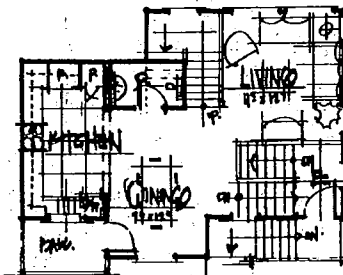
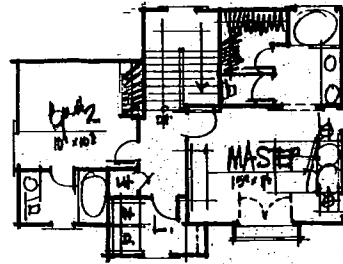
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 GROUP, INC.
 1111 14th Street, Suite 200
 Richmond, VA 23222
 800-451-1414
 800-451-1414
 800-451-1414

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Richmond American Homes

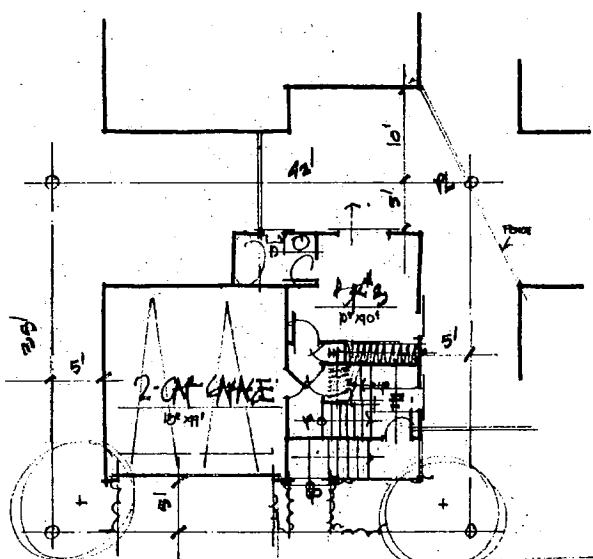
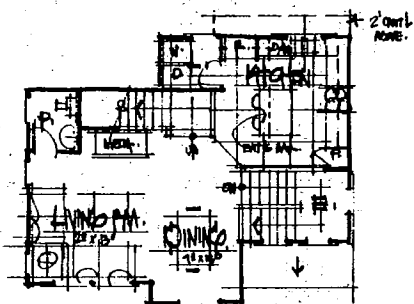
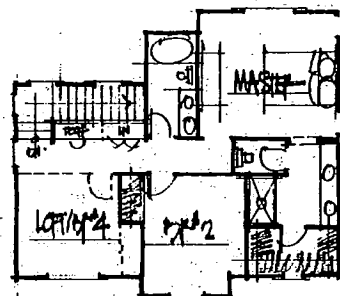
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PLAN THREE	
LOWER LEVEL	325 SF
MID LEVEL	551 SF
UPPER LEVEL	392 SF
TOTAL	1469 SF

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PLAN FOUR

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

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ARCHITECTURAL
GROUP, INC.
1111 14th Street, NW
Washington, DC 20004
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Fax: 202-462-1112
www.woodleyarch.com

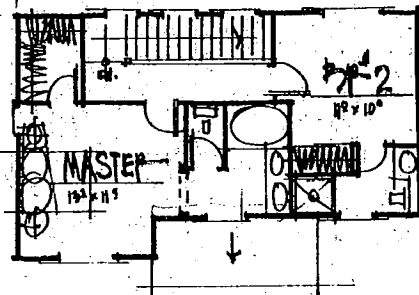
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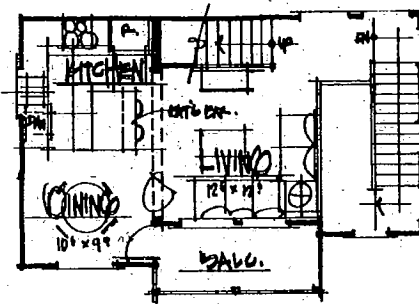
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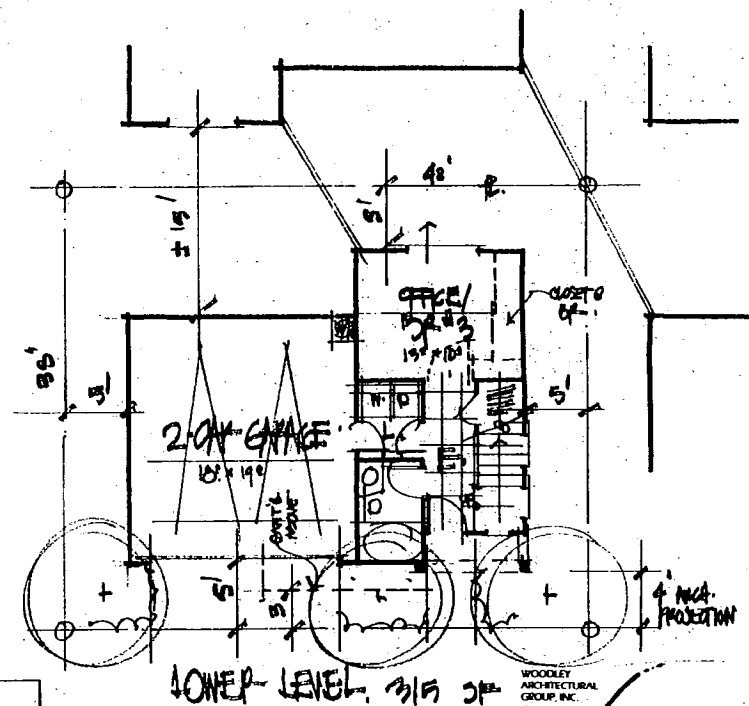


UPPER LEVEL 499 SF.



MID LEVEL 453 SF.

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



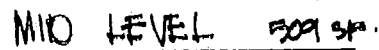
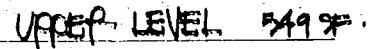
LOWER LEVEL 315 SF.

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Highland Park, CA 91104
Tel: 949.221.1211
Fax: 949.221.1212
1111 South Regatta Blvd Suite 100
Highland Park, CA 91104
Tel: 949.221.1211
Fax: 949.221.1212

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1/8/2004



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



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ARCHITECTURAL
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N

9111 1st Ave SE, Gig Harbor, WA 98543
 Phone: (206) 838-7711
 Fax: (206) 838-7722

153 E. Main St., Suite 200
 Seattle, WA 98101
 Phone: (206) 461-1111
 Fax: (206) 461-1122

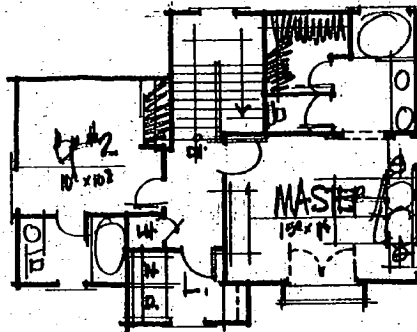
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4-22-04 PC

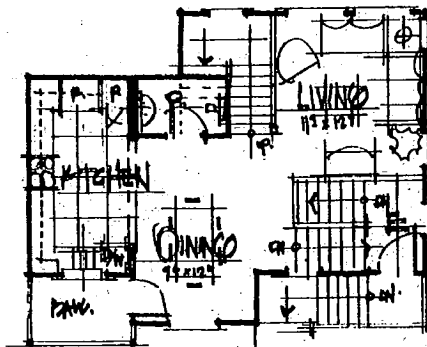
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Richmond American Homes

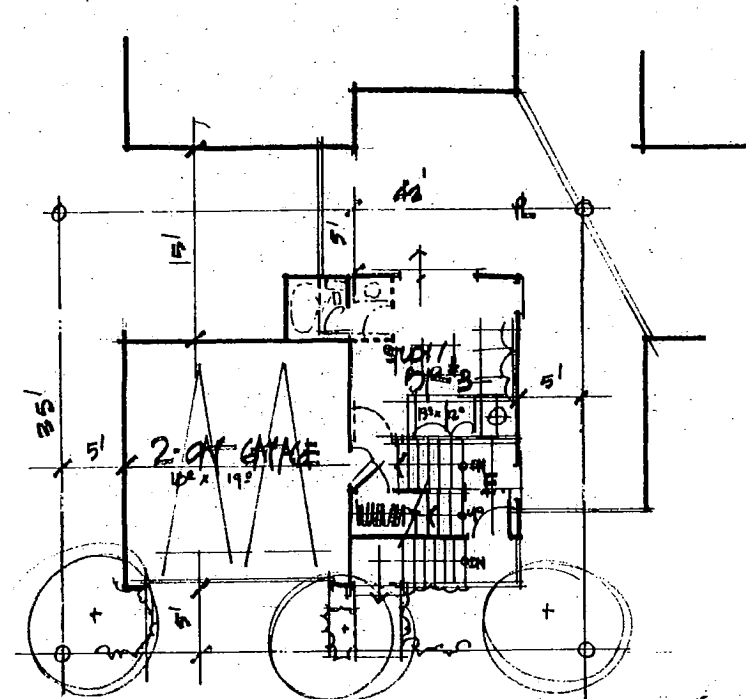
1/8/2004



UPPER LEVEL 592 SF



MID LEVEL 554 SF



LOWER LEVEL 323 SF

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

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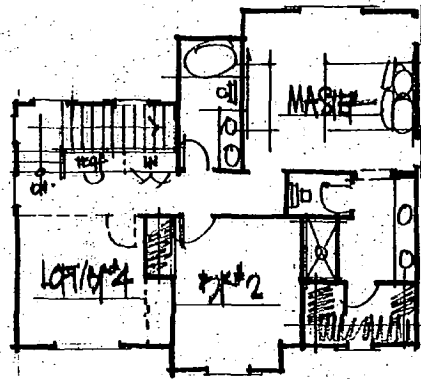
- 1. 11' x 12' Living Room (11' x 12')
- 2. 11' x 12' Dining Room (11' x 12')
- 3. 11' x 12' Kitchen (11' x 12')
- 4. 11' x 12' Master Bedroom (11' x 12')
- 5. 11' x 12' Bedroom (11' x 12')
- 6. 11' x 12' Bathroom (11' x 12')
- 7. 11' x 12' Living Room (11' x 12')
- 8. 11' x 12' Dining Room (11' x 12')
- 9. 11' x 12' Kitchen (11' x 12')
- 10. 11' x 12' Master Bedroom (11' x 12')
- 11. 11' x 12' Bedroom (11' x 12')
- 12. 11' x 12' Bathroom (11' x 12')

SDR-4088
4-22-04 PC

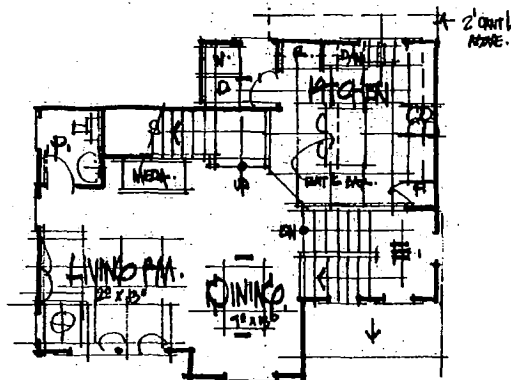
The Ivy Collection

Richmond American Homes

1/8/2004

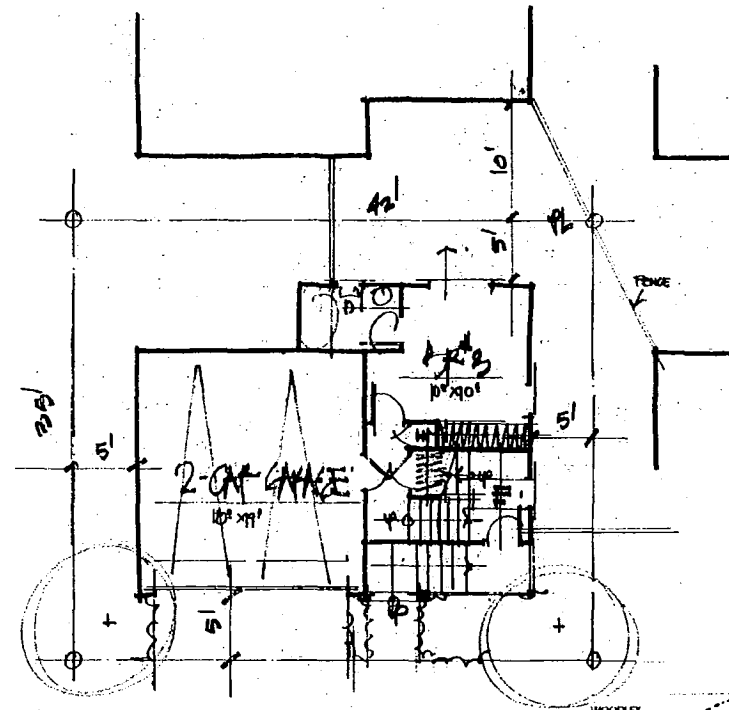


UPPER LEVEL 695 SF



MID. LEVEL. 630 SF

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



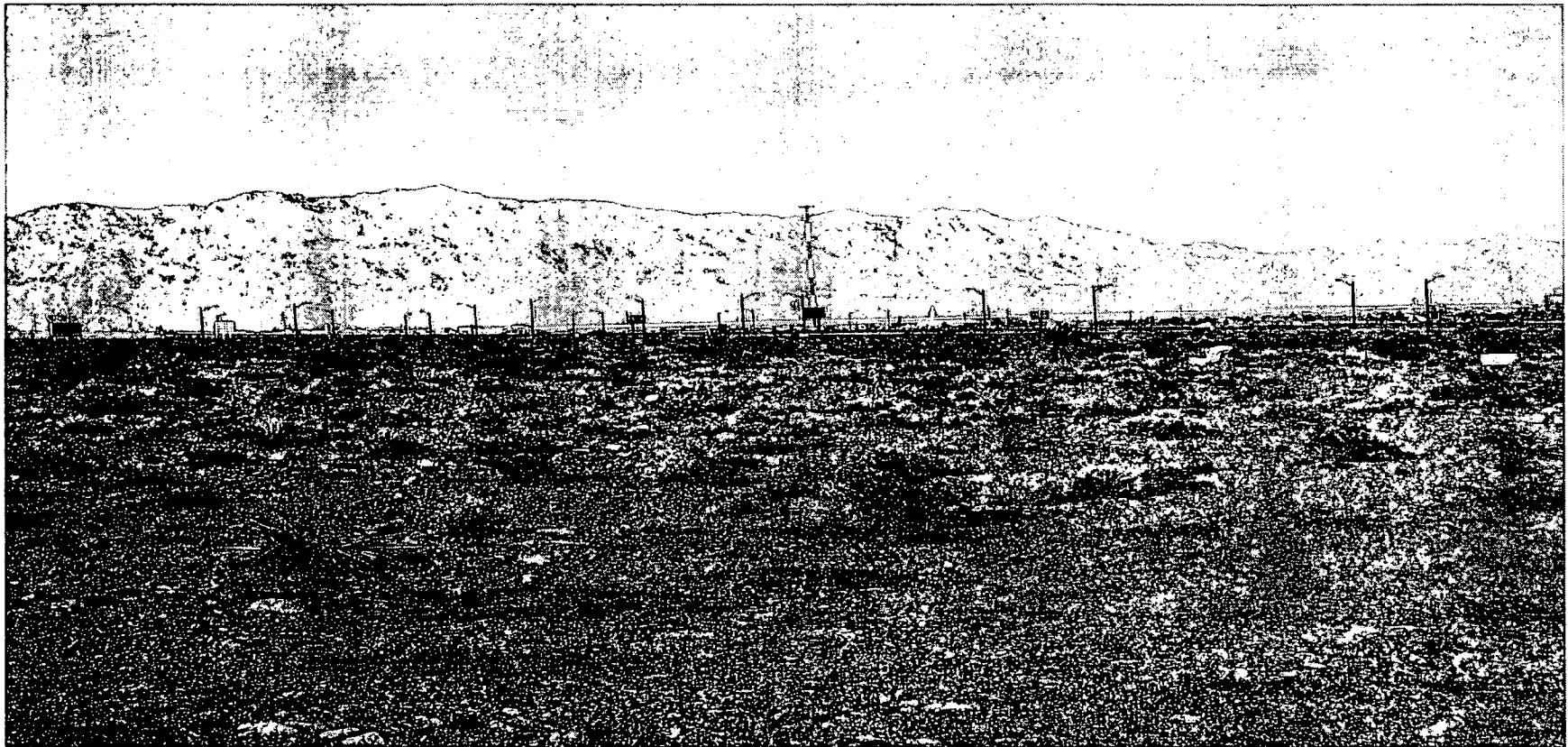
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WOODLEY
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11111 South Woodley Blvd., Suite 100
Richmond, Virginia 23234
703.261.1234
703.261.1235 FAX

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SDR-4088
4-22-04 PC



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

3/31/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

RQR-3686, RQR-4187, RQR-4238, RQR-4239, RQR-4240, RQR-4242, RQR-4243, RQR-4244, RQR-4268, RQR-4270, RQR-4271, RQR-4282, RQR-4118, SUP-4247, SUP-4287, SUP-4295, SUP-4299, SUP-4351, SUP-4376, SUP-4313, SUP-4366, SUP-4168, VAR-4207, VAR-4300, VAR-4386, VAR-4377, VAR-4340, VAC-4347, VAC-4348, VAC-4419 and VAC-4476 – 7/7/2004 AGENDA

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 16, 2004

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MINUTES:

TOM McGOWAN, Las Vegas resident, submitted his comments for the record outlining the reasons why the City Council and Redevelopment Agency meetings were unlawful.

(4:00 – 4:01)

5-3076

Speaking to ALMA RAMIREZ, MAYOR GOODMAN stated that she could address the City Council as long as she did not use any words inappropriate for youngsters to hear. MS. RAMIREZ stated that comments made at City Council will never be heard through the media airwaves, such as the Review Journal, the Sun, the LA Times, NY Times, El Mundo, La Prensa, La Opinion because they profit substantially and capitalize on exploiting law abiding Mexicans, Mexican military veterans and good people of color. She asked that all Mexicans boycott all Jewish, Nazi, gringo businesses from September 16 until September 22. The objective is to drive to bankruptcy these hate mongers, unethical, unscrupulous, abusive and discriminatory businesses. Only then will they learn to be respectful, considerate, courteous and respond to people in a conducive-manner coupled with good faith efforts. The Mexicans have been systematically violated, abused, denied access to make urgent and valid public comments to the point of censorship. Further, she stated that COUNCILMAN MACK got mean-spirited, vindictive, as well as the office of MR. RIGGLEMAN, who was brash, abrasive and smug. She cautioned people that this is a public safety, and welfare issue. She believes that they have much to hide. She is a public servant to her people and must give options. The Mayor and public servants are here not to deny her Mexican values, traditions and expressions. The truth will surface with or without her. The most important Hebrew word to her is "Tzedakah".

(4:01 – 4:04)

5-3170

DOROTHY BARNES, Las Vegas resident, asked that political leaders help her. She is tired of being oppressed. Organized crime has tried to force her into breaking the law. She stated that the clergy tries to gain control over women. As a veteran, she would like equal rights to jobs and organizations that help women.

(4:04 – 4:05)

5-3321

City of Las Vegas

CITY COUNCIL MEETING OF JUNE 16, 2004
Citizen Participation

MINUTES – Continued:

STEVEN "CAPTAIN TRUTH" DEMPSEY acknowledged fathers for the upcoming Father's Day. He presented a photograph of BUFFALO JIM, who recently had a court case against MR. RIZZOLO. He is upset about finding people being beaten in front of his driveway, complaints and harassment. The Mayor and the City Councilwoman are not doing anything about this situation. He commended JOEL HANSON, Director for Citizens for Sound Government. JUDGE CORY allowed additional time to discuss the petition drive to roll back the eight million dollars of unlawful taxes that the Governor imposed upon the people of this state and to get that question on the ballot. The bureaucrats were interfering and arresting the petition gatherers. Politicians should live up to their oath of office. He gave a telephone number for anyone that wants to be involved with the petition by calling BUFFALO JIM at 385-6050 or CHRIS HANSON, Chairman of the Independent American Party at 217-7097. It is time for Americans to take back their country. Public servants are needed, not bureaucrats.

(4:05 - 4:10)

5-3518

DAN CONTRERAS, Bonanza Village, asked the status of the written opinion from the City Attorney's Office regarding the Indemnity Agreement. He has asked for clarification if the Indemnity Agreement that the old homeowners association signed with the City includes the new organization called the Bonanza Village Neighborhood Association. He feels that the neighborhood association only disseminates information and is not a homeowners association. DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the Indemnity Agreement was sent to the individual properties within Bonanza Village. It will not have any other effect other than for what it was used when the Special Improvement District was formed. MR. CONTRERAS further asked if the neighborhood association would be responsible for the maintenance of the wall. DEPUTY CITY ATTORNEY SCOTT added that if the Indemnity Agreement stated that the homeowners association had responsibility for the wall maintenance, then that is what it should be. It does not attach any other future organizations. MR. CONTRERAS asked that he get that information in writing.

MR. CONTRERAS asked if the Mayor had any other information about the status of the VA building. MAYOR GOODMAN replied that he has not had the opportunity to ask. He asked CITY MANAGER DOUG SELBY if he had information. CITY MANAGER SELBY replied that the City has been in touch with the broker and is trying to work with them to identify suitable tenants. MR. CONTRERAS added that the Clark County records indicate that it changed ownership in April. CITY MANAGER SELBY pointed out that the work being performed is mostly maintenance and upkeep.

City of Las Vegas

CITY COUNCIL MEETING OF JUNE 16, 2004
Citizen Participation

MINUTES – Continued:

Lastly, MR. CONTRERAS indicated that last night there was a meeting regarding the Martin Luther King widening where ideas were exchanged. However, for his neighborhood, it is not negotiable not to get landscaping in the median. The residents are prepared to stand their ground. As property is taken along MLK the landscape buffers will disappear. The community and the City of Las Vegas should come together as a tribute to the man the street is named after.

He also indicated that panhandlers are still along Rancho Drive and US 95. It is a shame that some of the advocates that do not live in the affected area always throw the first stone. He would be willing to drive his van and pick up these people and leave them in LINDA RANDALL'S neighborhood, who lives in the County. Residents who live in and around the MLK neighborhood have to deal with this problem on a daily basis. He hopes that something positive comes out from the meeting scheduled with Metro for July 12, 2004. Hopefully a pilot project could be implemented to possibly expand the Marshals' duties into Historic West Las Vegas because they are quick to respond.

MAYOR GOODMAN welcomed RICKY CONTRERAS, who is in the seventh grade at Hyde Park Middle School.

(4:10 – 4:18)

6-60

COUNCILMAN WEEKLY, referring to the Star Nursery tree donation item of the morning agenda, stated that it would help the area. There was a good meeting with the business owners, and he apologized to the constituents of Bonanza Village who felt slighted. CHARLIE KAJKOWSKI did a great job in speaking with the business owners. The homeowners are not comfortable with what they do not understand, and the business owners are concerned about the 20-foot right-of-way that could possibly be taken away from them. The old H & H building that suffered a fire, working with JANETTE BUNCH and her father, was torn down and Rapid Response sprayed the graffiti. Also, street work has been done on Vegas Drive and Owens and Nevada Paving is paving over the potholes. Slowly things are being done. COUNCILMAN WEEKLY apologized to MR. CONTRERAS for taking out his frustration on him.

(4:18 – 4:19)

6-242

MEETING ADJOURNED AT 4:19 P.M.

City of Las Vegas

REDEVELOPMENT AGENCY MEETING

CITY HALL, 400 STEWART AVENUE

COUNCIL CHAMBERS

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

WEDNESDAY, JUNE 16, 2004

9:00 A.M.

(Following Morning Session of the City Council Meeting)

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

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- 1. APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF APRIL 21, 2004
- 2. RA-1-2004 - DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A RESOLUTION AUTHORIZING THE ISSUANCE OF THE TAXABLE TAX INCREMENT SUBORDINATE LIEN NOTE IN THE AMOUNT OF \$1,837,360.00 TO SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC AND PROVIDING FOR ALL MATTERS RELATED THERETO - WARD 5 (WEEKLY)
- 3. DISCUSSION AND POSSIBLE ACTION REGARDING A REPORT FROM WORLD MARKET CENTER LLC'S CURRENT STATUS AND COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT EMPLOYMENT PLAN AS AGREED UPON IN THE OWNER PARTICIPATION AGREEMENT, APNs 139-33-610-004, 139-33-511-003, AND 139-33-511-004 - WARD 5 (WEEKLY)

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

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