Agenda City of Las Vegas
PLANNING COMMISSION MEETING
June 24, 2004

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

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
VACANT, Ward 2
City Manager Douglas A. Selby

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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 S. Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue

MINUTES: Approval of the minutes of the May 27, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-4389 - RANCHO/SAHARA OFFICE PARK - APPLICANT: THE KEITH COMPANIES - OWNER: SAHARA RANCHO OFFICE CTR, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 15.81 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential) and P-R (Professional Office and Parking) Zones under Resolution of Intent to C-1 (Limited Commercial) and C-1 (Limited Commercial), Ward 1 (Moncrief).

2. **TENTATIVE MAP - TMP-4431 - BEAZER AT CLIFFS EDGE POD 205 - APPLICANT: BEAZER HOLDINGS CORPORATION - OWNERS: BEAZER HOLDINGS CORPORATION AND CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 313 LOT SINGLE FAMILY SUBDIVISION on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road (APN: 126-13-201-004, 009, 012, 019, 126-13-201-002, 003, 004, 009, 126-13-201-010, 011, 012, and 019), P-D (Planned Development) Zone, Ward 6 (Mack).

3. **TENTATIVE MAP - CONSENT - TMP-4465 - WINDMORE @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 286 LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN: 126-24-101-002, 003, 004, 008, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).

4. **TENTATIVE MAP - CONSENT - TMP-4466 - BRIGHTON @ KENSINGTON @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 295 LOT SINGLE FAMILY SUBDIVISION on 53.13 acres adjacent to the northeast corner of Dorrell Lane and Shaumber Road (APN: 126-24-101-005, 006, 007, 009, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).

5. **ANNEXATION - ANX-4428 - WILLIAM MILLER, ET AL ON BEHALF OF THE CITY OF LAS VEGAS** - Petition to annex property generally located on the north side of Log Cabin Way between Durango Drive and El Capitan Way, containing approximately 5.794 acres (APN: 125-05-604-048; 125-05-605-010, 012; 125-05-606-007, 009; and 125-05-607-007, 010, 011, and 012), Ward 6 (Mack).

6. **ANNEXATION - ANX-4437 - LERMUSIAUX FAMILY TRUST** - Petition to annex property generally located on the north side of Farm Road, 330 feet west of Grand Canyon Drive, containing 5.0 acres (APN: 125-18-201-008), Ward 6 (Mack).

7. **ANNEXATION - ANX-4440 - MONA AGAMEZ** - Petition to annex property located on the north side of Regena Avenue, 170 feet east of Riley Street, containing 0.51 acres (APN: 125-29-502-013), Ward 6 (Mack).

8. **ANNEXATION - ANX-4451 - HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Petition to annex property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres (APN: 125-19-201-001 and 003), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

9. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4443 - SPECIAL USE PERMIT - APPLICANT: JAMES AND LAURA VESLI - OWNER DUCKS LAKE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 3,000 SQUARE FOOT RESTAURANT WITH SERVICE BAR at 2400 South Jones Boulevard, Suites 12 and 13 (APN: 163-01-401-011), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

10. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4464 - APPLICANT: AHERN RENTALS - OWNER: MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4655 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial), Ward 6 (Mack).

11. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4453 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A COMMUNITY PARK SWIMMING POOL on 69.11 acres at the southwest corner of Pecos Road and Washington Avenue (APN: 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese).

12. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC.** - Request for a Site Development Plan Review FOR A 60,000 SQUARE FOOT COMMERCIAL CENTER on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).

13. **MASTER SIGN PLAN - PUBLIC HEARING - MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR AN APPROVED COMMERCIAL/INDUSTRIAL DEVELOPMENT on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN: 139-18-410-002, 003), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly).

14. **STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY** - Request for a Street Name Change FROM: SHILOH SCHOOL LANE TO: ISAAC NEWTON WAY, between Hualapai Way and Metro Academy Way, Ward 4 (Brown).

15. **VACATION - PUBLIC HEARING - VAC-4457 - APPLICANT: WESTMARK HOMES - OWNER: LARRY AND MARY S. KEEVER** - Request for a Petition to vacate a Public Drainage Easement at 9525 Canyon Mesa Drive, Ward 2.

16. **VACATION - PUBLIC HEARING - VAC-4460 - APPLICANT: WESTMARK HOMES - OWNER: ALEXANDER AND PAULA SPARKUHL** - Request for a Petition to vacate a Public Drainage Easement at 9333 Canyon Mesa Drive, Ward 2.

17. **VACATION - PUBLIC HEARING - VAC-4463 - APPLICANT: WESTMARK HOMES - OWNER: MARTIN AND SIV ADAMS** - Request for a Petition to vacate a Public Drainage Easement at 9421 Canyon Mesa Drive, Ward 2.

18. **VACATION - PUBLIC HEARING - VAC-4472 - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON MOUNTAIN VIEW ASSOCIATION** - Request for a Petition to vacate the south 10 feet of an existing BLM Grant of Easement generally located south of Alexander Road, east of Vegas Vista Trail, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

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

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

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

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

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

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

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

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

28. **ABEYANCE - RENOTIFICATION - REZONING - PUBLIC HEARING - ZON-4219 - APPLICANT/OWNER: HORIZON HOMES, INC.** - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), Ward 4 (Brown).

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

30. **VARIANCE RELATED TO ZON-4219 & SDR-4222 - PUBLIC HEARING - VAR-4590 - APPLICANT/OWNER: HORIZON HOMES, INC.** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 0.21 ACRES ARE REQUIRED FOR A SINGLE FAMILY DEVELOPMENT adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

31. **WAIVER RELATED TO ZON-4219, SDR-4222 & VAR-4590 - PUBLIC HEARING - WVR-4596 - APPLICANT/ OWNER: HORIZON HOMES, INC.** - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

32. **ABEYANCE - REZONING - PUBLIC HEARING - ZON-4288 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), Ward 6 (Mack).

33. **ABEYANCE - SPECIAL USE PERMIT RELATED TO ZON-4288 - PUBLIC HEARING – SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST** - Request for a Special Use Permit FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

34. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4288 AND SUP-4289 - PUBLIC HEARING - SDR-4291 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST** - Request for a Site Development Plan Review and WAIVERS OF THE LANDSCAPING AND COMMERCIAL REQUIREMENTS FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

35. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II, LMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A MEDICAL OFFICE DEVELOPMENT CONSISTING OF FOUR 4,000 SQUARE FOOT SINGLE STORY BUILDINGS on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 200 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

36. **REZONING - PUBLIC HEARING - ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 8.79 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), Ward 6 (Mack).

37. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4452 - PUBLIC HEARING – SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN** - Request for a Site Development Plan Review FOR A 29 LOT SINGLE FAMILY DEVELOPMENT on 8.79 acres located adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

38. **REZONING - PUBLIC HEARING - ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), Ward 6 (Mack).

39. **VARIANCE RELATED TO ZON-4459 - PUBLIC HEARING - VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 2.35 ACRES OF OPEN SPACE WHERE 2.44 IS REQUIRED; AND TO ALLOW A 10 FOOT WALL HEIGHT WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

40. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4459 & VAR-4462 - PUBLIC HEARING - SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 163 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres located on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

41. **REZONING - PUBLIC HEARING - ZON-4368 - APPLICANT: CARINA HOMES - OWNERS: RONALD AND CAROLYN MICH'L** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), Ward 6 (Mack).

42. **WAIVER RELATED TO ZON-4368 - PUBLIC HEARING - WVR-4371 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L** - Request for a Waiver of Title 18.12.110 TO ALLOW DEAD-END STREET STUBS AND TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 37 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL (SINGLE-FAMILY) SUBDIVISION adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

43. **VACATION RELATED TO ZON-4368 & WVR-4371 - VAC-4420 - APPLICANT: CARINA HOMES; OWNER: RON AND CAROLYN MICH'L, ET AL** - Request for a Petition to vacate U. S. Government Patent Easements and the Donald Nelson Avenue Right of Way, generally located west of Hualapai Way, north of Farm Road, Ward 6 (Mack).

44. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4368, WVR-4371 & VAC-4420 - PUBLIC HEARING - SDR-4370 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L** - Request for a Site Development Plan Review FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

45. **SPECIAL USE PERMIT RELATED TO VAR-4424 - PUBLIC HEARING - SUP-4423 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Special Use Permit FOR AN ELECTRIC SUB-STATION approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

46. **VARIANCE - PUBLIC HEARING - VAR-4424 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Variance TO ALLOW A 16 FOOT TALL BLOCK WALL WHERE EIGHT FEET IS ALLOWED FOR A PROPOSED ELECTRIC SUB-STATION, approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4424 AND SUP-4423 - PUBLIC HEARING - SDR-4422 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR AN ELECTRIC SUB-STATION on 3.4 acres approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

48. **VARIANCE - PUBLIC HEARING - VAR-4456 - APPLICANT/OWNER: KRASSIMIR TEOFILOV AND DARINA STANEVA** - Request for a Variance TO ALLOW A ZERO SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND FOR A WAIVER OF THE REQUIRED LANDSCAPING on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

49. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4456 - PUBLIC HEARING – SDR-4458 - APPLICANT/OWNER: KRASSIMIR TEOFILOV AND DARINA STANEVA** - Request for a Site Development Plan Review FOR A PROPOSED 3,000 SQUARE FOOT BUILDING FOR MINOR AUTO REPAIR GARAGE on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

50. **VARIANCE - PUBLIC HEARING - VAR-4467 - APPLICANT/OWNER: RICHARD SHEHANE** - Request for a Variance TO ALLOW AN EXISTING 3,600 SQUARE FOOT ACCESSORY STRUCTURE TO EXCEED THE SQUARE FOOTAGE OF THE 2,400 SQUARE FOOT MAIN DWELLING at 6225 Fisher Avenue (APN: 125-35-605-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4439 - APPLICANT: JIM MARCHESE - OWNER: ROSS REVOCABLE LIVING TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE at 9325 West Sahara Avenue (APN: 163-07-501-009), C-1 (Limited Commercial) Zone, Ward 2.

52. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4442 - APPLICANT: TIM AYALA - OWNER: MARTIN M. PADILLA** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 FEET IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 700 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE AND A BUILDING SIZE OF 1,200 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM SIZE at 701 North Eastern Avenue (APN: 139-26-811-070), C-D (Designed Commercial) Zone, Ward 5 (Weekly).

53. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4444 - APPLICANT: CASH BACK PAYDAY LOANS - OWNER: FARLEY M. ANDERSON, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY AND A SEPARATION OF 280 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE on the north side of Lake Mead Boulevard, between James Bilbray Drive and Torrey Pines Drive (APN: 138-23-201-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

54. **SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING - SDR-4390 - APPLICANT: NEVADA LEGAL NEWS - OWNER: EL GRAN PATRON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a WAIVER OF LANDSCAPING REQUIREMENTS FOR A PARKING LOT EXPANSION on 0.48 acres at 930 South 4th Street (APN: 139-34-410-252), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

55. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4454 - APPLICANT/OWNER: MAKENZIE CORPORATION** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Streetscape Requirements FOR AN 8 UNIT APARTMENT BUILDING on 0.17 acres at 231 West Philadelphia Avenue (APN: 162-04-710-108), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

DIRECTOR'S BUSINESS:

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

57. **TEXT AMENDMENT - PUBLIC HEARING - TXT-4588 - CITY OF LAS VEGAS** - Discussion and possible action to amend the Town Center Development Standards to allow Banks/Financial Institutions (With Drive-Through) in the UC-TC [Urban Center Mixed-Use (Town Center)] District and to add Auto Dealer Inventory Storage to the list of permitted uses.

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of June 17, 2004, at the hour of 3:00, there were posted copies of the June 24, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

2. In the Grant Sawyer Building
   555 East Washington Avenue
   (Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)

3. In the Las Vegas Library
   833 Las Vegas Boulevard North
   (Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).

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

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

John Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 17th day of June, 2004.

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

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

City of Las Vegas

PLANNING COMMISSION MEETING

June 24, 2004

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

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
VACANT, Ward 2
City Manager Douglas A. Selby

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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 S. Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue

MINUTES: Approval of the minutes of the May 27, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-4389 - RANCHO/SAHARA OFFICE PARK - APPLICANT: THE KEITH COMPANIES - OWNER: SAHARA RANCHO OFFICE CTR, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 15.81 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential) and P-R (Professional Office and Parking) Zones under Resolution of Intent to C-1 (Limited Commercial) and C-1 (Limited Commercial), Ward 1 (Moncrief).

2. **TENTATIVE MAP - TMP-4431 - BEAZER AT CLIFFS EDGE POD 205 - APPLICANT: BEAZER HOLDINGS CORPORATION - OWNERS: BEAZER HOLDINGS CORPORATION AND CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 313 LOT SINGLE FAMILY SUBDIVISION on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road (APN: 126-13-201-004, 009, 012, 019, 126-13-201-002, 003, 004, 009, 126-13-201-010, 011, 012, and 019), P-D (Planned Development) Zone, Ward 6 (Mack).

3. **TENTATIVE MAP - CONSENT - TMP-4465 - WINDMORE @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 286 LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN: 126-24-101-002, 003, 004, 008, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).

4. **TENTATIVE MAP - CONSENT - TMP-4466 - BRIGHTON @ KENSINGTON @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 295 LOT SINGLE FAMILY SUBDIVISION on 53.13 acres adjacent to the northeast corner of Dorrell Lane and Shaumber Road (APN: 126-24-101-005, 006, 007, 009, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).

5. **ANNEXATION - ANX-4428 - WILLIAM MILLER, ET AL ON BEHALF OF THE CITY OF LAS VEGAS** - Petition to annex property generally located on the north side of Log Cabin Way between Durango Drive and El Capitan Way, containing approximately 5.794 acres (APN: 125-05-604-048; 125-05-605-010, 012; 125-05-606-007, 009; and 125-05-607-007, 010, 011, and 012), Ward 6 (Mack).

6. **ANNEXATION - ANX-4437 - LERMUSIAUX FAMILY TRUST** - Petition to annex property generally located on the north side of Farm Road, 330 feet west of Grand Canyon Drive, containing 5.0 acres (APN: 125-18-201-008), Ward 6 (Mack).

7. **ANNEXATION - ANX-4440 - MONA AGAMEZ** - Petition to annex property located on the north side of Regena Avenue, 170 feet east of Riley Street, containing 0.51 acres (APN: 125-29-502-013), Ward 6 (Mack).

8. **ANNEXATION - ANX-4451 - HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Petition to annex property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres (APN: 125-19-201-001 and 003), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

9. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4443 - SPECIAL USE PERMIT - APPLICANT: JAMES AND LAURA VESLI - OWNER DUCKS LAKE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 3,000 SQUARE FOOT RESTAURANT WITH SERVICE BAR at 2400 South Jones Boulevard, Suites 12 and 13 (APN: 163-01-401-011), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

10. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4464 - APPLICANT: AHERN RENTALS - OWNER: MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4655 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial), Ward 6 (Mack).

11. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4453 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A COMMUNITY PARK SWIMMING POOL on 69.11 acres at the southwest corner of Pecos Road and Washington Avenue (APN: 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese).

12. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC.** - Request for a Site Development Plan Review FOR A 60,000 SQUARE FOOT COMMERCIAL CENTER on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).

13. **MASTER SIGN PLAN - PUBLIC HEARING - MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR AN APPROVED COMMERCIAL/INDUSTRIAL DEVELOPMENT on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN: 139-18-410-002, 003), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly).

14. **STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY** - Request for a Street Name Change FROM: SHILOH SCHOOL LANE TO: ISAAC NEWTON WAY, between Hualapai Way and Metro Academy Way, Ward 4 (Brown).

15. **VACATION - PUBLIC HEARING - VAC-4457 - APPLICANT: WESTMARK HOMES - OWNER: LARRY AND MARY S. KEEVER** - Request for a Petition to vacate a Public Drainage Easement at 9525 Canyon Mesa Drive, Ward 2.

16. **VACATION - PUBLIC HEARING - VAC-4460 - APPLICANT: WESTMARK HOMES - OWNER: ALEXANDER AND PAULA SPARKUHL** - Request for a Petition to vacate a Public Drainage Easement at 9333 Canyon Mesa Drive, Ward 2.

17. **VACATION - PUBLIC HEARING - VAC-4463 - APPLICANT: WESTMARK HOMES - OWNER: MARTIN AND SIV ADAMS** - Request for a Petition to vacate a Public Drainage Easement at 9421 Canyon Mesa Drive, Ward 2.

18. **VACATION - PUBLIC HEARING - VAC-4472 - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON MOUNTAIN VIEW ASSOCIATION** - Request for a Petition to vacate the south 10 feet of an existing BLM Grant of Easement generally located south of Alexander Road, east of Vegas Vista Trail, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

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

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

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

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

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

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

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

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

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

28. **ABEYANCE - RENOTIFICATION - REZONING - PUBLIC HEARING - ZON-4219 - APPLICANT/OWNER: HORIZON HOMES, INC.** - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), Ward 4 (Brown).

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

30. **VARIANCE RELATED TO ZON-4219 & SDR-4222 - PUBLIC HEARING - VAR-4590 - APPLICANT/OWNER: HORIZON HOMES, INC.** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 0.21 ACRES ARE REQUIRED FOR A SINGLE FAMILY DEVELOPMENT adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

31. **WAIVER RELATED TO ZON-4219, SDR-4222 & VAR-4590 - PUBLIC HEARING - WVR-4596 - APPLICANT/ OWNER: HORIZON HOMES, INC.** - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

32. **ABEYANCE - REZONING - PUBLIC HEARING - ZON-4288 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), Ward 6 (Mack).

33. **ABEYANCE - SPECIAL USE PERMIT RELATED TO ZON-4288 - PUBLIC HEARING – SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST** - Request for a Special Use Permit FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

34. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4288 AND SUP-4289 - PUBLIC HEARING - SDR-4291 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST** - Request for a Site Development Plan Review and WAIVERS OF THE LANDSCAPING AND COMMERCIAL REQUIREMENTS FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

35. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II, LMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A MEDICAL OFFICE DEVELOPMENT CONSISTING OF FOUR 4,000 SQUARE FOOT SINGLE STORY BUILDINGS on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 200 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

36. **REZONING - PUBLIC HEARING - ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 8.79 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), Ward 6 (Mack).

37. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4452 - PUBLIC HEARING – SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN** - Request for a Site Development Plan Review FOR A 29 LOT SINGLE FAMILY DEVELOPMENT on 8.79 acres located adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

38. **REZONING - PUBLIC HEARING - ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), Ward 6 (Mack).

39. **VARIANCE RELATED TO ZON-4459 - PUBLIC HEARING - VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 2.35 ACRES OF OPEN SPACE WHERE 2.44 IS REQUIRED; AND TO ALLOW A 10 FOOT WALL HEIGHT WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

40. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4459 & VAR-4462 - PUBLIC HEARING - SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 163 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres located on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

41. **REZONING - PUBLIC HEARING - ZON-4368 - APPLICANT: CARINA HOMES - OWNERS: RONALD AND CAROLYN MICH'L** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), Ward 6 (Mack).

42. **WAIVER RELATED TO ZON-4368 - PUBLIC HEARING - WVR-4371 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L** - Request for a Waiver of Title 18.12.110 TO ALLOW DEAD-END STREET STUBS AND TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 37 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL (SINGLE-FAMILY) SUBDIVISION adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

43. **VACATION RELATED TO ZON-4368 & WVR-4371 - VAC-4420 - APPLICANT: CARINA HOMES; OWNER: RON AND CAROLYN MICH'L, ET AL** - Request for a Petition to vacate U. S. Government Patent Easements and the Donald Nelson Avenue Right of Way, generally located west of Hualapai Way, north of Farm Road, Ward 6 (Mack).

44. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4368, WVR-4371 & VAC-4420 - PUBLIC HEARING - SDR-4370 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L** - Request for a Site Development Plan Review FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

45. **SPECIAL USE PERMIT RELATED TO VAR-4424 - PUBLIC HEARING - SUP-4423 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Special Use Permit FOR AN ELECTRIC SUB-STATION approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

46. **VARIANCE - PUBLIC HEARING - VAR-4424 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Variance TO ALLOW A 16 FOOT TALL BLOCK WALL WHERE EIGHT FEET IS ALLOWED FOR A PROPOSED ELECTRIC SUB-STATION, approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4424 AND SUP-4423 - PUBLIC HEARING - SDR-4422 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR AN ELECTRIC SUB-STATION on 3.4 acres approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

48. **VARIANCE - PUBLIC HEARING - VAR-4456 - APPLICANT/OWNER: KRASSIMIR TEOFILOV AND DARINA STANEVA** - Request for a Variance TO ALLOW A ZERO SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND FOR A WAIVER OF THE REQUIRED LANDSCAPING on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

49. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4456 - PUBLIC HEARING – SDR-4458 - APPLICANT/OWNER: KRASSIMIR TEOFILOV AND DARINA STANEVA** - Request for a Site Development Plan Review FOR A PROPOSED 3,000 SQUARE FOOT BUILDING FOR MINOR AUTO REPAIR GARAGE on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

50. **VARIANCE - PUBLIC HEARING - VAR-4467 - APPLICANT/OWNER: RICHARD SHEHANE** - Request for a Variance TO ALLOW AN EXISTING 3,600 SQUARE FOOT ACCESSORY STRUCTURE TO EXCEED THE SQUARE FOOTAGE OF THE 2,400 SQUARE FOOT MAIN DWELLING at 6225 Fisher Avenue (APN: 125-35-605-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4439 - APPLICANT: JIM MARCHESE - OWNER: ROSS REVOCABLE LIVING TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE at 9325 West Sahara Avenue (APN: 163-07-501-009), C-1 (Limited Commercial) Zone, Ward 2.

52. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4442 - APPLICANT: TIM AYALA - OWNER: MARTIN M. PADILLA** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 FEET IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 700 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE AND A BUILDING SIZE OF 1,200 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM SIZE at 701 North Eastern Avenue (APN: 139-26-811-070), C-D (Designed Commercial) Zone, Ward 5 (Weekly).

53. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4444 - APPLICANT: CASH BACK PAYDAY LOANS - OWNER: FARLEY M. ANDERSON, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY AND A SEPARATION OF 280 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE on the north side of Lake Mead Boulevard, between James Bilbray Drive and Torrey Pines Drive (APN: 138-23-201-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

54. **SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING - SDR-4390 - APPLICANT: NEVADA LEGAL NEWS - OWNER: EL GRAN PATRON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a WAIVER OF LANDSCAPING REQUIREMENTS FOR A PARKING LOT EXPANSION on 0.48 acres at 930 South 4th Street (APN: 139-34-410-252), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

55. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4454 - APPLICANT/OWNER: MAKENZIE CORPORATION** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Streetscape Requirements FOR AN 8 UNIT APARTMENT BUILDING on 0.17 acres at 231 West Philadelphia Avenue (APN: 162-04-710-108), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

DIRECTOR'S BUSINESS:

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

57. . **TEXT AMENDMENT - PUBLIC HEARING - TXT-4588 - CITY OF LAS VEGAS** - Discussion and possible action to amend the Town Center Development Standards to allow Banks/Financial Institutions (With Drive-Through) in the UC-TC [Urban Center Mixed-Use (Town Center)] District and to add Auto Dealer Inventory Storage to the list of permitted uses.

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **June 11, 2004**, a copy of the **June 24, 2004 Planning Commission Agenda**, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman L. Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

11 day of JUNE, 2004

Linda Hartman-Maynard

NOTARY PUBLIC in and for said County and State

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

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 24, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:42 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, BYRON GOYNES (Arrived at 5:44 p.m.), LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YANG YAO LE – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

MINUTES:

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

Item 12 [SDR-4447]	Abeyance to 7/22/2004 Planning Commission meeting
Item 14 [SNC-4254]	Abeyance to 7/22/2004 Planning Commission meeting
Item 19 [GPA-4091]	Tabled
Item 20 [ZON-4093]	Tabled
Item 21 [VAR-4094]	Tabled
Item 22 [SDR-4095]	Tabled
Item 35 [SDR-4182]	Abeyance to 7/22/2004 Planning Commission meeting
Item 36 [ZON-4452]	Abeyance to 7/22/2004 Planning Commission meeting
Item 37 [SDR-4455]	Abeyance to 7/22/2004 Planning Commission meeting
Item 38 [ZON-4459]	Abeyance to 7/22/2004 Planning Commission meeting
Item 39 [VAR-4462]	Abeyance to 7/22/2004 Planning Commission meeting
Item 40 [SDR-4461]	Abeyance to 7/22/2004 Planning Commission meeting
Item 51 [SUP-4439]	Abeyance to 7/22/2004 Planning Commission meeting

MR. CLAPSADDLE stated that Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095] are regarding the property on Horse Drive and Jones Boulevard. The applicant has requested that these items be held until July 22, 2004. Staff is concerned, as this is the third abeyance request. In addition, there were initially 88 lots but this number has now been reduced to 71. Recently, a neighborhood meeting took place and it was decided that the number of lots would be reduced again. And now, the applicant desires to have another neighborhood meeting.

MR. CLAPSADDLE pointed out that the Staff report does not change; even if the number of lots are revised, it would still reference the initial 88 lots. Staff felt that there is merit to table or strike this item as it would be a means for a new application that will include Re-notification.

Previous notification has only referenced 88 lots. Staff would like the opportunity to discuss with the applicant the issue of the third abeyance, as well as, any other options besides holding the item for 30 days.

Regarding Item 35 [SDR-4182], staff received a revised letter from the applicant today indicating they agree to hold this item until July 8, 2004 Planning Commission meeting.

Regarding Item 10 [SUP-4464], staff spoke with the applicant today. There are some revised conditions relating to the type of wall along Rancho, screening, required area for outside storage, and what items will be stored. The Code does not define clearly of what types of equipment are allowed on a site that is zoned for C2. Ahern has submitted a letter with a list of all the items that will be stored on this property. Staff requested the condition reference this particular list rather than the nebulous definition in the Code. The propane tank will be used only for onsite use, as this is a required condition. The propane tank will not be the type that can be used to fill up a barbeque grill.

Regarding Item 41 [ZON-4368], Item 42 [WVR-4371], Item 43 [VAC-4420] and Item 44 [SDR-4370], staff has spoken with representatives at both Carina Homes and Cliffs Edge. MARGO WHEELER, Planning and Development, stated with the exception of Item 42 [WVR-4371], Item 41, 43 and 44 need to be held in abeyance for 30 days based on the requirements of the Development Agreement. Item 42 [WVR-4371] is stricken. DEPUTY CITY ATTORNEY BRYAN SCOTT commented that the Development Agreement requires that the Master Developer have up to 30 days, from date of receipt, to comment on any proposed developments. If a response is not made within 30 days, the application goes forward. MS. WHEELER stated that the Master Developer is in receipt of the information, so the abeyance date of July 22nd is sufficient.

Given the fact that Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095] has been abeyed approximately four to five times, COMMISSIONER EVANS expressed concern for the members of the community who attend these meetings every time to discuss these items, only to have them abeyed, which is unreasonable. MR. CLAPSADDLE replied that there was a neighborhood meeting two nights ago informing the neighbors that these items would be abeyed again. In addition, the neighbors were informed that there would be another Notice for another meeting regarding a revised Site Plan prior to appearing before the Commission again. DEPUTY CITY ATTORNEY SCOTT commented on striking the item and then having the applicant come back with the new application, which would reflect the correct number of lots. MR. CLAPSADDLE replied that the applicant would like to discuss this issue with the Commission. CHAIRMAN TRUESDELL'S concern was for the neighbors, as when items continue to be abeyed, this does wear on the neighbors. All parties involved owe it to the neighbors to be diligent on the time frames with these items.

Regarding Item 29 [MOD-4311], Item 47 [SDR-4222] and Item 55 [SDR-4454], MR. CLAPSADDLE stated that there are amended conditions. Staff has agreed with the applicant to delete Condition 3 on Item 29 [MOD-4311]. Staff feels that these revised conditions will address their concerns with the project.

DAVID GUERRA, Public Works, concurred with MR. CLAPSADDLE regarding the revised conditions on Item 10 [SUP-4464] and Item 47 [SDR-4222].

MR. CLAPSADDLE noted that letters are on file for each of the requests, with the exception of Item 10 [SUP-4464], Item 12 [SDR-4447] and Item 14 [SNC-4254].

MEETING ADJOURNED AT 5:50 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 24, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:02 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

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

MR. CLAPSADDLE reiterated the need for discussion on Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], as the applicant has requested these items be held until July 22nd. However, staff felt that there needs to be a new application and Re-notification rather than continued abeyances. CHAIRMAN TRUESDELL confirmed that the applicant was present.

ATTORNEY JOHN FIELDS, Kummer, Kaempfer, Bonner & Renshaw, appeared on behalf of the applicant, Unified Credit Trust. CHAIRMAN TRUESDELL informed him that these items have been abeyed more than three times. It has been the Commission's policy to not extend abeyances

beyond three times, in all fairness to the community and the staff. ATTORNEY FIELDS replied that it was his belief that this is the third abeyance request. He attended the last neighborhood meeting, which occurred this past Tuesday. Over ten residents attended and the applicant informed them that their plan was to have these items abeyed.

VICE CHAIRMAN NIGRO questioned staff if the number of lots were going to be reduced significantly, then what is the threshold for Re-notification. MR. CLAPSADDLE replied that the main concern is that this application began in April, continued in May and now June. Staff felt that the items could be stricken or tabled. He also responded to CHAIRMAN TRUESDELL and stated that if the number of lots keeps changing, then at some point, the General Plan Amendment would not be needed. In addition, he responded to VICE CHAIRMAN NIGRO that if the item was stricken, the applicant would have to go through the normal process of filing a new application. However, staff would not require a pre-application conference, as they are very familiar with the project. In addition, the appropriate date to hold the item in abeyance would be until the second meeting in August, closer to 60 days.

ATTORNEY FIELDS commented that if the Commission is inclined to strike this item, they prefer that the item be discussed today and trailed for a later date. CHAIRMAN TRUESDELL responded that this would be a problem, as the applicant had already indicated to the neighbors not to attend because the request was going to be to hold the item in abeyance.

DEPUTY CITY ATTORNEY BRYAN SCOTT pointed out to VICE CHAIRMAN NIGRO that Legislation passed a rule last year, which gave applicants only two abeyance unless there is good cause to apply more. As a result, the Commission can abey the item again or the item can be stricken.

ATTORNEY FIELDS then requested to trail the item.

COMMISSIONER McSWAIN stated that there are some applications that have continued abeyances, as a means to try and wear down the residents; however, she felt that there has been progress with this particular application. She suggested voting on the abeyance, then see what the applicant accomplishes within the designated timeframe.

MR. CLAPSADDLE confirmed for COMMISSIONER DAVENPORT that if the item is tabled, it would require Re-notification but not a new application. DEPUTY CITY ATTORNEY SCOTT also confirmed that with the Re-notification, it would still reference the original number of lots, 88.

COMMISSIONER EVANS reiterated the Commission's options: abey, table or strike.

VICE CHAIRMAN NIGRO motioned to Table Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095].

Regarding Item 35 [SDR-4182], staff has received a revise letter from the applicant, who is requesting that this item be held to July 22nd.

Regarding Item 36 [ZON-4452] and Item 37 [SDR-4455], the applicant is requesting that these items be held to July 22nd.

Regarding Item 38 [ZON-4459], Item 39 [VAR-4462] and Item 40 [SDR-4461], they will be held in abeyance until July 22nd.

Item 41 [ZON-4368], Item 42 [WVR-4371] Item 43 [VAC-4420] and Item 44 [SDR-4370] need to be held 30 days in order to pursue the Cliff's Edge procedures outlined in the Development Agreement.

Item 51 [SUP-4439] needs to be held until July 22nd in order to get the applicant's signature.

MR. CLAPSADDLE noted that letters are on file for each of the requests, with the exception of Item 41 [ZON-4368], Item 42 [WVR-4371] Item 43 [VAC-4420] and Item 44 [SDR-4370].

Regarding Item 41 [ZON-4368], Item 42 [WVR-4371] Item 43 [VAC-4420] and Item 44 [SDR-4370], CHAIRMAN TRUESDELL confirmed that the applicant was in attendance. REBECCA RALSTON, Chris ? Wright Engineers, both appeared on behalf of the applicant. They agreed that Item 42 [WVR-4371] would be stricken and Item 41 [ZON-4368], Item 43 [VAC-4420] and Item 44 [SDR-4370] would be held in abeyance until July 22nd.

VICE CHAIRMAN NIGRO motioned to bring forward the abeyance/withdrawal items, including Item 41 [ZON-4368], Item 42 [WVR-4371] Item 43 [VAC-4420] and Item 44 [SDR-4370] as read into the record for approval.

(6:02)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2004

SUBJECT:
Approval of the minutes of the May 27, 2004, Planning Commission Meeting

MOTION:
NIGRO- APPROVED - UNANIMOUS

MINUTES:
There was no discussion.

(6:04)
1-45

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TENTATIVE MAP - TMP-4389 - RANCHO/SAHARA OFFICE PARK - APPLICANT: THE KEITH COMPANIES - OWNER: SAHARA RANCHO OFFICE CTR, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 15.81 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential) and P-R (Professional Office and Parking) Zones under Resolution of Intent to C-1 (Limited Commercial) and C-1 (Limited Commercial), Ward 1 (Moncrief).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
DAVENPORT – APPROVED Consent Item 1 [TMP-4389] – UNANIMOUS with EVANS abstaining as his office is located in the Rancho/Sahara Office Park

This is Final Action

NOTE: Commissioner McSwain pointed out that in the past, she has abstained on items relating to Cliff's Edge due to her company being named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 1 - TMP-4389

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated it is a one lot commercial subdivision, which allows cross access and parking. The application meets the standards of the Code.

CURTIS HORTON, Keith Companies, 444 E. Warm Springs Road, appeared on behalf of the applicant. The Tentative Map was originally submitted with the Site Development Review, which was denied by City Council. Thereafter, the Tentative Map was revised back to the existing conditions that fall within the Site. Now, the site is properly zoned, and the applicant requested to do the commercial subdivision on this site. CHAIRMAN TRUESDELL confirmed that the initial Tentative Map was a four-lot parcel map with different zonings, but the parcels have now been combined into one zone and one map. In addition, MR. HORTON stated there are no improvements to be done with the Tentative Map; what apply is the existing conditions.

(6:21 – 6:24)

1-580

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-4082).

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

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

Public Works

5. Petition of Vacation VAC-3302 shall record prior to the recordation of the Final Map for this site.

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

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

CONDITIONS – Continued:

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

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

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

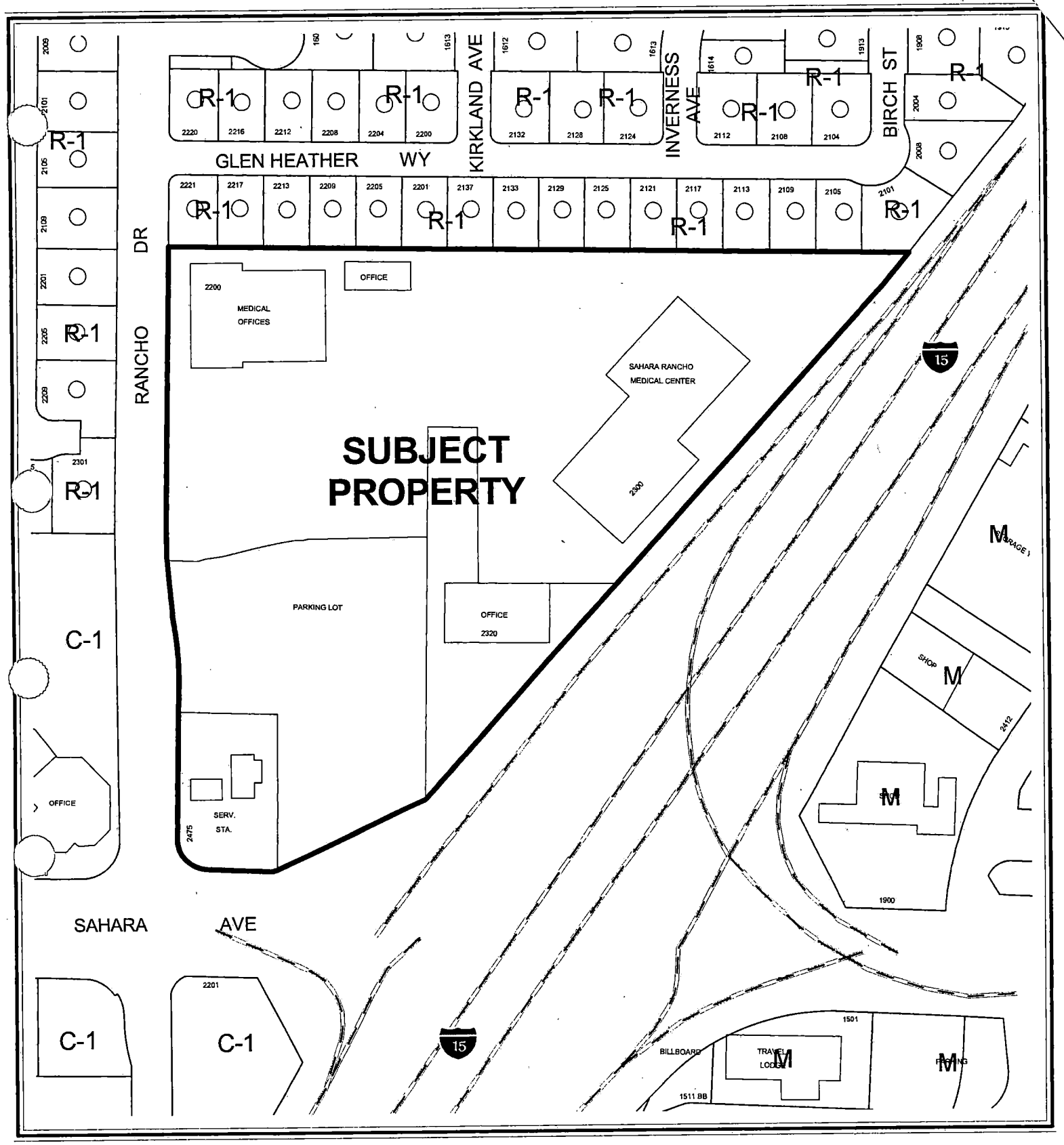
8. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a with minimum ingress/egress radii of 25-feet and a minimum throat depth of 100-feet as required by the Department of Public Works. Unless otherwise allowed by the City Traffic Engineer.

9. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.

10. Per the intent of a commercial subdivision, this pad site must always allow for the perpetual common access between the various owners within the Rancho/Sahara Office Park Property commercial subdivision area; include such a note on the Final Map for this site.

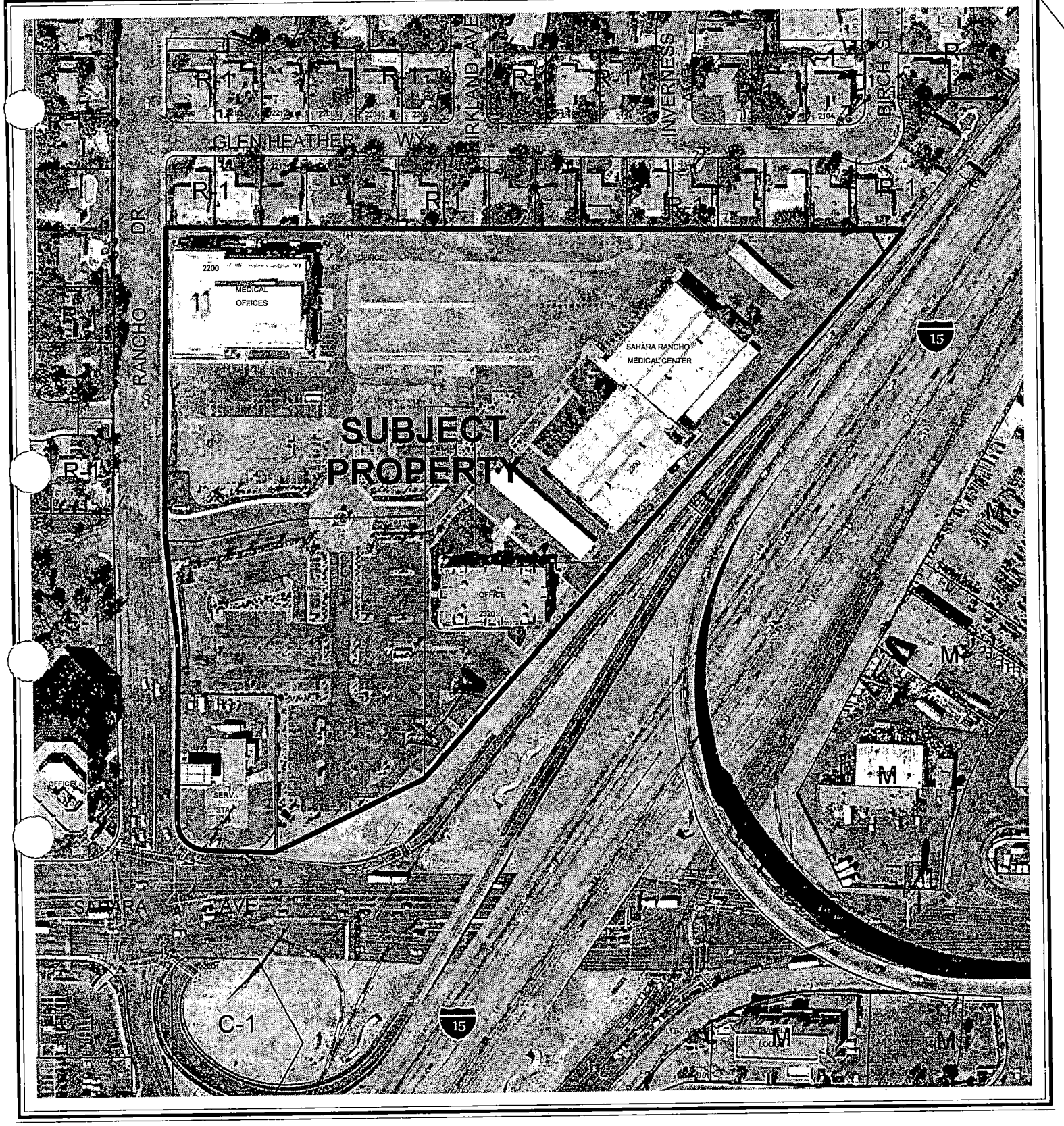
11. Site development to comply with all applicable conditions of approval for ZON-4082, and all other subsequent site-related actions.

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



CASE: TMP-4389

ZONING OF SUBJECT PROPERTY:
R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING) AND C-1 (LIMITED COMMERCIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



0 200 400 Feet

N

CASE: TMP-4389

ZONING OF SUBJECT PROPERTY:
R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING) AND C-1 (LIMITED COMMERCIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-4389 - RANCHO/SAHARA OFFICE PARK - APPLICANT: THE KEITH COMPANIES - OWNER: SAHARA RANCHO OFFICE CTR, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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Public Works

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

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

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

8. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a with minimum ingress/egress radii of 25-feet and a minimum throat depth of 100-feet as required by the Department of Public Works. Unless otherwise allowed by the City Traffic Engineer.

9. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.

10. Per the intent of a commercial subdivision, this pad site must always allow for the perpetual common access between the various owners within the Rancho/Sahara Office Park Property commercial subdivision area; include such a note on the Final Map for this site.

11. Site development to comply with all applicable conditions of approval for ZON-4082, and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a tentative map for a 1 Lot Commercial Subdivision on 15.33 acres located on the northeast corner of Sahara Avenue and Rancho Drive.

B) Applicant's Justification

No justification letter is required for this application.

BACKGROUND INFORMATION

A) Previous Actions

05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.

07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.

06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning commission and staff both recommended approval.

07/29/66 The Board of Zoning Adjustment approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.

08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.

08/25/66 The Board Zoning Adjustment approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.

04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.

04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.

06/19/91 The City Council approved a Special Use Permit (U-0092-91) for an existing 1,000-gallon propane tank (existing since 1964) in conjuncture with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.

09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjunction with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.

07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.

PL

03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.

01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustments and staff both recommended approval.

02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).

04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.

11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.

05/19/04 The City Council held in abeyance until June 2, 2004 a Rezoning (ZON-4082) application for the reclassification of property located on the north side Sahara Avenue, east side of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial). The Planning Commission and Staff both recommended approval.

PL

05/19/04 The City Council held in abeyance until June 2, 2004 a Site Development Plan Review (SDR-4086) and Variance (VAR-4251) application for a proposed redevelopment of an existing office park and the waiving of Residential Adjacency Standards for building heights for two proposed towers, respectively, on 15.33 acres located on the northeast corner of Sahara Avenue and Rancho Drive. The planning Commission and Staff both recommended approval.

05/19/04 The City Council held in abeyance until June 2, 2004 two Special Use Permit (SUP-4089 and SUP-4090) applications for proposed Restaurant Service Bars located on the northeast corner of Sahara Avenue and Rancho Drive. The Planning Commission and Staff both recommended approval.

06/02/04 The City Council approved a Rezoning (ZON-4082) application for the reclassification of property located on the north side Sahara Avenue, east side of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial). The Planning Commission and Staff both recommended approval.

06/02/04 The City Council denied a Site Development Plan Review (SDR-4086) and Variance (VAR-4251) application for a proposed redevelopment of an existing office park and the waiving of Residential Adjacency Standards for building heights for two proposed towers, respectively, on 15.33 acres located on the northeast corner of Sahara Avenue and Rancho Drive. The Planning Commission and Staff both recommended approval.

06/02/04 The City Council approved two Special Use Permit (SUP-4089 and SUP-4090) applications for proposed Restaurant Service Bars, located on the northeast corner of Sahara Avenue and Rancho Drive. The Planning Commission and Staff both recommended approval.

B) Pre-Application Meeting

04/06/04 At the pre-application meeting concerns were raised regarding traffic flow through the site. Specifically, the number of access driveways leading into and out of the site and the possible creation of a second left turn lane on Rancho Drive.

06/10/04 The main topic was the Department of Public Works concerns regarding the Traffic Study.

PL

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign
North: Single Family Residential Dwellings
South: Right of way
East: Right of way
West: Single Family Residential Dwellings and a garage, bank, and offices

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential)
P-R (Professional Offices and Parking) under Resolution of Intent to C-1 (Limited Commercial)
C-1 (Limited Commercial)
North: R-1 (Single Family Residential)
C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: M (Industrial)
West: R-1 (Single Family Residential)
C-1 (Limited Commercial)

D) General Plan Compliance

The General Plan land use designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The current Resolution of Intent to C-1 (Limited Commercial) zoning district for the entire site is consistent with the SC (Service Commercial) general plan designation, per Section 19.02.040(B).

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

PL

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	15.33	YES
Min. Lot Width	100 Feet	950+ Feet	YES
Max. Lot Coverage	50 %	30%	YES
Max. Building Height	NONE	284± Feet	N/A
Trash Enclosure	YES	YES	YES
Loading Zone	YES	YES	YES
Mech. Equipment	YES	YES	YES

The subject parcel has more than adequate lot width so as to meet the minimum lot width requirement for the development of a C-1 (Limited Commercial) zoning district. The proposed site plan indicates an approximate 30% lot coverage consisting existing developments, therefore complying with the C-1 (Limited Commercial) zoning district's 50% maximum lot coverage requirement. The site indicates existing trash enclosures and loading trash areas, which will service the existing and proposed buildings.

B) General Analysis Discussion

- General information

The proposed single lot commercial subdivision consists of four existing office buildings and a service station.

- Cross Section

This is an existing commercial site with existing block walls. No new walls are shown or anticipated.

- Trails

There are no trails that are associated with this application.

- Special Conditions of Approval (from ZON-4082)

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 or 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. 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.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4389 APN: 162-04-401-007

Name of Property Owner: SAHARA RANCHO OFFICE CTR LLC

Name of Applicant: SAHARA RANCHO OFFICE CTR LLC

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

____ Yes __X__ No

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

City Official: N/A

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Leon H. Steinberg

Print Name: LEON H. STEINBERG

Subscribed and sworn before me

This 22nd day of April, 2004

Fran Goldberg

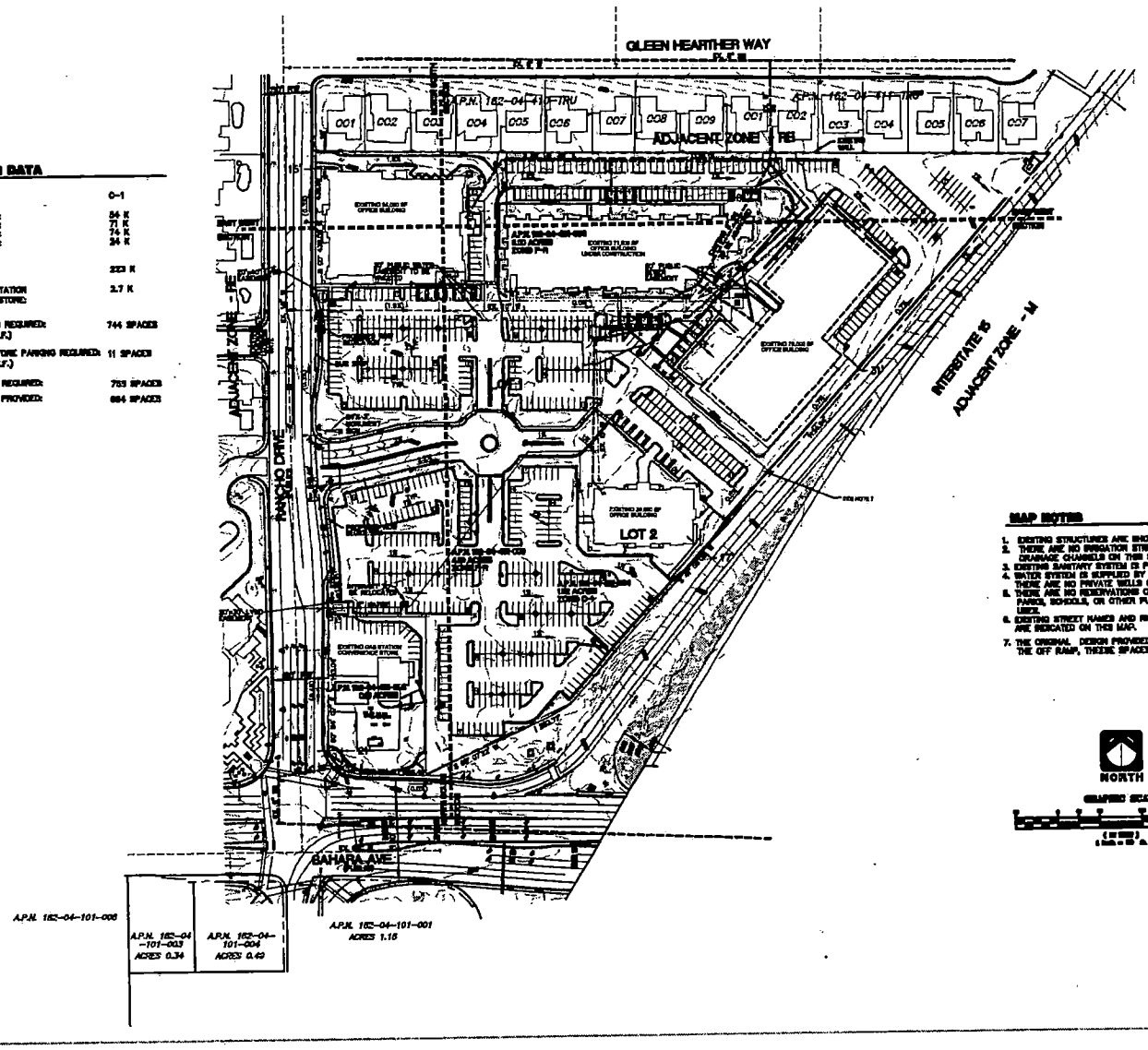
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FRAN GOLDBERG
No. 93-0394-1
My Appointment Expires

TENTATIVE MAP RANCHO OFFICE PARK

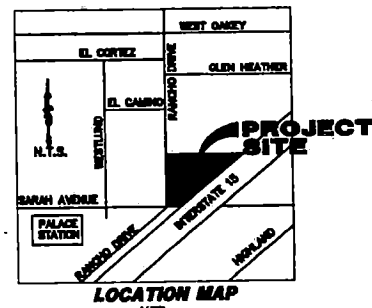
COMMERCIAL SUBDIVISION

POR OF SW 1/4 OF SECTION 21, T21S, R61E, MDM, CITY OF LAS VEGAS



PARKING DATA

ZONE:	C-1
EXISTING OFFICE:	54 K
EXISTING OFFICE:	71 K
EXISTING OFFICE:	74 K
EXISTING OFFICE:	34 K
TOTAL OFFICE:	233 K
EXISTING GAS STATION CONVENIENCE STORE:	2.7 K
OFFICE PARKING REQUIRED: (1 SPACE/300S.F.)	744 SPACES
CONVENIENCE STORE PARKING REQUIRED: (1 SPACE/220S.F.)	11 SPACES
TOTAL PARKING REQUIRED:	755 SPACES
TOTAL PARKING PROVIDED: (SEE NOTE 7)	884 SPACES



LOCATION MAP
NTS

BENCHMARK

CLARK COUNTY BENCHMARK NO. 44 RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF HIGHWAY 95 NEAR MILE MARKER 69.70.
ELEV. = 740.667 METERS (2448.409 FT.)

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., BEING NORTH 89°34'19" WEST, AS SHOWN BY MAP THEREOF ON FILE IN FILE 84, PAGE 34 OF PARCEL MAPS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

NOTE

THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN OR THE MASTER PLAN PROVIDED.

RECORD OWNER/ DEVELOPER

SAHARA RANCHO OFFICE CENTER, LLC
2300 S RANCHO DRIVE #300
LAS VEGAS, NV 89102-4314
(702) 384-1484

MAP NOTES

1. EXISTING STRUCTURES ARE SHOWN ON THIS MAP.
2. THERE ARE NO IRRIGATION STRUCTURES OR DRAINAGE CHANNELS ON THIS SITE.
3. EXISTING SANITARY SYSTEM IS PRIVATE ON SITE.
4. WATER SYSTEM IS SUPPLIED BY PUBLIC MAINS. THERE ARE NO PRIVATE WELLS ON SITE.
5. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC USES— PUBLIC USES.
6. EXISTING STREET NAMES AND RIGHT OF WAYS ARE INDICATED ON THIS MAP.
7. THE ORIGINAL DESIGN PROVIDED 63 PLACES ALONG THE OFF RAMP, THESE SPACES WERE REMOVED PER NDOT.

NORTH

GRAPHIC SCALE

LEGEND

CENTER LINE	
PROPERTY LINE	
EXISTING LOT LINE	
EXISTING 5' CONTOUR	
INTERMEDIATE CONTOUR	
EXISTING LOT NUMBER	LOT 44-1
FIRE HYDRANT	
WATER METER	
GATE VALVE	
MANHOLE	
STUB & CAP	
AREA TO BE DEDICATED PER SEPARATE DOCUMENT AS DEVELOPED BY FUTURE PUD APPLICATION.	

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	SILVER STATE DISPOSAL
POWER:	NEVADA POWER COMPANY
TELEPHONE:	CENTRAL TELEPHONE COMPANY
NATURAL GAS	SOUTHWEST GAS CORPORATION

LAND USE

ZONING	P-R (PROFESSIONAL OFFICE AND PARKING) C-1 (LIMITED COMMERCIAL)
GROSS ACRES	14.41
TOTAL NO. OF LOT	1
ASSESSOR'S PARCEL NO.	162-04-401-003 TO 006

The Keith Companies TKC

SAHARA/RANCHO OFFICE CENTER, LLC
SAHARA/RANCHO OFFICE PARK
COMMERCIAL TENTATIVE MAP
JUNE 4,2004

SHEET NO.: 1
1 OF 1 SHEETS

4/4/12

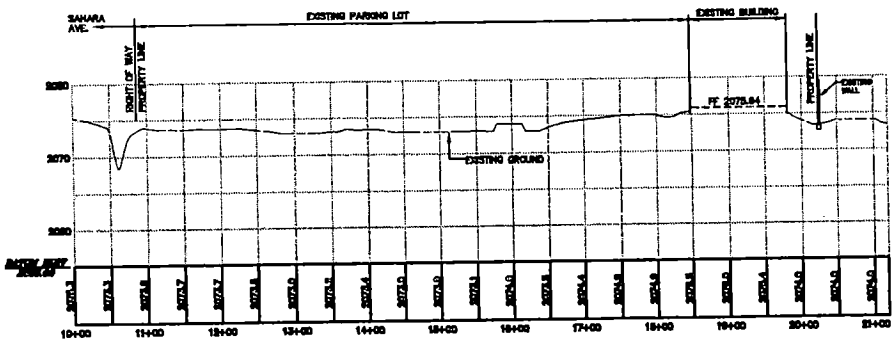
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TMP-4389
6-24-04 PC

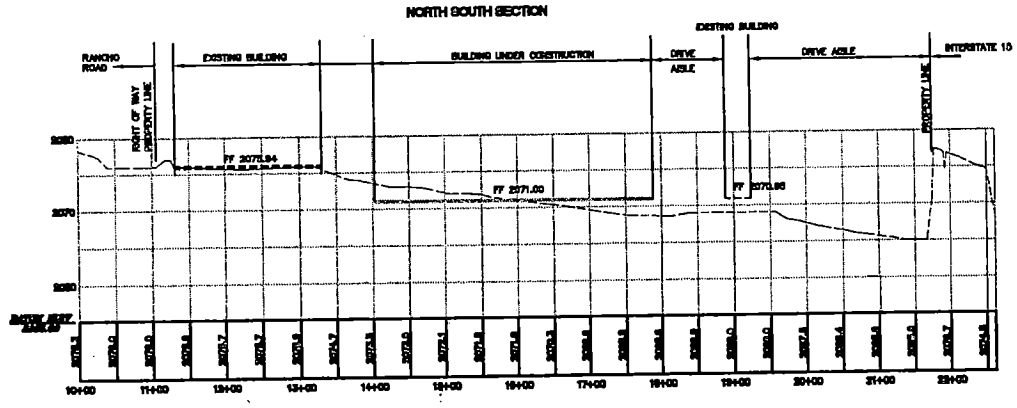
TENTATIVE MAP RANCHO OFFICE PARK

COMMERCIAL SUBDIVISION

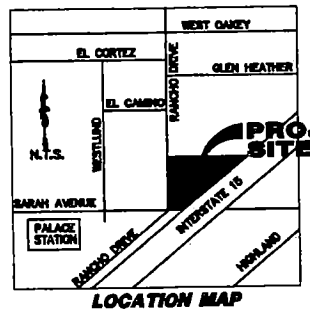
POR OF SW 1/4 OF SECTION 21, T21S, R61E, MDM, CITY OF LAS VEGAS



NORTH SOUTH SECTION



EAST WEST SECTION



LOCATION MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DATE APPROVAL | DESCRIPTION | PREV. DATE

The Keith Companies

SAHARA/RANCHO OFFICE CENTER, LLC

SAHARA/RANCHO OFFICE PARK

COMMERCIAL TENTATIVE MAP
GRADE SECTIONS
JUNE 4,2004

SHEET NO.: 1

1 OF 1 SHEETS

REVISED 6.4.04

TMP-4389
6-24-04 PC

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TENTATIVE MAP - TMP-4431 - BEAZER AT CLIFFS EDGE POD 205 - APPLICANT: BEAZER HOLDINGS CORPORATION - OWNERS: BEAZER HOLDINGS CORPORATION AND CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 313 LOT SINGLE FAMILY SUBDIVISION on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road (APN: 126-13-201-004, 009, 012, 019, 126-13-201-002, 003, 004, 009, 126-13-201-010, 011, 012, and 019), P-D (Planned Development) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
4. Location Map
5. Conditions For This Application
6. Staff Report

MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

This is Final Action

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 2 - TMP-4431

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, ZON-3241 and TMP-3798), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

Public Works

5. The Cliff's Edge Parent Final Map and a vacation for all existing right-of-way within this site shall record prior to recordation of a Final Map for this site.

6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of the Final Map for this site.

7. If not already accomplished by the Master Developer, coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right of Way Section prior to approval of construction drawings or the issuance of any permits for this site, whichever may occur first.

8. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Farm Road and Shaumber Road, including appropriate overpaving, and full width improvements on Puli Road adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Coordinate with the SID section of the Department of Public Works for possible reimbursement if this alternative is pursued prior to the approval of construction drawings for this site.

CONDITIONS – Continued:

9. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road and Farm Road public rights-of-way adjacent to this site.

10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road and Farm Road adjacent to this site concurrent with development of this site.

11. Include the following paragraph at the end of the Owner's Certificate within the Final Map to read, "Minimum 5 foot wide pedestrian walkway easements are hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way".

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

13. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

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

15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way

CONDITIONS – Continued:

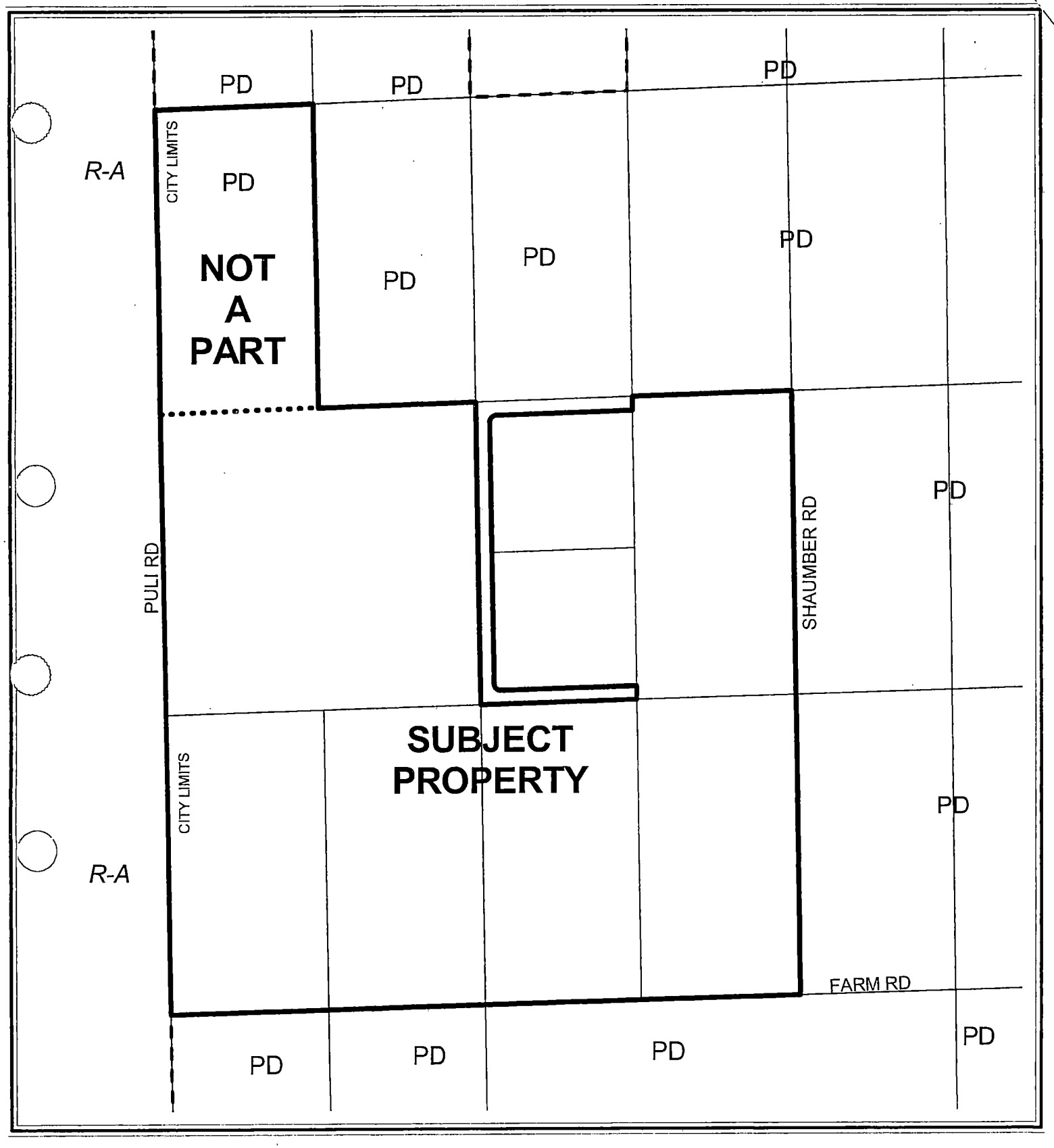
16. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

18. 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.

19. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

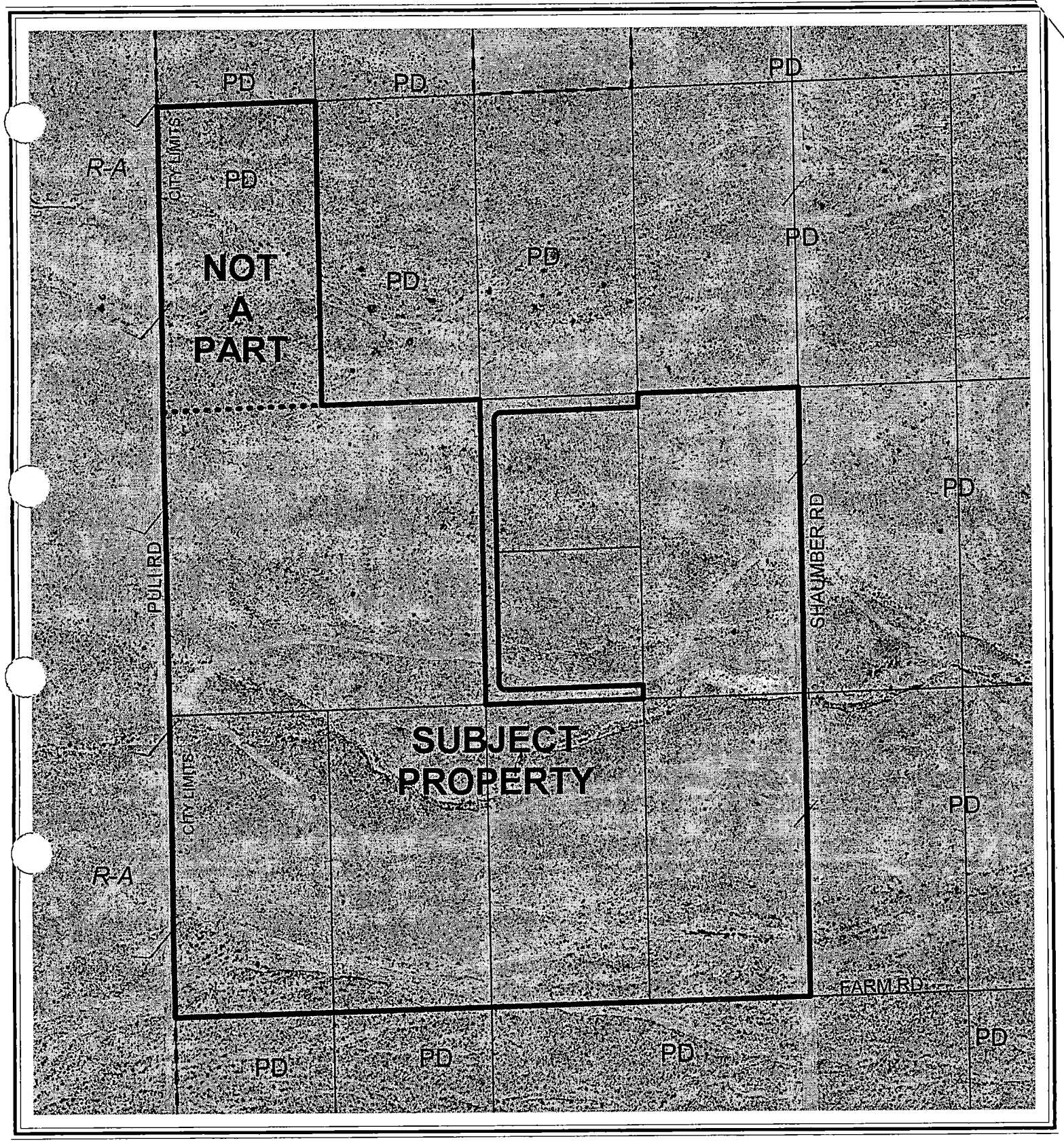
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-4431

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 200 400 Feet

CASE: TMP-4431

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-4431 - BEAZER AT CLIFFS EDGE POD 205 - APPLICANT: BEAZER HOLDINGS CORPORATION - OWNERS: BEAZER HOLDINGS CORPORATION AND CLIFFS EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, ZON-3241 and TMP-3798), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

Public Works

5. The Cliff's Edge Parent Final Map and a vacation for all existing right-of-way within this site shall record prior to recordation of a Final Map for this site.

6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of the Final Map for this site.

7. If not already accomplished by the Master Developer, coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right of Way Section prior to approval of construction drawings or the issuance of any permits for this site, whichever may occur first.

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9. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road and Farm Road public rights-of-way adjacent to this site.

10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road and Farm Road adjacent to this site concurrent with development of this site.

11. Include the following paragraph at the end of the Owner's Certificate within the Final Map to read, "Minimum 5 foot wide pedestrian walkway easements are hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way".

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

13. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

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15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

16. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

18. 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.

19. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

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

** STAFF REPORT **

A) Action Requested

This is a request for approval of a Tentative Map for a 313-lot single family subdivision on 40.52 acres (designated as Pod 205 of the Cliff's Edge Master Development Plan) adjacent to the north side of Farm Road, between Puli Road and Shaumber Road.

B) Applicant's Justification

Tentative Map applications do not require a justification letter.

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 City Council approves annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. Effective date: February 15, 2002. Planning Commission and staff recommended approval on May 10, 2001.

02/06/02 City Council approves annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. Effective date: February 15, 2002. Planning Commission and staff recommended approval on May 10, 2001.

06/19/02 City Council approves annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. Effective date: June 28, 2002.The Planning Commission and staff recommended approval on May 10, 2001.

01/08/03 City Council approves annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. Effective date: January 17, 2003. Planning Commission and staff recommended approval on October 10, 2002.

02/05/03 City Council approves annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this tentative map. Effective date: February 14, 2003. Planning Commission and staff recommended approval on September 26, 2002.

04/16/03 City Council approves the rezoning (ZON-1520) of 297.50 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road, from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone. Planning Commission and staff recommended approval on February 13, 2003. City Council also establishes the Cliff's Edge Master Development Plan. Planning Commission and staff recommended approval on February 13, 2003.

07/16/03 City Council approves a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on June 12, 2003.

12/04/03 Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines is administratively approved by the Planning and Development Department, subject to a number of conditions.

12/17/03 City Council approves an Annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval on October 23, 2003. The effective date of this annexation was December 26, 2003.

02/18/04 City Council approves a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. Planning Commission and staff recommended approval on January 8, 2004.

02/18/04 City Council approves a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. Planning Commission and staff recommended approval on January 8, 2004.

03/11/04 Planning Commission approves (final action, no City Council approval required) a tentative map (TMP-3798) of 922.96 acres for a 35-lot mixed-use subdivision. The map is known as Cliffs Edge Parent. Staff had recommended approval.

SRS/KW

05/05/04 City Council approves a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations. Changes: Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential-to-Residential Small Lot; and from Medium Low Density Residential. Planning Commission and staff had recommended approval on April 8, 2004 to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area.

B) Pre-Application Meeting(s)

04/29/04 Routine discussion regarding the tentative map. Letter of approval from Cliff's Edge included in packet.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 40.52

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Water Retention Basin, Nevada Power easement

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	Undeveloped

D) General Plan Compliance

Centennial Hills General Plan

The area covered by the proposed Tentative Map includes properties with the designations of PCD (Planned Community Development), on the Centennial Hills Sector Map of the General Plan. All of the parcels on the proposed Tentative Map are zoned PD (Planned Development), with a density of 7.75 dwelling units per acre across the entire development. This zoning district and mean density will be in conformance with the provisions of the PCD (Planned Community Development) land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Cliff's Edge Master Development 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

Cliff's Edge Master Plan: Future development within the Cliff's Edge master plan area is controlled by the Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines. The Cliff's Edge Development Agreement addresses the apportioning of responsibilities between the City and the Master Developer for the regulation and enforcement of the first two documents. The Master Development Plan was required for the approval of PD (Planned Development) zoning. PD (Planned development) was applied to the area concurrently with the approval of the Master Development Plan and the Design Guidelines.

ANALYSIS

A) Zoning Code Compliance

Development Standards
Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan, and with the approval of proposed modifications to the area's land use categories.

B) General Analysis Discussion

- **General information**

Project Location: The proposed Tentative Map locates the project between Puli Road and Shaumber Road, along the north side of Farm Road.

Street Widths and Access Location: The map depicts Puli Road, Shaumber Road, and Farm Road as 70-foot rights-of-way. All streets within the subdivision are shown as 39 foot in width. Access to the subdivision is from Shaumber Road, half way between Farm Road and the project's north boundary.

- **Cross Section**

North/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The retaining walls shown for this development along the north boundary exceed 4 feet in height, however the total wall height as viewed from the adjacent property is 6-feet.

East/west cross-sections depict a maximum natural grade greater than 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 4%, such as this development, is allowed a maximum 6-foot retaining wall. The walls depicted for Puli Road and Shaumber Road do not exceed a retainment height of 4-foot and are stepped with landscape buffers in accordance with Title 18.

- **Trails**

Shaumber Road shall be developed according to the standards of the Thematic Parkway Loop as described in the Cliff's Edge Design Standards.

- **Special Conditions of Approval**

Proposed subdivision shall be subject to any pertinent special conditions of approval from ZON-1520, ZON-2184, ZON-3241, and TMP-3798. Specifically the following:

- The Planning and Development Department conditioned the approval of each Rezoning application on the approval of a Site Development Plan Review by the Planning Commission or City Council prior to the issuance of any permits, site grading or development activity for the site.

- All perimeter walls fronting public streets may not exceed eight feet in height.

- Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

- Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

- The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

- A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also

- include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional pubic sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.

- A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 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. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

- A Master Drainage Plan and 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 Master Developer of this site shall be responsible to construct such 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.

- Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

- Homeowners' Associations or other private maintenance organizations shall be established to maintain all multi-use trails, 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.

- The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SRS/KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4431 APN: 126-13-201-019

Name of Property Owner: Cliff's Edge, LLC

Name of Applicant: Beazer Homes Holdings Corp.

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: Stacey Gross

Subscribed and sworn before me

This 24th day of April, 2004

Pamela S. Fountain

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
PAMELA SUE FOUNTAIN
My Appointment Expires
July 29, 2007
No: 98-35233-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4431 APN: 126-13-201-002-004,009-012

Name of Property Owner: Beazer Homes Holdings Corp

Name of Applicant: Beazer Homes Holdings Corp

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: _____

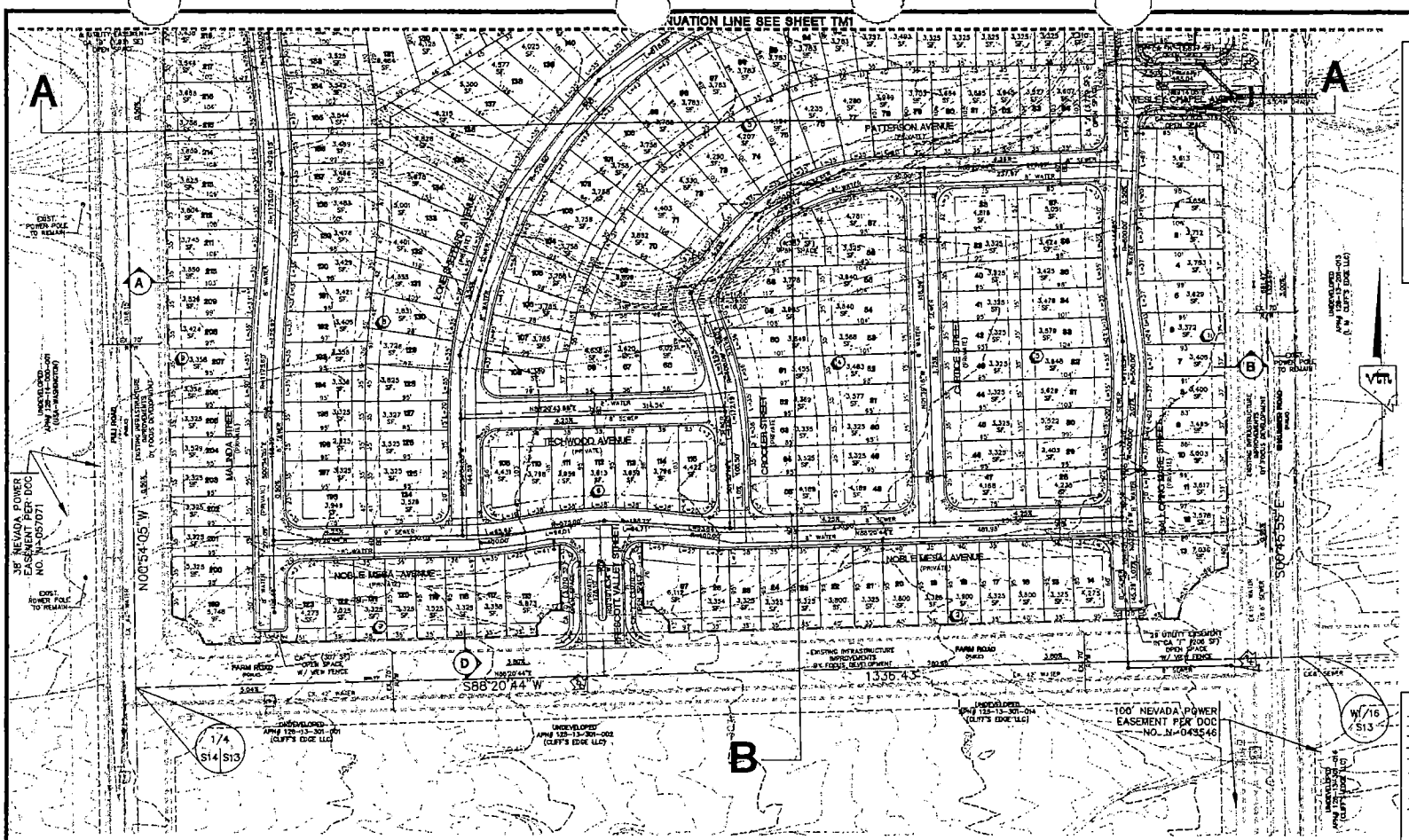
Signature of Property Owner/Authorized Agent: _____

Print Name: KIRK BRYAN WILSON

Subscribed and sworn before me

This 5th day of May, 2004

_____
Notary Public in and for said County and State



BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: (CCBM=N15 NAVD88 ELEVATION: 787.794 METERS (2584.62 FEET))
RIVET & SQUARE ALUMINUM PLATE IN 6" CONCRETE CYLINDER, LOCATED 29' SOUTH & 32' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°53'05" WEST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 124 AT PAGE 34.

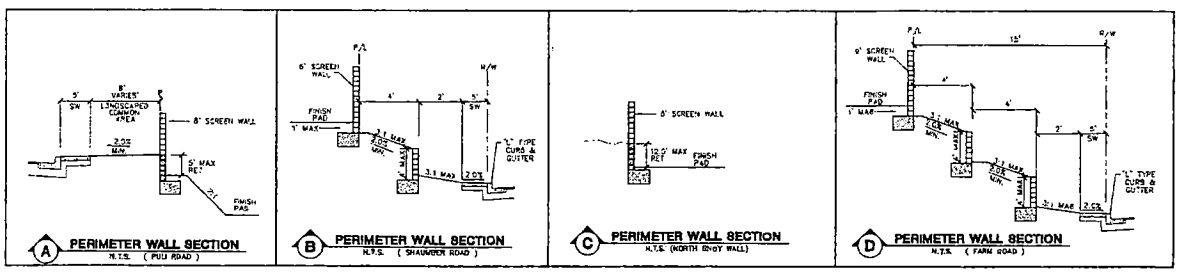
LEGAL DESCRIPTION
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CLARK COUNTY, NEVADA.

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-593-6111

LEGEND

	STREET CENTERLINE
	BACK OF CURB LINE
	LOT LINE
	PARCEL BOUNDARY
	SETBACK LINE
EX 8"SS	EXISTING SEWER LINE AND MANHOLE
EX 8"W	EXISTING WATER LINE
8"WL	PROPOSED WATER LINE
8"SS	PROPOSED SEWER LINE AND MANHOLE
20	LOT NUMBER
(1)	BLOCK NUMBER
C.A. "A"	COMMON AREA LOT
POC	POINT OF CONNECTION TO EXIST. UTILITIES
R=0.5%	RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
3873	EXISTING GROUND CONTOUR LINE
	BLOCK WALL
	PROPOSED / EXISTING STREET LIGHT
	PROPOSED / EXISTING FIRE HYDRANT
MB	PROPOSED MAIL BOXES PER USPS
C.C. S/W R/W	CURB AND GUTTER SIDEWALK RIGHT-OF-WAY



WALL DETAIL SECTIONS

BEAZER HOMES
4670 S. FORT APACHE RD. SUITE 200
LAS VEGAS, NEVADA 89147
(702) 837-3100

CITY OF LAS VEGAS, NEVADA

vtn nevada CIVIL ENGINEERS ● PLANNERS ● LAND SURVEYORS
3727 SOUTH MARYLAND PARKWAY LAS VEGAS, NEVADA 89146-5149
PH. (702) 873-7500 FAX (702) 361-2351

REV	DATE	BY

H:\BEAZER\2004\TM\TM2.DWG, 7/26/2004 11:50:23 AM, dantang, TEKGRAPH.PLT

TENTATIVE MAP

BEAZER ● CLIFF'S EDGE
POD 206

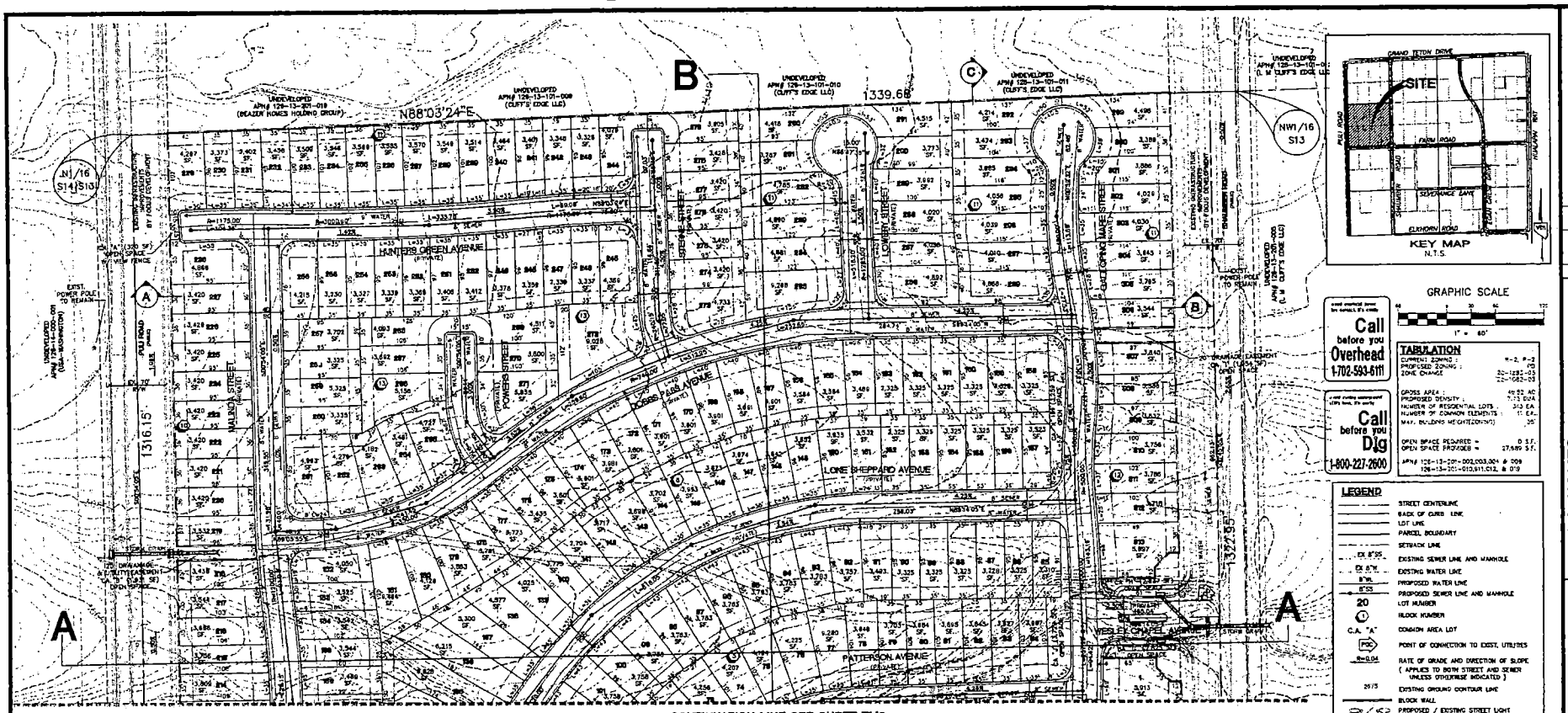
DRAWN BY: CP/AB
DESIGNED BY:
CHECKED BY:
PROJECT NO: 5353
SCALE: 1" = 60' HORIZ. N/A VERT.
JUNE 2004

DEBORAH KALEKIN-FONSECA
No. 14671
CIVIL
STATE OF NEVADA
EXPIRES 06-17-05

SHEET TM2
2 OF 4 SHEETS
DRAWING NO.

M:\JOBS\5353-TM.DWG (TM-2)

TMP-4431
6-24-04 PC



GRAPHIC SCALE

1" = 60'

Call before you Overhead 1-702-593-6111

Call before you Dig 1-800-227-2600

TABULATION

CURRENT ZONING :	R-2, P-C
PROPOSED ZONING :	PC
ZONE CHANGE	03-0283-03 04-0083-03
GROSS AREA :	99.83 AC
PROPOSED DENSITY :	3.03 DUA
NUMBER OF RESIDENTIAL LOTS	303 EA.
NUMBER OF COMMON ELEMENTS :	11 EA.
MAX. BUILDING HEIGHT(STORY)	35'
OPEN SPACE REQUIRED =	0 S.F.
OPEN SPACE PROVIDED =	27,589 S.F.

APN# 126-13-201-002,003,004 & 009
126-13-301-010,011,012, & 013

LEGEND

- STREET CENTERLINE
- BACK OF CURB LINE
- LOT LINE
- PARCEL BOUNDARY
- SETBACK LINE
- EX 8"SS — EXISTING SEWER LINE AND MANHOLE
- EX 8"W — EXISTING WATER LINE
- 8"SS — PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- C.A. "A" — COMMON AREA LOT
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- 6=0.04 — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 2875 — EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT
- MB — PROPOSED MAIL BOXES PER USPS
- C.G. — CURB AND GUTTER
- S/W — SIDEWALK
- R/W — RIGHT-OF-WAY

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.01425
   PEAK FLOW = 0.0728
5. BUILDING SETBACKS AND HEIGHTS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA Pnl. NO. 32003C1750 G.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 40' WIDE UNLESS OTHERWISE SHOWN. ALL PRIVATE STREETS ARE PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
11. ALL PROPERTY LINE RADII = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY. ALL GROUND WATER DEPTH HISTORICAL WITHIN 25' OF EXISTING GROUND SURFACE.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY. ALL LOT DIMENSIONS ARE PRELIMINARY AND WILL VARY FROM FINAL MAP.

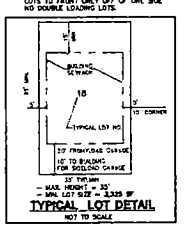
OWNER/DEVELOPER
BEAZER HOMES
4978 S. FORT APACHE RD. SUITE 200
LAS VEGAS, NEVADA 89147
(702) 837-2100
CONTACT : KIRK ERTWULSON

BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1200-BM
NAVD88 ELEVATION: 787.784 METERS (2584.62 FEET)
RIVET & SQUARE ALUMINUM PLATE IN 8" CONCRETE CYLINDER, LOCATED 35' SOUTH & 30' EAST OF GRAND CANYON DRIVE AND 933 CONCH AVENUE, 1' WEST OF ELECTRICAL VAULT.

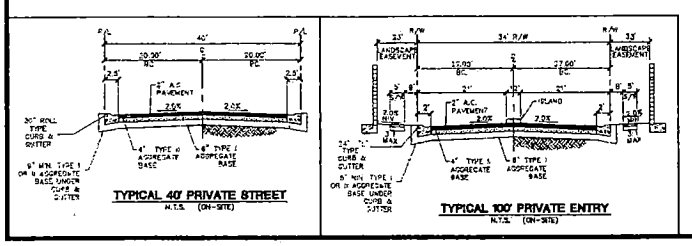
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 02°34'05" WEST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 57 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 124 AT PAGE 84.

LEGAL DESCRIPTION
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CLARK COUNTY, NEVADA.

CORNER LOT NOTE
LOTS TO FRONT ONLY OFF OF ONE SIDE NO DOUBLE LOADING LOTS.



TYPICAL LOT DETAIL
NOT TO SCALE



CONSULTANTS
vtn nevada — CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
2121 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5145
PH. (702) 631-7555 FAX (702) 362-2567

CITY OF LAS VEGAS, NEVADA

BEAZER HOMES
4978 S. FORT APACHE, SUITE 200
Las Vegas, Nevada 89147
(702) 837-2100

TENTATIVE MAP

BEAZER • CLIFFS EDGE
POD 205

DRAWN BY: CB/DJG — JAN 2004
DESIGNED BY:
CHECKED BY:
PROJECT NO: 5353
SCALE: 1"= 60' HORIZ. N/A VERT.

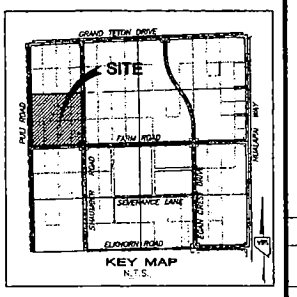
DEBORAH KALEKIN-FOX — No. 14611 — CIVIL — STATE OF NEVADA — EXPIRES 06-30-04

SHEET TM1
1 OF 4 SHEETS
DRAWING NO.

REV	DATE	BY	REVISION

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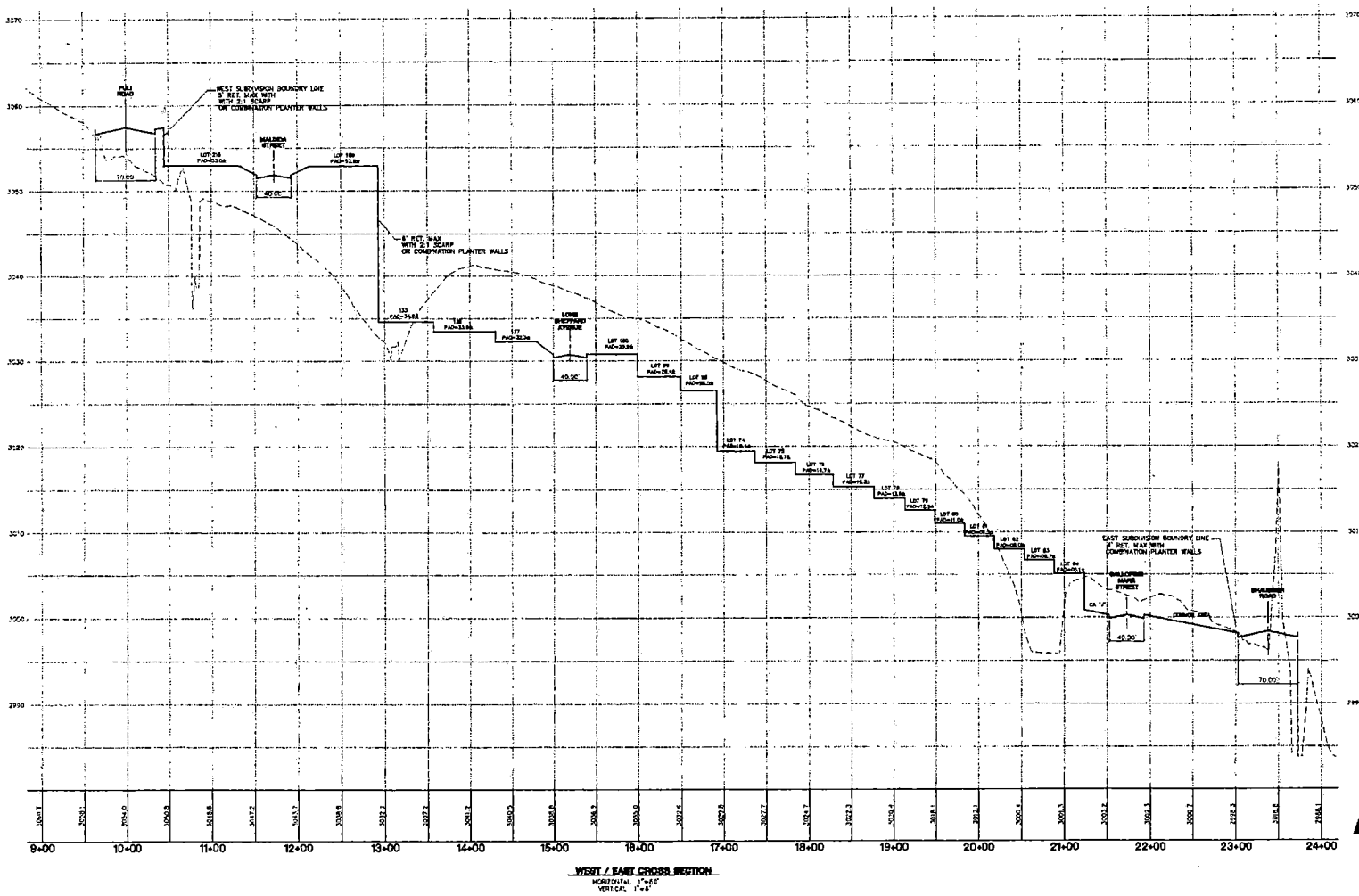
TMP-4431
6-24-04 PC



GRAPHIC SCALE

50 0 30 60 120

1" = 60'



WEST / EAST CROSS SECTION

HORIZONTAL 1"=60'
VERTICAL 1"=6'

A

BEAZER HOMES
4410 S. FORT APACHE RD. SUITE 200
LAS VEGAS, NEVADA 89147
(702) 933-3100

CITY OF LAS VEGAS, NEVADA

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146
PH (702) 873-7500 FAX (702) 362-2987
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

REV	DATE	BY	REVISION

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TENTATIVE MAP
SITE CROSS SECTION

BEAZER @ CLIFFS EDGE
POD 205

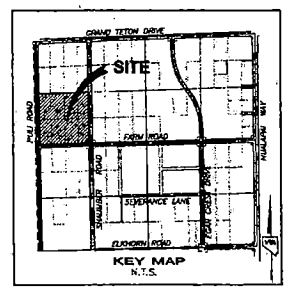
DRAWN BY: 05/04/2004
DESIGNED BY:
CHECKED BY:
PROJECT NO: 03037A
SCALE: 1"=60' HORIZ. 1"=6' VERT.

DEBORAH KALEIKINI-JOHNSON
No. 14571
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF NEVADA
EXPIRES 12-31-05

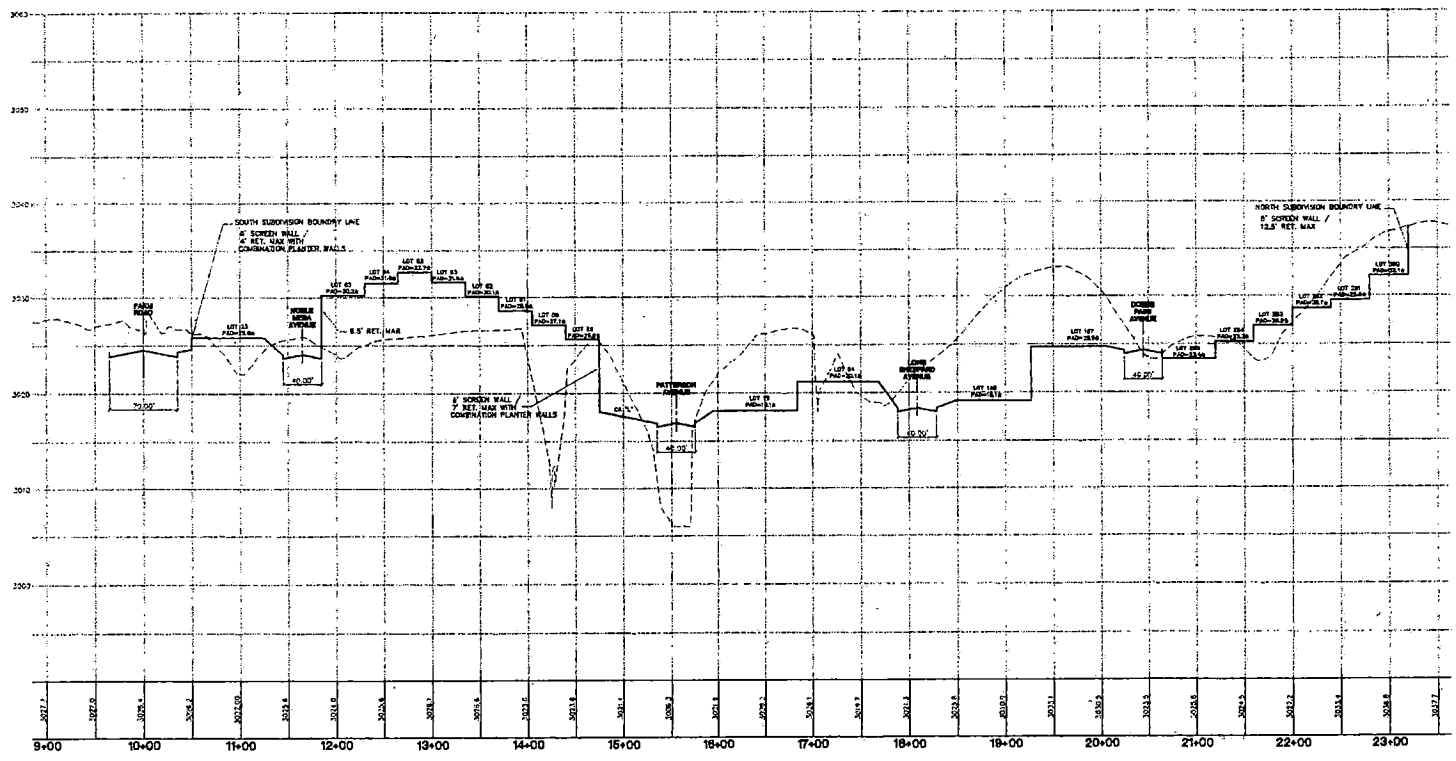
SHEET
TM3
3 OF 4 SHEETS
DRAWING NO.

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TMP-4431
6-24-04 PC



GRAPHIC SCALE



SOUTH / NORTH CROSS SECTION
HORIZONTAL 1"=80'
VERTICAL 1"=8'

B

BEAZER HOMES
8215 S. EASTERN AVE. STE. 200
Las Vegas, Nevada 89123
(702) 837-3100

CITY OF LAS VEGAS, NEVADA

vtn nevada CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 363-7597

NO.	REVISION	DATE	BY

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TENTATIVE MAP
SITE CROSS SECTION

BEAZER @ CLIFFS EDGE
POD 206

DRAWN BY: SS/KAS
DESIGNED BY:
CHECKED BY:
PROJECT NO: 6307
SCALE: 1" = 80' HORZ. N/A VERT.

DEBORAH KALEIKINI JOHNSON
No. 14571
GIVIL
STATE OF NEVADA
EXPIRES: 06-30-05

SHEET
TM4
4 OF 4 SHEETS
DRAWING NO.

H:\6307\ANSI-H.DWG (TD-H)

TMP-4431
6-24-04 PC

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TENTATIVE MAP - CONSENT - TMP-4465 - WINDMORE @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 286 LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN: 126-24-101-002, 003, 004, 008, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

This is Final Action

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 3 - TMP-4465

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, ZON-3241, and TMP-3798), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

Public Works

5. The Cliff's Edge Parent Final Map shall record prior to recordation of a final map for this site.

6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of Final Map for this site.

7. If not already accomplished by the Master Developer, coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right of Way Section prior to approval of construction drawings or the issuance of any permits for this site, whichever may occur first.

8. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Dorrell Lane and Shaumber Road, including appropriate overpaving, and full width improvements on Puli Road adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Coordinate with the SID section of the Department of Public Works for possible reimbursement if this alternative is pursued prior to the approval of construction drawings for this site.

CONDITIONS – Continued:

9. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road and Dorrell Lane public rights-of-way adjacent to this site.

10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road and Dorrell Lane adjacent to this site concurrent with development of this site.

11. Include the following paragraph at the end of the Owner's Certificate within the Final Map to read, "Minimum 5 foot wide pedestrian walkway easements are hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way".

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

13. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

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

15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

CONDITIONS – Continued:

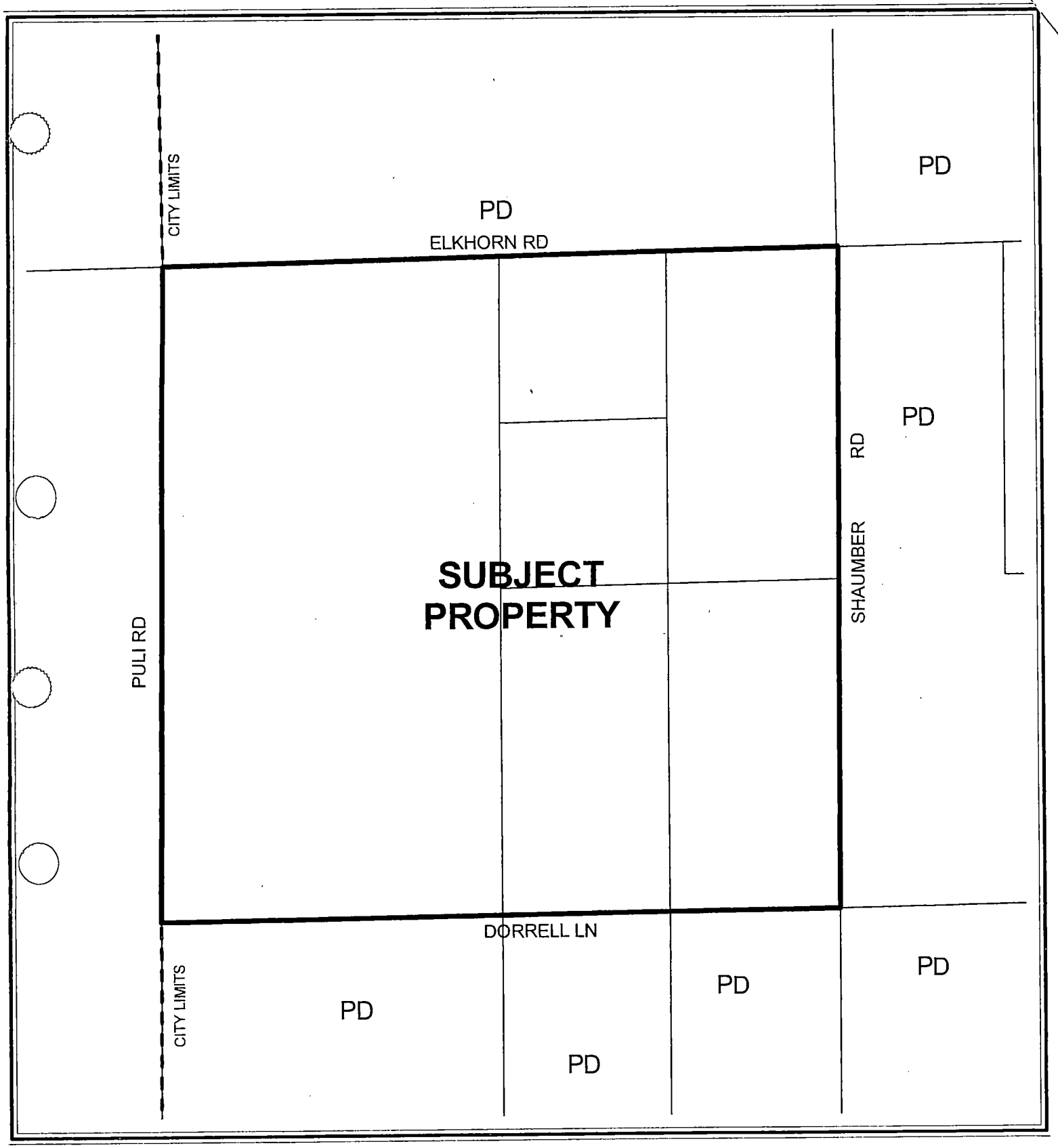
16. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

18. 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.

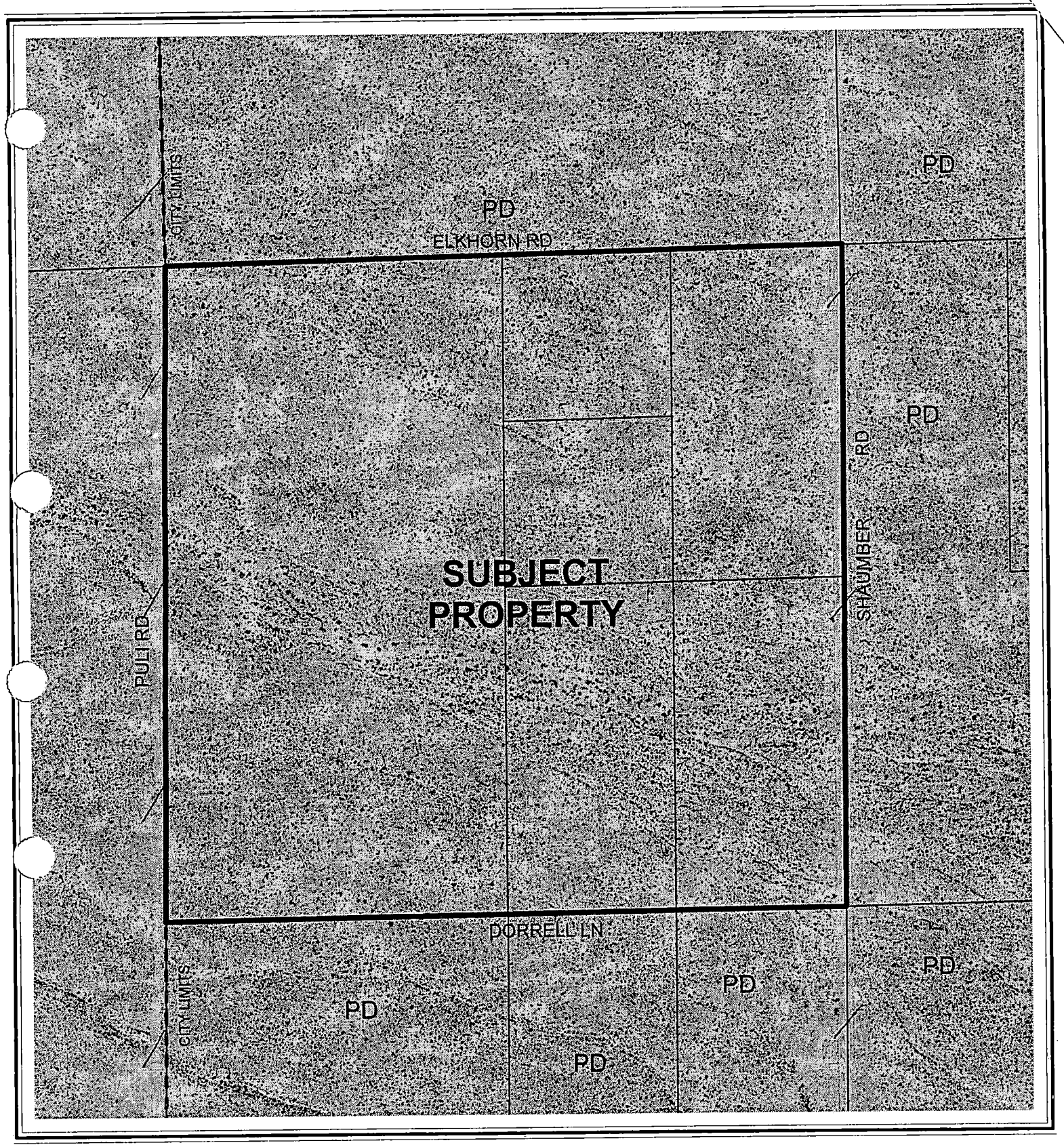
19. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

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



CASE: TMP-4465

ONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 200 400 Feet

CASE: TMP-4465

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - CONSENT - TMP-4465 - WINDMORE @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, ZON-3241, and TMP-3798), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

Public Works

5. The Cliff's Edge Parent Final Map shall record prior to recordation of a final map for this site.

6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of Final Map for this site.

7. If not already accomplished by the Master Developer, coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right of Way Section prior to approval of construction drawings or the issuance of any permits for this site, whichever may occur first.

8. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Dorrell Lane and Shaumber Road, including appropriate overpaving, and full width improvements on Puli Road adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Coordinate with the SID section of the Department of Public Works for possible reimbursement if this alternative is pursued prior to the approval of construction drawings for this site.

9. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road and Dorrell Lane public rights-of-way adjacent to this site.

10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road and Dorrell Lane adjacent to this site concurrent with development of this site.

11. Include the following paragraph at the end of the Owner's Certificate within the Final Map to read, "Minimum 5 foot wide pedestrian walkway easements are hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way".

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

13. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

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

15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

KW

16. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

18. 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.

19. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

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

KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 286-lot subdivision on 40.84 acres located adjacent to the northeast corner of Dorrell Lane and Puli Road.

B) Applicant's Justification

No justification letter is required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 The City Council approved an Annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on May 10, 2001. The effective date of this annexation was February 15, 2002. Staff had recommended approval of this application.

02/06/02 The City Council approved an Annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on May 10, 2001. The effective date of this annexation was February 15, 2002. Staff had recommended approval of this application.

06/19/02 The City Council approved an Annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on May 10, 2001. The effective date of this annexation was June 28, 2002. Staff had recommended approval of this application.

01/08/03 The City Council approved an Annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on October 10, 2002. The effective date of this annexation was January 17, 20033. Staff had recommended approval of this application.

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02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation was February 14, 2003. Staff had recommended approval of this application.

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on February 13, 2003.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on June 12, 2003.

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

12/17/03 The City Council approved an Annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval on October 23, 2003. The effective date of this annexation was December 26, 2003.

02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. The Planning Commission recommended approval on January 8, 2004. Staff recommended approval of this application.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on June 8, 2004. Staff recommended approval of this application.

KW

02/26/04 The Planning Commission recommended approval of an Annexation (ANX-3693) of approximately 2.14 acres of land within the Cliff's Edge Master Development Plan area. The item will be forwarded to the City Council for consideration at its March 17, 2004 meeting. Its effective date, if approved, would be April 30, 2004.

05/05/04 The City Council approved a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area.

B) Pre-Application Meeting

05/07/04 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 40.84

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

KW

D) General Plan Compliance

The area covered by the proposed Tentative Map includes properties with the designations of PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Map of the General Plan. All of the parcels on the proposed Tentative Map are zoned PD (Planned Development), with a density of 7.0 dwelling units per acre across the entire development. This zoning district and mean density will be in conformance with the provisions of the PCD (Planned Community Development) land use designation.

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

Cliff's Edge Master Plan – Future development within the Cliff's Edge master plan area is controlled by the Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines. The Master Development Plan was required for the approval of PD (Planned Development) zoning, which was applied to the area concurrently with the approval of the Master Development Plan and the Design Guidelines.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan, and with the approval of proposed modifications to the area's land use categories.

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts the area generally located between Puli Road and Shaumber Road, along the north side of Dorrell Lane.

The submitted map depicts Shaumber Road and Dorrell Lane as 70-foot rights-of-way and Puli Road a 90-foot right-of-way. Access to the subdivision is from Dorrell, have way between Puli and Shaumber. All streets within the subdivision are shown as 39 foot in width.

- Cross Section

The submitted cross-sections depict a maximum natural grade between 0% and 0.97% across east to west and 0% and 0.98% north and south on this site. Per Table A Subdivision Code 18.08.110 a development with natural slope of 0% to 2%, such as this development, is allowed a maximum four-foot retaining wall. The submitted cross sections do not show any retaining walls greater than 4.0 feet in height.

- Trails

Shaumber Road shall be developed according to the standards of the Thematic Parkway Loop as described in the Cliff's Edge Design Standards.

- Special Conditions of Approval

Proposed subdivision shall be subject to any pertinent special conditions of approval from ZON-1520, ZON-2184, ZON-3241, and TMP-3798. Specifically the following:

- The Planning and Development Department conditioned the approval of each Rezoning application on the approval of a Site Development Plan Review by the Planning Commission or City Council prior to the issuance of any permits, site grading or development activity for the site.

- All perimeter walls fronting public streets may not exceed eight feet in height.

- Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

KW

- Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

- The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

- A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the

- City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional pubic sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.

- A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 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. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

- A Master Drainage Plan and 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 Master Developer of this site shall be responsible to construct such 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.

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- Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

- Homeowners' Associations or other private maintenance organizations shall be established to maintain all multi-use trails, 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.

- The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4465 APN: 126-24-101-002,003,004,008,019,portion of 020

Name of Property Owner: Cliffs Edge LLC

Name of Applicant: Kimball Hill Homes

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

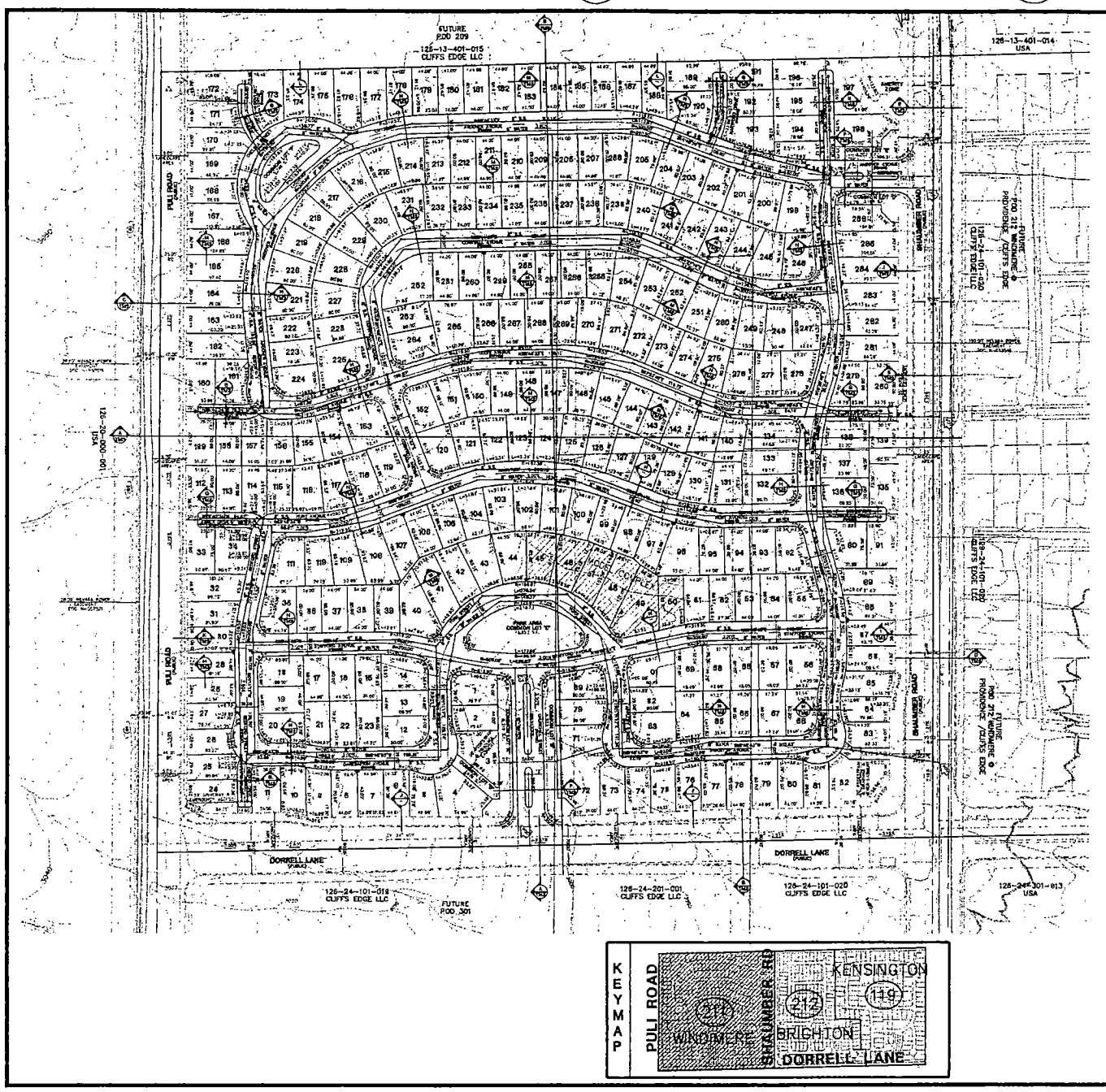
Print Name: Stan Gutshall

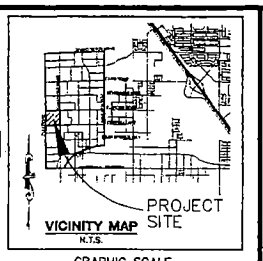
Subscribed and sworn before me

This 27th day of April, 2004

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

Notary Public - State of Nevada
County of Clark
DENISE WHIPPLE
My Appointment Expires
July 29, 2007
No: 03-83426-1





GRAPHIC SCALE

1" = 80'

PRIVATE STREET NOTE:
1. ALL DRAINAGE & PUBLIC SEWER EASEMENTS ARE TO BE PRIVATELY MAINTAINED BY HOMEOWNERS ASSOCIATION.
2. SEE SHEETS TM2 & TM3 FOR SECTIONS AND DETAILS, UNLESS OTHERWISE NOTED.

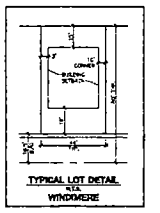
DEVIATION FROM STANDARDS
1. TO ALLOW NON-STANDARD KNUCKLES

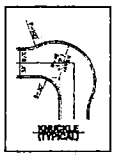
BENCHMARKS
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL 1000-095
MADDS ELEVATION: 767.794 METERS (2,584.62 FEET)
PUNCH & SQUARE ALUMINUM PLATE IN 6" CONCRETE CHUNKER, LOCATED 25' SOUTH & 30' EAST OF GRAND ENVIRON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°01'31" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SECTION 24, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 133 AT PAGE 32.

OWNER
CLIFFS EDGE LLC
3483 CLIFF SHADOWS PKWY
STE #200
LAS VEGAS, NV 89129
(702) 777-1221

DEVELOPER
KIMBALL HILL
2 SUNSET WAY
STE #101
HENDERSON, NV 89014
(702) 436-4583
CONTACT: ELISE BROWN





GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT SEMPRA-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. SEWER CONTRIBUTION:
   AVERAGE FLOW = 0.2715
   PEAK FLOW = 0.2503
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS A PORTION OF A MASTER PLAN SHOWN BY CLIFFS EDGE PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA ON 12/03/2002.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 28' WIDE UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADIUS ARE 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE COSTS TO MAINTAIN LANDSCAPING & PRIVATE STREET UTILITIES IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER TITLE 19.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS (LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.

SETBACKS: WINDMERE
PROPOSED MINIMUM STANDARDS FOR THE PD PORTION OF THE DEVELOPMENT

FRONT:
SINGLE STORY = 10' (TO GARAGE)
TWO STORY = 15' FRONT = 10'
SIDE 4.25ASSC = 12'

CORNER:
SINGLE STORY = 5'
TWO STORY = 10'
SIDE = 5'

YARD = 15' EXCEPT THAT A SETBACK OF 10' IS ALLOWED FOR UP TO 50% OF THE PERIMETER WIDTH

REAR PAD COVER = 10'

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-593-6111

TABULATION
ASSESSOR'S PARCEL NUMBERS
126-24-101-001 THRU 007, 126-24-101-009, 126-24-201-002

EXISTING ZONING ..... PD
AREA ..... 7.60 GROSS AC
GROSS ACREAGE ..... 49.844 ACRES
TOTAL NO. LOTS 186
TOTAL NO. COMMON LOTS 7

OPEN SPACE SCHEDULE
OPEN SPACE REQUIRED ..... 0 S.F.
COMMON OPEN SPACE ..... 143,287 S.F.
OTHER OPEN SPACE ..... 0 S.F.
TOTAL OPEN SPACE ..... 0 S.F.

PARKING SCHEDULE
PARKING REQUIRED (2 SPACES/UNIT) ..... 372 SPACES
GUEST PARKING PROVIDED ..... 0 SPACES
TOTAL PARKING PROVIDED ..... 527 SPACES

LEGEND
- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- 20 LOT NUMBER
- (1) BLOCK NUMBER
- POC POINT OF CONNECTION TO EXIST. UTILITIES
- 3.14% RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 2575 EXISTING CONTOUR LINE
- C.E. COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED MAIL BOXES PER USPS

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

KIMBALL HILL
2 SUNSET WAY, SUITE 101
HENDERSON, NEVADA 89014
(702)436-4583

CITY OF LAS VEGAS

TENTATIVE MAP

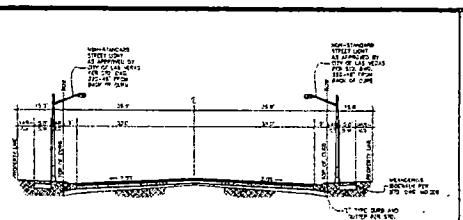
WINDMERE • PROVIDENCE / CLIFFS EDGE

vtn nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5149
PH. (702) 873-7220 FAX (702) 362-2897

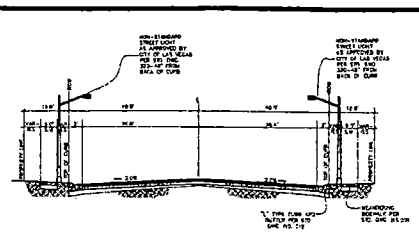
DRAWN BY: SS/EE 4/23/04
DESIGNED BY:
CHECKED BY: 4/23/04
SEE:
PROJECT NO: SCALE: 1"=80' HORIZ. N/A VERT.

SHEET: TM1
1 OF 3 SHEETS
DRAWING NO.

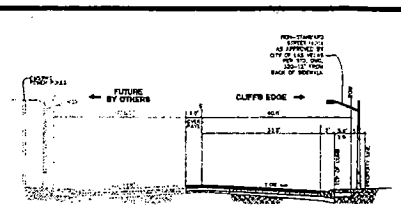
TMP-4465
6-24-04 PC



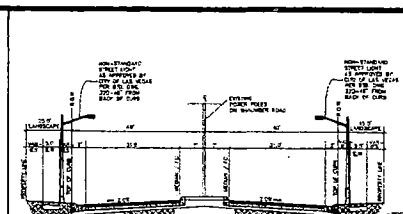
C DORRELL LANE
70.0' R.O.W.
(PUBLIC)
N.T.S.



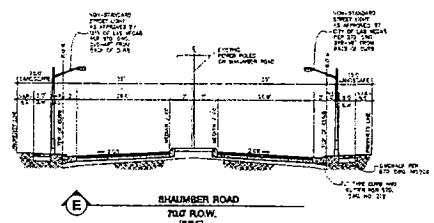
B DORRELL LANE
80.0' R.O.W.
(PUBLIC)
N.T.S.



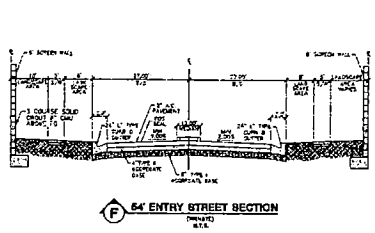
C PUJI ROAD
80' R.O.W.
(PUBLIC)
N.T.S.



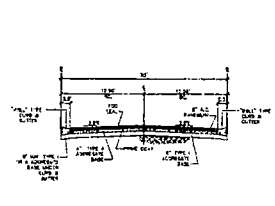
D SHAUMBER ROAD
80.0' R.O.W.
(PUBLIC)
N.T.S.



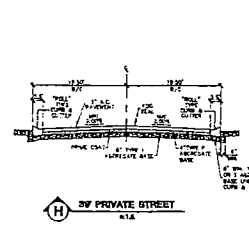
E SHAUMBER ROAD
70.0' R.O.W.
(PUBLIC)
N.T.S.



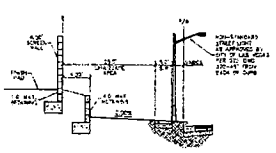
F 54' ENTRY STREET SECTION
(PRIVATE)
N.T.S.



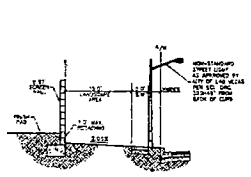
G TYPICAL 28' PRIVATE DRIVE SECTION
N.T.S.



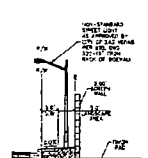
H 36' PRIVATE STREET
N.T.S.



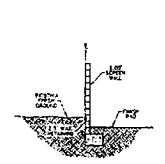
I PERIMETER WALL SECTION
SHAUMBER ROAD
N.T.S.



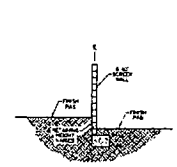
J PERIMETER WALL SECTION
DORRELL LANE
N.T.S.



K PERIMETER WALL SECTION
PUJI ROAD
N.T.S.



L PERIMETER WALL SECTION
N.T.S.



M INTERIOR WALL SECTION
N.T.S.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

KIMBALL HILL
CITY OF LAS VEGAS
HENDERSON, NEVADA 89011
(702)436-1362

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
Ph. (702) 873-7330 FAX (702) 362-2991
nevada ENGINEERING PLANNERS & LAND SURVEYORS

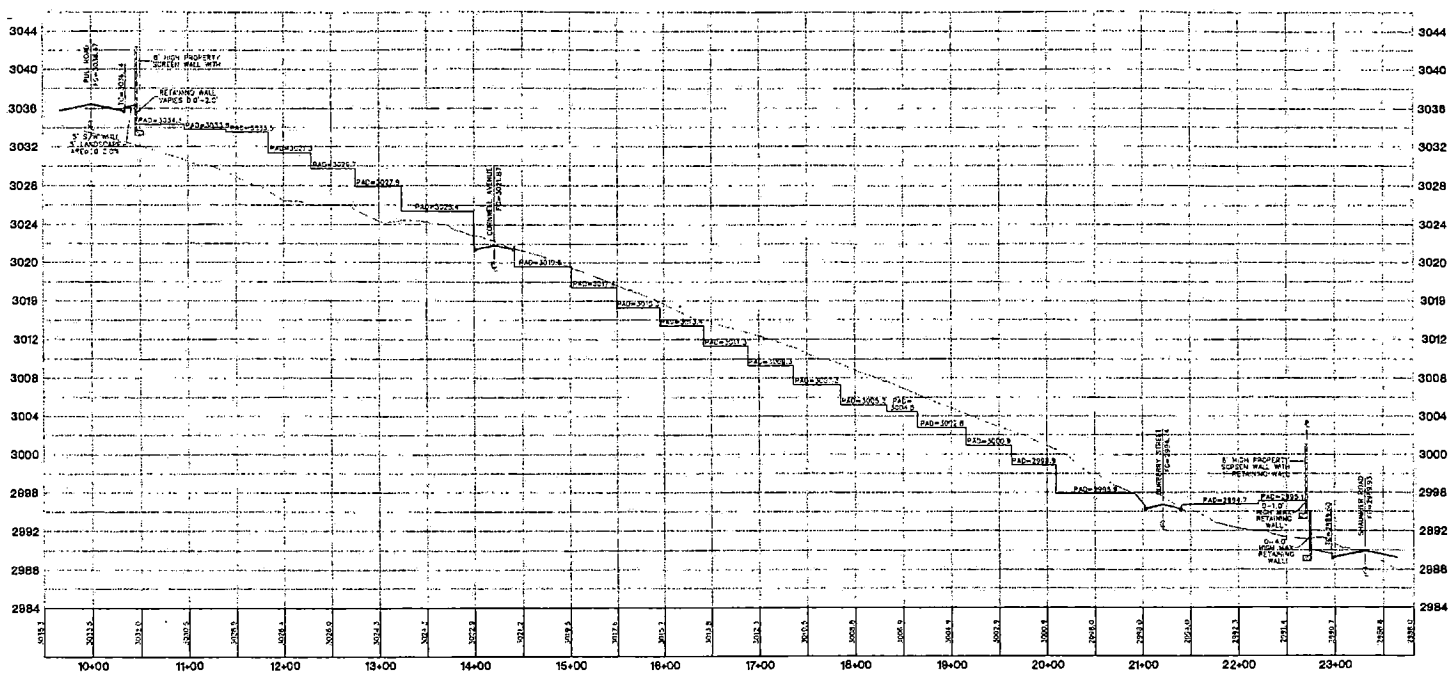
TENTATIVE MAP

WINDIMERE @ PROVIDENCE / CLIFFS EDGE

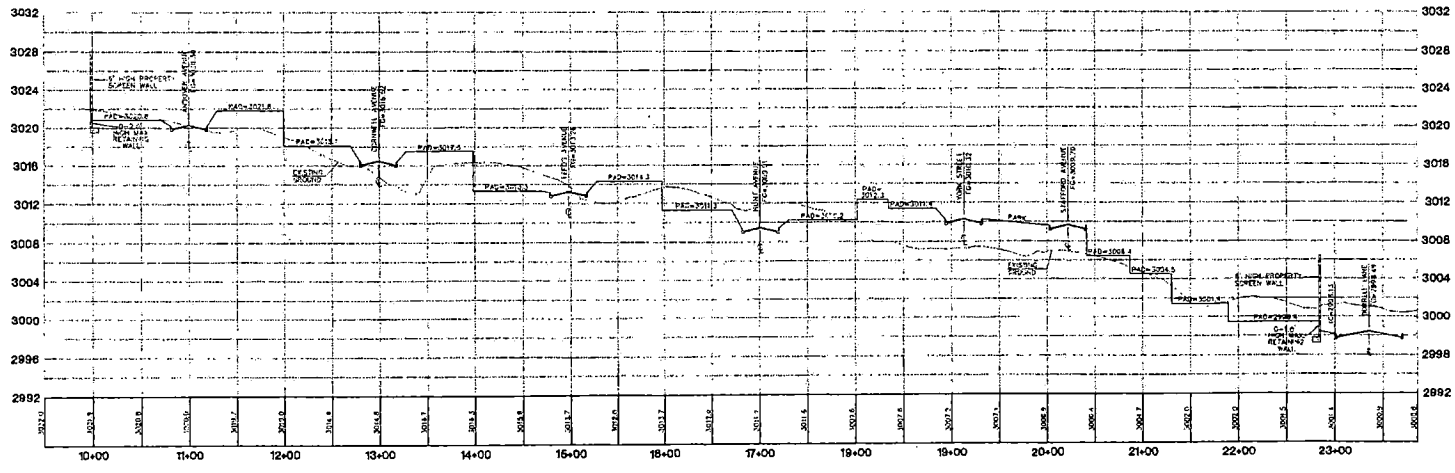
DRAWN BY: MG/RCB 5/18/04
DESIGNED BY:
CHECKED BY: SW 5/18/04
PROJECT NO.: 4468
SCALE: 1"=40' HORIZ. N/A VERT.

SHEET
TM2
2 OF 3 SHEETS
DRAWING NO.

TMP-4465
6-24-04 PC



SECTION "A" (EAST / WEST)



SECTION "B" (NORTH / SOUTH)

KIMBALL HILL
CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
Ph. (702) 873-7450 FAX (702) 361-2537
nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
REVISION
DATE
BY
TENTATIVE MAP
WINDIMERE ● PROVIDENCE / CLIFFS EDGE
DRAWN BY: BLW
DESIGNED BY:
CHECKED BY: CRD
PROJECT NO: 4400
4/15/04
SCALE: 1"=40' HORZ. N/A VERT.
SHEET TM3
3 OF 3 SHEETS
DRAWING NO.

TMP-4465
6-24-04 PC

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TENTATIVE MAP - CONSENT - TMP-4466 - BRIGHTON @ KENSINGTON @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 295 LOT SINGLE FAMILY SUBDIVISION on 53.13 acres adjacent to the northeast corner of Dorrell Lane and Shaumber Road (APN: 126-24-101-005, 006, 007, 009, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

This is Final Action

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 4 - TMP-4466

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, ZON-3241, and TMP- TMP-3798), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

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

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

Public Works

5. The Cliff's Edge Parent Final Map shall record prior to recordation of a final map for this site.

6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of the Final Map for this site.

7. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Shaumber Road and Dorrell Lane, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Coordinate with the SID section of the Department of Public Works for possible reimbursement if this alternative is pursued prior to the approval of construction drawings for this site.

8. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the Shaumber Road and Dorrell Lane public rights-of-way adjacent to this site.

9. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Shaumber Road and Dorrell Lane adjacent to this site concurrent with development of this site.

CONDITIONS Continued:

10. Include the following paragraph at the end of the Owner's Certificate within the Final Map to read, "Minimum 5 foot wide pedestrian walkway easements are hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way".

11. 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.

12. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

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

14. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

15. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

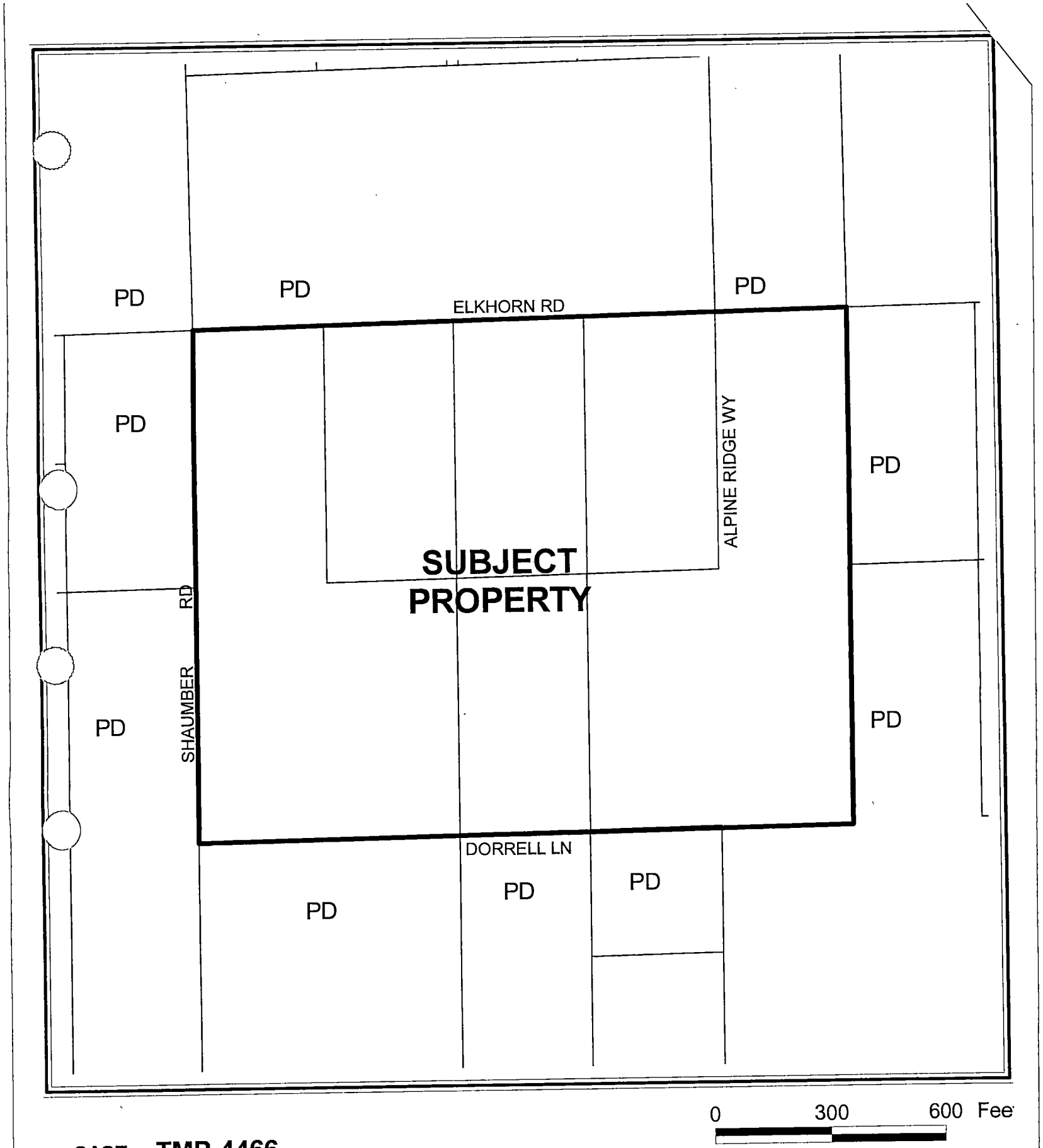
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and 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

CONDITIONS – Continued:

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.

18. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

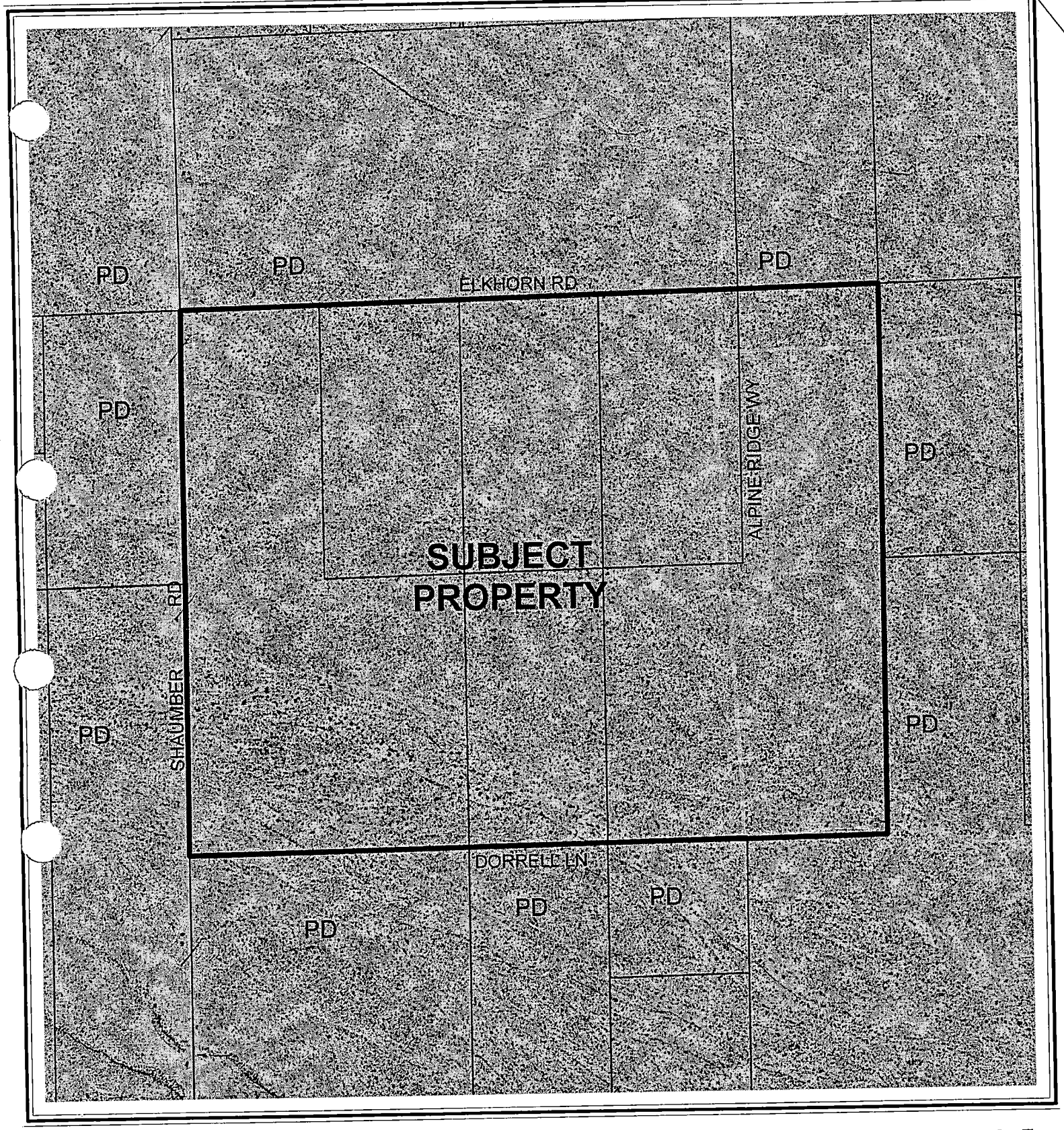
19. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-4466

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: TMP-4466

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - CONSENT - TMP-4466 - BRIGHTON @ KENSINGTON @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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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.

18. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 295-lot subdivision on 53.13 acres generally located adjacent to the northeast corner of Dorrell Lane and Shaumber Road.

B) Applicant's Justification

No justification letter is required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 The City Council approved an Annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on May 10, 2001. The effective date of this annexation was February 15, 2002. Staff had recommended approval of this application.

02/06/02 The City Council approved an Annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on May 10, 2001. The effective date of this annexation was February 15, 2002. Staff had recommended approval of this application.

06/19/02 The City Council approved an Annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on May 10, 2001. The effective date of this annexation was June 28, 2002. Staff had recommended approval of this application.

01/08/03 The City Council approved an Annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on October 10, 2002. The effective date of this annexation was January 17, 2003. Staff had recommended approval of this application.

KW

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation was February 14, 2003. Staff had recommended approval of this application.

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on February 13, 2003.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on June 12, 2003.

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

12/17/03 The City Council approved an Annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval on October 23, 2003. The effective date of this annexation was December 26, 2003.

02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. The Planning Commission recommended approval on January 8, 2004. Staff recommended approval of this application.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on January 8, 2004. Staff recommended approval of this application.

KW

02/26/04 The Planning Commission recommended approval of an Annexation (ANX-3693) of approximately 2.14 acres of land within the Cliff's Edge Master Development Plan area. The item will be forwarded to the City Council for consideration at its March 17, 2004 meeting. Its effective date, if approved, would be April 30, 2004.

04/08/04 The Planning Commission will consider a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area.

B) Pre-Application Meeting

05/07/04 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 53.13

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

D) General Plan Compliance

The area covered by the proposed Tentative Map includes properties with the designations of PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Map of the General Plan. All of the parcels on the proposed Tentative Map are zoned PD (Planned Development), with a density of 7.0 dwelling units per acre across the entire development. This zoning district and mean density will be in conformance with the provisions of the PCD (Planned Community Development) land use designation.

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

Cliff's Edge Master Plan – Future development within the Cliff's Edge master plan area is controlled by the Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines. The Master Development Plan was required for the approval of PD (Planned Development) zoning, which was applied to the area concurrently with the approval of the Master Development Plan and the Design Guidelines.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan, and with the approval of proposed modifications to the area's land use categories.

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts the area at the northeast corner of Shaumber Road and Dorrell Lane.

The submitted map depicts Shaumber Road and Dorrell Lane as 70-foot rights-of-way. Access to the subdivision is from Dorrell, halfway between Puli and Shaumber. All streets within the subdivision are shown as 39 foot in width.

- Cross Section

The submitted cross-sections depict a maximum natural grade between 0% and 1.0% across east to west and 0% and 1.00% north and south on this site. Per Table A Subdivision Code 18.08.110 a development with natural slope of 0% to 2%, such as this development, is allowed a maximum four-foot retaining wall. The submitted cross sections do not show any retaining walls greater than 4.0 feet in height.

- Trails

Shaumber Road shall be developed according to the standards of the Thematic Parkway Loop as described in the Cliff's Edge Design Standards.

- Special Conditions of Approval

Proposed subdivision shall be subject to any pertinent special conditions of approval from ZON-1520, ZON-2184, ZON-3241, and TMP-3798. Specifically the following:

- The Planning and Development Department conditioned the approval of each Rezoning application on the approval of a Site Development Plan Review by the Planning Commission or City Council prior to the issuance of any permits, site grading or development activity for the site.

- A separate Site Development Plan Review shall be required prior to approval of any development in Pod 123.

- All perimeter walls fronting public streets may not exceed eight feet in height.

- Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

- Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

- The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

- A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also

include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional pubic sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.

- A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 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. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

- A Master Drainage Plan and 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 Master Developer of this site shall be responsible to construct such 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.

- Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

- Homeowners' Associations or other private maintenance organizations shall be established to maintain all multi-use trails, 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.

- The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KW

POD 212
119

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4466 APN: 126-24-101-005 thru 007, 009, PT 020; PT 126-24-501-017

Name of Property Owner: Cliffs Edge LLC

Name of Applicant: Kimball Hill Homes

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

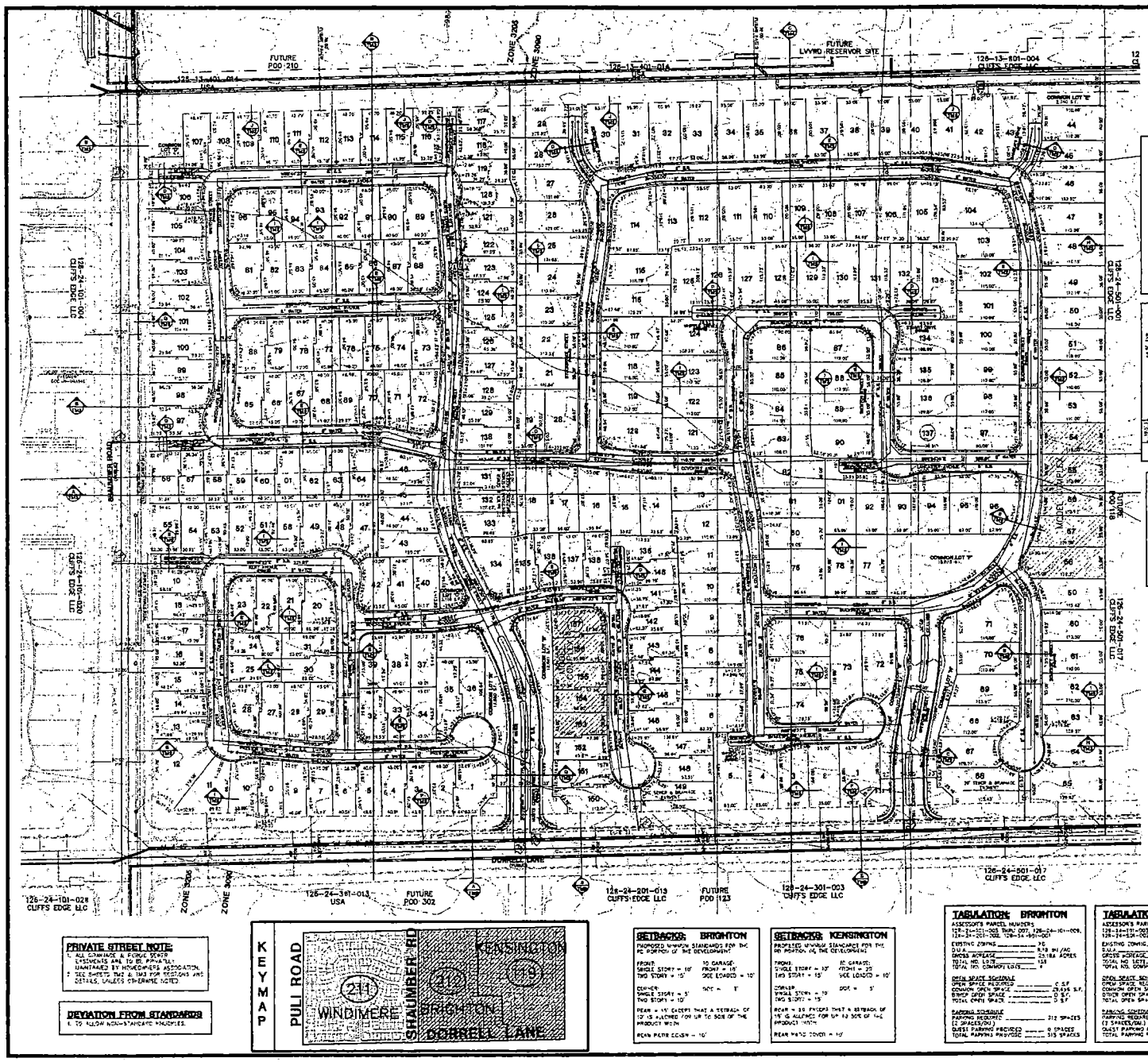
Print Name: Stan Gutshall

Subscribed and sworn before me

This 27th day of April, 2004

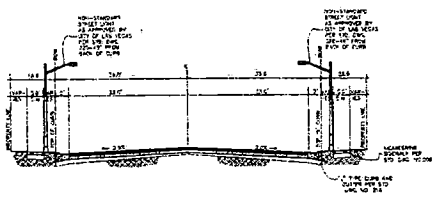
[signature]
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DENISE WHIPPLE
My Appointment Expires
No: 03-83426-1 July 29, 2007

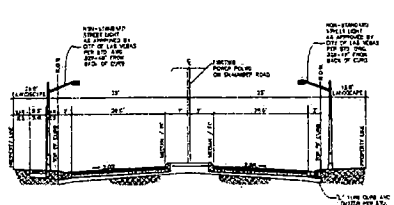


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6.2.04

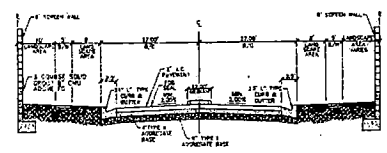
TMP-4466
6-24-04 PC



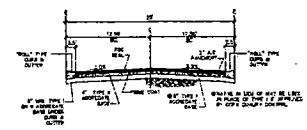
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N.T.S.



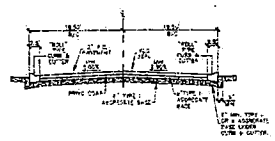
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70.0' R.O.W.
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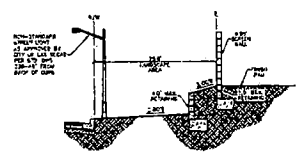
C 64' ENTRY STREET SECTION
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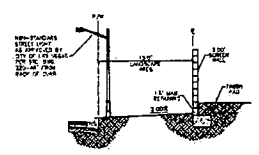
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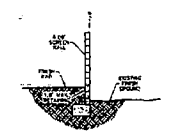
E 38' PRIVATE STREET
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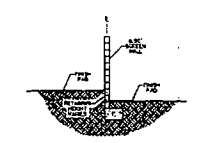
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DORRELL LANE
N.T.S.



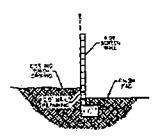
G PERIMETER WALL SECTION
SHAUMBER ROAD
N.T.S.



H PERIMETER WALL SECTION
N.T.S.



I INTERIOR WALL SECTION
N.T.S.



J PERIMETER WALL SECTION
N.T.S.

NO.	DATE	BY	REVISION
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6			
5			
4			
3			
2			
1			

KIMBALL HILL
8 SUNSET WAY, SUITE 101
HENDERSON, NEVADA 89014
(702)434-8282

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2707
nevada CIVIL/LAND ENGINEERS • PLANNERS • LAND SURVEYORS

TENTATIVE MAP

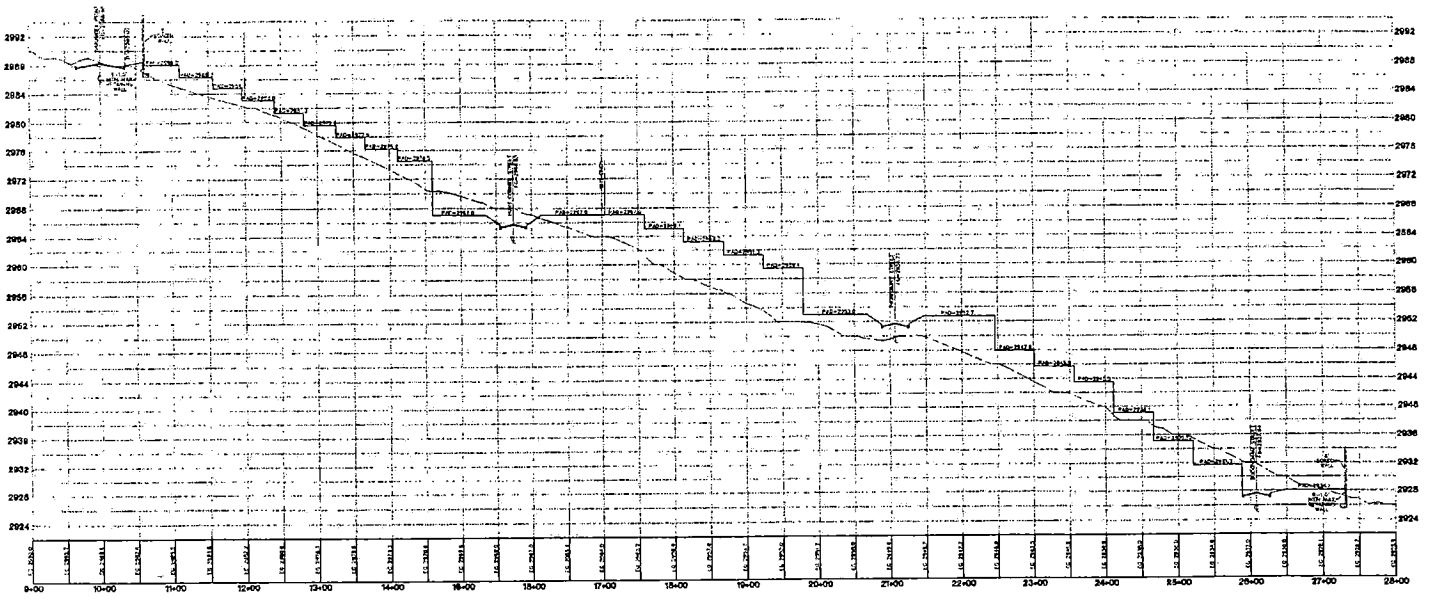
BRIGHTON & KENSINGTON
PROVIDENCE / CLIFFS EDGE

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DESIGNED BY:
CHECKED BY: DTE
PROJECT NO.: 6420
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1/13/04

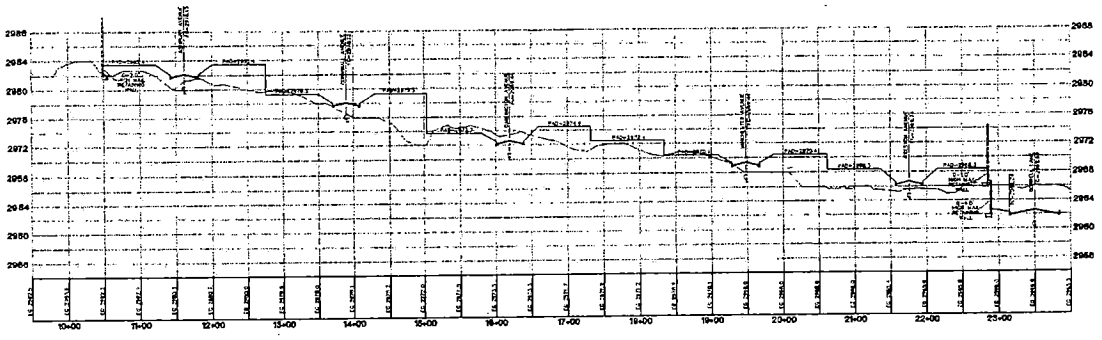
SHEET
TM2
2 OF 4 SHEETS
DRAWING NO.

REVISED
10.7.04

TMP-4466
6-24-04 PC



SECTION "A" (EAST / WEST)



SECTION "B" (NORTH / SOUTH)
BRIGHTON

KIMBALL HILL
8 BUDGET WAY, SUITE 101
LOS VEGAS, NEVADA 89014
(702)638-1492

CITY OF LAS VEGAS

2317 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2691
nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

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TENTATIVE MAP

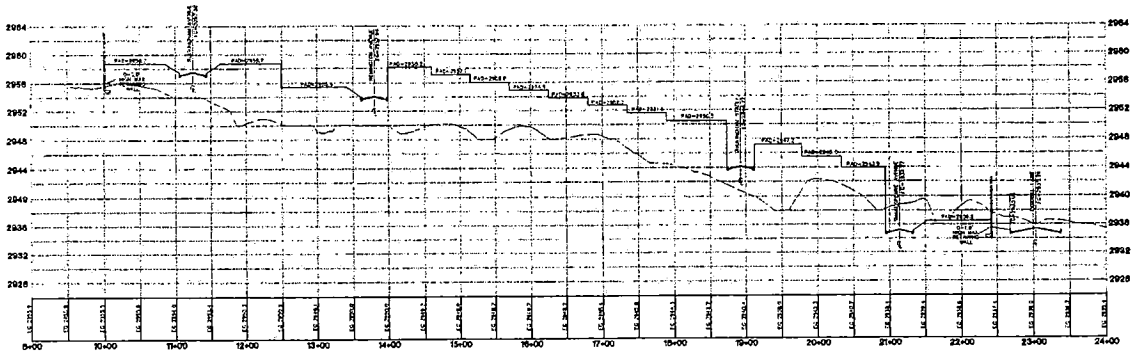
BRIGHTON & KENSINGTON @ PROVIDENCE / CLIFFS EDGE

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DESIGNED BY: — 4/15/04
CHECKED BY: CRC
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SCALE: 1"=80' HORIZ. N/A VERT.

SHEET
TM3
3 OF 4 SHEETS
DRAWING NO.

REVISED
6.7.04

TMP-4466
6-24-04 PC



SECTION "C" (NORTH / SOUTH)
KENSINGTON

TENTATIVE MAP

BRIGHTON & KENSINGTON @ PROVIDENCE / CLIFFS EDGE

CITY OF LAS VEGAS

KIMBALL HILL
8 SUNSET WAY, SUITE 101
HENDERSON, NEVADA 89014
(702)436-4488

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5118
PH: (702) 873-7500 FAX (702) 362-2991
CONSULTING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

NO	DATE	BY	REVISION
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DRAWN BY: DLW — 4/13/04
DESIGNED BY: — —
CHECKED BY: CRS — 4/13/04
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SHEET
TM4
4 OF 4 SHEETS
DRAWING NO.

TMP-4466
6-24-04 PC

REVISED
6.2.04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
ANNEXATION - ANX-4428 - WILLIAM MILLER, ET AL ON BEHALF OF THE CITY OF LAS VEGAS - Petition to annex property generally located on the north side of Log Cabin Way between Durango Drive and El Capitan Way, containing approximately 5.794 acres (APN: 125-05-604-048; 125-05-605-010, 012; 125-05-606-007, 009; and 125-05-607-007, 010, 011, and 012), Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

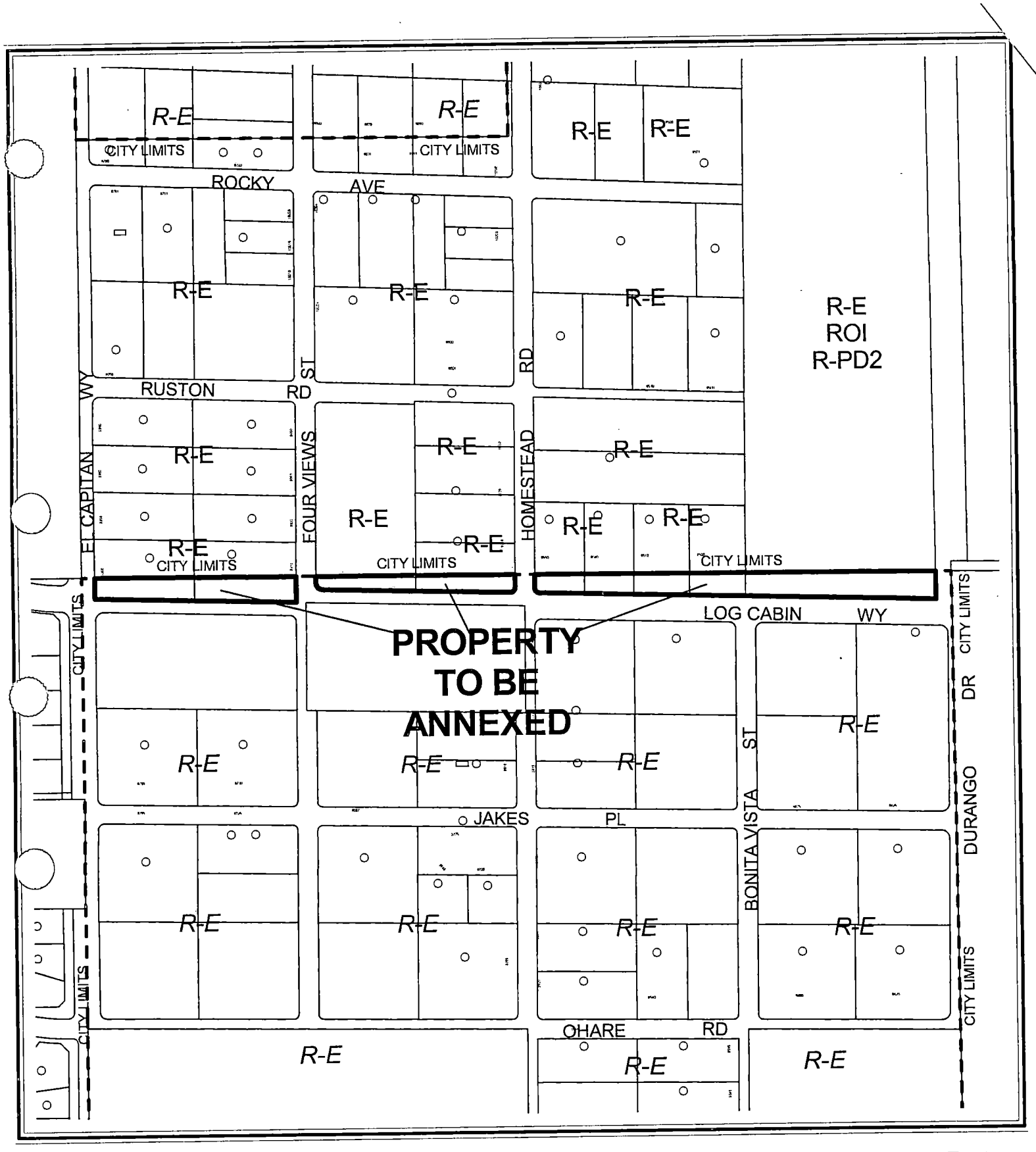
MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

This item will be forwarded to City Council in Ordinance Form

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

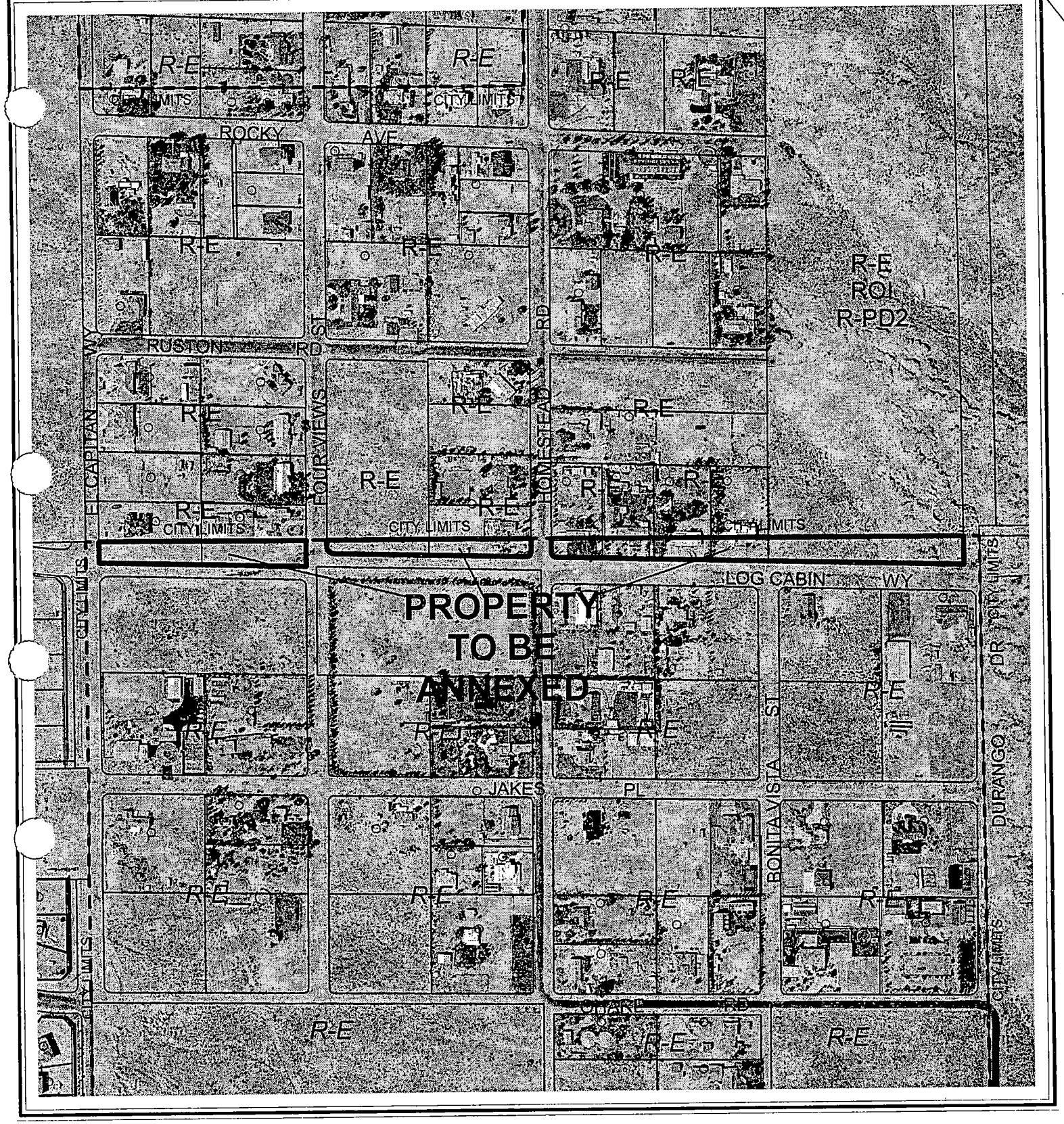
MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)



CASE: ANX-4428

N


R-E
R-E
R-E

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANNEXATION - ANX-4428 - WILLIAM MILLER, ET AL ON BEHALF OF THE CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SR

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex nine parcels of land located on the north side of Log Cabin Way, between El Capitan Way and Durango Road.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.79

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	R-A (Residential – Agricultural) [Clark County designation]
North:	R-E (Residence Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre)
South:	R-A (Residential – Agricultural) [Clark County designation]
East:	R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-E (Residence Estates)

D) Special Districts/Zones

These parcels are not in a special planning area or overlay district.

E) Rural Preservation Neighborhood:

A portion of this territory is within a Rural Preservation Neighborhood.

F) Excepted Area of Interlocal Agreement:

This territory is within the Excepted Area of the Interlocal Agreement. However, the owners of record of each parcel have signed a petition for annexation.

ANALYIS &FINDINGS

This annexation is for the purpose of correcting past survey errors that resulted in the jurisdictional boundary between the city and county bisecting the subject parcels. This request will move the jurisdictional boundary to the centerline of Log Cabin Way. The city initiated this annexation and has obtained applications signed by each of the affected property owners.

These parcels are in an area of the city considered to be appropriate for annexation in that they meet the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The current county zoning is R-A (Residential – Agricultural). They will be given city-zoning designations of R-E (Residence Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre) in accordance with their zoning for the portions of the parcels already within the city limits.

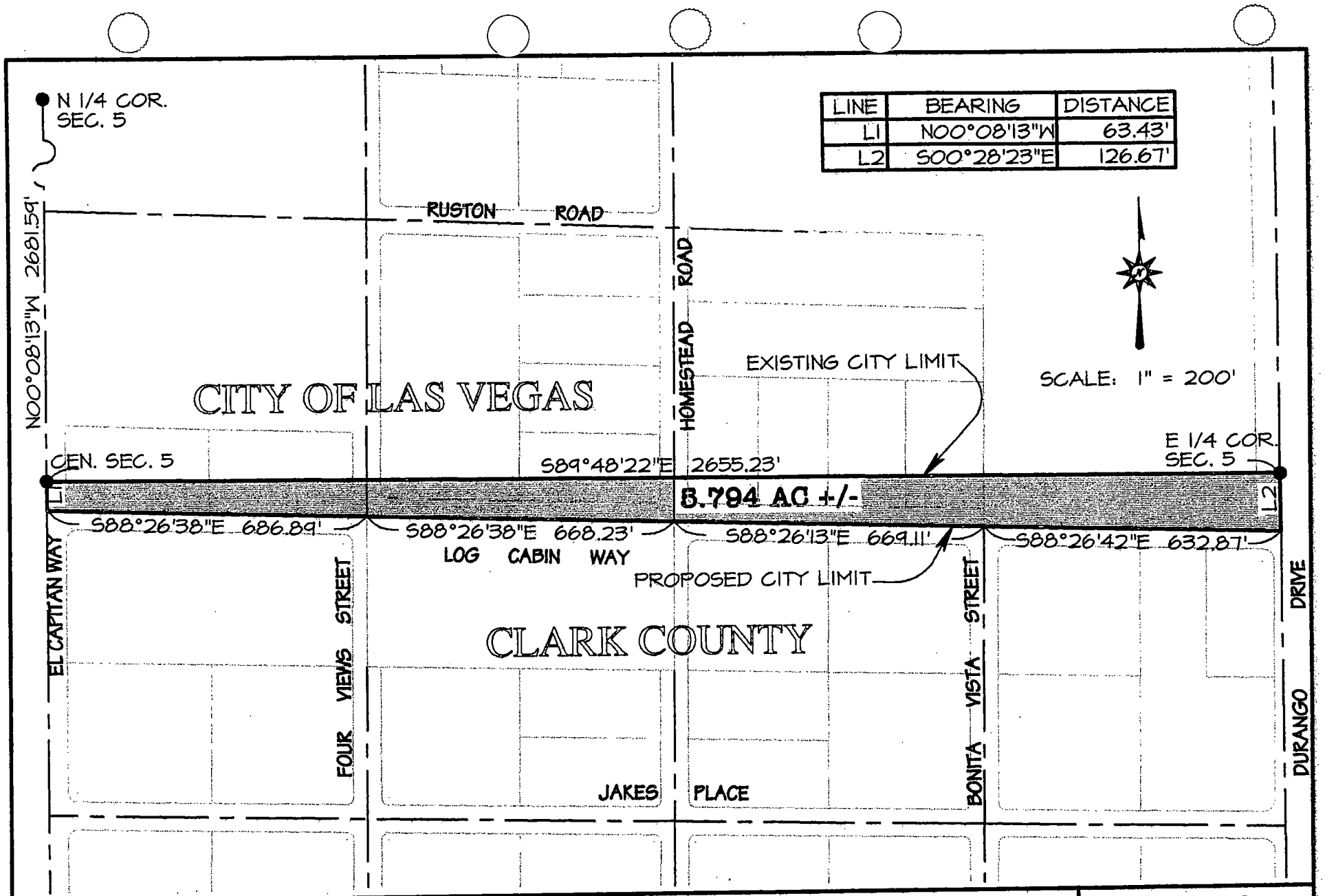
Upon any future development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR



LINE	BEARING	DISTANCE
L1	N00°08'13"W	63.43'
L2	S00°28'23"E	126.67'

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION

CITY OF LAS VEGAS/CLARK COUNTY

POR. EAST HALF (E 1/2) OF SECTION 5
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

ANX-4428

6-24-04 PC

DATE: SEPT., 2003

FILE: SEC5DEANNEX.PRO

3001 RONEMUS DR.
LAS VEGAS, NV 89128
702-229-6217

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
ANNEXATION - ANX-4437 - LERMUSIAUX FAMILY TRUST - Petition to annex property generally located on the north side of Farm Road, 330 feet west of Grand Canyon Drive, containing 5.0 acres (APN: 125-18-201-008), Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

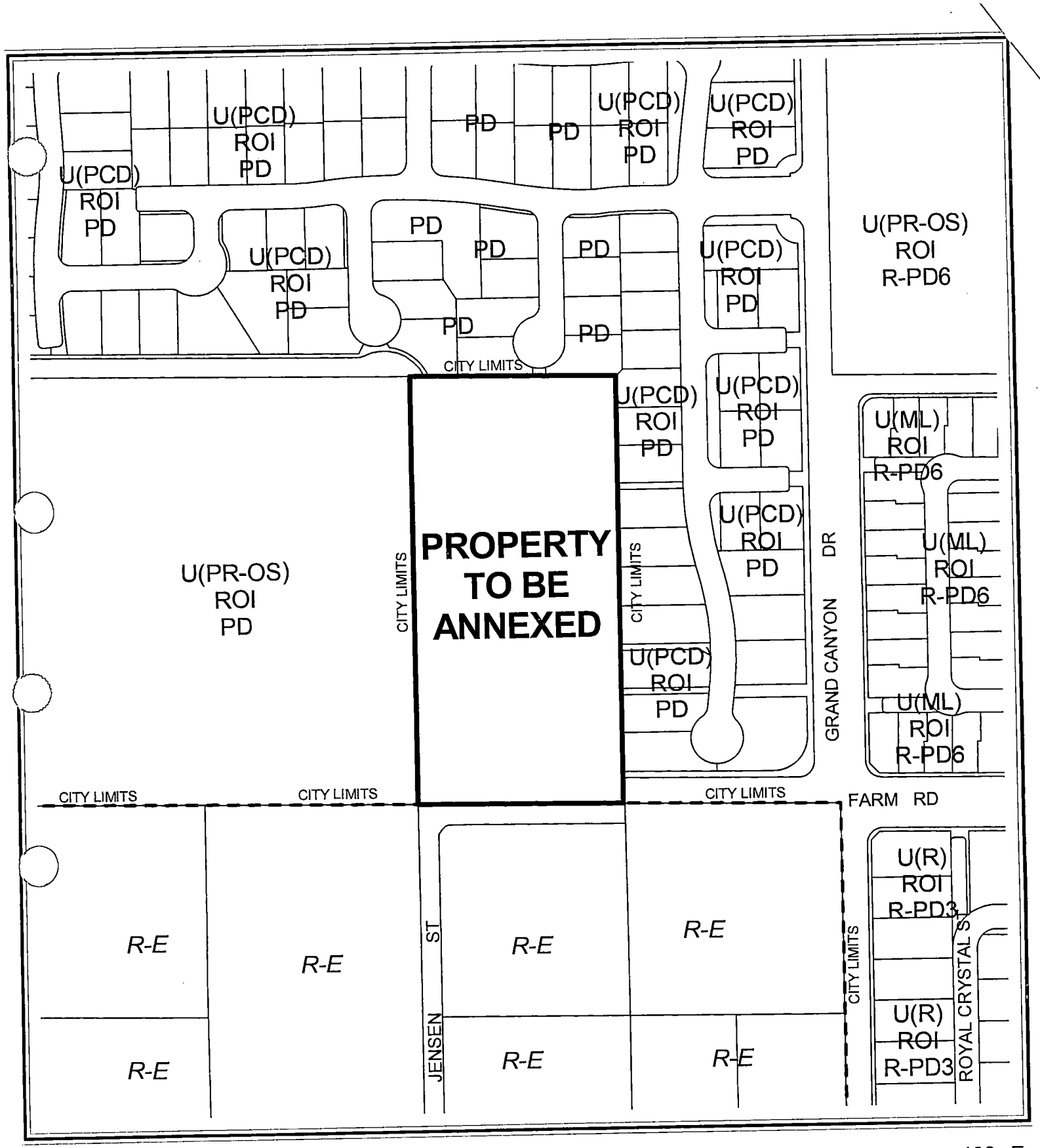
MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

This item will be forwarded to City Council in Ordinance Form

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)



CASE: **ANX-4437**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANNEXATION - ANX-4437 - LERMUSIAUX FAMILY TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

SR

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex one parcel of land located on the north side of Farm Road, 300 feet west of Grand Canyon Drive.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped (approved single-family subdivision)
South:	Undeveloped
East:	Undeveloped (approved single-family subdivision)
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County designation]
North:	PD (Planned Development)
South:	R-E (Rural Estates) [Clark County designation]
East:	U (Undeveloped) under Resolution of Intent to PC (Planned Development]
West:	U (Undeveloped) under Resolution of Intent to PC (Planned Development]

D) Special Districts/Zones

This parcel is within the Grand Teton Village Master Plan area. That plan designates this parcel as L (Low) with a maximum density of three dwelling units per acre.

E) Rural Preservation Neighborhood:

This parcel is not within a Rural Preservation Neighborhood or buffer area.

F) Excepted Area of Interlocal Agreement:

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

SR

ANALYIS &FINDINGS

The subject parcel is currently undeveloped. The applicant has indicated that the purpose of this annexation is to incorporate the property into the Grand Teton Village master plan. That plan designates the site for development at three dwelling units per acre.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-4437 APN: 125-18-201-008

Name of Property Owner: Lermusiaux Family Trust

Name of Applicant: Russell Jacob

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: _____, TEE

Subscribed and sworn before me

This 5th day of May, 2004

Lesley Fernandez

Notary Public in and for said County and State

LESLEY FERNANDEZ
Notary Public State of Nevada
No. 03-83173-1
My appt. exp. July 23, 2007

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
ANNEXATION - ANX-4440 - MONA AGAMEZ - Petition to annex property located on the north side of Regena Avenue, 170 feet east of Riley Street, containing 0.51 acres (APN: 125-29-502-013), Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

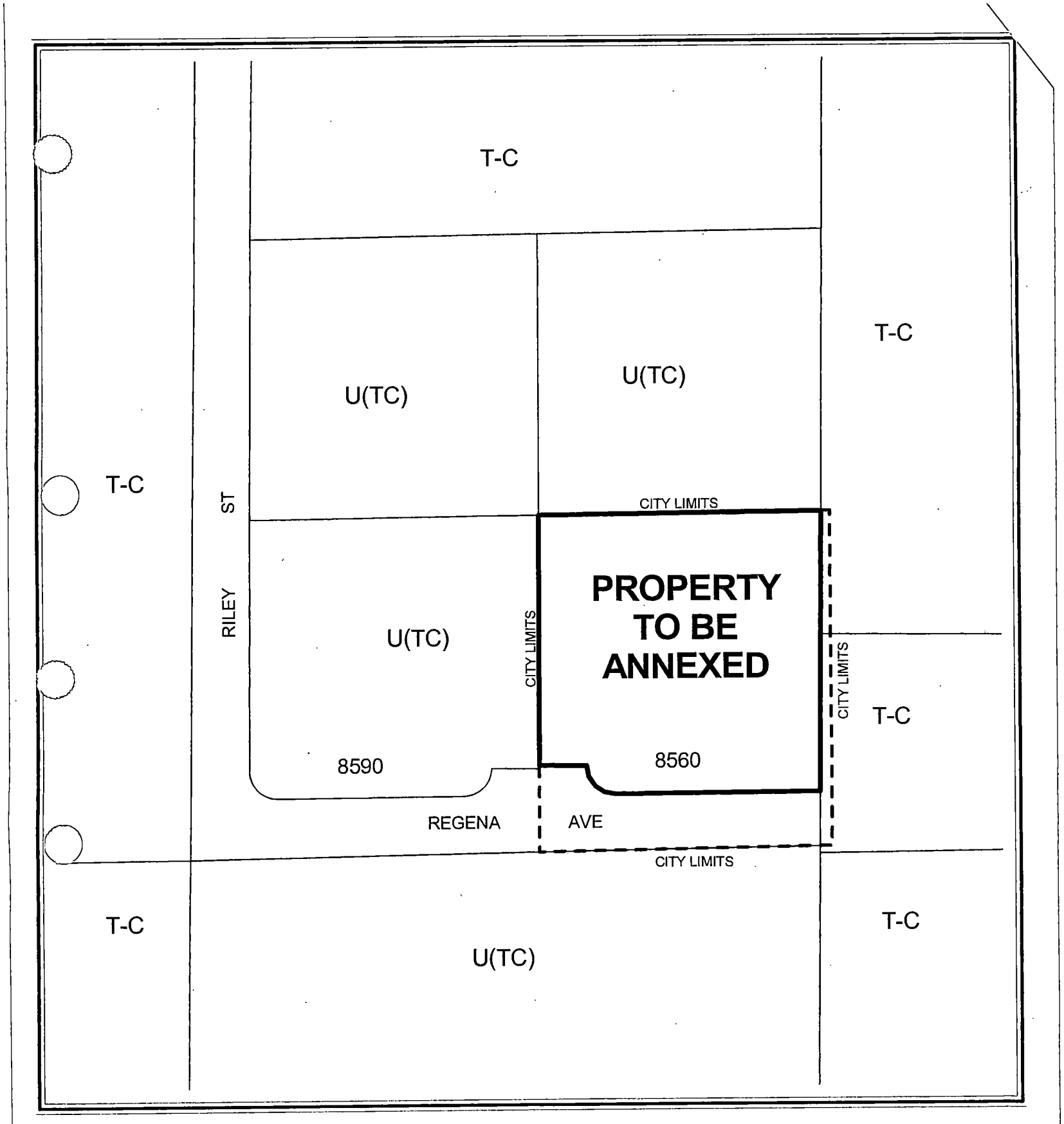
MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

This item will be forwarded to City Council in Ordinance Form

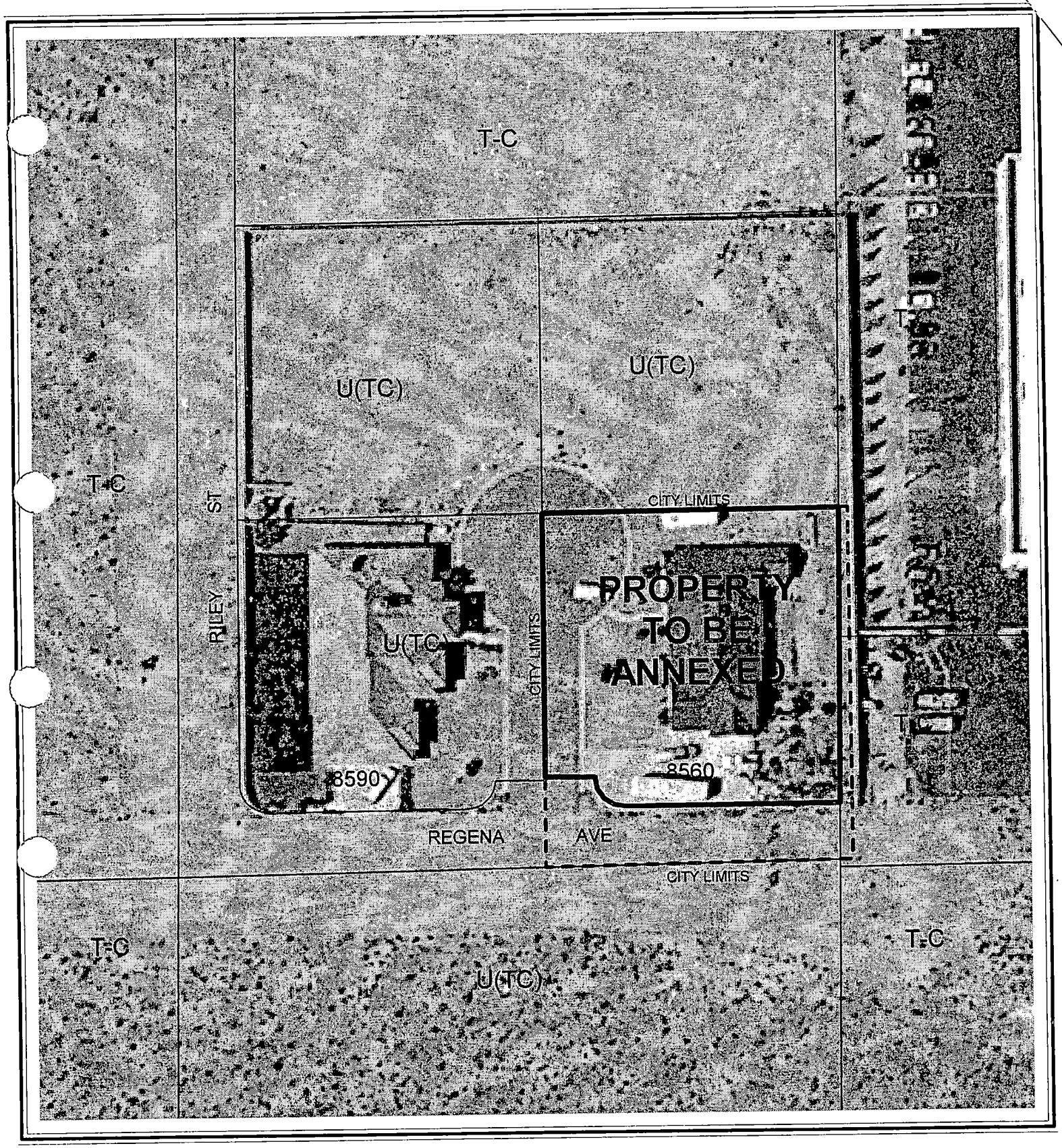
NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)



CASE: ANX-4440



0 50 100 Feet

CASE: ANX-4440

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANNEXATION - ANX-4440 - MONA AGAMEZ

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

SR

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex one parcel of land located on the north side of Regena Avenue, 160 feet east of Riley Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.51

B) Existing Land Use

Subject Property:	Single-family home
North:	Undeveloped
South:	Undeveloped
East:	Auto dealership
West:	Single-family home

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County designation]
North:	U (Undeveloped) [TC (Town Center) General Plan Designation]
South:	U (Undeveloped) [TC (Town Center) General Plan Designation]
East:	TC (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation]

D) Special Districts/Zones

This parcel is within the Town Center area of the Centennial Hills Sector Plan. Development will be subject to the Town Center Development Standards Manual.

E) Rural Preservation Neighborhood:

This parcel is not within a Rural Preservation Neighborhood or buffer area.

F) Excepted Area of Interlocal Agreement:

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

ANALYIS &FINDINGS

The subject property is currently developed with a single-family home. The applicant has indicated that their intent is to request a rezoning to T-C (Town Center) upon completion of the annexation process in order to develop in accordance with the Centennial Hills Sector Plan. That plan designates the site as GC-TC (General Commercial – Town Center).

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-4440 APN: 125-29-502-013

Name of Property Owner: Mona H. Agamez

Name of Applicant: Adalberto Agamez Landa

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

_____ Yes __✓__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Mona H. Agamez

Subscribed and sworn before me

This 10 day of May, 2004

Deanna Yates

Notary Public in and for said County and State

DEANNA YATES
Notary Public, State of Nevada
Appointment No. 01721561
My Appt. Expires Nov. 7, 2005

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
ANNEXATION - ANX-4451 - HUALAPAI NEVADA, LIMITED LIABILITY COMPANY - Petition to annex property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres (APN: 125-19-201-001 and 003), Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

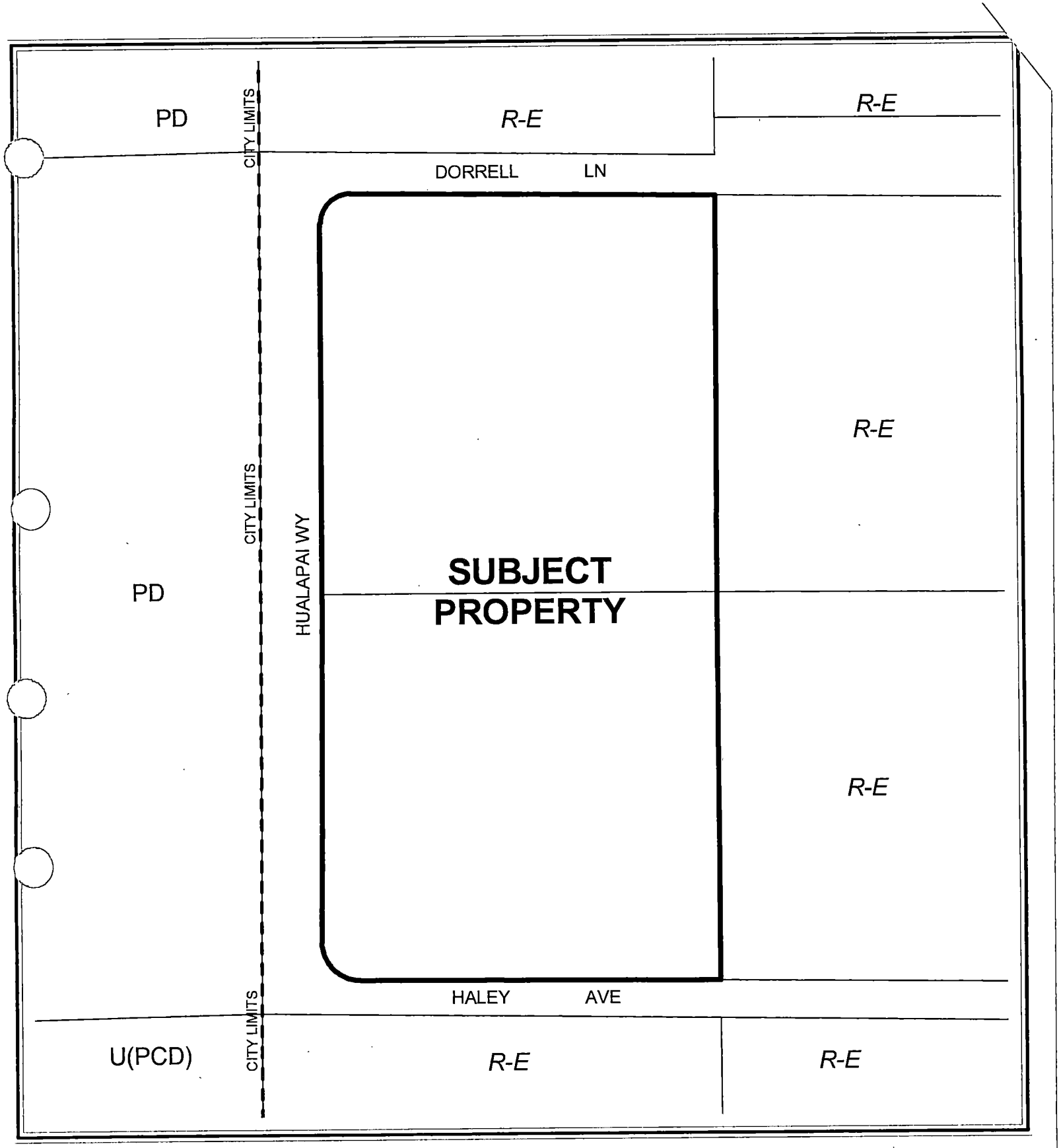
MOTION:
NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

This item will be forwarded to City Council in Ordinance Form

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)



CASE: ANX-4451

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANNEXATION - ANX-4451 - HUALAPAI NEVADA, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

SR

** STAFF REPORT **

APPLICATION REQUEST

This request is intended to annex two parcels of land located on the southeast corner of Hualapai Way and Dorrell Lane.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County designation]
North:	R-E (Rural Estates) [Clark County designation]
South:	R-E (Rural Estates) [Clark County designation]
East:	R-E (Rural Estates) [Clark County designation]
West:	PD (Planned Development)

D) Special Districts/Zones

This parcel is not part of a special district or plan area.

E) Rural Preservation Neighborhood:

A portion of this site is within the buffer area of a Rural Preservation Neighborhood.

F) Excepted Area of Interlocal Agreement:

These parcels are within the Excepted Area of the Interlocal Agreement. In accordance with that agreement, this annexation is at the request of the property owner.

ANALYIS &FINDINGS

The subject property is currently undeveloped. The applicant has indicated that the proposed development is a single-family subdivision at a density of 3.59 dwelling units per acre. Upon completion of the annexation a rezoning application will be submitted.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-4451 APN: 125-19-201-001 / 003

Name of Property Owner: HUALAPAI NEVADA, LLC

Name of Applicant: JOSEPH BONIFATTO

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: JOSEPH BONIFATTO

Subscribed and sworn before me

This 11 day of MAY, 2004

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
Appt. No. 00-66244-1
My Appt. Expires Dec. 1, 2004

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4443 - SPECIAL USE PERMIT - APPLICANT: JAMES AND LAURA VESLI - OWNER DUCKS LAKE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A 3,000 SQUARE FOOT RESTAURANT WITH SERVICE BAR at 2400 South Jones Boulevard, Suites 12 and 13 (APN: 163-01-401-011), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 07/21/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS

To be heard by the City Council on 7/21/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 9 – SUP-4443

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidded work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

Due to comments made by ANABEL NAVARRO FLORES, CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

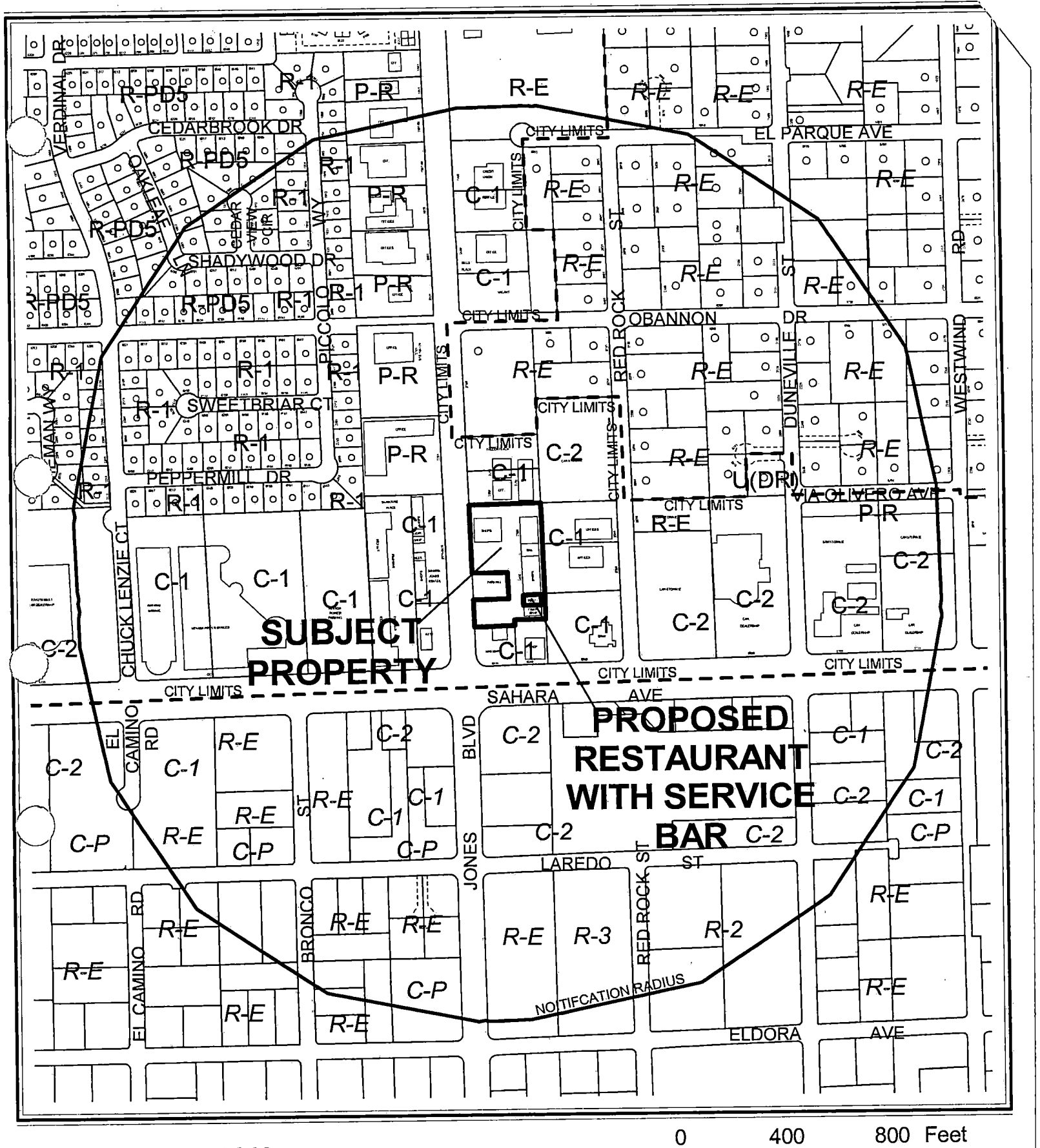
CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04 for the Restaurant with Service Bar use.

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

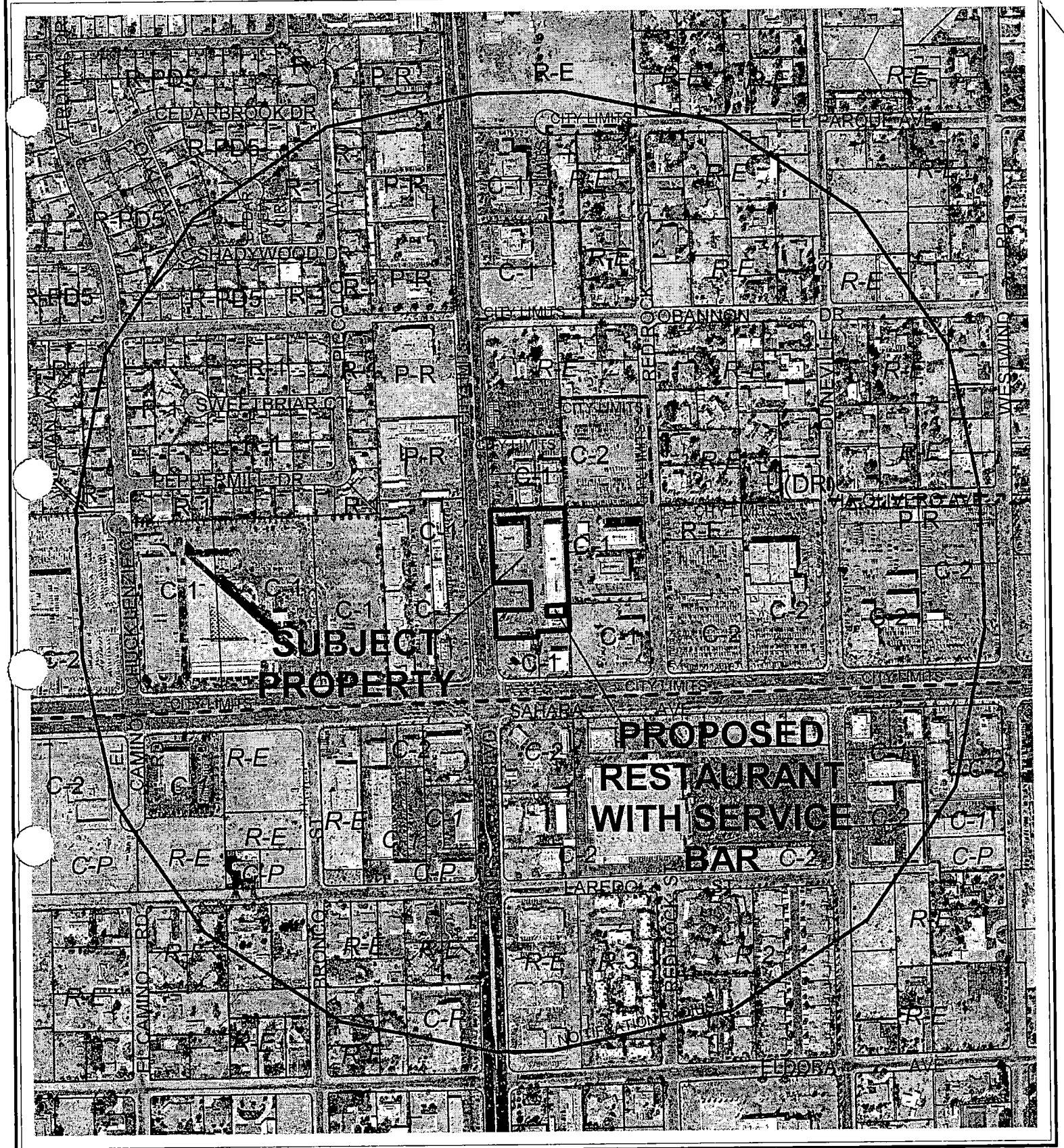
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **SUP-4443**

RADIUS: 1500 FT

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



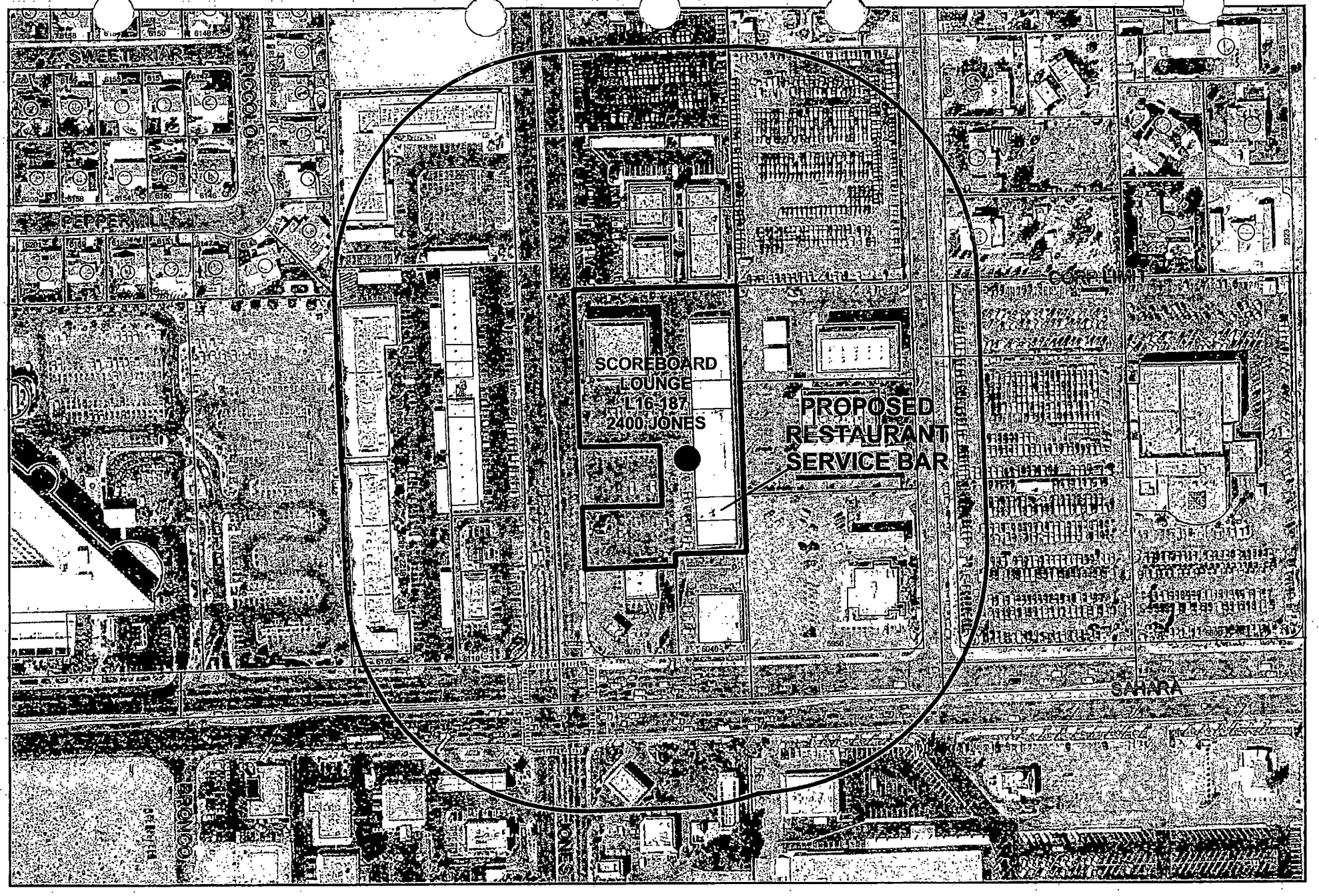
0 400 800 Feet

CASE: **SUP-4443**

RADIUS: 1500 FT

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

N



SUP-4443

Protected Land Uses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4443 - SPECIAL USE PERMIT - APPLICANT: JAMES AND LAURA VESLI - OWNER DUCKS LAKE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04 for the Restaurant with Service Bar 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 Restaurant with Service Bar located at 2400 South Jones Boulevard, Suites 12 and 13.

B) Applicant's Justification

The applicant's justification letter indicates they wish to have a Restaurant with Service Bar at this location in order to provide beer and wine in conjunction with meals served at the existing restaurant.

BACKGROUND INFORMATION

A) Previous Actions

11/17/93 The City Council approved a Variance (V-106-93) to allow a pawnshop and secondhand dealer where such use is not permitted in the same commercial center at 2350 South Jones Boulevard, Suite 15. The Board of Zoning Adjustment recommended approval on October 26, 1993. The Planning and Development Department recommendation was for denial.

B) Pre-Application Meeting

01/15/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.48

B) Existing Land Use

Subject Property:	Commercial Retail Center
North:	Office
South:	Convenience Store and Commercial
East:	Office and Bank
West:	Commercial Retail Center

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

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

MP

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of unincorporated Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

No comments have been received that affect this request.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The restaurant with service bar will occupy space previously operated as a restaurant, therefore this use will not change the parking requirements for this site.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Restaurant Service with Bar	400 feet from any Church, School, Daycare, or City Park	There are no protected uses within the minimum distance separation requirement

There are no protected uses within the minimum distance separation requirement.

MP

B) General Analysis and Discussion

- Zoning

The proposed restaurant with service bar is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 defines a Restaurant Service Bar as a bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption. This request meets the requirements of this definition and can be conducted in a manner that is harmonious and compatible with the surrounding land uses

FINDINGS

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

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

   The proposed restaurant with service bar will be located within an existing shopping center that is surrounded by other commercial uses. Therefore, this use can be conducted manner that is harmonious and compatible with existing surrounding land uses, and with future uses as projected by the General Plan

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

   The site is physically suitable for the type of land use proposed.

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

Access is provided via a drive from Jones Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use.

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

   The proposed restaurant with service bar use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 362

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4443 APN: 163-01-401-011

Name of Property Owner: Ducks Lake LLC.

Name of Applicant: JAMES AND LAURA VESCI

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

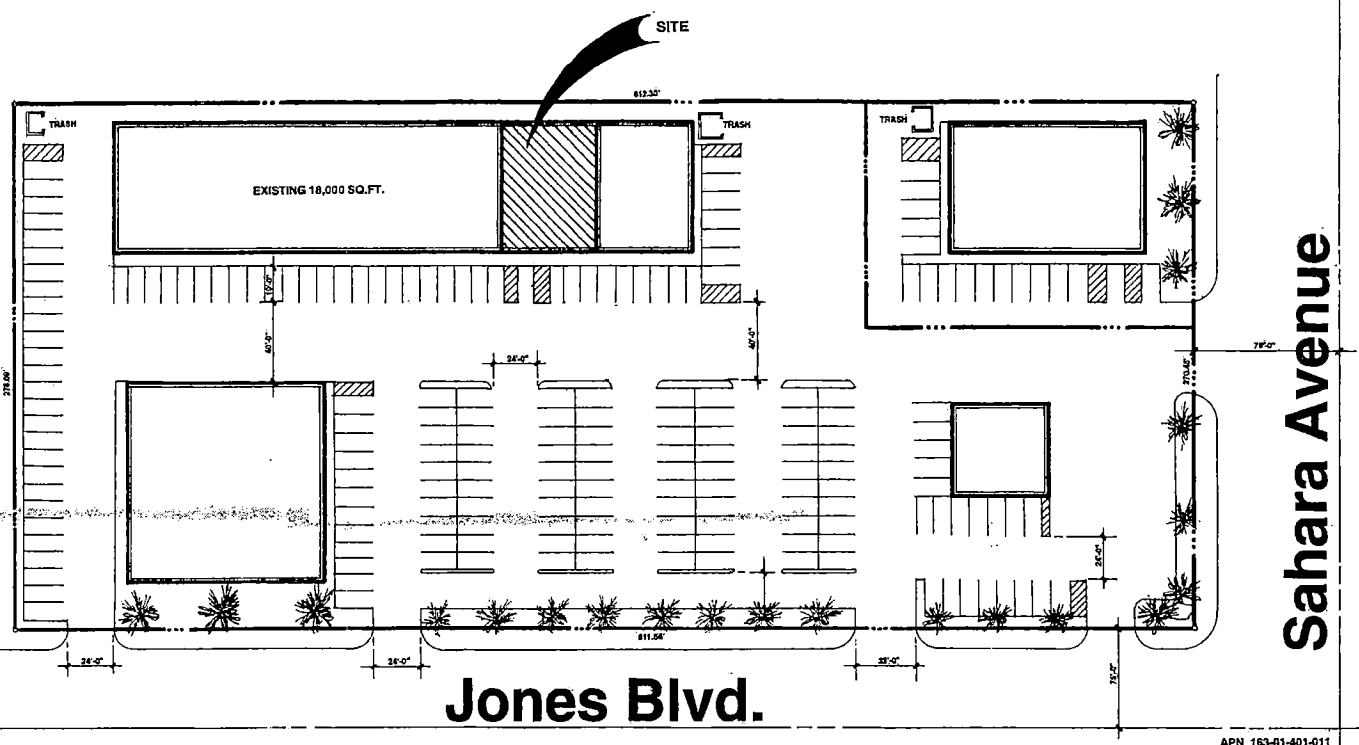
Print Name: David A Mulkey

Subscribed and sworn before me

This 16th day of December 2003

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FREDERICK C. FELLWOCK III
No: 96-0588-1
My Appointment Expires Feb. 24, 2004

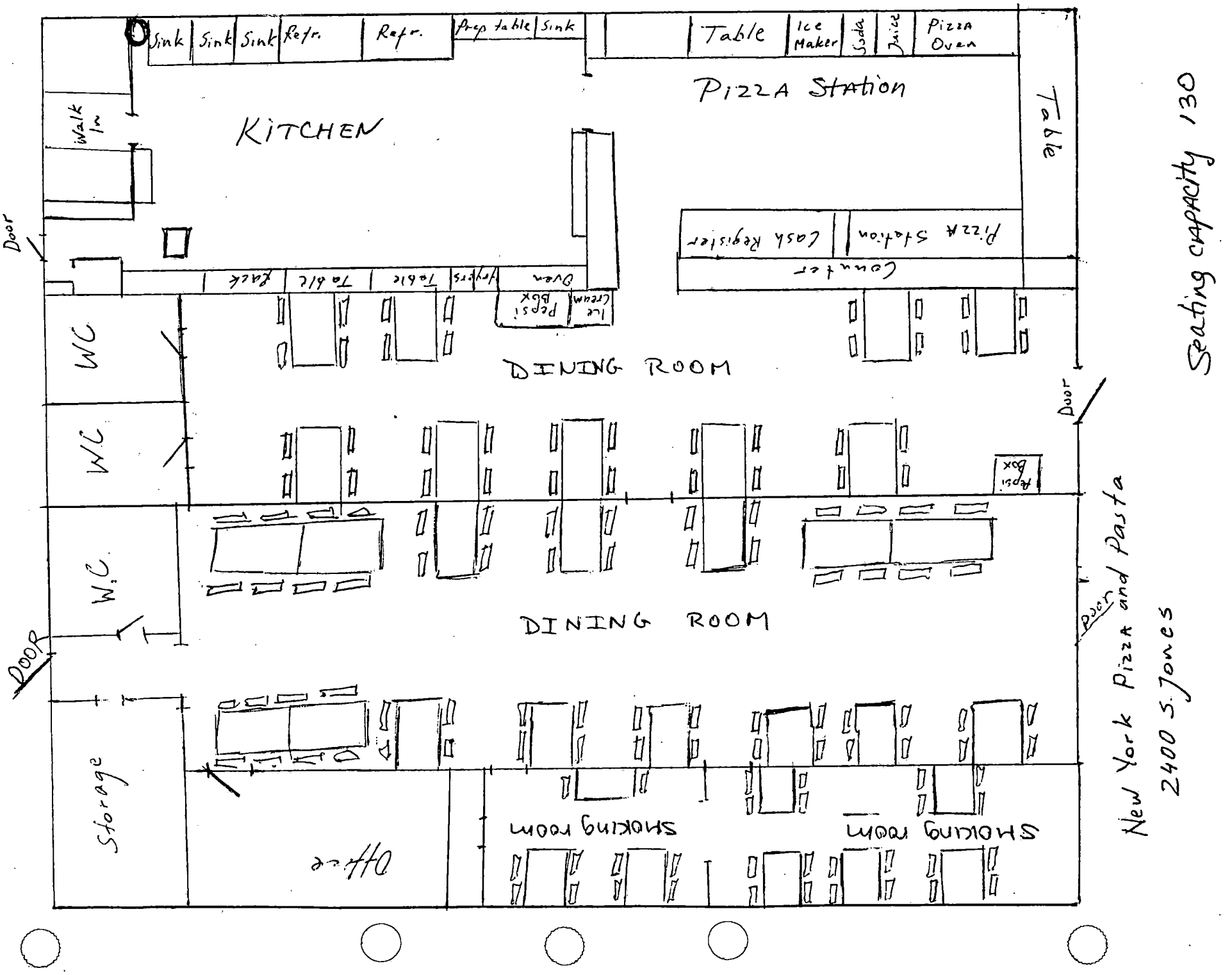


SITE PLAN
2400 S. Jones Blvd
Las Vegas Nevada

LAND USE ANALYSIS

EXISTING ZONE - C-1
EXISTING SHOPPING CENTER
EXISTING RESTAURANT AREA - 3,000 SQ.FT.
APPRDX. BUILDING AREA - 18,000 SQ. FT.
PROVIDED PARKING - 195 PARKING SPACES

SUP-4443
6-24-04 PC


Sink
Sink
Sink
Refr.
Refr.
Prep table
Sink
Table
Ice Maker
Soda
Juice
Pizza Oven
Pizza Station
Table
KITCHEN
Walk in
Door
Pizza Station
Cash Register
Counter
Oven
Fryers
Table
Table
Rack
Ice Cream
Pepsi Box
DINING ROOM
Door
W.C
W.C
Pepsi Box
Door
DOOR
DINING ROOM
Storage
Office
Smoking room
Smoking room
New York Pizza and Pasta
2400 S. Jones
Seating capacity 130



SUP-4443 - SPECIAL USE PERMIT - APPLICANT: JAMES AND LAURA VESLI - OWNER DUCKS LAKE, LIMITED LIABILITY COMPANY
2400 SOUTH JONES BOULEVARD, SUITES 12 AND 13
JUNE 24, 2004 PLANNING COMMISSION

6/3/04



SUP-4443 - SPECIAL USE PERMIT - APPLICANT: JAMES AND LAURA VESLI - OWNER DUCKS LAKE, LIMITED LIABILITY COMPANY
2400 SOUTH JONES BOULEVARD, SUITES 12 AND 13
JUNE 24, 2004 PLANNING COMMISSION

6/3/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4464 - APPLICANT: AHERN RENTALS - OWNER: MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4655 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial), Ward 6 (Mack).

IF APPROVED: C.C.: 07/21/04
IF DENIED: FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

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

1. ***The applicant shall submit the screening material to Planning and Development Department for review prior to the issuance of a Certificate of Occupancy.***
2. **The outside storage area shall be limited to a maximum of *5,000* square feet of the total site area *as depicted on the Site Plan.***
3. **Rental items shall be limited to those identified *on the list submitted by the applicant dated June 24, 2004.* The storage or rental of any type of heavy or large equipment shall be prohibited.**

and the following added conditions:

- ***Site is within FEMA flood zone AE. Meet with Flood Control to determine impacts of the proposed site within the Flood Zone. Flood Control may determine that a drainage study is required based upon detailed site information. Modifications to the existing on-site improvements will require a drainage study. If a drainage study is required, it***

MOTION – Continued:

must be approved prior to any permits being issued. Provide and improve all drainage ways as recommended.

- ***The propane tank depicted on the Site Plan shall be limited to on site use only.***

– UNANIMOUS with McSWAIN abstaining as Ahern is one of her company's vendors

To be heard by the City Council on 7/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, confirmed that a representative for this item was not present. CHAIRMAN TRUESDELL suggested to trail the item and see if a representative would appear later during the meeting. MR. CLAPSADDLE concurred and also noted that staff spoke with the applicant today and was under the impression that a representative would attend this meeting.

DAVID CLAPSADDLE, Planning and Development, stated that staff would like to make some changes to the conditions regarding the screening material and the outdoor storage area. Staff would like the applicant to submit to Planning and Development the type of decorative fence they would use prior to a Certificate of Occupancy. The Site Plan reflects the outdoor storage area to be approximately 4,500 – 5,000 square feet. Staff would like to specify this in the Site Plan. Condition 3 is in regards to limiting the items on the site in accordance with the Code. This definition is nebulous in regards to what is allowed. The applicant has provided a list of items that they will store on this site. Staff would like this list to be included in the Conditions, for the record. The applicant has agreed that the propane tank will be used only for on site purposes. Staff felt that with these amended conditions, the application is acceptable.

BRUCE BILYEU, 1611 W. Bonanza, appeared on behalf of the applicant. He stated that more equipment would be stored in the rear as it is returned from rentals, and it is kept behind the existing perimeter block wall. The applicant is requesting an allowance of 10,000 square feet of storage display area instead of 5,000 square feet. In addition, he added, for the record, that there is an above ground fuel storage tank, which is used to fill up their equipment. MR. BILYEU clarified for CHAIRMAN TRUESDELL that the applicant has complied with the Fire Department and Zoning departments regulations for set backs, relative to the distance of the above ground fuel storage tank to the rear block wall. CHAIRMAN TRUESDELL pointed out the adjacent property is zoned for R3, and he wanted to make sure that an undue hazard is not being created. MR. CLAPSADDLE suggested staff could have the Fire Department look into

MINUTES – Continued:

this. MR. BILYEU concurred and assured the Commission the applicant is willing to meet the Fire Department's regulations on the set backs. DAVID GUERRA, Public Works, requested that one condition be added, as this proposed site is in a flood zone. MR. GUERRA read the condition into record. He verified for MR. BILYEU that a flood study is required and gave an example. Should the applicant alter anything or make permanent improvements, such as a wrought iron fence, the fence could retain trash or debris from a flood, which could cause floodwaters to back up.

MR. BILYEU confirmed for CHAIRMAN TRUESDELL that the improvements are in existence already. VICE CHAIRMAN NIGRO confirmed with MR. BILYEU that the applicant is in agreement with the Public Works condition.

In response to MR. BILYEU'S request for 10,000 square feet of display, MR. CLAPSADDLE explained to COMMISSIONER STEINMAN that staff believed the rental space area was going to be the area that says "outdoor display area" because this area is oriented up to the street. In addition, the stored materials would be in the rear and not for public rental. CHAIRMAN TRUESDELL commented that if the storage display area were left at 5,000 square feet, it would not prohibit the applicant from storing in the back area behind the block wall. COMMISSIONER STEINMAN'S concern is that the storage display area is a large area, whereby it can lead to a cluttered area. MR. BILYEU responded that the area is somewhat screened from view with the fencing. He also stated that the applicant prefers to have the storage display area around the perimeter but this area was the only space to display equipment. He stated to COMMISSIONER STEINMAN that the applicant and staff are working on the type of fencing that will be used. CHAIRMAN TRUESDELL commented that if it becomes clustered, then he preferred that it is away from the street rather than up on the street.

VICE CHAIRMAN NIGRO stated since the fencing along the front of the property line would provide some screening, he would support this application.

COMMISSIONER STEINMAN commented that the building was a beautiful structure and to allow the applicant 10,000 square feet of display storage space in the front would cause clutter. MR. CLAPSADDLE replied that the area that is cross hatched is approximately 4,900 square feet, and this area is between the structure and Rancho Drive. The applicant was short a few parking spaces but is willing to rectify this, as is stated in the Conditions. DEPUTY CITY ATTORNEY BRYAN SCOTT responded to COMMISSIONER STEINMAN'S concern with the excessive display storage area and stated that the Commission could limit the front storage area up to 5,000 square feet and the remaining 5,000 square feet would be at the rear of the property. The cross hatched section is only 4,900 square feet; if the Condition is amended to

MINUTES – Continued:
10,000 square feet, then it would be in excess of the hatched area. MR. CLAPSADDLE clarified for the Commission and DEPUTY CITY ATTORNEY SCOTT that the applicant is desiring to store additional equipment to the rear of the building. So the outdoor storage area would be limited to where it is crosshatched on the Site Plan. However, the applicant could keep additional equipment storage at the rear behind the block wall. MR. CLAPSADDLE responded to MARGO WHEELER, Planning and Development, by stating the reason why staff wanted some square foot limitation in Condition 2 was to avoid a cluttered area of rental equipment that could become an eyesore.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:28– 6:29/7:40– 8:00)
1-870/2-270

CONDITIONS:
Planning and Development

1. All outside storage shall be properly screened from view of Rancho Drive and the adjacent properties as required by Title 19.04.040.

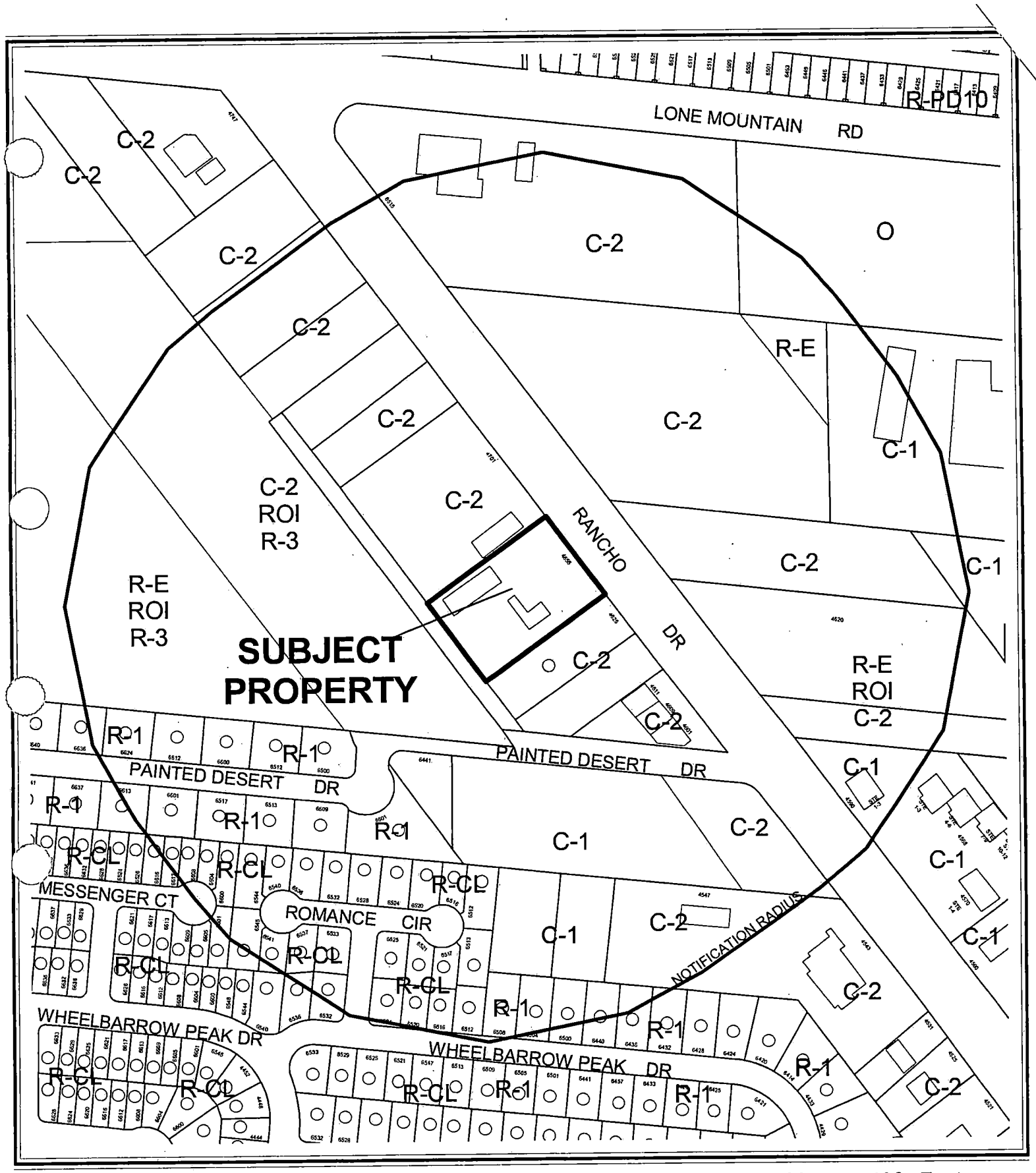
2. The outside storage area shall be limited to a maximum of 5 percent (3,000 square feet) of the total site area.

3. Rental items shall be limited to those identified in the definition of a Rental Store provided in Title 19.20. The storage or rental of any type of heavy or large equipment shall be prohibited.

4. The applicant shall submit a revised site plan showing a total of 32 parking spaces, 2 of which are handicap accessible, prior to the approval of a business license by the Planning and Development Department

5. 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.

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



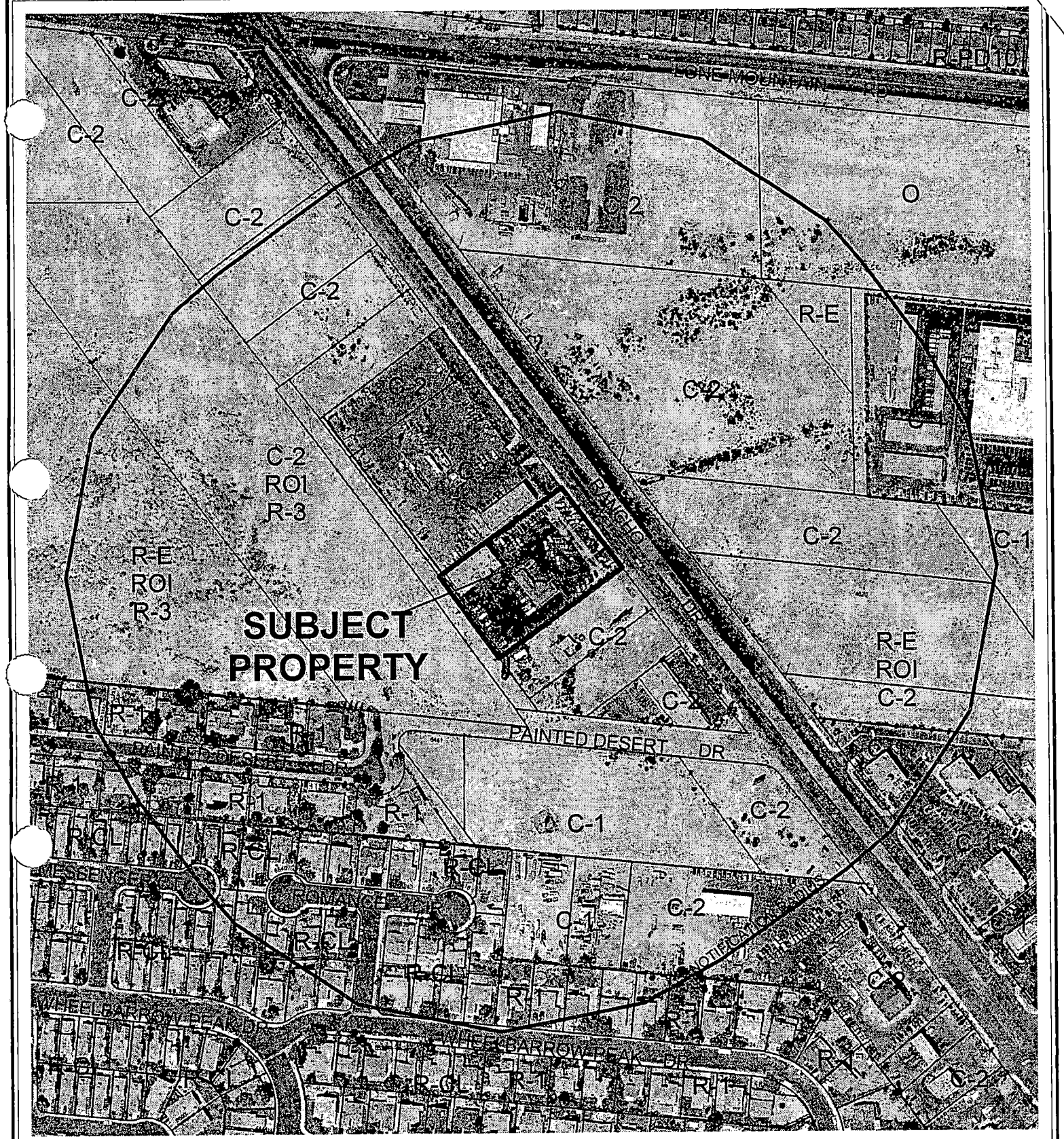
0 200 400 Feet

CASE: **SUP-4464**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SUP-4464**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4464 - APPLICANT: AHERN RENTALS - OWNER: MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. All outside storage shall be properly screened from view of Rancho Drive and the adjacent properties as required by Title 19.04.040.

2. The outside storage area shall be limited to a maximum of 5 percent (3,000 square feet) of the total site area.

3. Rental items shall be limited to those identified in the definition of a Rental Store provided in Title 19.20. The storage or rental of any type of heavy or large equipment shall be prohibited.

4. The applicant shall submit a revised site plan showing a total of 32 parking spaces, 2 of which are handicap accessible, prior to the approval of a business license by the Planning and Development Department

5. 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.

6. 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 Rental Store with Outside Storage a 4655 North Rancho Drive.

B) Applicant's Justification

The applicant's justification letter indicates they intend to operate an equipment rental facility with outside storage. Additionally, there will be no heavy equipment stored or rented from this location.

BACKGROUND INFORMATION

A) Previous Actions

05/03/00 The City Council approved a Special Use Permit (U-0019-00) for used car sales on this site. The Planning Commission and staff recommended approval on March 23, 2000.

06/07/00 The City Council approved a Site Development Plan Review (SD-0023-00) for a used car dealership on the subject site. The Planning Commission and staff recommended approval on April 27, 2000.

09/20/00 The City Council approved a Variance (V-0046-00) to allow an eight-foot side yard setback where 10 feet is required for the subject property. The Planning Commission and staff recommended denial on August 10, 2000.

10/06/00 The City Council approved a request for a Review of Condition on an approved Special Use Permit [U-0019-00 (1)] that required recordation of a deed restriction that prohibited operation of the used car dealership on Sundays. The Planning Commission and staff recommended denial on August 10, 2000.

08/01/01 The City Council approved a request for a Variance (V-0037-01) on this site to allow an electronic message unit where such signage is not allowed within 200 feet of residentially developed property. The Planning Commission recommended denial on June 28, 2001. The Planning and Development Department recommended approval.

MP

09/18/02 The City Council struck U-0019-00 (2), a Required Two-Year Review of an approved Review of Condition of a Special Use Permit regarding a deed restriction to prohibit the operation of a used car dealership on Sundays, from the agenda with no further reviews. The prohibition of operation on Sundays remained a condition of the Special Use Permit.

04/02/03 The City Council approved the City's request (GPA-1363) to amend portions of the Southeast and Centennial Hills Sector Plans of the General Plan from GC (General Commercial), SC (Service Commercial), and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facilities), ML (Medium Low Density Residential), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The subject site was included in the changes. The entire site was given a GC (General Commercial) General Plan Designation. The Planning Commission recommended approval on February 27, 2003.

06/06/03 The Planning Commission administratively approved a Site Development Plan Review (SDR-2325) to allow the development of elevated pads for vehicle display within the landscape buffer area.

06/12/03 The Planning Commission approved a Review of Condition (ROC-2306) of an approved Site Development Plan Review (SD-0023-00), which limited the minor automotive repair facility to servicing only vehicles to be sold on site as part of the used car dealership; and of an approved Special Use Permit (U-0019-00), which restricted the site to a used car dealership.

B) Pre-Application Meeting

04/21/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.38

MP

B) Existing Land Use

Subject Property:	Commercial
North:	Truck and Equipment Rental
South:	Commercial
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	GC (General Commercial)
South:	SC (Service Commercial)
East:	GC (General Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	R-E (Residence Estates) under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial)
West:	C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential)

E) General Plan Compliance

The subject site is designated GC (General Commercial) on the Centennial Hills Sector Plan Map of the General Plan. The existing C-2 (General Commercial) Zoning District is in conformance with GC (General Commercial) General Plan designation.

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

MP

The subject site is located within the Rancho Corridor study area. There are no special requirements that affect the proposed use.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail Store, Other Than Listed (Less Than 25,000 Square Feet)	5,521 SF. (1,521 SF Office and 4,000 SF Shop)	1 Space /175 GFA	32	2	29	2

The submitted site plan does not depict the required amount of parking for this use. The code requires the parking to be provided on the gross floor area of the buildings occupied by the use. In this case there is an office and a shop building that will be utilized for the rental store. The parking required for the site is 32 spaces, two of which must be handicap accessible. The site plan shows 29 spaces with two being handicap accessible. A condition has been added requiring the applicant to provide a revised site plan demonstrating adequate parking prior to the approval of a business license by the Planning and Development Department.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed rental store with outside storage.

B) General Analysis and Discussion

- Zoning

The proposed rental store with outside storage is allowed in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 defines a Rental Store as: A facility for the rental of general merchandise to the general public and not specifically listed as a different use elsewhere in the Title. Typical general merchandise includes clothing and other apparel; electronics; videos; tools and garden equipment; furniture and other household appliances; special occasion or seasonal items; and similar consumer goods. A condition has been added limiting the rental items to those mentioned in the definition and prohibiting any type of heavy or large equipment.

The applicant is also proposing to use a portion of the site in front to the building for outside storage. In order to have outside storage in the C-2 (General Commercial) the following conditions must be met as established by Title 19.04:

1. Storage shall not be permitted within required setbacks of buffer yards.

2. Storage shall be limited to no more than five percent of the lot area containing the main use.

3. Outside storage areas, not screened by an intervening building, shall be screened from any public street by a screening device at least eight feet in height. In addition, outside storage areas shall be screened from view of any adjoining property by a screening device at least eight feet in height, except along adjacent property lines zoned C-M (Commercial/Industrial) or M (Industrial).

In order to comply with condition number 2 above, the maximum area that can be used for outside storage is 3,000 square feet. The submitted site plan indicates this area will be approximately 4,900 square feet, which is not in compliance with the code. Additionally, the plans do not clearly depict how the storage area will be properly screened. Conditions have been added restricting the size of the outside storage area and requiring the appropriate screening.

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 rental store with outside storage will be located on an existing commercial property that is surrounded by other commercial uses. Therefore, with the recommended conditions, this use to be conducted manner that is harmonious and compatible with existing surrounding land uses and with future uses as projected by the General Plan

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

   The site is physically suitable for the type of land use proposed.

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

   Access is provided via a drive from Rancho Drive, a Primary (125-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use.

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

   The proposed use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 67

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4464 APN: 138-02-101-009

Name of Property Owner: MKP MANAGEMENT CO. LLC

Name of Applicant: AHERN RENTALS

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: Don F Ahern

Print Name: DON F. AHERN

Subscribed and sworn before me

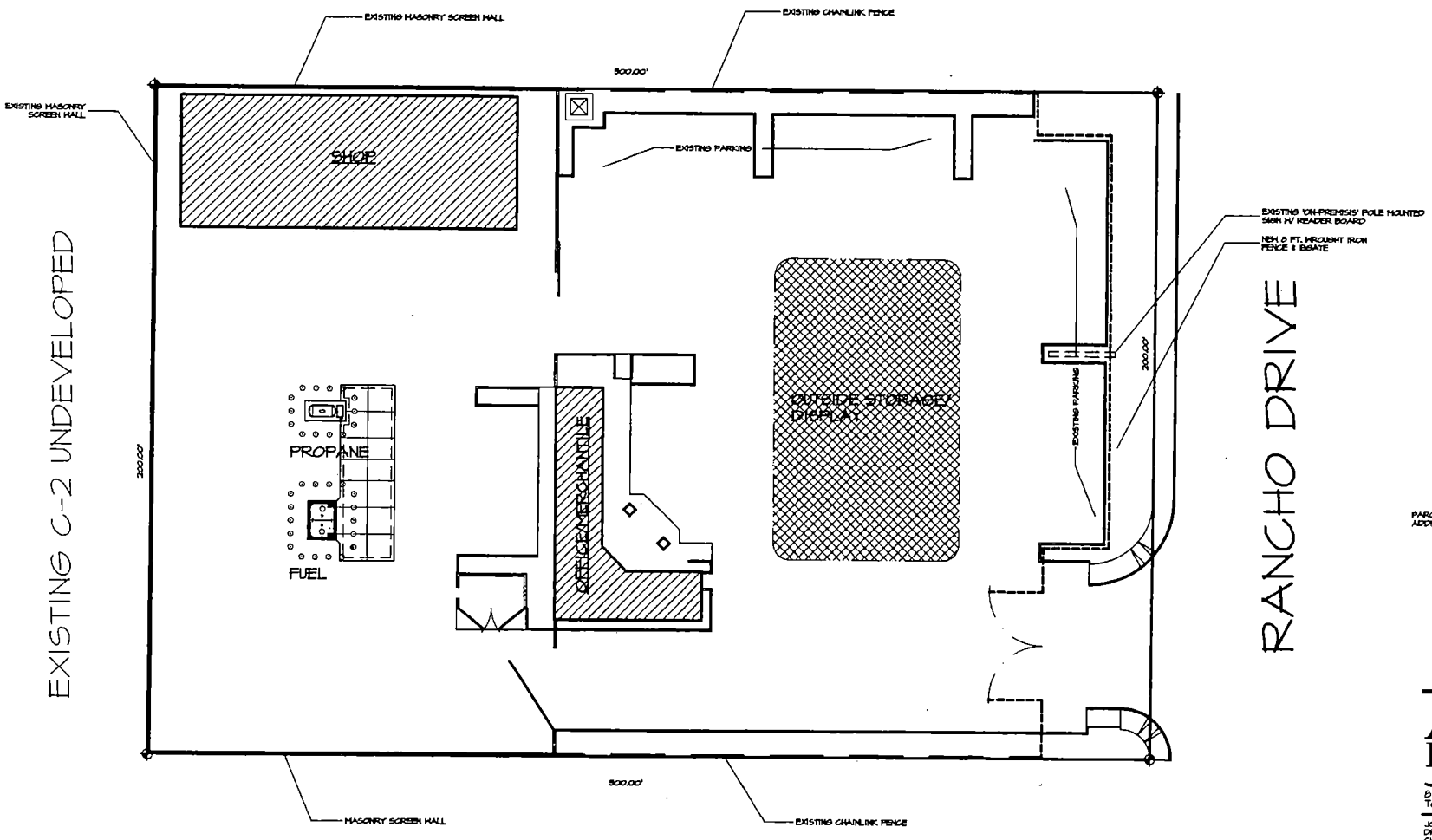
This 11 day of May, 2004

Elesha M. Rasmuson

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ELESHA RASMUSON
My Appointment Expires
No: 98-2778-1 January 31, 2006

EXISTING C-2 SUNSTATE RENTALS



EXISTING RESIDENTIAL

PARCEL NO.: 138-02-101-009
ADDRESS: 4655 NORTH RANCHO DR 85108

Ahern Rentals RANCHO

John Paul Ahern · Architect
8122 West Monte Lindo Lane Peoria, Arizona 85383
Tel. 623-572-5828 Fax 623-572-5827

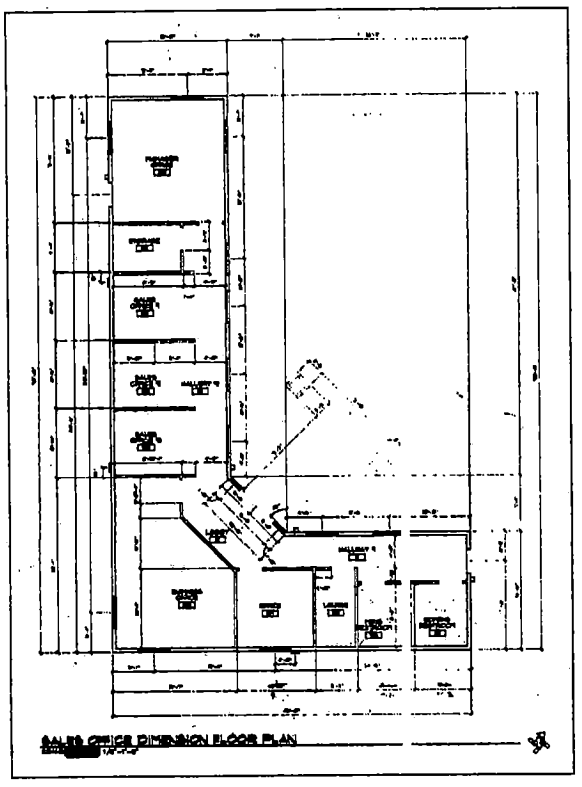
JOB NO. 2004-07
DRAWN
CHECKED
PRINTED
REVISED

ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"

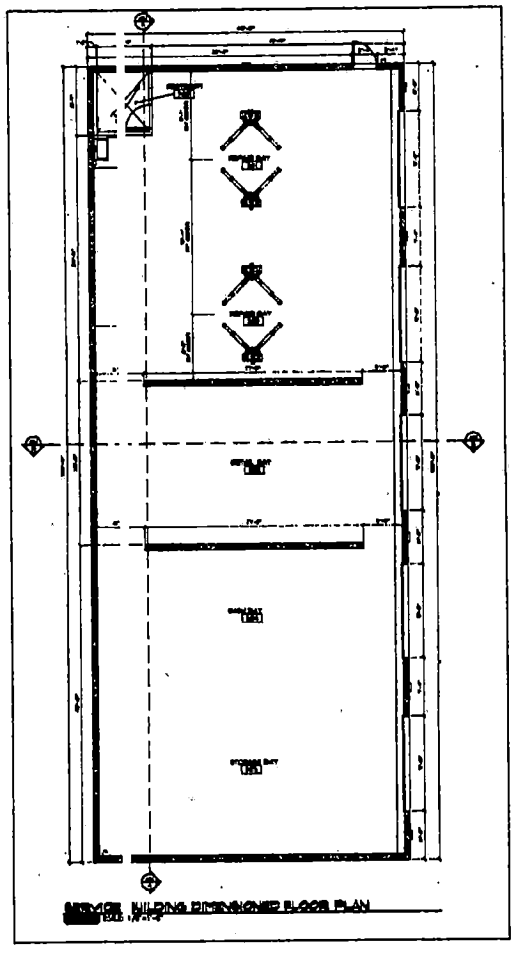
6-24-04 PC

SUP-4464

SITE PLAN 101
SHEET OF



SALES OFFICE DIMENSION FLOOR PLAN



SERVICE BUILDING DIMENSIONED FLOOR PLAN

Ahern Rentals RANCHO

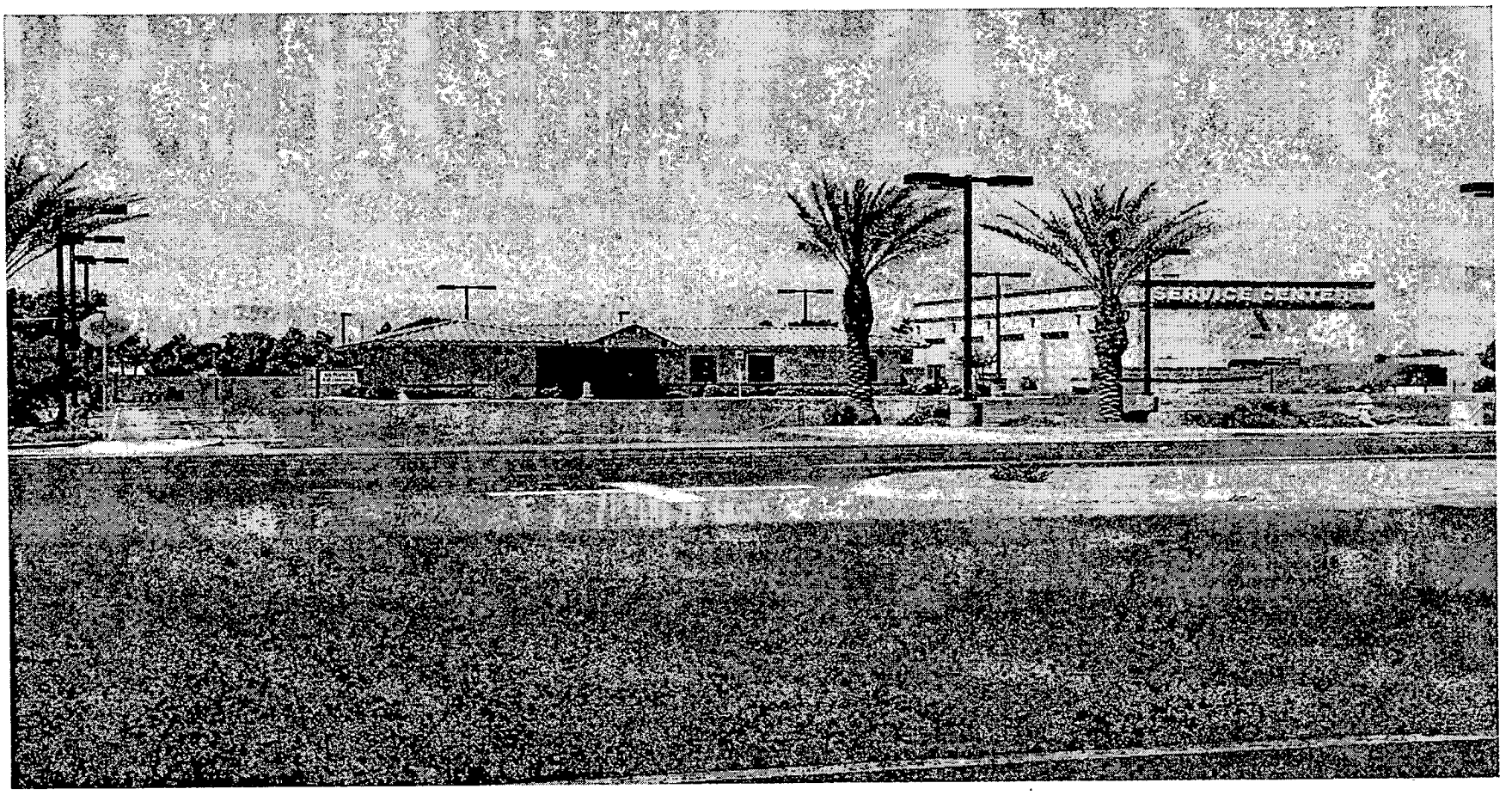
John Paul Ahern • Architect

8122 West Monte Linda Lane Peoria, Arizona 85383
Tel. 623-572-5628 Fax 623-572-5627

JOB NO. 2004-07
DRAWN CWH 5/11/04
CHECKED
PERMITTED
REVISED

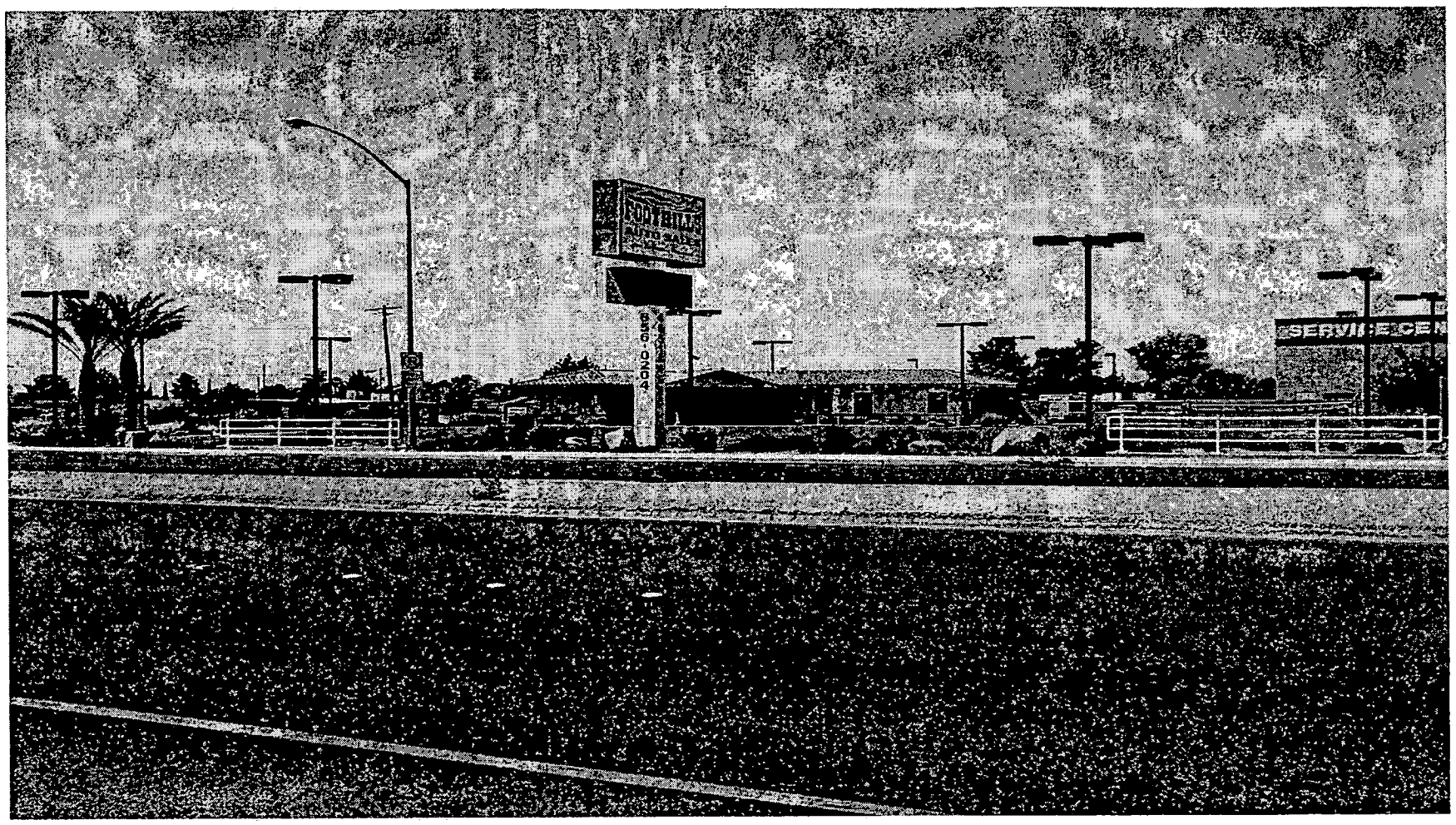
FLOOR PLANS 201
SHEET OF

SUP-4464
6-24-04 PC



SUP-4464 - APPLICANT: AHERN RENTALS - OWNER: MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY
4655 NORTH RANCHO DRIVE
JUNE 24, 2004 PLANNING COMMISSION

6/7/04



SUP-4464 - APPLICANT: AHERN RENTALS - OWNER: MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY
4655 NORTH RANCHO DRIVE
JUNE 24, 2004 PLANNING COMMISSION

6/7/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4453 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A COMMUNITY PARK SWIMMING POOL on 69.11 acres at the southwest corner of Pecos Road and Washington Avenue (APN: 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he has a current project with Westar Architects, who are the architects on this project

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that this application is a request to relocate an existing pool on Stewart to a location in Freedom Park. The project is consistent with the Civic Zone and the Parks Recreation Designation and Land Use Plan in the area. Staff recommends approval.

ANABEL NAVARRO FLORES stated she lives around the park. She stated her concerns regarding the swimming pool. She questioned if the pool is an indoor pool; would there be 24

MINUTES – Continued:

hour security, as Pecos and Washington are very busy streets; and what cost is involved to maintain this pool. She presented photos to the Commission, which depicted some of the current conditions at Freedom Park. There is a drain pond that has needed service for the past several months. A sprinkler does not function and is now cracked. The sprinklers come on at noon, but they should not come on between 11 a.m. to 7 p.m. The trashcan is overflowing.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated these issues should be addressed with the Parks Department, as the discussion today is for a Site Development Plan Review for a pool. CHAIRMAN TRUESDELL replied that some of these items may be germane to what the view of the park is.

MS. FLORES continued by saying she opposed the project, as it will be a waste of taxpayer's money. Eventually, the pool will not get the proper attention and will be forgotten. Some of the individuals who utilize Freedom Park have no respect for the park.

CHAIRMAN TRUESDELL injected that these particular issues need to be voiced during the Citizens Participation portion of the meeting. He explained to MS. FLORES that the Site Development Plan Review dealt with any issues relative to the design of the pool. CHAIRMAN TRUESDELL recommended that staff speak with MS. FLORES to address her concerns with some of the existing conditions at Freedom Park. COMMISSIONER EVANS confirmed that MS. FLORES opposed the proposed pool.

DICK DANIELSON, Architect, Public Works Department, and MICHAEL CARENTE, West Star Architects, showed the proposed Site Plan on the overhead. MR. DANIELSON stated that there is an ongoing Master Plan proposed for the total project at Freedom Park. The applicant is requesting that the pool be located on the northeast corner. It would be a pool and bath house, which is required by Leisure Services to service the area for recreation needs. Their task was to provide program, budget and guidance to the architect who provided the design. Using the overhead, MR. DANIELSON pointed out various amenities on this proposed site, such as six additional handicap stalls, bathhouse, separate maintenance and pump house area, covered rest areas and concession area. There is a controlled entrance to and from the pool and parking area.

MR. CLAPSADDLE confirmed for COMMISSIONER McSWAIN that there is a Master Development Plan for Freedom Park, which includes this pool. COMMISSIONER McSWAIN'S concern was whether or not an overall Master Development Plan could take place and no consideration was taken on the existing problems within the scope of the project, such as the pond which is an eyesore. MARGO WHEELER, Planning and Development, replied that

MINUTES – Continued:
staff will obtain contact information for MS. FLORES and then contact Maintenance Division to discuss with MS. FLORES the concerns she has regarding Freedom Park. COMMISSIONER McSWAIN expressed her appreciation for MS. FLORES coming forward with these concerns. She questioned why the pool is being proposed there are existing concerns that have not been resolved. MS. WHEELER replied that answers could be provided once staff has had the opportunity to work with the appropriate departments and MS. FLORES to resolve those issues. MR. DANIELSON stated that the pool and recreation need was a priority by both Council and Leisure Services Department This, again, is part of the Master Development Plan. COMMISSIONER EVANS was pleased to see that monies are being spent on older areas, particularly in this ward, as it is a much needed amenity.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:30– 6:40)

1-875

CONDITIONS:
Planning and Development

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

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

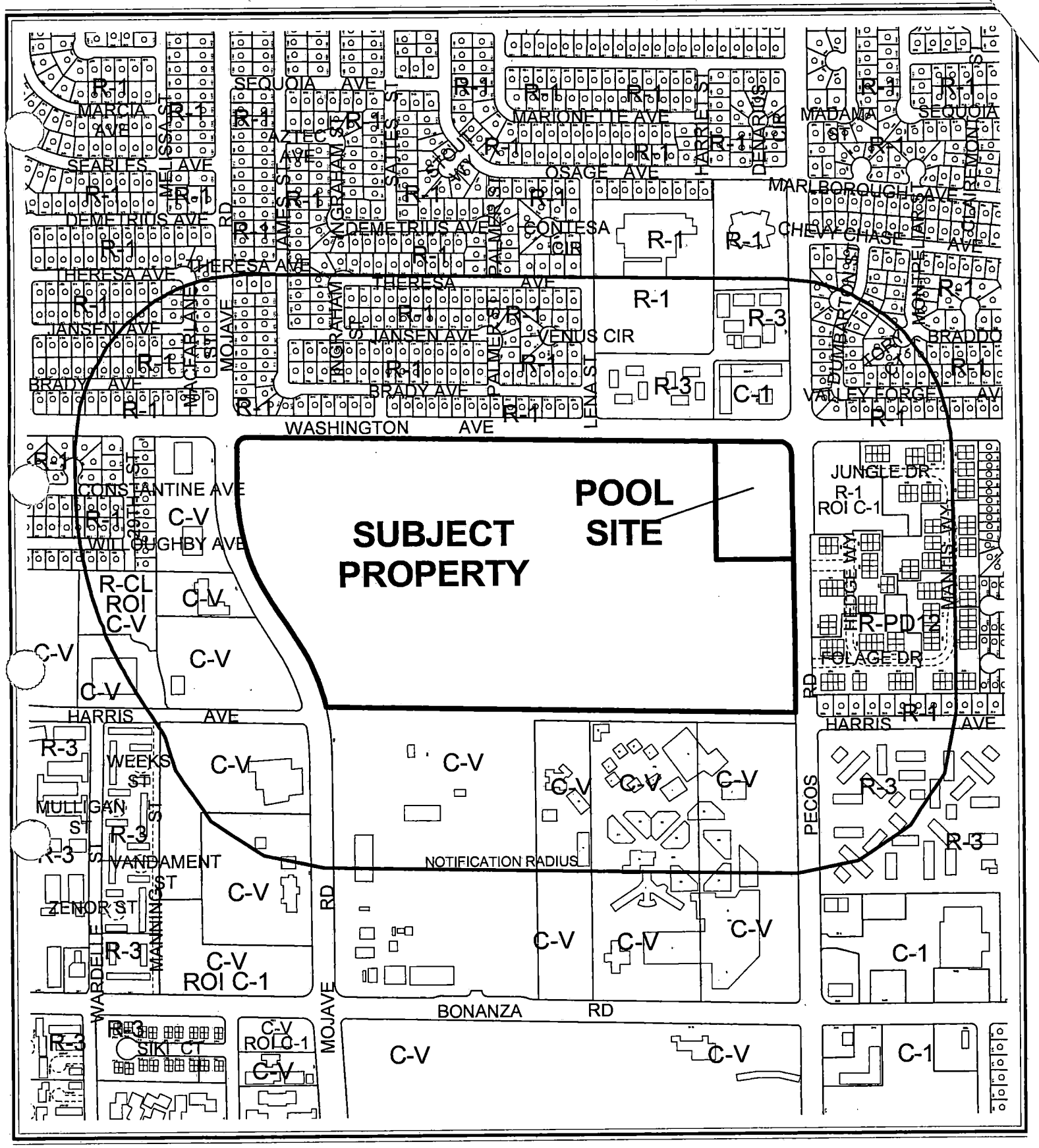
3. Any chain-link fencing shall be replaced with "no climb" fencing.

4. 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.

Public Works

5. 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.

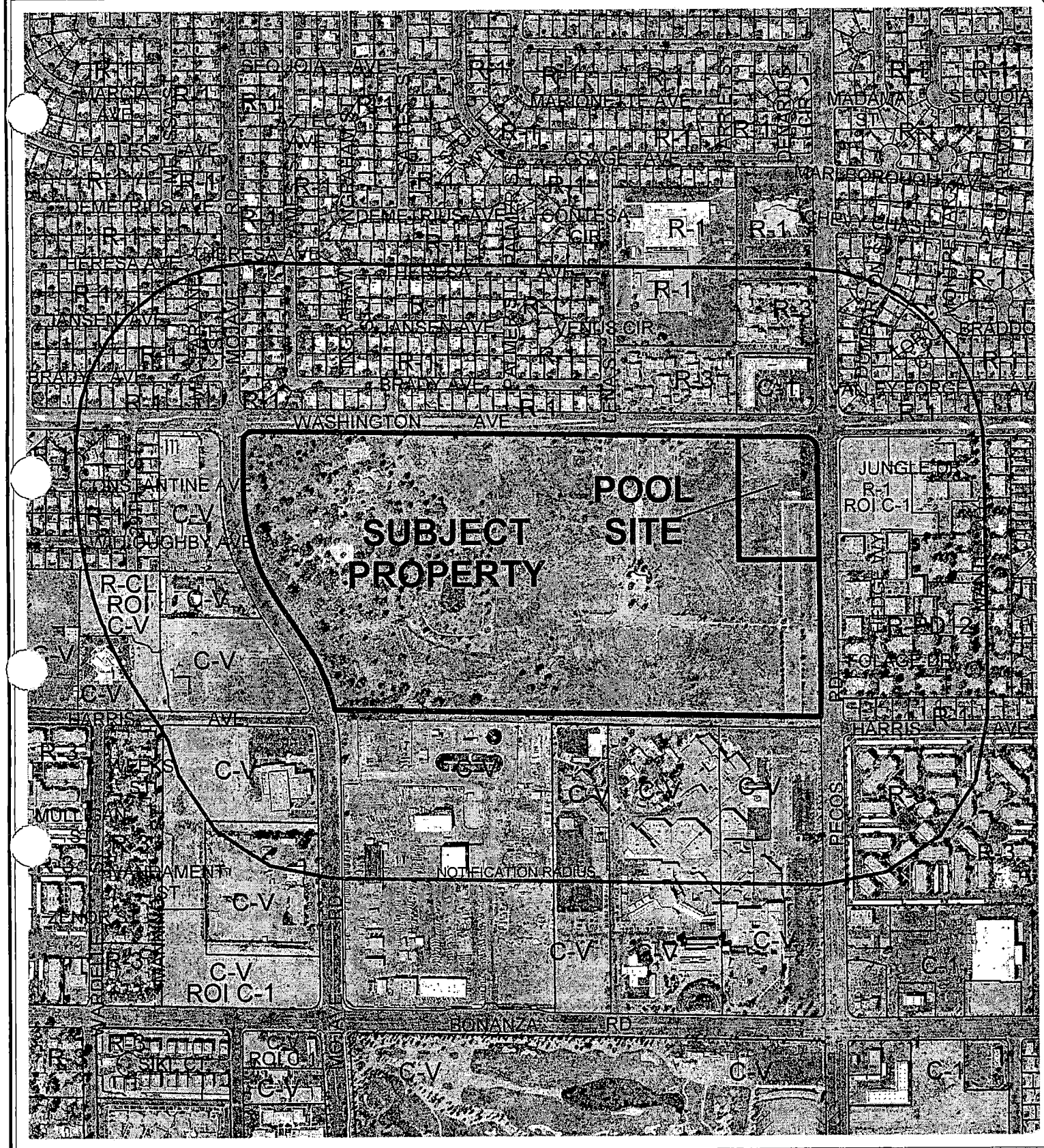
6. An update to the previously approved Drainage Plan and Technical Drainage Study or other information acceptable to the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction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



CASE: **SDR-4453**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 400 800 Feet

CASE: **SDR-4453**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4453 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Site Development Plan Review for a community park swimming pool on 69.11 acres at the southwest corner of Pecos Road and Washington Avenue.

B) Applicant's Justification

The aged public swimming pool at 2800 Stewart has long ago served its purpose and is outdated. Its design no longer serves the needs of the community and the population shifts that have occurred over time. This modern replacement and relocation to the heavily utilized Freedom Park will provide a high quality recreation experience for both youth and adult users.

BACKGROUND INFORMATION

A) Previous Actions

04/10/63 City Council approves zoned change from R-E (Residential Estates) to C-V (Civic) (Z-52-63). Planning Commission recommended approval.

B) Pre-Application Meeting

05/06/04 Site plan review requirements in C-V (Civic) Zoning were discussed. Setbacks, height, and lot coverage will be established upon approval of the site plan. Parking tabulation necessary on the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	69.11	(entire park)
	1.20	(this project)

SRS

B) Existing Land Use

Subject Property:	Freedom Park
North:	Single family residential
	Medium density apartments
	Strip commercial
	Gas station/mini-mart
South:	City of Las Vegas water processing facility
	Clark County Family Court campus.
East:	Undeveloped
	Condominiums
	Single family residential
West:	Metro Police Northeast Area Command Post, Las Vegas Fire and Rescue Training Center
	Girl Scouts

C) Planned Land Use

Subject Property:	PROS (Parks/Recreation/Open Space)
North:	L (Low Density Residential)
	M (Medium Density Residential)
	SC (Service Commercial)
South:	PF (Public Facility
East:	SC (Service Commercial)
	ML (Medium Low Density Residential)
	L (Low Density Residential)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	C-V (Civic)
North:	R-1 (Single Family Residential)
	R-3 (Medium Density Residential)
	C-1 (Limited Commercial)
South:	C-V (Civic)
East:	R-1 (Single Family Residential)
	R-PD12 (Residential Planned Development - 12 Units Per Acre)
West:	C-V (Civic)

E) General Plan Compliance

Southeast General Plan

The proposed project complies with the General Plan land use classification PROS (Parks/Recreation/Open Space). The classification is specifically intended for this type of facility.

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

Trails: An existing multi-use trail runs along the eastern perimeter of the property. The existing walk will be demolished and re-built to the bus turnout profile; the sidewalk will be moved and widened.

PROJECT DESCRIPTION

The proposed public swimming pool will be located on 1.2 acres at the northeast corner of Freedom Park. The facility will include an outdoor heated pool, "0" depth play area, 30-foot water slide tower, three small water slides, bathhouse and administration area, equipment rental area, shaded concession area, shaded deck, transit bus stop, no-climb fencing, security lighting and a mechanical building.

ANALYSIS

A) Zoning Code Compliance

A1) **Development Standards**

By being designated with the C-V (Civic) zoning, setbacks, height, and lot coverage will be established upon approval of this site plan.

A2) **Parking and Traffic Standards**

The provided number of parking spaces is consistent with the C-V (Civic) zoning of the parcel.

A4) **Landscape and Open Space Standards**

The landscaping of this C-V (Civic) designated parcel will be established upon approval of this site plan.

A5) **Sign Standards**

Monument sign near the entrance to the pool on Pecos Road will be the typical Parks Department monument sign found at parks throughout the City. Project descriptive letters are to be designed into the front leading entry fascia.

These signs will be subject to Title 19.14.060(C) 4 and 5 (Permitted Signs in the C-V (Civic) Zoning Districts).

B) General Analysis and Discussion

Zoning

The proposed project is consistent with the C-V (Civic) zoning district and the PROS (Parks/Recreation/Open Space) General Plan land use designation.

Site Plan

As this parcel is designated C-V (Civic) in the General Plan, setbacks, height, and lot coverage are established upon approval of the site plan. This project's features do match up to the standards of a well-planned commercial project. A new bus pull-out will be conveniently located near the entrance to the facility. An existing multi-use trail will benefit from increased landscaping. Building height of the bathhouse/administration building is 24'-9." Included in the site plan is "No-Climb" fencing around the perimeter of the pool area. The fence is designed to keep children from climbing in after-hours and prevent drowning. The fence is six (6') feet high, constructed of vertical spaced steel pickets. Any chain-link fencing shall be replaced with the "no-climb" fencing.

Waivers

Waivers have not been requested for this application, nor are any required.

SRS

Landscape Plan

As this parcel is designated C-V (Civic) in the General Plan, landscaping is established upon approval of the site plan. The swimming pool facility will make use of existing landscaping in the median strip between parking lanes, and the streetscape buffer between the parking lot and Pecos Road. These are maintained by the Department of Public Works as part of the overall landscaping of Freedom Park. New landscaping will be installed along the north and east boundaries, and at the entryway of the project. New landscaping will be water efficient species, including thirty 24" box trees and 140 5-gallon shrubs.

Elevation

The proposed bathhouse/administrative structure includes architectural features that enhance façade articulation. Exterior walls up to the 10 foot level are standard concrete intermixed with glazed concrete masonry units; each unit is either 1, 3, or 4 block lengths long. These masonry units will vary in color, using primary and secondary colors. From the ten-foot level to the underside of the roof are wire mesh assemblies that allow air circulation. Roofing will be standard seam metal, colored red.

Floor Plan

Most of this facility is outdoors. The floor plans are for the bathhouse and administrative operations, and are appropriate for its use.

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

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

   The areas to the west and south are C-V zoned and are the sites of several existing public facilities. To the north and east are multi-family and single-family residential, with some commercial areas at Washington and Pecos Road. The design and function of the proposed development makes for a seamless fit with these areas.

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

As this parcel is designated C-V (Civic) in the General Plan, design standards, landscape, and other standards are established upon approval of the site plan. This development is consistent with the design standards required of comparable facilities in public facility zoned areas. Landscape buffering between the site and streets match those of the surrounding area.

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

Freedom Park is a neighborhood, community and regional park, serving residents within an 8-mile radius. It is the largest park in the City's park system, and is heavily used. The proposed pool will be served mainly by Washington Avenue and Pecos Road, both of which are major arterials (100 foot right-of-ways). Site access will be via the existing main entrance to Freedom Park. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic

4. **"Building and landscape materials are appropriate for the areas and for the City;"**
Building materials are standard for the area and the City. Landscaping conforms to low-water-usage standards; plants and groundcover match those of newer nearby developments. No turf will be used.

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;"**

This new swimming pool has been designed to be a pleasant, visually pleasing public space. Mechanical functions (heaters storage, chemicals) will be housed in a separate building which matches the main bathhouse/administration area. The main building has a simple, modern design with architectural elements that eliminate visual monotony. The shaded pool deck and concession areas use umbrellas and other shading materials comparable to pool areas of hotels. This project will be harmonious and compatible with surrounding residential, commercial and civic properties.

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

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

NOTICES MAILED	455
APPROVALS	0
PROTESTS	0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4453 APN: 139-25-701-002

Name of Property Owner: City of Las Vegas

Name of Applicant: David Roark

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: David Roark

Print Name: David Roark

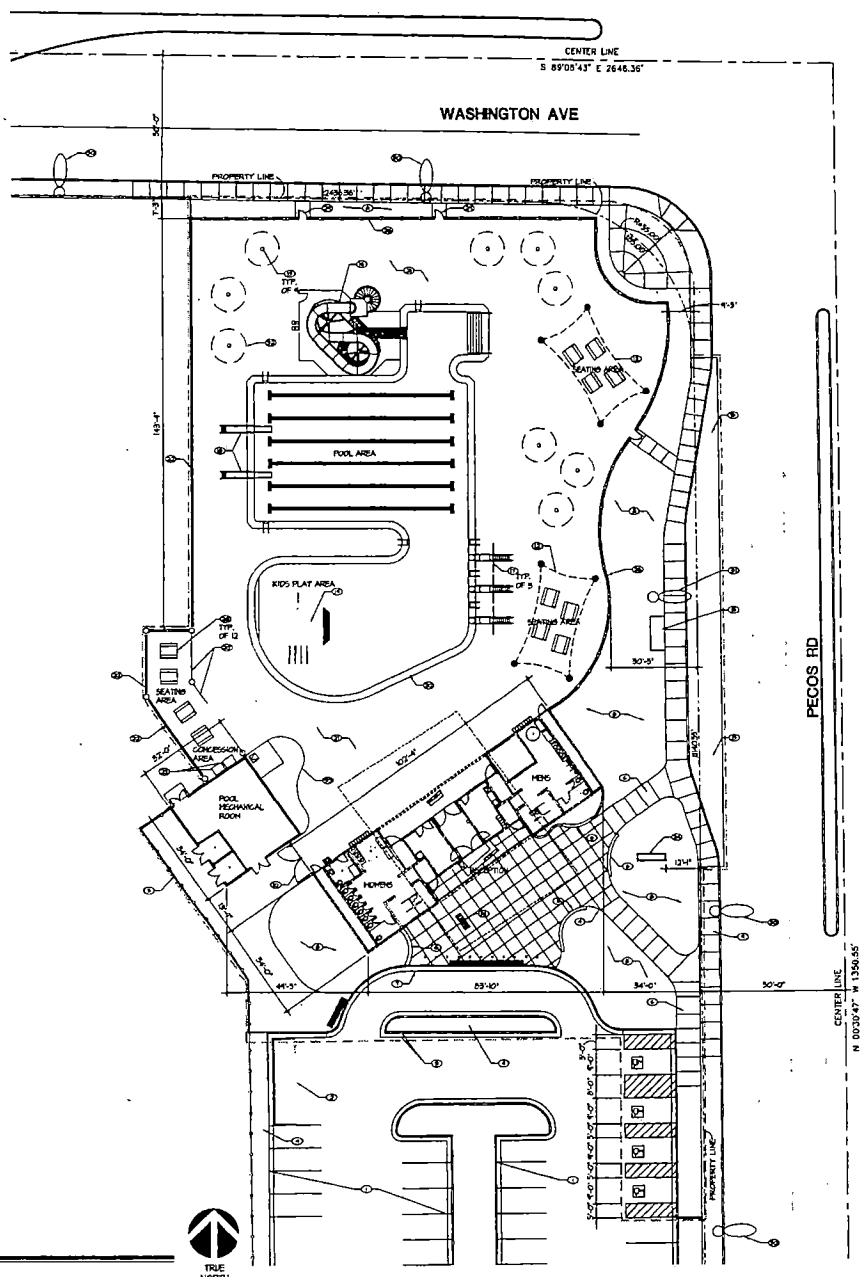
Subscribed and sworn before me

This 6th day of May, 2004

Jill Melone

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007



SITEPLAN

SCALE: 1"=20'-0"

TRUE NORTH

CODE ANALYSIS

1. ZONING: CV
2. OCCUPANCY CLASSIFICATION: A-3
3. TYPE OF CONSTRUCTION: V-B
4. FIRE SPRINKLERS: NO
5. HEIGHT - ACTUAL: 24'-4" — ALLOWABLE: 40'-0"
6. STORIES - ACTUAL: 1 — ALLOWABLE: ONE-STORY
7. AREA: TOTAL BATHHOUSE: 2,004 SQ. FT. — ALLOWABLE: 6,000 S.F.
   AREA: TOTAL POOL EQUIP. BLDG: 1,088 SQ. FT.
   AREA: TOTAL POOL AREA: 9,714 SQ. FT.
   AREA: TOTAL POOL DECK : 20,421 SQ. FT.
8. OCCUPANT LOAD:
   BATHHOUSE: 29 OCCUPANTS (1/100 Q. FT.)
   POOL EQUIP. BLDG.: 4 OCCUPANTS (1/200 SQ. FT.)
   POOL AREA: 194 OCCUPANTS (1/50 SQ. FT.)
   POOL DECK: 1361 OCCUPANTS (1/15 SQ. FT.)
9. BATHHOUSE EXITS - REQUIRED: 2 PROVIDED: 3
   POOL EQUIP. BLDG. EXITS - REQUIRED: 2 PROVIDED: 3
   POOL AREA EXITS - REQUIRED: 2 PROVIDED: 3
   POOL DECK EXITS - REQUIRED: 2 PROVIDED: 3
10. TABLE 601/FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE V-B
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS EXTERIOR INTERIOR	0 0
NON-BEARING WALLS AND PARTITIONS EXTERIOR INTERIOR	SEE TABLE 602 SEE SECT. 602
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0

11. TABLE 602/FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE

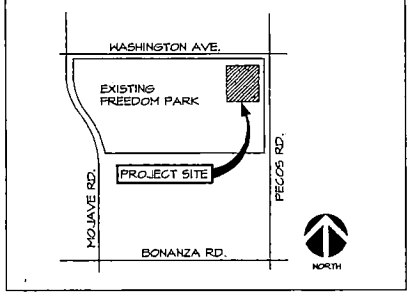
FIRE SEPERATION DISTANCE (feet)	TYPE OF CONSTRUCTION	GROUP A, B, E, F-2, I, R, S-2, U
≥ 30	TYPE V-B	0

12. MAXIMUM AREA OF EXTERIOR WALL OPENINGS PER TABLE 704.8

CLASSIFICATION OF OPENINGS	FIRE SEPARATION DISTANCE (FEET) 0 TO 5	5 TO 5	5 TO 10	10 TO 15	15 TO 20	20 TO 25	25 TO 30
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%
PROTECTED	NOT PERMITTED	NOT PERMITTED	25%	45%	75%	NO LIMIT	NO LIMIT

15. SPECIAL INSPECTIONS REQUIRED: N/A
14. CODE TEXATTIME:
    BUILDING CODE EDITION : 2003 I.B.C.
    PLUMBING CODE EDITION : 2003 U.P.C.
    MECHANICAL CODE EDITION : 2000 U.M.C.
    FIRE CODE EDITION : 2000 U.F.C.
    ELECTRICAL CODE EDITION : 2002 N.E.C.
    SOUTHERN NEVADA BUILDING CODE AMENDMENTS: 2003 I.B.C.
    ANSI: 1996
15. PARKING CALCULATIONS ARE PER TITLE 19A
    93,944 SQ. FT. TOTAL / 200= 165 SPACES REQUIRED
    EXISTING PARKING SPACES PROVIDED PER ENTIRE PARK= 626 SPACES
    HANDICAP ACCESSIBLE PARKING =4 SPACES PROVIDED

VICINITY MAP



① KEY NOTES

1. EXISTING CURB AND GUTTER TO REMAIN
2. EXISTING TRASH ENCLOSURE TO REMAIN
3. NEW CURB AND GUTTER-REFER TO CIVIL DWGS
4. NEW SIDEWALK-REFER TO CIVIL DWGS
5. CHAINLINK FENCE-MATCH EXISTING
6. CURVED CONCRETE BENCHES
7. ZERO EDGE GUTTER-REFER TO CIVIL DWGS
8. LANDSCAPE-REFER LANDSCAPE DWGS
9. EXISTING SIDEWALK TO REMAIN
10. MAINTENANCE GATE
11. BOLLARDS-TYP. OF 11
12. CONTRACTOR TO PROVIDE FOOTINGS FOR FABRIC CANOPIES PER SUN PORTS INTERNATIONAL REQUIREMENTS AND PROVIDE SHADE CANOPIES BY SUN PORTS INTERNATIONAL-1.800.866.5005 .
13. CONTRACTOR TO PROVIDE FOOTINGS AND INSTALL GROUND SLEEVES FOR UMBRELLAS PROVIDED BY ANCHOR INDUSTRIES INC. REQUIREMENTS-1.800.861.3431.
14. BIKERACK, CONTRACTOR TO PROVIDE
15. EXISTING CUT-REFER TO CIVIL DWGS
16. SLIDE TOWER-REFER TO POOL CONSULTANT DWG SHEET AP1
17. SLIDES -OWNER SUPPLIED, REFER TO POOL CONSULTANT DWG SHEET AP1
18. DIVING BOARDS-REFER TO POOL CONSULTANT DWG SHEET AP1
19. TOT AREA-REFER TO POOL CONSULTANT DWG AP1
20. POOL AREA-REFER TO POOL CONSULTANT DWG SHEET AP1
21. CONCRETE DECK-REFER TO CIVIL DWGS
22. CMU WALL
23. SPECIALTY FENCE
24. MONUMENT SIGN-(N.I.C.)
25. VENDING MACHINES-SUPPLIED BY OWNER
26. NO-CLIMB FENCE
27. DETECTABLE WARNING STRIP
28. CONCRETE BENCHES-CONTRACTOR TO SUPPLY
29. NO-CLIMB FENCE EXITING GATES
30. EXISTING STREETLIGHT TO REMAIN
31. RELOCATED STREETLIGHT PER CIVIL DWGS
32. UMBRELLAS PROVIDED BY OWNER
33. RAISED CONCRETE SEATING

SITEPLAN NOTES

1. PRIOR TO PROCEEDING WITH GRADING OPERATIONS, PARCEL OR LOT DIMENSIONS SHALL BE VERIFIED BY A REGISTERED CIVIL ENGINEER.
2. FOR SIDEWALKS AND BERMS REFER TO CIVIL DWGS
3. FOR TRANSFORMER, SITELIGHTING & OTHER RELATED INFORMATION & DETAILS, REFER TO ELECTRICAL DRAWINGS. (PREPARED BY OTHERS)
4. ALL PARKING STALLS SHALL BE PER TITLE 19A.
5. PLANS FOR FIRE HYDRANTS & FIRE SPRINKLERS PREPARED AND SUBMITTED BY OTHERS) MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.

LEGEND

NO CLIMB FENCE

CHAINLINK FENCE ASSEMBLY TO MATCH EXISTING

SDR-4453
6-24-04 PC

WESTAR ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
2900 MACHOVE LANE SUITE 220 LAS VEGAS, NEVADA 89107
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnerarchitects.com

FREEDOM PARK POOL AND BATHHOUSE
WASHINGTON AVE. & PECOS RD.
LAS VEGAS, NV

OVERALL SITEPLAN

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6326
FAX: (702) 382-3928
TDD: (702) 385-9108

DRAWN:	WESTAR ARCHITECTS
JOB:	0341
DATE:	04.15.04
SCALE:	1"=20'-0"
BID #:	041534106
CLEARANCE NO:	65022-17
SHEET NO:	AS1.01

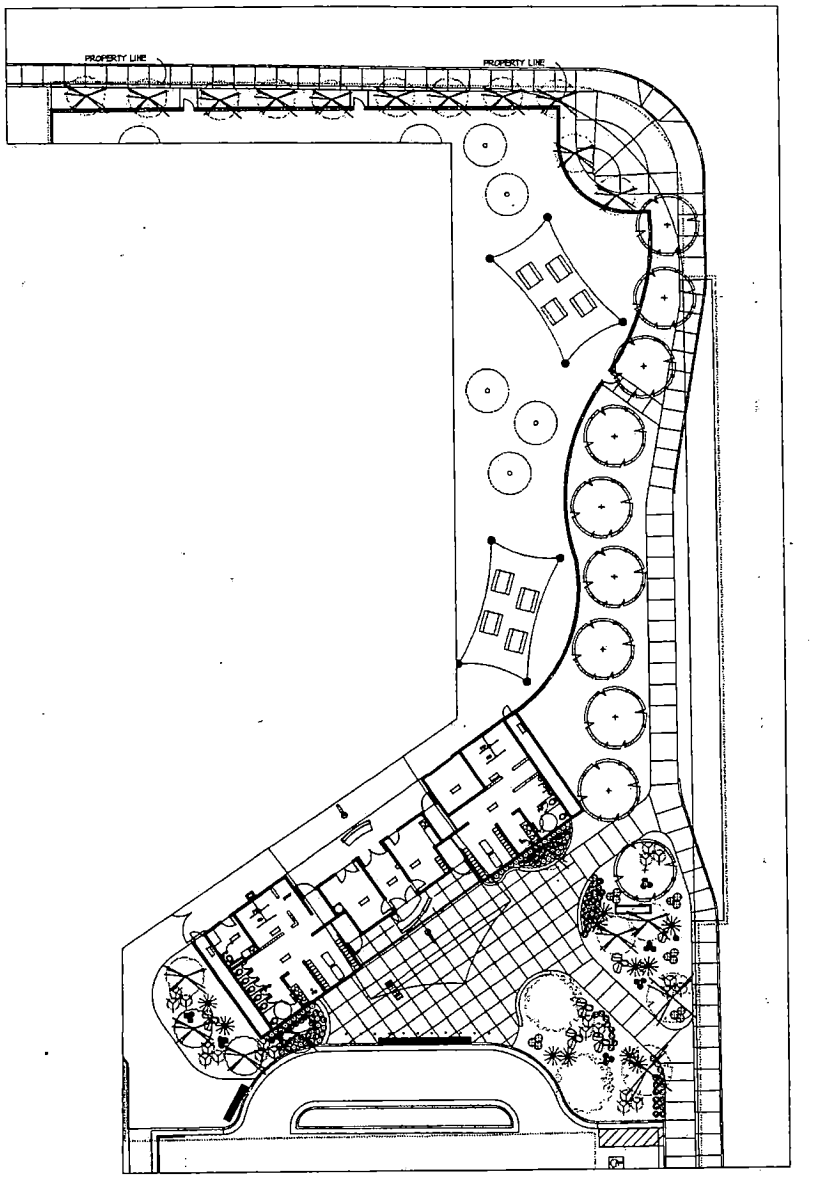
DESIGN DOCUMENTS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
⊙	Prosopis glendulosa	Honey Mesquite	9	24" BOX
◯	Prosopis alba	Chilean Mesquite	2	24" BOX
⊗	Acacia smallii	Southwestern Sweet Acacia	16	24" BOX
⊗	Chilopsis linearis	Desert Willow	3	24" BOX
✳	Fouquieria splendens	ocotillo	11	15 GAL.
SHRUBS				
⊕	Leucophyllum frutensens 'GREEN CLOUD'	Green Texas Ranger	12	5 GAL.
⊛	Cassia nemophylla	Feathery Cassia	31	5 GAL.
⚘	Dosylirion wheeleri	Desert Spoon	21	5 GAL.
⊙	Rosmarinus officinalis	Rosemary	27	5 GAL.
◎	Lantana Montevidensis	Trailing Lantana	60	5 GAL.
⊙	Myrtus communis 'compacta'	Compact Myrtle	29	5 GAL.

Boulder — 2'x2'x2' to 3'x3'x3' — Las Vegas Rock: (702) 791-7695

3/8" MOJAVE GOLD decomposed granite rock mulch — Apply 2" to 3" and rake level



WESTAR ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
3900 MARCONI LANE SUITE 220 LAS VEGAS, NEVADA 89107
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.westararchitects.com

FREEDOM PARK POOL AND BATHHOUSE
WASHINGTON AVE. & PECOS RD.
LAS VEGAS, NV

LANDSCAPE PLANTING PLAN
LANDSCAPE PLANTING PLAN

3259
EXP 12/31/04
STATE OF NEVADA

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

DRAWN	G-T
CHK	FILE
DATE	4-16-04
SCALE	1/8"=1'0"
BID NO	BIDNO
CLYDE NO	CLYDWGNO

L1.01

DESIGN DOCUMENTS

SDR-4453
6-24-04 PC

① KEYED NOTES

1. WINDOW PER SCHEDULE. SEE SHEET A2.01
2. LIGHT FIXTURE PER ELECTRICAL DRAWINGS TYPICAL
3. DRINKING FOUNTAIN PER PLUMBING DRAWINGS. SPOUT OUTLET TO BE MAXIMUM 36" ADJACENT CONCRETE DECK

COLOR LIST FOR GLAZED BLOCK

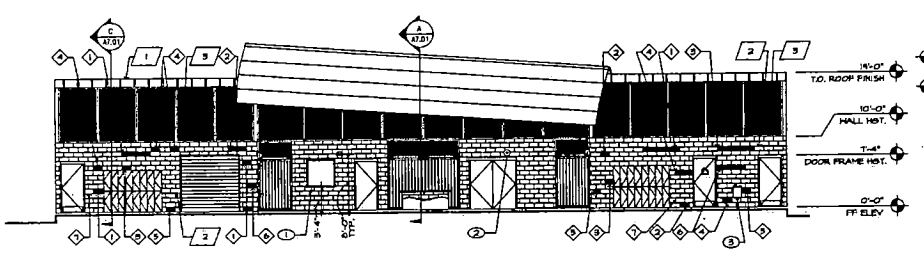
1. DP SWEDISH RED/S-45
2. DP TROPIC YELLOW/S-31
3. DP HEMLOCK GREEN/S-23
4. DP TRUE BLUE/S-13
5. PLUM/DA-215
6. BRIGHT ORANGE/LR-15
7. NEUTRAL CONCRETE GRAY

NOTE:
COLOR LIST REFLECTS SPECTRA-GLAZE MANUFACTURERS COLORS.

COLOR LIST AND MATERIAL

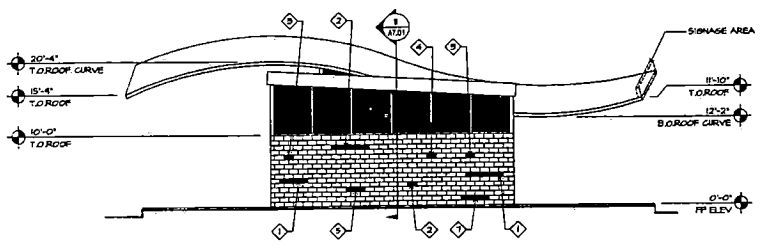
1. STANDING SEAM METAL ROOFING, COLOR: BANNER RED MANUFACTURER: FABRAL
2. STANDARD CONCRETE INTERLOCKED WITH PREFACED CONCRETE MASONRY UNITS OF VARYING COLORS SEE COLOR LEGEND FOR LIST OF COLORED MASONRY UNITS
3. WIRE MESH ASSEMBLY. COLOR TO MATCH "DEVILLE" BY PRAIRIE

NOTE:
1. FINAL GRADE TO BE 1" BELOW TOP OF SIDEWALK - TYP.
2. FOR BEARING HT. OR ROOF BEAMS SEE SECTIONS.

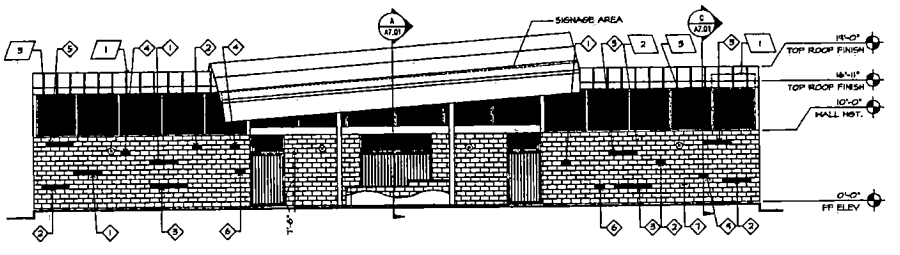


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

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



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



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

SDR-4453
6-24-04 PC

ESTAR ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
3900 MEADOWS LANE, SUITE 220 LAS VEGAS, NEVADA 89107
TELEPHONE: (702) 878-0000 FAX: (702) 878-0430
www.wagnurchitects.com

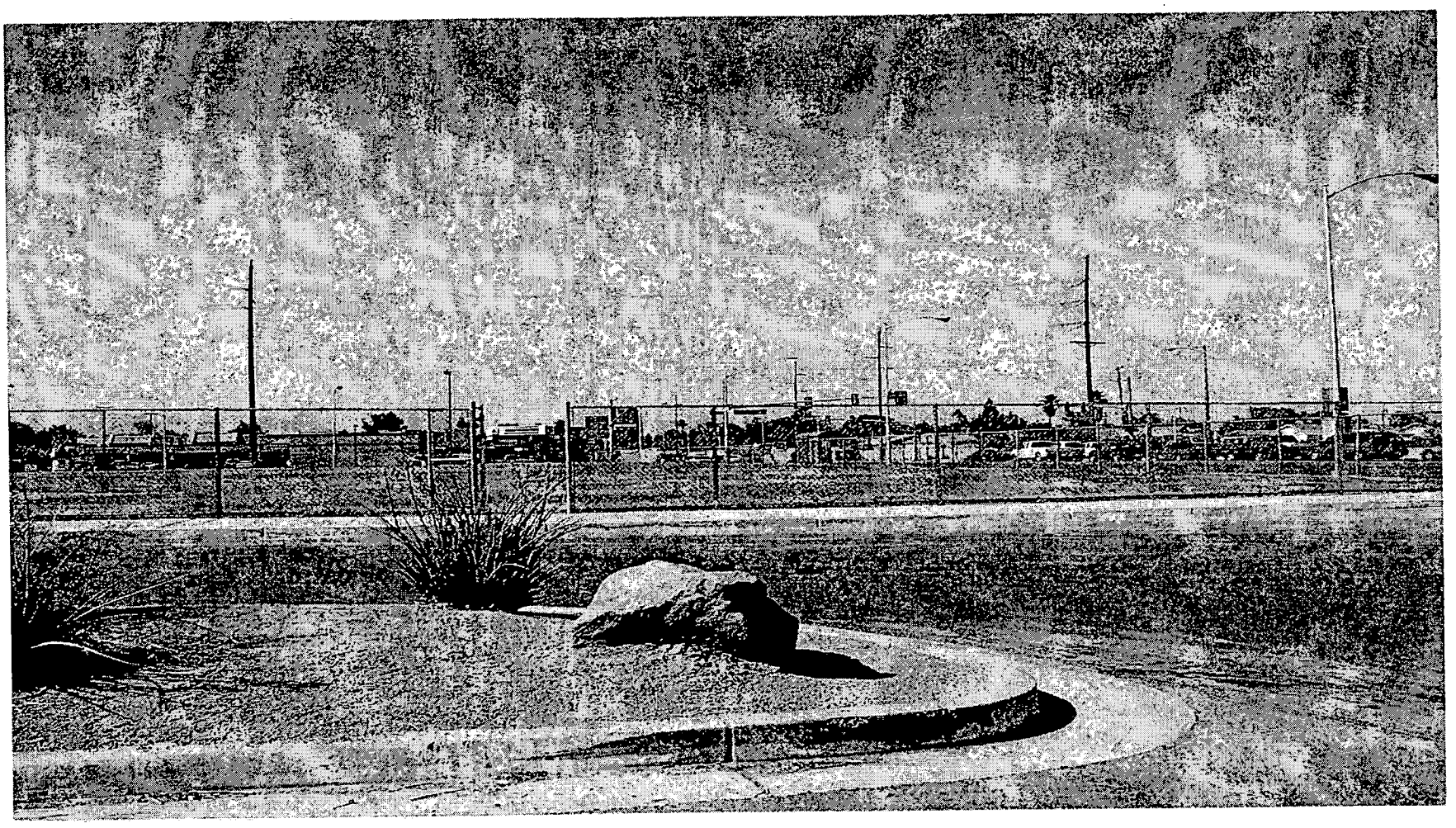
FREEDOM PARK POOL AND BATHHOUSE
WASHINGTON AVE. & PECOS RD.
LAS VEGAS, NV

BATHHOUSE ELEVATIONS

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6429
FAX: (702) 382-2332
TDD: (702) 386-9108

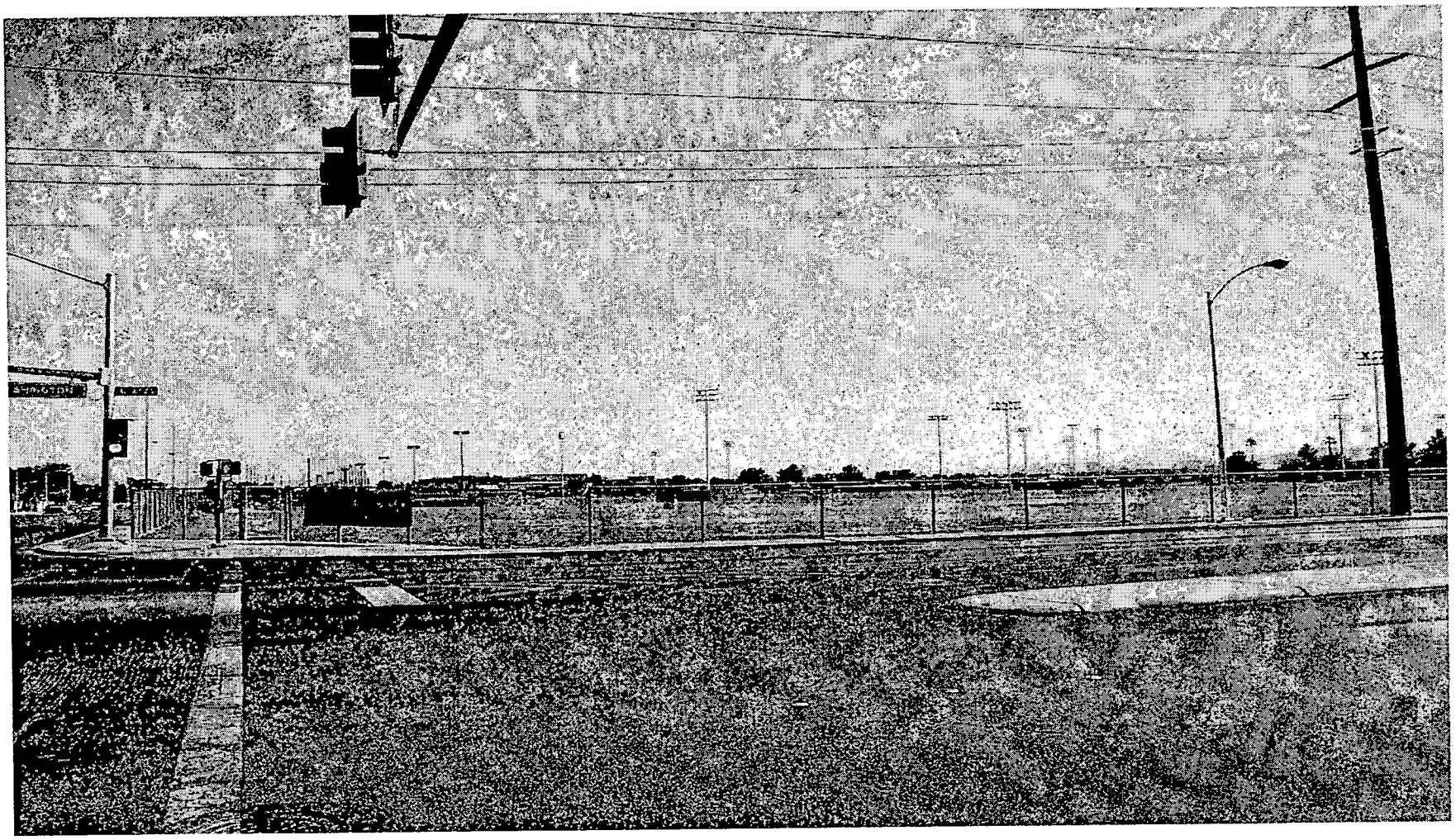
DRAWN	ESTAR ARCHITECTS
FILE	0414
DATE	041504
SCALE	1/8"=1'-0"
JOB NO.	041534106
SUPPLIED	65022-11
SHEET NO.	A6.01

DESIGN DOCUMENTS



SDR-4453 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF PECOS ROAD AND WASHINGTON AVENUE
JUNE 24, 2004 PLANNING COMMISSION

6/1/04



SDR-4453 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF PECOS ROAD AND WASHINGTON AVENUE
JUNE 24, 2004 PLANNING COMMISSION

6/1/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC. - Request for a Site Development Plan Review FOR A 60,000 SQUARE FOOT COMMERCIAL CENTER on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 22, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

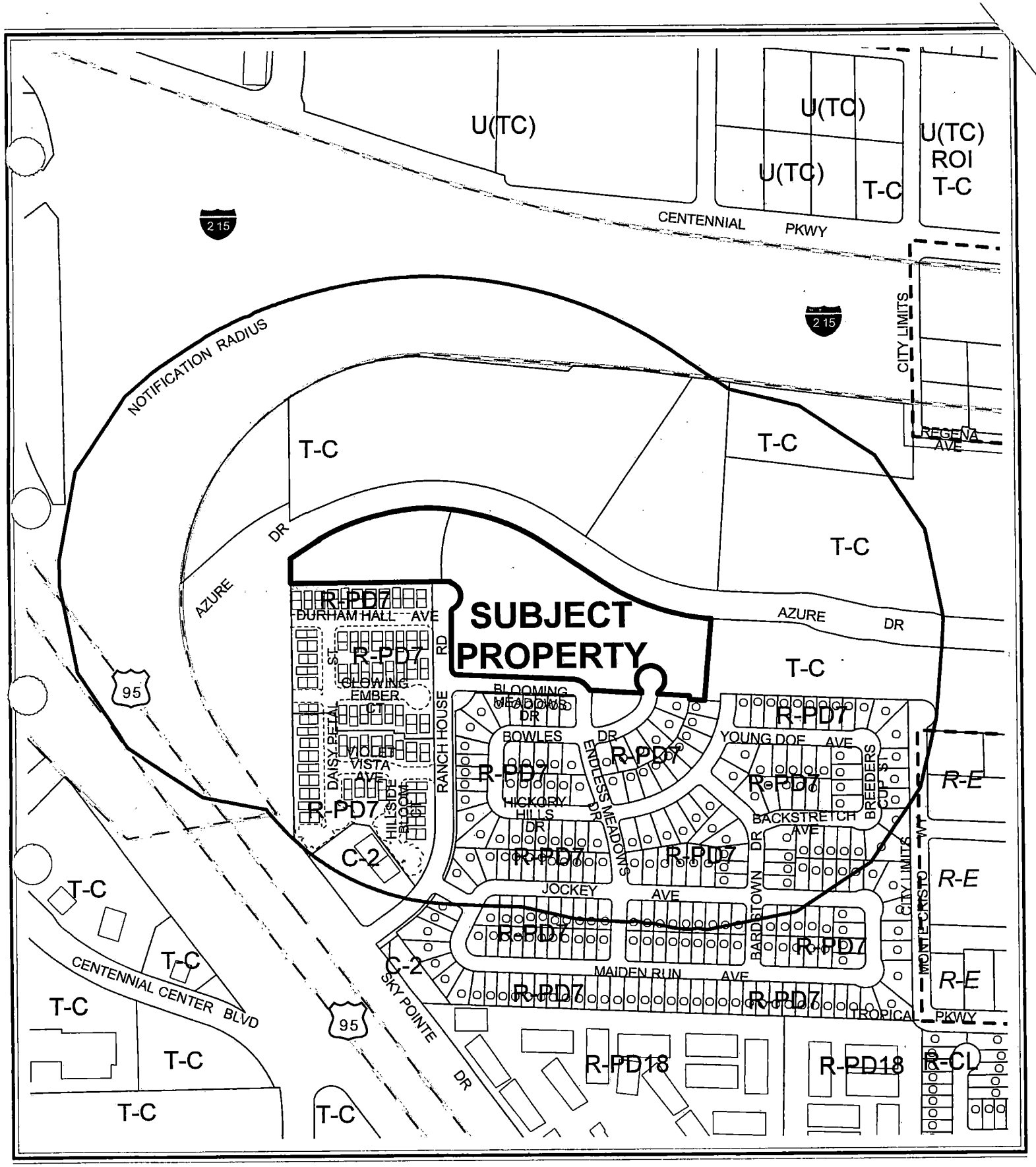
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

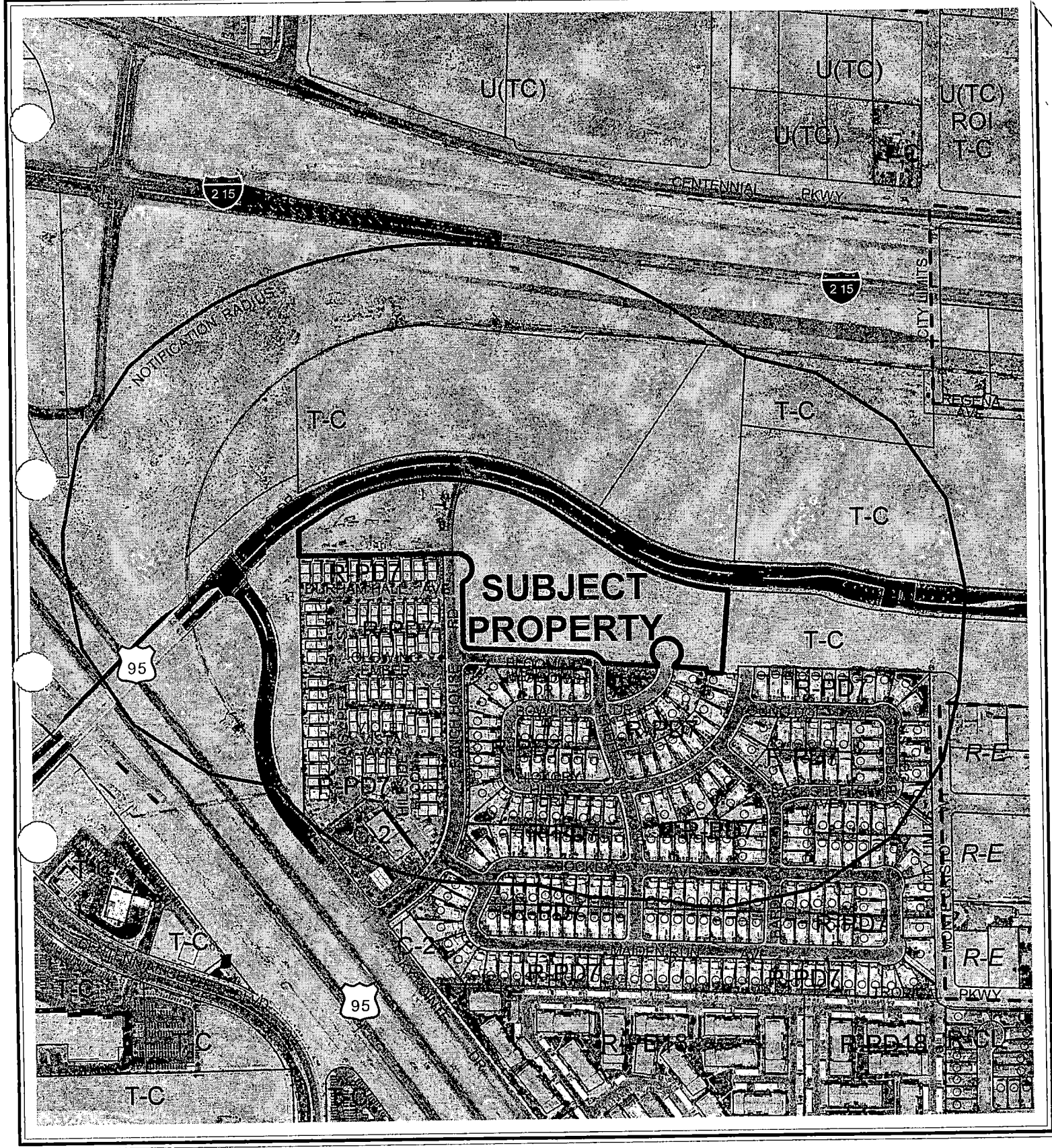
(6:05– 6:19)



CASE: **SDR-4447**

RADIUS: 750 FT

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



0 300 600 Feet

CASE: **SDR-4447**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC.

ON JUNE 18, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 22, 2004 PLANNING COMMISSION MEETING.

SHEA Commercial

2002 Awards

- Developer of the Year
- Impact of the Year
- Low-rise Office Building of the Year

Brokerage

Development Services

Investments

8940 E. Raintree Drive
Suite 200
Scottsdale, AZ 85260
Office 480.451.9077
Fax 480.451.9079

May 14, 2004

Planning & Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV

Re: Tenaya Village
Office Park Development
Application No. SDR-4447

To Whom It May Concern:

Shea Commercial filed the above referenced application for Site Development Plan Review for property located on the south side of Azure Drive, west of Tenaya Way. Shea Commercial has terminated its interest in these properties.

This letter will serve to proved Shea Commercial's authorization to Centennial Ranch, LLC and/or Azure South, Inc., the owners of the respective properties, to assume control over this application. At their complete discretion, Centennial Ranch and/or Azure South may amend or withdraw this application. Should you have any questions in regard to this letter, please do not hesitate to call me.

Very truly yours,

Shea Commercial

Steven Bauer
Vice President of Development

MONTECITO
COMPANIES

6600 W Charleston Blvd, Suite 126
Las Vegas, NV 89146

Memo

To: Kyle Walton

From: MATT WERNER (259-1277 office or 768-6512 cell)

CC: File

Date: June 16, 2004

Re: SDR-4447

Kyle,

Per our telephone conversation this morning, we (Azure South, Inc and Centennial Ranch, LLC the property owners) respectfully request and abeyance of SDR-4447 to the July 22, 2004 Planning Commission meeting.

The current applicant Shea Commercial per the attached letter, is no longer involved with the project, and The Montecito Companies is the new applicant.

We will be submitting revised site plan and building elevations by June 29th for you and your staff's review in preparation of the July 22nd meeting.

Thank you, and please feel free to call with any questions.

Matt Werner

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4447 APN: 125-27-113-003, 125-27-222-003 + 002 ~~125-27-222-002~~

Name of Property Owner: AZURE SOUTH, INC ~~AND CENTENNIAL RANCH, LLC~~

Name of Applicant: SHEA COMMERCIAL

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: Frank Nielsen

Subscribed and sworn before me

This 10 day of May, 2004

Marsha Bloss
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

125-27-113-003, 125-27-222-003 + 002

Case Number: SDR-4447 APN: ~~125-27-222-002~~

Name of Property Owner: ~~AZURE SOUTH, INC~~ AND CENTENNIAL RANCH, LLC

Name of Applicant: SHEA COMMERCIAL

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Frank Nielsen.

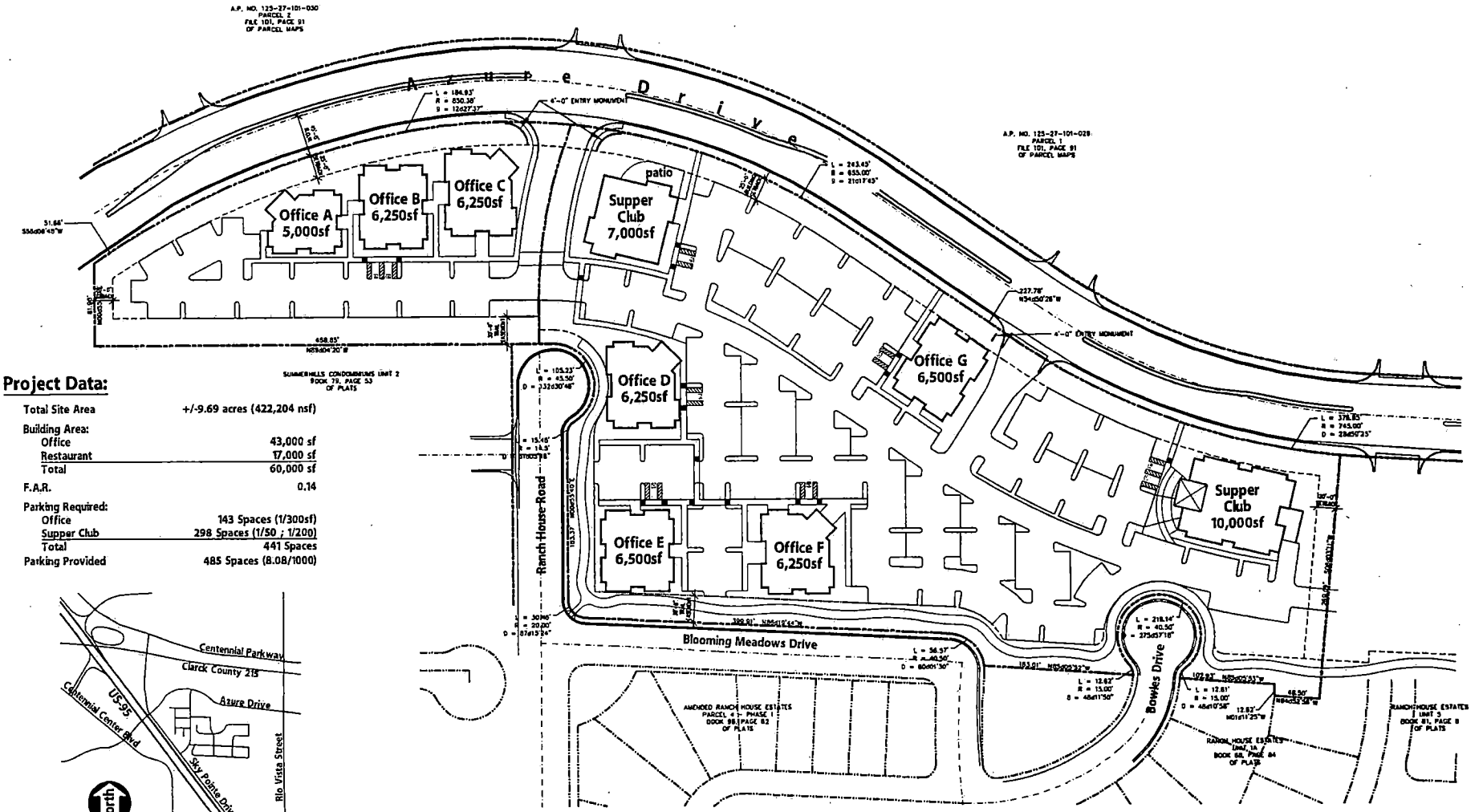
Subscribed and sworn before me

This 11 day of May, 2004

Marsha Bloss

Notary Public in and for said County and State

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



Project Data:

Total Site Area	+/-9.69 acres (422,204 nsf)
Building Area:	
Office	43,000 sf
Restaurant	17,000 sf
Total	60,000 sf
F.A.R.	0.14
Parking Required:	
Office	143 Spaces (1/300sf)
Supper Club	298 Spaces (1/50 ; 1/200)
Total	441 Spaces
Parking Provided	485 Spaces (8.08/1000)



Vicinity Map

DFD Gunsyer Hedrick

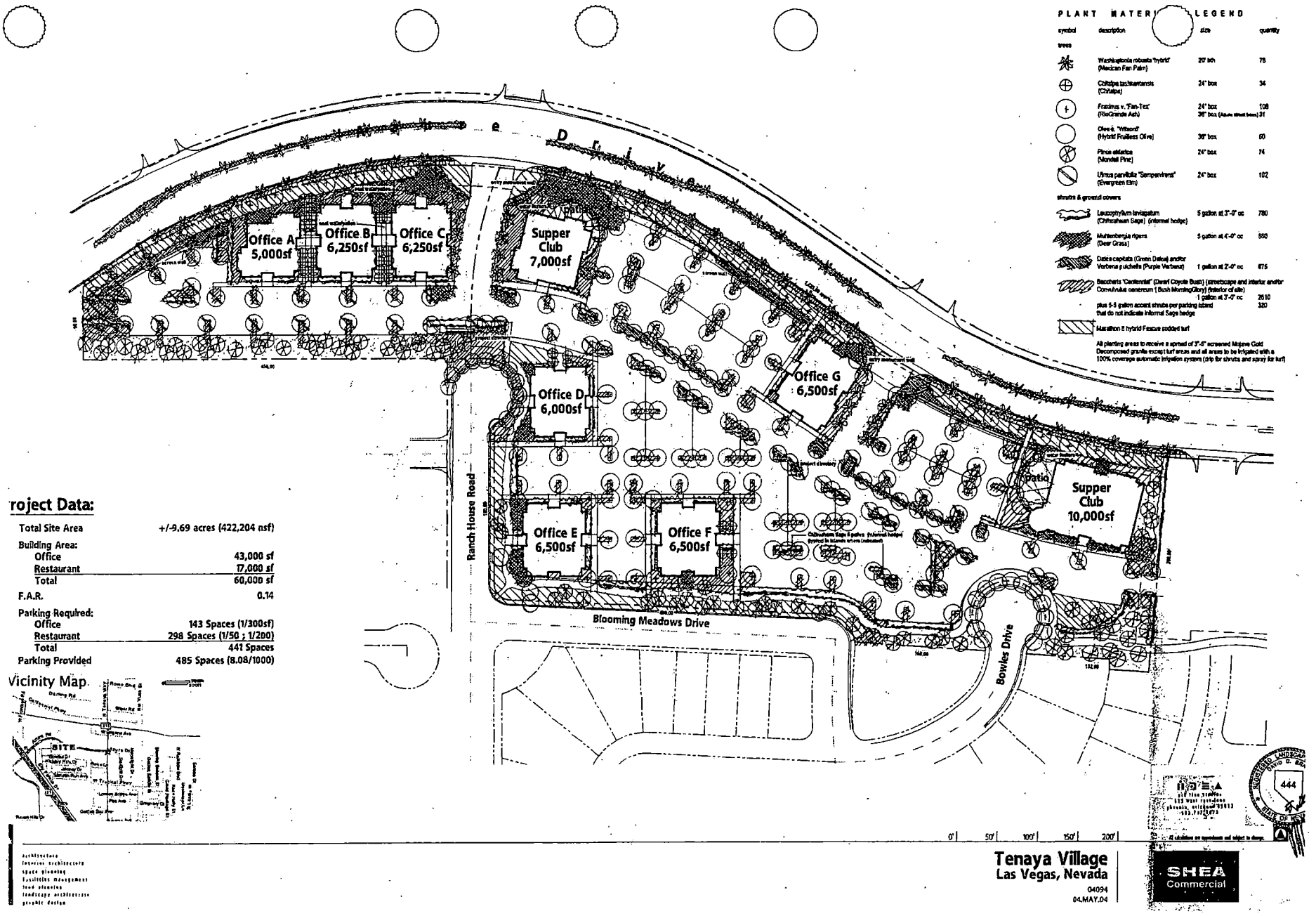
architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

All calculations are approximate and subject to change.

Tenaya Village
Las Vegas, Nevada
04094
10.MAY.04

SHEA Commercial

SDR-4447
6-24-04 PC



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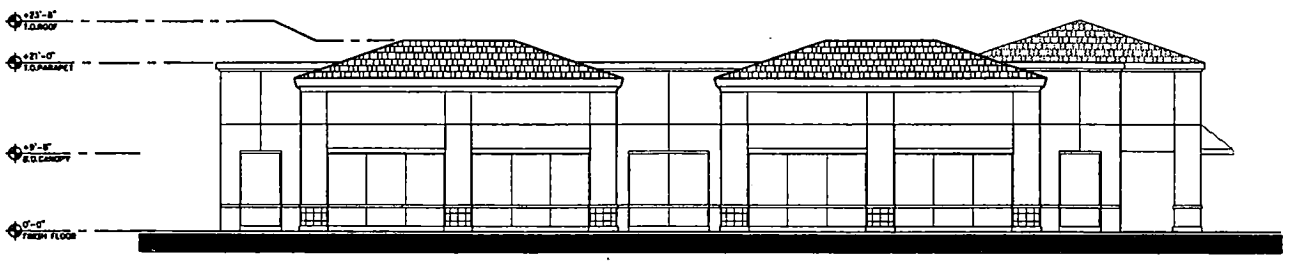
Vicinity Map

architecture
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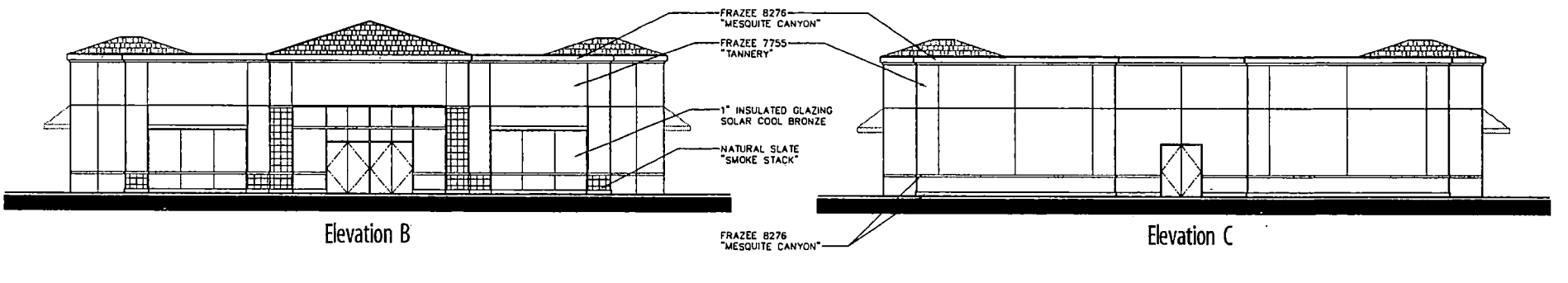
Tenaya Village
Las Vegas, Nevada
04094
04.MAY.04

SHEA Commercial

SDR-4447
6-24-04 PC

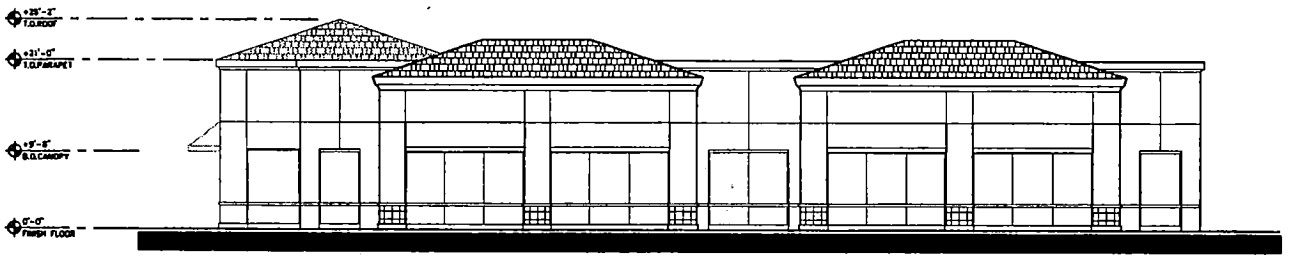


Elevation A

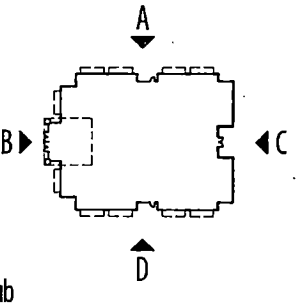


Elevation B

Elevation C



Elevation D



10,000 SF Supper Club
Elevations

Materials to match Office A/C/D/F

0' 11' 21' 32' 43'

All calculations are approximate and subject to change.

NORTH

DFD CornoyerHedrick

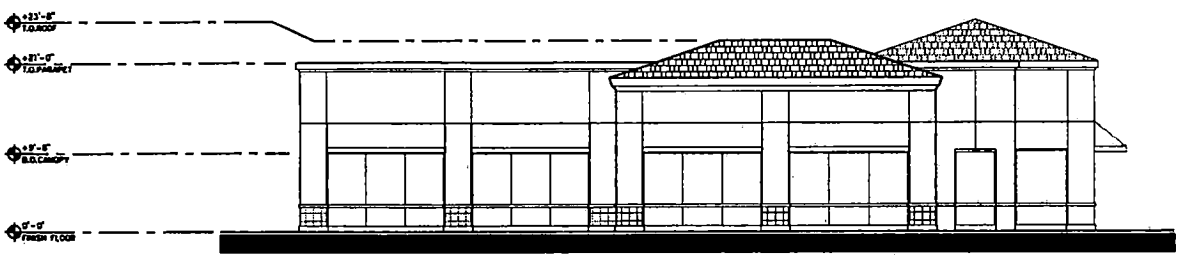
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Tenaya Village
Las Vegas, Nevada

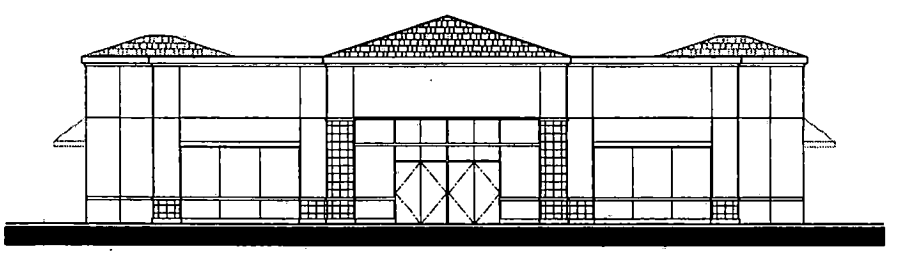
04094
10.MAY.04

SHEA Commercial

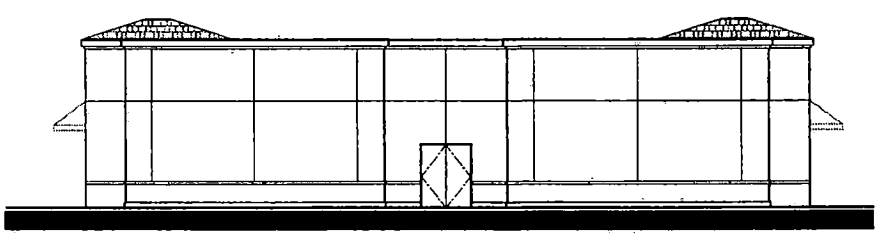
SDR-4447
6-24-04 PC



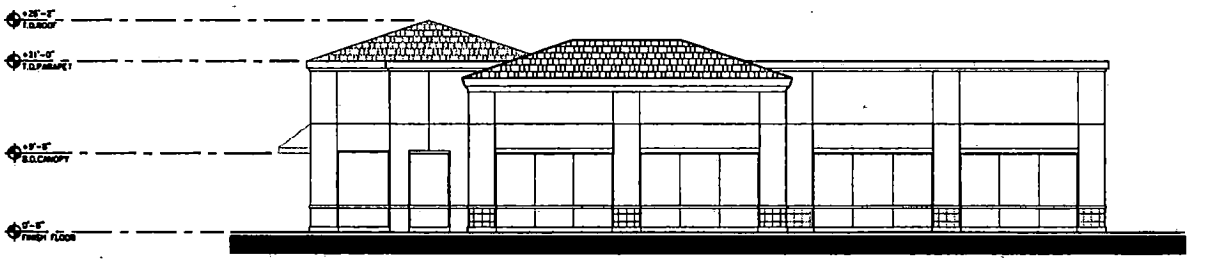
Elevation A



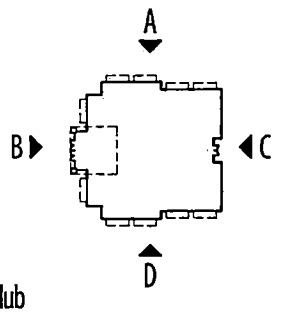
Elevation B



Elevation C



Elevation D



7,000 SF Supper Club
Elevations

Materials to match Office A/C/D/F

0' 11' 21' 32' 43'

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OFD ConnoyerHedrick

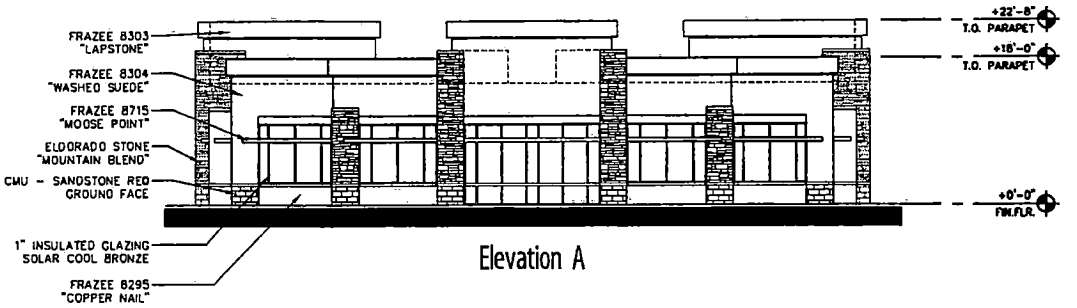
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Tenaya Village
Las Vegas, Nevada

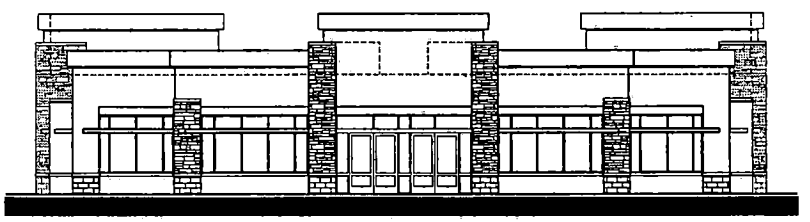
04094
10.MAY.04

SHEA Commercial

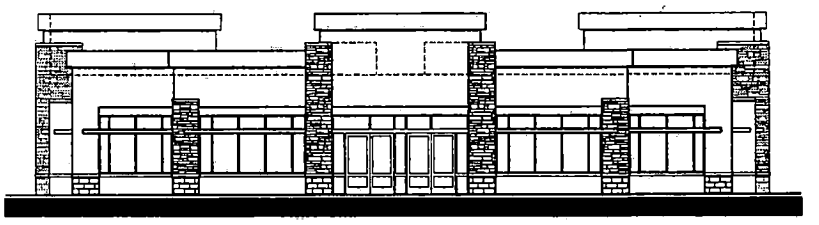
SDR-4447
6-24-04 PC



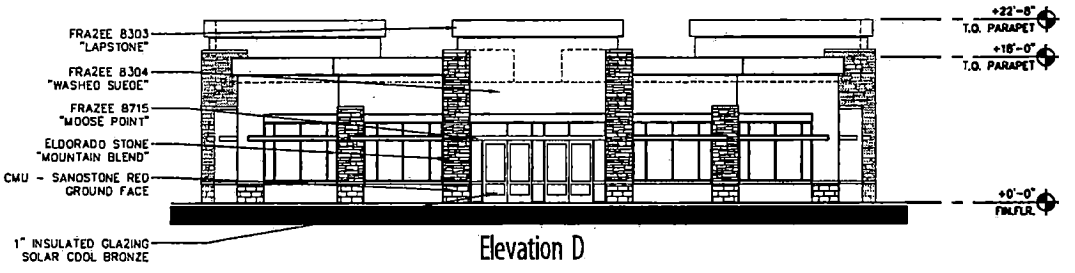
Elevation A



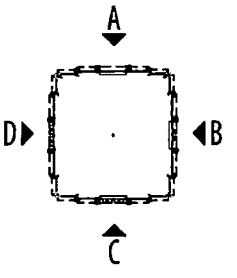
Elevation B



Elevation C



Elevation D



Office B/E/G
Elevations

DFD CornoyerHedrick

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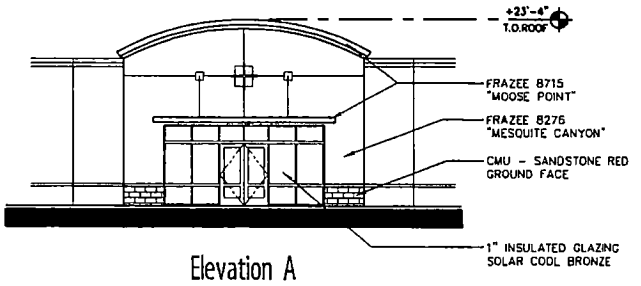
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Tenaya Village
Las Vegas, Nevada
04094
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SHEA Commercial

SDR-4447
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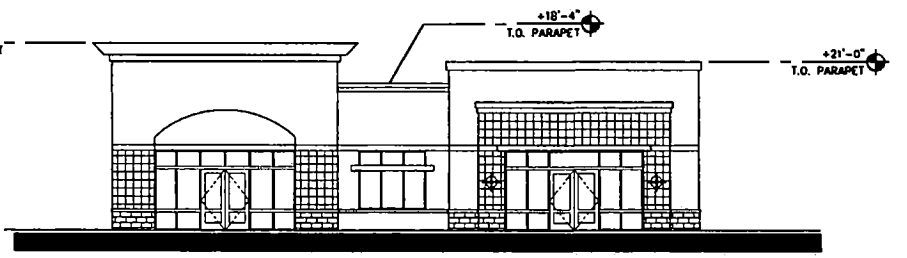
Elevation A



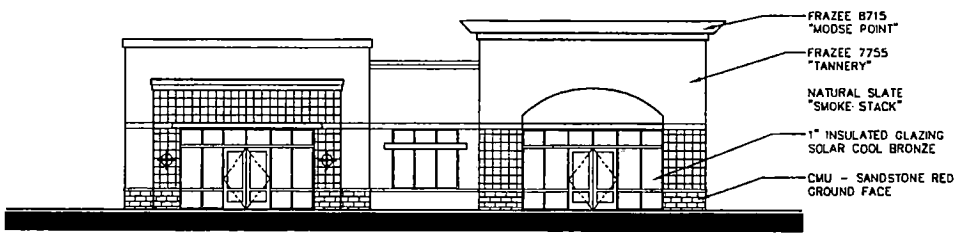
Elevation B



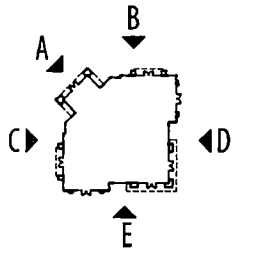
Elevation C



Elevation D



Elevation E



Office A/C/D/F
Elevations

DFD CernoyerHedrick

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

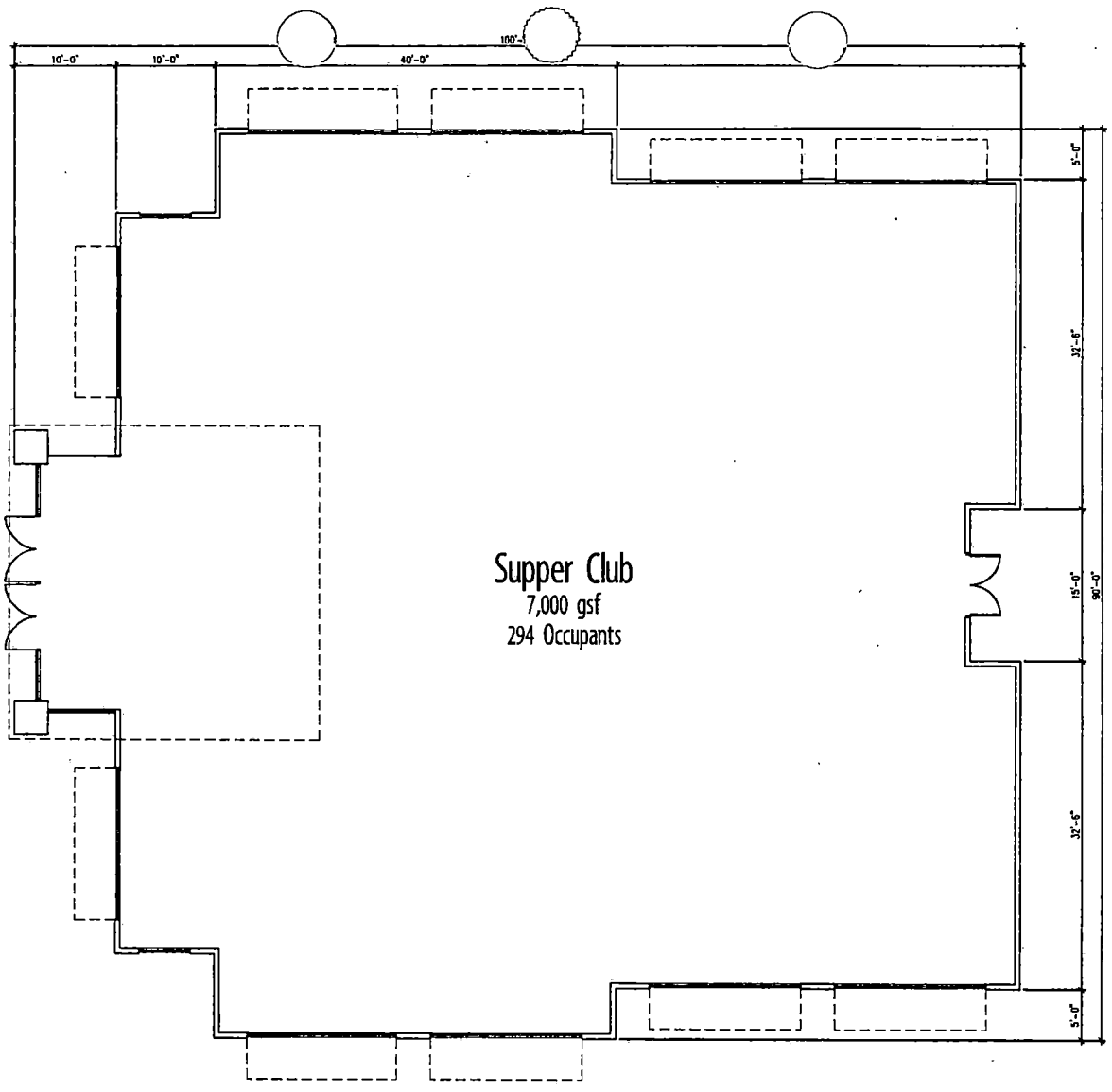
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All calculations are approximate and subject to change.

Tenaya Village
Las Vegas, Nevada
04094
06.MAY.04

SHEA Commercial

SDR-4447
6-24-04 PC



Supper Club
Floor Plan

DFD CornoyerHedrick

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

0' 8' 16' 24' 32'

All calculations are approximate and subject to change.

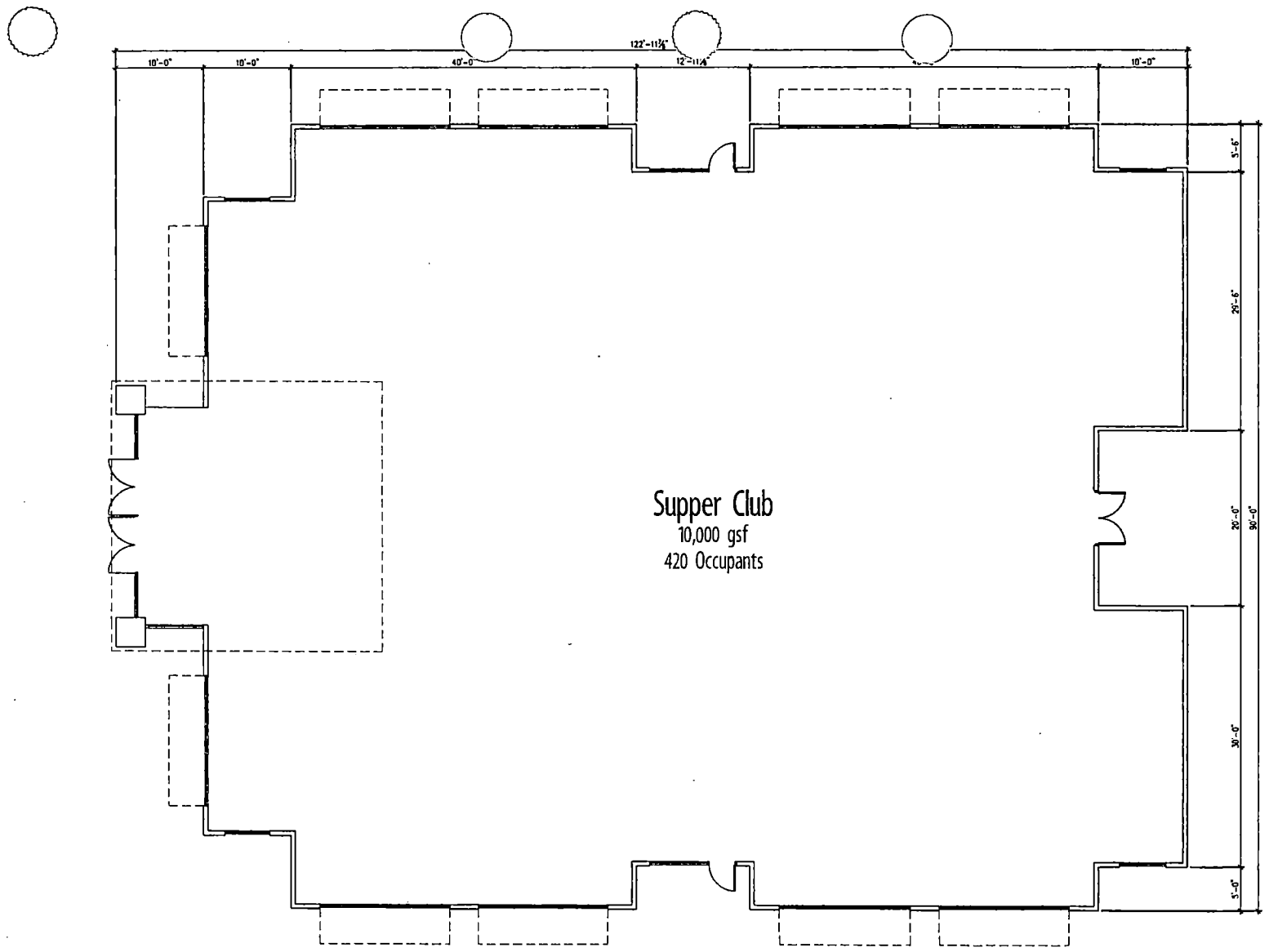
NORTH

Tenaya Village
Las Vegas, Nevada

04094
10.MAY.04

SHEA Commercial

SDR-4447
6-24-04 PC



Supper Club
Floor Plan

DFD CornoyerHedrick

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

0' 8' 16' 24' 32'

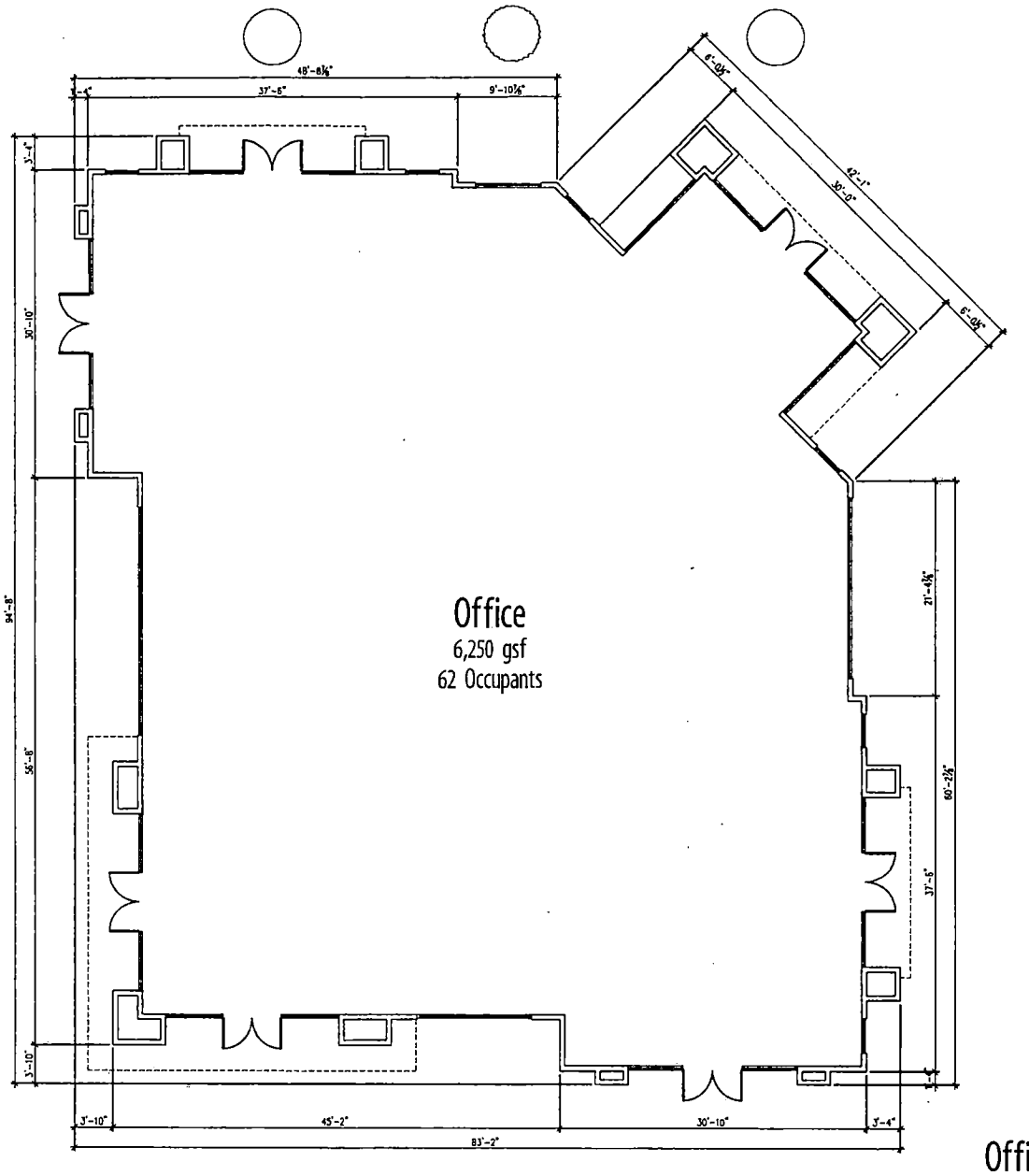
All calculations are approximate and subject to change.

NORTH

Tenaya Village
Las Vegas, Nevada
04094
10.MAY.04

SHEA Commercial

SDR-4447
6-24-04 PC



Office
6,250 gsf
62 Occupants

Office C/D/F Floor Plan

0' 8' 16' 24' 32'

All calculations are approximate and subject to change.

NORTH

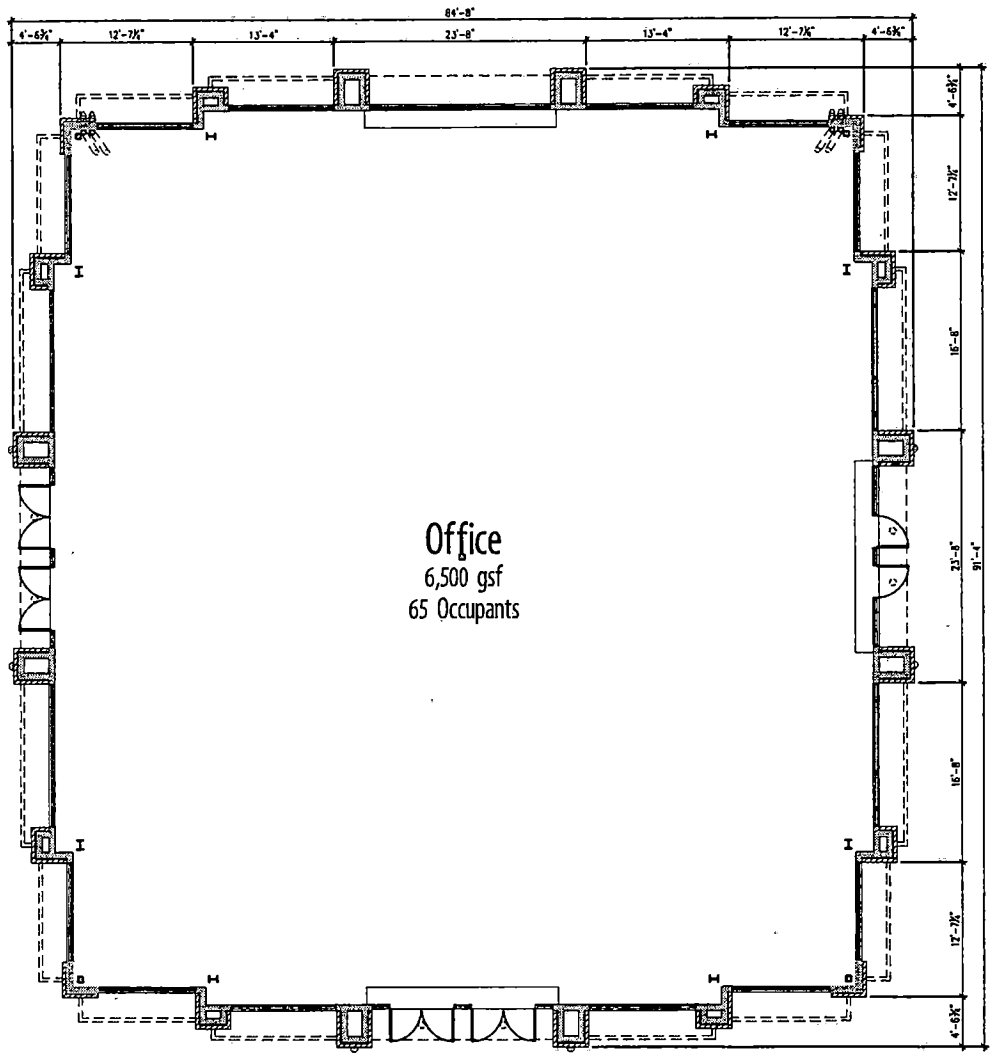
DFB CornoyerHedrick

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

Tenaya Village
Las Vegas, Nevada

04094
10.MAY.04

SDR-4447
6-24-04 PC



Office B/E/G
Floor Plan

OFD CornoyerHedrick

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

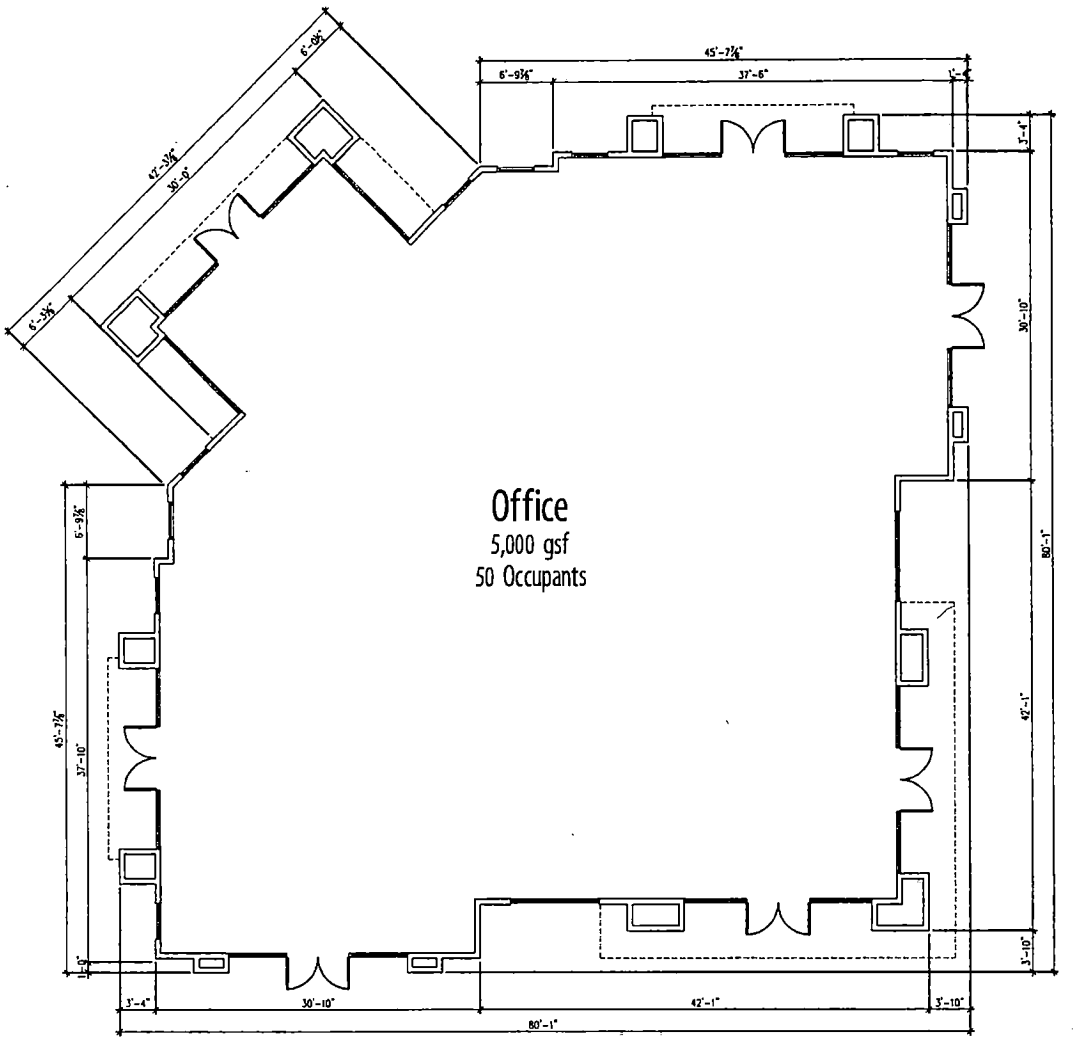
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All calculations are approximate and subject to change.

Tenaya Village
Las Vegas, Nevada

04094
10.MAY.04

SDR-4447
6-24-04 PC



Office A
Floor Plan

DFD CornoyerHedrick

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

0' 8' 16' 24' 32'

All calculations are approximate and subject to change.

Tenaya Village
Las Vegas, Nevada

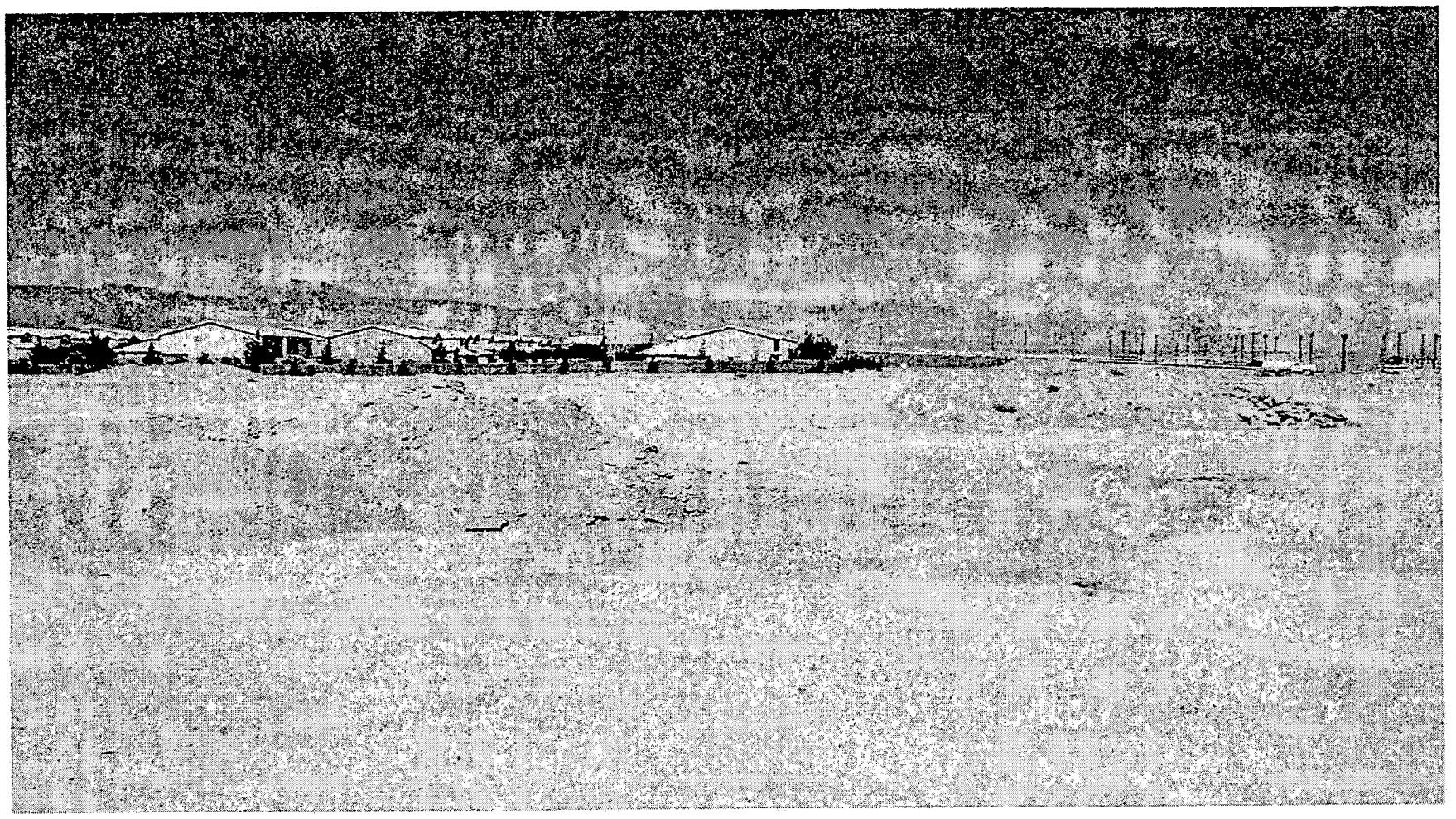
04094
10.MAY.04

SDR-4447
6-24-04 PC



SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC.
SOUTH SIDE OF AZURE DRIVE, BETWEEN TENAYA WAY AND US-95
JUNE 24, 2004 PLANNING COMMISSION

6/7/04



SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC.
SOUTH SIDE OF AZURE DRIVE, BETWEEN TENAYA WAY AND US-95
JUNE 24, 2004 PLANNING COMMISSION

6/7/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
MASTER SIGN PLAN - PUBLIC HEARING - MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR AN APPROVED COMMERCIAL/INDUSTRIAL DEVELOPMENT on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN: 139-18-410-002, 003), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidded work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

1-678

CONDITIONS:

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request.

2. Illumination of signs shall comply with Residential Protection Standards listed in Title 19.14.070.

CONDITIONS – Continued:

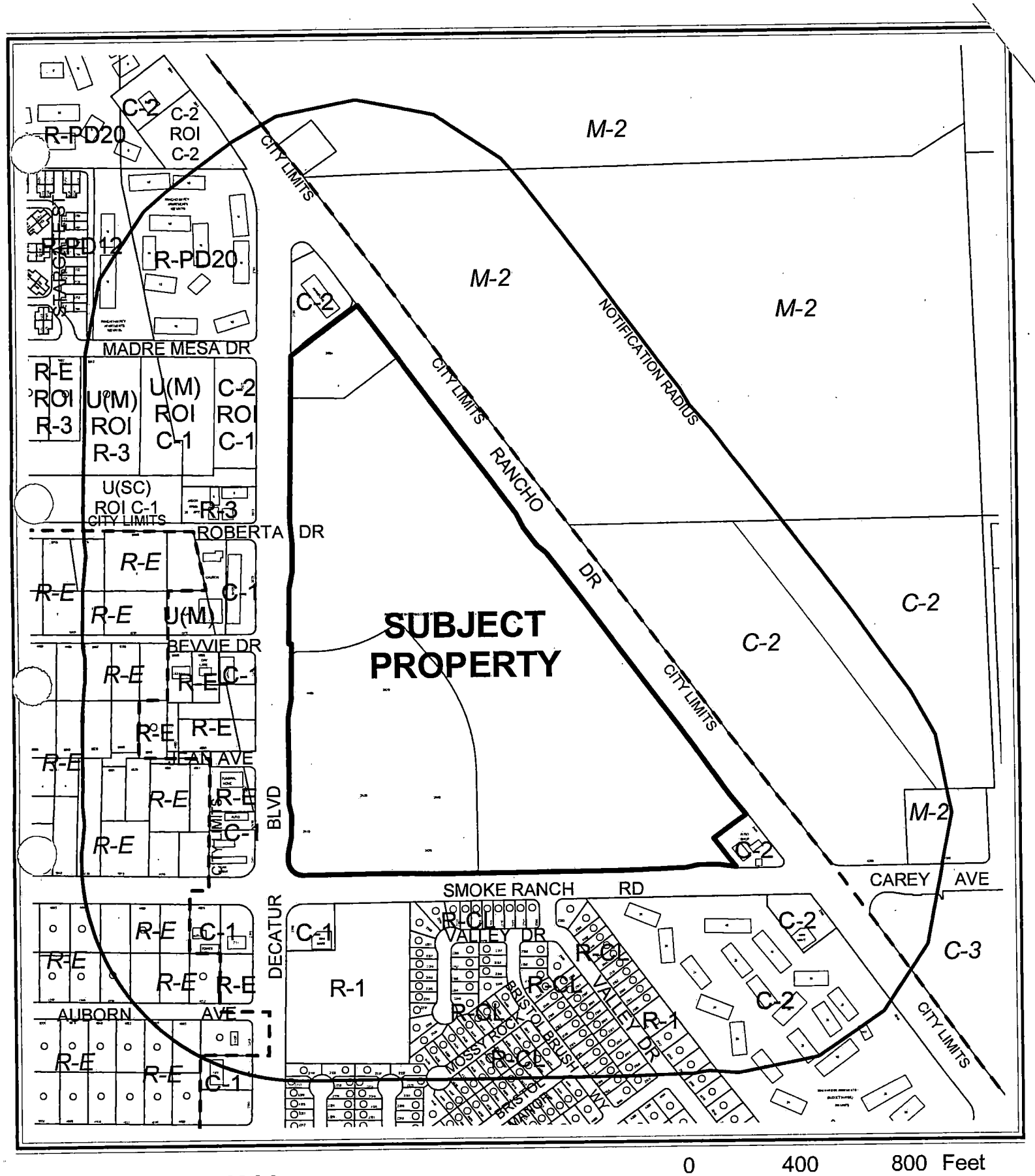
3. The Type 2 and Type 3 signs shall have a minimum separation of 100 feet. Type 3 signs utilized at the interior of the site may be exempt from this requirement where the parcel width is less than 100 feet.

4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Site development to comply with all applicable conditions of approval for the Smoke Ranch Commercial Center (Commercial Subdivision) and all other subsequent site-related actions.

6. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

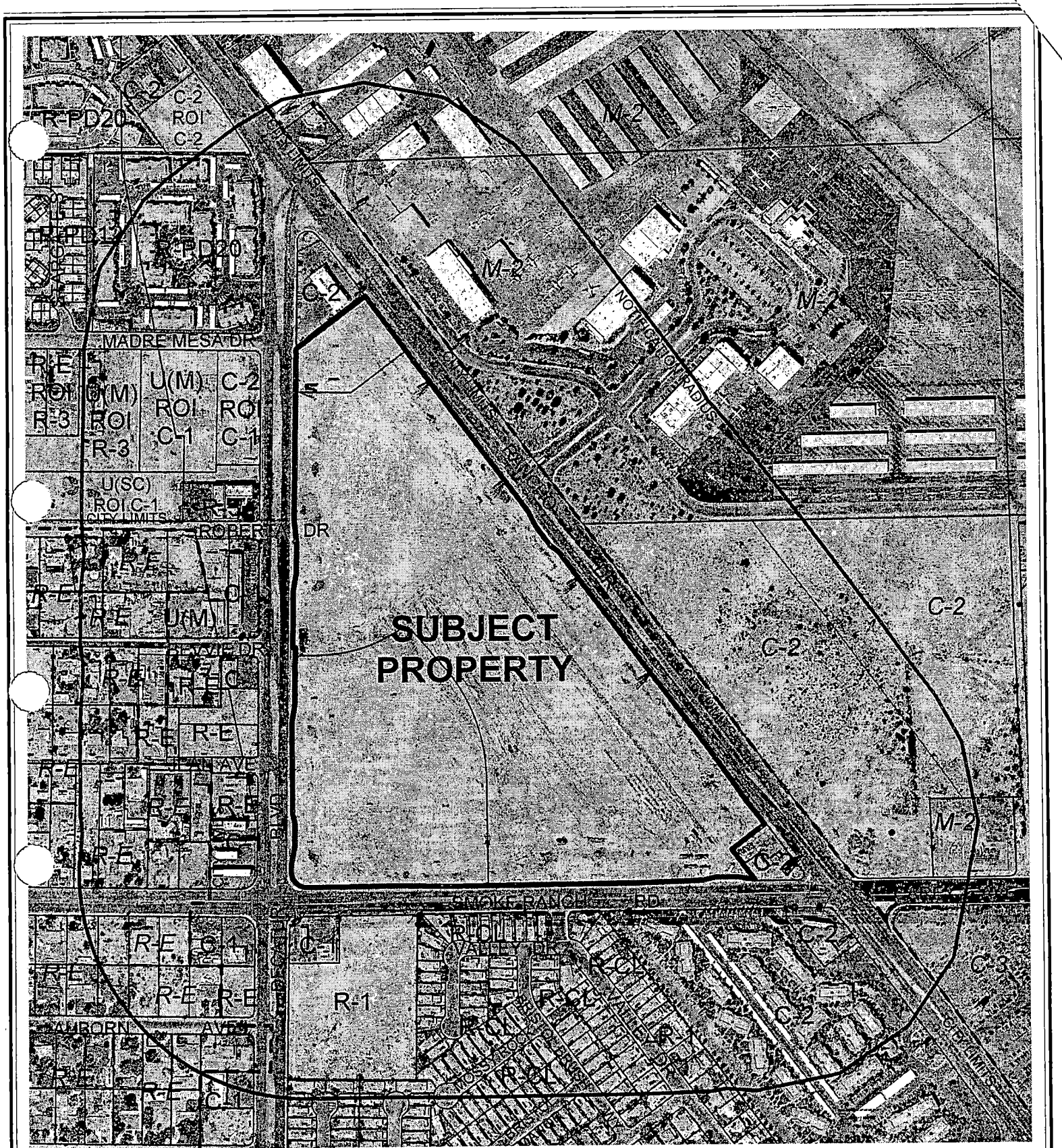


CASE: **MSP-4388**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



0 400 800 Feet

CASE: **MSP-4388**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MASTER SIGN PLAN - PUBLIC HEARING - MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request.

2. Illumination of signs shall comply with Residential Protection Standards listed in Title 19.14.070.

3. The Type 2 and Type 3 signs shall have a minimum separation of 100 feet. Type 3 signs utilized at the interior of the site may be exempt from this requirement where the parcel width is less than 100 feet.

4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Site development to comply with all applicable conditions of approval for the Smoke Ranch Commercial Center (Commercial Subdivision) and all other subsequent site-related actions.

6. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road.

B) Applicant's Justification

The applicant states that they have a high priority for visual quality and design continuity of the project, and that the proposed sign plan will assist in achieving those goals.

BACKGROUND INFORMATION

A) Previous Actions

06/21/89 The City Council approved a Special Use Permit (U-0054-89) to allow an off-premise advertising sign (billboard) on this site. The Board of Zoning Adjustment recommended approval.

08/21/91 The City Council approved a Variance (V-0081-91) to allow a three-sided billboard on this site. This Variance was never exercised. The Board of Zoning Adjustment took no action due to a tie vote.

07/20/94 The City Council approved a five-year Review [U-0054-89(1)] on an approved off-premise advertising sign (billboard) on this site. The Board of Zoning Adjustment recommended approval.

09/20/95 The City Council approved a Special Use Permit (U-0092-95) to allow two (2) off-premise advertising signs (billboards) on this site. The Board of Zoning Adjustment recommended approval.

11/01/00 The City Council accepted the Withdrawal of a Five-year Review [U-0092-95(1)] for two (2) off-premise advertising signs (billboards) on this site. The Planning Commission recommended approval.

08/01/01 The City Council approved an appeal of a Planning Commission denial for a Special Use Permit (U-0059-01) for five (5) off-premise advertising signs (billboards) on this site subject to a two year review. The Planning Commission denied the request.

12/20/01 The Planning Commission approved a Tentative Map (TM-0049-01) for a 1-lot commercial subdivision on the subject site.

02/19/03 The City Council approved a General Plan Amendment (GPA-1400), a Rezoning (ZON-1401), and a Site Development Plan Review (SDR-1404) on the subject site. On January 23, 2003, the Planning Commission recommended approval of the Rezoning and Site Development Plan Review applications, but failed to achieve a super majority on the General Plan Amendment.

05/21/03 The City Council approved a required two-year review (RQR-1994) for the five (5) off-premise advertising signs. The Planning Commission recommended approval of the request.

05/27/04 The Planning Commission approved a required two-year review (RQR-4239) for the five (5) off-premise advertising signs on the site. The application is scheduled to be heard by the City Council on July 7, 2004.

B) Pre-Application Meeting

04/28/04 At the pre-application conference, issues were discussed relative to Residential Protection Standards, the status of the existing billboards on the site, and conformance with separation distance requirements between freestanding signs.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Undeveloped
North:	Commercial Use, North Las Vegas Airport
South:	Single-family Residential Use, Commercial Use, Residence Hotel, Undeveloped
East:	Undeveloped, North Las Vegas Airport
West:	Single-family Residential Use, Multifamily Residential Use, Commercial Uses, Office Uses, Auto-Related Uses, Mortuary Use

B) Existing Zoning

Subject Property:	C-M (Commercial Industrial)
North:	C-2 (General Commercial)
South:	R-1 (Single-Family Residential)
	R-CL (Single-Family Compact Lot)
	C-1 (Limited Commercial)
	C-2 (General Commercial)
East:	North Las Vegas
West:	U (Undeveloped)
	R-E (Residence Estate)
	R-3 (Medium Density Residential)
	R-PD20 (Residential Planned Development – 20 Units Per Acre)
	C-1 (Limited Commercial)
	C-2 (General Commercial)

C) General Plan Compliance

The LI/R (Light Industry/Research) designation of Southeast General Plan allows clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. The C-M (Commercial/Industrial) zoning is consistent with the LI/R (Light Industry/Research) General Plan Designation.

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

Rural Preservation Neighborhood

A rural preservation neighborhood buffer comes into contact with the southeast portion of the site; however, the buffer does not impact the proposed sign plan.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
Non-Residential project with a site larger than 15 acres	X	
To establish requirements/limitations for signs in a specific development	X	

A Master Sign Plan is required due to the fact that the parcel is over 15 acres in size; in addition, a sign plan was required as a condition of approval of the Site Development Plan Review (SDR-1404).

ANALYSIS

A) Zoning Code Compliance

General project description

A1) Residential Protection Standards

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

a) Maximum height. The proposed signage will conform to the height limitations for signage within 200 feet of residential property.

b) Minimum setback. The proposed signage will be located further than 40 feet from any property planned or zoned for residential uses.

c) Illumination. The proposed signage will be internally illuminated with white light, and conforms to the illumination limitations for signage within 200 feet of residential property.

A2) Sign Standards

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

Development Entry Statement Signs: Type 1

Standards	**Allowed**	**Provided**
Maximum Number	2/entrance	2/Rancho 1/Decatur 1/Smoke Ranch
Maximum Area	N/A	57 SF
Maximum Height	N/A	6 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Direct/Internal	Internal

Monument Signs: Type 2, Type 3A, Type 3B

Standards	Allowed	Provided
Maximum Number	1/200' frontage 12/Rancho 9/Smoke Ranch 10/Decatur	10/Rancho 5/Smoke Ranch 4/Decatur 12/Internal to site
Maximum Area	75 SF/sign	41 SF
Maximum Height	10 Feet	6 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Direct/Internal	Internal

Wall Signs: Business Park

Standards	Allowed	Provided
Maximum Number	N/A	2/business
Maximum Area	20%/elevation	Approx. 3%/elevation
Maximum Projection	4 Feet	5 Inches
Illumination	Internal/External	Internal

Wall Signs: All Other Buildings

Standards	Allowed	Provided
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	20%/elevation
Maximum Projection	4 Feet	5 Inches
Illumination	Internal/External	Internal, Neon

The proposed development entry statement signs are typically utilized for residential subdivisions; their use as proposed by the Master Sign Plan is appropriate to the development and are consistent with the regulations for freestanding signs. The proposed monument signs conform with the City's regulations; the narrow width of several parcels at the interior of the site may result in less than 100 feet of separation between the signs. The proposed wall signage for the approved business park at the southwest corner of the site is significantly less than what would be permitted by code, and the wall signage for all other development on the site will conform to minimum code requirements.

B) General Analysis and Discussion

A Master Sign Plan for the subject property is required as a condition of approval of the Site Plan Review (SDR-1404). The 47-acre parcel is intended to be developed as a commercial business park; two parcels have already received Site Development Plan Review approval, and 30 parcels remain for development. The Master Sign Plan includes both an illustrated plan and the written Signage Guidelines and Master Sign Plan.

Development entry statement signs are proposed for the northern entrance on Rancho Drive, the entrance from Decatur Boulevard, and at the intersection of Decatur Boulevard and Smoke Ranch Road. While entry statement signs are typically used for residential subdivisions, the proposed signs are appropriate as identification for the business park, and their limited height will not impact the appearance of the streetscape.

The sign plan will allow one monument sign for each parcel within in the commercial subdivision. The proposed monument signs will generally conform with the frontage and separation requirements, with the exception of several signs at the interior of the site, which may have less than 100 feet of separation due to the narrow width of several of the parcels. As this condition only occurs at the interior of the site, a reduction in the separation requirement will not impact public safety. A condition of approval has been included to address this issue.

Two separate sets of regulations are proposed for wall signage within the project; one set of regulations applies to the approved business park at the southwest corner of the site (Exhibits E1 and E2), and the remainder of the development will be subject to the written regulations contained in the Signage Guidelines document. The business park signage will be limited to approximately 3% of the overall wall surface area, which is significantly below the amount of signage permitted by Title 19.14. The Signage Guidelines document limits wall signage on the rest of the site to 20% of the wall surface area, which is in conformance with code requirements.

As there are a number of residential parcels that are located across Decatur Boulevard and Smoke Ranch Road from the subject site, the signage will be subject to the Residential Protection Standards contained in Title 19.14. The entry statement signs and monument signs will comply with the height and setback limitations, and will also comply with the illumination requirements. The Signage Guidelines document permits exposed neon tubing for wall signage; it should be noted that no exposed lighting is permitted within 200 feet of residential property. Approval of this plan will be conditioned upon conformance with Residential Protection Requirements.

NOTICES MAILED 162

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-4388 APN: 139-18-~~302-004~~ 410 003 139-18-~~403-001~~ 410 002

Name of Property Owner: Rancho Air Center Inc./Smoke Ranch Decatur, LLC

Name of Applicant: Rancho Air Center Inc./Smoke Ranch Decatur, LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature] Partner

Print Name: GERALD D KALB

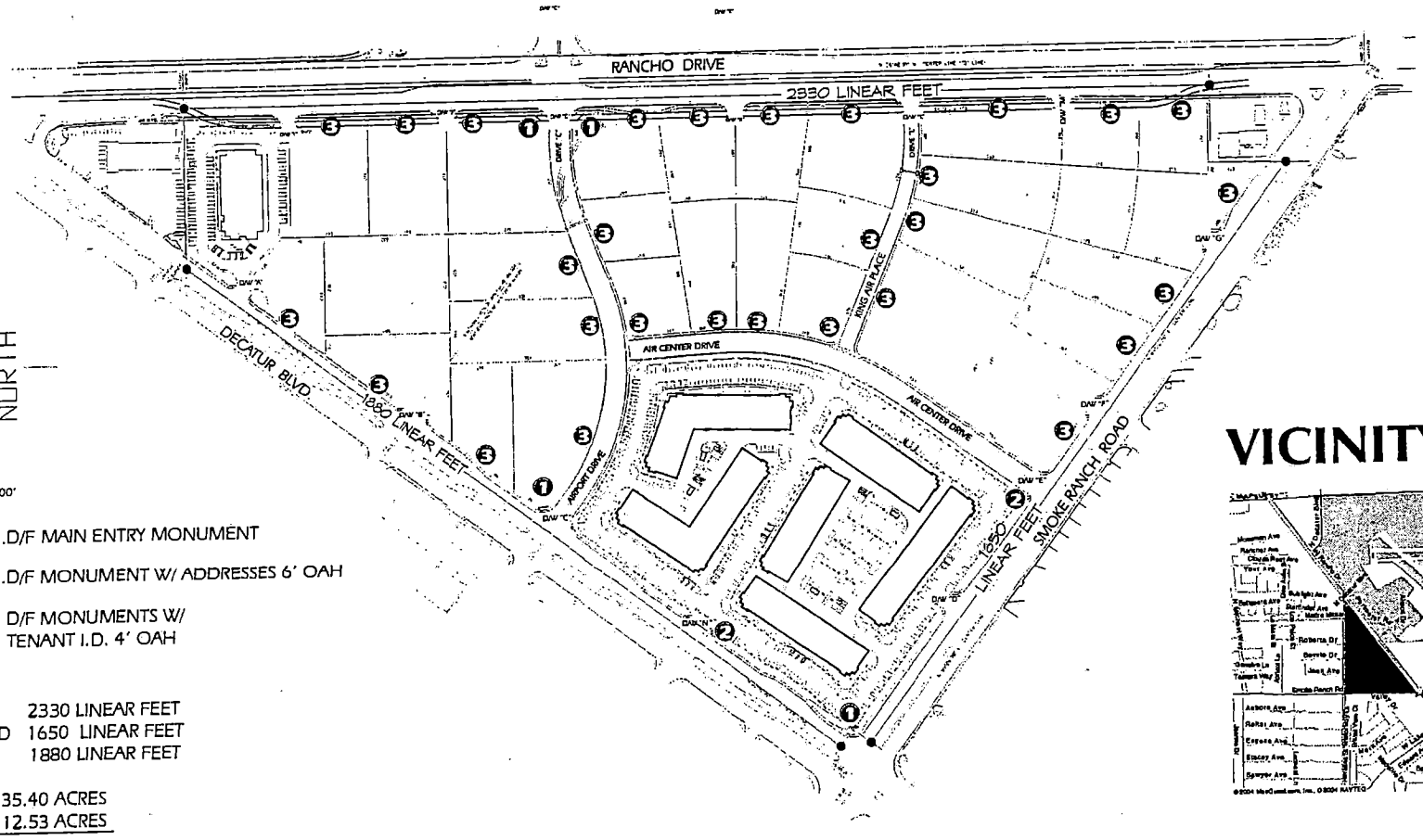
Subscribed and sworn before me

This 14TH day of APRIL, 2004

[signature]

Notary Public in and for said County and State

JOAN P. NIELSEN
Notary Public State of Nevada
No. 99-35316-1
My appt. exp. Jan. 31, 2007



SCALE: 1/16" = 100'

SIGN TYPE. 1 .....D/F MAIN ENTRY MONUMENT

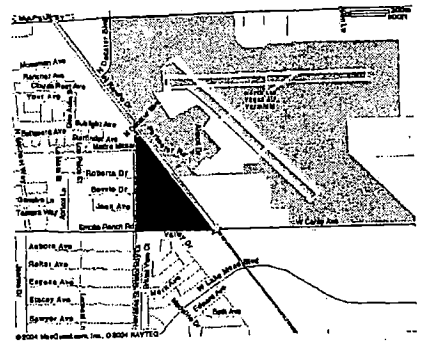
SIGN TYPE. 2 .....D/F MONUMENT W/ ADDRESSES 6' OAH

SIGN TYPE. 3A 3B D/F MONUMENTS W/ TENANT I.D. 4' OAH

RANCHO DRIVE	2330 LINEAR FEET
SMOKE RANCH ROAD	1650 LINEAR FEET
DECATUR BLVD.	1880 LINEAR FEET

APN: 139184[illegible]003 35.40 ACRES
APN: 139184[illegible]002 12.53 ACRES
47.93 ACRES
1,917,200 SQ. FT.

VICINITY MAP



REV. #3 -D. SPRIK - 04/12/04 - ADDING ONE MORE SIGN#1
REV. #2 -D. SPRIK - 03/11/04 - CHANGING THE SIZE & RA. OF WALL
REV. #1 -D. SPRIK - 03/4/04 - DELETE SIGN#3 & PHASES 2 & 3

EXHIBIT - A

COPYRIGHT ©2004 YOUNG ELECTRIC SIGN CO. LAS VEGAS, NEVADA SALT LAKE CITY, UTAH

LAS VEGAS DIVISION
YOUNG ELECTRIC SIGN COMPANY
5119 So. Cameron St., Las Vegas, NV. 89118 (702) 876-8080

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE ORIGINAL IDEAS OFFERED ARE THE PROPERTY OF YOUNG ELECTRIC SIGN COMPANY. PERMISSION TO USE COPY OR REVISE THIS DRAWING CAN BE OBTAINED ONLY BY WRITTEN AGREEMENT. SEE YOUR SALES REPRESENTATIVE OR CALL THE NEAREST OFFICE OF YOUNG ELECTRIC SIGN COMPANY.

NEVADA CONTRACTOR I.C.P.N.S.F. NO. 780	APPROVED BY	DATE
CLIENT		
SALES		
DESIGN		
ESTIMATING		
ENGINEERING		
EXPEDITING		

REVISIONS	SCALE	DATE	DESIGNER
	AS NOTED	8/6/03	DENNIS SPRIK
REV.#1	AS NOTED	3/4/04	DENNIS SPRIK
REV.#2	AS NOTED	3/11/04	DENNIS SPRIK
REV.#3	AS NOTED	4/12/04	DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS
RANCHO AIR CENTER
RANCHO RD.
LAS VEGAS, NEVADA
SALESPERSON = GARY BUNKER

13501A1.1 FILE DESIGN NUMBER | R3 OPTION / REV.

SHEET 1 OF 8

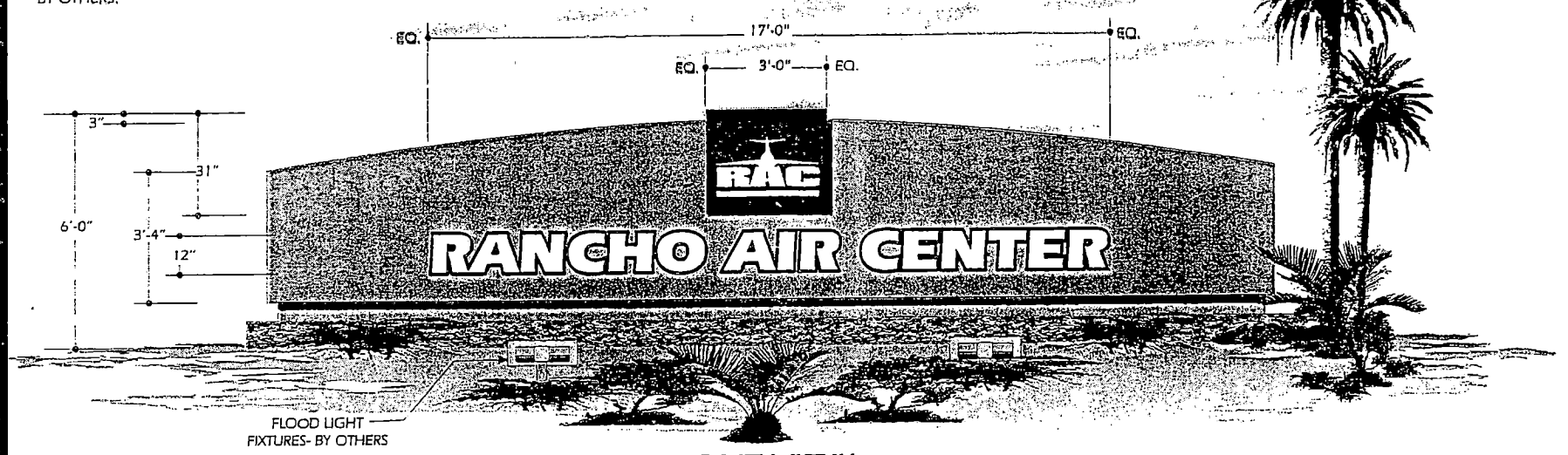
MASTER SIGN PLAN W.O. NUMBER

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

MSP-4388
6-24-04 PC

SCOPE OF WORK:

MFG. & INSTALL: THREE SETS OF LETTERS & LOGO
FOR MONUMENTS BUILT- BY OTHERS.
LETTERS: F.C.O. .125" ALUM. LETTERS PAINTED BLACK-
LETTER FACES WHITE- SHOWING BLACK 3/4" OUTLINE SHOW THRU.
INSTALLATION: PEGGED OFF WALL W/ 1" SPACERS, EPOXYED
INTO WALL.
LOGO: ALUM. PAN CHANNEL PAINTED BLACK W/ BLACK
TRIM CAP- PLEX. WHITE FACES- OVERLAID VINYL.
ILLUM.: T-12 FLUORESCENT
TWO FLOOR LIGHT FIXTURES INSTALLED IN LANDSCAPING
BY OTHERS.



FRONT VIEW

S/F MONUMENT SIGN
SIGN TYPE 1 SCALE: 3/8" = 1'-0"

OPTION#2

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REV. #3 -D. SPRIK - 03/25/04 - CHANGING TO LOGO & LETTERS ONLY
REV. #2 -D. SPRIK - 03/11/04 - CHANGING THE SIZE & RA. OF WALL
REV. #1 -D. SPRIK - 03/4/04 - CHANGE TO LOW PROFILE MONUMENT

EXHIBIT - B

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YOUNG ELECTRIC SIGN COMPANY
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NEVADA CONTRACTOR LICENSE NO. 730	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER
CLIENT				AS NOTED	8/6/03	DENNIS SPRIK
SALES			REV.#1	AS NOTED	3/4/04	DENNIS SPRIK
DESIGN		3/26	REV.#2	AS NOTED	3/11/04	DENNIS SPRIK
ESTIMATING			REV.#3	AS NOTED	3/25/04	DENNIS SPRIK
ENGINEERING						
EXPEDITING						

FIRM NAME / LOCATION ADDRESS	
RANCHO AIR CENTER	13501A2.1 (FILE DESIGN NUMBER) | 02R3 (OPTION / REV.)
RANCHO RD.	SHEET 3 OF 8
LAS VEGAS, NEVADA	MASTER SIGN PLAN
SALESPERSON ■ GARY BUNKER	

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

MSP-4388
6-24-04 PC



END VIEW FRONT VIEW



SIGN ON SMOKE RANCH

D/F MONUMENT SIGN

SIGN TYPE 2 SCALE: 3/8" = 1'-0"

REV. #3 -D. SPRIK - 03/25/04 - LOWER SIGN TO 6' & ENLARGE ADDRESS
REV. #2 -D. SPRIK - 03/11/04 - NO CHANGE
REV. #1 -D. SPRIK - 03/4/04 - LOWER & REDESIGN

EXHIBIT - C

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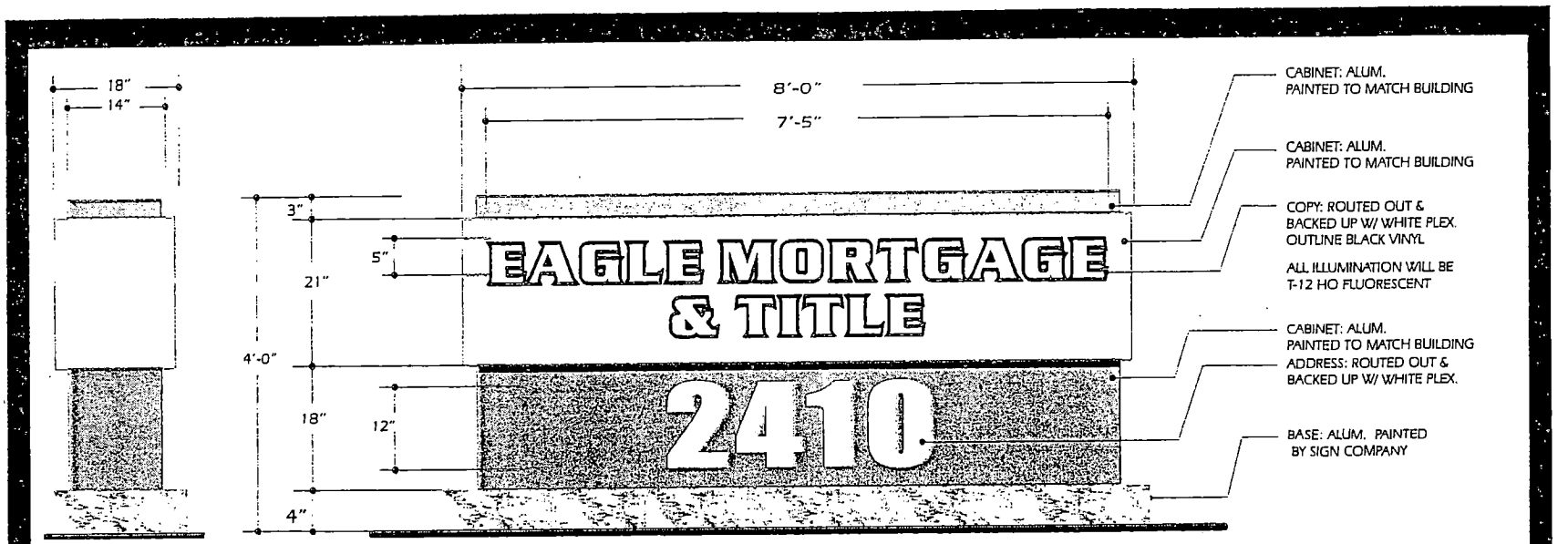
LAS VEGAS DIVISION
YOUNG ELECTRIC SIGN COMPANY
5119 So. Cameron St., Las Vegas, NV. 89118 (702) 876-8080
yesco

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NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	13501A3.1 FILE DESIGN NUMBER	R3 OPTION / REV.
CLIENT				AS NOTED	0/6/03	DENNIS SPRIK	RANCHO AIR CENTER	SHEET 4 OF 8	
SALES			REV.#1	AS NOTED	3/4/04	DENNIS SPRIK	RANCHO RD.		
DESIGN		3/22/04	REV.#2	AS NOTED	3/11/04	DENNIS SPRIK	LAS VEGAS, NEVADA	MASTER SIGN PLAN	
ESTIMATING			REV.#3	AS NOTED	3/25/04	DENNIS SPRIK		W.O. NUMBER	
ENGINEERING							SALESPERSON = GARY BUNKER		
EXPEDITING									

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL

MSP-4388
6-24-04 PC



REV. #3 -D. SPRIK - 03/25/04 - ADDED SIGN TYPE.
REV. #2 -D. SPRIK - 03/11/04 - NO CHANGE
REV. #1 -D. SPRIK - 03/4/04 - LOWER & REDESIGN

EXHIBIT - D1

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NEVADA CONTRACTOR LICENSE NO. 730	APPROVED BY	DATE
CLIENT		
SALES		
DESIGN		3/26/04
ESTIMATING		
ENGINEERING		
EXPEDITING		

REVISIONS	SCALE	DATE	DESIGNER
	AS NOTED	8/6/03	DENNIS SPRIK
REV.#1	AS NOTED	3/4/04	DENNIS SPRIK
REV.#2	AS NOTED	3/11/04	DENNIS SPRIK
REV.#3	AS NOTED	3/25/04	DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS
RANCHO AIR CENTER
RANCHO RD.
LAS VEGAS, NEVADA
SALESPERSON ■ GARY BUNKER

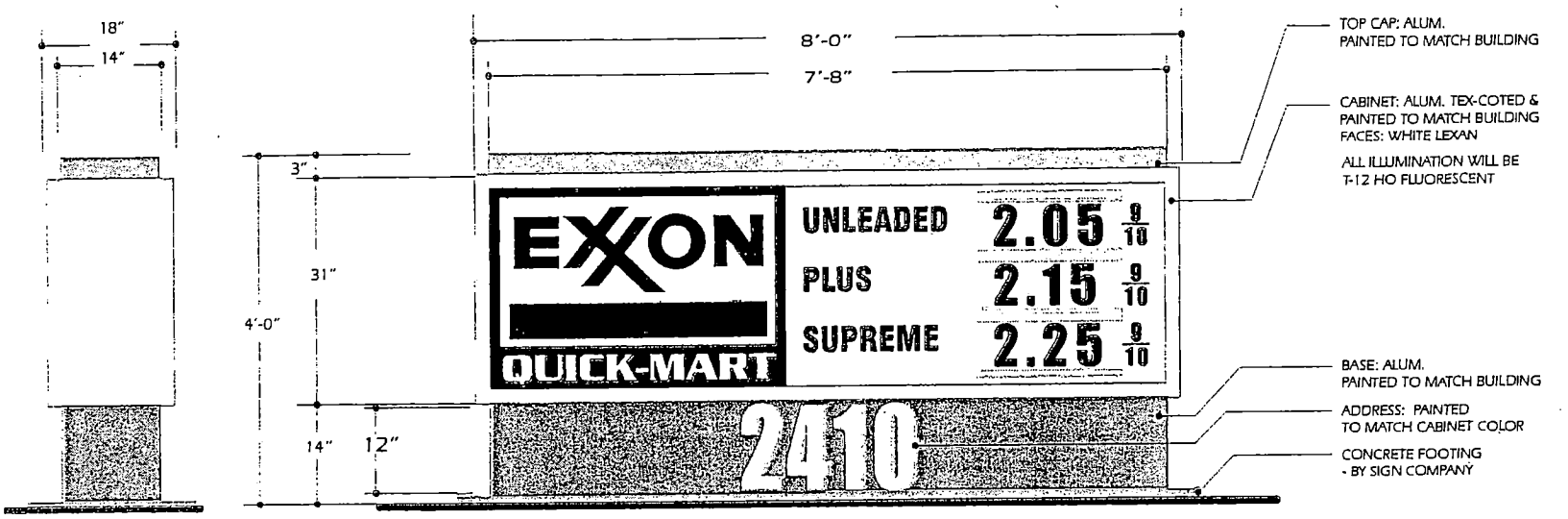
13501A4.1 FILE DESIGN NUMBER | 01R3 OPTION / REV.

SHEET 5 OF 8

MASTER SIGN PLAN
W.O. NUMBER

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

MSP-4388
6-24-04 PC



END VIEW

FRONT VIEW

D/F MONUMENT SIGN

SIGN TYPE 3B SCALE: 3/4" = 1'-0"

REV. #3 -D. SPRIK - 03/25/04 - ADDED SIGN TYPE.
REV. #2 -D. SPRIK - 03/11/04 - NO CHANGE
REV. #1 -D. SPRIK - 03/4/04 - LOWER & REDESIGN

EXHIBIT - D2

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NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS
CLIENT				AS NOTED	8/6/03	DENNIS SPRIK	RANCHO AIR CENTER
SALES			REV.#1	AS NOTED	3/4/04	DENNIS SPRIK	RANCHO RD.
DESIGN		3/26/04	REV.#2	AS NOTED	3/11/04	DENNIS SPRIK	LAS VEGAS, NEVADA
ESTIMATING			REV.#3	AS NOTED	3/25/04	DENNIS SPRIK	
ENGINEERING							SALESPERSON ■ GARY BUNKER
EXPEDITING							

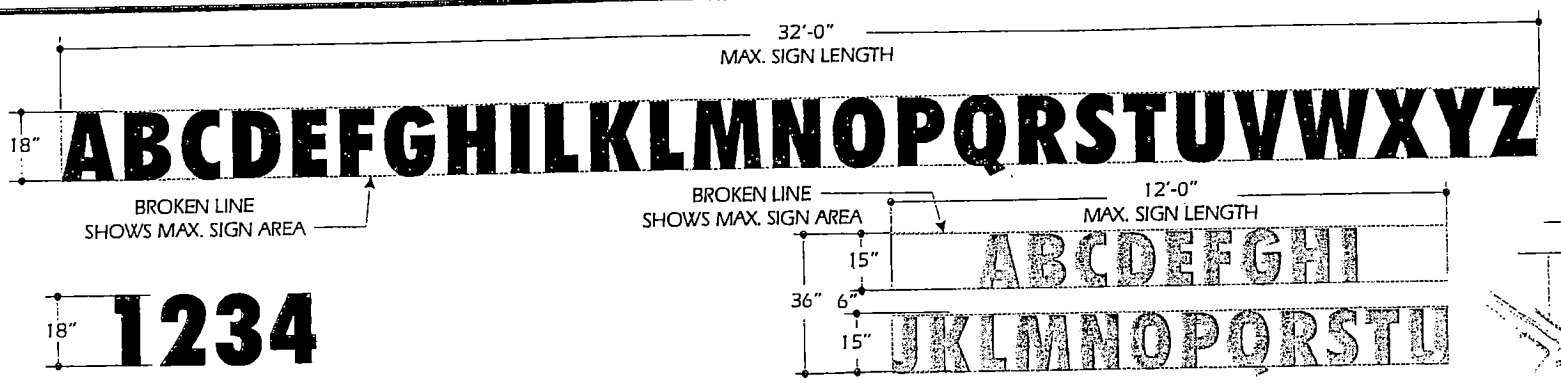
13501A4.2 FILE DESIGN NUMBER | 02R3 OPTION / REV.

SHEET 6 OF 8

MASTER SIGN PLAN

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

MSP-4388
6-24-04 PC



ADDRESS NUMBERS

SCALE: 3/8" = 1'-0"

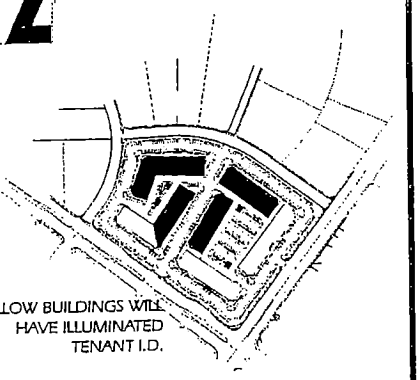
1" THICK HD FOAM NUMBERS PAINTED BLACK

SIGN TYPE #4A

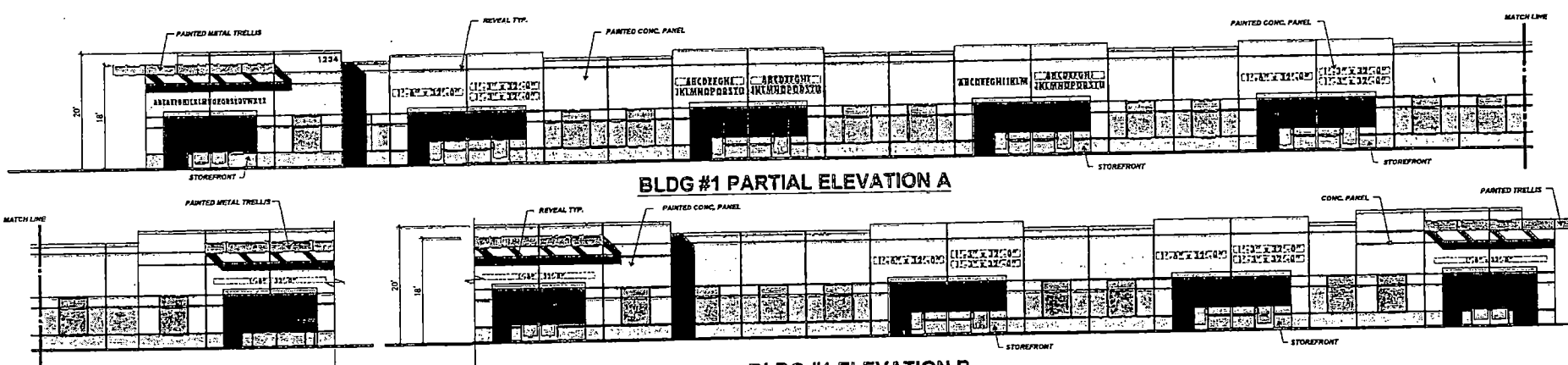
PAN CHANNEL LETTERS
RETURNS 5" DEEP: WHITE W/ WHITE 1" TRIM CAP
FACES: TENANTS CHOICE OF COLORED PLEX.
ILLUMINATION: S/T 6500 WHITE.
FONT: FUTURA EXTRA BOLD COND.

TENANT I.D. ON BUSINESS PARK BLDG.

SIGN TYPE (4A) SCALE: 3/8" = 1'-0"



ALL YELLOW BUILDINGS WILL HAVE ILLUMINATED TENANT I.D.



BLDG #1 PARTIAL ELEVATION A

BLDG #1 PARTIAL ELEVATION A

BLDG #1 ELEVATION B

REV. #3 -D. SPRIK - 03/25/04 - ILUUMINATED LETTERS
REV. #2 -D. SPRIK - 03/11/04 - NO CHANGES
REV. #1 -D. SPRIK - 03/4/04 - NO CHANGES

EXHIBIT - E1

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NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE
CLIENT		
SALES		
DESIGN		
ESTIMATING		
ENGINEERING		
EXPEDITING		

REVISIONS	SCALE	DATE	DESIGNER
	AS NOTED	8/6/03	DENNIS SPRIK
REV.#1	AS NOTED	3/4/04	DENNIS SPRIK
REV.#2	AS NOTED	3/11/04	DENNIS SPRIK
REV.#3	AS NOTED	3/25/04	DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS
RANCHO AIR CENTER
RANCHO RD.
LAS VEGAS, NEVADA
SALESPERSON ■ GARY BUNKER

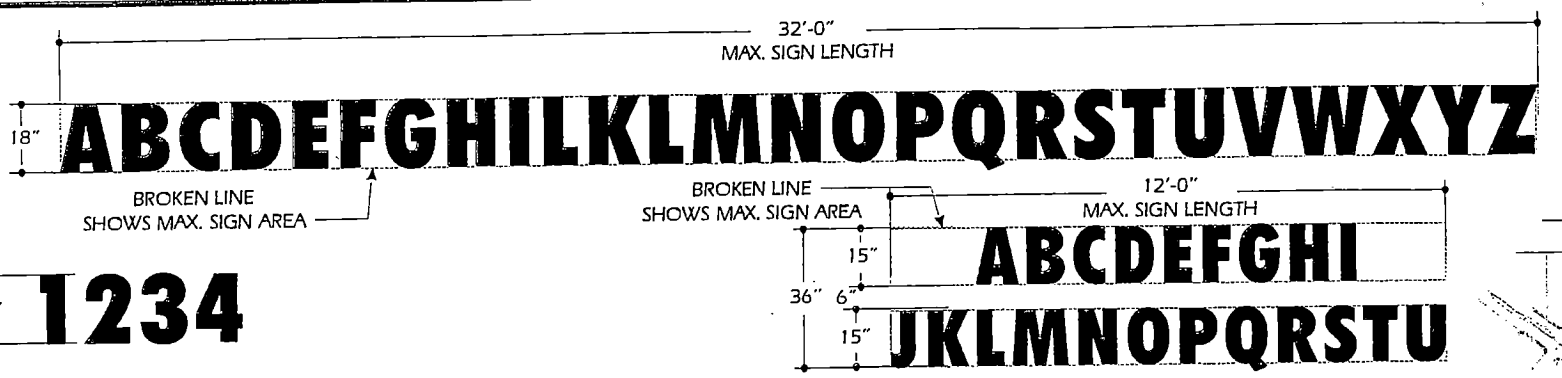
13501A5.1 FILE DESIGN NUMBER | 01R3 OPTION / REV

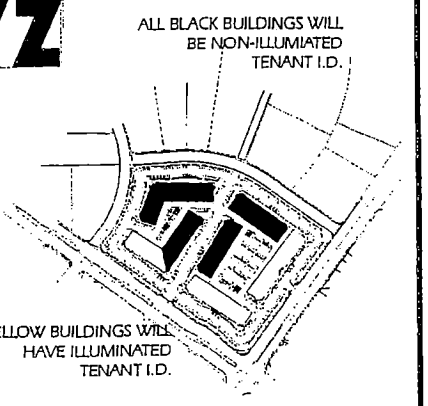
SHEET 7 OF 8

MASTER SIGN PLAN W.O. NUMBER

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

MSP-4388
6-24-04 PC





ADDRESS NUMBERS

SCALE: 3/8" = 1'-0"

1" THICK HD FOAM NUMBERS PAINTED BLACK

SIGN TYPE #4B

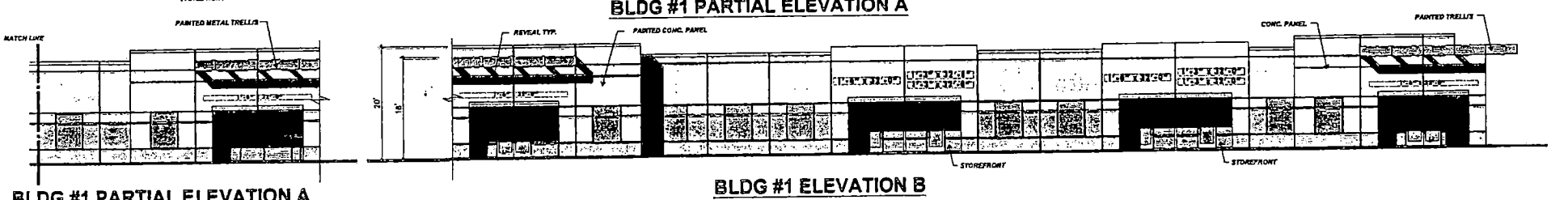
1" THICK HD LETTERS PAINTED BLACK
NON-ILLUMINATED.
FONT: FUTURA EXTRA BOLD COND.

TENANT I.D. ON BUSINESS PARK BLDG.

SIGN TYPE 4B SCALE: 3/8" = 1'-0"



BLDG #1 PARTIAL ELEVATION A



BLDG #1 PARTIAL ELEVATION A

BLDG #1 ELEVATION B

REV. #3 -D. SPRIK - 03/25/04 - CHANGE SIGN TYPE CALL OUTS & COLORS
REV. #2 -D. SPRIK - 03/11/04 - NO CHANGES
REV. #1 -D. SPRIK - 03/4/04 - NO CHANGES

EXHIBIT - E2

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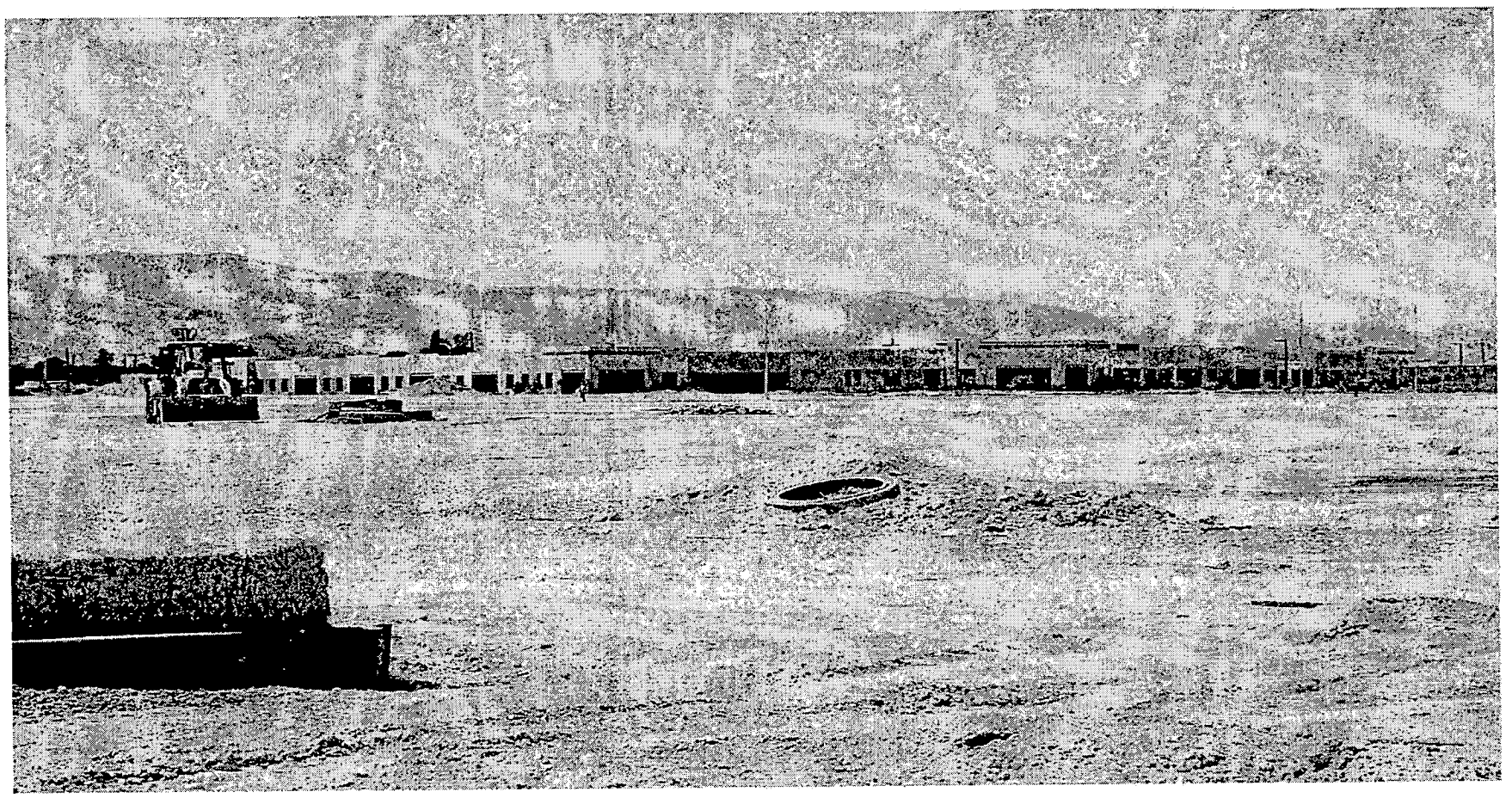
NEVADA CONTRACTOR LICENSE NO. 750	APPROVED BY	DATE
CLIENT		
SALES		
DESIGN		
ESTIMATING		
ENGINEERING		
EXPEDITING		

REVISIONS	SCALE	DATE	DESIGNER
	AS NOTED	8/6/03	DENNIS SPRIK
REV.#1	AS NOTED	3/4/04	DENNIS SPRIK
REV.#2	AS NOTED	3/11/04	DENNIS SPRIK
REV.#3	AS NOTED	3/25/04	DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS	
RANCHO AIR CENTER	13501A5.1 (FILE DESIGN NUMBER) · 02R3 (OPTION / REV.)
RANCHO RD.	SHEET 8 OF 8
LAS VEGAS, NEVADA	MASTER SIGN PLAN
SALESPERSON = GARY BUNKER	

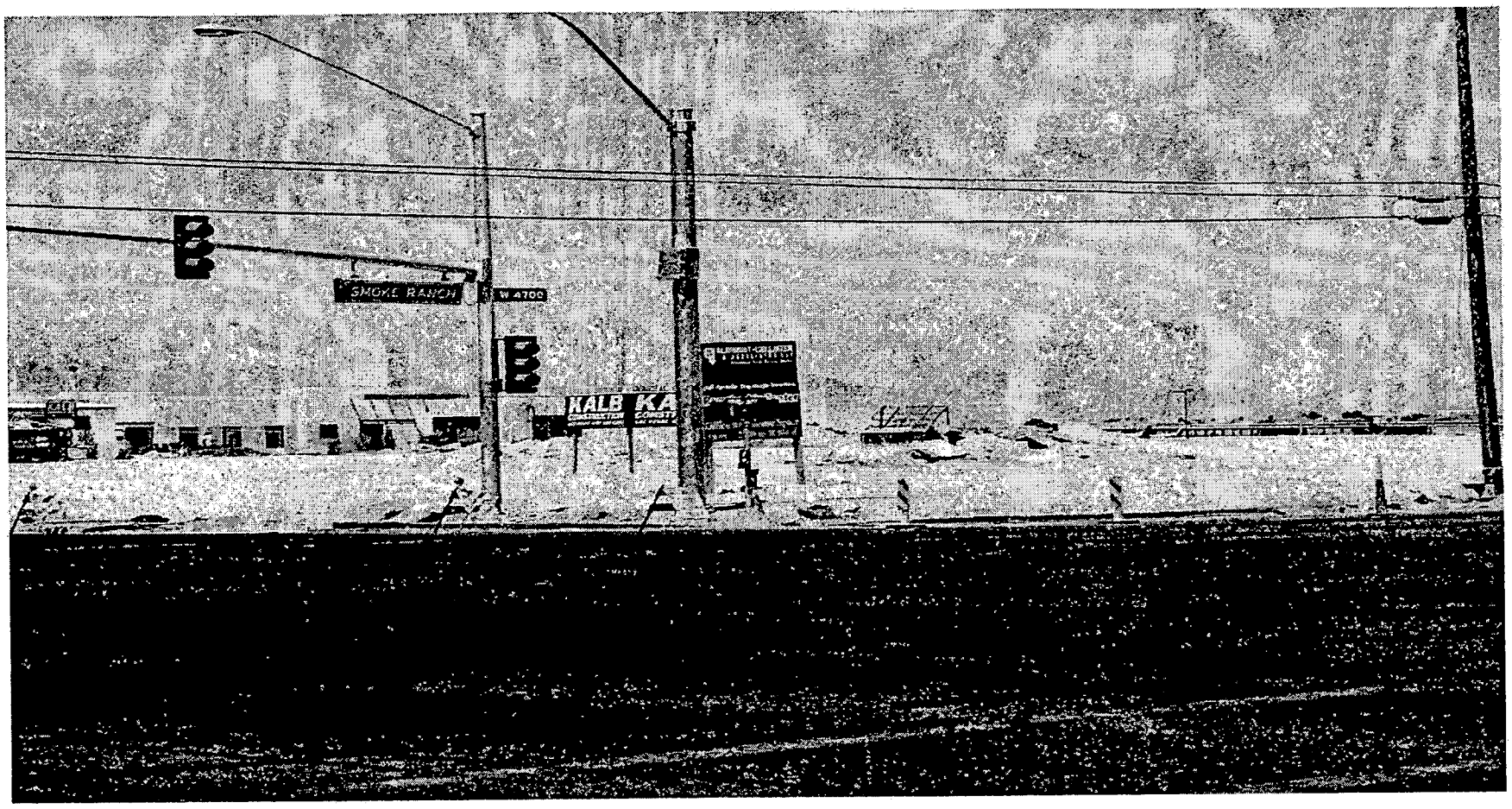
NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

MSP-4388
6-24-04 PC



MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
JUNE 24, 2004 PLANNING COMMISSION

6/3/04



MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
JUNE 24, 2004 PLANNING COMMISSION

6/3/04



MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
JUNE 24, 2004 PLANNING COMMISSION

6/3/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY - Request for a Street Name Change FROM: SHILOH SCHOOL LANE TO: ISAAC NEWTON WAY, between Hualapai Way and Metro Academy Way, Ward 4 (Brown).

SET DATE: 07/07/2004
C.C.: 07/21/2004

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

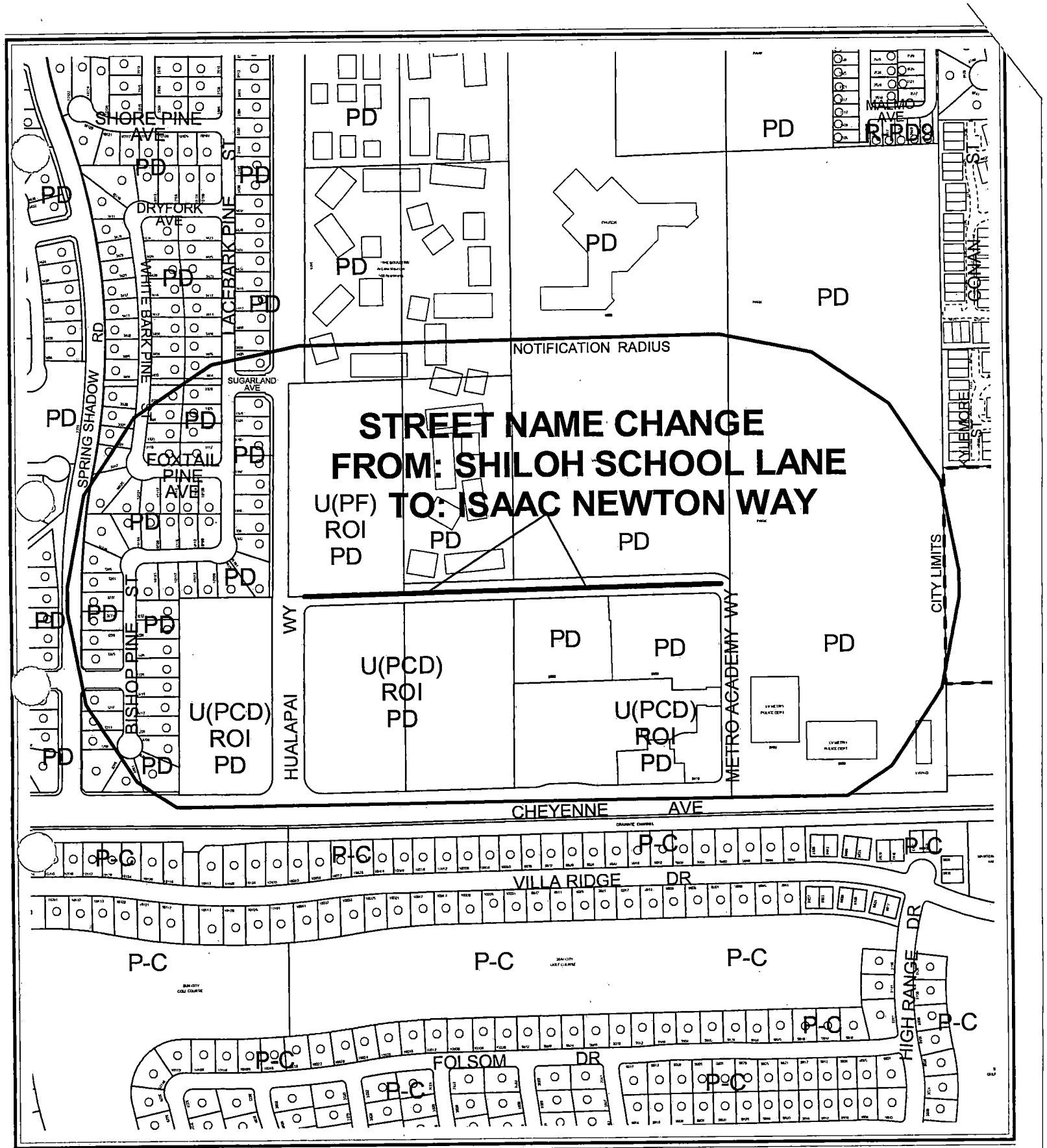
RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the July 22, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

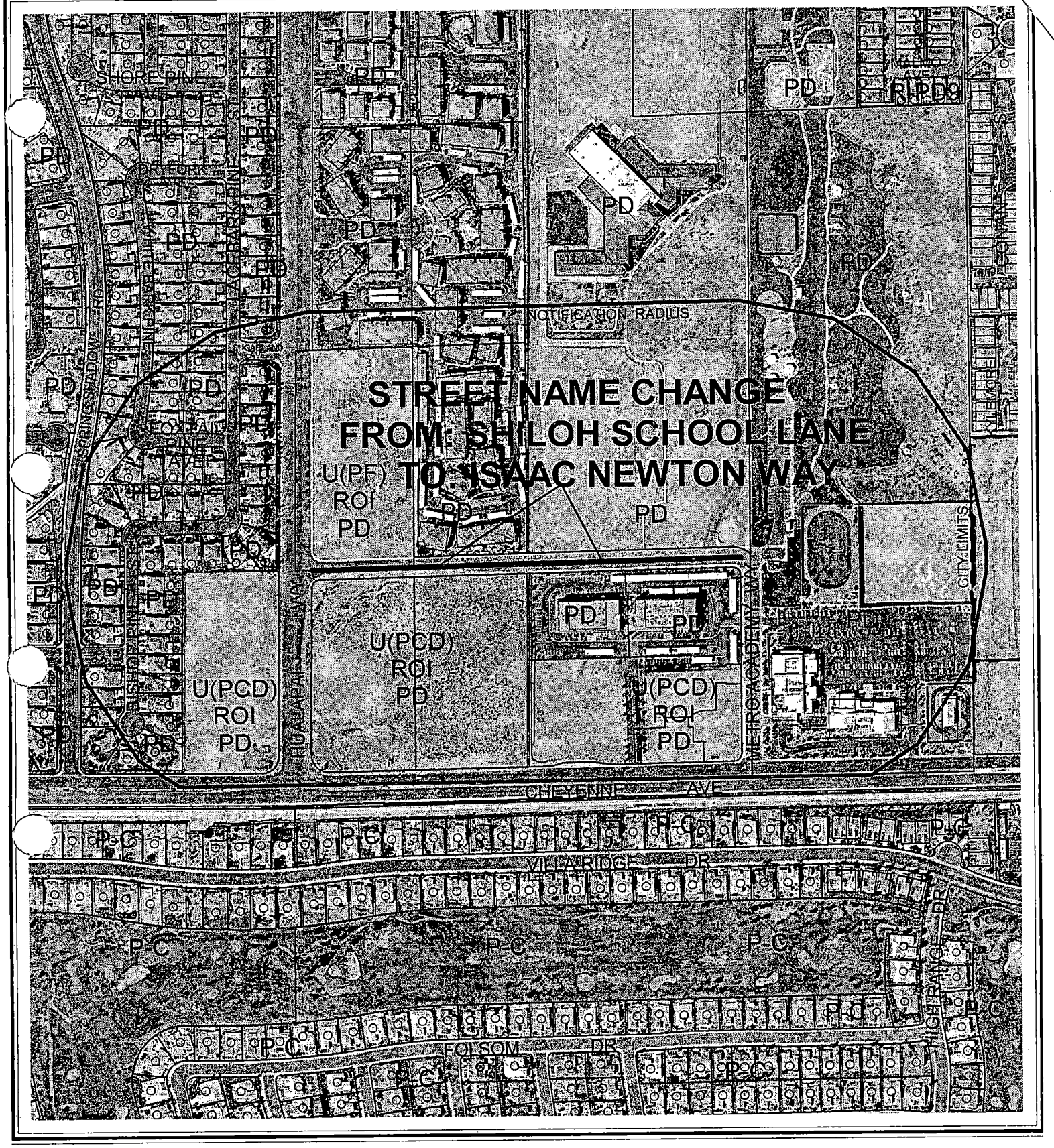


0 300 600 Feet

CASE: **SNC-4254**

ADIUS: SPECIAL

N



0 300 600 Feet

CASE: **SNC-4254**

RADIUS: SPECIAL

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 -
APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY

ON JULY 18, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JULY 22, 2004 PLANNING COMMISSION MEETING

Challenger School
9735 S. 500 West
Sandy, Utah 84070
(801) 569-2700
fax: (801) 569-3094
Cell Phone (801) 558-8018

facsimile transmittal

To:	Kyle Walton	**Fax:**	702-385-7268
From:	Clay Stringham	**Date:**	06/21/04
Re:	Shiloh School Lane name change request to Isaac Newton Way	**Pages:**	1
CC:	Matt Pinjuv		

☐ Urgent X For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Hi Matt & Kyle,

Pursuant to our discussion last week, please accept this letter as an official request to reschedule our Planning Commission Hearing date to July 22, 2004. It appears we both have scheduling conflicts, and I hope this will resolve them and allow this name change to be approved.

Thank you.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SNC-4254 APN: _____

Name of Property Owner: BABB INVESTMENT COMPANY

Name of Applicant: CLAY STRINGHAM

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: Barbara B Baker

Print Name: Barbara B Baker

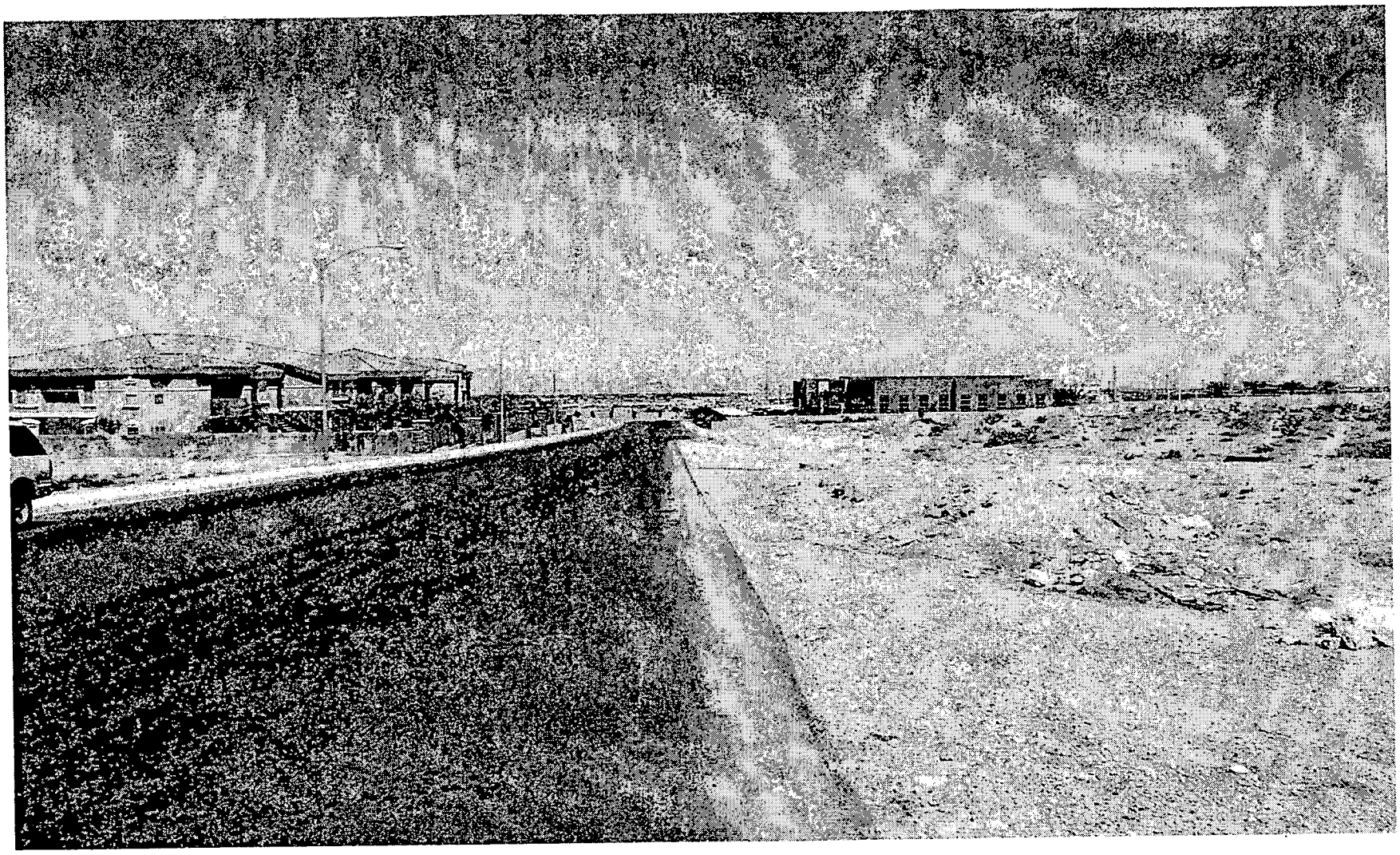
Subscribed and sworn before me

This 31st day of March, 2004

Laurie L. Barr

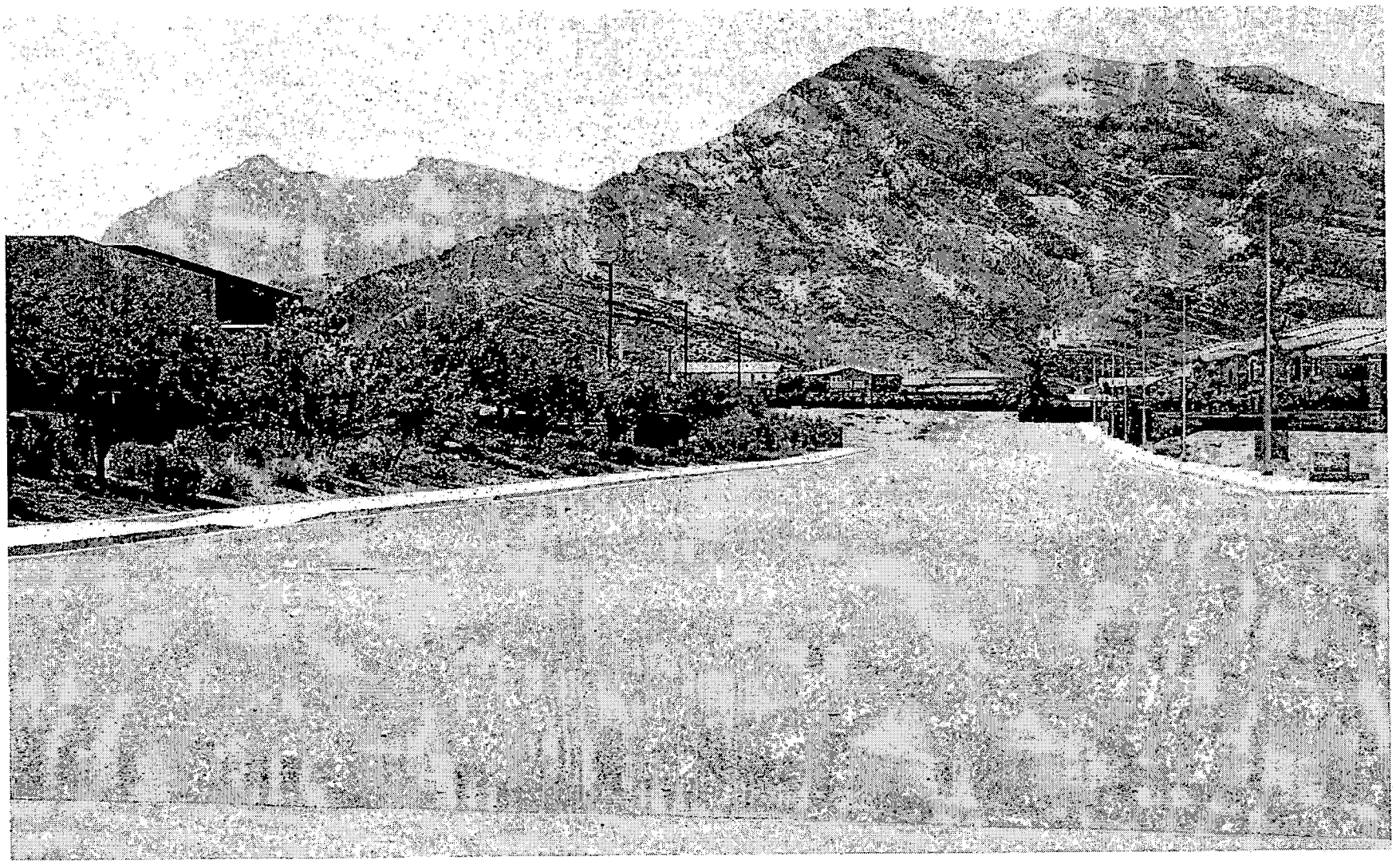
Notary Public in and for said County and State

LAURIE L. BARR
NOTARY PUBLIC • STATE OF UTAH
571 WEST 9320 SOUTH
SANDY, UT. 84070
COMM. EXP. 06-07-2005



SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY
JUNE 24, 2004 PLANNING COMMISSION

6/3/04



SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY
JUNE 24, 2004 PLANNING COMMISSION

6/3/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4457 - APPLICANT: WESTMARK HOMES - OWNER: LARRY AND MARY S. KEEVER - Request for a Petition to vacate a Public Drainage Easement at 9525 Canyon Mesa Drive, Ward 2.

SET DATE: 07/07/2004
C.C.: 07/21/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS

To be heard by the City Council on 7/21/2004

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 15 – VAC-4457

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidded work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

1-678

CONDITIONS:

Planning and Development

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

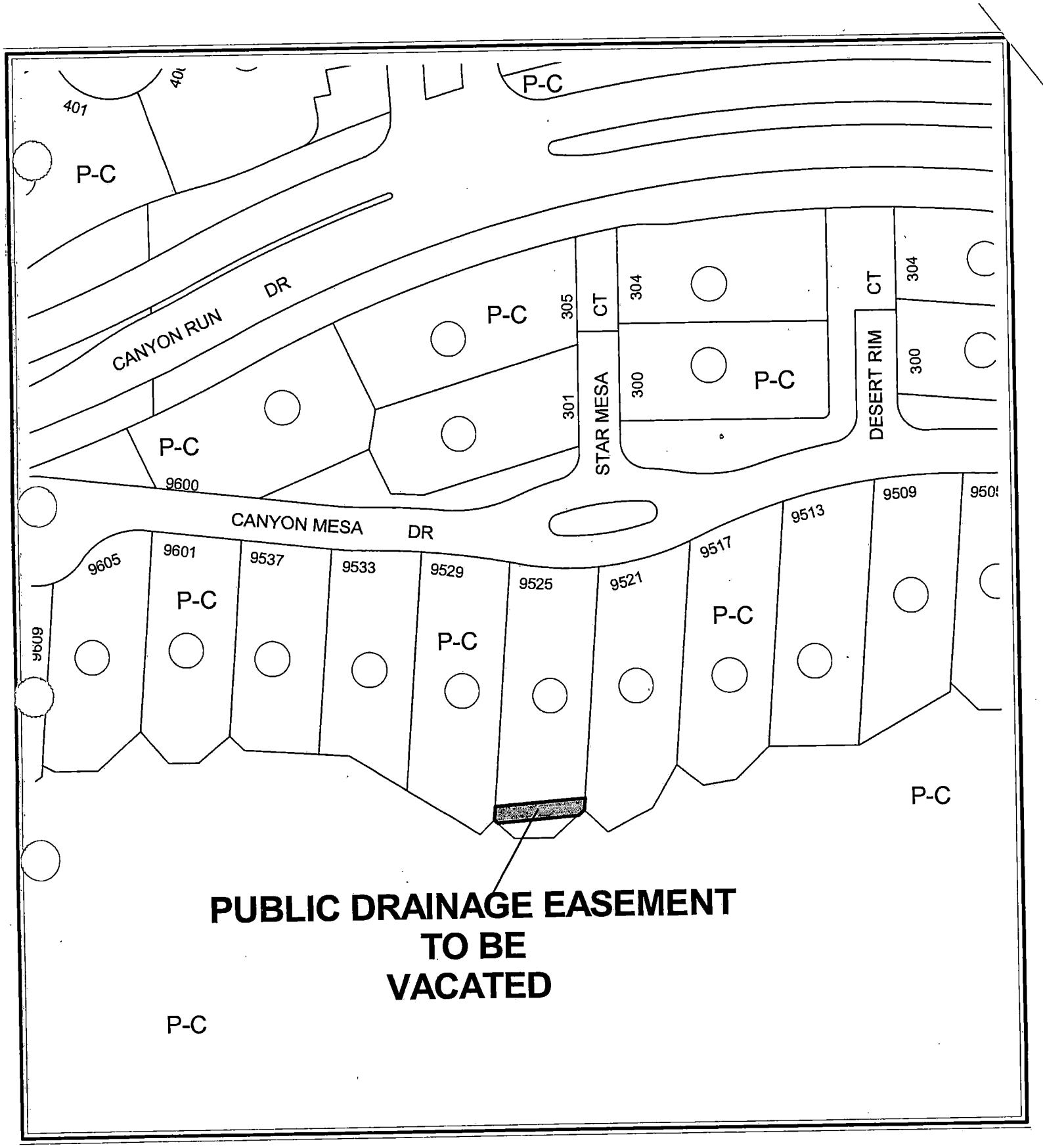
PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 15 – VAC-4457

CONDITIONS – Continued:

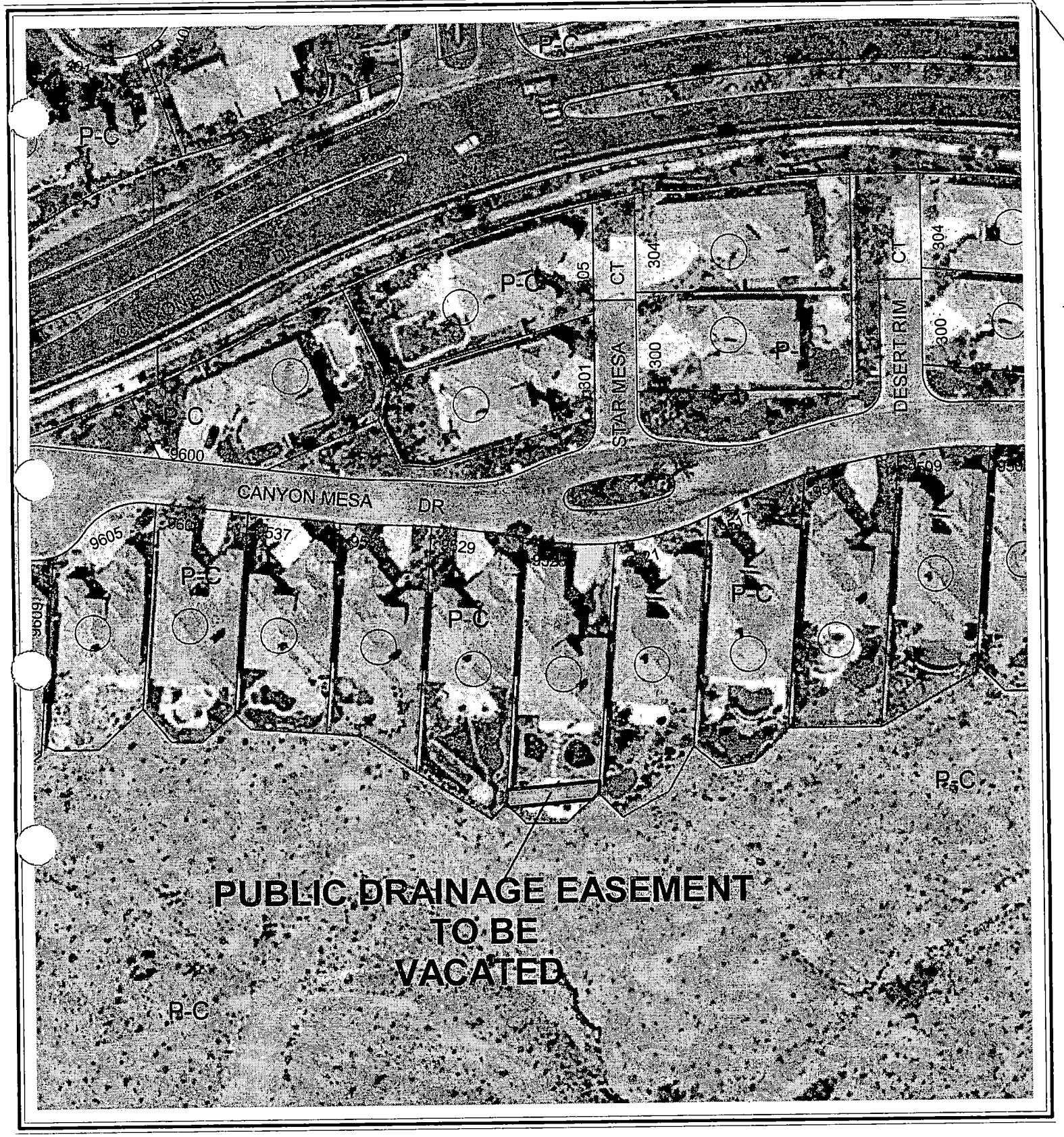
3. All development shall be in conformance with code requirements and design standards of all City departments.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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



CASE: **VAC-4457**



0 70 140 Feet

CASE: **VAC-4457**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-4457 - APPLICANT: WESTMARK HOMES - OWNER: LARRY AND MARY S. KEEVER

** CONDITIONS **

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

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate a 10-foot public drainage easement at 9525 Canyon Mesa Drive.

B) Applicant's Justification

The applicant's justification letter indicates the storm drain has been relocated and the public drainage easement is not necessary in its current configuration.

BACKGROUND INFORMATION

A) Previous Actions

06/03/87 The City Council approved a Rezoning (Z-44-87) to P-C (Planned Community) on this site as part of a larger request. The Planning Commission and staff recommended approval on May 26, 1987.

06/03/87 The Planning Commission approved the Final Map for Summerlin Village 3 – Unit No. 1B Canyon Terrace (FM-119-98) on this site, which was subsequently recorded creating the subject easement. The Planning and Development recommendation was for approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a public drainage easement located in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 30, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public drainage easement because it is no longer needed in its current configuration. This request is appropriate, as the subject easement is not needed and will not result in reduced access traffic handling capability for the area.

MP

B) Public Works discussion

This Vacation application proposes to only vacate a City of Las Vegas public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4457 APN: 138-30-815-064

Name of Property Owner: LARRY KEEVER

Name of Applicant: WESTMARK 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: Larry Keever *

Print Name: LARRY KEEVER

Subscribed and sworn before me

This 15th day of April, 2004

Chanel L. Hamilton
Notary Public in and for said County and State

CHANEL L. HAMILTON
Notary Public State of Nevada
No. 02-79228-1
My appt. exp. Dec. 19, 2006

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4460 - APPLICANT: WESTMARK HOMES - OWNER: ALEXANDER AND PAULA SPARKUHL - Request for a Petition to vacate a Public Drainage Easement at 9333 Canyon Mesa Drive, Ward 2.

SET DATE: 07/07/2004
C.C.: 07/21/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS

To be heard by the City Council on 7/21/2004

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidded work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

1-678

CONDITIONS:

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

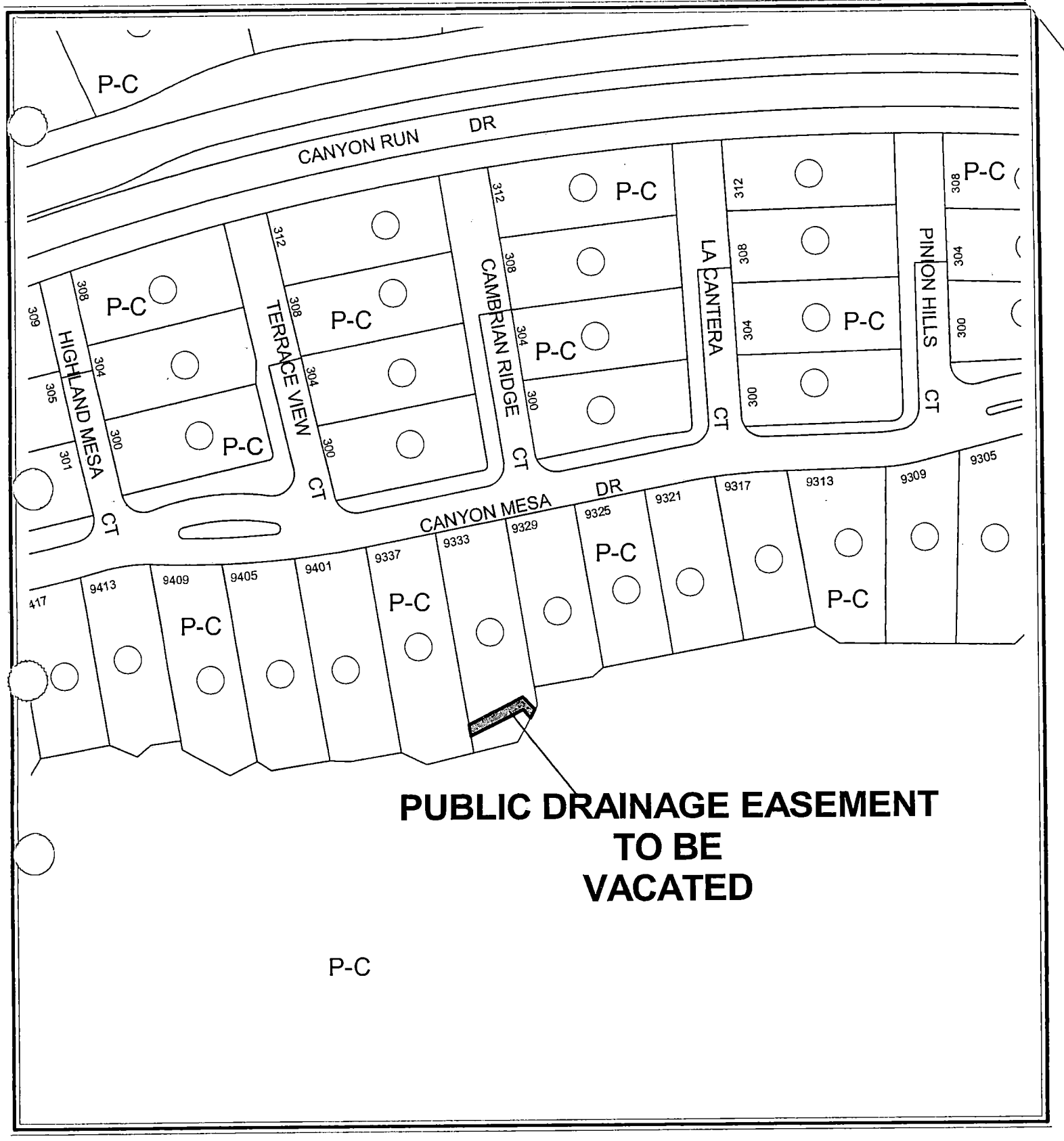
2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

CONDITIONS – Continued:

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

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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



CASE: **VAC-4460**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-4460 - APPLICANT: WESTMARK HOMES - OWNER: ALEXANDER AND PAULA SPARKUHL

** CONDITIONS **

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

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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 being vacated must be retained.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate a 10-foot public drainage easement at 9333 Canyon Mesa Drive.

B) Applicant's Justification

The applicant's justification letter indicates the storm drain has been relocated and the public drainage easement is not necessary in its current configuration.

BACKGROUND INFORMATION

A) Previous Actions

06/03/87 The City Council approved a Rezoning (Z-44-87) to P-C (Planned Community) on this site as part of a larger request. The Planning Commission and staff recommended approval on May 26, 1987.

06/03/87 The Planning Commission approved the Final Map for Summerlin Village 3 – Unit No. 1B Canyon Terrace (FM-119-98) on this site, which was subsequently recorded creating the subject easement. The Planning and Development recommendation was for approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a public drainage easement located in the Southeast Quarter (SE¼) Southeast Quarter (SE¼) of Section 30, Township 20 South, Range 60 East, M.D.M.

MP

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public drainage easement because it is no longer needed in its current configuration. This request is appropriate, as the subject easement is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

This Vacation application proposes to only vacate a City of Las Vegas public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-4460** APN: 138-30-815-045

Name of Property Owner: Alexander & Paula Sparkuhl

Name of Applicant: Westmark 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: SPARKUHL

Subscribed and sworn before me

This 4th day of May, 2004

_____
Notary Public in and for said County and State

Notary Public State Of Nevada
COUNTY OF CLARK
LINDA HENDERSON
My Appointment Expires
No. 98-3849-1 Sept 24, 2006

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4463 - APPLICANT: WESTMARK HOMES - OWNER: MARTIN AND SIV ADAMS - Request for a Petition to vacate a Public Drainage Easement at 9421 Canyon Mesa Drive, Ward 2.

SET DATE: 07/07/2004
C.C.: 07/21/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS

To be heard by the City Council on 7/21/2004

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidded work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

1-678

CONDITIONS:

Planning and Development

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

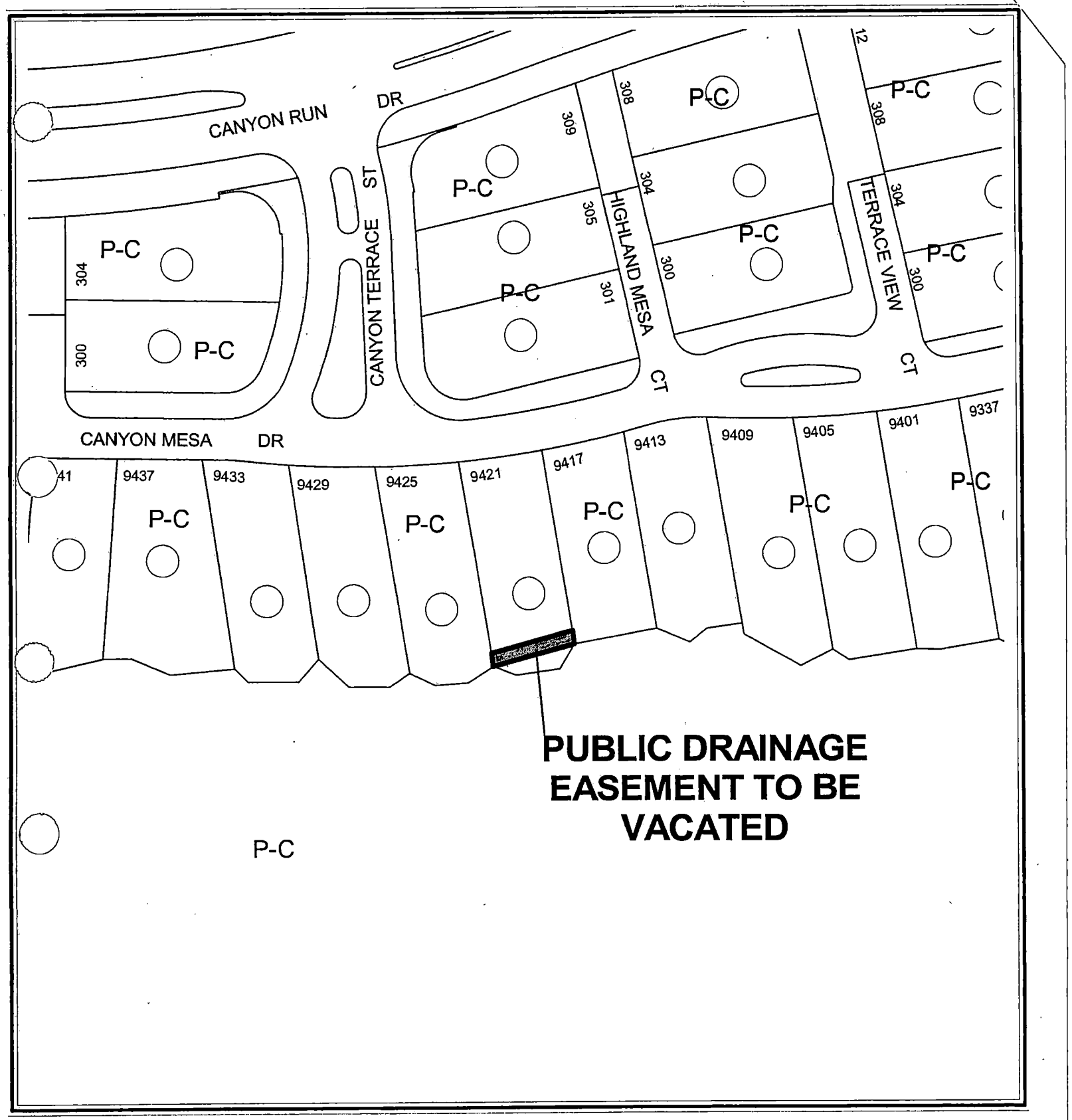
2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

CONDITIONS – Continued:

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

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 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 being vacated must be retained.

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



CASE: VAC-4463



0 80 160 Feet

CASE: VAC-4463

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-4463
APPLICANT: WESTMARK HOMES - OWNER: MARTIN AND SIV ADAMS

** CONDITIONS **

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

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 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 being vacated must be retained.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a petition to vacate a 10-foot public drainage easement located at the southernmost portion of 9421 Canyon Mesa Drive.

B) Applicant's Justification

The applicant's justification letter indicates the storm drain has been relocated and the public drainage easement is not necessary in its current configuration.

BACKGROUND INFORMATION

A) Previous Actions

06/03/87 City Council approved a rezoning (Z-44-87) to P-C (Planned Community) on this site as part of a larger request. Planning Commission and staff recommended approval on May 26, 1987.

06/03/87 Planning Commission approved the Final Map for Summerlin Village 3 – Unit No. 1B Canyon Terrace (FM-119-98) on this site; its subsequent recording created the subject easement. Planning and Development recommended approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a ten-foot (10') wide public drainage easement located in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 30, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public drainage easement because it is no longer needed in its current configuration. This request is appropriate, as the subject easement is not needed and will not result in reduced access through the area.

SRS

B) Public Works discussion

This Vacation application proposes to only vacate a City of Las Vegas public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4463 APN: 138-30-815-052

Name of Property Owner: Martin & Siv Adams

Name of Applicant: Westmark Homes

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

_____Yes ___✓___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Martin Adams

Subscribed and sworn before me

This 21 day of April, 2004

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

Notary Public State Of Nevada
COUNTY OF CLARK
LINDA HENDERSON
My Appointment Expires
Sept. 04, 2006
No. 98-3849-1

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4472 - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON MOUNTAIN VIEW ASSOCIATION - Request for a Petition to vacate the south 10 feet of an existing BLM Grant of Easement generally located south of Alexander Road, east of Vegas Vista Trail, Ward 4 (Brown).

SET DATE: 07/07/2004
C.C.: 07/21/2004

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS

To be heard by the City Council on 7/21/2004

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidded work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

1-678

CONDITIONS:

Planning and Development

1. 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 or the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-2475 may be used to satisfy this requirement provided that it addresses the area to be vacated.

PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 18 – VAC-4472

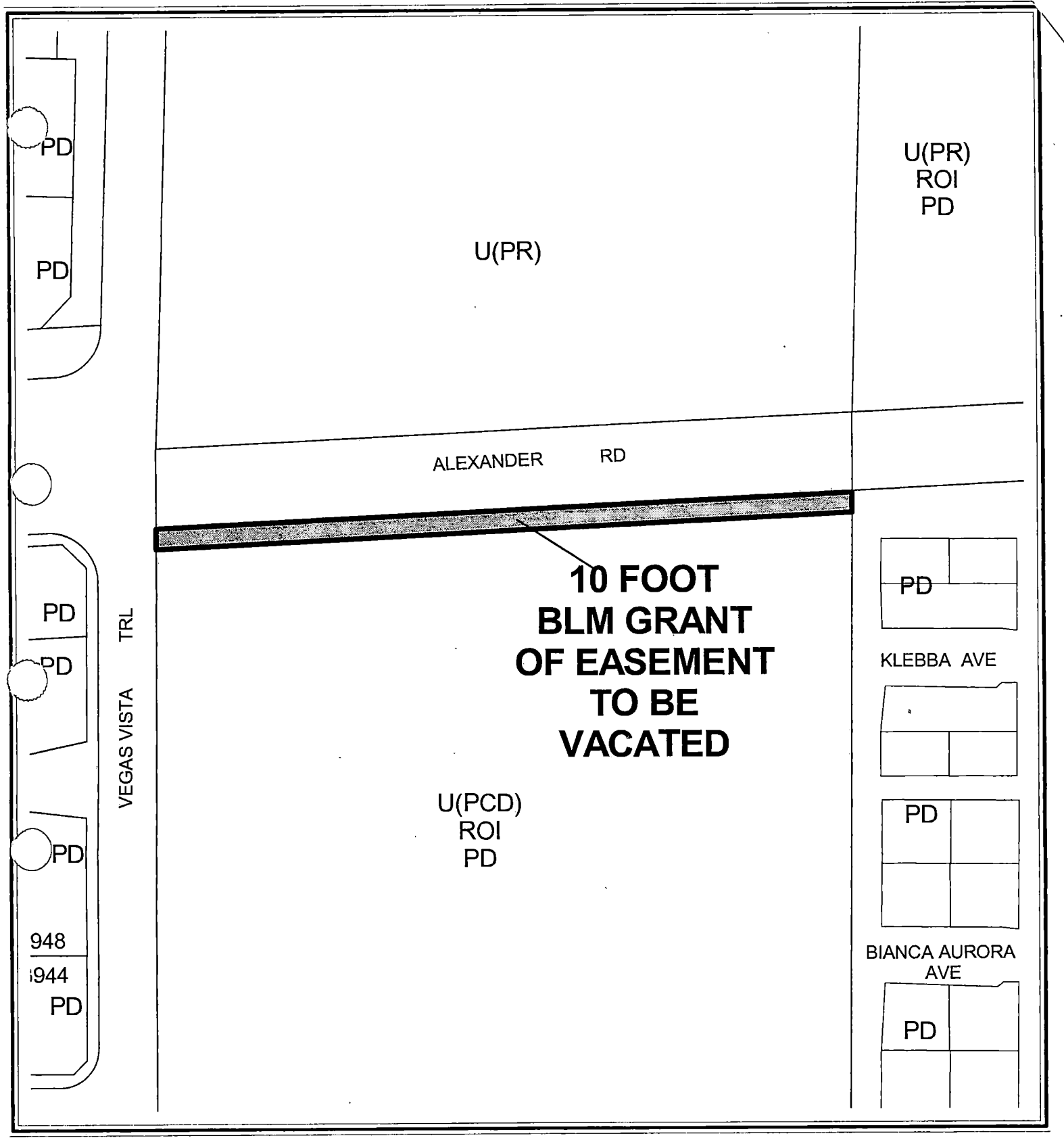
CONDITIONS – Continued:

2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

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

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



CASE: VAC-4472

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-4472 - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON MOUNTAIN VIEW ASSOCIATION

** CONDITIONS **

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

1. 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 or the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-2475 may be used to satisfy this requirement provided that it addresses the area to be vacated.

2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate a Bureau of Land Management Grant of Easement generally located south of Alexander Road, east of Vegas Vista Trail.

B) Applicant's Justification

The applicant's justification letter indicates they are requesting to vacate the BLM Grant of Easement per condition number 11 of their Sight Development Plan Review (SDR-2475).

BACKGROUND INFORMATION

A) Previous Actions

06/23/97	The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on this site as part of the overall Lone Mountain Master Plan. The Planning Commission and staff recommended approval on June 12, 1997.
08/06/03	The City Council approved a Major Modification (MOD-2476) to the Lone Mountain Master Plan to designate this site as M (Multi-Family Medium). The Planning Commission and staff recommended approval on July 10, 2003.
09/17/03	The City Council approved a Site Development Plan Review (SDR-2475) for the 80 Unit Condominium Development on this site. The Planning Commission and staff recommended approval on August 14, 2003.
03/25/04	The Planning Commission approved a Tentative Map for Lone Mountain Condos Phase II (TMP-3892) for the 80 Unit Condominium Subdivision on this site. The Planning and Development Department recommendation was for approval.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a Bureau of Land Management Grant of Easement located in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 12, Township 20 South, Range 59 East, M.D.M.

MP

ANALYSIS

A) Planning discussion

The applicant intends to vacate the Bureau of Land Management Grant of Easement because it is no longer needed in its current configuration. This request is appropriate, as the subject easement is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The following information is presented concerning this request to vacate the existing BLM Grant of Easement:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will eliminate ten feet of excess right-of-way along the south side of Alexander Road.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is an undeveloped road.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to eliminate right-of-way that will never be utilized.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-2475, MOD-2476 and The Lone Mountain Condominiums development.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4472 APN: 137-12-501-016

Name of Property Owner: Warmington Mountain View Assoc.

Name of Applicant: Warmington Homes 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: [signature]

Print Name: Greg Oberling

Subscribed and sworn before me

This 12th day of May, 2004

Lesli D. Napier

Notary Public in and for said County and State

LESLI D. NAPIER
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires July 26, 2004
93-2647-1

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

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

C.C.: 07/21/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

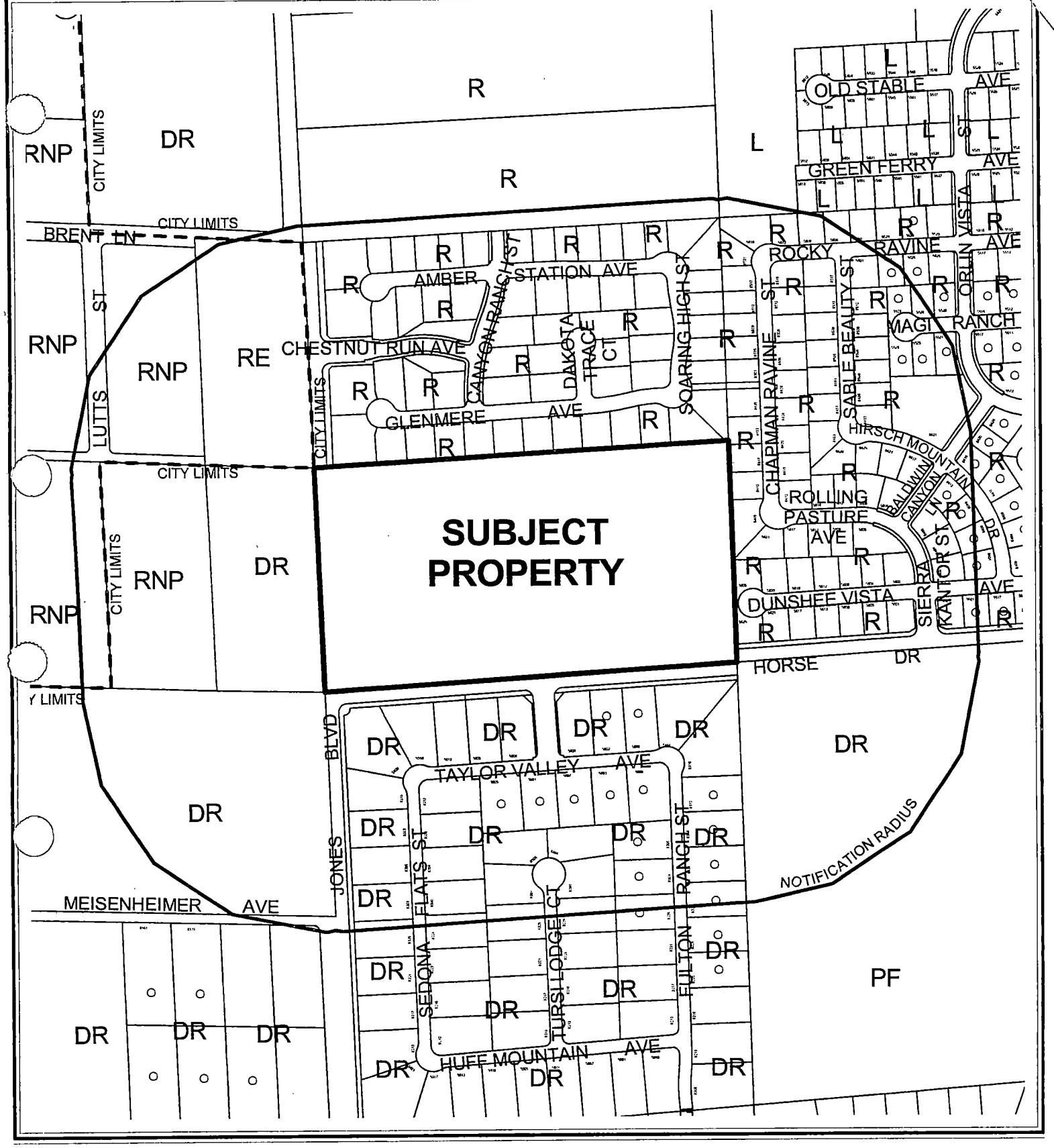
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)



CASE: **GPA-4091**

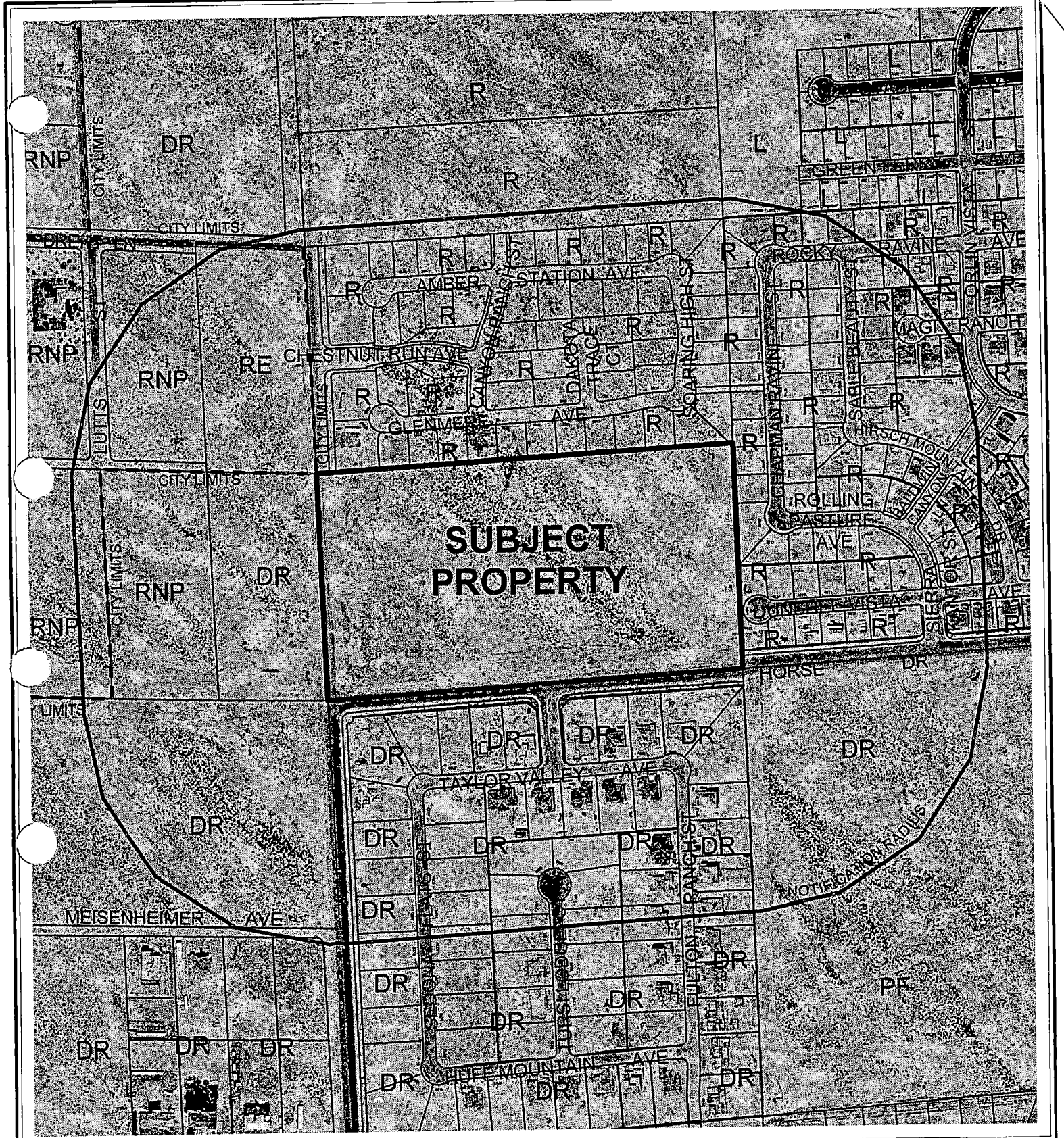
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR(DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L(LOW DENSITY RESIDENTIAL)



CASE: **GPA-4091**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR(DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L(LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northeast corner of Horse Drive and Jones Boulevard from DR (Desert Rural) to L (Low Density Residential). A companion rezoning application (ZON-4093), variance (VAR-4094), and site development plan review (SDR-4095) were filed with this proposed amendment.

JUSTIFICATION LETTER

The applicant has indicated that it is their belief that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density residential the increase in the cost of land since the General plan was adopted plays a mitigating role in the desire for increased density.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Density Residential) Residential land uses (if residential) with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2.49 dwelling units per acre).
04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this item in abeyance to the 06/10/04 meeting to provide the applicant's representative to review the request.
06/10/04	The Planning Commission voted to hold this item in abeyance to the 06/24/04 meeting to provide time for the applicant time to meet with the neighborhood.

KCW

DETAILS OF APPLICATION REQUEST

Site Area: 20.35 Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

EXISTING ZONING

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) DR (Desert Rural) ROI R-PD3 under Resolution of Intent to Residential Planned Development - 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

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

DEFINITIONS

DR (Desert Rural Density Residential) (2.1 to 2.49 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

KCW

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

Low Density Residential (L) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments and planned community developments.

Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

ANALYSIS

The west property line of the subject parcel is along Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. The site is surrounded on all four sides with planned residential. The planned subdivision to north and east are approved for development with a density of three dwelling units per acre. The development approved to the south and west is approved for a density of two dwelling units per acre.

The proposed L (Low Density Residential Density) land use is totally inconsistent with the neighborhood. Jones Boulevard and Horse Drive have, historically, been a boundary between Rural Density Residential and Desert Rural Density development. Rural densities are developing north and east of Jones Boulevard and Horse Drive. Desert Rural is west of Jones and south of Horse. The closest Low Density Residential in this neighborhood to the subject parcel is at the southwest corner of Decatur and Horse, a quarter mile to the east of the subject parcel. The proposed development would result in a spot zoning. The conditions of the neighborhood have not changed so this request is also not appropriate.

FINDINGS

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

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

   The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation to L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

KCW

Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural land uses.

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

The proposed L (Low Density residential) land use designation would allow the R-1 (Single Family Residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development) with a density up to 5.49 dwellings unit per acre) zoning districts. These zoning districts would not be compatible with the existing zoning districts of the neighborhood surrounding the subject site, which are U (DR), R-PD3, U (DR) under resolution of intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) and R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning districts.

In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

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

The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

The traffic capacity of Jones and Horse is consistent with the very low-density residential development as planned for the immediate area. The potential traffic generated by proposed density on the subject site will exceed that capacity.

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

There are no other plans or policies that support the proposed land use amendment.

By introducing a density potential of up to 5.49 dwelling units per acre where the greatest nearby planned density is 3.49 is nearby the application is in fact in conflict with the city policy of preserving the rural areas of the city.

The proposal is in conflict with Program C.1.2 of the General Plan which calls for the use of very low density, equestrian oriented, residential land use designated districts such as the subject parcel's Rural designation as a protection and enhancement of the existing rural development and established life-style.

KCW

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/23/04 The meeting was held at the Silverstone Golf Club. Fourteen residents were in attendance, with concerns regarding the square footage of the homes, density, setbacks, gated entry, if there will be a home owners association and ground breaking in about 18 months. There was unanimous opposition to lots smaller than a quarter acre.

NOTICES MAILED: 51 [Mailed with ZON-4093, VAR-4095 & SDR-4095] 5/27/04 PC

APPROVALS: 0

PROTESTS: 7

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4091 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____ Yes ___X_✓___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Sharon L Marchiol

Print Name: SHARON MARCHIOL

Subscribed and sworn before me

This 9th day of March, 2001

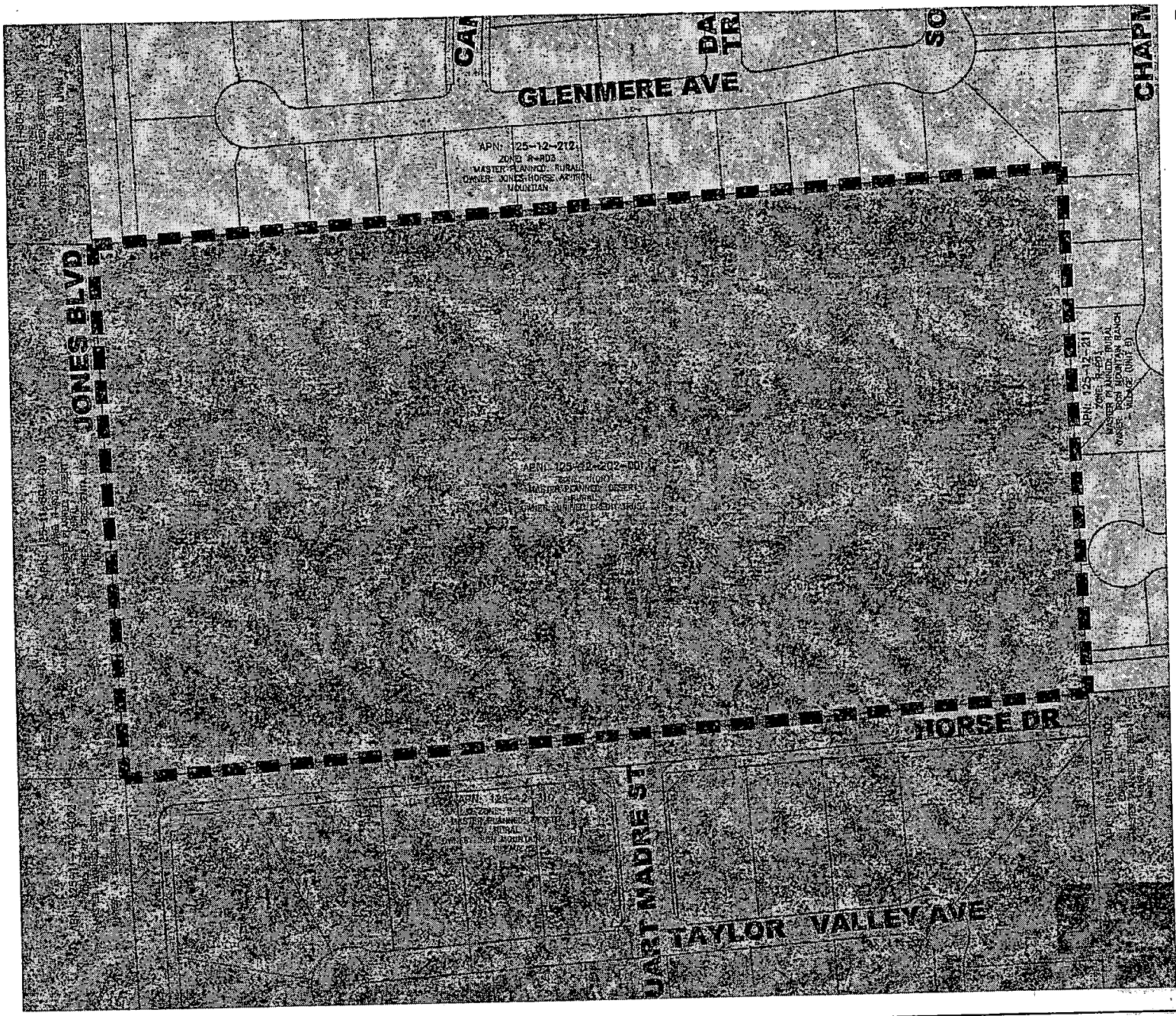
Ralynn K Cooper

Notary Public in and for said County and State

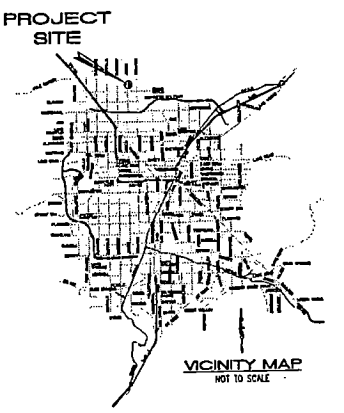
Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
Appointment Expires
15, 2004
No: 00-682

Revised 2/12/01

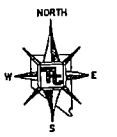
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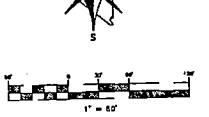


PROJECT SITE



VICINITY MAP
NOT TO SCALE





DEVELOPER
UNITED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

OWNERS
UNITED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

ASSESSORS PARCEL NUMBER:
125-12-202-001

TABULATIONS

EXISTING ZONING	U(DR)
EXISTING LAND USE	DESERT RURAL
PROPOSED LAND USE	LOW
GROSS ACREAGE	20.35 ACRES ±

GPA-4091
6-24-04 PC

UNIFIED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

TETRA TECH, INC.

SITE PLAN TO ACCOMPANY
GENERAL PLAN AMEMDMENT

JONES / HORSE
CITY OF LAS VEGAS, NEVADA

DRAWN BY:
S. MYERS
SCRIBED BY:
CHECKED BY:
S. ARMIRA
PROJECT NO.

DATE: MARCH 8, 2004
QUALITY CONTROL BY:
SCALE:

SHEET

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date: 4-12-04
Name: H.WH. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
[Y] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Marion Pierce Dennys Spense

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:47
PLANNING & DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

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RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

James Marynow Linda Marynow

Address: 6280 Brent Lane, Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:47
PLANNING & DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
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Erma L. Davis

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

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Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

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631 South Fourth Street
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Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

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PLANNING AND DEVELOPMENT

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

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

C.C.: 07/21/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

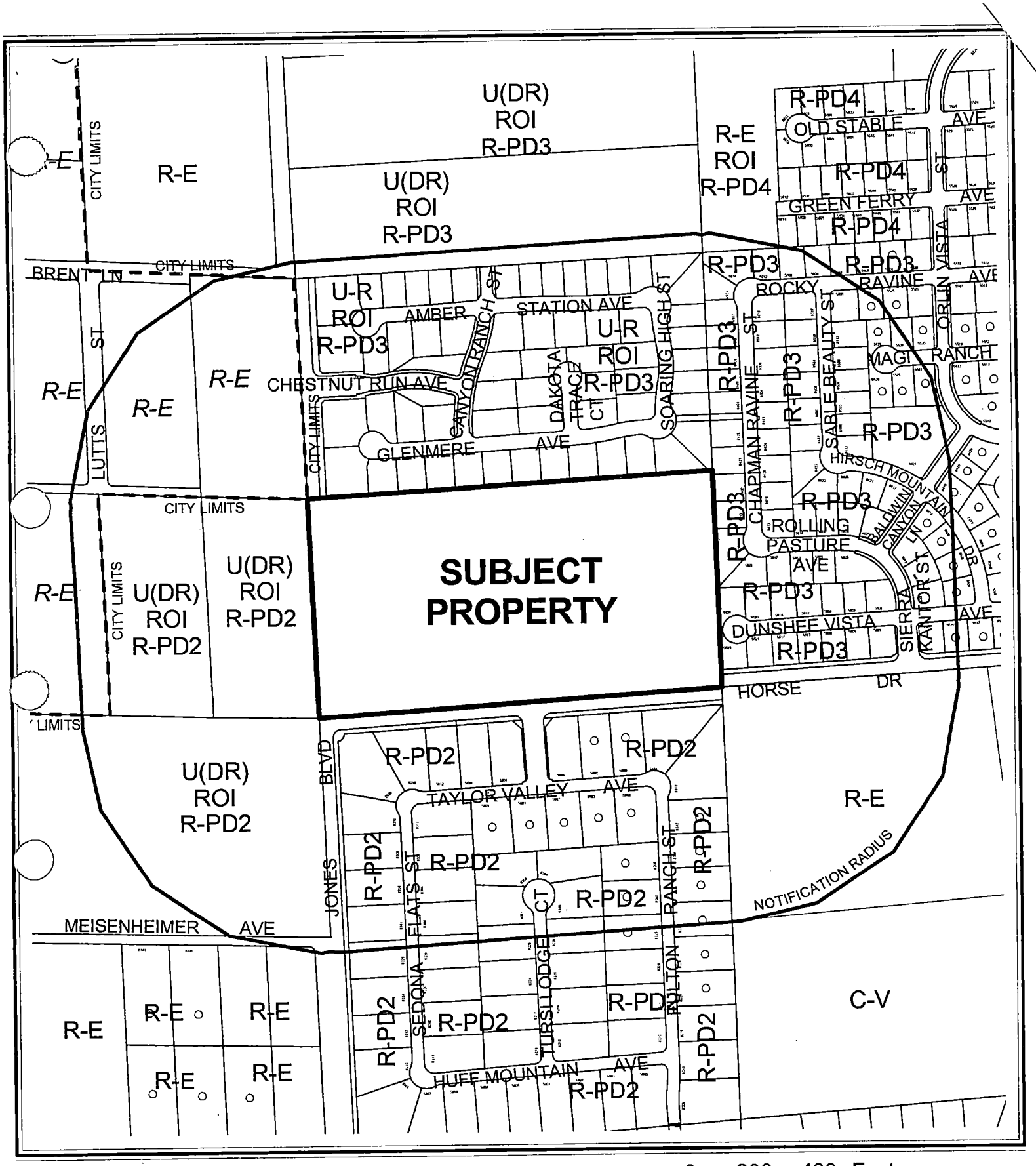
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

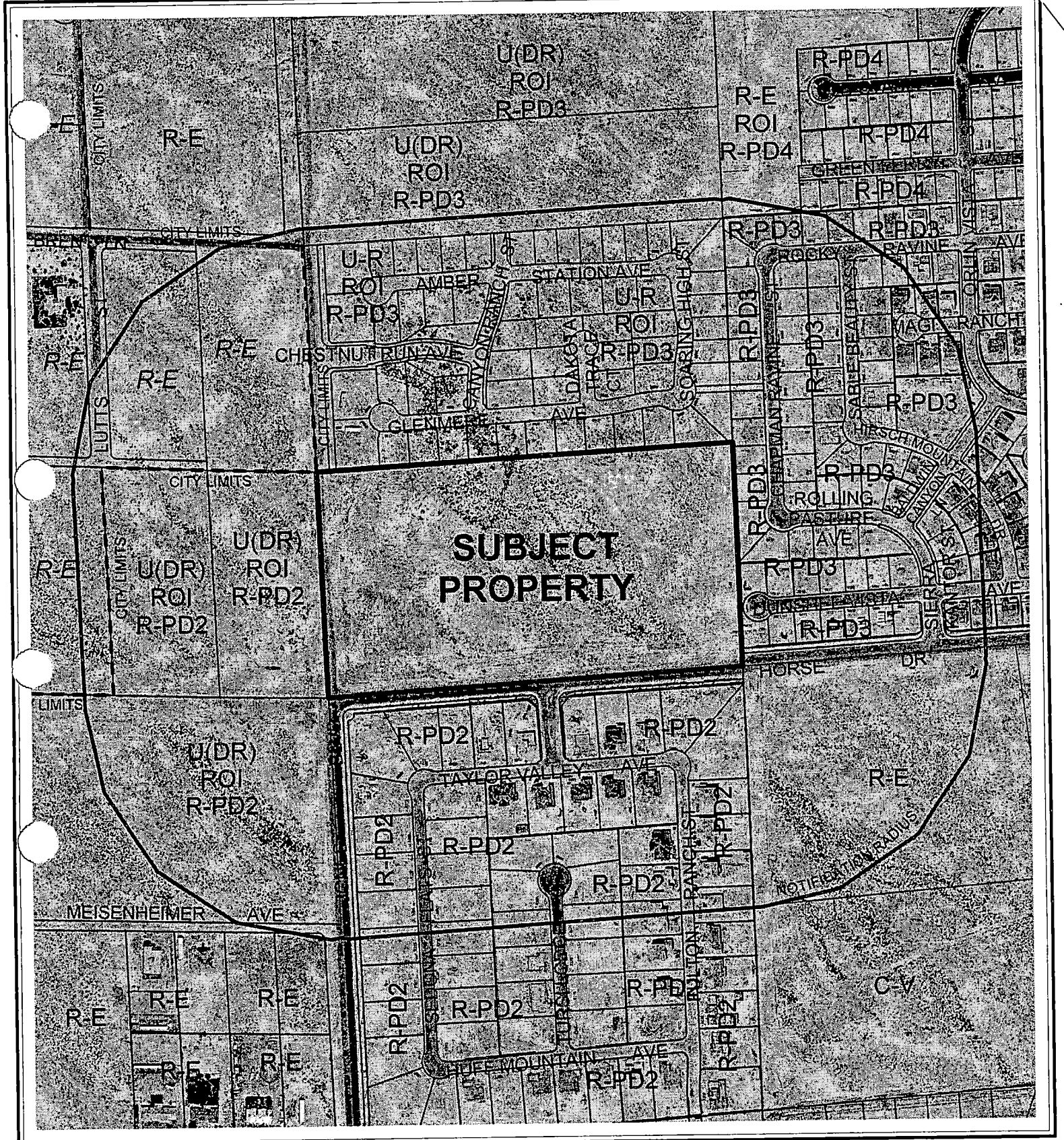


CASE: **ZON-4093**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



CASE: **ZON-4093**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - REZONING - PUBLIC HEARING - ZON-4093 –
APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. The request shall be amended to R-PD4 (Residential Planned Development – 4 Units Per Acre).

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

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Jones Boulevard, 40 feet for Horse Drive and a 54-foot radius on the northeast corner of Jones Boulevard and Horse Drive. Additional dedications in accordance with Standard Drawing #234.1 along Jones Boulevard shall also be provided unless otherwise allowed by the City Traffic Engineer.

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A companion General Plan Amendment application (GPA-4091), Variance (VAR-4094), and Site Development Plan Review (SDR-4095) were filed with this proposed amendment.

Since the last Planning Commission meeting, the applicant has submitted a revised site development plan showing 71 lots, with a minimum lot size of 6,300 square feet. The new plan has a density of 3.3 units per acre, which qualifies as an R-PD4 (Residential Planned Development – 4 Units Per Acre) development.

B) Applicant's Justification

The applicant has indicated that it is their belief that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density residential the increase in the cost of land since the General plan was adopted plays a mitigating role in the desire for increased density.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this and all related items in abeyance to the June 10, 2004 meeting to provide the applicant's representative to review the request.

06/10/04 The Planning Commission voted to hold this item in abeyance to the June 24, 2004 meeting to provide time for the applicant time to meet with the neighborhood.

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

C) Neighborhood Meetings

03/23/04 The required General Plan Amendment was held with 14 residents in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	20.35

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General plan Designation]
North	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre)

E) General Plan Compliance

The site is located in the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR land use designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

B) General Analysis and Discussion

The site is surrounded on all four sides with planned residential. The planned subdivisions to north and east are approved for development with a density of three dwelling units per acre. The development approved to the south and west is approved for a density of two dwelling units per acre.

The project depicted on the revised site plan remains inconsistent with the neighborhood. Jones and Horse are seen to be a boundary between Rural Density and Desert Rural development. Rural densities are also developing north and east of Jones Boulevard and Horse Drive. Desert Rural is west of Jones and south of Horse. The closest Low Density Residential in this neighborhood is at the southwest corner of Decatur and Horse, a quarter mile to the west of the subject parcel.

FINDINGS

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

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

   The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

   Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural land uses.

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

   The proposed L (Low Density residential) land use designation would allow the R-1 (Single family residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development) with a density up to 5.49 dwellings unit per acre) zoning districts. The uses that are allowed in these zoning districts would not be compatible with the existing zoning districts in place in the neighborhood surrounding the subject site, which are U (Undeveloped) [DR (Desert Rural) General Plan Designation], R-PD3 (Residential Planned Development – 3 Units Per Acre), U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) and R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning districts.

   In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

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

   The proposed development would result in a spot zoning. The conditions of the neighborhood have not changed so this request is also not appropriate.

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

The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

The traffic capacity of Jones and Horse is consistent with the development as planned (very low density residential) for the immediate area. The potential traffic generated proposed density on the subject site may exceed that capacity.

NOTICES MAILED 51 [Mailed with GPA-4091, VAR-4094 & SDR-4095] – 05/27/04 PC

APPROVALS 0

PROTESTS 7

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4093 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____ Yes _____ X _____ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: S/SHARON MARCHIOL

Print Name: Sharon L Marchiol

Subscribed and sworn before me

This 9th day of March, 2004

RalynnK Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
My Appointment Expires
October 15, 2004
No: 00-66201-1

Revised 2/12/02

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

TABULATION

APN # _____ 125-12-202-001
EXISTING ZONING _____ U
PROPOSED ZONING _____ RPD-4
EXISTING LAND USE _____ DR
EXISTING LAND USE _____ L
NUMBER OF LOTS _____ 71
ACREAGE _____ 18.5 AC ±
D.U.A. _____ 3.83 ±

OWNERS

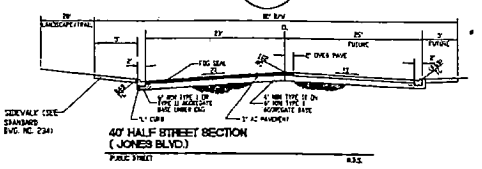
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON HARICHOL TRUST
3958 S. ATCHISON WAY, #B
AURORA, CO. 80014-5185

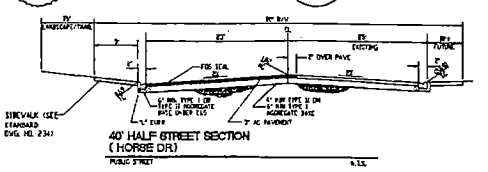
DEVELOPER

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OPEN SPACE TABULATION

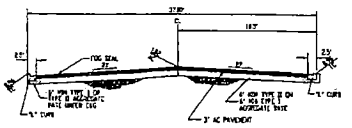
OPEN SPACE PROVIDED _____ 30,164 SQ.FT. (.69 AC.)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±
OPEN SPACE REQUIRED _____ 50,926 SF (1.16 AC.)

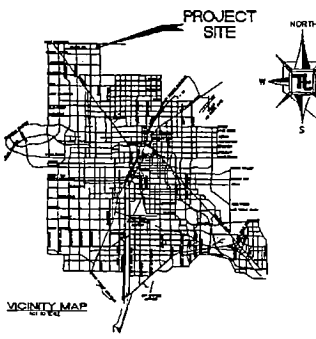


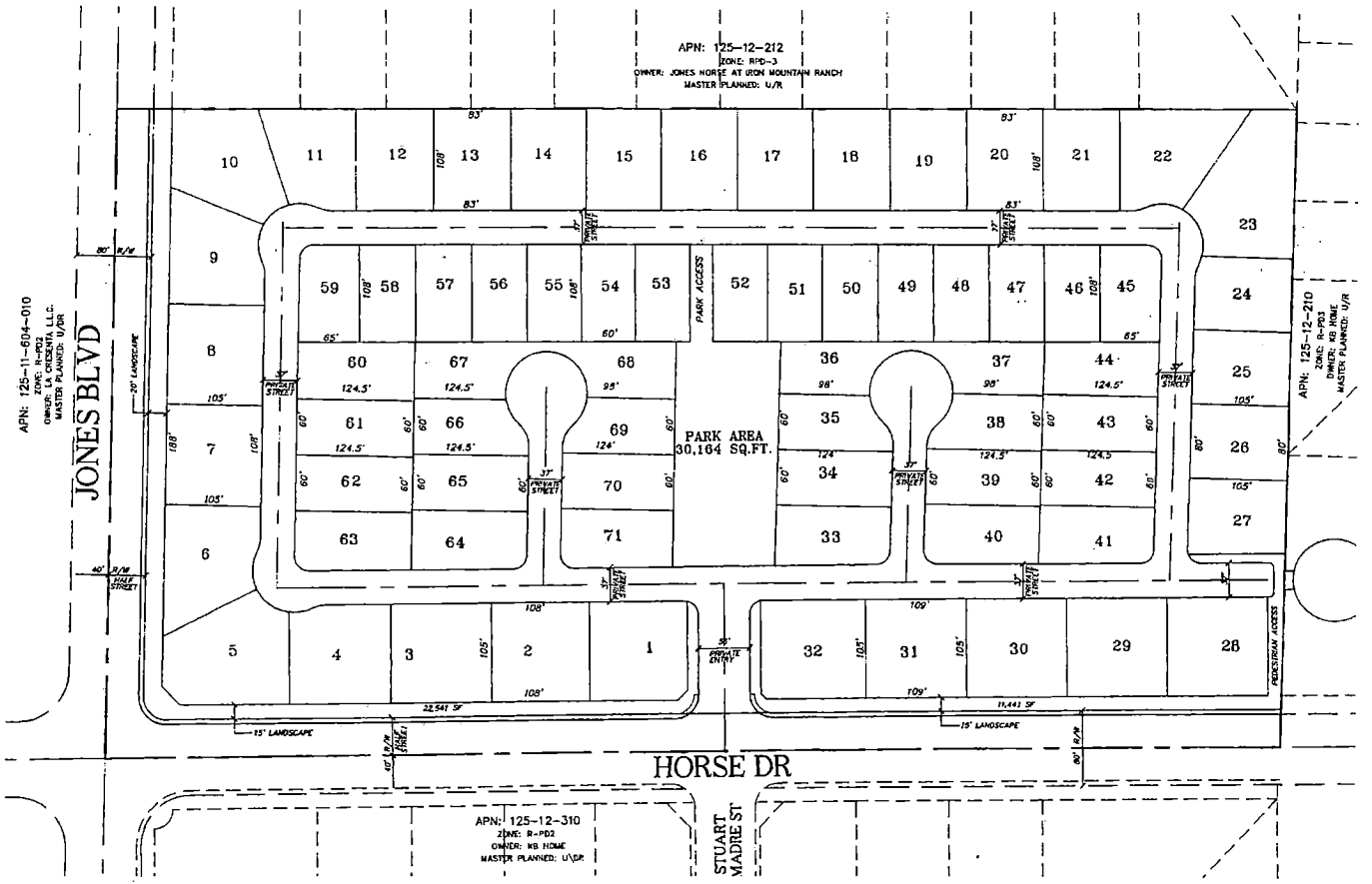


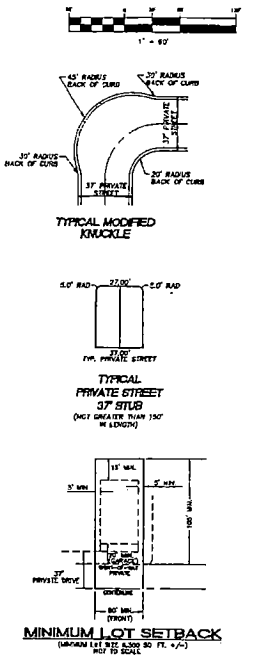
GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES. AVAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS. MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.









REVISIONS NO.6 (5-28-04)

UNIFIED CREDIT TRUST
3958 S. ATCHISON WAY #B
AURORA, CO. 80014-5185
(720) 493-7711

TETRA TECH, INC.
1900 16th Street, Suite 1200, Denver, CO 80202-5255
John M. Bonds, Jr. Reg. No. 19905 Las Vegas, Nevada Office (303) 248-4300

SITE PLAN
ACCOMPANY ZC/SDPR

JONES/HORSE
CITY OF LAS VEGAS

P09106-0004

SHEET 1 OF 1

ZON-4093
VAR-4094
SDR-4095

REVISED 05/28/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 4-12-04
Name: H.W.H. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
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Planning and Development Department
Current Planning Division
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Marion Pearce Penny Spence

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

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Erma L. Davis

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta/, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING & DEVELOPMENT

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

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

C.C.: 07/21/04

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

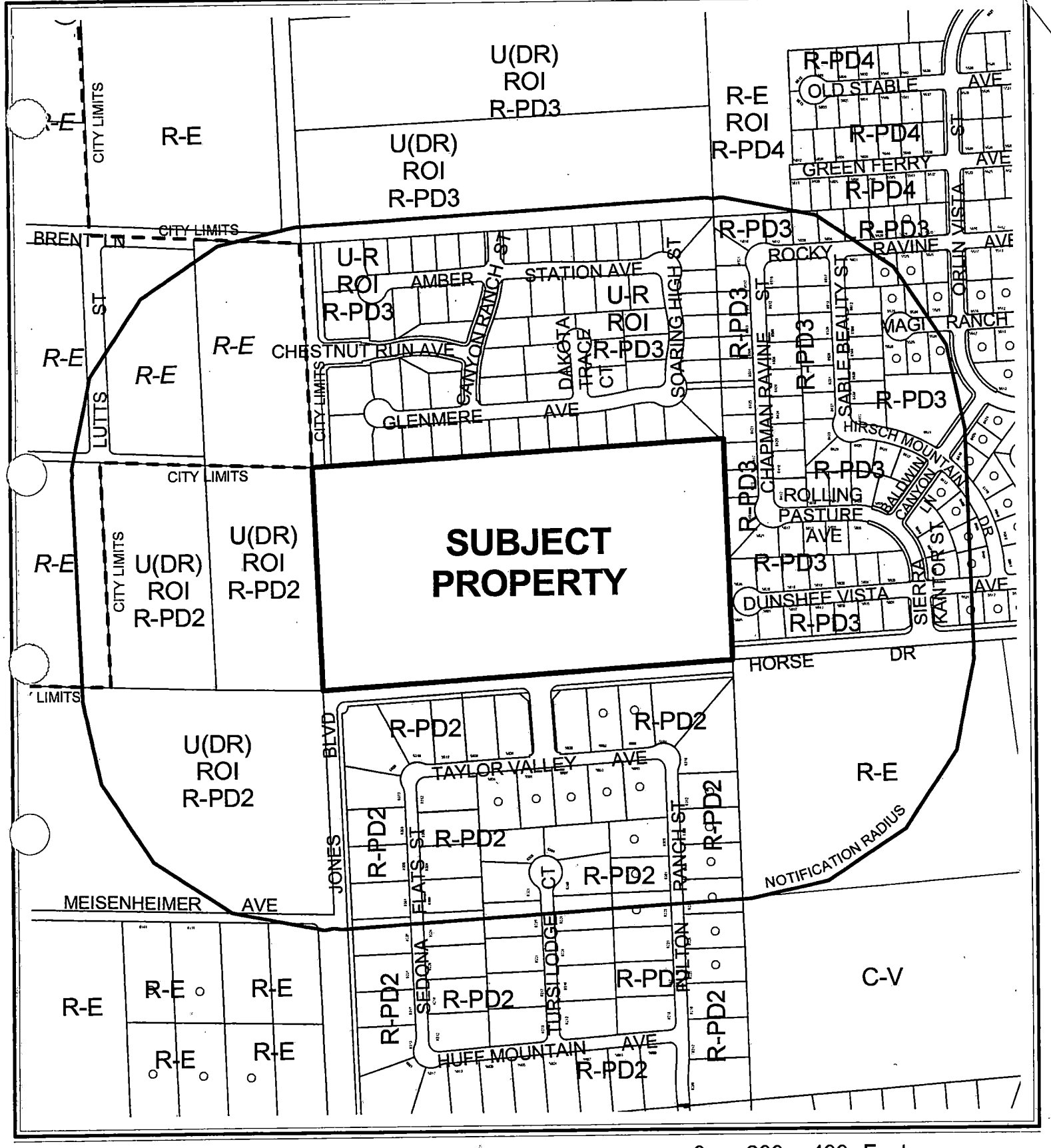
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)



CASE: **VAR-4094**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-4094 -
APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4093) and Site Development Plan Review (SDR-4095).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $116,092 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Variance to allow 34,340 square feet of open space where 65,363 square feet of open space is required for a 20.35-acre single-family detached development adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A companion general plan amendment application (GPA-4091), rezoning (ZON-4093), and site development plan review (SDR-4095) were filed with this proposed variance.

Since the last Planning Commission meeting, the applicant has submitted a revised site development plan for 71 lots. This new plan is providing 30,164 square feet of open space where 50,926 square feet is required.

B) Applicant's Justification

It is the position of the applicant that providing larger lots for each of the homeowners is preferable to providing increased usable open space.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04 The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.

05/27/04 The Planning Commission voted to hold this and all related items in abeyance to the 06/10/04 meeting to provide the applicant's representative to review the request.

06/10/04 The Planning Commission voted to hold this item in abeyance to the 06/24/04 meeting to provide time for the applicant time to meet with the neighborhood.

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

KCW

C) Neighborhood Meetings

03/23/04 A neighborhood meeting was held for the companion General Plan Amendment application. Fourteen residents attended the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.35 Acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) [R (Rural) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
South	R-PD2 (Residential Planned Development - 2 Units Per Acre)
East	R-PD3 (Residential Planned Development - 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development- 2 Units Per Acre)

E) General Plan Compliance

The site is located on the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR land use designation.

KCW

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

A) Zoning Code Compliance

A1) Landscape and Open Space Standards: R-PD

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
20.35 acres	4.32 DUA	1.65	7.37 %	65,363 SF	3.87	34,340 SF

This application requests relief from this standard. The subject deviation is 31,023 square feet.

B) General Analysis and Discussion

The applicant proposes a central park area located just inside of the subdivision. The park is connected to the interior street of the subdivision by a trail corridor. There is a pedestrian access shown that will be at the southeastern corner of the subdivision. The access will connect the interior of the subdivision to Horse Drive. The total area of 30,154 square feet does not meet the required 50,889 square feet required by the Code.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of

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

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by proposing too many lots within the subdivision. An alternative subdivision design that has fewer lots would allow conformance to the Title 19 requirements for open space.

In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 51 [Mailed with ZON-4093, GPA-4091 & SDR-4095] – 05/27/04 PC

APPROVALS 0

PROTESTS 2

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4094 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Sharon L Marchiol

Print Name: SHARON MARCHIOL

Subscribed and sworn before me

This 9th day of March, 2004

Ralynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
My Appointment Expires
No: 00-6820-1 5, 2004

Revised 2/12/02

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

TABULATION

APN # _____ 125-12-202-001
EXISTING ZONING _____ U
PROPOSED ZONING _____ RPD-4
EXISTING LAND USE _____ DR
EXISTING LAND USE _____ L
NUMBER OF LOTS _____ 71
ACREAGE _____ 18.5 AC ±
D.U.A. _____ 3.83 ±

OWNERS

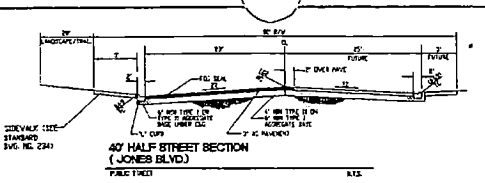
APN: 125-12-202-001
UNIFIED CREDIT TRUST
SHARON HARICHOL TRUST
3952 S. ATCHISON WAY, #B
AURORA, CO. 80014-5185

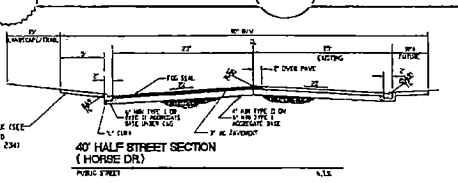
DEVELOPER

APN: 125-12-202-001
UNIFIED CREDIT TRUST
SHARON HARICHOL TRUST
3952 S. ATCHISON WAY, #B
AURORA, CO. 80014-5185

OPEN SPACE TABULATION

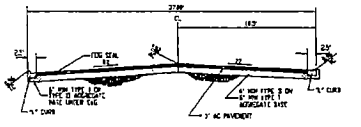
OPEN SPACE PROVIDED _____ 30,164 SQ.FT. (.69 AC.)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±
OPEN SPACE REQUIRED _____ 50,926 SF (1.16 AC.)

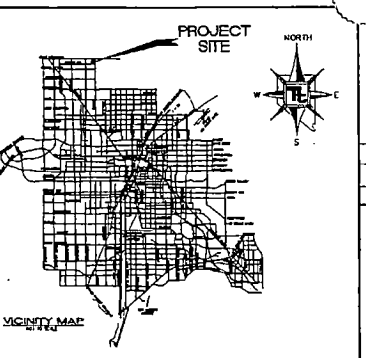


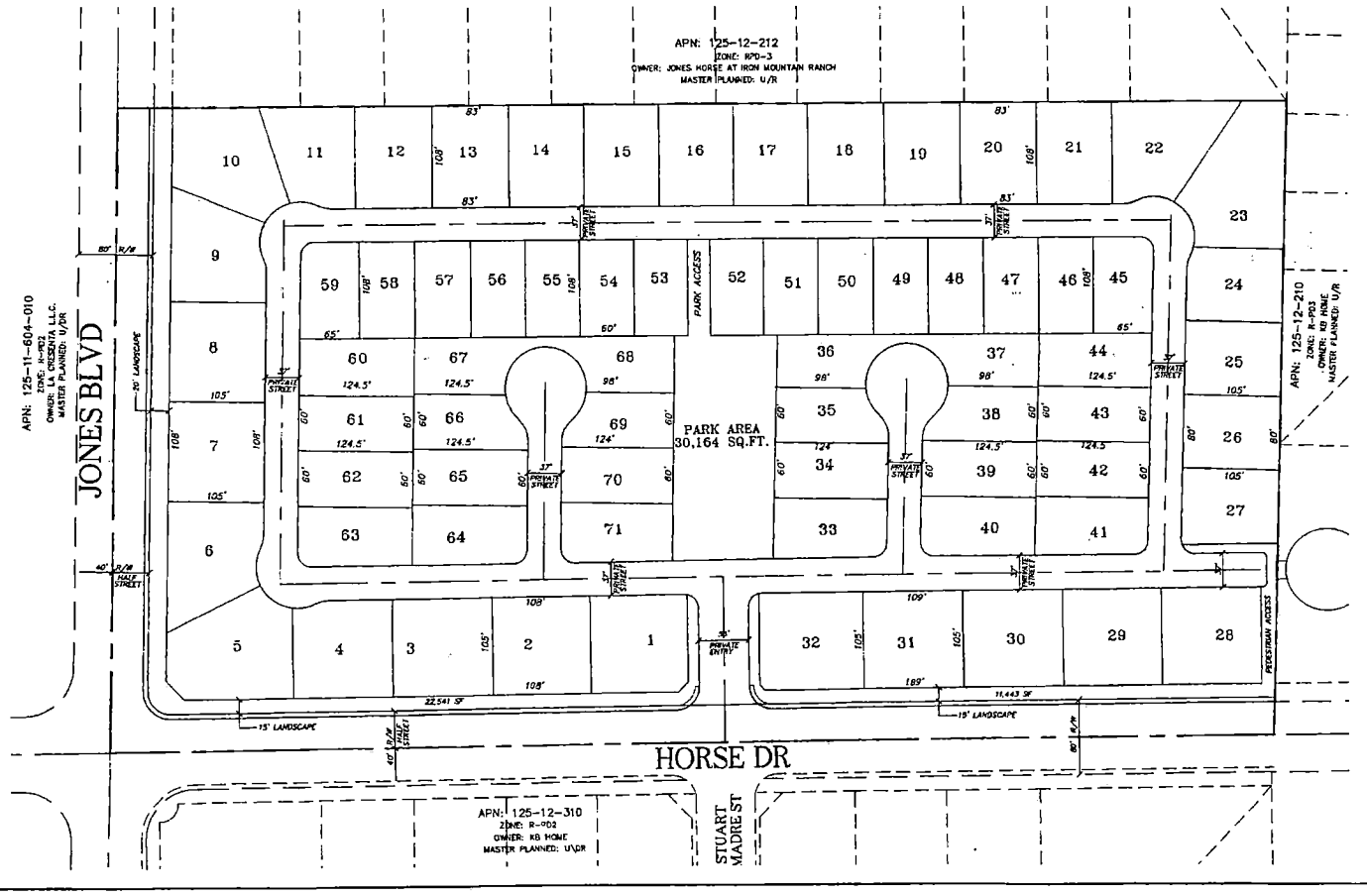


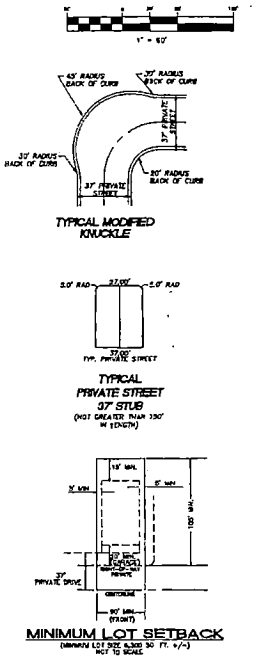
GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES, AVAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS. MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.









UNIFIED CREDIT TRUST
3952 S. ATCHISON WAY #B
AURORA, CO. 80014-5185
(720) 493-7711

TETRA TECH, INC.
143 Union Blvd, Suite 900, Lakewood, Colorado 80228 (303) 988-2000

REVISIONS NO.6 (5-28-04)

SITE PLAN
ACCOMPANY ZC/SDPR

JONES/HORSE
CITY OF LAS VEGAS

P09106-0004

1 of 1

ZON-4093
VAR-4094
SDR-4095

REVISED 05/28/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date: 4-12-04
Name: H.W.H. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

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

C.C.: 07/21/04

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

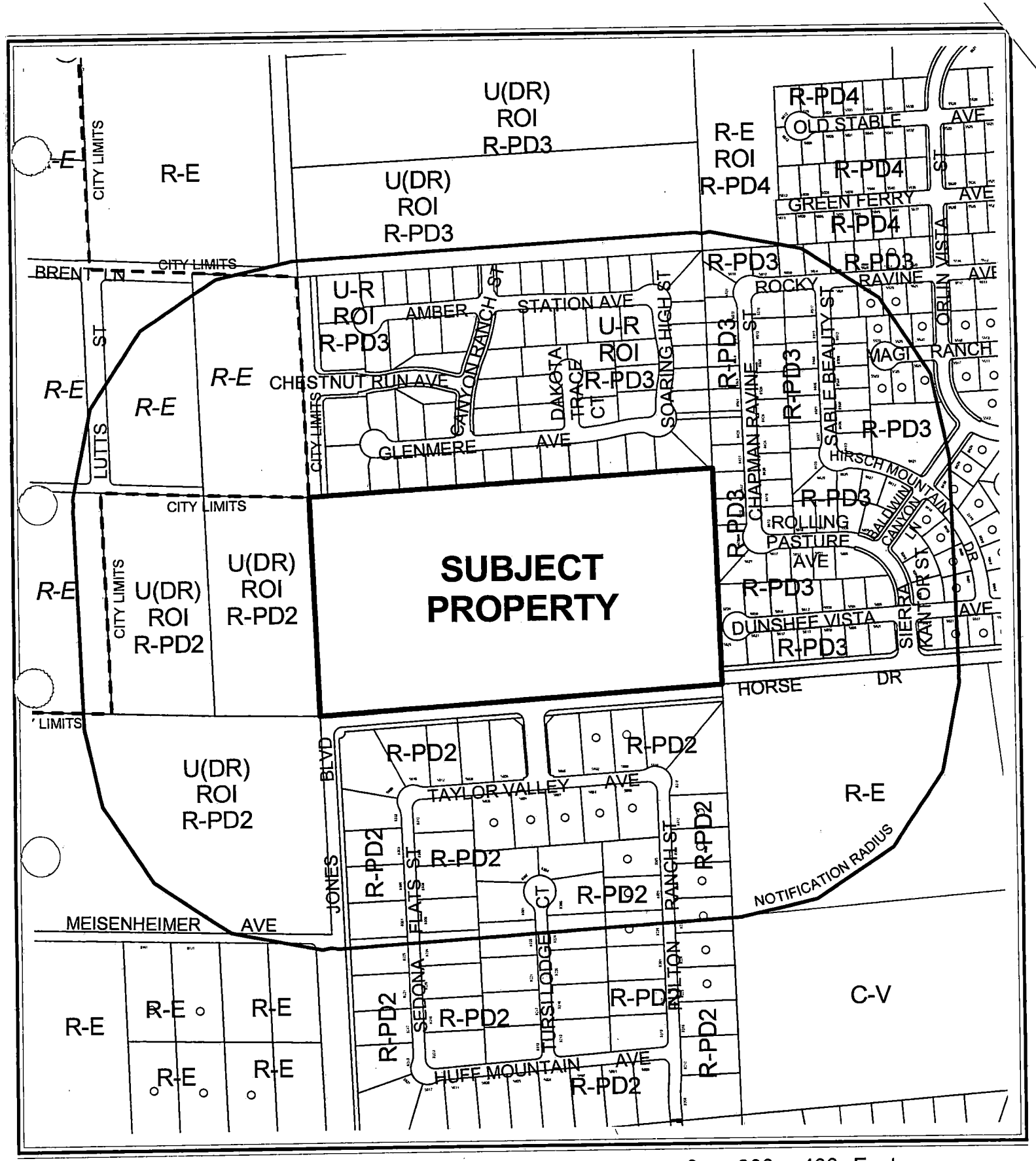
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)



CASE: **SDR-4095**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4091), Rezoning (ZON-4093), Variance (VAR-4094) approved by the City Council.

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

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

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

5. Maximum building height shall not exceed two stories or 35 feet whichever is less.

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 7.5 feet on the corner side, and 15 feet in the rear.

7. The landscaping plan shall be amended to show conformance to Code Standards.

8. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

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

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

Public Works

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

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

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

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4093 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review and a waiver of perimeter landscaping requirements for an 88 lot residential subdivision on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A General Plan Amendment (GPA-4091) and a Rezoning (ZON-4093) application were submitted as companion items.

Since the May 27th Planning Commission meeting, the applicant has submitted a revised plan showing 71 lots, with a minimum lot size of 6,300 square feet. A centralized park area of 30,164 square feet is provided for common open space in this project.

B) Applicant's Justification

According to the applicant, growth within the City of Las Vegas confines is developing at a rapid pace. They believe that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density single family residential development, the increase in the cost of land since the General Plan was adopted plays a mitigating role in the desire for increased density.

The minimum lot size is 6,300 square feet. A total of 30,164 square feet of open space, instead of the required 50,889 square feet, is proposed. A companion Variance (VAR-4094) has been filed to address the difference in open space.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this and all related items in abeyance to the June 10, 2004 meeting to provide the applicant's representative to review the request.
06/10/04	The Planning Commission voted to hold this item in abeyance to the 06/24/04 meeting to provide time for the applicant time to meet with the neighborhood.

KCW

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

C) Neighborhood Meetings

03/23/04 The required General Plan Amendment meeting was held with 14 residents in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.35

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East	R-PD3 (Residential Planned Development – 3 Units Per Acre)

KCW

West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent R-PD2 (Residential Planned Development – 2 Units Per Acre)

E) General Plan Compliance

The site is located on the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR (Desert Rural) land use designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review and a waiver of perimeter landscaping requirements for a 71 lot residential subdivision on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive. The west property line of the subject parcel is Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. Access to subdivision will be from Horse via a private entry. A 30,164 square foot park area is centrally located just inside of the subdivision. A trail is planned that will allow pedestrian access to the park from the northern most street in the subdivision.

KCW

ANALYSIS

Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed	Compliance
Min. Lot Size	6,300 Sq. Feet	Y
Min. Lot Width	60 Feet	Y
Min. Setbacks		
• Front	20 Feet	Y
• Side	5 Feet	Y
• Corner	7.5 Feet	Y
• Rear	15 Feet	Y
Max. Lot Coverage	60 %	Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposal meets the requirements for an R-PD (Residential Planned Development) development.

A2) Residential Adjacency Standards

The Residential Adjacency Standards Pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
SFD	N/A	2 per Unit	2	N/A	2	N/A

The proposal meets the requirements of Title 19.10 for parking.

A4) Landscape Standards

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

KCW

Standards	Required		Provided
	Ratio	Trees	
Parking Area	N/A	N/A	N/A
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	1,880/30= 63 Trees	39
• Min. Zone Width	6 Feet		5 feet
• Wall height	6 Feet		Not Shown

The proposal does not meet the landscaping requirements of the Urban Design Guidelines and Standards. A waiver of the perimeter landscaping standards has been requested by the applicant and is a part of this application.

A5) Open Space Standards:

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
20.35 acres	3.83 DUA	1.65	7.37 %	50,889 SF	3.87	30,164 SF

The proposal has requested relief from this standard. The subject deviation is 31,023 square feet. A companion variance (VAR-4094) has been submitted to address the applicant's proposal.

B) General Analysis and Discussion

- **Zoning**

The proposed L (Low Density residential) land use designation would allow the R-1 (Single family residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development with a density up to 5.49 dwellings unit per acre) zoning districts. The uses that are allowed in these zoning districts would not be compatible with the existing zoning districts in place in the neighborhood surrounding the subject site, which are U (DR), R-PD3, U (DR) under resolution of intent to R-PD2 and R-PD2 zoning districts.

In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

- **Site Plan**

The west property line of the subject parcel is Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. Access to subdivision will be from Horse via a private entry. A park area, that comprises approximately 2/3rds of the provided open space, is located just inside of the subdivision. A trail is planned that will allow pedestrian access to the park from the northern most street in the subdivision.

- **Waivers**

A waiver of the perimeter landscaping standards has been requested by the applicant and is a part of this application. The applicant has not provided sufficient justification for waiving this standard.

- **Landscape Plan**

The proposal does not meet the landscaping requirements of the Urban Design Guidelines and Standards.

- **Elevation**

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

- **Floor Plan**

The floor plans are typical of single-family residential developments and will be compatible with surrounding development

FINDINGS

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

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

   The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

KCW

Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural land uses.

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

The proposed development is inconsistent with the General Plan. It is inconsistent with the open space standards of the Code. A companion variance (VAR-4094) has been submitted to address the applicant's proposal. It is inconsistent with the Landscape, Wall and Buffer Standards and a waiver of the perimeter standards is part of this application for a Site Development Plan Review.

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

The subject site has access to Horse Drive and Jones Boulevard, both of which are designated as Secondary (80-foot) Collectors on the Master Plan of Streets and Highways.

The traffic capacity of Jones and Horse is consistent with the development as planned (very low density residential) for the immediate area. The traffic generated by the proposed density on the subject site will exceed that capacity.

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

The building and landscape materials are appropriate for this type of development. The issue is, however, that this type of project should not be located in this rural area of the City.

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

The building elevations are typical of single-family residential developments and will be compatible with surrounding development; it is, however, a development that exceeds the density characteristic of the area that will not be compatible with existing rural development and the aesthetics of that development in the area.

KCW

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

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

NOTICES MAILED 51 [Mailed with ZON-4093, VAR-4094 & GPA-4079] – 05/27/04 PC

APPROVALS 0

PROTESTS 7

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4095 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____ Yes _____ X _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Sharon R. Marchiol

Print Name: SHARON MARCHIOL

Subscribed and sworn before me

This 9th day of March, 2004

Ralynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
My Appointment Expires
No: 00-66201-1 Date: Dec 13, 2004

Revised 2/12/02

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

TABULATION

APN # 125-12-202-001
EXISTING ZONING U
PROPOSED ZONING RPD-4
EXISTING LAND USE DR
EXISTING LAND USE L
NUMBER OF LOTS 71
ACREAGE 18.5 AC ±
D.U.A. 3.83 ±

OWNERS

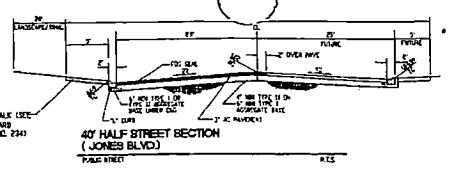
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #D
AURORA, CO. 80014-5195

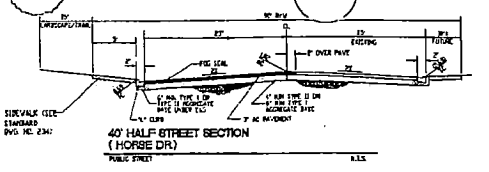
DEVELOPER

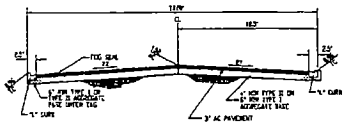
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #D
AURORA, CO. 80014-5195

OPEN SPACE TABULATION

OPEN SPACE PROVIDED 30,164 SQFT (.69 AC)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±
OPEN SPACE REQUIRED 50,926 SF (1.16 AC)

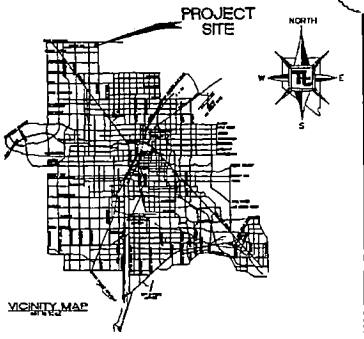


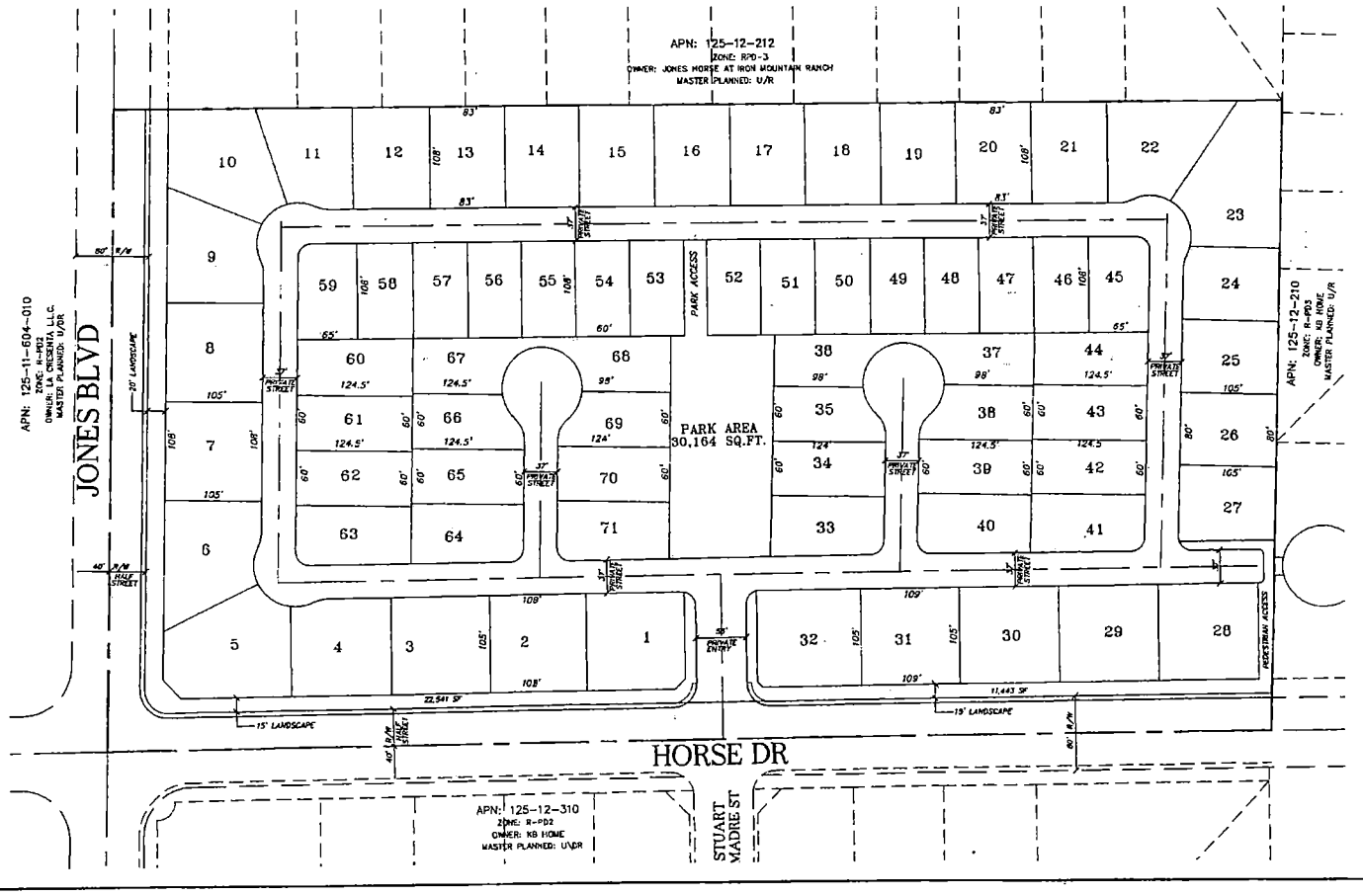


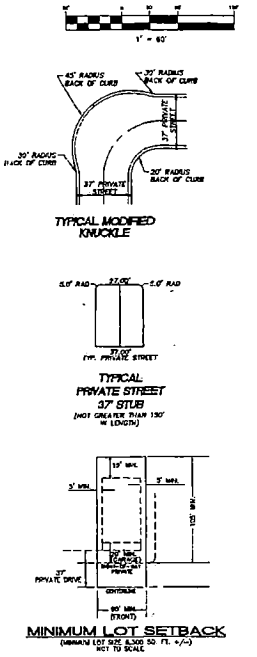


GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES, AVAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS. MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.







REVISIONS NO.6 (5-28-04)

UNIFIED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO. 80014-5195
(720) 493-7731

TETRA TECH, INC.
1475 South Bascom Ave., Suite 100, Campbell, CA 95008 (408) 341-4000

SITE PLAN
ACCOMPANY ZC/SDPR
JONES/HORSE
CITY OF LAS VEGAS

PROJECT NO. P09106-0004

ZON-4093
VAR-4094
SDR-4095

REVISED 05/28/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
ZON-4093
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0215
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 4-12-04
Name: H.W.H. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Marion Pierce Dennye Spence

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:47
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

James Marynow Linda Marynow

Address: 6280 Brent Lane, Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:47
PLANNING & DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Erma L. Davis _____

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING & DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
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South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
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South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING AND DEVELOPMENT

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

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

C.C.: 07/21/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/21/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 23 [VAR-4397] and Item 24 [SUP-4382].

DAVID CLAPSADDLE, Planning and Development, stated that this item was previously held in abeyance due to the applicant not being present. Staff's report has not changed; the business is converting from a childcare to an adult care facility. The Variance for parking requires 19 spaces; however, the applicant is requesting 10 spaces. Staff felt this would be adequate, as the adults are bused to the facility. The Special Use Permit is compatible with the surrounding area.

MINUTES – Continued:

MARK SABRAW, 2756 N. Green Valley Parkway, Henderson, concurred with staff's recommendation. He also stated that CHAIRMAN TRUESDELL would be missed, as he has always been fair and equitable. MR. SABRAW clarified for COMMISSIONER DAVENPORT that the facility provides assistance for adults with psychological problems, employment, learning disabilities or physical disabilities, but it is not a rescue mission or homeless shelter. The adults are picked up and taken to the facility for a short period of time while their primary caretakers are unavailable.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 23 [VAR-4397] and Item 24 [SUP-4382].

(6:42– 6:46)

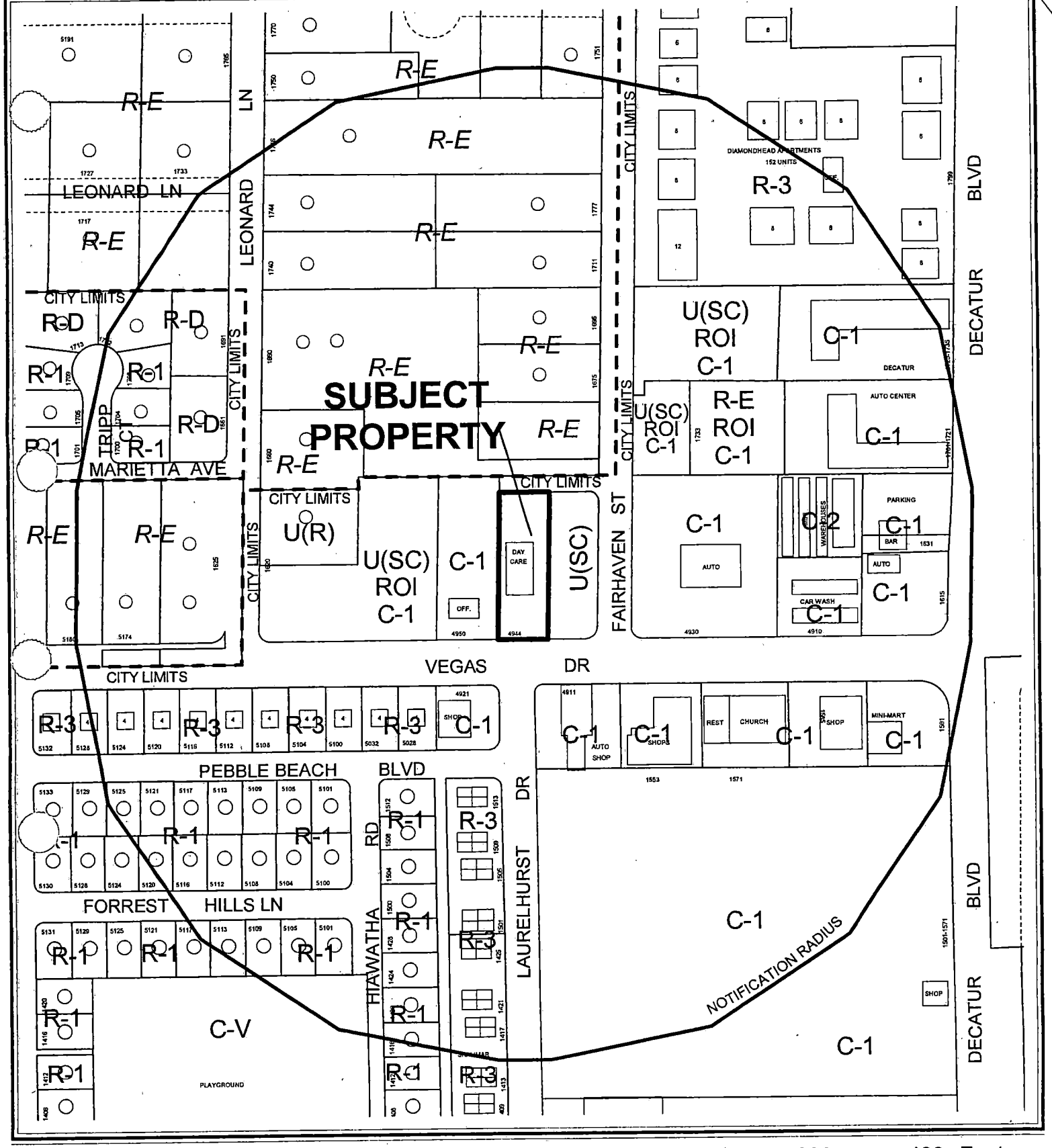
1-1323

CONDITIONS:

Planning and Development

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

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



CASE: **VAR-4397**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER

** CONDITIONS **

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

Planning and Development

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

06/10/04 The Planning Commission voted to hold this item in abeyance to the June 24, 2004 meeting to allow the applicant opportunity to attend the meeting.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting is not required for Variance applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.54

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

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

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

B) General Analysis and Discussion

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

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

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

NOTICES MAILED 90 (Mailed with SUP-4382 at 6/10/04 PC)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: SUNRISE ADULT DAY CARE, INC.

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

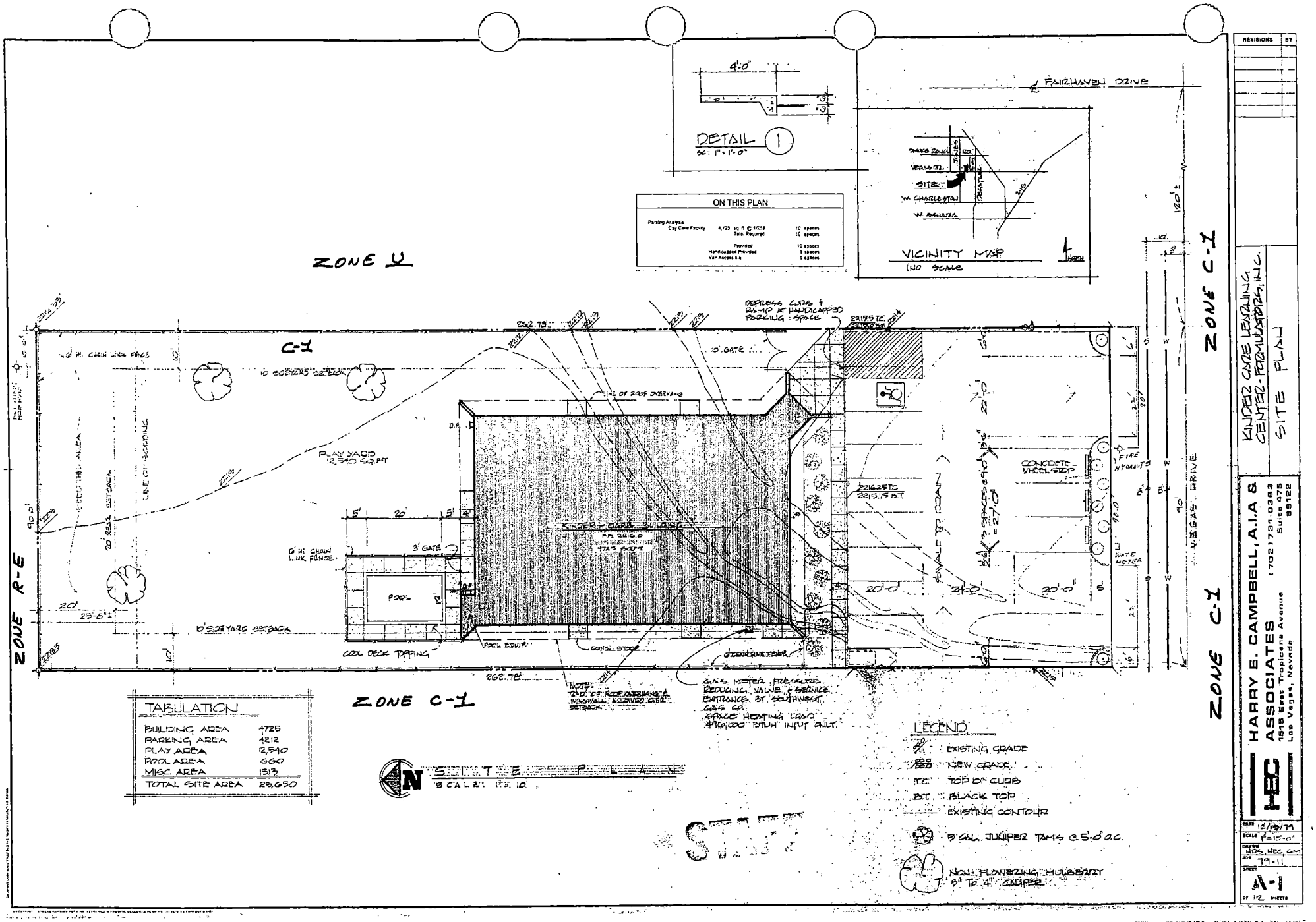
Print Name: Bruce Walters Sr. V.P. and CDO

Subscribed and sworn before me

This 29 day of April, 2004

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

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



REVISIONS | BY

KINDER CARE LEARNING CENTER - FOOTHILL DR., INC.

SITE PLAN

HARRY E. CAMPBELL, A.I.A. & ASSOCIATES
(702) 731-0363
1515 East Tropicana Avenue Suite 475
Las Vegas, Nevada 89122

DATE 12/13/79
SCALE 1"=10'-0"
DRAWN WDS, HEC, GM
JOB 79-11
SHEET A-1
OF 12 SHEETS

SUP-4382 VAR-4397
6-24-04 PC

SUP-4382 VAR-4397

STAFF

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

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

C.C.: 07/21/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/21/2004.

MINUTES:
NOTE: See Item 23 [VAR-4397] for all related discussion.

(6:42– 6:46)

1-1323

CONDITIONS:
Planning and Development

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

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

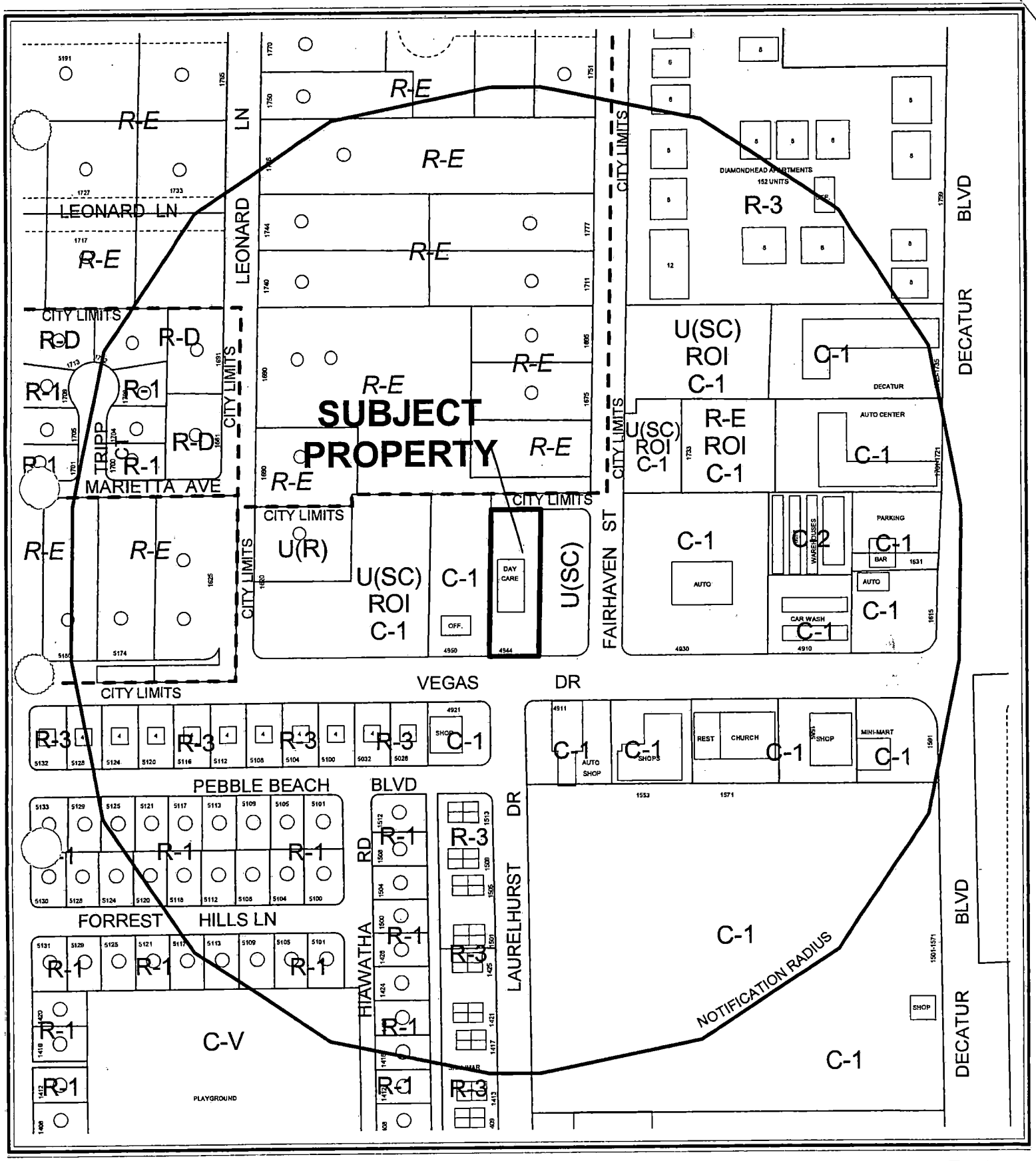
PLANNING COMMISSION MEETING OF JUNE 24, 2004
Planning and Development Department
Item 24 – SUP-4382

CONDITIONS – Continued:

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

Public Works

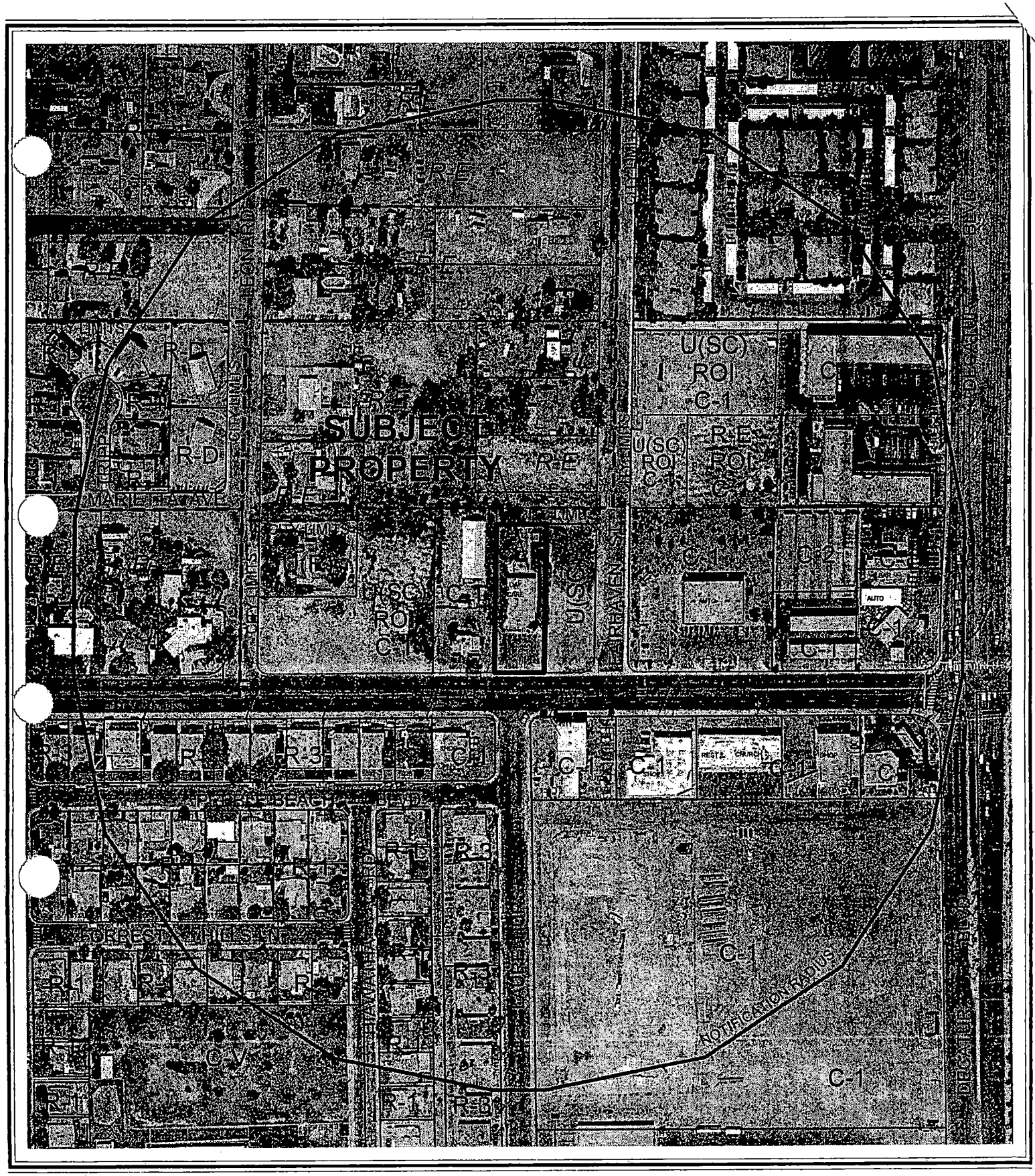
4. Remove all substandard public street improvements and unused driveway cuts on Vegas Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.



CASE: **SUP-4382**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **SUP-4382**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SUP-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC.

** CONDITIONS **

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

Planning and Development

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

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

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

Public Works

4. Remove all substandard public street improvements and unused driveway cuts on Vegas Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a Social Service Provider (Adult Day Care) at 4944 Vegas Drive. A related Variance (VAR-4397) request will be considered concurrently with this application.

B) Applicant's Justification

The former use of the existing building was for childcare, which makes this location perfect for the proposed use. In addition, the applicant will upgrade the existing facility to accommodate all current building codes.

BACKGROUND INFORMATION

A) Previous Actions

06/10/04 The Planning Commission voted to hold this item in abeyance to the June 24, 2004 meeting to allow the applicant opportunity to attend the meeting.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.54

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

County Notification

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application. No responses have been reviewed.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues were identified.

The Planning Commission is to take the Environmental Impact Assessment into consideration prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

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

A Variance (VAR-4397) has been requested to provide relief from Title 19 parking requirements.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Social Service Provider (Adult Daycare) use, and there are there are no similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

- Use

A Social Service Provider is a facility that provides assistance to persons with limited ability for self-care, but for who medical care is not a major element. The term includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter. The proposed Adult Day Care is intended for adults who require living assistance for short periods of time while their primary caretakers are unavailable. There is a companion Variance request to allow 10 parking spaces where 19 are required. The recommendation for the Variance is approval because those who will be under the Adult Day Care's supervision will generally be driven or bused to the facility. This results in the facility needing less parking than a typical Social Service Provider. The business is an existing use and no changes are proposed.

FINDINGS

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

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

The proposed Social Service Provider (Adult Day Care) provides a buffer between the intense commercial uses along Vegas Drive, and the single-family residential units to the north. Therefore the proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

The subject site will be physically suitable for the proposed Social Service Provider (Adult Day Care) with the approval of the companion Variance (VAR-4397) to allow 10 parking spaces where 19 are required. The proposed Adult Day Care will not require as many parking spaces as a typical Social Service Provider because the majority of the people in its care will be bused or driven to the facility. The recommendation for the Variance is approval.

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

The site will receive access via a drive from Vegas Drive, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways, which will be adequate in size to meet the requirements of the proposed use.

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

The site will be subject to ongoing inspection and will therefore not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED 90 (Mailed with VAR-4397 at 6/10/04 PC)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-4382

Case Number: _____ APN: 138-24-803-022

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

Name of Applicant: SUNRISE ADULT DAY CARE, INC.

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: KinderCare Learning Centers, Inc. by: [signature]

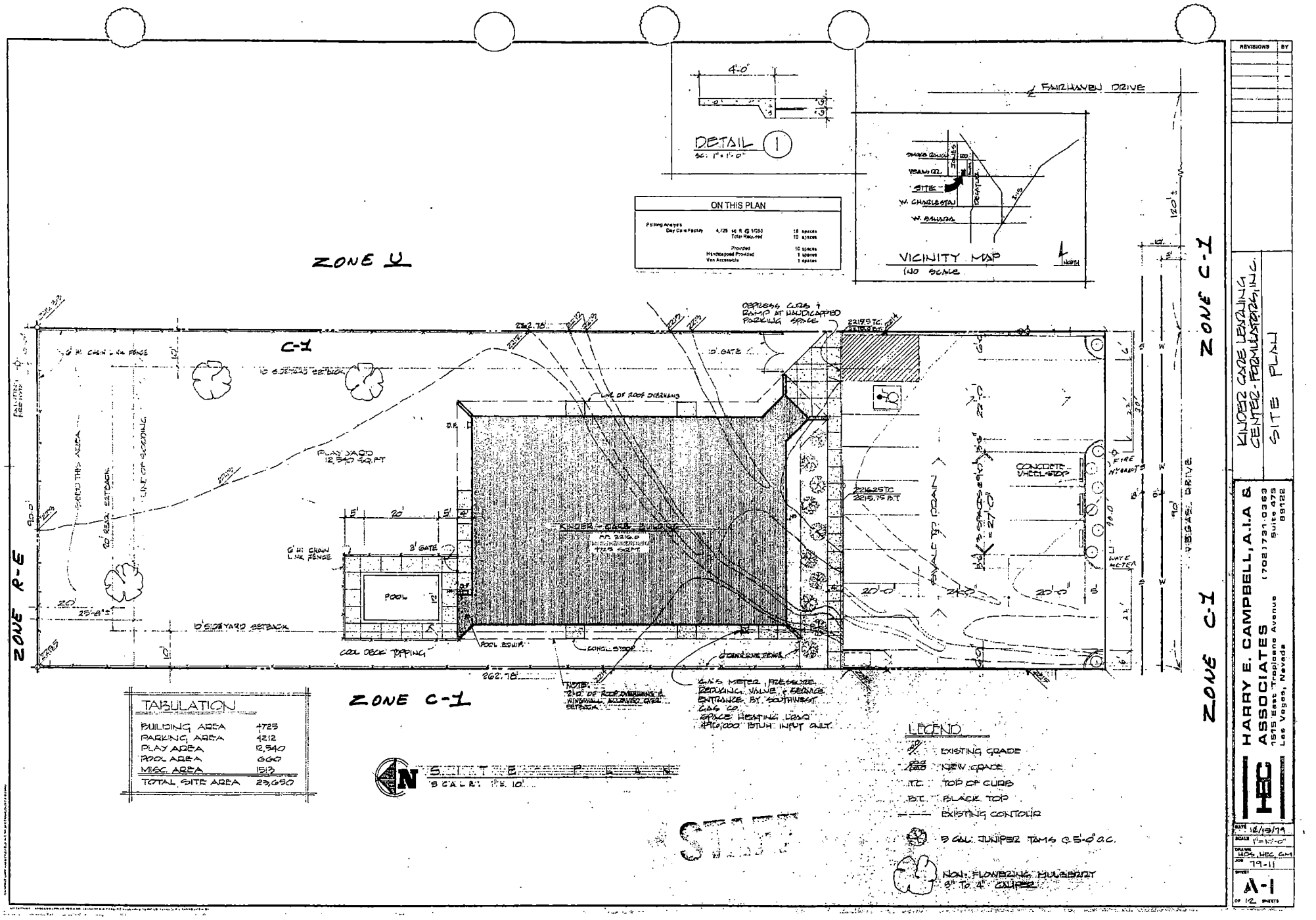
Print Name: Bruce Walters, Sr VP and COO

Subscribed and sworn before me

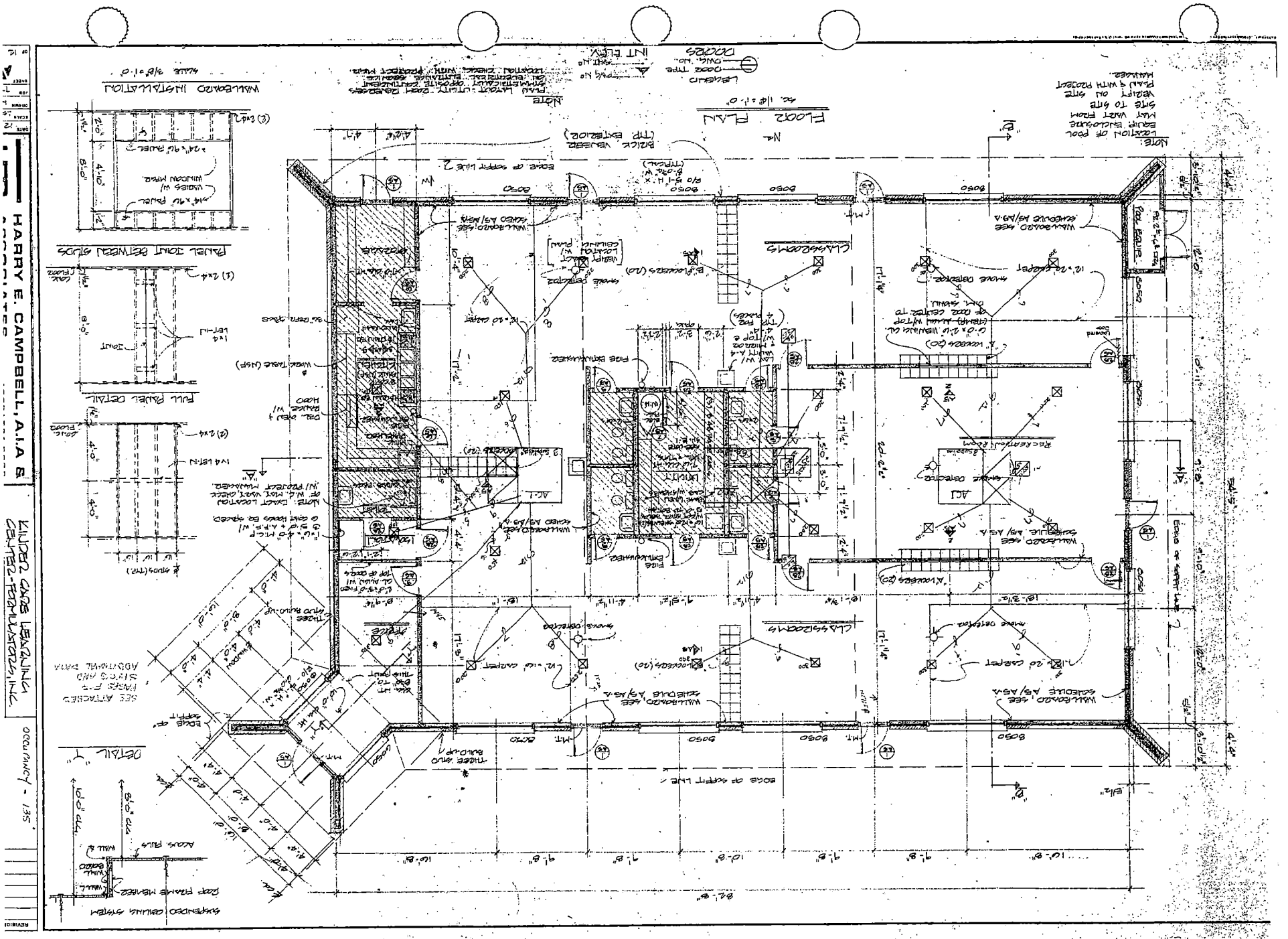
This 13 day of April, 2004

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

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



SUP-4382 VAR-4397



SUP-4382 VAR-4397

STAFF

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 24, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: M. MARGO WHEELER [ ] **CONSENT** [X] **DISCUSSION**

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

C.C.: 07/21/04

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submittal at the Meeting – Handout by Sharon Tyner-Sabraw, which entailed rules and regulations, definitions, photos and diagrams of the subject site

MOTION:
NIGRO – APPROVED subject to conditions – Motion carried with EVANS voting No

To be heard by the City Council on 7/21/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 25 [GPA-3670], Item 26 [ZON-3672] and Item 27 [SDR-3958].

DAVID CLAPSADDLE, Planning and Development, stated that these applications were previously held to work with the applicant on a revised Site Plan. The Site Plan has been revised and staff's reports have been updated. Between Lilly Lane and McKnight Street, all the land use designations for the properties on this block are Low. This is the first Medium Density project that will go between Lilly Lane and McKnight Street and Harris Avenue and Poppy Lane. He pointed out several areas that were designated Medium Density Residential west and south of

MINUTES – Continued:

this proposed project. Staff felt that this project would not be compatible with the surrounding area. He also summarized the changes to the Site Plan. The number of units have been reduced to 40; the project now meets the residential adjacency standards to the north of this project; the parking along Lily Lane has been removed and staff felt that the applicant could meet the 65 parking spaces required. In addition, the Code requires a 15 foot set back along the side and rear of the property; however, the revised Site Plan reflects only 10. Should the Site Plan be approved as is, the applicant would be required to Renotify and request a Waiver for the set back. Although there have been a lot of improvement to the Site Plan; staff is still concerned with the Medium Density designation and the designing aspects of the Site Plan.

MR. CLAPSADDLE clarified for COMMISSIONER EVANS that staff had sufficient time to receive the Revised Site Plan, review it and update it prior to this Planning Commission meeting.

SHARON TYNER-SABRAW, 2756 N. Green Valley Parkway, Henderson, appeared on behalf of the owners of the property. She outlined, in detail, the handout given to the Commission regarding rules and regulations, definitions, photos and diagrams of the subject site. She pointed out surrounding parcels that needed maintenance. She felt this project would make a huge impact in the area.

MR. CLAPSADDLE clarified for COMMISSIONER McSWAIN that the Land Use Designation is Medium and the zoning is Residence Estates. COMMISSIONER McSWAIN stated that some communities within older areas work hard to try to preserve the real character of their neighborhoods, but she does not see this happening with this particular neighborhood. Whether or not this was a Rural Preservation Neighborhood, it is still questionable as to what is being preserved as most of the parcels are vacant properties. She would support the application.

MARK SABRAW stated they would be willing to do a Site Plan Review, as there were a few conflicts with parking and the required set back. CHAIRMAN TRUESDELL stated that the concern is with the zoning in the General Plan Amendment. MR. CLAPPSADDLE informed the Commission that there is sufficient time to review before the next Council meeting to make sure the Code is met. The applicant was providing a 10-foot set back where 15 feet is required; the landscaping was short four trees; and the applicant needed to provide two additional parking spaces.

MARGO WHEELER, Planning and Development, stated that if the Commission preferred to go forward with the Site Plan, the Conditions could be revised. A requirement could be made that the Site Plan be revised to meet Code standards or obtain an approval of a Variance thereon. With this additional condition, the Planning Commission would be able to move forward and allow the applicant to make the changes as referenced by MR. CLAPSADDLE.

MINUTES – Continued:

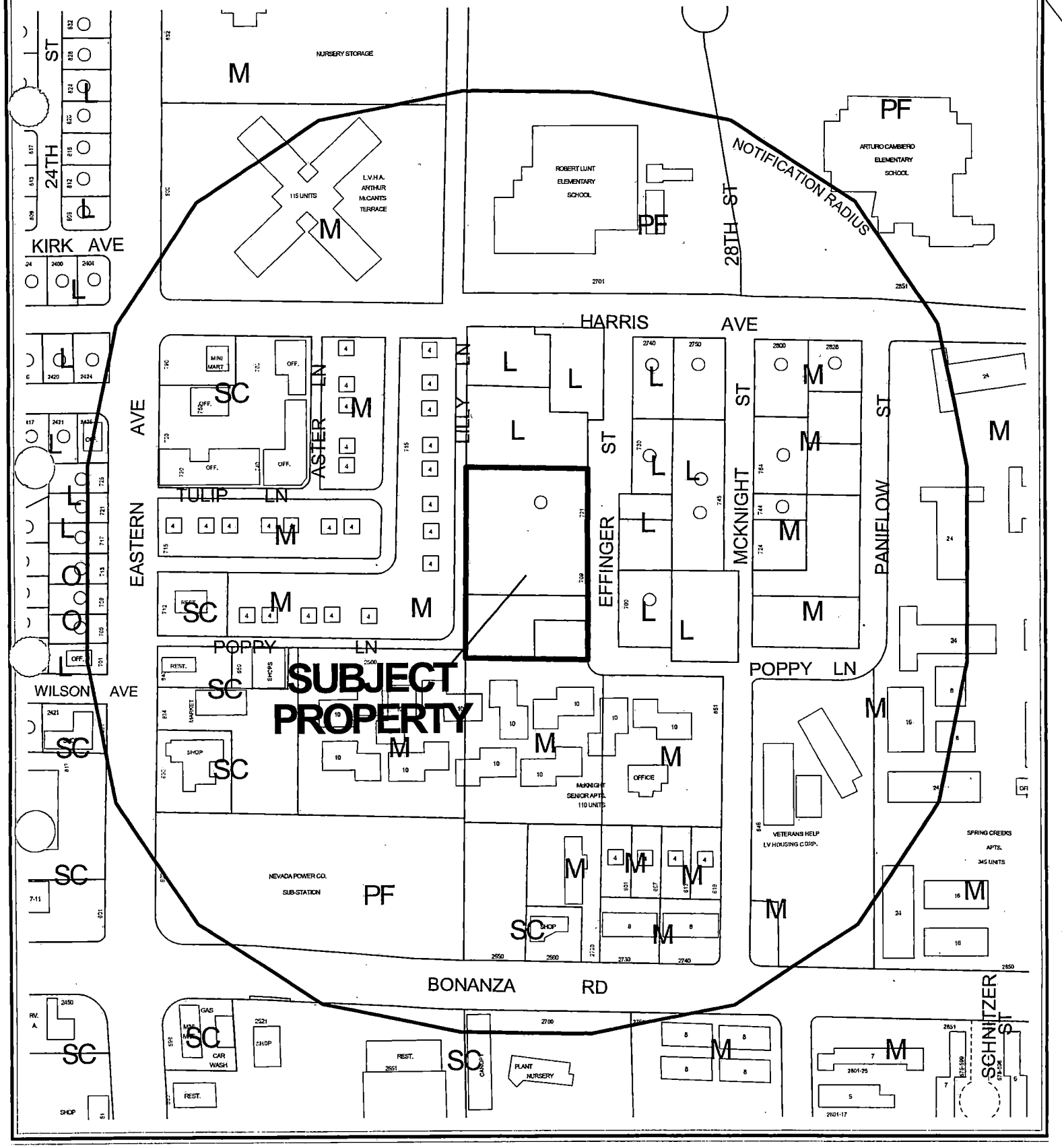
DAVID GUERRA, Public Works, confirmed for CHAIRMAN TRUESDELL that there were not any Public Works issues on this particular item.

COMMISSIONER EVANS commented that staff recommended denial on this application. Although he had not reviewed the revised Site Plan, the project sounds like it may be more palatable. His concern was the 25 units per acre, which causes the density to be excessive. MR. CLAPSADDLE responded that the applicant is now requesting to build 16 units per acre, which is a substantial change. However, staff is still concerned that this particular project would be the only Medium Density Residential on the entire block between Harris Avenue, Lilly Lane, Poppy Lane and McKnight Street. Staff confirmed for COMMISSIONER EVANS that this proposed project is not the appropriate place for Medium Density. The revised Plan is better, but it still requires R3 zoning and the Plan Amendment.

COMMISSIONER EVANS pointed out, for the record, that his voting no is not based entirely on his disapproval of the application; he simply did not have the materials available for review prior to this meeting to make an informed decision. He wished the applicant good luck.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 25 [GPA-3670], Item 26 [ZON-3672] and Item 27 [SDR-3958].

(6:46– 7:06)



0 200 400 Feet

CASE: **GPA-3670**

RADIUS: 750 FT

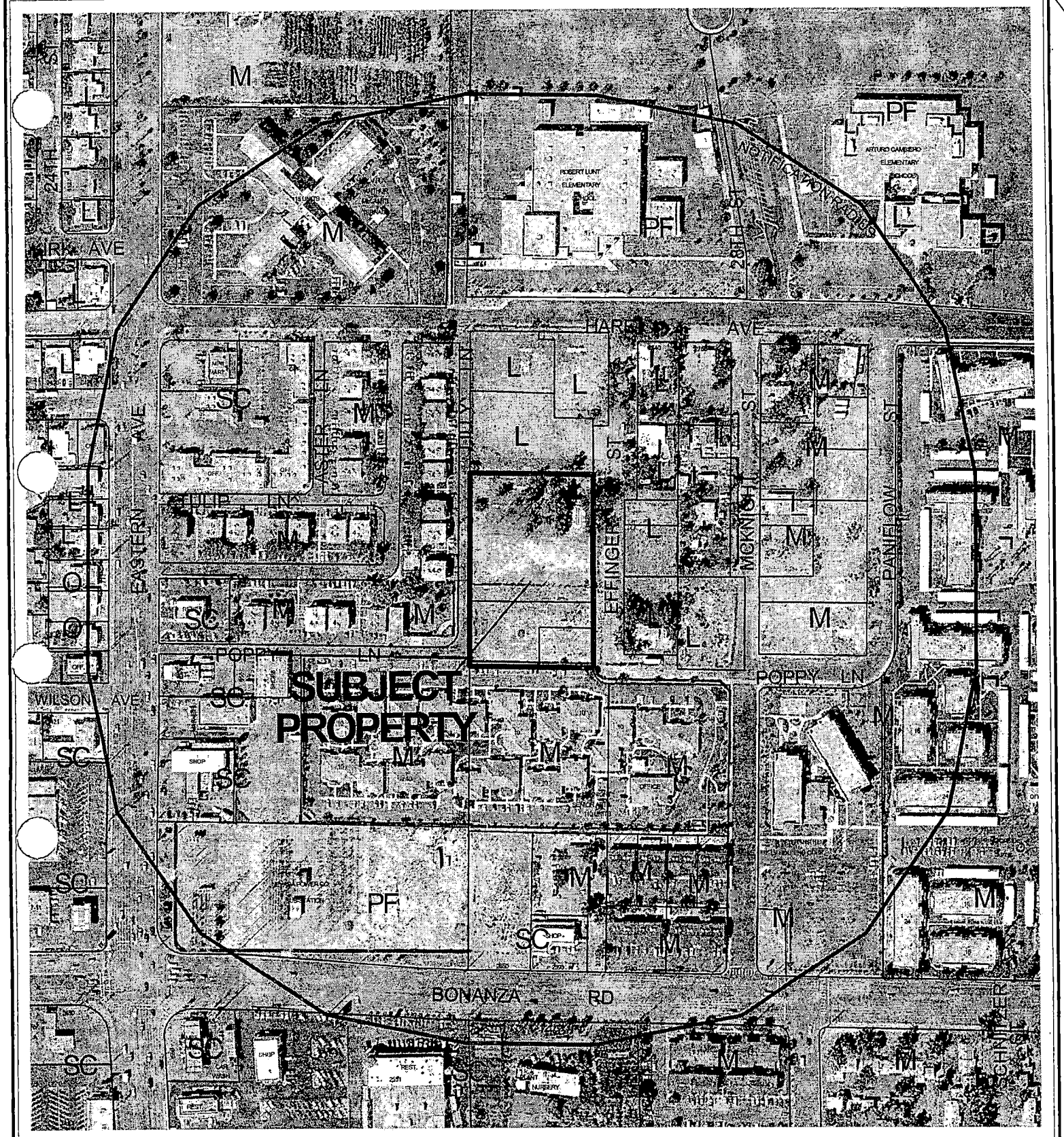
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

N



CASE: **GPA-3670**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GENERAL PLAN AMENDMENT - GPA-3670 -
APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northwest corner of Effinger Lane and Poppy Lane from L (Low Density Residential) to M (Medium Density Residential). A rezoning application (ZON-3672) and a site plan (SDR-3958) 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 L (Low Density Residential) land uses with a maximum density of six dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre and Medium Density Residential up to 25 dwelling units per acre.

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.

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.

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 L (Low Density Residential) land uses, with a maximum density of 5.5 dwelling units per acre.

04/08/04 The Planning Commission voted to hold this item (GPA-3670) in abeyance to give the applicant time to meet with staff and address density and design issues related to the overall project.

05/27/04 The Planning Commission voted to hold this item (GPA-3670) in abeyance in an effort to provide the applicant an opportunity to work with staff. Staff met with the applicant on May 11, 2004 and with their designer on June 2, 2004 to discuss these issues; revised plans depicting a decrease in the number of units have been submitted.

DETAILS OF APPLICATION REQUEST

Site Area: 2.09 Acres

EXISTING LAND USE

Subject Property	Single family residential and vacant
North	Single family residential
South	Multi-family residential
East	Across Effinger Lane, single family residential
West	Across Lilly Lane, duplex residential

PLANNED LAND USE

Subject Property	L (Low Density Residential)
North	L (Low Density Residential)
South	M (Medium Density Residential)
East	Across Effinger Lane, L (Low Density Residential)
West	Across Lilly Lane, M (Medium Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-E (Residence Estates)
South	R-3 (Medium Density Residential)
East	Across Effinger Lane, R-E (Residence Estates)
West	Across Lilly Lane, R-3 (Medium Density Residential)

DEFINITIONS

L (Low Density Residential)
(3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

M (Medium Residential)
(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

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 (Rural Preservation Neighborhood) 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.

ISSUES

INTERAGENCY
None

RURAL PRESERVATION NEIGHBORHOOD

A portion of the site is located within an area identified as a Rural Preservation Neighborhood. Chapter 278 of the Nevada Revised Statutes stipulates the conditions under which lands are identified as Rural Preservation Neighborhoods. Within these Rural Preservation Neighborhoods, residential development density is limited to two dwelling units per acre.

RURAL PRESERVATION NEIGHBORHOOD BUFFER

Another portion of the site is within an area identified as a buffer for a Rural Preservation Neighborhood. Chapter 278 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown.

ANALYSIS

The Southeast Sector Plan designates the subject area and the larger area around it to the north and east for single-family residences at no more than 5.5 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 is classified.

The applicant submitted a letter with the application, stating: "The land use application will produce an environment of stable and desirable character consistent with the objectives of Title 19 and the General Plan due to the area in which it will service." To the contrary, the land use application is inconsistent with the General Plan and the provisions for Rural Preservation Neighborhoods (RPN's). The General Plan allows only 5.5 dwelling units per acre and the more restrictive standards of the RPN permit no more than two dwelling units per acre and three dwelling units per acre in RPN Buffers. A land use classification of M that permits up to 25 dwelling units per acre is not a desirable transition to existing single-family dwellings.

Part of the subject property is located within the RPN. The Nevada Revised Statutes specifically states, "...the governing body shall take such actions as are necessary and appropriate to ensure that the rural character of each rural preservation neighborhood is preserved." Consequently, for this part, the property may not be redesignated to another classification. Part of the subject property is also located within the Rural Preservation Neighborhood (RPN) Buffer. This 330-foot transitional buffer exists because of the RPN. Within this buffer area, residential development density is limited to three dwelling units per acre, **unless good cause is shown**. Unlike the RPN, the RPN Buffer area may be reclassified when it can be demonstrated that there is good cause for doing so. 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.**

   The density of the proposed General Plan Amendment is not compatible with the existing adjacent land uses. A density of up to 25 dwelling units per acre is extreme compared to densities of two and three dwelling units per acre permitted within the adjacent areas.

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

   Because the zones permitted within an M classification permit a density of development of up to 25 dwelling units per acre, compatibility is an issue as it is for the first condition.

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

   The property does not have direct access to a major street. Effinger Lane, a local street, would provide the best access, but it would be shared with single-family dwellings. The property is within 1½ miles of a fire station at 633 N. Mojave Road and within a mile of the Northeast Command Metro substation at Mojave Road and Washington Avenue.

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

   Objectives and policies applicable to the subject area are addressed in the *City of Las Vegas Master Plan 2020.* The subject property is specifically located in the "Neighborhood Revitalization Area." Objective 2.4 (page 45) states: "To ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced." For the reasons stated in the Analysis section above, it is the staff's opinion that the subject request is contrary to this objective.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/04/04 A neighborhood meeting sponsored by the applicant was held at the Las Vegas Library. Four people attended the meeting. Two of the four represented the owner of a senior complex to the south, and the other two were not residents but were relatives of a nearby property owner. Concerns included the following:

- Whether there would be a resident manager on site.
- What trees and landscaping would be provided

NOTICES MAILED: 57 (Mailed with ZON-3672 & SDR-3958 @ 5/27/04 PC)

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3670 APN: 139-25-410-007

Name of Property Owner: JANET + STEVE WILSON

Name of Applicant: JANET + STEVE WILSON

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: Terry Dietz

Subscribed and sworn before me

This 5 day of January, 2004

Kaye Hymas

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
KAYE HYMAS
My Appointment Expires
January 13, 2007
No: 03-80063-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3670 APN: 139-25-410-042

Name of Property Owner: RM PROPERTY HOLDINGS

Name of Applicant: AARON WALLACE

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: Tony Diaz

Subscribed and sworn before me

This 5 day of January, 2004

Kaye Hymas

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
KAYE HYMAS
My Appointment Expires
January 13, 2007
No: 03-80063-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3670 APN: 139-25-410-043

Name of Property Owner: RM PROPERTY HOLDINGS

Name of Applicant: AARON WALLACE

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: Terry Dietz

Subscribed and sworn before me

This 5 day of January, 2004

Kaye Hymas

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
KAYE HYMAS
My Appointment Expires
January 13, 2007
No: 03-80063-1

POWER OF ATTORNEY

State of Nevada)
) ss
County of Clark)

KNOW YE ALL MEN BY THESE PRESENTS,
That We, Janet D. & Steve G. Wilson
Address: P. O. Box 462-Station M 9th Ave SW
City: Calgary Alberta
County: Calgary Alberta
State: Canada

Do hereby make, constitute and appoint Terry Dietz of:

Address:	2984 E. Russell Rd.
City:	Henderson, NV 89014
County:	Clark
State:	Nevada
Phone No.:	434-4500

As our true and lawful attorney-in-fact, for us and in our name, place and stead to complete whatever actions necessary to fulfill all requirements.

We further give and grant to said attorney-in-fact full power and authority to do and perform every act necessary and proper to be done in the exercise of any of the foregoing powers as fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do, or cause to be done by virtue hereof.

This instrument may not be changed orally.

In witness whereof, I have hereunto set my hand and seal this 5 day of Jan, 2004. Steve G Wilson
Signature

Subscribed and sworn before me .

This 5 day of January, 2004
Kaye Hymas
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
KAYE HYMAS
My Appointment Expires
January 13, 2007
No: 03-80063-1

POWER OF ATTORNEY

State of Nevada)
) ss
County of Clark)

KNOW YE ALL MEN BY THESE PRESENTS,
That I, Aaron Wallace, President of: R M Property Holdings LLC
Address: 2984 E. Russell Rd.
City: Las Vegas
County: Clark
State: Nevada
Phone No. 434-4500

Do hereby make, constitute and appoint Terry Dietz of:

Address:	2984 E. Russell Rd.
City:	Henderson, NV 89014
County:	Clark
State:	Nevada
Phone No.:	434-4500

As my true and lawful attorney-in-fact, for me and in my name, place and stead to complete whatever actions necessary to fulfill all requirements.

I further give and grant to my said attorney-in-fact full power and authority to do and perform every act necessary and proper to be done in the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do, or cause to be done by virtue hereof.

This instrument may not be changed orally.

In witness whereof, I have hereunto set my hand and seal this 12 day of Feb, 2004.

Signature

CERTIFICATE OF NOTARY
State of Nevada)
)
County of Clark) ss

On this 12 day of Feb, in the year 1999, before me personally came and appeared Aaron Wallace, known and known to me, to be the individual described in and who executed the foregoing Instrument, and who duly acknowledged to me that he executed same for the purpose therein contained.

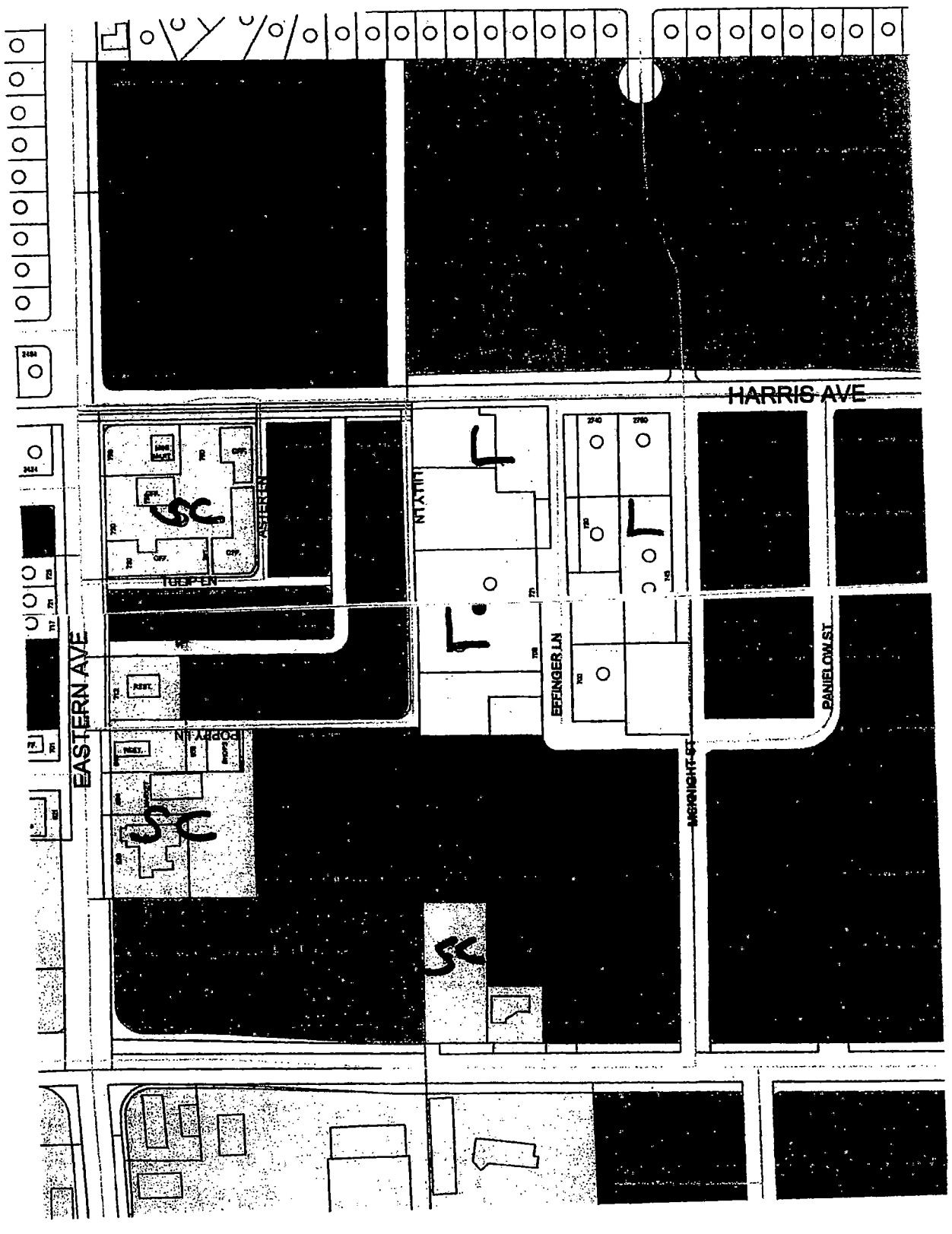
In witness whereof, I hereunto set my hand and official seal.

Notary Public

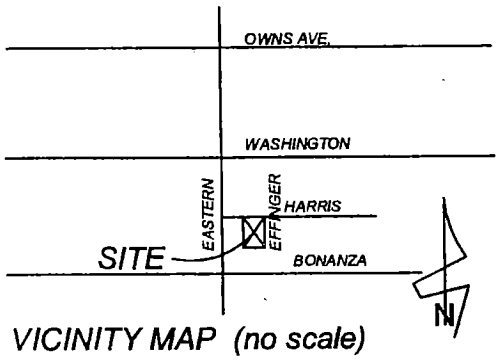
My commission expires: 1-13-07

Notary Public - State of Nevada
County of Clark
KAYE HYMAS
My Appointment Expires
January 13, 2007
No: 03-80063-1

N



GPA-3670
6-24-04 PC



VICINITY MAP (no scale)

LANDSCAPE SCHEDULE



PALO VERDE / CHILEAN MESQUITE, 24" BOX

TEXAS RANGERS, CASIAS, RED BIRDS, 5 GAL.

CRUSHED RED SAND STONE AND FINES WITH OVERCASTINGS OF STONES TO 6" GROUND COVER
SMALL SHRUBS, FIVE GAL. (PENSTEMMINS, POWIS CASTLE, GERMANDER, VARIOUS SAGE, ETC. 1 GAL.

PARKING ANALYSIS

TOTAL 1BR UNITS = 24 @ 1.25 SPS. / DU. = 30 SPS
TOTAL 2 BR UNITS = 16 @ 1.75 SPS. / DU. = 24 SPS.
VISITOR PARKING / 1 BR = 5
VISITOR PARKING / 2 BR = 4 TOTAL REQ'D. = 63
TOTAL NUMBER OF SPACES SHOWN = 63
TOTAL NUMBER COVERED 40 REQ'D, 40 SHOWN

ASSESSOR'S PARCEL NUMBER

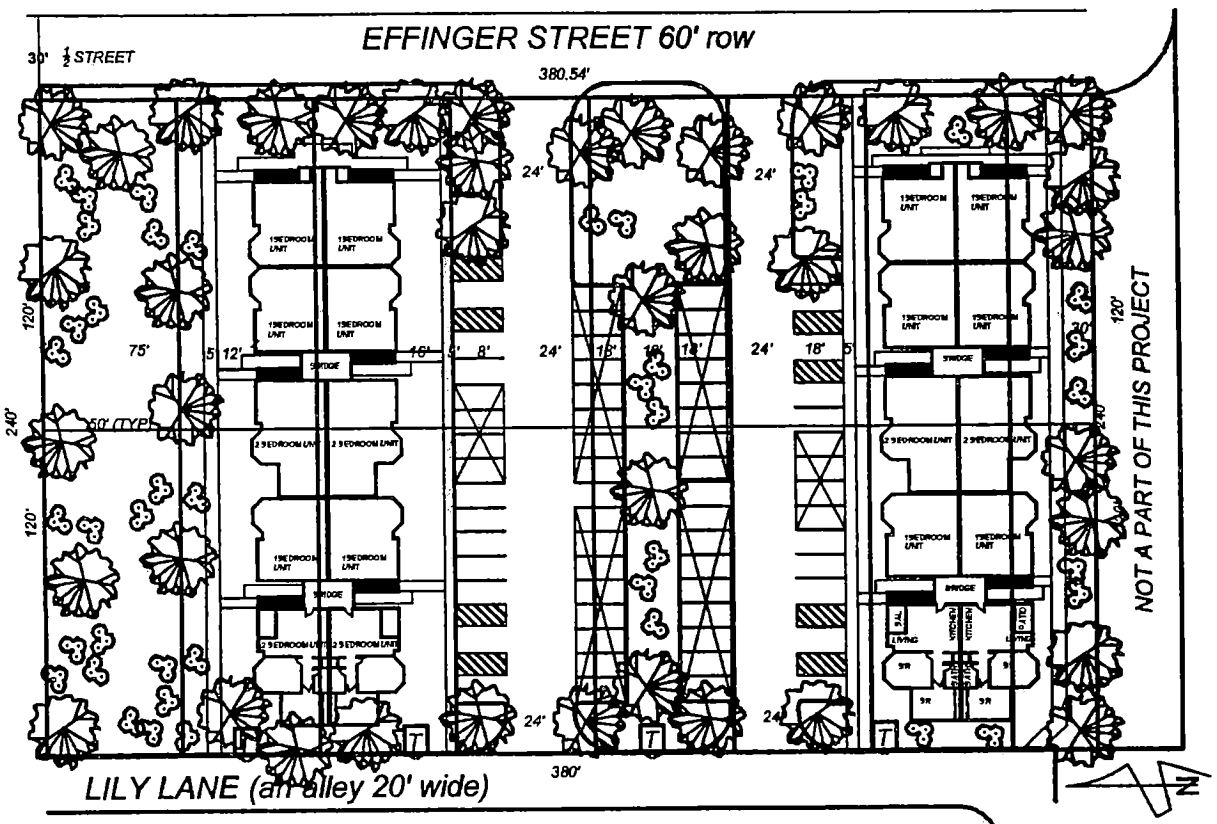
139 25 410 043; 042; &007

DENSITY ANALYSIS

40 dus. on 2.094 ac. = 19.1 dus./ac. NET
40 dus. on 2.356 ac. = 16.2 dus./ac. GROSS

BUILDING SIZE

TWO BUILDINGS EACH 204' X 55' OVERALL

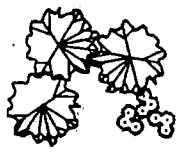


SITE PLAN AND CONCEPT ARCHITECTURAL ELEVATIONS,
and
CONCEPT LANDSCAPING PLAN in SUPPORT OF ZONE CHANGE REQUEST FROM RE to R1, ON EFFINGER OFF HARRIS AND EASTERN in the CITY OF LAS VEGAS

REVISED
6.16.04

GPA-3670
6-24-04 PC

LANDSCAPE SCHEDULE

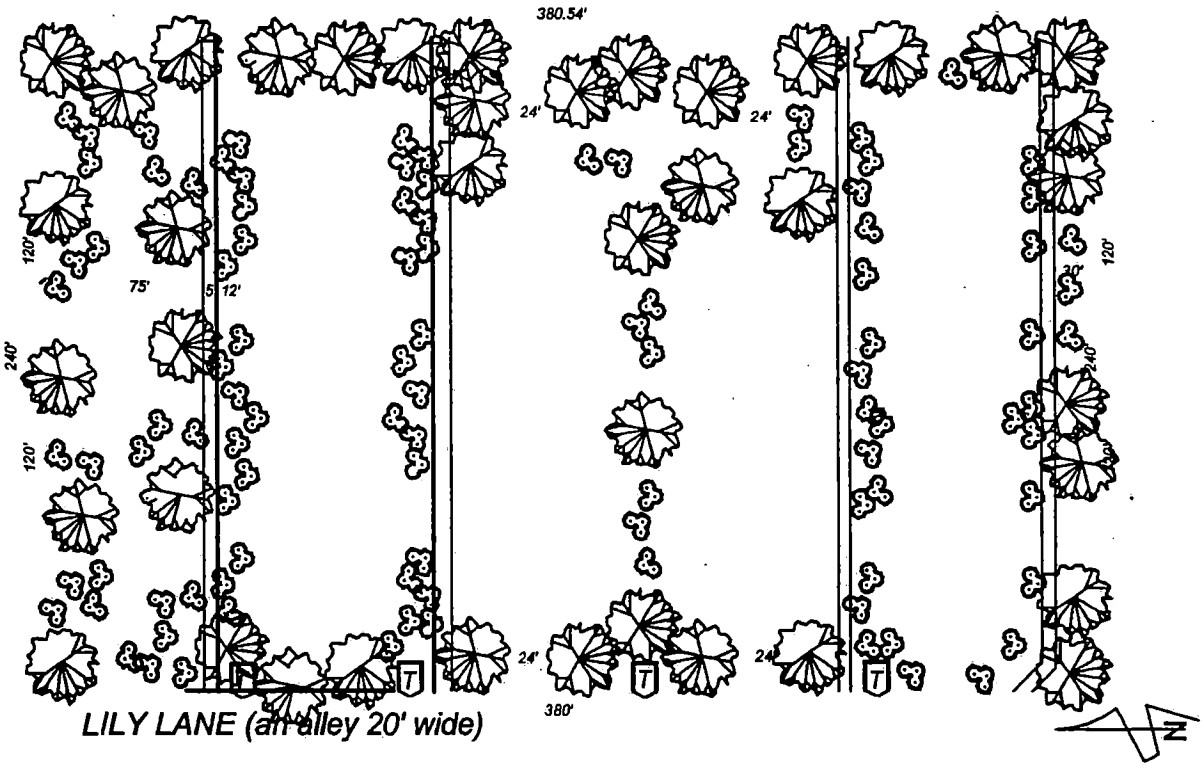


PALO VERDE / CHILEAN MESQUITE, 24" BOX
TEXAS RANGERS, CASIAS, RED BIRDS, 5 GAL
SMALL SHRUBS, FIVE GAL (PENSTEMMINS, POWIS CASTLE, GERMANDER, VARIOUS SAGE, ETC. 1 GAL

NO AREAS OF TURF ARE PLANNED

GOUND COVER:
CRUSHED RED SAND STONE AND FINES OVER CAST WITH MINUS 6" ROCK IN RANDOM PATTERN

EFFINGER STREET 60' row



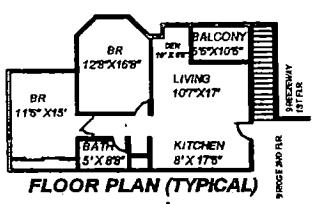
LILY LANE (an alley 20' wide)

ASSESSOR'S PARCEL NUMBER

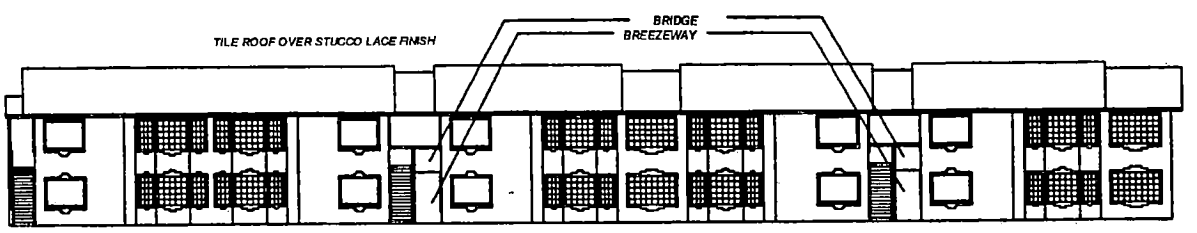
139 25 410 043; 042; &007

LANDSCAPE PLAN to accompany ZONE CHANGE REQUEST
EFFINGER STREET off HARRIS

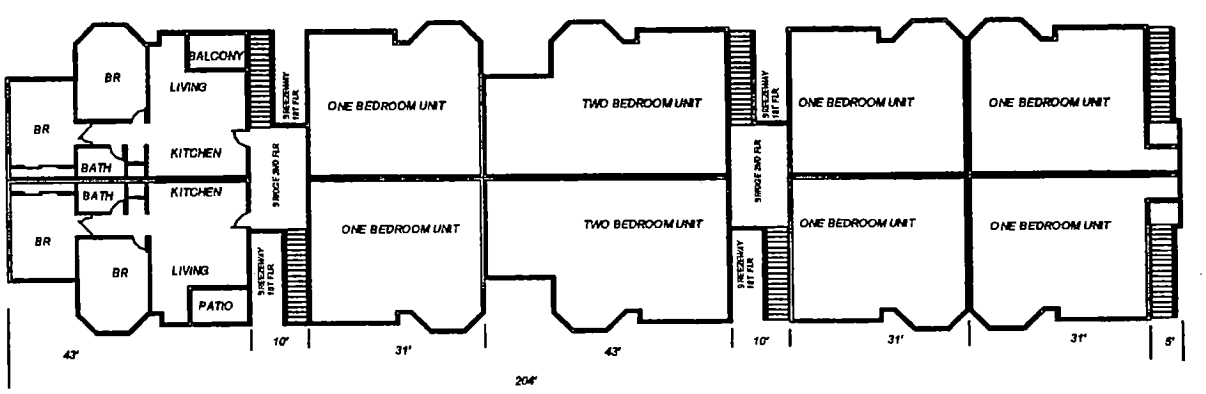
REVISED 6.16.04
GPA-3670
6-24-04 PC



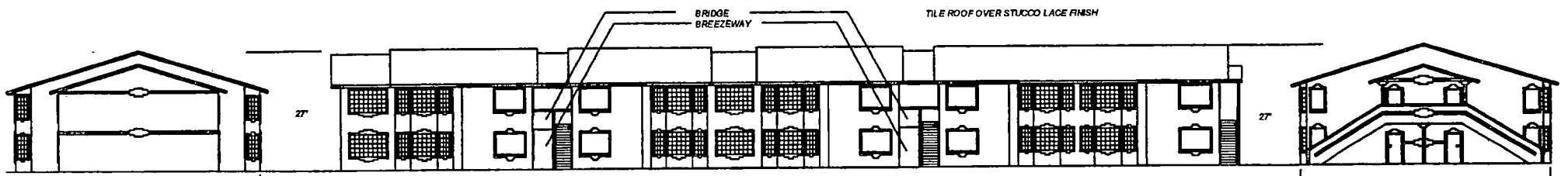
FLOOR PLAN (TYPICAL)
no scale



NORTH SIDE ELEVATION



FLOOR PLAN & UNIT OUTLINES



TWO BEDROOM UNITS, END (TYP.)

SOUTH SIDE ELEVATION

ENTRANCE END, ALL UNITS

CONCEPT ARCHITECTURAL ELEVATIONS, FLOOR PLANS AND BUILDING-UNIT OUTLINES

REVISED
6.16.04

GPA-3670
6-24-04 PC

GREATER NEVADA PLANNING, INC.

Tracking your path to success!

DEVELOPER SERVICES
- *Permit Tracking*
- *Zone Changes*
- *Use Permits*

MEMO

TO: Mr. Gary Liebel
City of Las Vegas
Via fax: 385-7268

FROM: Sharon Tyner-Sabraw

DATE: 3/31/04

SUBJECT: 139-25-410-007, 042, and 043
Effinger & Poppy Lane

Gary, as per our conversation by phone yesterday, we agree to pull this project into all possible compliance.

Specifically, we agree to the following (included, but not limited to these specifications):

1. 75' clear space along the North boundary
2. 20' set back in front yard, (Effinger side).
3. Maintain adequate parking
4. Maintain 3' separation of buildings within the site
   10'

Thank you very much for your help.

Sharon

2756 N. Green Valley Pkwy, # 177, Henderson, NV 89014-2120 Phone: 702 / 312-2435 Fax: 312-3316
Email: gnpmark@cox.net Web Site: www.greaternevadaplanning.com

GEORGE GEKAKIS, INCORPORATED
GENERAL CONTRACTOR / DEVELOPER

2655 S. Rainbow Blvd.
Suite #401
Las Vegas, NV 89146
NV Lic. #0025406

702-364-8027 Phone
702-364-4925 Fax
e-mail: GGI@lvcm.com
www.ggidevelopment.com

March 24, 2003

Mr. Mark Sabraw
Greater Nevada Planning, Inc.
2756 N. Green Valley Pkwy., #177
Henderson, Nevada 89014-2120

RE: Zone Change Request
Vacant Land – Effinger & Poppy Lane

Dear Mr. Sabraw,

Upon reviewing your proposed site plan for the zone change request on the above referenced site, we have some conditions that we would like to see included in the zoning. Although we do not support the zone change request, we are not denying it either with the inclusion of the following conditions:

1. An eight (8) foot high block wall on the south perimeter that borders McKnight Senior Village.

2. The building height cannot be more than 25 feet.

3. A 25 ft. landscape buffer on the south end of the proposed site that borders McKnight Senior Village.

Thank you in advance for your consideration of the above recommendations and please feel free to call my office if you have any questions at 364-8027.

Best regards,

GEORGE GEKAKIS, INC.

George Gekakis

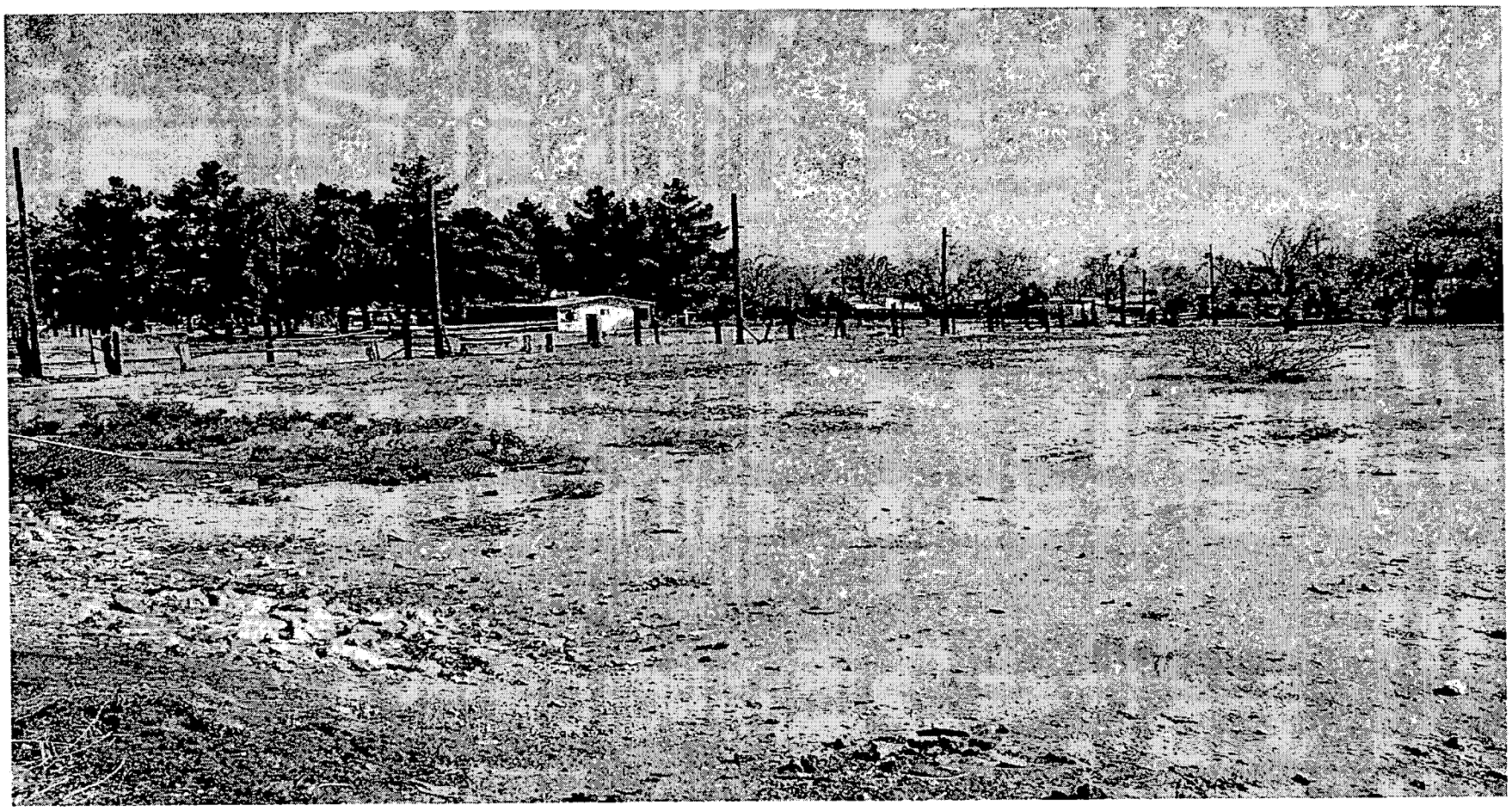
GG/me

cc: Steve Swanton, City of Las Vegas Planning



GPA-3670 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL
ADJACENT TO THE NORTHWEST CORNER OF EFFINGER LAND AND POPPY LANE
JUNE 24, 2004 PLANNING COMMISSION

03/18/04



GPA-3670 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL
ADJACENT TO THE NORTHWEST CORNER OF EFFINGER LAND AND POPPY LANE
JUNE 24, 2004 PLANNING COMMISSION

03/18/04

GREATER NEVADA PLANNING, INC.

Tracking your path to success!

DEVELOPER SERVICES
- Permit Tracking
- Zone Changes
- Use Permits

MEMO

TO: City of Las Vegas Planning Commissioners

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

FROM: Sharon Tyner-Sabraw
Representing the Owners

DATE: June 22, 2004

SUBJECT: 721 Effinger Street

Requests as follows: Agenda for 6/24/04

Item No. 25. General Plan Amendment (GPA 3670) Medium Density Residential
Item No. 26. Rezoning related to GPA (ZON 3672) Medium Density Residential
Item No. 27. Site Development Plan Review (SDR 3958)

Submitted at Planning Commission

Date 6/24/04 Item 25/26/27
slc

2756 N. Green Valley Pkwy, # 177, Henderson, NV 89014-2120
Email: gnpmark@cox.net
Phone: 702 / 312-2435 Fax: 312-3316
Web Site: www.greaternevadaplanning.com

GPA-3670

Some of the Rules and Regulations from the plans and standards set out below did, in fact apply to this old "horse" property many years ago, but no longer relate to it due to the current surrounding intensification of the following which some are also within the Rural Preservation Neighborhood:

multi-family residential,
nursing homes,
schools,
day care centers,
convenience stores

1. **Neighborhood Revitalization Area**
2. **City of Las Vegas General Plan**
3. **Residence Estates**
4. **Rural Preservation Neighborhood**
5. **Southeast Sector Plan**

If we may please address all five of the above-mentioned designations, this property cannot be developed in the manner in which it is classified because the five above-mentioned designations no longer apply. You will see by the attached photos, everything that is multi-family and/or commercial is beautiful, clean, and upgraded.

Everything that is still in compliance with the five above-referenced designations is run-down, unkempt, dreadful, obnoxious, and unpleasant.

The Southeast Sector Plan designates such a very small segment of land, it is almost completely surrounded by multi-family residential, and commercial development. As I understand the Southeast Sector Plan, it is currently applied to only the three parcels between ours and Harris and the three run-down and/or vacant pieces of property across Effinger.

Please see the photos and map attached.

Site Area: 2.09 Acres

Request: 16.2 Units per Acre

EXISTING LAND USE

Subject Property	Currently cleared of all buildings, Wells have been capped Old fencing removed Clean and clear

North — Single Family Residential-vacant land unattractive, and repulsive
001 & 002 Owned by United Pentecostal Church
009 Owned by David L. Serrano-vacant & unsightly

Further North Across Harris — Arturo Cambeiro Elementary School-Photo #220
ABC Child Care- Photo #221
Robert Lewis Elementary School-Photo #184

South — Multi-family residential + Sr Complex
Duplexes-yes. Dozens of them!
10' high concrete block wall – Photos #203 & 204

East — Across Effinger Lane, single family residential
One vacant, boarded-up, inhabited by vagrants, Photos #190, 191, 192
Two residences, run-down, garbage outside, abandoned vehicles
Photos. 194, 195, 196, 197
Dangerous, dreadful, repulsive.

West — Across Lilly Lane (Alley) Duplexes-dozens of them!
See photos #181, 182, 183, 188,

On Eastern at Harris, See Photo of the 99 cent store.
On Eastern just North of Harris, See the Arthur McCants Manor (800 N. Eastern)
See Photos

The Rural Preservation Neighborhood designation cannot possibly be appropriate any longer.

This is vacant land, surrounded by commercial and multi-family residential, except for three tiny parcels to the North and the horrible vagrant and garbage ridden properties across Effinger.

There is no rural character left in this part of the city. Again, please refer to photos 194, 195, 196, and 197.

The ***Good Cause*** we are showing is the reality of the current situation.

The actuality of what was once the Rural Preservation Neighborhood in this vicinity, no longer exists. Consequently, neither would the RPN Buffer.

FINDINGS, Item #1.

"Adjacent areas". Adjacent means neighboring, in addition to adjoining. We have previously demonstrated the adjoining three parcels need to be developed or at least cared for.

The Neighboring property across Lilly (Alley) is multi-family.

The Neighboring property across Effinger dreadfully needs to be cared for.

We have asked for only 16 dwelling units per acre, and our architectural plans are in

COMPLETE AND TOTAL COMPLIANCE WITH:

Building Height
Setback Requirements
Proximity Slope
Lighting Standards
Traffic Analysis
Appropriate utilization of Alley
Screening
Trash Receptacles
Parking Standards
Traffic Studies
Landscaping

STAFF RECOMMENDATIONS

Conditions, if approved:

Planning and Development – Our client agrees with all recommended conditions.

Public Works – Our client agrees with all recommended conditions.

ZON-3672 – Staff Report

There is no Requested waiver of development standards.

The density and design issues have been resolved. Please see attached site plan.

**This is not, and never was intended to be senior housing.
That was a typographical error.**

#

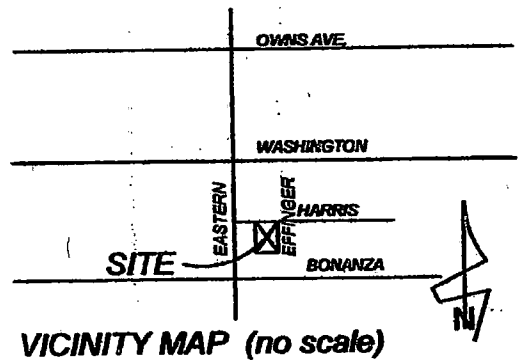
In summary, we implore you to please completely comprehend the up-to-date reality of this neighborhood, and approve our applications for GPA 3670 and ZON 3672, as well as our corrected Site Plan for SDR 3958.

The proposal of a wonderfully-pleasing apartment home is an excellent solution to what has become an unpleasant island of unused property. The owners of this property are well respected developers, and are held in high esteem throughout our beautiful valley.

Thank you very much for your renewed consideration.

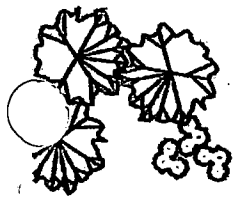
Sharon Tyner-Sabraw

**Sharon Tyner-Sabraw
President**



VICINITY MAP (no scale)

LANDSCAPE SCHEDULE



PALO VERDE / CHILEAN MESQUITE, 24" BOX
TEXAS RANGERS, CASIAS, RED BIRDS, 5 GAL.
SMALL SHRUBS, FIVE GAL. (PENSTEMMINS, POWIS CASTLE, GERMANDER, VARIOUS SAGE, ETC. 1 GAL.

NO AREAS OF TURF ARE PLANNED

GROUND COVER:
CRUSHED RED SAND STONE OVERCAST WITH MINUS 6" RED SAND STONE ROCK IN RANDOM PATTERNS

PARKING ANALYSIS

TOTAL 1BR UNITS = 24 @ 1.25 SPS. / DU. = 30 SPS
TOTAL 2 BR UNITS = 16 @ 1.75 SPS. / DU. = 26 SPS.
VISITOR PARKING / 1 BR = 5
VISITOR PARKING / 2 BR = 4 TOTAL REQ'D. = 65
TOTAL NUMBER OF SPACES SHOWN = 65
TOTAL NUMBER COVERED 40 REQ'D, 40 SHOWN

ASSESSOR'S PARCEL NUMBER

139 25 410 043; 042; &007

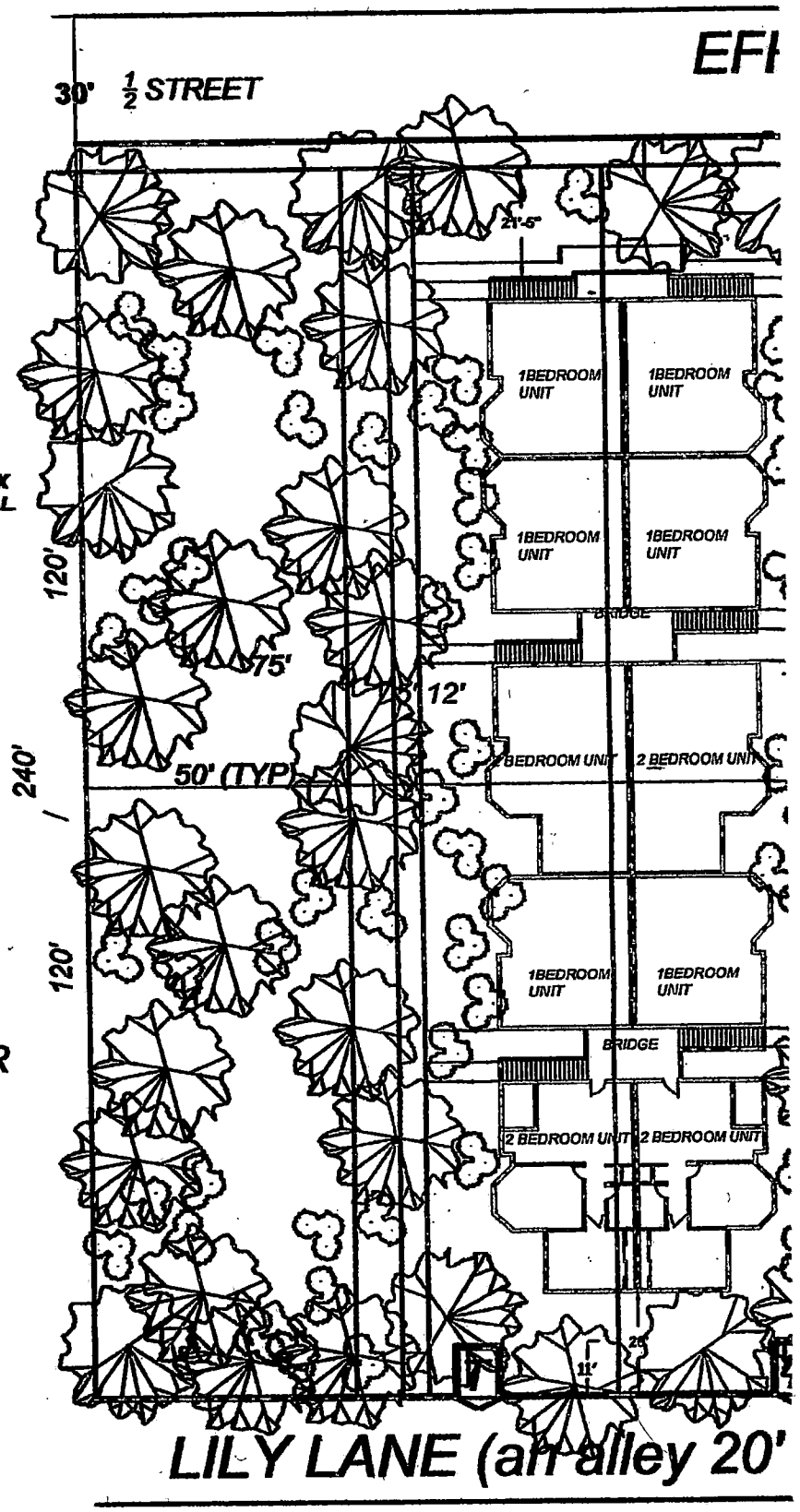
DENSITY ANALYSIS

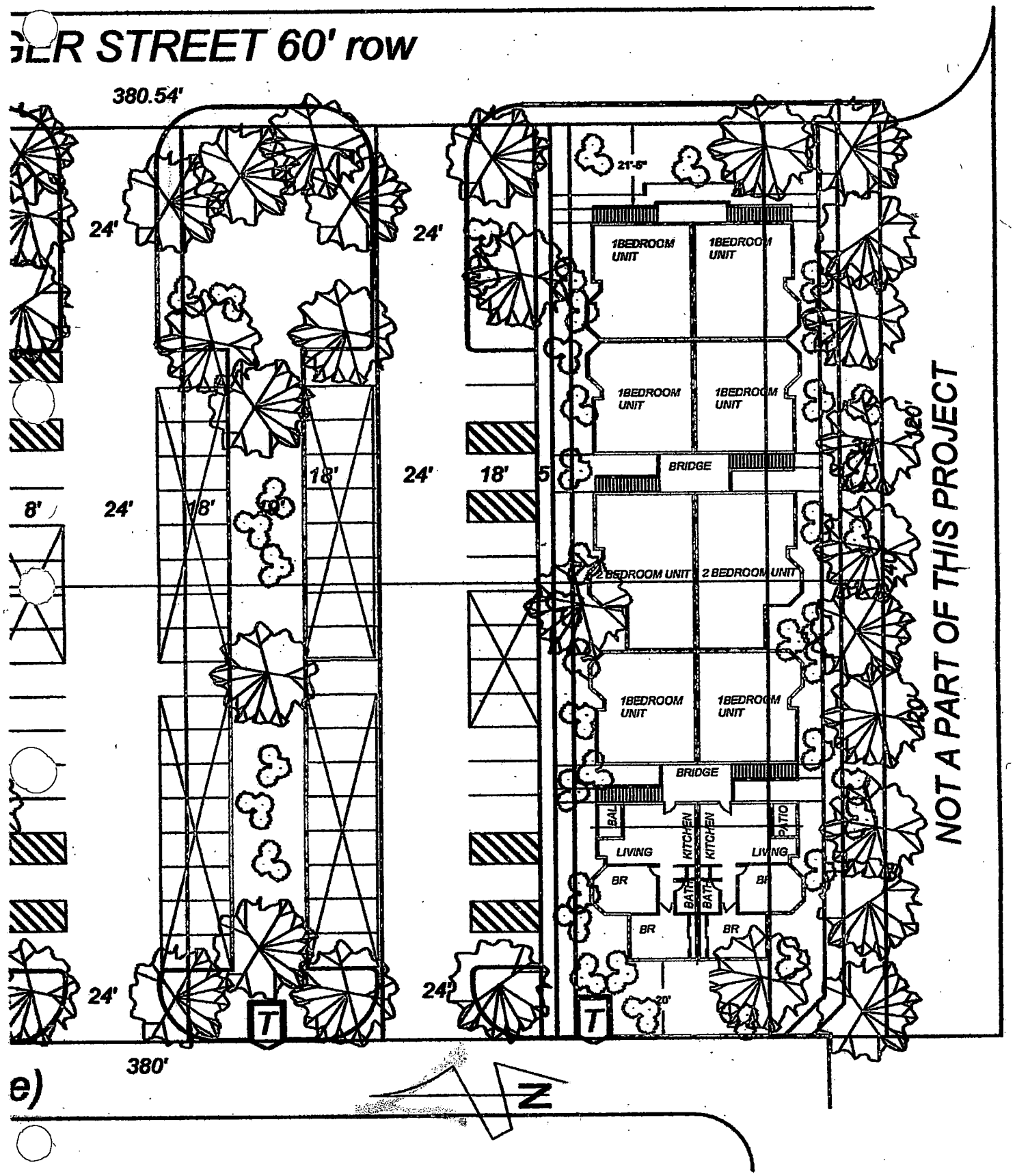
40 dus. on 2.356 ac. = 16.2 dus./ac. GROSS

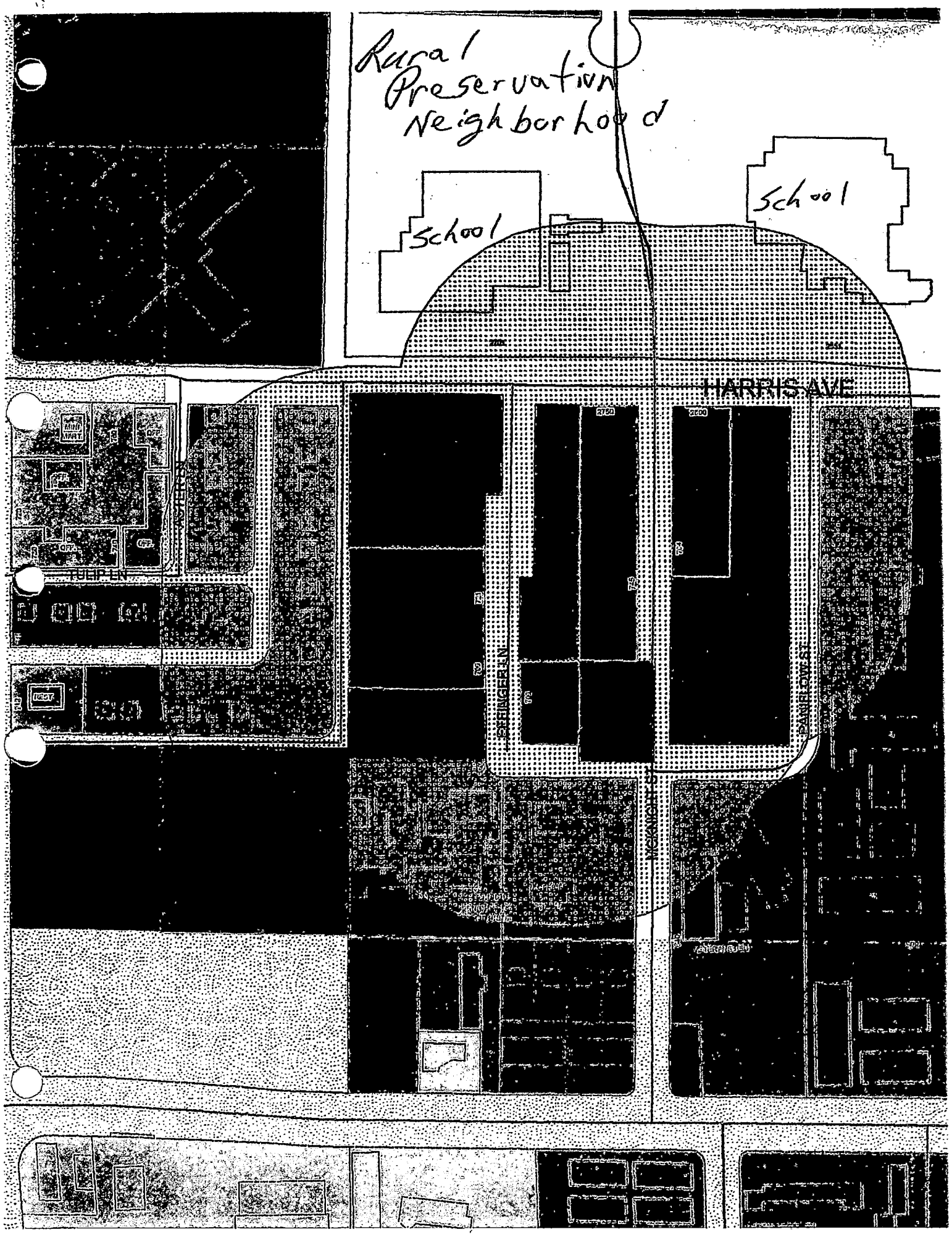
BUILDING SIZE

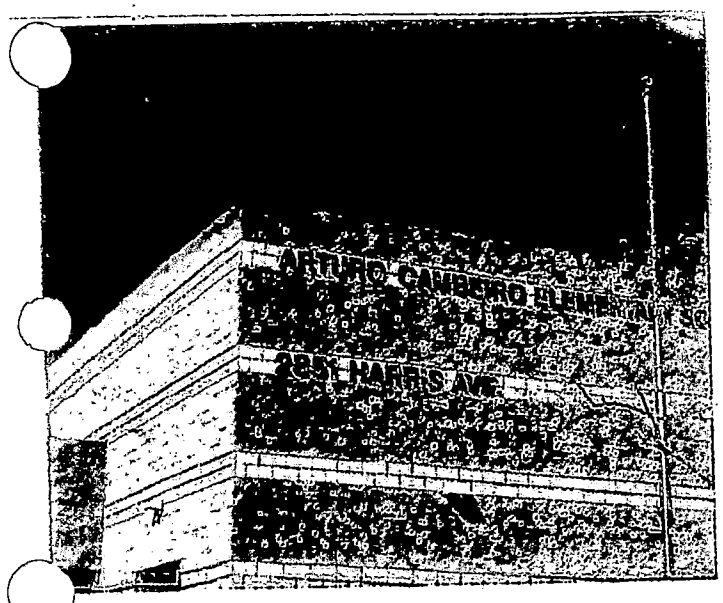
TWO BUILDINGS EACH 204' X 55' OVERALL

SITE PLAN AND CONCEPT ARCHITECTURAL ELEVATIONS, and CONCEPT LANDSCAPING PLAN in SUPPORT OF ZONE CHANGE REQUEST FROM RE to R3, ON EFFINGER OFF HARRIS AND EASTERN in the CITY OF LAS VEGAS

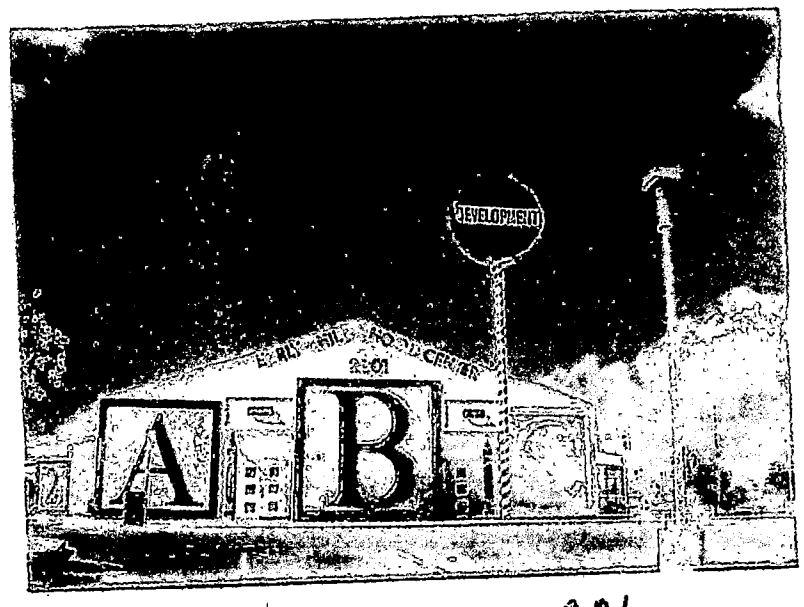



GER STREET 60' row
380.54'
24'
24'
24'
24'
8'
18'
18'
18'
21'-6"
1BEDROOM UNIT
1BEDROOM UNIT
1BEDROOM UNIT
1BEDROOM UNIT
BRIDGE
2 BEDROOM UNIT
2 BEDROOM UNIT
1BEDROOM UNIT
1BEDROOM UNIT
BRIDGE
BAL
KITCHEN
KITCHEN
PATIO
LIVING
LIVING
BR
BR
BR
BR
120'
NOT A PART OF THIS PROJECT
24'
24'
20'
T
T
380'
e)
N

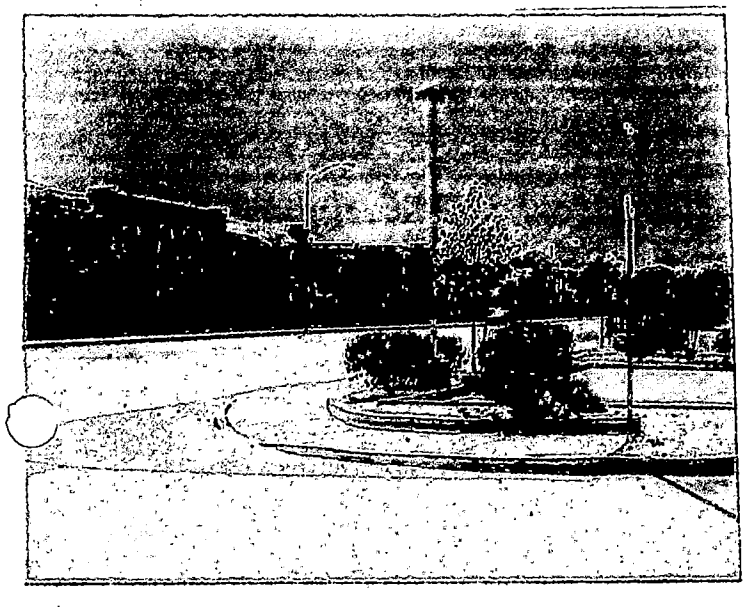

Rural
Preservation
Neighborhood
School
School
HARRIS AVE
TULIP LN
SPRINGER LN
MCKINLEY AVE
TRAFFORD DR
2750
2600



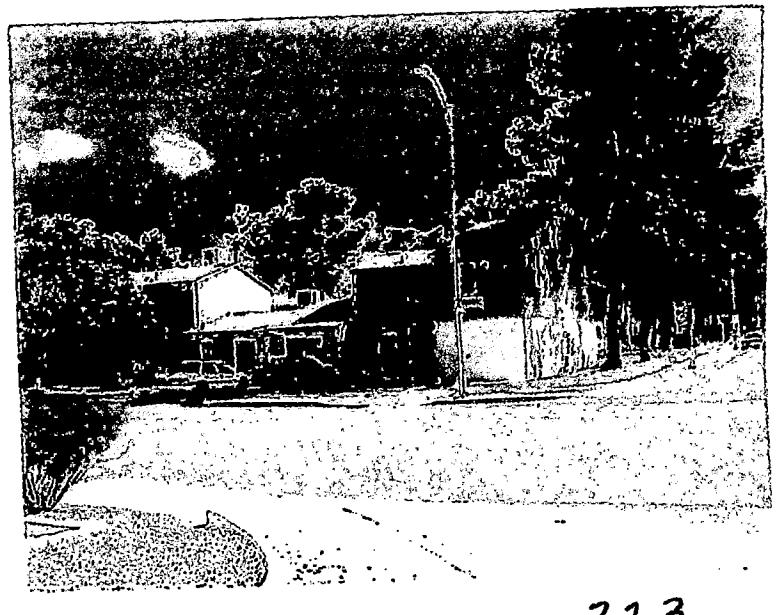
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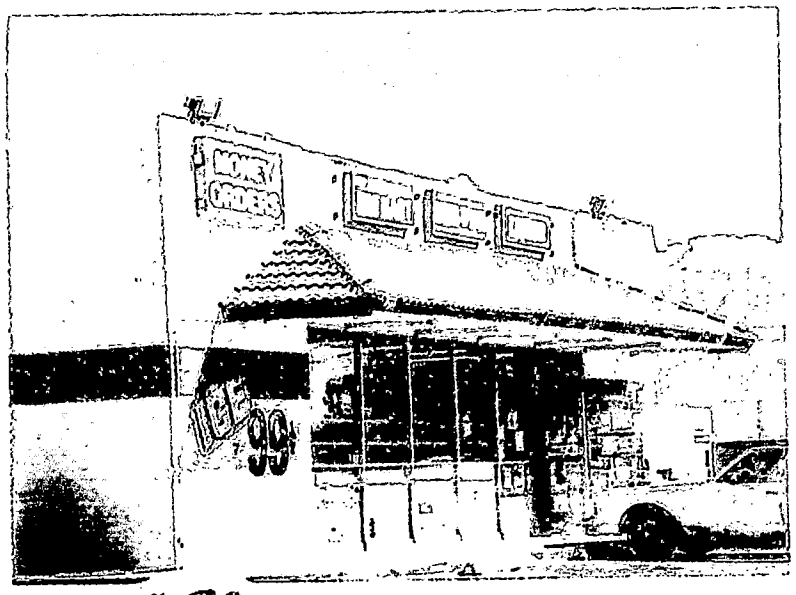
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222



223



#99



#98



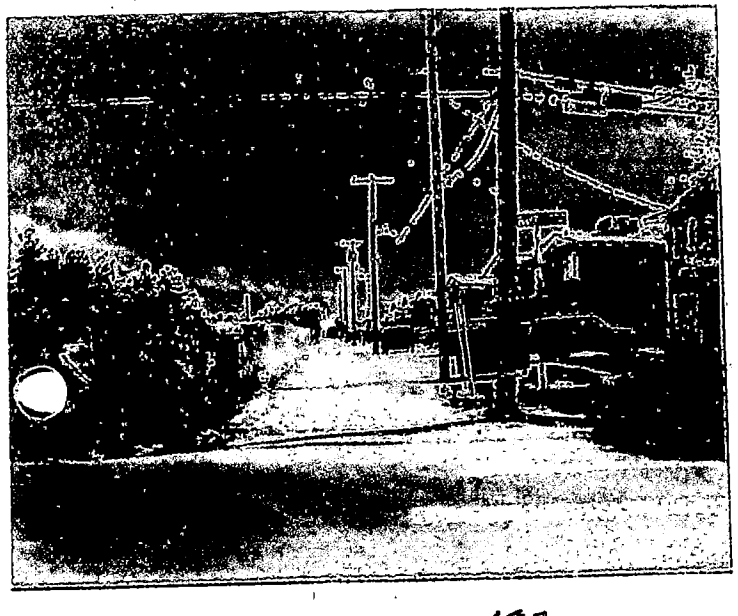
#97



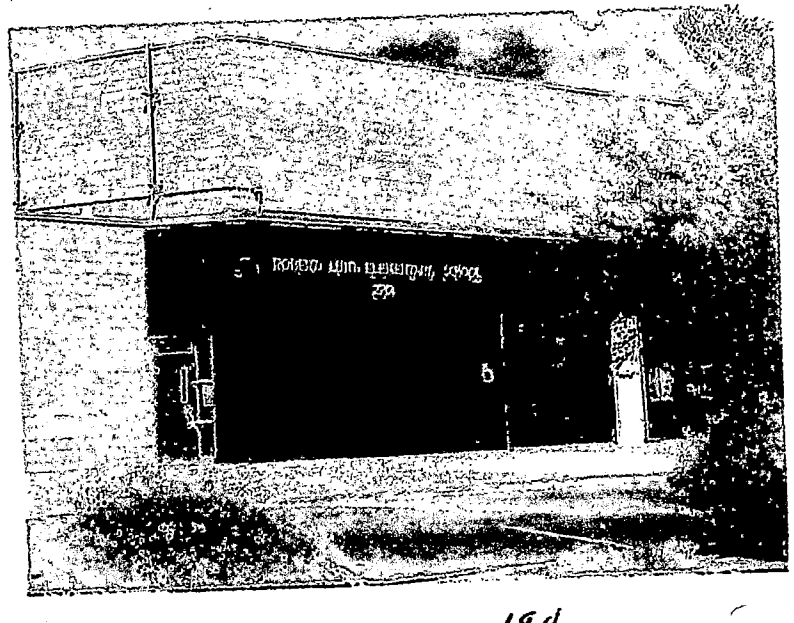
181



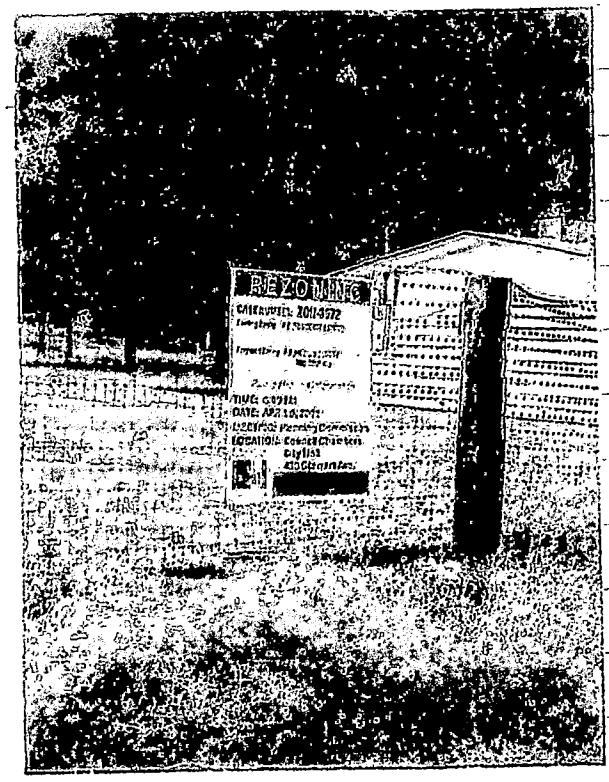
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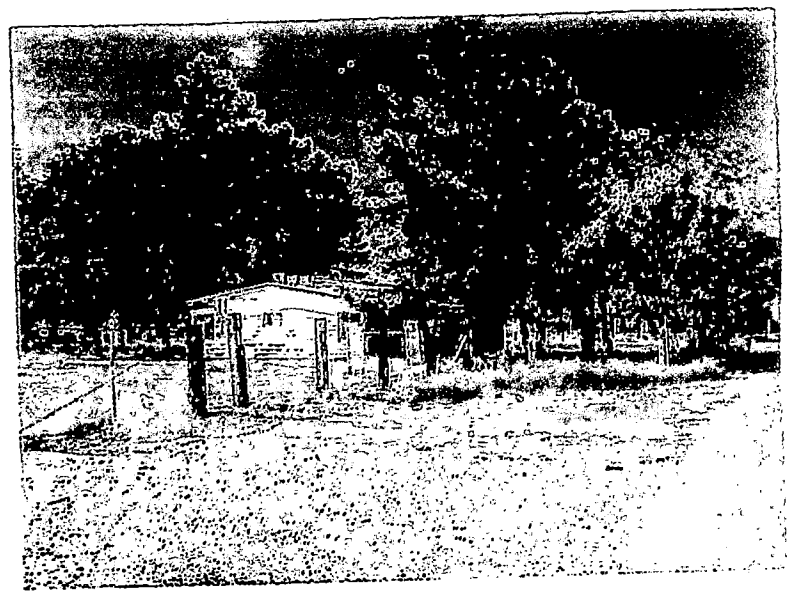
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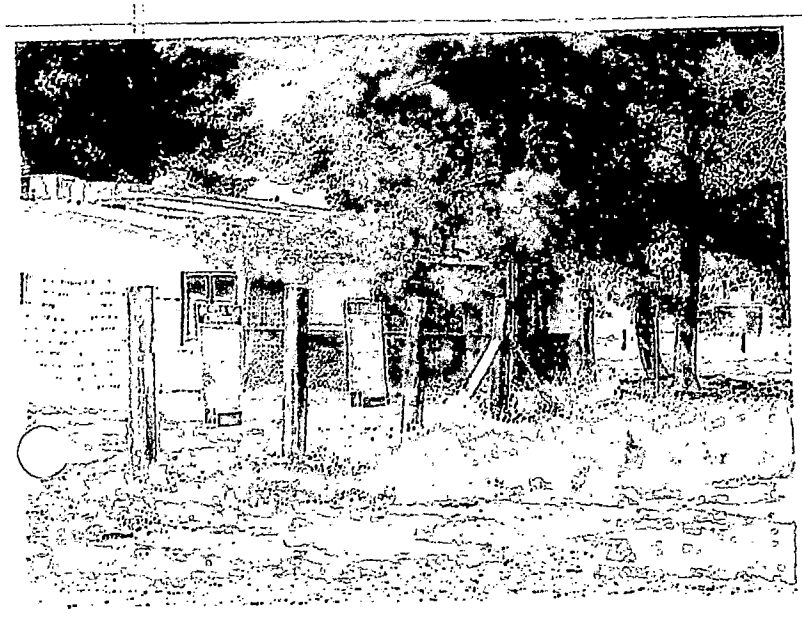
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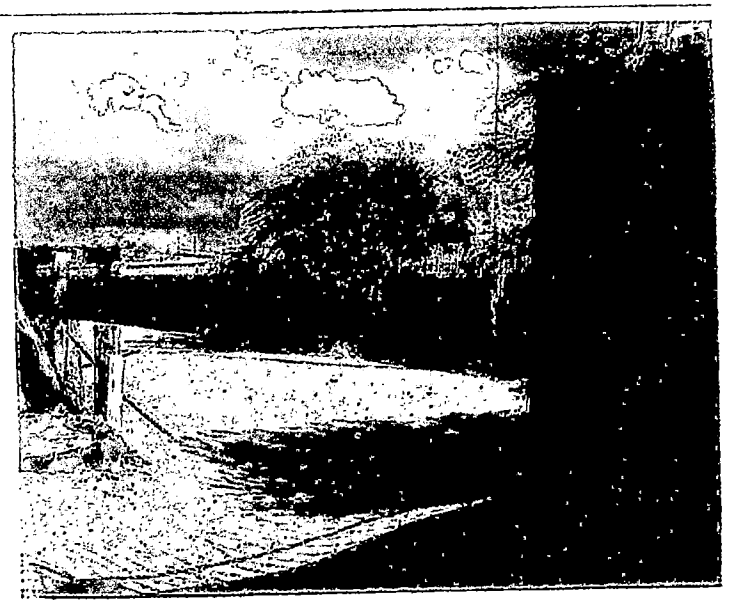
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201



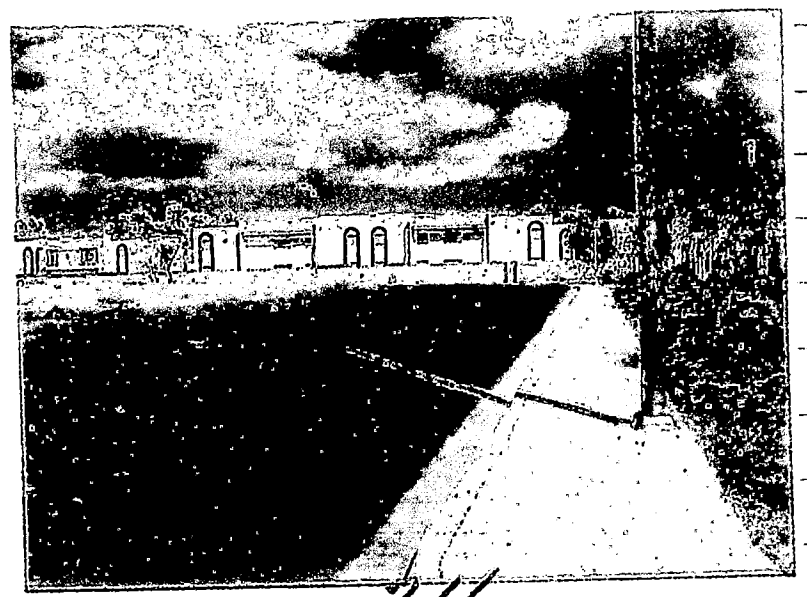
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203



204



211