

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED LIGHT ASSEMBLY AND FABRICATION FACILITY IN AN EXISTING BUILDING at 5000 Oakey Boulevard, Suite D12 (APN: 163-01-602-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MONCRIEF – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JOHN LUCAS, 5000 West Oakey Boulevard, appeared on behalf of the applicant and agreed to conditions.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(5:02 – 5:03)

6-899

CONDITIONS:

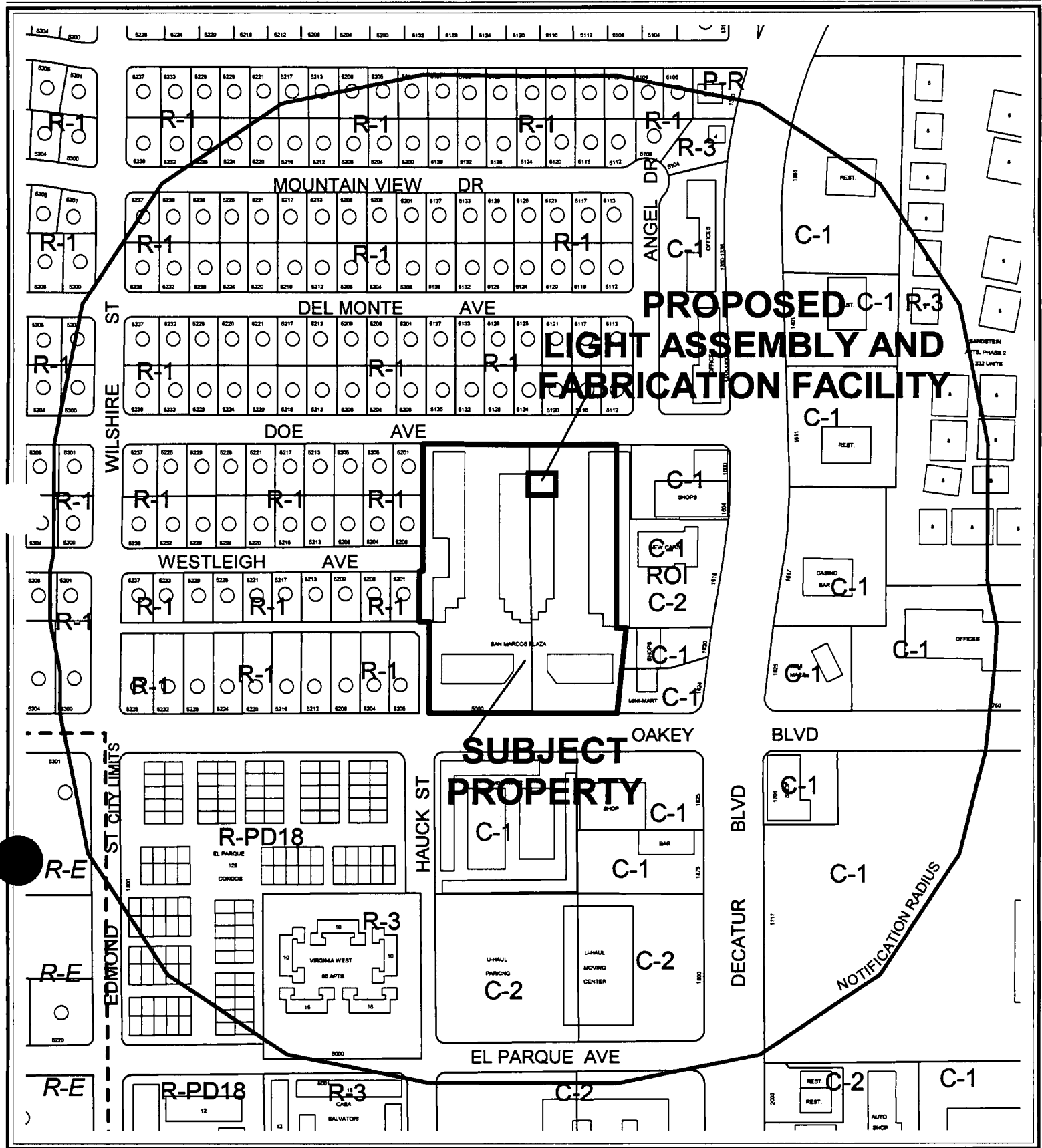
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Light Assembly and Fabrication use.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 158 – SUP-4351

CONDITIONS Continued:

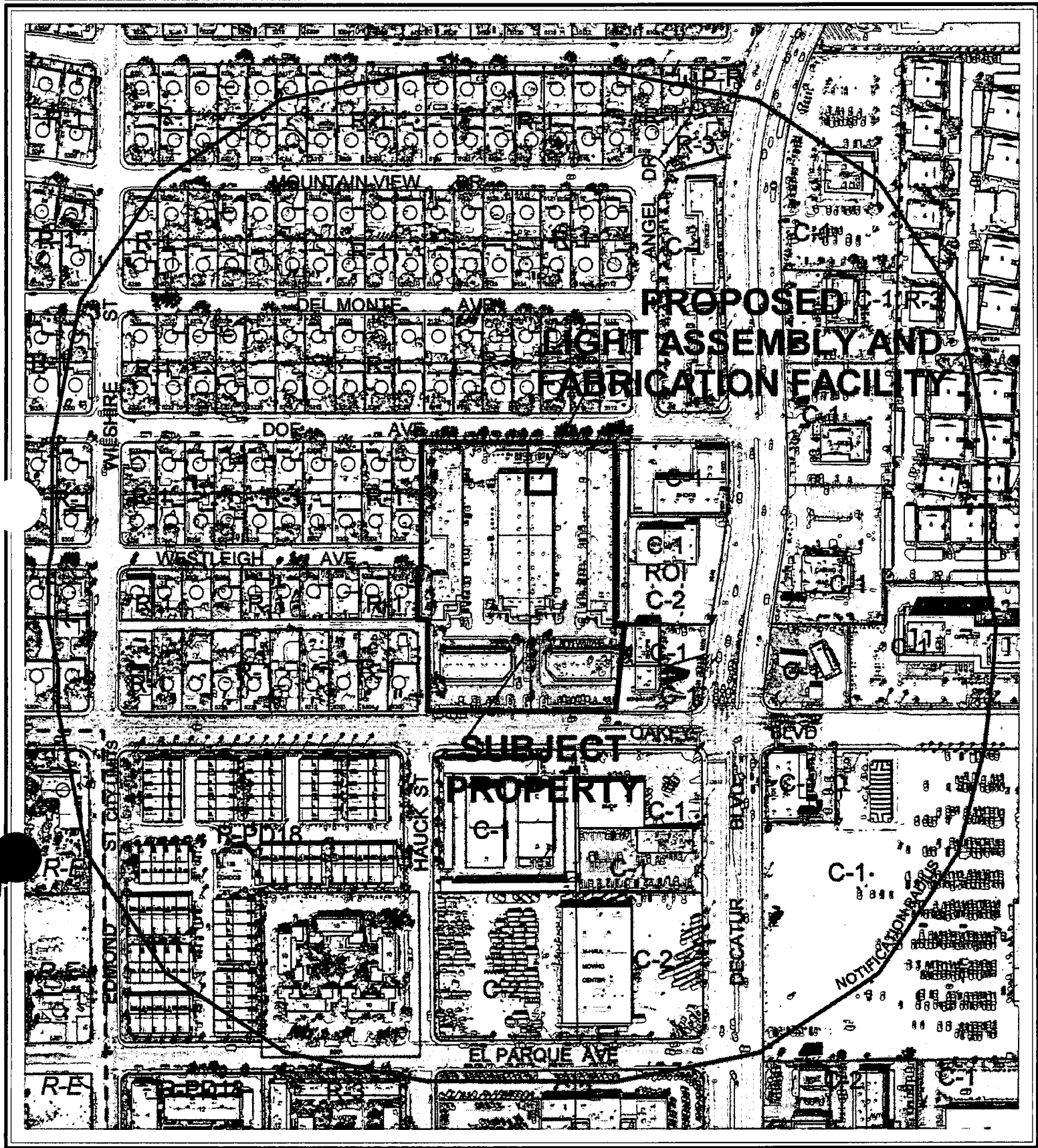
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Conformance to the Conditions of Approval for Rezoning (Z-0015-97).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: SUP-4351

RADIUS: 750 FT

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



CASE: SUP-4351

RADIUS: 750 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4351 - APPLICANT: GREAT WESTERN
COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Light Assembly and Fabrication use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Conformance to the Conditions of Approval for Rezoning (Z-0015-97).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit to allow a proposed 1,393 square-foot Light Assembly and Fabrication use (including 262 square feet of office space) at 5000 West Oakey Boulevard (San Marcos Plaza). The proposed use is to be developed within an existing 31,190 square-foot office/warehouse building, which is one of four office/warehouse buildings on the site, with a total area of 82,873 square feet.

B) Applicant's Justification

The applicant has justified this request by stating that this operation, which will be a countertop and cabinet fabrication and assembly shop, will have limited hours of operation, only one employee, and meet all city standards and Code requirements, particularly with regard to noise and waste disposal.

BACKGROUND INFORMATION

A) Previous Actions

- 03/18/87 The City Council approved a Request for reclassification (Z-0015-87) of property located between Oakey Boulevard and Doe Avenue, approximately 200 feet west of Decatur Boulevard, from R-1 (Single Family Residence) under Resolution of Intent to R-PD10 and C-1, to C-1 (Limited Commercial). The Planning Commission and staff recommended approval on 02/24/87.
- 12/15/87 The Board of Zoning Adjustment approved a Variance (V-0128-87) to allow 163 parking spaces in an existing office/warehouse development where the proposed uses require 199 spaces, primarily due to a church proposed on the site.
- 06/10/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #8/gl).

B) Pre-Application Meeting

- 04/27/04 The applicant was advised that there were base conditions that would have to be satisfied for approval of the requested use. As condition #8 of the Light Assembly and Fabrication use conditions of Title 19.04.040 cannot be met, a Special Use Permit would be required.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 4.95

B) *Existing Land Use*

Subject Property: Office/warehouse uses
North: Single family dwellings
South: Retail commercial and mini-warehouse uses
East: Retail commercial uses
West: Single family dwellings

C) *Planned Land Use*

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

D) *Existing Zoning*

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial) and R-1 (Single Family Residential)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: R-1 (Single Family Residential)

E) *General Plan Compliance*

The subject property is designated SC (General Commercial) on the Southwest Sector Plan Map. The current C-1 (General Commercial) zoning of the site complies with the current land use designation. The proposed Light Assembly and Fabrication use is a conditional use within the C-1 (Limited Commercial) zoning district; however, the actual cabinet fabrication shop use is not listed under Condition #8 of the Light Assembly and Fabrication conditions of Title 19.04.040. Therefore, a Special Use Permit is required.

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

A Multi-use Transportation Trail is identified along Oakey Boulevard in front of the subject site. This proposed trail alignment does not affect this Special Use Permit request for the following reasons:

- This application is for a proposed use of an existing building, and therefore is not new development or redevelopment that would trigger trails development;
- The proposed use is at the rear of the site, far removed from the Oakey Boulevard frontage of the site;
- The proposed trail will be identified as a connector trail, subject to GPA-3933, which was tabled at the 05/27/04 Planning Commission meeting. Such a trail would require a five-foot sidewalk, five feet from the curb. At this point it is not determined whether this provision will apply; and
- The proposed trail has not been specifically identified for either side of Oakey Boulevard.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed Special Use Permit request is deemed to not be a "Project of Regional Significance", as the subject site is more than 500 feet from Clark County or the City of North Las Vegas.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handi-cap	Regular	Handi-cap
Industrial/ Warehousing	1,131 s.f.	1 space/1,000 s.f. GFA	2 spaces		9 spaces*	
Office, Other than Listed	262 s.f.	1 space/300 s.f. GFA	1 space			
Totals	1,393 s.f.		3 spaces	1 space	9 spaces	none*

*There are nine spaces in the immediate vicinity of the proposed use; however, the parking provided on the site is shared between all uses on the site. As the overall parking requirement is for 199 spaces, and a previous Variance approved the site with 163 spaces, the parking provided meets current approvals. Currently, nine handicap spaces are provided where six are required; however, there are none in the vicinity of the proposed use.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Light Assembly and Fabrication use. Staff was not able to determine if there are similar approved uses within the vicinity; however, the site does contain other office/warehouse functions.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled, roofed, gated	Not indicated

The proposed use will utilize the existing trash dumpster service currently employed on the site. The collection method does not meet current standards but meets the standards in place at the time the overall project was approved. As these dumpsters are placed in an internal location on the site, and are not visible from nearby residential areas, no changes to these facilities are required.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned as C-1 (Limited Commercial) and has a General Plan land use designation of SC (Service Commercial). The proposed Light Assembly and Fabrication use is permitted as a conditional use in the C-1 (Limited Commercial) zone, but requires the issuance of a Special Use Permit as it does not meet all base conditions of the Code.

- **Use**

There are no minimum separation distances or similar criteria that are applicable to the Light Assembly and Fabrication use; however, the actual cabinet fabrication shop use is not listed under condition #8 of the Light Assembly and Fabrication conditions of Title 19.04.040. Therefore, a Special Use Permit is required.

- **Conditions**

Title 19.04.040 sets out the base conditions that must be met for a Light Assembly and Fabrication use:

1. No outside storage is permitted. [C-1 only]
2. All exterior storage of material shall be in sturdy containers or enclosures, which screen storage from surrounding properties and abutting streets. Storage containers for flammable materials shall be constructed of non-flammable material. [C-2 only]
3. All processing, manufacturing and storage of materials, equipment and products shall be performed in a completely enclosed building.
4. There shall be no audible or noticeable indication of a manufacturing operation outside the building.
5. There shall be no smoke, dust nor foreign matter emitted.

6. The bulk manufactured items and raw materials stored shall not exceed four percent of the content of the building. [C-1 only]
7. No more than seven employees shall be engaged in the manufacture, treatment or processing operation. [C-1 only]
8. Only the following operations shall be allowed: [C-1 only]
 - a. Lens grinding
 - b. Jewelry manufacture
 - c. Wholesale medallion sales and assembly
 - d. Wholesale and retail cooking
 - e. Sewing and embroidery shop
 - f. Stained glass assembly
 - g. Drapery manufacture
 - h. Wholesale printing.

The application as submitted meets all base conditions for a Light Assembly and Fabrication use, other than Condition #8. This is the basis for the Special Use Permit request. As the scale of the proposed operation is minor, and is consistent with the other types of uses listed in condition #8, approval is recommended.

FINDINGS

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

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

The proposed Light Assembly and Fabrication use is a small-scale (one employee) industrial/commercial use that will be conducted in an existing and fully enclosed building, screened from residential uses to the north by existing trees on the site, and surrounded by warehousing and other similar uses; as a result, the use can be expected to be compatible with existing and future uses on this site that are consistent with the approved SC (Service Commercial) land use designation, and with nearby single-family development.

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

There are no constraints to the development of this use on the site, as the proposed use will be entirely located within an existing enclosed building on the site. There is sufficient on-site parking to accommodate this and other uses on the property.

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

The site has direct access to Oakey Boulevard, which is designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. As a result, the abutting street network will be adequate for the traffic generated by this project.

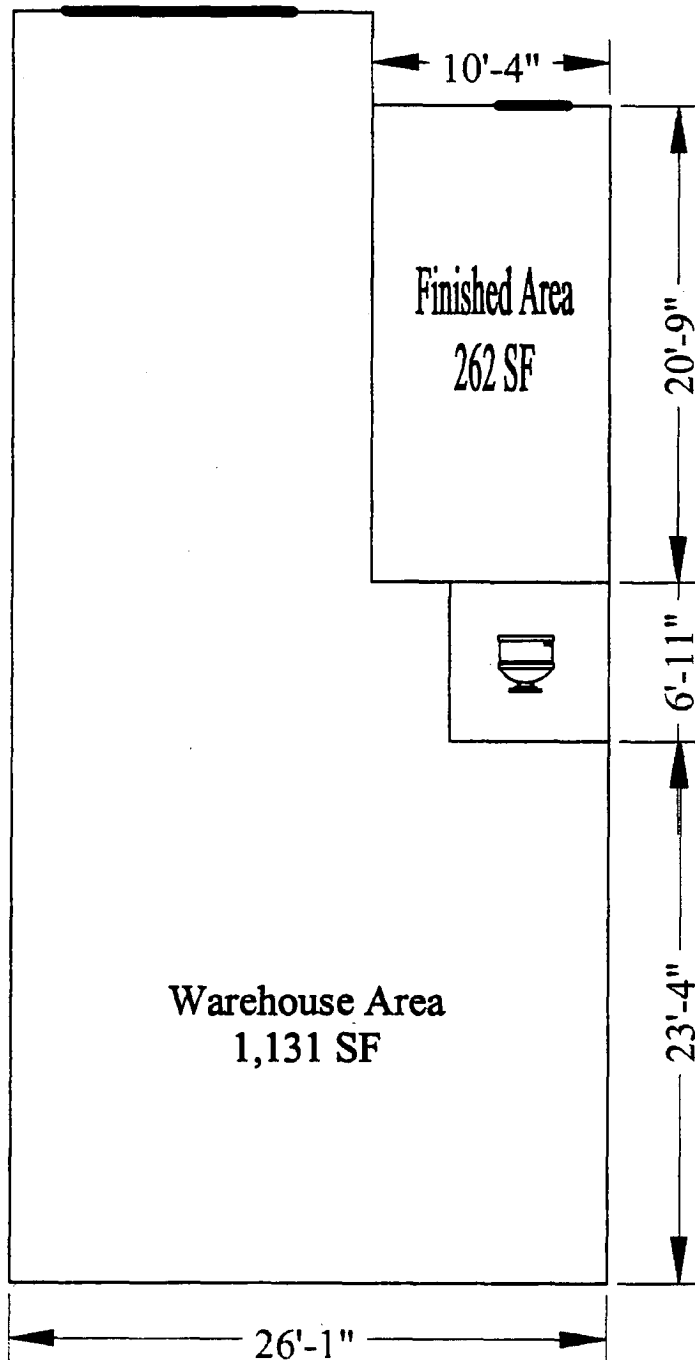
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed use on this site will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 305 by City Clerk

APPROVALS 0

PROTESTS 0



262 SF @ \$1.10
 1,131 @ \$0.60
 RENT = \$967.00
 CAM = \$85.00
 TOTAL = \$1,052.00

"San Marcos Plaza"	
1,393 Total SF	
Units D 12	
#	Dated: 03/04/04

SUP-4351
 6-10-04 PC

BUILDING RECAP

BUILDING A & B

BUILDING A OFFICE/RETAIL
17,000 SQUARE FEET
BUILDING B OFFICE/RETAIL
17,000 SQUARE FEET
10,570 SQUARE FEET TOTAL BLDG.

BUILDING C

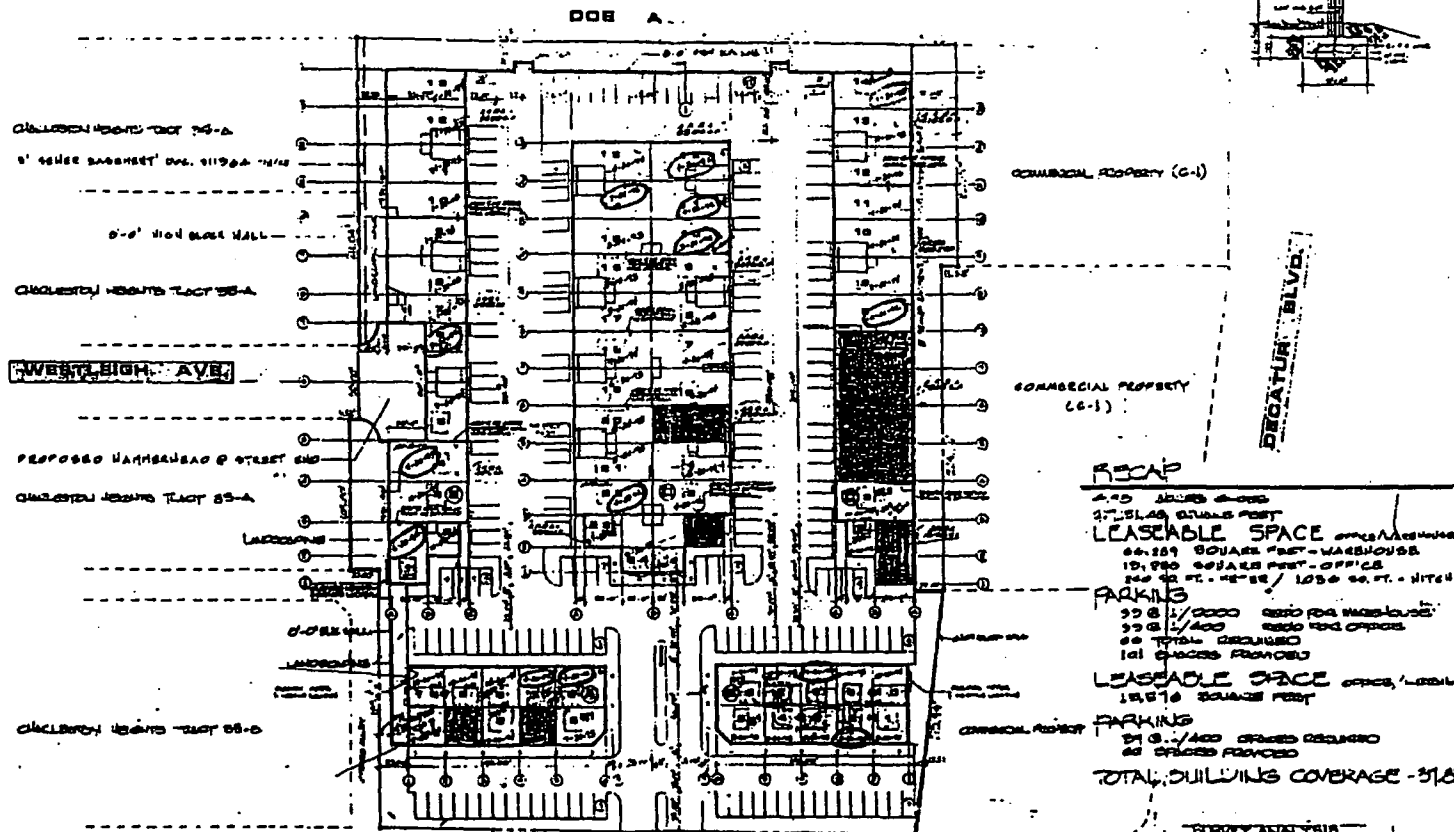
14,070 SQUARE FEET OFFICE/RETAIL
5,070 SQUARE FEET OFFICE
1,700 SQUARE FEET OFFICE
170 SQUARE FEET OFFICE
17,000 SQUARE FEET TOTAL BLDG.

BUILDING D

14,070 SQUARE FEET OFFICE/RETAIL
5,070 SQUARE FEET OFFICE
1,700 SQUARE FEET OFFICE
170 SQUARE FEET OFFICE
17,000 SQUARE FEET TOTAL BLDG.

BUILDING E

14,070 SQUARE FEET OFFICE/RETAIL
5,070 SQUARE FEET OFFICE
1,700 SQUARE FEET OFFICE
170 SQUARE FEET OFFICE
17,000 SQUARE FEET TOTAL BLDG.

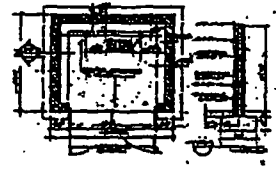
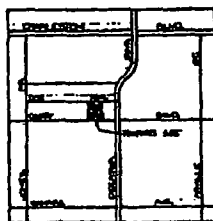


RECAP

4.00 ACRES BLDG
27,000 SQUARE FEET
LEASABLE SPACE OFFICE/RETAIL
64,100 SQUARE FEET - WAREHOUSE
10,000 SQUARE FEET - OFFICE
200 SQ. FT. - 1000 SQ. FT. - MIXED
PARKING
22 @ 1,000 SQ. FT. FOR WAREHOUSE
22 @ 1,000 SQ. FT. FOR OFFICE
22 TOTAL REQUIRED
101 SPACES PROVIDED
LEASABLE SPACE OFFICE/RETAIL
15,570 SQUARE FEET
PARKING
21 @ 1,000 SPACES REQUIRED
20 SPACES PROVIDED
TOTAL BUILDING COVERAGE - 31.6%

SURVEY ANALYSIS

APPROXIMATE GROSS AREA OF 100 ACRES
OF THE PROPERTY SHOWN ON THE MAP
1. TO BE USED TO DETERMINE THE GROSS PLANNING
OF THE PROPERTY, BASED ON THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

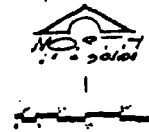


TRASH ENCLOSURE DETAIL

DIKEY BLVD

SITE PLAN

North
100' Scale
Equal to Scale - Looking from North
8.0' Diameter



13% Upland
10 x 12 7/8 Dams

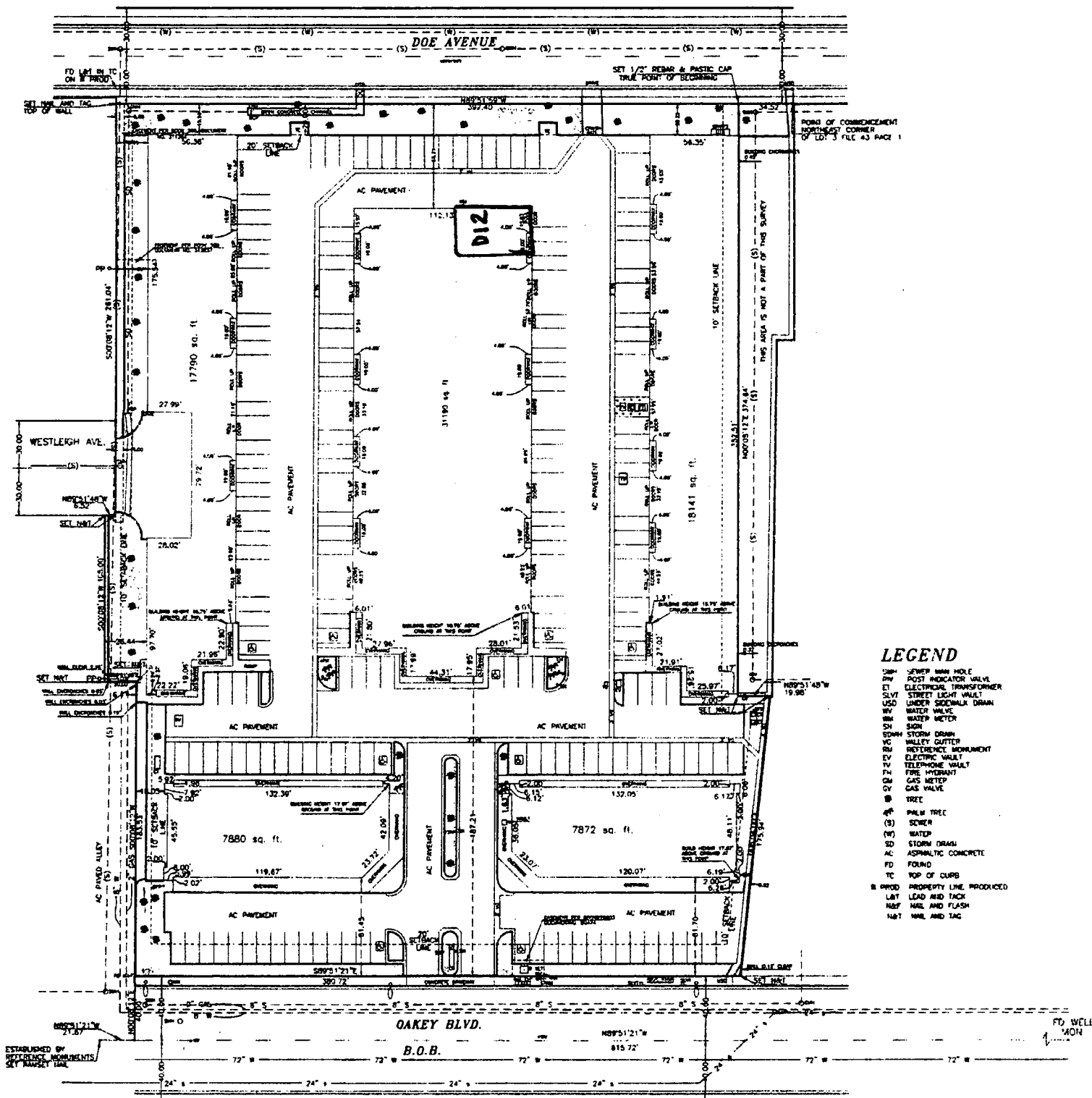
SUP-4351
6-10-04 PC

DATE	BY	REVISION
10/10/04	PC	1.0
10/10/04	PC	1.1
10/10/04	PC	1.2
10/10/04	PC	1.3
10/10/04	PC	1.4
10/10/04	PC	1.5
10/10/04	PC	1.6
10/10/04	PC	1.7
10/10/04	PC	1.8
10/10/04	PC	1.9
10/10/04	PC	2.0

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
 IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA
 BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER ONE (1/4)
 OF SECTION 1, T. 21 S., R. 60 E., N.M. 34
 ALSO BEING LOTS 3 AND 4 OF PARCEL MAP PER FILE 43, PAGE 1
 OF PARCEL MAPS, OFFICIAL RECORDS OF CLARK COUNTY



Scale 1" = 30 ft



LEGEND

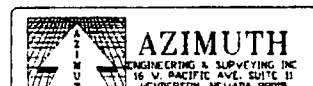
- SM SINK HOLE
- PI POST INDICATOR VALVE
- ET ELECTRICAL TRANSFORMER
- SLV STREET LIGHT VAULT
- USD UNDER SIDEWALK DRAIN
- WV WATER VALVE
- WM WATER METER
- SH SIGN
- SDM STORM DRAIN
- VC VALLEY CUTTER
- RM REFERENCE MONUMENT
- EV ELECTRIC VAULT
- TV TELEPHONE VAULT
- FM FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- TR TREE
- PT PALM TREE
- SC SCREW
- WD WATER
- SD STORM DRAIN
- AC ASPHALTIC CONCRETE
- FO FOUNDED
- TC TOP OF CURB
- IPROD PROPERTY LINE, PRODUCED
- LAT LEAD AND TACK
- N&F NAIL AND FLASH
- N&T NAIL AND TAG

PARKING NOTE

TOTAL PARKING 184 SPACES DELINEATED
 5 OF WHICH ARE HANDICAPPED PARKING
 THERE ARE AREAS WHERE PARKING IS USED
 WHERE THERE IS NO DELINEATION

SUP-4351
6-10-04 PC

SHEET 2 OF 2 SHEETS





SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED
LIABILITY COMPANY
5000 OAKLEY BOULEVARD, SUITE D12
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED
LIABILITY COMPANY
5000 OAKEY BOULEVARD, SUITE D12
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN: 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Weekly). (NOTE: This item to be heard in conjunction with Morning Session Item #80). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

GARY SAX, 707 Fremont Street, President of Take 1, Inc., appeared and concurred with staff recommendation and conditions. He explained that Take 1 will be the first nightclub in the new entertainment district. The Hollywood themed club will offer live entertainment and a concept referred to as movieoke, which allows patrons to get on stage and act out scenes from movies. **COUNCILMAN WEEKLY** wished the applicant luck.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion for Item 159 [SUP-4366] and Item 80 [Take 1 Inc., dba Take 1 Inc.,] was held under Item 159 [SUP-4366].

(5:04 – 5:07)

6-944

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 159 – SUP-4366

CONDITIONS:

Planning and Development

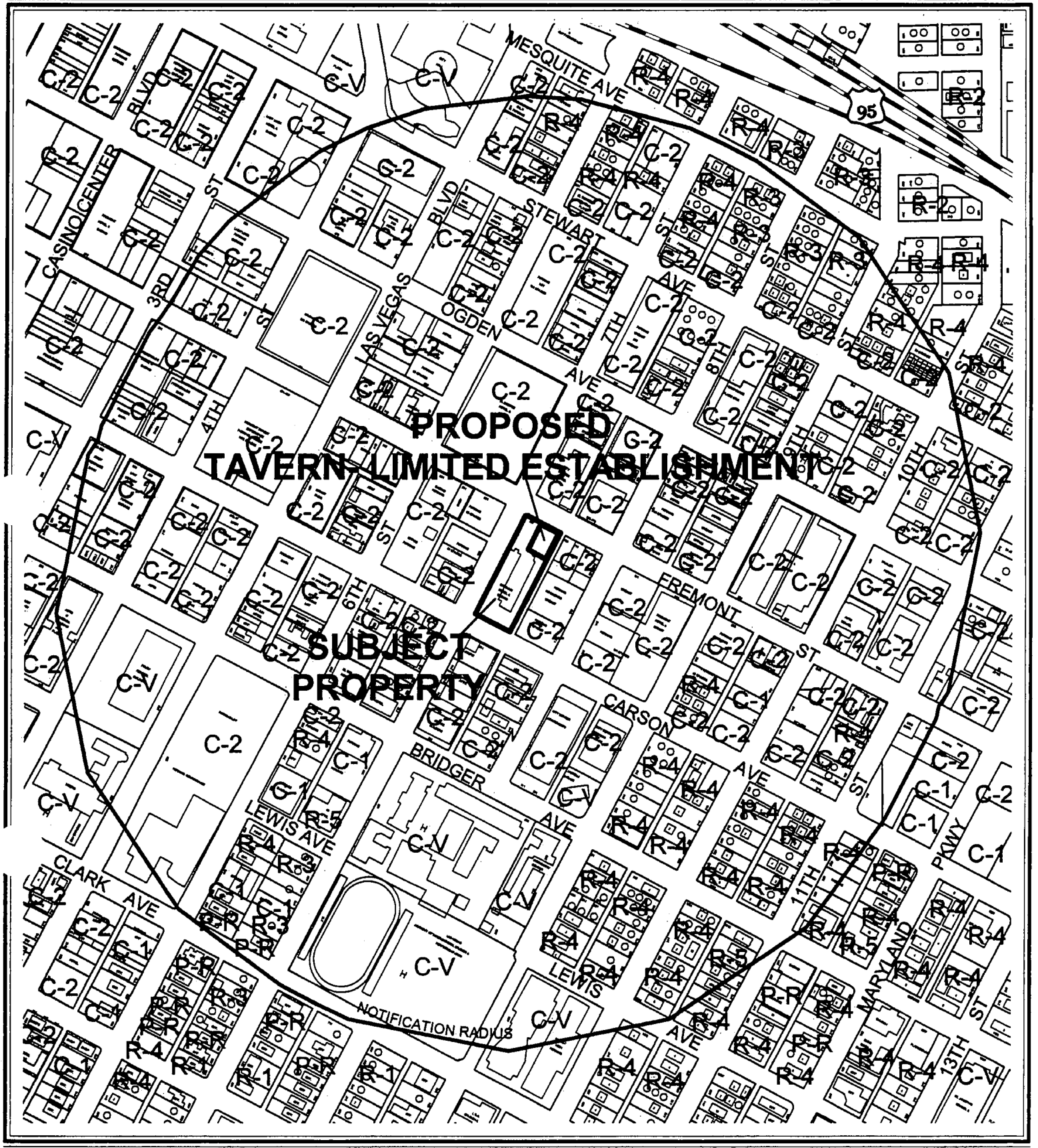
1. Conformance to all Minimum Requirements of Title 6.50.
2. Restricted Gaming shall be prohibited within this establishment pursuant to Title 6.40.155.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Hours of operation shall be limited to 11:00 a.m. to 2:00 a.m. Sunday through Thursday and 11:00 a.m. to 4:00 a.m. Friday and Saturday.

Public Works

6. Dedicate a 10-foot radius on the northeast corner of Carson Street and Seventh Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
7. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.

**PROPOSED
TAVERN LIMITED ESTABLISHMENT**

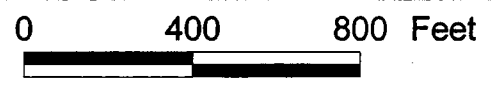
**SUBJECT
PROPERTY**



CASE: SUP-4366

RADIUS: 1500 FT

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



PROPOSED
TAVERN LIMITED ESTABLISHMENT
SUBJECT
PROPERTY

UNIFICATION RECORD

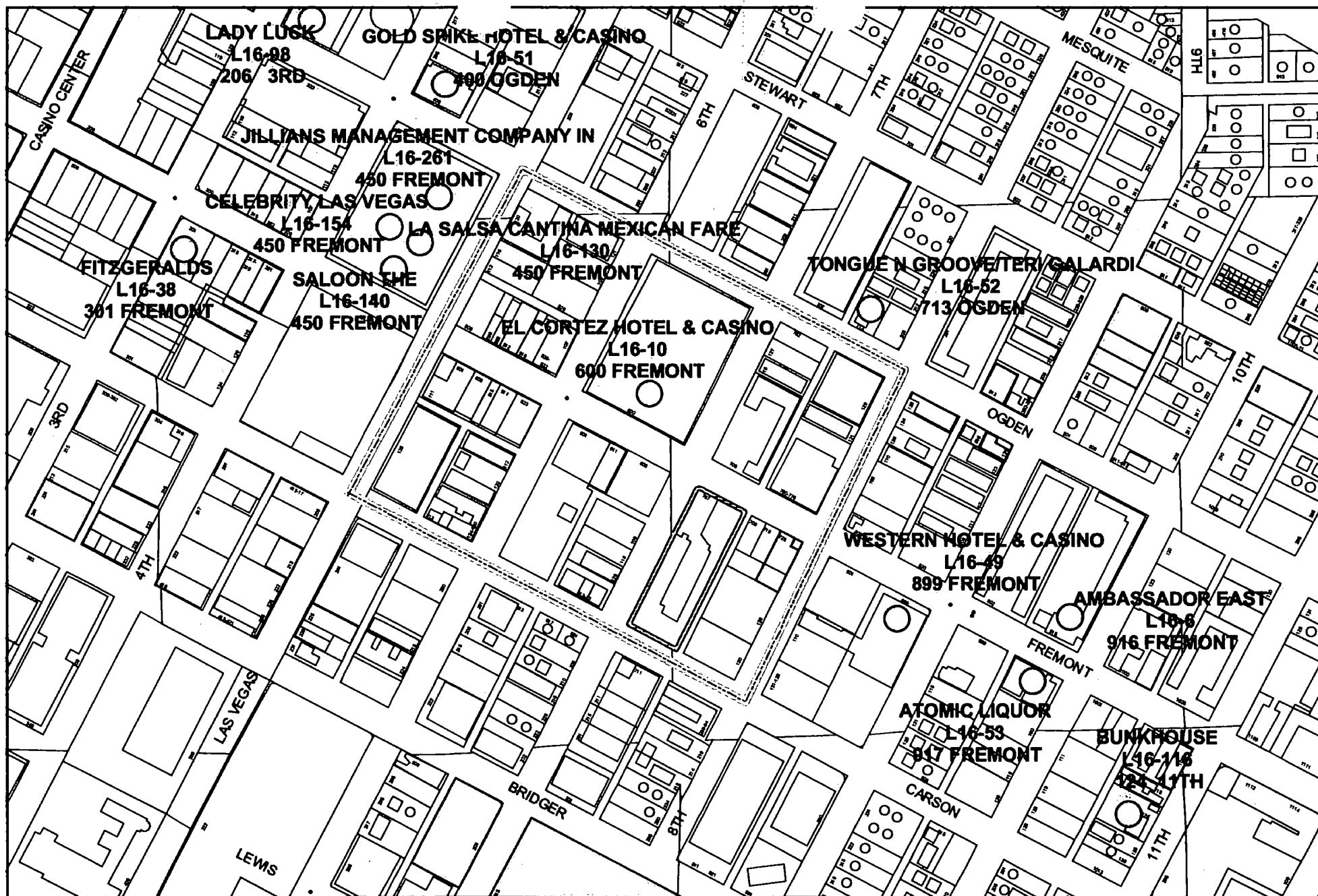
CASE: SUP-4366

RADIUS: 1500 FT

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

0 400 800 Feet





SUP-4366 TAVERN

Protected Landuses

-  Religious
-  Schools

Business Licenses

-  Tavern

Downtown Entertainment
Overlay District

 Subject Property

0 215 430 860 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements of Title 6.50.
2. Restricted Gaming shall be prohibited within this establishment pursuant to Title 6.40.155.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Hours of operation shall be limited to 11:00 a.m. to 2:00 a.m. Sunday through Thursday and 11:00 a.m. to 4:00 a.m. Friday and Saturday.

Public Works

6. Dedicate a 10-foot radius on the northeast corner of Carson Street and Seventh Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
7. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Tavern-Limited Establishment at 707 Fremont Street within the existing Days Inn Hotel.

B) Applicant's Justification

The proposed nightclub requires this Special Use Permit because it is located within the Downtown Entertainment Overlay District. It will be the first such operation to locate there since the creation of this District. In conformance to the standards accompanying a tavern-limited license, the nightclub will offer live entertainment four nights per week.

BACKGROUND INFORMATION

A) Previous Actions

- 12/16/64 The City Council approved a Rezoning to C-2 (General Commercial) on the subject site as part of a larger request (Z-0100-64).
- 10/02/02 The City Council adopted an ordinance establishing the Downtown Entertainment Overlay District and corresponding regulatory provisions and establishing the Tavern-Limited liquor license pertaining only to this District.
- 06/10/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #48/ss).

B) Pre-Application Meeting

- 04/13/04 The Nightclub use is permitted in a C-2 (General Commercial) zoning district; however, a Special Use Permit is required for a Tavern-Limited Establishment. All licensing restrictions will apply. Signage should be submitted for review by the Downtown Entertainment Overlay District Design Review Committee. However, no changes are proposed to the existing building; therefore, the nightclub itself does not need to undergo review by the DEOD-DRC.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 1.29

B) *Existing Land Use*

Subject Property: Hotel and Casino
 North: Motel
 South: Retail Commercial
 East: Retail Commercial and Parking
 West: Parking, Hotel, and Retail Commercial

C) *Planned Land Use*

Subject Property: C (Commercial)
 North: C (Commercial)
 South: MXU (Mixed Use)
 East: C (Commercial)
 West: C (Commercial)

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)
 North: C-2 (General Commercial)
 South: C-2 (General Commercial)
 East: C-2 (General Commercial)
 West: C-2 (General Commercial)

E) *General Plan Compliance*

The Downtown Redevelopment Area Land Use Map designates the subject parcel as C (Commercial), which allows office uses, service-oriented commercial uses, and general commercial uses. The proposed Tavern-Limited Establishment (nightclub) is consistent with the Commercial designation and is a permitted use in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

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

The subject site is located within the East Fremont District of the Downtown Overlay District. Standards for new construction within this area are detailed within the Downtown Centennial Plan. This site is also part of the Las Vegas Redevelopment Plan Area, which includes most of downtown Las Vegas, portions of West Las Vegas, and the industrial area located south of Charleston and east of the Union Pacific Railroad. The purpose of this plan is to eliminate blighted properties, develop vacant or underutilized properties by using methods of planning, and strengthen the economic base of this part of the City of Las Vegas.

Established in 2002 to further the City's downtown redevelopment efforts, the Downtown Entertainment Overlay District is an area intended to encourage blues and jazz nightclubs, comedy clubs, and other musical entertainment venues in a non-gaming environment. Licensing and zoning restrictions such as distance separation and parking requirements have been eased in order to create a cluster of these uses that sell alcohol. The Downtown Entertainment Overlay District consists of the area bounded by Ogden Avenue on the north, Carson Avenue on the south, Las Vegas Boulevard on the west, and 8th Street on the east.

A Multi-Use Non-Equestrian trail has been proposed along 7th Street. At this time, it has not been determined which side of the street the trail will be located. The "Entertainment Trail" has been approved adjacent to the north side of the subject property along Fremont Street. The property owner will not be responsible for construction of these trails.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.06.120, the on-site parking requirements for any tavern or nightclub within the Downtown Entertainment Overlay District do not apply. The Special Use Permit approval may include conditions designed to mitigate any impacts related to parking.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.06.120, any liquor-serving establishment approved by means of a Special Use Permit for a parcel located within the Downtown Entertainment Overlay District shall not be subject to the distance separation requirements set forth in Title 19.04. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

B) General Analysis and Discussion

• Zoning

The subject property is zoned C-2 (General Commercial). A Tavern-Limited Establishment, in this case a nightclub, is a permitted use in this zoning district with the approval of a Special Use Permit.

- Use

A Tavern-Limited Establishment, as defined by Title 19.20, is an establishment that is licensed with a tavern-limited license in accordance with Title 6.50. This type of license:

- (1) Authorizes the sale of alcoholic beverages only for consumption on the premises where the same are sold.
- (2) May only be issued for premises located in the Downtown Entertainment Overlay District.
- (3) Is not transferable, except to a location within the same entertainment district and to an operator who has been approved by the City Council.

In addition, no restricted gaming (not more than fifteen slot machines, incidental to the primary business at the establishment, and no other game or gaming device at the establishment) shall be conducted, maintained, or operated within the Downtown Entertainment Overlay District, per Title 6.40.155.

The proposal is for a nightclub and restaurant/tavern with a Hollywood theme, to be located within the existing Days Inn Hotel building. No changes are proposed to the exterior of the building. Additional signage is proposed to be installed on the side entrance to the hotel and on the corner of the building at Fremont and 7th Streets. This signage proposal will be considered for approval at the next meeting of the Downtown Entertainment Overlay District Design Review Committee, in accordance with the provisions of Title 19.06.120.

The owner of the property has negotiated a lease for parking on the west side of 7th Street and will partially use hotel parking during the week. Valet parking is expected. Hours of operation will be 11:00 a.m. to 2:00 a.m. Sunday through Thursday and 11:00 a.m. through 4:00 a.m. Friday and Saturday. Live entertainment will be offered at least four nights per week in conformance to the Downtown Entertainment Overlay District standards.

- Conditions

There are no base conditions for approval of a Tavern-Limited Establishment. The establishment need only comply with the regulations for a tavern-limited license and those provisions governing the Downtown Entertainment Overlay District.

FINDINGS

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

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

The proposed Tavern-Limited Establishment is a permitted use in the C-2 (General Commercial) zoning district and is the type of use encouraged in the Downtown Entertainment Overlay District. It is surrounded by other parcels zoned for similar uses. No gaming machines will be incorporated into the use. No structural or aesthetic changes will be made to the building exterior except for the addition of signage, which is subject to review by the Downtown Entertainment Overlay District Design Review Committee.

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

The existing Days Inn Hotel building is suitable for the proposed Tavern-Limited Establishment. Additional parking, though not required, will be provided on lots to the west of the proposed site.

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

Access to the site is provided by Fremont Street and 7th Street, both 80-foot rights-of-way. Much of the expected traffic for this use will be by pedestrians; however, these streets are adequate in size to meet the requirements of all uses on site, including the proposed Tavern-Limited Establishment.

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

The proposed Tavern-Limited Establishment will be subject to inspections for compliance with business licensing requirements and will not compromise the public health, safety and welfare. The proposed use is consistent with the redevelopment objectives of the Downtown Centennial Plan, Las Vegas Redevelopment Area, and the Downtown Entertainment Overlay District.

NOTICES MAILED 272 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4366 APN: _____

Name of Property Owner: DAVID P. INI

Name of Applicant: TAKE 1 INC.

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

_____ Yes

_____ X No

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

City Official: _____

Partner(s): _____

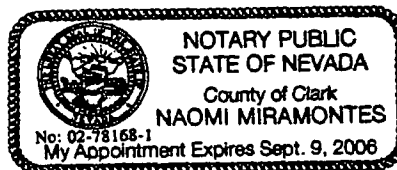
APN: _____

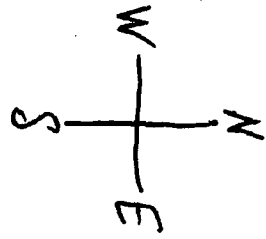
Signature of Property Owner/Authorized Agent: [Signature] OWNERS REPRESENTATIVE

Print Name: JOHN S. FRANK

Subscribed and sworn before me

This 26th day of April, 2004
Naomi Miramontes
Notary Public in and for said County and State

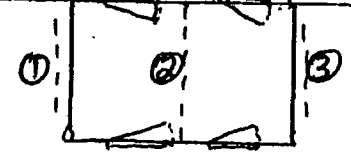




7TH STREET

DRIVEWAY

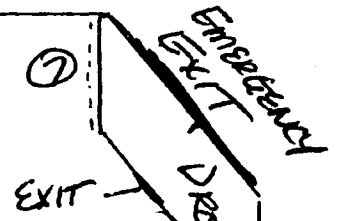
ENTRANCE/EXIT



DT
SOUND
BOOTH

STAGE

DANCE
FLOOR



EMERGENCY
EXIT

DRESSING ROOMS

EXIT

BOOTH (2)

NIGHT CLUB AREA

90'

60'

DAYS INN LOBBY

RAMP INTO LOBBY

BOOTH (2)

BOOTH (6)

DINING
AREA

STORAGE
ROOM

HALLWAY

BAR

STAFF

KITCHEN

SUP-4366

6-10-04 PC

VIDEO
AUDIO
PRODUCTION
OFFICE

BATH
ROOMS

ALLEY WAY

REAR
EXIT

FREMONT STREET

Non Structural
Alterations

- ① Add'l Door
- ② Temp Wall
- ③ Add'l Door (Exit)
- ④ Half Wall
- ⑤ Open Walkway
- ⑥ Temp Wall w/ Door
- ⑦ Door

APPROXIMATE
SEATING
CAPACITY:
275

* TAKE 1 FLOOR PLAN TAKE 1, INC. Tot. Approx. Sq. Ft. = 8,600

4/21/06

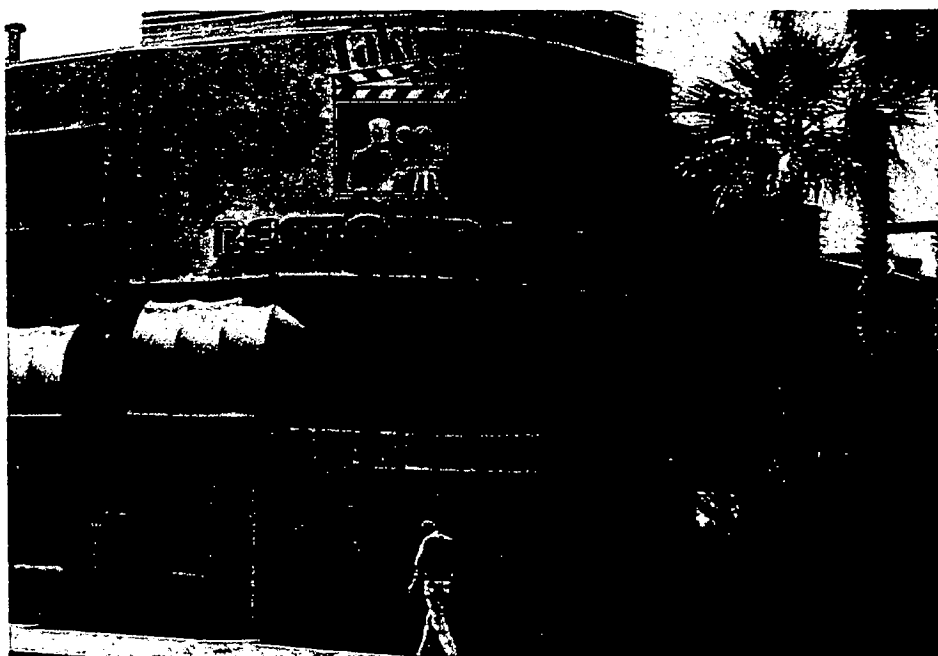


TM

SIGNAGE PROPOSAL

Signage for Take 1 will be on the exterior of the building facing corner of Fremont Street and 7th Street. Signage will be in the way of either a neon lighted logo or back lit plexiglass design mounted just above the existing neon "RESTAURANT" sign.

There will be no structural changes to the exterior to accommodate any signage.



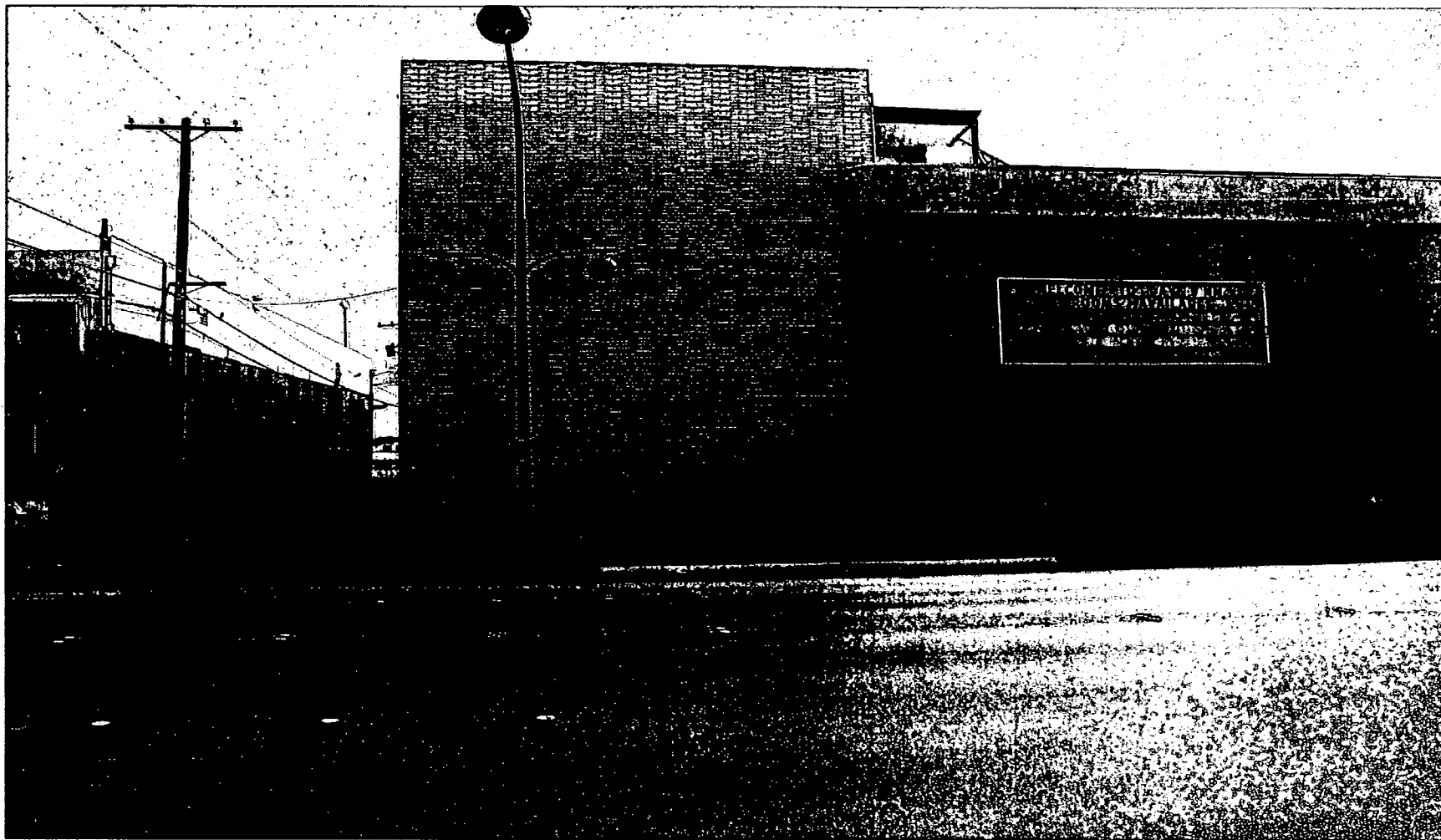
Corner Signage



Side Entrance Signage

SUP-4366

6-10-04 PC



SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI
707 FREMONT STREET
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI
707 FREMONT STREET
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS with WOLFSON not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 160 [ZON-4077] and Item 161 [SDR-4081].

CRAIG MOORE, 4427 Via Toreno, appeared on behalf of the applicant and referred to MAYOR GOODMAN'S earlier comments regarding landscaping waivers. He explained that the landscaping waiver is being requested because the applicant has purchased multiple properties and the Planning staff has suggested a community drive way and parking area behind all of the properties. To accommodate this, the 5-foot requirement of landscaping must be reduced to 3 feet. MAYOR GOODMAN indicated that MR. MOORE provided a good reason to waive the landscaping and since the project will have landscaping, just not as much as required, he would be willing to approve it.

COUNCILWOMAN MONCRIEF thanked the applicant for purchasing these properties and for all of the work that has been done. She has received numerous calls from area residents complaining about the deterioration of Jones Boulevard and this project will benefit the area.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 160 – ZON-4077

MINUTES Continued:

MARGO WHEELER, Deputy Director, Planning and Development Department, advised that on Item 161 [SDR-4081], Condition 4 should be amended to reference plans date stamped June 13, 2004. MR. MOORE accepted the amended condition.

MAYOR GOODMAN declared the Public Hearing closed on Item 160 [ZON-4077] and Item 161 [SDR-4081].

NOTE: All discussion for Item 160 [ZON-4077] and Item 161 [SDR-4081] was held under Item 160 [ZON-4077].

(5:07 – 5:10)
6-1054

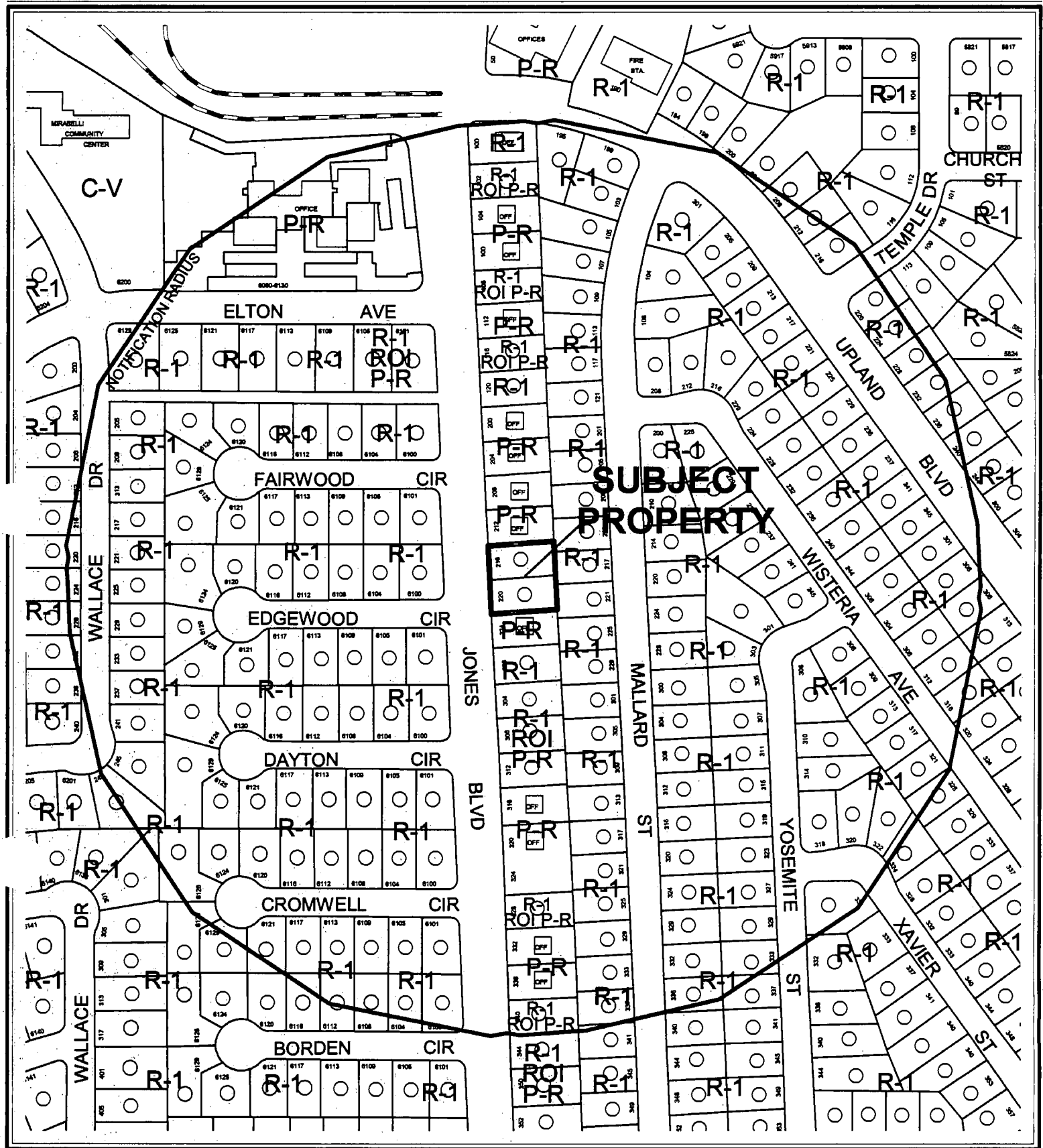
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4081) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



CASE: ZON-4077

RADIUS: 750 FT

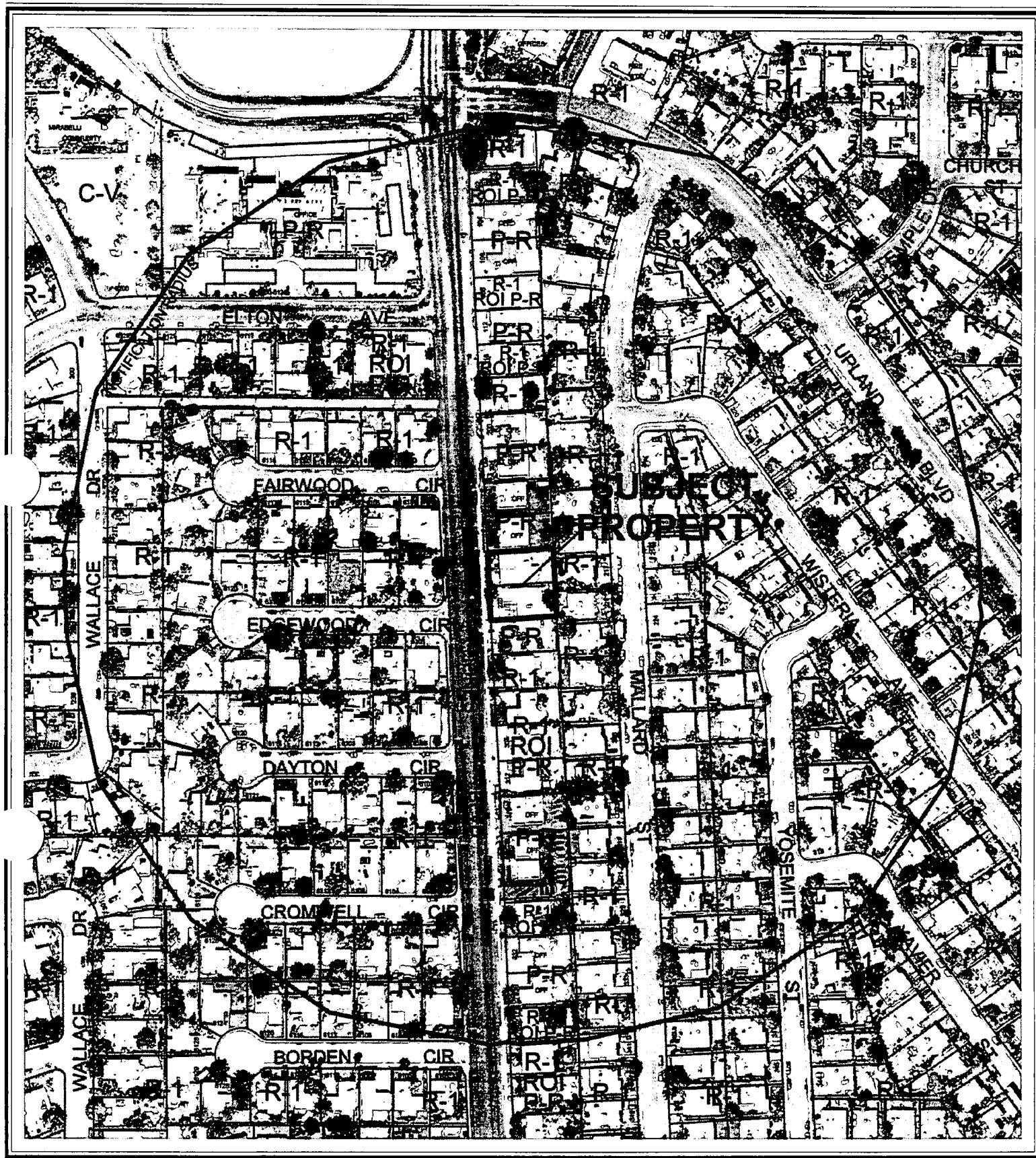
ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

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

0 100 200 Feet



160



CASE: **ZON-4077**

RADIUS: 750 FT

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

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

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4081) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) at 212 and 224 South Jones Boulevard to the north and south of this site. The Planning Commission and staff recommended denial on 04/11/91.
- 04/22/04 The Planning Commission voted to hold this item in abeyance to give the applicant time to revise the site plan.
- 05/27/04 The Planning Commission recommended approval of companion item (SDR-4081).
- 05/27/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #29/mp).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.32

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

There are no special area plans or districts that affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.32 Acres	Y
Min. Lot Width	60 Feet	120 Feet	Y

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

B) General Analysis and Discussion

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

FINDINGS

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

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

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

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

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

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

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

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

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

NOTICES MAILED 246 by Planning Department

APPROVALS 0

PROTESTS 0





ZON-4077

SUR-4001

3RD * REVISED

REVISOR'S NAME: 5/11/04

7-04 CC

REVISOR'S NAME: 5/11/04

PROPERTY LINE

LANDSCAPE LEGEND:

- (1) TREE 24" BOX
- (B) BUSH 5 GAL.
- (P) SMALL PLANT

RESIDENTIAL 120'

PROPERTY LINE

ADJACENT PR

3' x 18' TYP. PKG

3' BERM

TRAFFIC PASSES THRU A NOTE

REMOVE EXISTING WALL A NOTE

EXISTING BUILDING

FIRE WALL PER CODE

SHARED LANDSCAPING

ONE WAY EXIT

16' DRIVE

4' SIDEWALK ENTRY 18'

2 STORY BLDG 3044 FT² / FLR (6088 FT² TOTAL) BUILD OUT/TENANT REQUEST

ENTRY

4' SIDEWALK

15' BERM

ONE WAY ENTRANCE

12' DRIVE

38'

20'

15'

4'

12'

12'

12'

12'

12'

12'

12'

12'

12'

NOTES:

1. PARKING SPACES 21 (21 REQD).
2. PROPERTY SIZE 14640 FT²
3. RATIO OF BLDG TO LOT SIZE 41.58%.

4 REQUESTED BY CLV STAFF. NEIGHBOR HAS APPROVED.

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

DESIGNED BY: L. WADE

DATE: 6/14/04

SCALE: 1/8" = 1'

SHEET: 1

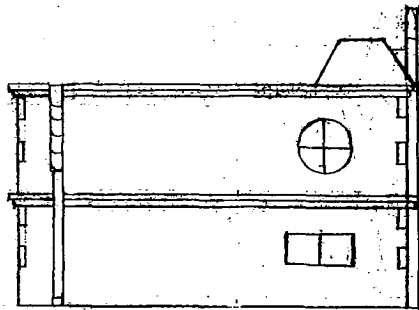
LANDSCAPE PLAN

ZON-4077

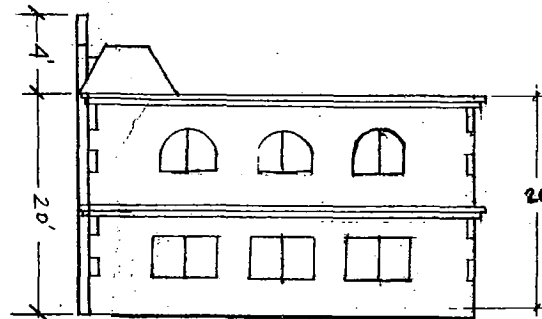
SDR-4081

REVISED

7-7-04 CC

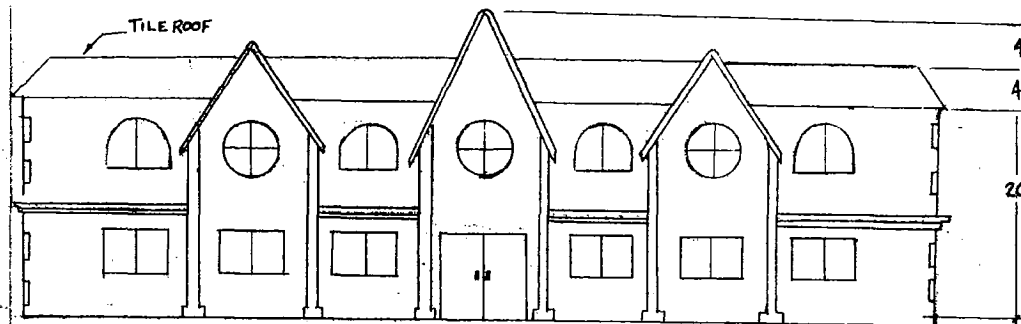


NORTH ELEV.

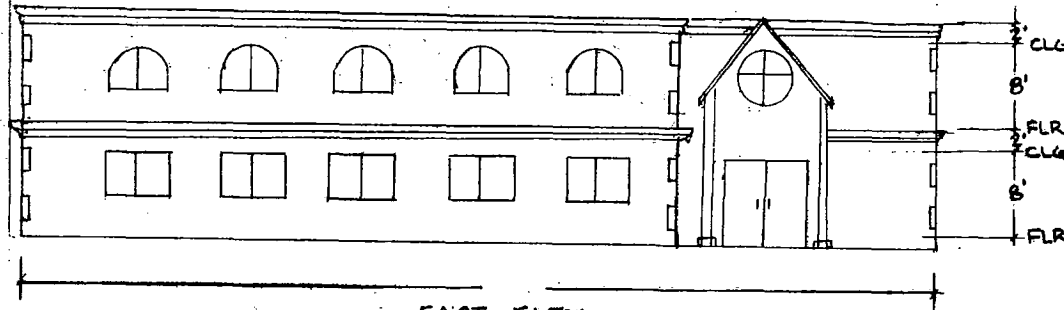


SOUTH ELEV.

REVISED
5-11-04



WEST ELEV.

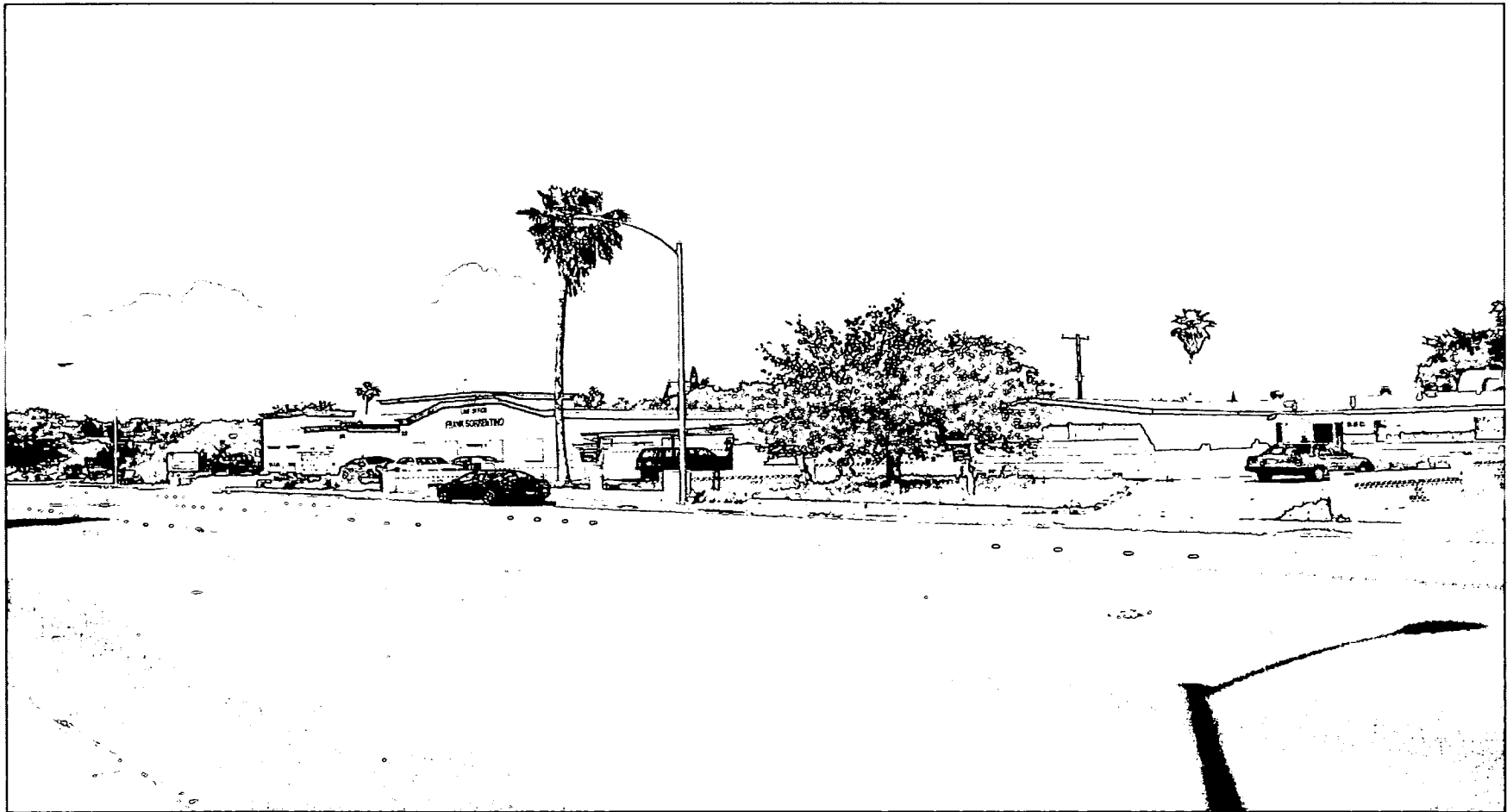


EAST ELEV.

REVISIONS	BY

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

DRAWN L. WILDE	
CHECKED	
DATE 6/4/04	SCALE 1/8" = 1'
JOB NO.	
SHEET ELEV.	
OF	SHEETS



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

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4077 - PUBLIC HEARING - SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER - Request for a Site Development Plan Review FOR AN OFFICE AND WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MONCRIEF – APPROVED subject to conditions and amending Condition 4 as follows:

4. All development shall be in conformance with the site plan and building elevations, date stamped *June 13, 2004* except as amended by conditions herein.
- UNANIMOUS with WEEKLY not voting

MINUTES:

NOTE: See Item 160 [ZON-4077] for all related discussion.

(5:07 – 5:10)

6-1054

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.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 161 – SDR-4081

CONDITIONS:

2. Approval of a Rezoning (ZON-4077) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
4. All development shall be in conformance with the site plan and building elevations, date stamped May 19, 2004 except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
7. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.

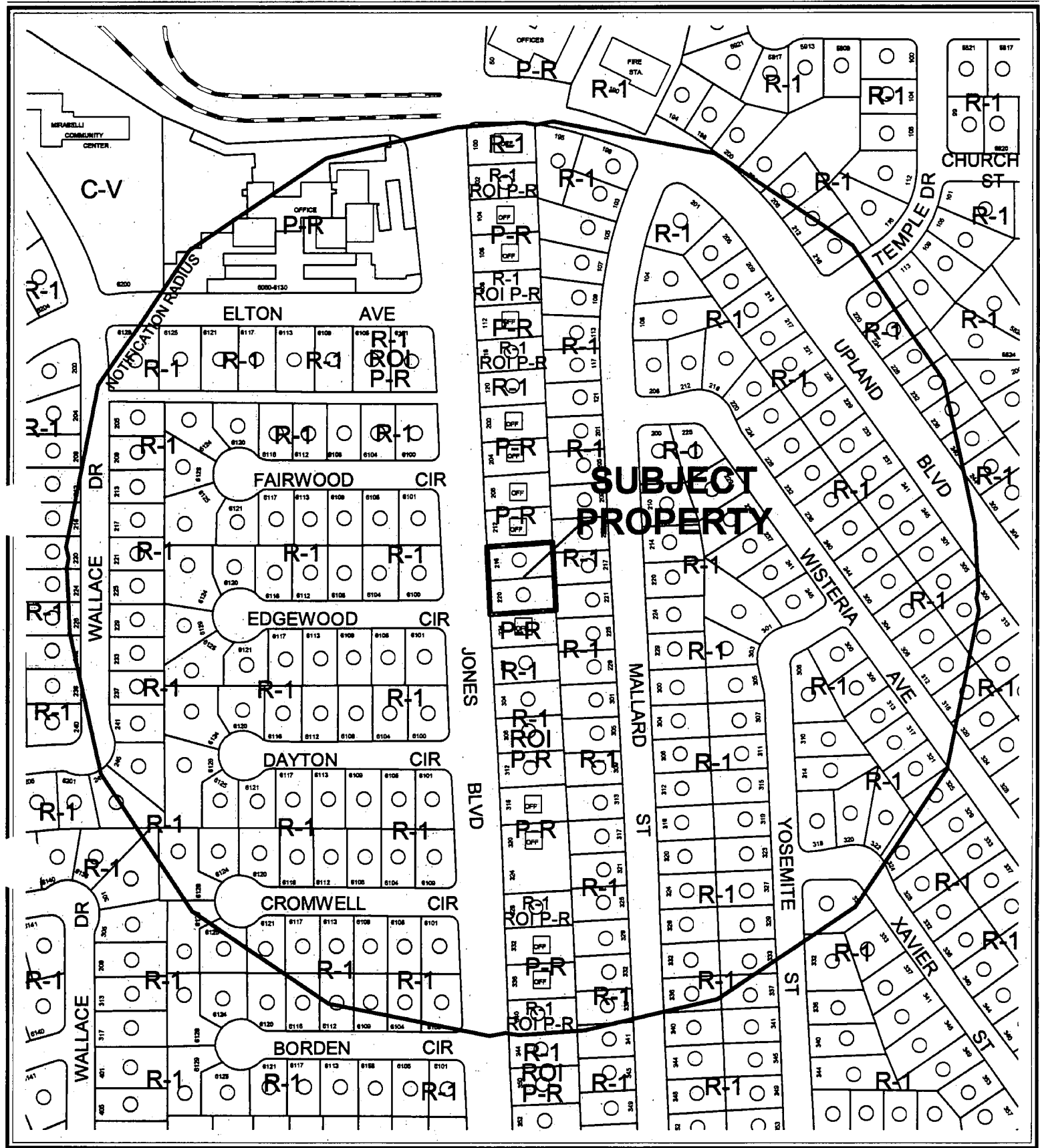
Public Works

9. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.
10. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
11. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 161 – ZON-4081

CONDITIONS Continued:

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



CASE: SDR-4081

RADIUS: 750 FT

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

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

0 100 200 Feet



161



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY CORPORATION - OWNER: CHARLES SAMMONS AND FRANCIS KELLER

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Rezoning (ZON-4077) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
4. All development shall be in conformance with the site plan and building elevations, date stamped May 19, 2004 except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
7. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

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

10. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
11. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
13. Site development to comply with all applicable conditions of approval for ZON-4077, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) 212 and 224 South Jones Boulevard to the north and south of this site. The Planning Commission and staff recommended denial on April 11, 1991.
- 04/22/04 The Planning Commission held this item and related ZON-4077 in abeyance to the May 27, 2004 Planning Commission meeting in an effort to give the applicant time to revise the site plan.
- 05/27/04 The Planning Commission recommended approval of a related rezoning (ZON-4077) as a part of this agenda.
- 05/27/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #30/mp).

B) Pre-Application Meeting

- 02/26/04 The applicant was advised of the requirements for a Site Development Plan Review application and that the proposed building must meet Residential Adjacency Standards. Waivers of minimum landscaping requirements were also discussed.

05/10/04 The applicant met with staff to discuss changes to the site plan and building elevations. As a result of this meeting the applicant has submitted revised plans.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.32

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

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

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

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

The proposed office meets or exceeds the standards.

A2) Residential Adjacency Standards

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

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

A3) Parking and Traffic Standards

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

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

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

A4) Landscape and Open Space Standards

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

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

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

A5) Sign Standards

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

B) General Analysis and Discussion

- Zoning

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

- Site Plan

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

- Waivers

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

- Landscape Plan

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

- Elevation

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION

The Planning Commission approved the site plan dated 6-13-04 and Condition #4 must be corrected to address this.

NOTICES MAILED 246 by Planning Department

APPROVALS 0

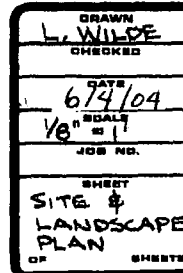
PROTESTS 0





REVISED

5/11/04



NOTES:

1. PARKING SPACES 21 (21 REQD).
2. PROPERTY SIZE 14640 FT²
3. RATIO OF BLDG TO LOT FREE 41.58 % -

OWNER: AR4 JONES, LLC
CONTRACTOR: ABILITY CONSTRUCTION NO. 3360
(702) 646-7297
216 & 220 S. JONES BLVD. L.V. NEVADA 89107

* 3RD REVIS

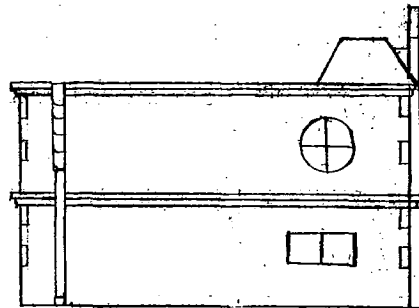
WINGS. PLEASE DISREGARD 5/11/04 SET*

ZON-4077

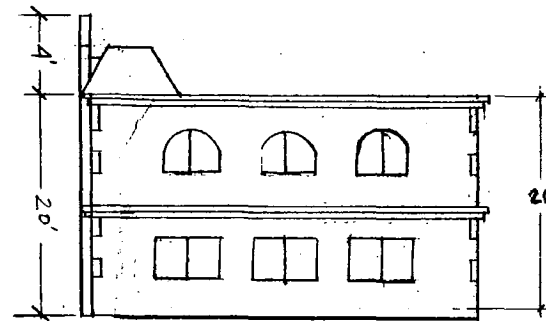
SDR-4081

REVISED

7-7-04 CC

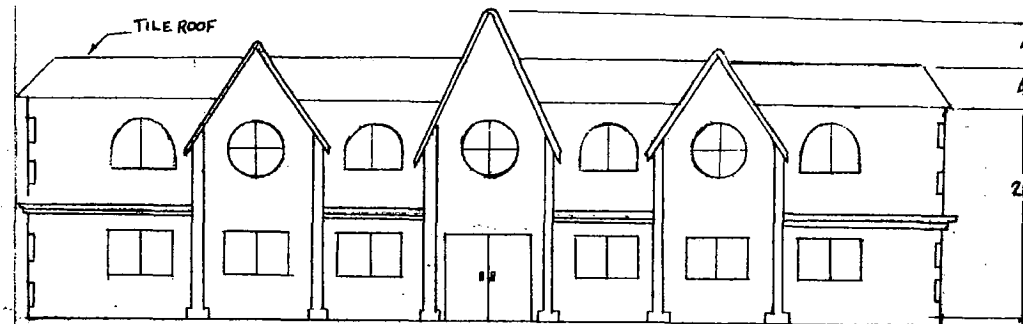


NORTH ELEV.

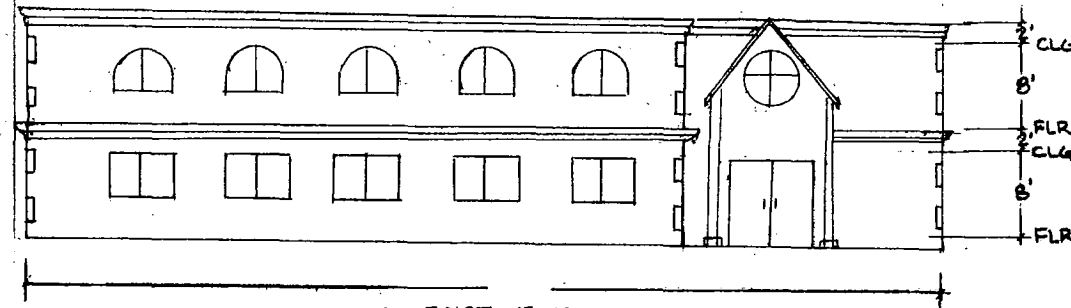


SOUTH ELEV.

REVISED
7-11-04



WEST ELEV.

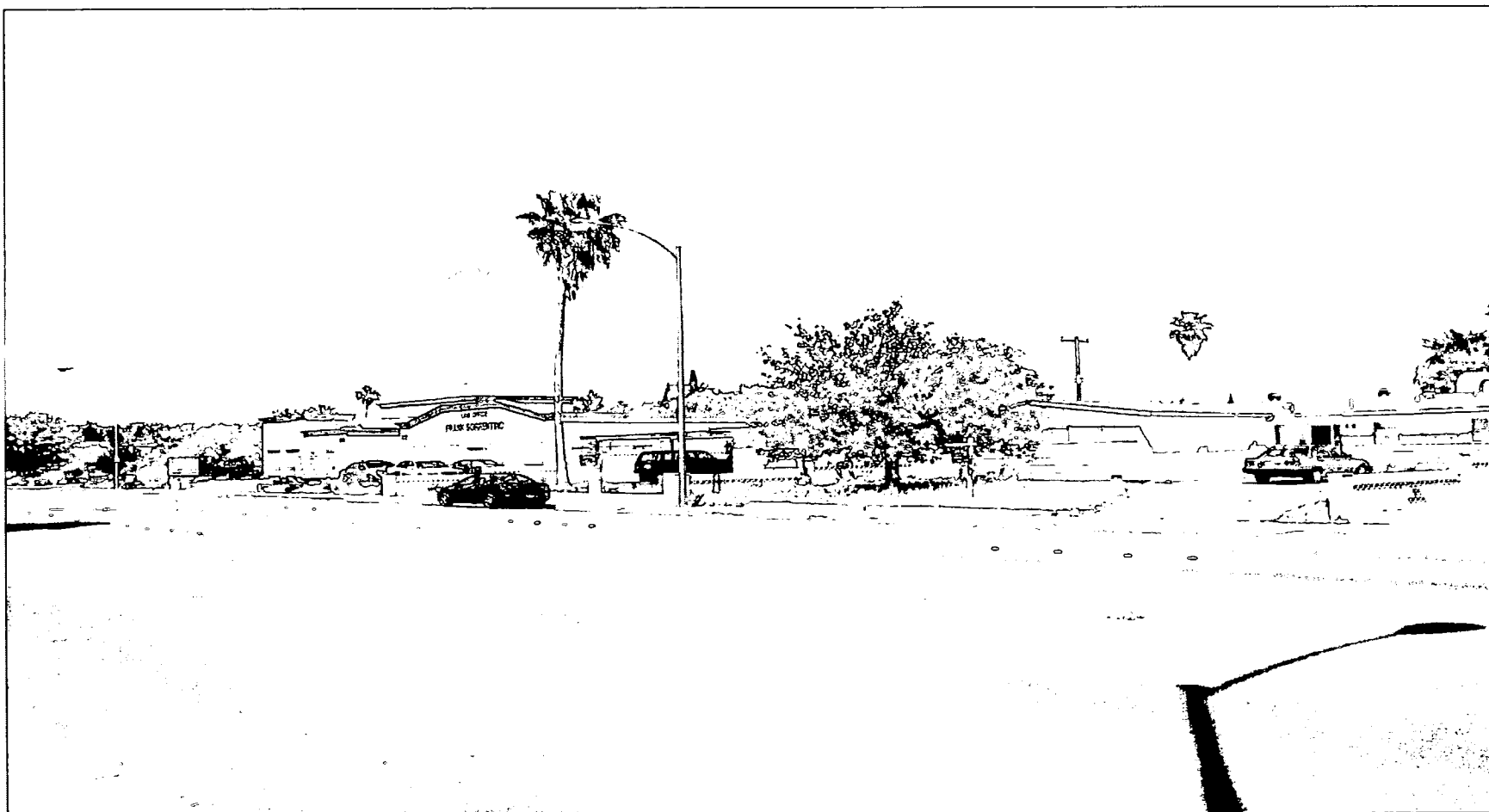


EAST ELEV.

REVISIONS	BY

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

DRAWN L. WILDE	
CHECKED	
DATE 6/14/04	SCALE 1/8" = 1'
JOB NO.	
SHEET ELEV.	
OF	SHEETS



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

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4205 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-PD7 (Residential Planned Development - 7 Units per Acre) and U (Undeveloped) [G-TC (General Tourist Commercial) General Plan Designation] TO: PD (Planned Development) on 20.1 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of 138-31-312-002), Ward 2 (Vacant). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

23

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 5/27/2004 Planning Commission Item 35
5. Submitted after final agenda – Protest letter from Gordon Culp and Rosemary Smith with an 18-signature protest petition for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
6. Submitted after final agenda – 6 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
7. Submitted at City Council Meeting – 10 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
8. Submitted at City Council Meeting – Sample of Disclosure Regarding Development of Surrounding Properties and Waiver for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
9. Submitted at City Council Meeting – Letter of Support for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] from AllWest Homes, LLC. filed under Item 162 [ZON-4205]

MOTION:

WOLFSON – APPROVED subject to conditions – UNANIMOUS

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 162 – ZON-4205

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206].

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. He indicated that the principles and architect of the project were also present to answer questions. He described the project as a high end, luxury condominium product to be located across Alta Drive from the Suncoast Hotel in the Queensridge area. He pointed out that the parcel had been planned for a higher density use than what is currently proposed and that in approximately 1999, a high-rise tower project called Versailles was approved for the same parcel. The proposed project would match the height of that previously approved project.

He explained that staff did not recommend approval because of the variance regarding the residential adjacency standard. MR. BORGEL indicated that the project was originally proposed to consist of four towers, two at sixteen stories and two at eighteen stories. Because of the residential adjacency standards, Planning staff requested one of the towers be reduced to twelve stories. The developer could not accommodate that request; however, one of the sixteen story towers was reduced to fourteen stories. MR. BORGEL stated the development most affected by the deviation from the adjacency standard is requiring buyers to sign a disclosure statement acknowledging a tower of up to eighteen stories could be built adjacent to their development. The tower that is referenced in the disclosure is now proposed at fourteen stories. He also submitted a letter of support from the developer of that project.

MR. BORGEL emphasized the project has been well received by neighbors. He submitted copies of support letters that were sent to Council members and those that he had received copies. He said the units would sell for approximately one million dollars each. The developer has had numerous neighborhood meetings. The Planning Commission recommended approval. The applicant accepted all conditions.

COUNCILMAN WOLFSON confirmed with MR. BORGEL that the previously approved project, Versailles, was approved at twelve stories and although the towers on this project vary in number of stories, the height will match that of Versailles. He also confirmed the location of Tudor Park to the proposed project, that several dozen potential buyers of Tudor Park homes have signed the disclosures and that the developer of Tudor Park has gone beyond the statutory requirement by describing the exact project that is proposed to be built adjacent to the development.

In reply to COUNCILMAN WOLFSON'S question regarding traffic impact, MR. BORGEL stated that the project is on Alta and at approximately 380 units, it is below the allowed density per acre on the master plan so the impact would be more favorable than from a project with more density. He pointed out that the troublesome traffic area is at Alta Drive and Rampart and improvements are required on new projects being built in the area and once all of these

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 162 – ZON-4205

MINUTES Continued:

conditions are satisfied, the intersection should be improved. Rampart is also very congested because it is the major access street to Summerlin Parkway. The Durango Half Interchange will be underway while the proposed project is still under construction, so there will be some relief on Rampart before the development is open and begins adding traffic.

Regarding height, COUNCILMAN WOLFSON confirmed with MR. BORGEL that the proposed project would be higher than the J.W. Marriott and comparable to the Suncoast. Measuring from the pedestal to the parapet of the proposed project, the measurement slightly exceeds two hundred feet. This would be a few feet higher than the highest point on the Suncoast and several feet higher than the lowest point on the Suncoast. Visually, the buildings will look as though they are the same height.

MR. BORGELL assured COUNCILMAN WOLFSON that the developer is confident the units will sell. He has information that the market for this type of unit is approximately 10,000 units in the overall community.

DONALD MILLER, 117 South Royal Ascot Drive, stated that as a property owner and resident of Summerlin, he would welcome a project such as this. He felt that from an economic standpoint it would be beneficial to the area.

JAMES JIMMERSON, 9709 Winter Palace Drive, spoke in support of the project on behalf of his law firm and families. He stated that he has known the principals for twenty-seven years and endorsed their character and commitment to this project.

ROBERT DEJONG, 2004 Aspen Oak Street, indicated his support of the project for reasons given by previous speakers. XAMINA FAN stated she is purchasing a home at Queensridge and is very excited about this project and fully supports it.

VINCENT LATONA, 9712 Winter Palace, introduced himself as a member of the Board of Directors of the Queensridge Homeowner's Association and informed Council of the Association's support of this project.

RICHARD LEE, 7400 West Flamingo Road, stated he was excited about the project and very supportive of it. He commented on the number of high rise developments being proposed lately and that this project is a good example of how to design places to live with our limited resources. Having served on several boards together, MAYOR GOODMAN was interested in hearing MR. LEE'S thoughts on how a project such as this would affect developments underway in the downtown area. MR. LEE responded that this project should assist it by introducing the concept of high-rise living as being acceptable. The downtown area is a different market, and the projects would not compete.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 162 – ZON-4205

MINUTES Continued:

MR. BORDEL added that during the break he had confirmed there have been approximately forty disclosures signed. He also responded to MAYOR GOODMAN'S comments regarding this project detracting from downtown development by saying that he will be presenting a similar item within the next thirty to sixty days projected for the downtown area.

COUNCILMAN WOLFSON read from a letter he received with a petition opposing this project. In the letter, there was a request that he thoroughly review all issues related to the project before voting on it. The letter also referenced a newspaper article involving campaign donations that were received by COUNCILMAN WOLFSON from the developer of this project. He was happy to say he had thoroughly reviewed all issues related to this project. He met with the applicant, has spoken with constituents and thoroughly read all of the materials that were provided.

COUNCILMAN WOLFSON stated that high end, high rise residential would be compatible and harmonious to the surrounding area and would serve as a buffer between the adjacent residential developments and the Suncoast Hotel. The density is not inappropriate given the intensity of developments in the adjacent area. The applicant has conducted meetings with neighbors, and the Queensridge Homeowners Association supports this project. Although the west tower does not conform to the residential adjacency standard in relation to the Tudor Park Development, COUNCILMAN WOLFSON felt the disclosure statements adequately informed potential residents of the probability of these towers being constructed. He commended the developer on bringing a premium product to the site.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206].

NOTE: All discussion for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] was held under Item 162 [ZON-4205]

(5:11 – 5:38)

6-1208

CONDITIONS:

Planning and Development

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

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 162 – ZON-4205

CONDITIONS Continued:

3. Conformance with the approved master development plan, except as modified by conditions herein. Any major amendment to the master development plan shall be advertised and heard as a public hearing item before the Planning Commission and City Council.
4. The western most tower shall be no taller than 14 stories.
5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to issuance of building permits.

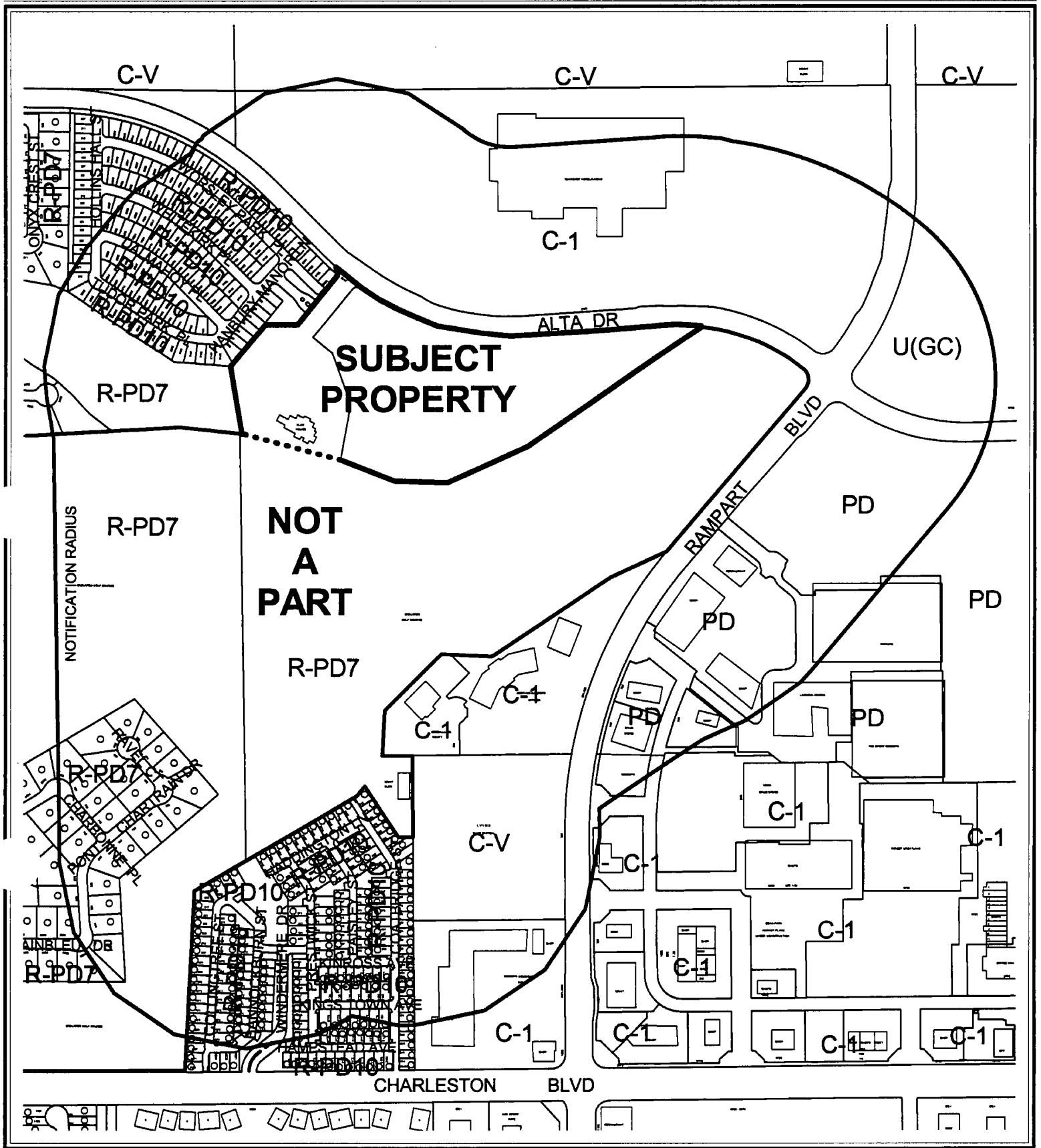
Public Works

6. Construct all incomplete half-street improvements on Alta Drive adjacent to this site concurrent with development of this site. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 162 – ZON-4205

CONDITIONS Continued:

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



CASE: ZON-4205

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

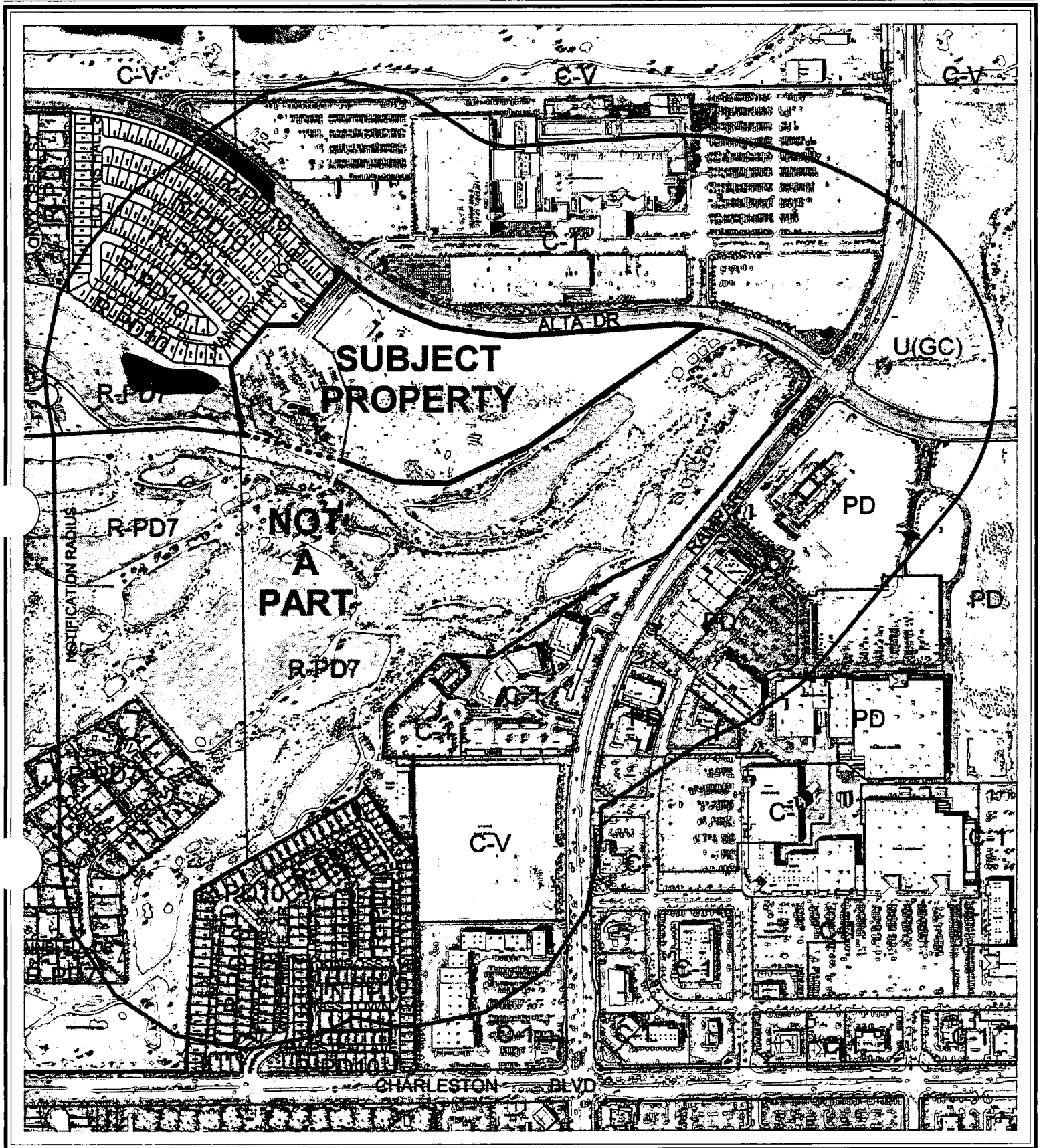
PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800 Feet



162





CASE: ZON-4205

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4205 - APPLICANT: JMA ARCHITECTURE STUDIOS -
OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. This rezoning shall go direct to ordinance.
2. A Variance (VAR-4207) and Site Development Plan Review (SDR-4206) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. Conformance with the approved master development plan, except as modified by conditions herein. Any major amendment to the master development plan shall be advertised and heard as a public hearing item before the Planning Commission and City Council.
4. The western most tower shall be no taller than 14 stories.
5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to issuance of building permits.

Public Works

6. Construct all incomplete half-street improvements on Alta Drive adjacent to this site concurrent with development of this site. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 04/04/90 The City Council approved a request for C-1 (Limited Commercial) zoning (Z-0017-90) on this site as part of a larger request.
- 01/04/95 The City Council approved a request for R-3 (Medium Density Residential) zoning (Z-0146-94) on this site as part of a larger request.
- 10/28/97 The City Council approved a request for PD (Planned Development) zoning (Z-0078-97) on a portion of this site. The request permitted the development of three 12-story condominium towers.
- 05/27/04 The Planning Commission recommended approval of a related Variance (VAR-4207) and site Development Plan Review (SDR-4206) as a part of this agenda.
- 05/27/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #35/ff).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 20.1

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

Southwest General Plan

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

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

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

ANALYSIS

A) General Analysis and Discussion

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

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

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

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION

Condition #4 was amended by the Planning Commission as shown. The Planning Commission believed that findings may be made to approve the Rezoning with conditions that mitigate any negative impacts.

NOTICES MAILED 226 by Planning Department

APPROVALS 2

PROTESTS 23



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4205** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

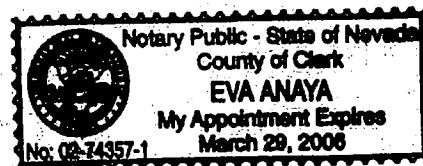
Signature of Property Owner/Authorized Agent: _____

Print Name: Larry A. Mueller

Subscribed and sworn before me

This 10 day of March, 2004

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4205** APN: _____

Name of Property Owner: Queensridge Towers LLC

Name of Applicant: Queensridge Towers LLC

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

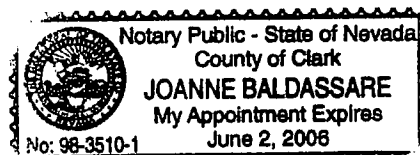
Signature of Property Owner/Authorized Agent: Fredrick P. Waid

Print Name: Fredrick P. Waid

Subscribed and sworn before me

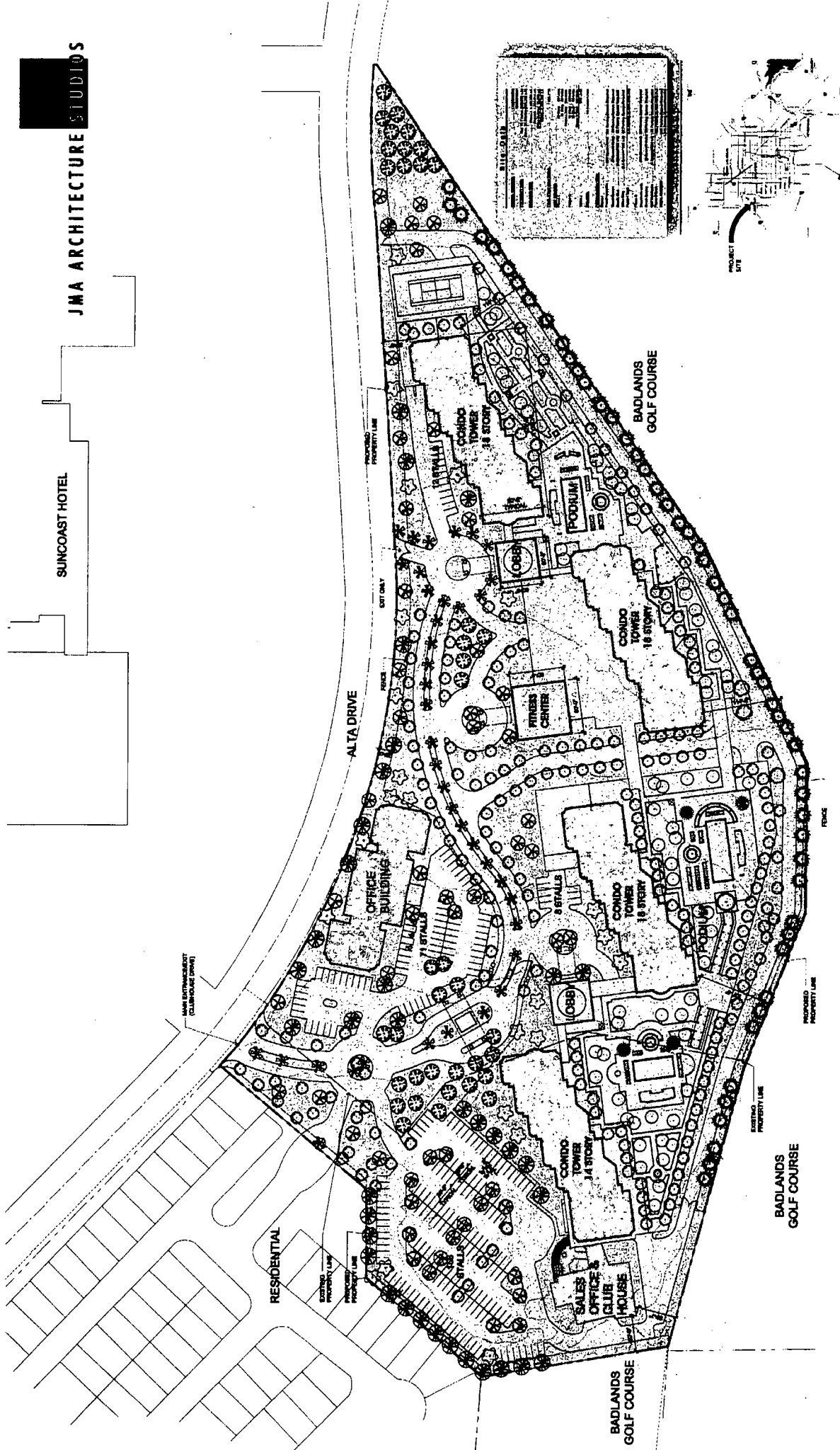
This 6th day of April, 2004

Joanne Baldassare
Notary Public in and for said County and State



SUNCOAST HOTEL

JMA ARCHITECTURE STUDIOS



REVISED
5.21.04

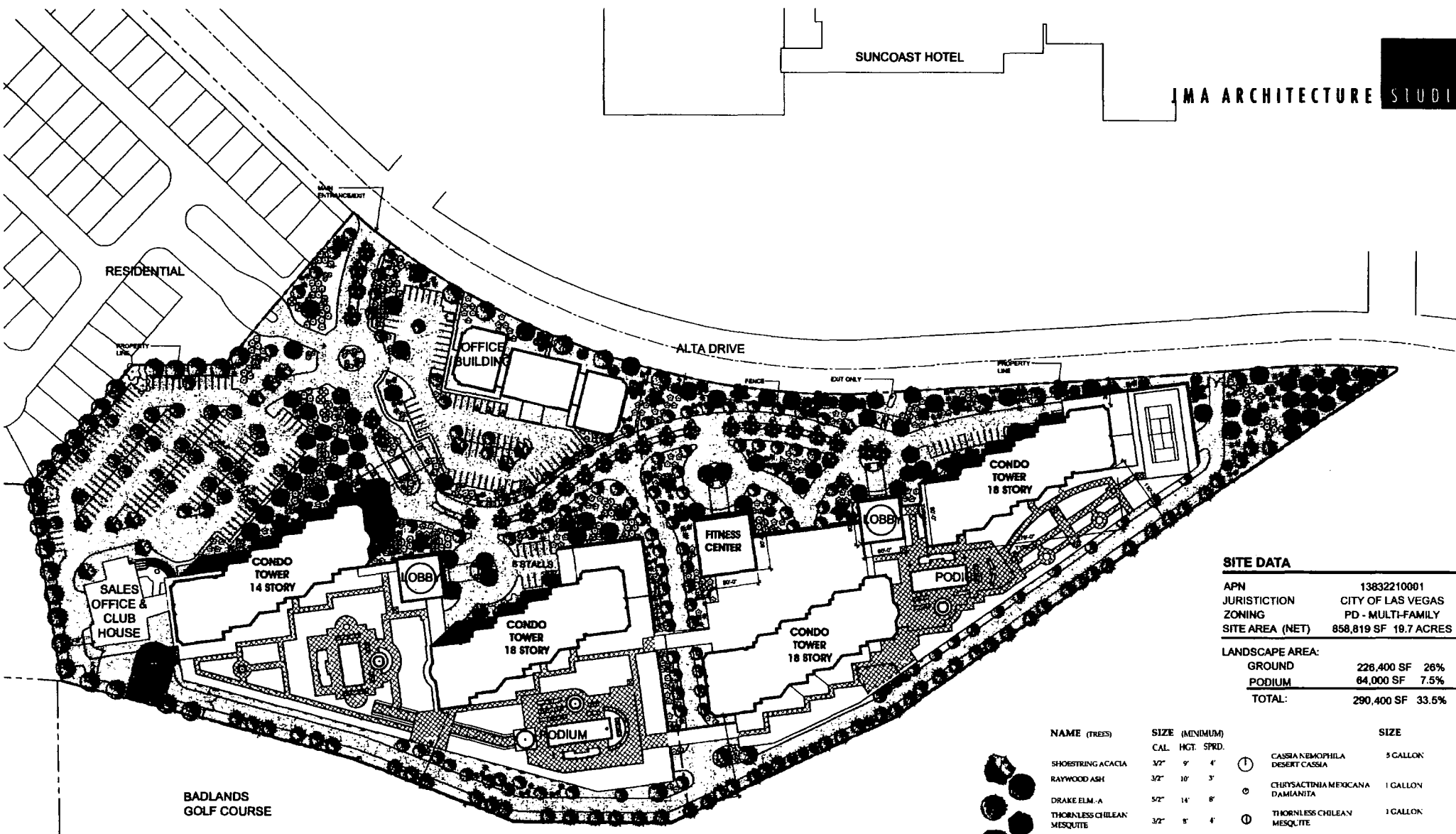
1515 CONVENT DRIVE, LA VERNE, CALIF. 91784
PHONE: (916) 261-1111 FAX: (916) 261-1112 WWW.JMA-ARCH.COM
PROJECT NO. 20033005
DATE MAY 20, 2004
SCALE: 1" = 60'-0"
NORTH

SITE PLAN
QUEENSRIDGE TOWERS

ZON-4205
5-27-04 PC

SUNCOAST HOTEL

JMA ARCHITECTURE STUDIO



SITE DATA

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

LANDSCAPE AREA:

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

NAME (TREES)

SIZE (MINIMUM)

CAL. HGT. SPRD.

SHOESTRING ACACIA	3/2"	9'	4'
RAYWOOD ASH	3/2"	10'	3'
DRAKE ELM-A	5/2"	14'	8'
THORNLESS CHILEAN MESQUITE	3/2"	8'	4'
DRAKE ELM-B	5/2"	14'	8'
PNUS BICKBURGHII	2"	8'	4'
CHER PINE	3/2"	8'	4'
SOPHORA SECUNDIFLORA			
MESCAL BEAN			
PHOENIX DACTYLIFERA			
DATE PALM			

HTS. PER PLAN

SIZE

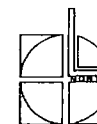
①	CASSIA NEMOPHILA	5 GALLON
②	DESERT CASSIA	
③	CHRYSACTINIA MEXICANA	1 GALLON
④	DAMIANITA	
⑤	THORNLESS CHILEAN MESQUITE	1 GALLON
⑥	DASYLIRON WHEELERI	5 GALLON
⑦	DESERT SPOON	
⑧	DIETES BICOLOR	1 GALLON
⑨	EVERGREEN URS	

SITE LANDSCAPE PLAN

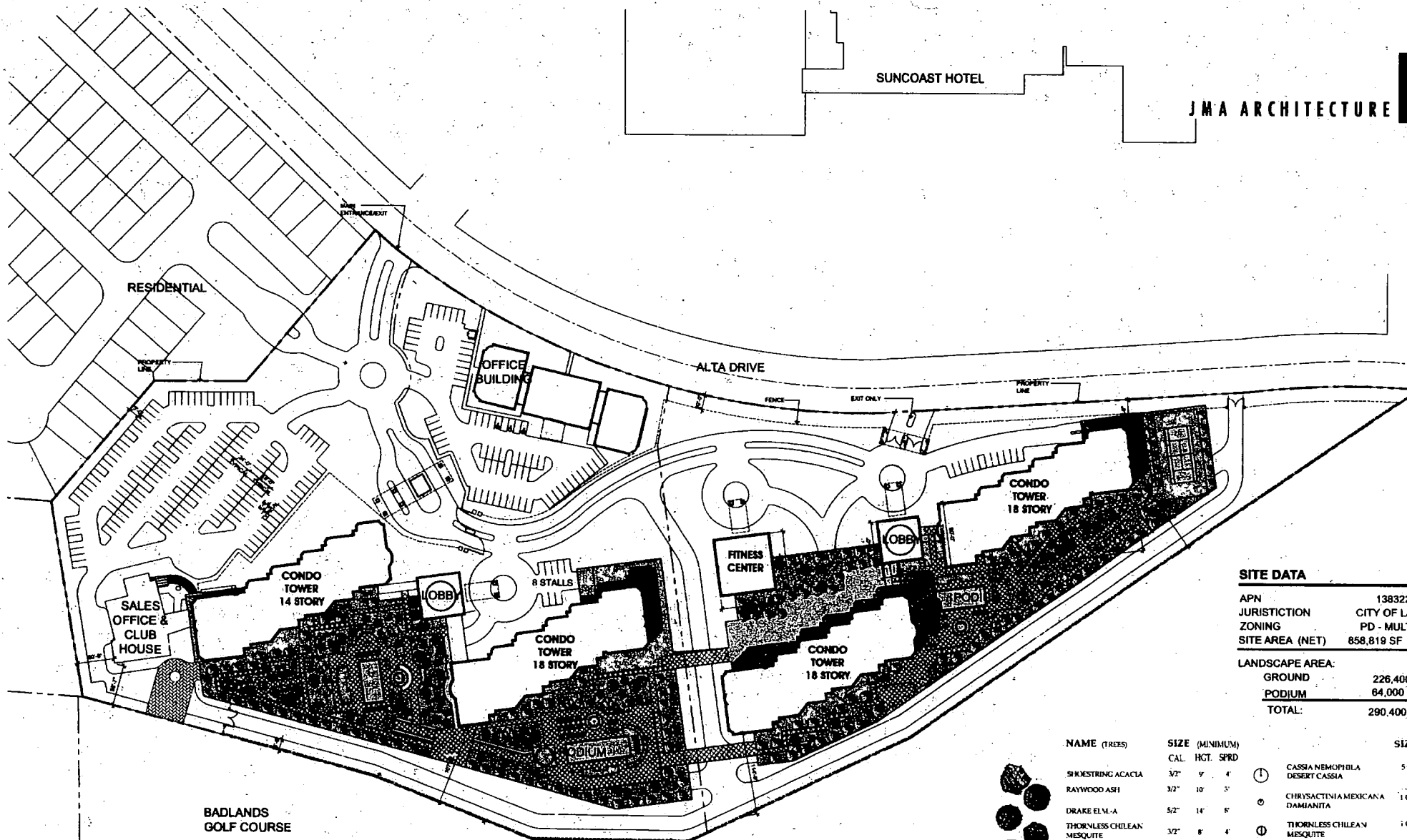
QUEENSRIDGE TOWERS

REVISED
5.21.04

ZON-4205
5-27-04 PC



10180 COVINGTON CROSS DRIVE • LAS VEGAS, NV 89114
PHONE: (702) 731-2033 • FAX: (702) 731-8036 • WWW.JMAARCH.COM
PROJECT NO: 2003108 DATE: March 30, 2004
SCALE: 1"=40'-0" REVIEW:



SITE DATA

APN	13832210001
JURISDICTION	CITY OF LAS VEGAS
ZONING	PD - MULTI-FAMILY
SITE AREA (NET)	658,819 SF 19.7 ACRES

LANDSCAPE AREA:

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

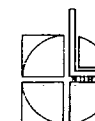
NAME (TREES)	SIZE (MINIMUM)				SIZE	
	CAL.	HGT.	SPRD.			
SIROESTRING ACACIA	3/2"	9'	4"	①	CASSIA NEMOPHILA DESERT CASSIA	5 GALLON
RAYWOOD ASH	3/2"	10'	3"		CHRYSACTINIA MEXICANA DAMIANITA	1 GALLON
DRAKE ELM-A	5/2"	14'	8"	②	THORNLESS CHILEAN MESQUITE	1 GALLON
THORNLESS CHILEAN MESQUITE	3/2"	8'	4"	③	DASYLIRION WHEELERI DESERT SPOON	5 GALLON
DRAKE ELM-B	5/2"	14'	8"	④	DIETES BICOLOR EVERGREEN IRIS	1 GALLON
PARUS ROXBURGHII CHIR PINE	2"	8'	4"	⑤		
SOCPHORA SECUNDFLORA MESCAL BEAN	3/2"	8'	4"	⑥		
PHOENIX DACTYLIFERA DATE PALM	HTS. PER PLAN					

PODIUM LANDSCAPE PLAN

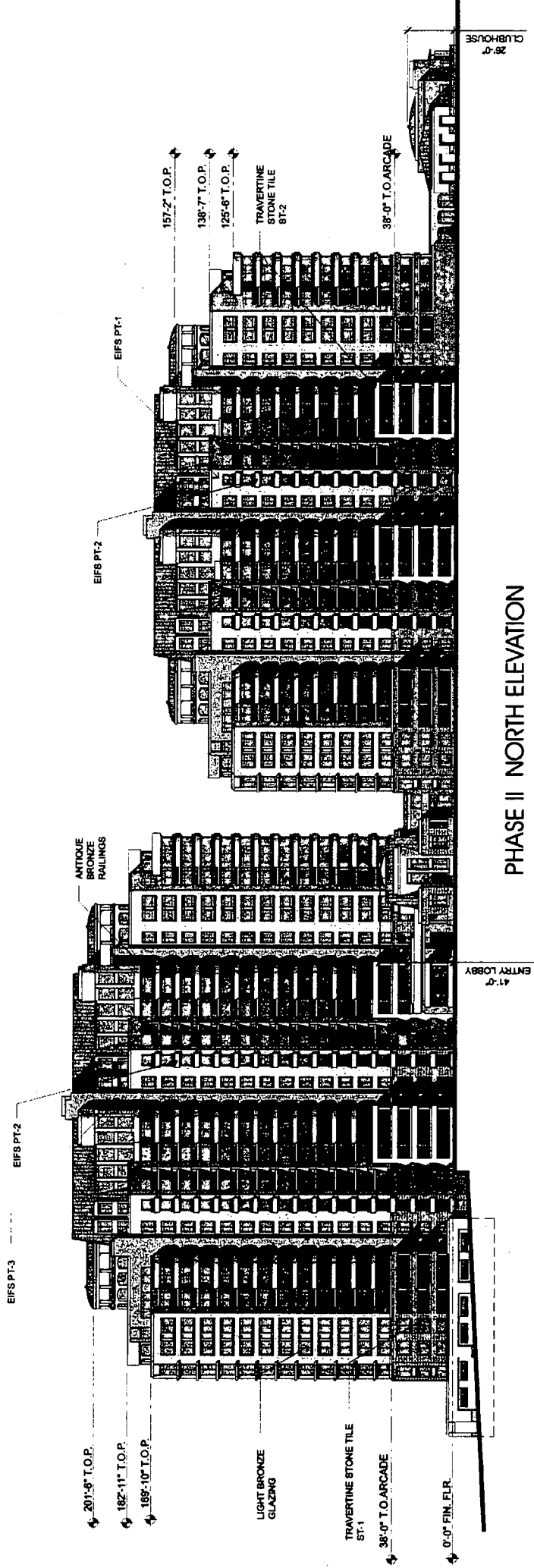
QUEENSRIDGE TOWERS

REVISED
5.21.04

ZON-4205
5-27-04 PC



10180 COMMISSION CROSS DRIVE	LAS VEGAS, NV 89114
PHONE: (702) 731-2023 FAX: (702) 731-2239	WWW.JMA-ARCH.COM
PROJECT NO. 2003306	DATE: MAY 30, 2004
SCALE: 1"=40'-0"	REVIEW



PHASE II NORTH ELEVATION

ELEVATIONS

QUEENSRIDGE TOWERS

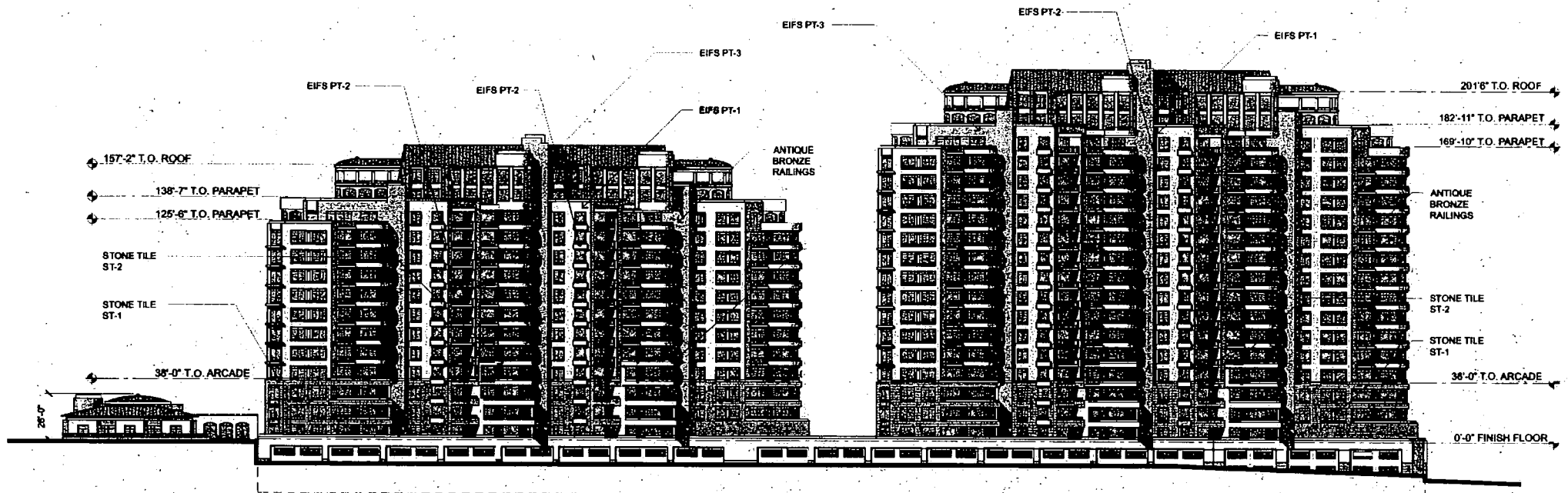
ZON-4205
5-27-04 PC

REVISED
5.21.04

JMA CONSULTING ARCHITECTS, L.P. 1400 N. GARDEN, SUITE 200
PHOENIX, AZ 85010-1400 FAX (602) 714-0099 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: March 30, 2004

0 12'-0\"/>



PHASE II SOUTH ELEVATION

ELEVATIONS

QUEENSRIDGE TOWERS

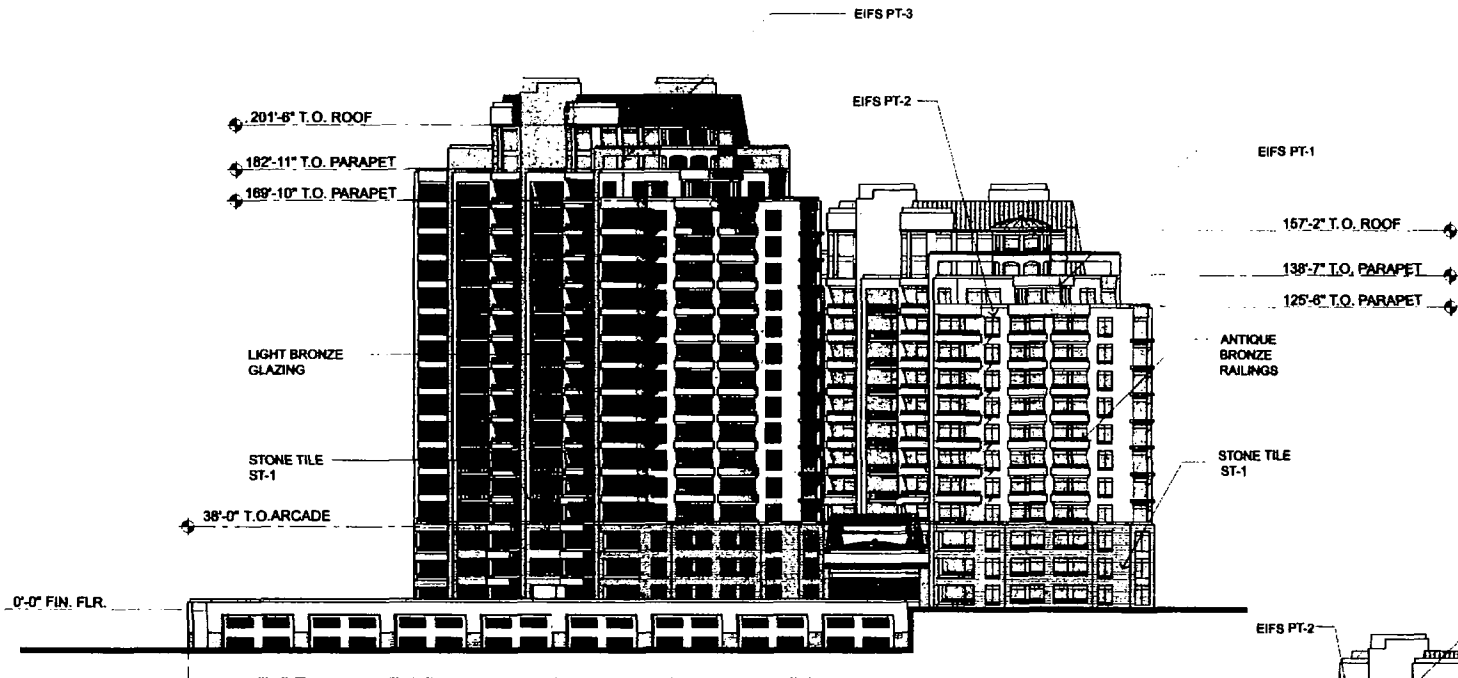
19120 CONVENT DRIVE, LAS VEGAS, NEVADA 89144
PHONE (702) 791-8235 FAX (702) 791-8239 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: May 18, 2004

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

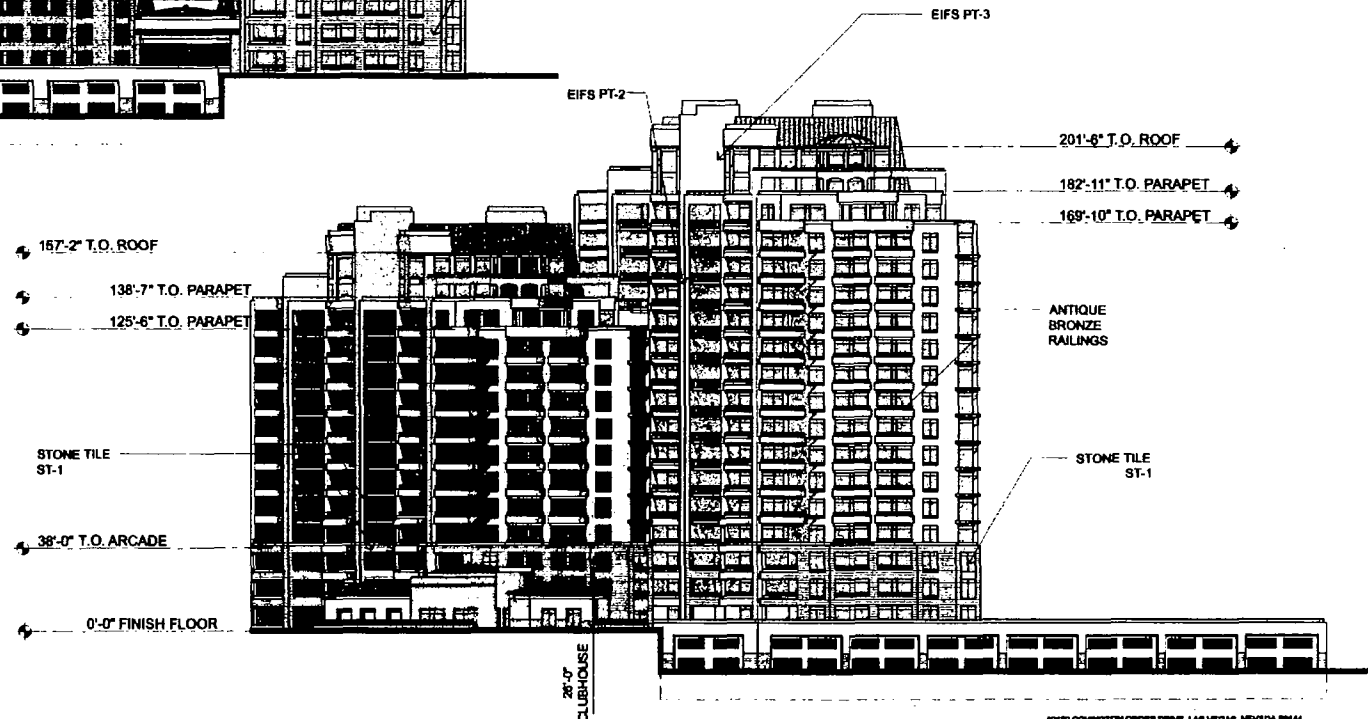
REVISED
5.21.04

ZON-4205
5-27-04 PC



PHASE II EAST ELEVATION

PHASE II WEST ELEVATION



ELEVATIONS

QUEENSRIDGE TOWERS

REVISED
5.21.04

ZON-4205
5-27-04 PC

10130 CONVENTION CENTER DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 791-3283 FAX: (702) 791-8238 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: May 18, 2004

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

RECEIVED
CITY CLERK

2004 JUN 30 A 10:41

June 28, 2004

Councilman Steve Wolfson
City Hall
400 Stewart Ave.
Las Vegas, NV 89101

Re: Variance VAR-4207

Protest

Dear Councilman Wolfson:

When you attended the Ward 2 candidates' forum at the Queensridge Clubhouse prior to the election, you said that you would consider all issues related to the Queensridge Towers when the height variance comes before Council on July 7, 2004. We attended the Planning Commission Hearing on this variance and spoke in opposition to it and presented a petition from 20 Queensridge residents who live within the affected area defined by the City who oppose the variance. The petition is attached.

According to the City planning staff, the tower height for the 239 ft. setback requested in the variance should be limited to 80 feet, which is far shorter than the 18 stories (about 200 feet) the applicant is requesting. The planning staff recommended denial of the variance at the hearing. The Planning Commission, including Chairman Truesdell, ignored the City staff recommendation and the petitioners' concerns over the height of the 4th tower in light of its proximity to the residences and voted for approving the variance and sending it to City Council for approval. Chairman Truesdell dismissed the staff recommendation when he spoke at the Queensridge candidates' forum by saying that the Planning Department staff has to operate within the narrow constraints of the City's planning regulations and that the Planning Commission can choose to override these regulations. While this is unquestionably true, one would hope that the City's planning regulations were carefully crafted to protect and enhance the environment for all of the City's residents and that the regulations will be overridden only after thoughtful and extensive discussion by the Planning Commission. Such a discussion did not occur at the Planning Commission hearing on this variance.

One of the tactics used by the developer to gain approval of their proposed height for the 4th tower that is more than twice that allowed by the regulations was citation of a disclaimer about the height that must be signed by anyone purchasing a home in adjacent Tudor Park. The content of the disclaimer was not made available to the public at the hearing but we wonder if it advises these purchasers that the height is more than double than allowed by the planning regulations.

The residents of Queensridge on this petition list hope that you will thoroughly review all the issues related to this project. If you have not had time to do so before July 7, then we request that you have the variance pulled from the agenda until you have the time. We read in the RJ during the campaign that you received campaign money from the owners of this project. We trust that you will give equal weight to all your constituents' concerns in this matter.

In addition, part of the variance included increasing the number of stories on all the towers. There appear to be no height limits or definition of the height of a story, so the height expressed in feet allowed by this variance is wide open to interpretation. If the County can impose a

Submitted after final agenda

Date 6/30/04 Item #162
163
164

*specific height limit expressed in feet on the Red Rock Station hotel/casino, then surely the City of Las Vegas can do the same instead of only a number of stories with no measure in feet of the associated height.

We therefore request that approval of towers 1-3 include a defined height limit in feet above grade that is no greater than the Suncoast hotel height above grade, that being the highest building approved so far in the immediate area, and that the proposed 4th tower be limited to 80 feet in height if the setback remains at 239 feet or less. Considering that the original zoning of the property anticipated high-density development, this appears to be the most that can reasonably be done to mitigate the aesthetic impact of a high-rise development in the midst of a residential development.

Yours Truly

Gordon Culp *Rosemary Smith*

Gordon Culp and Rosemary Smith
653 Ravel Court
Las Vegas, NV 89145

Attachment: Resident Petition Opposing Variance
Cc: City of Las Vegas, City Clerk

PETITION

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

Name	Queensridge Address	Phone
Rosemary Smith	653 Ravel Ct, LV 89145	360-4120
Debra Kane	660 RAVEL CT LV 89145	454-7288
Steven Kane	660 Ravel Ct LV NV 89145	454-7288
Thomas Attenecci	661 Ravel Ct. LV NV 89145	363-1395
Marianne Attenecci	"	"
Eva Thomas	652 Ravel Ct	255-2595
Sandy George Bavel	9300 PROVENCE GREEN LV	876 7746
Dorcas Duck Joff	704 Charbonne PI	240-0877
Michael Reginald Han	708 Pont Chartrain	242-8129
Tulissa De Oma	664 Ravel Ct.	363-2154
MICHAEL BASINGER	665 RAVEL CT.	341-9780
Evelyn Murrin	650 Ravel Ct	849-8396
Jerry Engel	700 PONT CHARTRAIN DR.	369-0411
Sharon Engel	700 PONT CHARTRAIN DR.	369-1595

PETITION

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Name	Address	Phone
Alan Morrell	712 Pont chartrain dr.	255-8337
Claire Bowling	804 Pont Chartrain	364-9774
Joan Garro	900 Pont Chartrain	804-5467
STEPHEN FOUCE	908 PONT CHARTRAIN DR	360-6208
John Adams	713 Ch-6onne Pl	233-5281
RANDI SARNO	705 CHARBONNE PLACE	256-4573
STAN BATISTE	708 CHARBONNE PLACE	862-1800

9724 Verlaine Court
Las Vegas, Nevada 89145
July 3, 2004

via facsimile only - 382-8558

Mayor Goodman
Larry Brown
Michael Mack
Janet Moncrief
Gary Reese
Lawrence Weekly
Steve Wolfson

RE: Queensridge Towers
City Council - July 7 agenda

Dear Madam/Sir:

Our family resides in Queensridge. Please accept this letter as our support for the above-referenced project.

We are sorry that we are not able to attend the City Council meeting to further show our support. However, with the July 4th holiday weekend, we have long-planned vacation plans to be out of town.

Thank you for your time and support of this project. It will add significant value to the neighborhood.

Very truly yours,

Tim Pham
612 - 0656

Support

Submitted after final agenda

Date 7/7/04 Item #162
#163
#164

July 6, 2004

The Honorable Mayor Oscar Goodman and members of the City Council
Fax: 382-8558

Re: Queensridge Towers
City Council July 7 Agenda

Dear Mayor and City Council Members:

This letter is to inform you of our support for the proposed Queensridge Towers. We are residents of Queensridge North and are not able to attend the City Council meeting.

Thank you in advance for your support.

Sincerely,

A handwritten signature in cursive script that reads "Robert Arlene Iwamoto". The signature is written in black ink and is positioned above the printed name and address.

Robert and Arlene Iwamoto
9417 Verlaine Court
Las Vegas, Nevada 89145

Michael R. Kammerling
9317 Verlaine Ct.
Las Vegas, NV 89145

July 2, 2004

Mr. Steven B. Wolfson
Councilman – City of Las Vegas
400 Stewart Ave.
Las Vegas, NV 89101

**Re: *Proposed High-rise Condominium Project
SWC Alta and Rampart
Las Vegas, Nevada***

Dear Councilman Wolfson,

Please accept this letter as my indication of full support for the condominium project proposed for the above referenced site as previously reviewed and recommended by the City of Las Vegas Planning Commission.

Sincerely,



Michael R. Kammerling

DALERACHEL
STELTEMEIER

9313 VERLAINE COURT
LAS VEGAS, NEVADA 89145
702-228-1165
702-228-3219 FAX
DALERACHEL@AOL

July 6, 2004

To Whom It May Concern:

I am writing this letter to endorse the building of the four high rises at Rampart and Alta. My husband and I attended a meeting in Queensridge's clubhouse. At this meeting we were shown a rough idea of how this project would appear when finished. We are very satisfied that Executive Homes will do an excellent job with this project. They are the builders of our home and we feel that they are a quality builder and that they will construct an exciting addition to this area. We know them to be committed to the beauty of their projects and concerned and dedicated to creating a development that everyone who lives here can take pride in and enjoy.

Sincerely,



Rachel Steltmeier

ALAN J. ARNOLD, M.D.
2685 S. RAINBOW - SUITE 200
LAS VEGAS, NV 89146

PHONE (702) 365-5162 • (702) 365-5166 FAX

July 5, 2004

Via facsimile only: 382-8558

Attn: Mayor Goodman and Councilpersons Gary Reese, Janet Moncrief, Larry Brown, Michael Mack, Lawrence Weekly, Steve Wolfson

Re: Queensridge Towers
City Council July 7 agenda

Dear Las Vegas Mayor/City Council:

We herewith express our full support for the proposed Queensridge Towers. We know it will be an excellent residential lifestyle community and being located at the southwest corner of Rampart and Alta, adjacent to the SunCoast, it is in an established "commercial" corridor that well suits these structures. Please accept this letter as our support.

We are Queensridge residents and are prospective homeowners in this new project.

Our schedule unfortunately will not permit us to attend the City Council meeting to express our support.

Thank you in advance for your support.

Sincerely,



Alan J. Arnold, M. D.

Paul Flynn

9804 Winter Palace Drive

Tel: 702-880-0800

Las Vegas, Nevada 89145

Fax: 702-880-0900

Councilman Steven Wolfson, Esq.

City Hall

400 Stewart Avenue

Las Vegas, Nevada 89101

July 6, 2004

Via Fax

RE : Queensridge Towers

Hearing : July 7, 2004

Dear Councilman Wolfson :

As the owners and occupants of one of the few homes that will actually be directly visually affected by the construction of the proposed Queensridge Towers, my wife and I are writing to urge that you support the unanimous recommendation of the Planning Commission.

We searched for the perfect lot and built the home of our dreams on Winter Palace Drive in the Custom Home section of Queensridge some three years ago. While I have become aware of the negative comments of a few individuals (who are apparently unconcerned with the fact that the developer could just as easily be applying for some 500 units as a matter of right and has instead reduced the scope and size of the project to some 380 units) I would suggest that a high quality development of this type should actually be strongly encouraged.

We have followed the development of this property and want to point out that the present proposal is considerably less intrusive and massive than that which has been on the drawing boards by prior developers for some period of years. No one who purchased a home or a lot in the Queensridge area can say that they were unaware of the development potential of this area. Everyone received and signed disclosures from Peccole Properties and their respective builder-developers in their Escrows.

This project will result in significant improvement to the overall neighborhood. This is due not only to the nature of the actual construction detail, but also as a result of the quality of the Architects as well as the construction company involved. The addition of a significant golf club house and restaurant facility will be welcome.

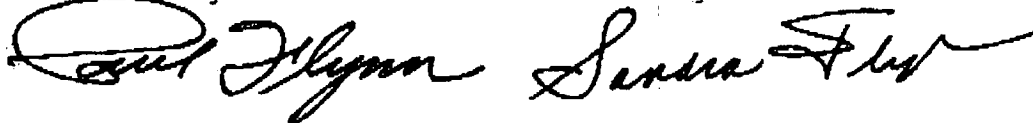
The prospect of having a high quality resort like development instead of a massive time share or condo project on this property is a result for which that the Planning Department should receive praise and not condemnation. The golf course, along with the development of the club house buffers one side, the SunCoast is on the opposite side and there is commercial shopping development across Rampart. There are few areas that have so much protection from any limited adverse impacts.

I wish that we were not out of town and unable to attend, but I do hope that you carefully consider all of the work that has gone into the project as unanimously approved by your Commission and presented to the Council.

Sincerely yours,

Paul Flynn

Sandra Flynn



9801 Orient Express Court
Las Vegas, Nevada 89145
July 6, 2004

via facsimile only - 382-8558

Mayor Goodman
Larry Brown
Michael Mack
Janet Moncrief
Gary Reese
Lawrence Weekly
Steve Wolfson

RE: Queensridge Towers
Agenda item for July 7th City Council Meeting

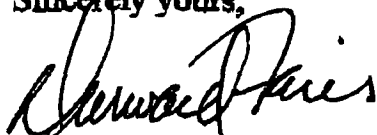
Dear Madam/Sir:

We are writing this letter to offer our full support for the above-referenced project. Unfortunately, we are currently out of state and not able to attend tomorrow's City Council meeting in person.

As homeowners in Queensridge, we are familiar with the high quality of construction one receives from Executive Home Builders and feel the Queensridge Towers will add significant value to our neighborhood in addition to being a welcoming buffer from the lights of the SunCoast Hotel and Casino.

We are grateful for your time and, hopefully your support, for Queensridge Towers.

Sincerely yours,


Durward Faries


Tarry Faries

Submitted at City Council

Date 7/7/04 Item #162/638
164

Paul Flynn

9804 Winter Palace Drive
Tel: 702-880-0800

Las Vegas, Nevada 89145
Fax: 702-880-0900

Councilman Steven Wolfson, Esq.
City Hall
400 Stewart Avenue
Las Vegas, Nevada 89101

July 6, 2004
Via Fax

RE : Queensridge Towers
Hearing : July 7, 2004

Dear Councilman Wolfson :

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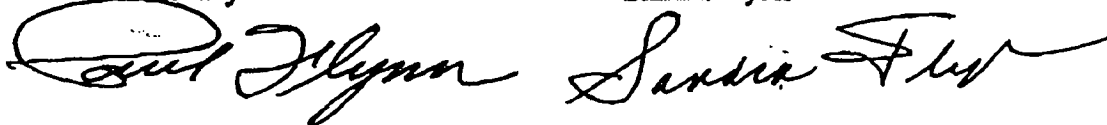
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I wish that we were not out of town and unable to attend, but I do hope that you carefully consider all of the work that has gone into the project as unanimously approved by your Commission and presented to the Council.

Sincerely yours,

Paul Flynn

Sandra Flynn



DALER / RACHEL

STELTEMEIER

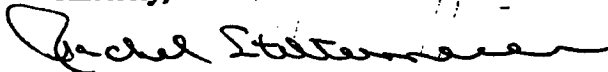
9313 VERLAINE COURT
LAS VEGAS, NEVADA 89145
702-228-1165
702-228-3219 FAX
DALERACHEL@AOL

July 6, 2004

To Whom It May Concern:

I am writing this letter to endorse the building of the four high rises at Rampart and Alta. My husband and I attended a meeting in Queensridge's clubhouse. At this meeting we were shown a rough idea of how this project would appear when finished. We are very satisfied that Executive Homes will do an excellent job with this project. They are the builders of our home and we feel that they are a quality builder and that they will construct an exciting addition to this area. We know them to be committed to the beauty of their projects and concerned and dedicated to creating a development that everyone who lives here can take pride in and enjoy.

Sincerely,



Rachel Steltemeier

ALAN J. ARNOLD, M.D.
2685 S. RAINBOW - SUITE 200
LAS VEGAS, NV 89146

PHONE (702) 365-5162 • (702) 365-5166 FAX

July 5, 2004

Via facsimile only: 382-8558

Attn: Mayor Goodman and Councilpersons Gary Reese, Janet Moncrief, Larry Brown, Michael Mack, Lawrence Weekly, Steve Wolfson

Re: Queensridge Towers
City Council July 7 agenda

Dear Las Vegas Mayor/City Council:

We herewith express our full support for the proposed Queensridge Towers. We know it will be an excellent residential lifestyle community and being located at the southwest corner of Rampart and Alta, adjacent to the SunCoast, it is in an established "commercial" corridor that well suits these structures. Please accept this letter as our support.

We are Queensridge residents and are prospective homeowners in this new project.

Our schedule unfortunately will not permit us to attend the City Council meeting to express our support.

Thank you in advance for your support.

Sincerely,



Alan J. Arnold, M. D.

9724 Verlaine Court
Las Vegas, Nevada 89145
July 3, 2004

via facsimile only - 382-8558

Mayor Goodman
Larry Brown
Michael Mack
Janet Moncrief
Gary Reese
Lawrence Weekly
Steve Wolfson

RE: Queensridge Towers
City Council - July 7 agenda

Dear Madam/Sir:

Our family resides in Queensridge. Please accept this letter as our support for the above-referenced project.

We are sorry that we are not able to attend the City Council meeting to further show our support. However, with the July 4th holiday weekend, we have long-planned vacation plans to be out of town.

Thank you for your time and support of this project. It will add significant value to the neighborhood.

Very truly yours,

Tim Pham
612 - 0656

final

June 29, 2004

Via facsimile only: 382-8558

Janet Moncrief
Steve Wolfson
Gary Reese
Larry Brown
Lawrence Weekly
Michael Mack

Re: Queensridge Towers
City Council July 7 agenda

Dear Madam/Sir:

Please accept this letter as our support for the above-referenced project.

Our family resides in Queensridge North. We are currently having our dream home built in the same neighborhood. The proposed Queensridge Towers Project is directly between the City and our home.

We have met with the developer with respect to this Project. It is an extremely well thought out program that will result in significant benefit to the area.

We are sorry we are not able to attend the City Council meeting to further show our support. However, we will be out of the country.

Thank you for your time, and hopefully your vote, to enhance our wonderful neighborhood.

Sincerely,

Michael Kiger

Jamie Kiger

Copy FYI

Michael R. Kammerling
9317 Verlaine Ct.
Las Vegas, NV 89145

July 2, 2004

Mr. Steven B. Wolfson
Councilman - City of Las Vegas
400 Stewart Ave.
Las Vegas, NV 89101

**Re: Proposed High-rise Condominium Project
SWC Alta and Rampart
Las Vegas, Nevada**

Dear Councilman Wolfson,

Please accept this letter as my indication of full support for the condominium project proposed for the above referenced site as previously reviewed and recommended by the City of Las Vegas Planning Commission.

Sincerely,


Michael R. Kammerling

MAILED
TODAY

M-

Subj: Queensridge Towers
Date: 7/6/2004 2:49:22 PM Pacific Standard Time
From: Noel Gage
To: cconklin@cl.las-vegas.nv.us

I live in Queensridge North. As a resident of Ward 2,
I write to express my support for the condominium complex proposed by
Queensridge Towers, LLC. This project would be both aesthetically pleasing and
will certainly increase the value of our properties.

NOEL A. GAGE

Tuesday, July 06, 2004 America Online: Noel Gage

MSN Hotmail - New Message

Page 1 of 1

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lremck@hotmail.com

☒ Send | ☒ Save Draft | ☐ Attach | | ☐ Tools | ☒ CancelTo: ladams@cllas-vegas.nv.us

Cc:

Bcc:

Subject: Queensridge Towers

I write to express my support for the condominium complex proposed by Queensridge Towers, L.L.C. This project would be both aesthetically pleasing and will certainly increase the value of our properties.

Sheree McLean

Favorite Con

Beresford, All
Buck, Dwayne
Buck, Heath
Chatman, Rei
Cosgrove, Au
Deselle, Anna
Downey, Jam
Dunks, Debor
Enriques, Cor
Faulkner, Coll
Fauth, Shann
Frias, Lorena
Galindo, Eli
Garza, Elaine
Goforth, Chrt
Gordon, Amb

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Yahoo! Mail - rockysimm@yahoo.com

Page 1 of 1

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Date: Tue, 6 Jul 2004 17:20:14 -0700 (PDT)

From: "Renee Chatman" <rockysimm@yahoo.com> View Contact Details

Subject: Queensridge Towers

To: lmoss@ci.las-vegas.nv.us

I write to express my support for the condominium complex proposed by Queensridge Towers, LLC. This project would be both aesthetically pleasing and will certainly increase the value of the properties in the area.

Renee M. Chatman

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**DISCLOSURE REGARDING DEVELOPMENT OF
SURROUNDING PROPERTIES AND WAIVER**

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

1. Northeast corner of Alta Drive and Rampart (8750 Alta Drive). The undeveloped 28.69¹ acre parcel at the northeast corner of Alta Drive and Rampart is outside of the master planned community and is proposed to be used as an urban center which may contain up to 3,000,000 square feet of mixed use, including residential (urban village, multi-story), retail, commercial office and restaurant uses. A map showing the location of this parcel is attached as **Exhibit "1"**. Attached hereto as **Exhibit "1-A"** is a site plan of the proposed urban center.

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

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

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

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

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

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

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

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

Submitted at City Council

Date 7/1/04 Item 1628/1632
164

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

May 26, 2004

Commissioner Richard Truesdell, Chairman
Via Facsimile: 383-8576

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

Commissioner Steven Evans
Via Facsimile: 486-2879

Commissioner Byron Goynes
Via Facsimile: 645-6873

Commissioner Laura McSwain
Via Facsimile: 651-8181

Commissioner Todd A. Nigro
Via Facsimile: 247-1916

Commissioner David W. Steinman
Via U.S. Mail

Rc: Queensridge Towers

Dear Commissioners:

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

Kind regards,



David Allsop
Manager

cc: Queensridge Towers, LLC

Submitted at City Council

Date 7/1/04 Item # 162, 163, 164

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE RELATED TO ZON-4205 - PUBLIC HEARING - VAR-4207 -
APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE
TOWERS, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO
ALLOW A BUILDING SETBACK OF 239 FEET WHERE RESIDENTIAL ADJACENCY
STANDARDS REQUIRE A MINIMUM OF 570 FEET IN CONJUNCTION WITH A
PROPOSED CONDOMINIUM COMPLEX on 20.1 acres adjacent to the south side of Alta
Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of
138-31-312-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) and U
(Undeveloped) Zones [G-TC (General Tourist Commercial) General Plan Designation] under
Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)],
Ward 2 (Vacant). Staff recommends DENIAL. The Planning Commission (7-0 vote)
recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

23**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

2**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL,
subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Protest letters from Michael A. Basinger and A. Wayne Millican
5. Back up referenced from the 5/27/2004 Planning Commission Item 36
6. Submitted after final agenda - Protest letter from Gordon Culp and Rosemary Smith with an 18-signature protest petition for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
7. Submitted after final agenda - 6 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
7. Submitted at City Council Meeting - 10 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
8. Submitted at City Council Meeting - Sample of Disclosure Regarding Development of Surrounding Properties and Waiver for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
9. Submitted at City Council Meeting - Letter of Support for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] from AllWest Homes, LLC. filed under Item 162 [ZON-4205]

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 163 – VAR-4207

MOTION:

WOLFSON – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 162 [ZON-4205] for all related discussion.

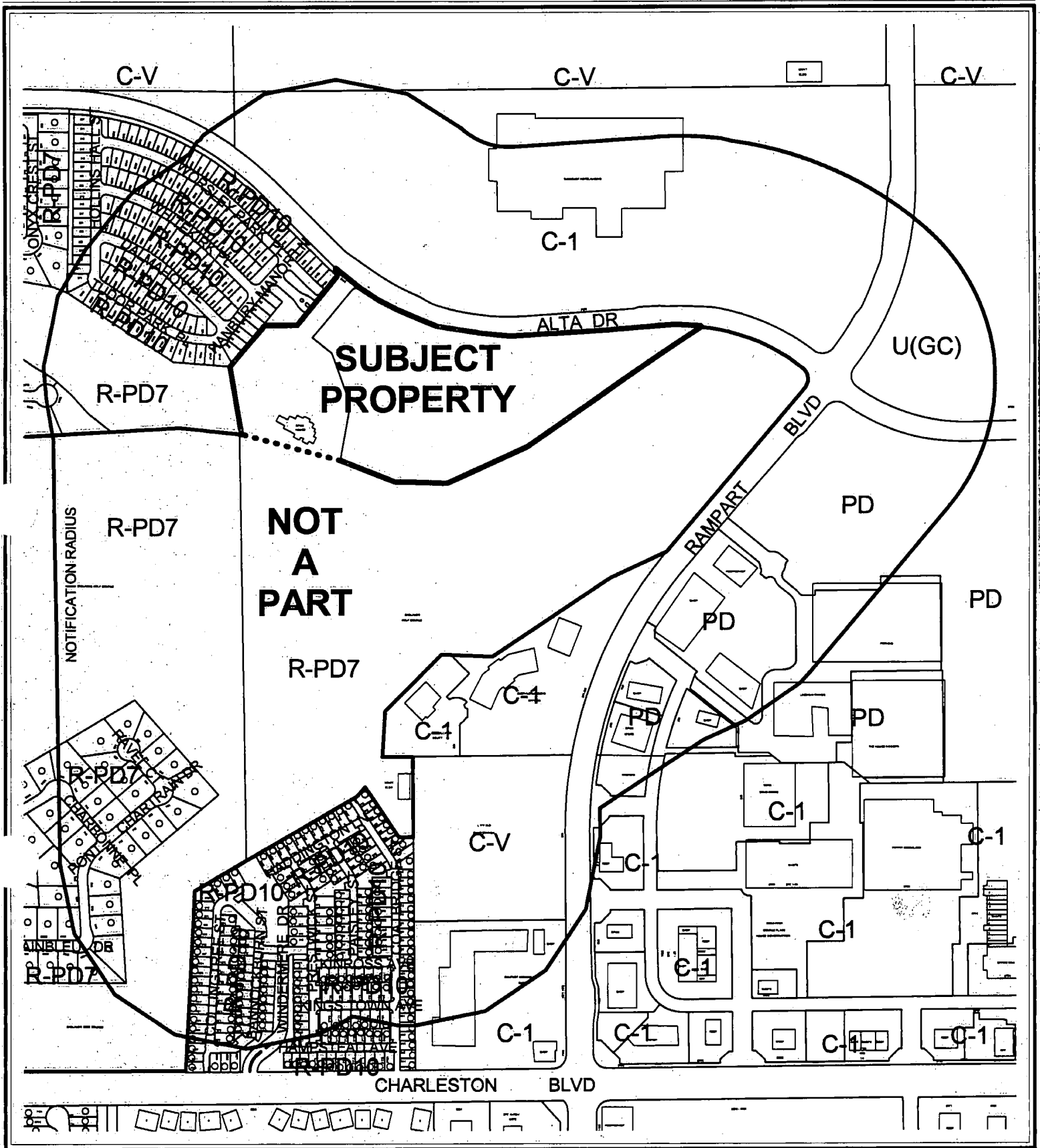
(5:11 – 5:38)

6-1208

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4205) and Site Development Review (SDR-4206).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.



CASE: VAR-4207

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800 Feet

163



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-4207 - APPLICANT: JMA ARCHITECTURE STUDIOS -
OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4205) and Site Development Review (SDR-4206).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 04/04/90 | The City Council approved a request for C-1 (Limited Commercial) zoning (Z-0017-90) on this site as part of a larger request. |
| 01/04/95 | The City Council approved a request for R-3 (Medium Density Residential) zoning (Z-0146-94) on this site as part of a larger request. |
| 10/28/97 | The City Council approved a request for PD (Planned Development) zoning (Z-0078-97) on a portion of this site. The request permitted the development of three 12-story condominium towers. |
| 05/27/04 | The Planning Commission recommended approval of related items (ZON-4205 and SDR-4206). |
| 05/27/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #36/ff). |

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 20.1

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

Southwest General Plan

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

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

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

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

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

B) General Analysis and Discussion

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

FINDINGS

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

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

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

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

Additionally, Title 19.18.070L states:

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

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

PLANNING COMMISSION ACTION

The Planning Commission believed that the findings could be made to allow the Variance.

NOTICES MAILED 241 by City Clerk

APPROVALS 2

PROTESTS 23



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-4207** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

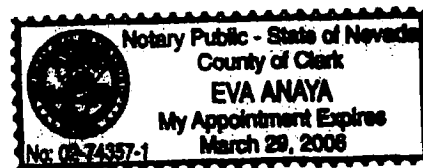
Signature of Property Owner/Authorized Agent: _____

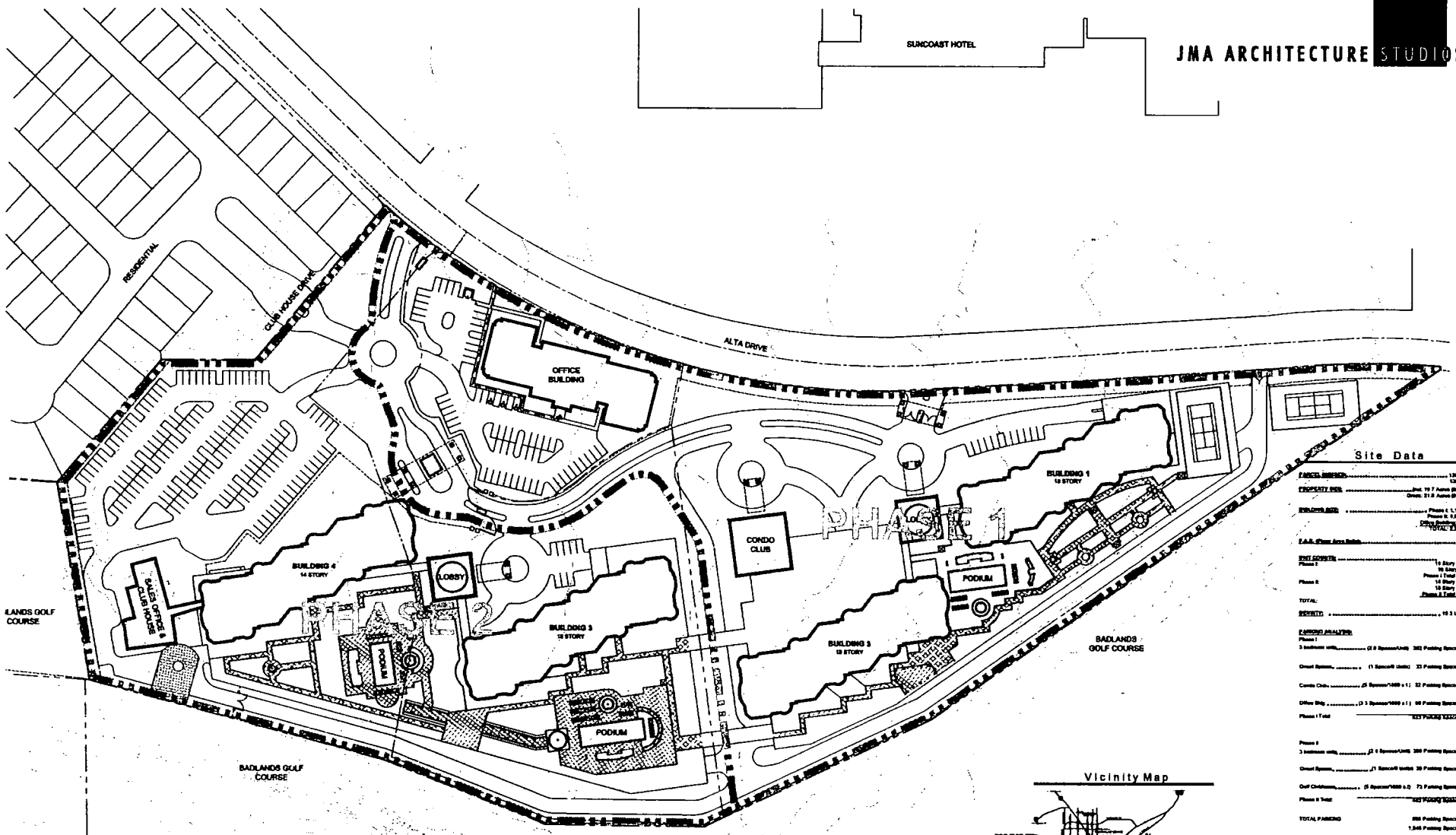
Print Name: _____

Subscribed and sworn before me

This 10 day of March, 2004

Notary Public in and for said County and State





SITE PLAN
QUEENSRIDGE TOWERS

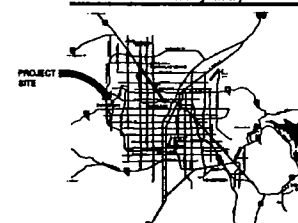
SUNCOAST HOTEL

JMA ARCHITECTURE STUDIOS

Site Data

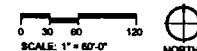
PROJECT NUMBER	100331000
PROPERTY NO.	100331001
PHASES	Phase 1: 1,114,730 sq ft Phase 2: 1,000,000 sq ft TOTAL: 2,114,730 sq ft
S.A.R. (Per Acre Ratio)	384.175
PHASE 1	14 Story: 88 Units 18 Story: 88 Units Phase 1 Total: 176 Units
PHASE 2	14 Story: 88 Units 18 Story: 88 Units Phase 2 Total: 176 Units
TOTAL	352 Units
SECURITY	18.3 Units / Acre
LANDSCAPE ANALYSIS	
Phase 1	2.00000000 (2.00000000) 300 Parking Spaces Required
Grand Stairs	(1) Space/Unit: 23 Parking Spaces Required
Condo Club	(5) Space/Unit: 111 Parking Spaces Required
Office Bldg	(12.3) Space/Unit: 111 Parking Spaces Required
Phase 1 Total	533 Parking Spaces Required
Phase 2	2.00000000 (2.00000000) 300 Parking Spaces Required
Grand Stairs	(1) Space/Unit: 23 Parking Spaces Required
Condo Club	(5) Space/Unit: 111 Parking Spaces Required
Office Bldg	(12.3) Space/Unit: 111 Parking Spaces Required
Phase 2 Total	533 Parking Spaces Required
TOTAL PARKING	1066 Parking Spaces Required 1,544 Parking Spaces Provided

Vicinity Map



10100 CORNATION CROSS DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 739-3023 FAX: (702) 739-8028 WWW.JMAARCH.COM

PROJECT NO: 2003305
DATE: May 20, 2004

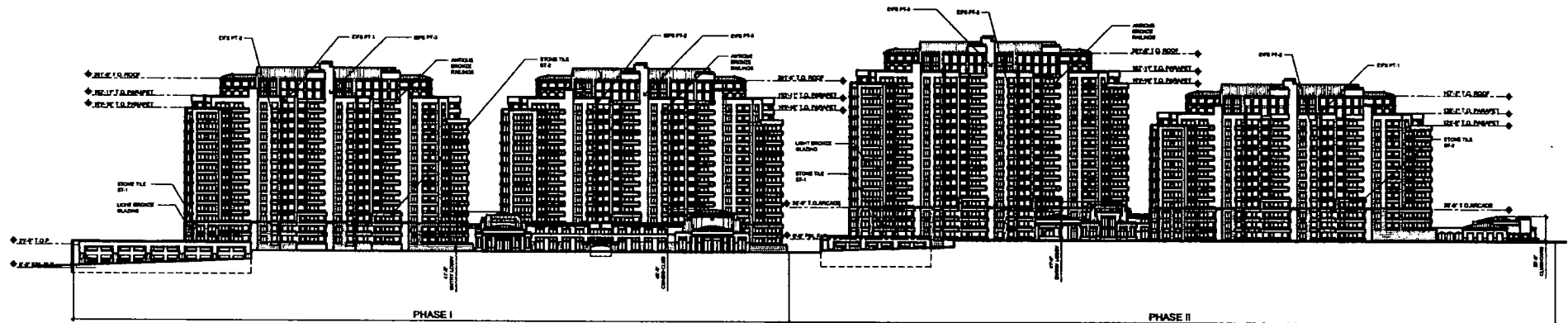


REVISED
5.21.04

VAR-4207
5-27-04 PC



VAR-4207
5-27-04 PC



ELEVATIONS

QUEENSRIDGE TOWERS

18188 CONVENTION CROSS DRIVE, LAS VEGAS, NEVADA 89144
 PHONE (702) 731-8833 FAX (702) 731-8838 WWW.JMAARCH.COM
 PROJECT NO: 2003305
 DATE: MAY 20, 2004
 SCALE: 1" = 50'-0"
 NORTH

REVISED
 5.21.04

VAR-4207
 5-27-04 PC



VAR-4207
5-27-04 PC

10150 CONINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-3833 FAX: (702) 731-3838 WWW.BMARCH.COM

PROJECT NO: 2003303
DATE: MAY 20, 2004

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


NORTH

June 28, 2004

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

RE: VAR-4207

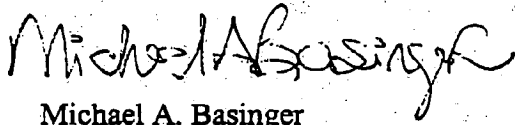
RECEIVED
CITY CLERK
2004 JUN 29 A 7:48

To Whom It May Concern:

I am writing to strongly oppose the request for variance to allow a building setback of 239 feet where residential adjacency standards require a minimum of 570 feet. As an owner of said property in the area where this building is proposed (see attached "Notice of Public Hearing"), I do not advocate any such variance be permitted.

As a concerned taxpayer and homeowner, I hope that you take my opposition to this variance request seriously.

Sincerely,



Michael A. Basinger

Attachment

RECEIVED
CITY CLERK

2004 JUN 29 A 8:25

June 28, 2004

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

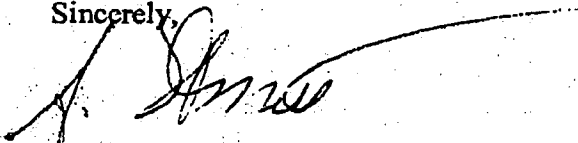
RE: VAR-4207

To Whom It May Concern:

I am writing to **strongly oppose** the request for variance to allow a building setback of 239 feet where residential adjacency standards require a minimum of 570 feet. As an owner of said property in the area where this building is proposed (see attached "Notice of Public Hearing"), I **do not advocate** any such variance be permitted.

As a concerned taxpayer and homeowner, I hope that you take my opposition to this variance request seriously.

Sincerely,


A. Wayne Millican

Attachment

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4205 AND VAR-4207 - PUBLIC HEARING - **SDR-4206** - **APPLICANT: JMA ARCHITECTURE STUDIOS** - **OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review FOR A 385-UNIT CONDOMINIUM COMPLEX CONSISTING OF TWO 16-STORY AND TWO 18-STORY TOWERS WITH ANCILLARY USES, CLUBHOUSE, AND A 17,400 SQUARE FOOT, SINGLE-STORY OFFICE BUILDING on 20.1 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001, portion of 138-31-312-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) and U (Undeveloped) Zones [G-TC (General Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)], Ward 2 (Vacant). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

23

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 5/27/2004 Planning Commission Item 37
5. Submitted after final agenda – Protest letter from Gordon Culp and Rosemary Smith with an 18-signature protest petition for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
6. Submitted after final agenda – 6 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
7. Submitted at City Council Meeting – 10 Support letters for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
8. Submitted at City Council Meeting – Sample of Disclosure Regarding Development of Surrounding Properties and Waiver for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] filed under Item 162 [ZON-4205]
9. Submitted at City Council Meeting – Letter of Support for Item 162 [ZON-4205], Item 163 [VAR-4207] and Item 164 [SDR-4206] from AllWest Homes, LLC. filed under Item 162 [ZON-4205]

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 164 – SDR-4206

MOTION:

WOLFSON – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 162 [ZON-4205] for all related discussion.

(5:11 – 5:38)

6-1208

CONDITIONS:

1. A Rezoning (ZON-4205) to a PD (Planned Development) Zoning District and a Variance (VAR-4207) approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/21/04, and the Queensridge Towers Development Standards document, except as amended by conditions herein.
4. The western most tower shall be no taller than 14 stories.
5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to the issuance of building permits. The use of turf shall be limited to a maximum of 12.5% of the total landscaped area. The number of trees in the perimeter buffers shall be increased as required by City standards.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site. The Queensridge Towers Development Standards document shall be modified to reflect the requirement for a Master Sign Plan.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

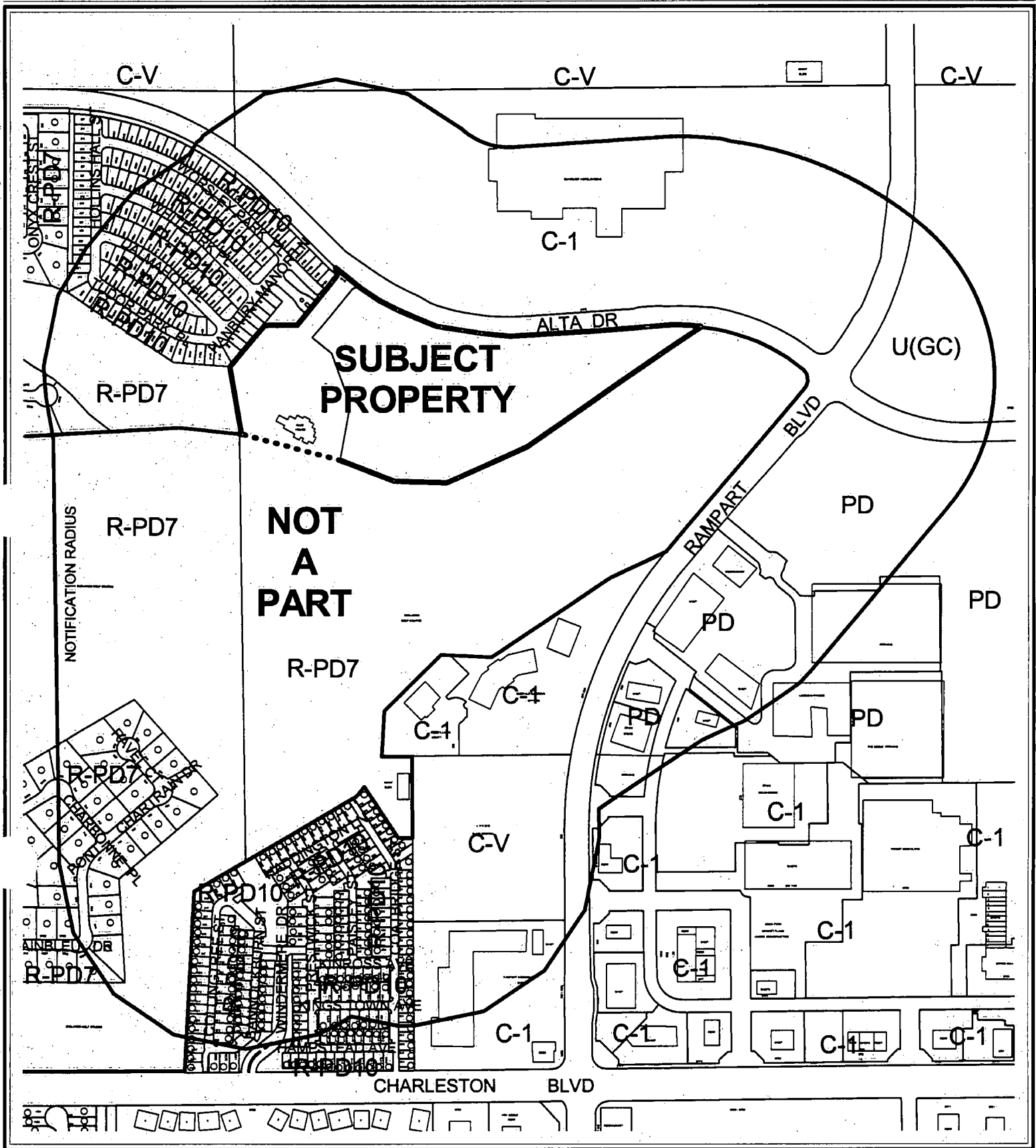
CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 164 – SDR-4206

CONDITIONS Continued:

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with Title 19.08.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the northwest prior to the issuance of any permits.
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4205 and all other subsequent site-related actions.



CASE: SDR-4206

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

164



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4206 - APPLICANT: JMA ARCHITECTURE STUDIOS -
OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-4205) to a PD (Planned Development) Zoning District and a Variance (VAR-4207) approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/21/04, and the Queensridge Towers Development Standards document, except as amended by conditions herein.
4. The western most tower shall be no taller than 14 stories.
5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to the issuance of building permits. The use of turf shall be limited to a maximum of 12.5% of the total landscaped area. The number of trees in the perimeter buffers shall be increased as required by City standards.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site. The Queensridge Towers Development Standards document shall be modified to reflect the requirement for a Master Sign Plan.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with Title 19.08.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the northwest prior to the issuance of any permits.
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4205 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 04/04/90 The City Council approved a request for C-1 (Limited Commercial) zoning (Z-0017-90) on this site as part of a larger request.
- 01/04/95 The City Council approved a request for R-3 (Medium Density Residential) zoning (Z-0146-94) on this site as part of a larger request.
- 10/78/97 The City Council approved a request for PD (Planned Development) zoning (Z-0078-97) on a portion of this site. The request permitted the development of three 12-story condominium towers.
- 05/27/04 The Planning Commission recommended approval of a related Rezoning application (ZON-4205) and Variance (VAR-4207) as a part of this agenda.
- 05/27/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37).

B) Pre-Application Meeting

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

C) *Neighborhood Meetings*

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 20.1

B) *Existing Land Use*

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

C) *Planned Land Use*

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

D) *Existing Zoning*

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

E) *General Plan Compliance*

Southwest General Plan

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

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

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

PROJECT DESCRIPTION

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

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

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

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

A2) Residential Adjacency Standards

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

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

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

A3) Parking and Traffic Standards

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

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

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

A4) Landscape and Open Space Standards

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

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

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

A5) Sign Standards:

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

B) General Analysis and Discussion

• Zoning

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

• Site Plan

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

- Waivers

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

- Landscape Plan

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

- Elevation

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

- Floor Plan

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #4 to lower the western tower. The Planning Commission believed it to be a high quality development. At the Planning Commission meeting there were two speakers in favor, one in protest and a petition in protest submitted.

NOTICES MAILED 226 by Planning Department

APPROVALS 2

PROTESTS 23



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-4206** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

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

_____ Yes

_____ **X** No

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

City Official: _____

Partner(s): _____

APN: _____

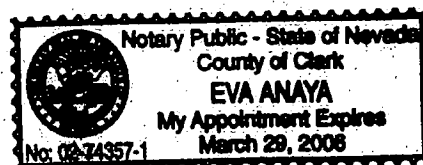
Signature of Property Owner/Authorized Agent: _____

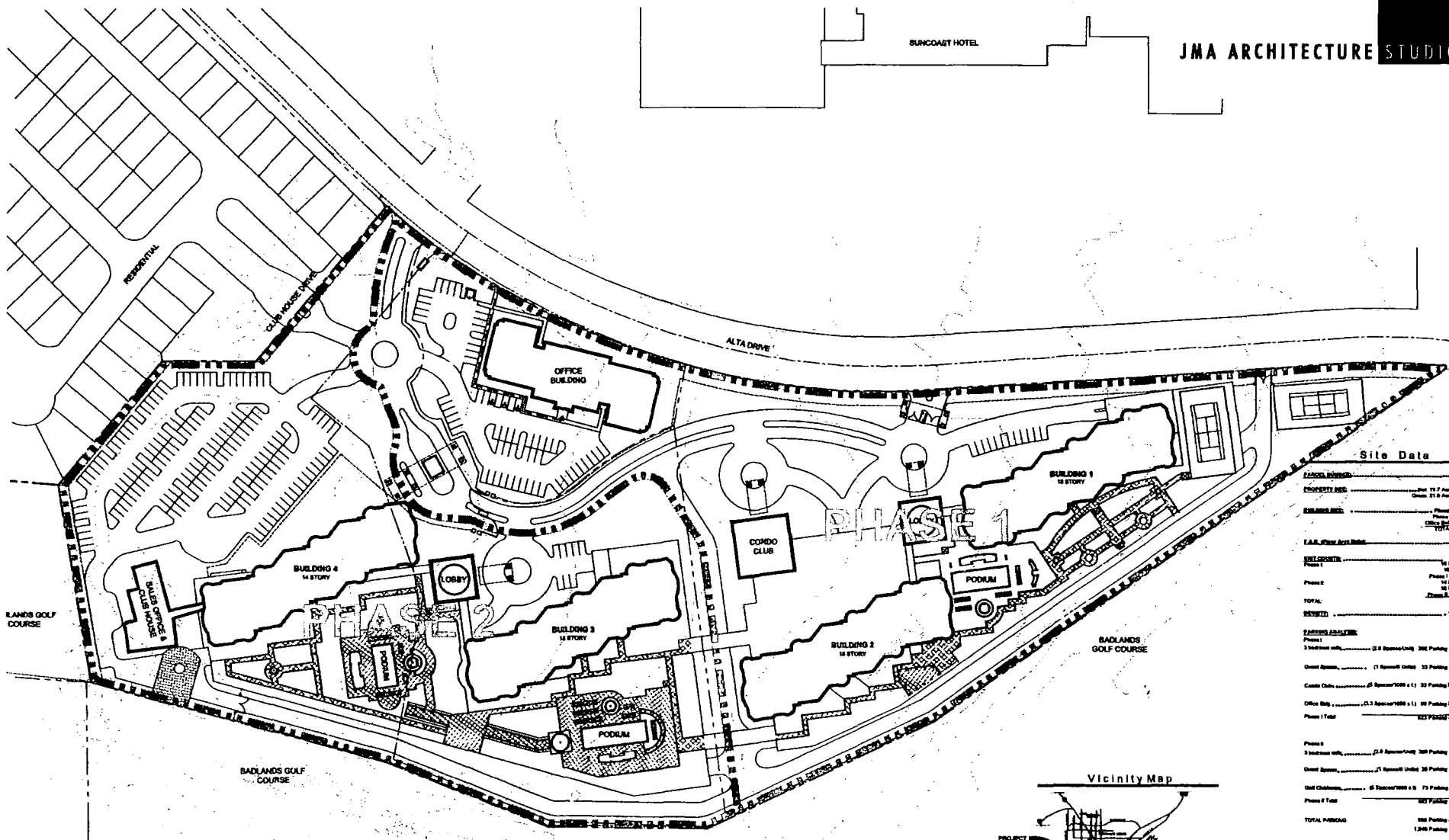
Print Name: _____

Subscribed and sworn before me

This 10 day of March, 2006

Notary Public in and for said County and State





SUNCOAST HOTEL

JMA ARCHITECTURE STUDIOS

Site Data

LANDS OWNED:	2003/01/01
PROPERTY REG:	1000000000
PLANNING REG:	Phase 1: 1,141,700 sq ft Phase 2: 2,300,000 sq ft TOTAL: 3,441,700 sq ft
F.A.R. (Floor Area Ratio):	0.55
PERMITS:	14 story: 80 Units 18 story: 100 Units Phase 1 Total: 180 Units Phase 2: 100 Units 10 story: 100 Units Phase 2 Total: 200 Units TOTAL: 380 Units
REMARKS:	1. 18.3 Units / Acre
PARKING ANALYSIS:	
Phase 1:	
3 Bedroom units: (2.0 Spaces/Unit)	200 Parking Spaces Required
Guest Rooms: (1.5 Spaces/Unit)	30 Parking Spaces Required
Condo Units: (0.5 Spaces/Unit)	30 Parking Spaces Required
Office Bldg: (0.3 Spaces/Unit)	30 Parking Spaces Required
Phase 1 Total:	320 Parking Spaces Required
Phase 2:	
3 Bedroom units: (2.0 Spaces/Unit)	200 Parking Spaces Required
Guest Rooms: (1.5 Spaces/Unit)	30 Parking Spaces Required
Condo Units: (0.5 Spaces/Unit)	30 Parking Spaces Required
Office Bldg: (0.3 Spaces/Unit)	30 Parking Spaces Required
Phase 2 Total:	320 Parking Spaces Required
TOTAL PARKING:	640 Parking Spaces Required 1,340 Parking Spaces Provided

Vicinity Map



SITE PLAN

QUEENSRIDGE TOWERS

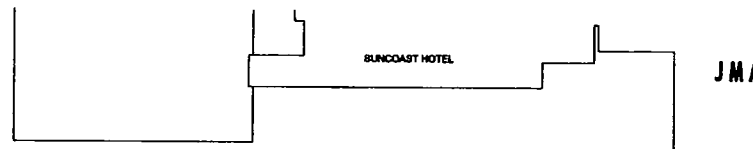
REVISED
5.21.04

SDR-4206
5-27-04 PC

18100 CONVENTION CENTER DRIVE, LAS VEGAS, NEVADA 89144
PHONE: (702) 735-3023 FAX: (702) 735-1400 WWW.JMAARCHIT.COM

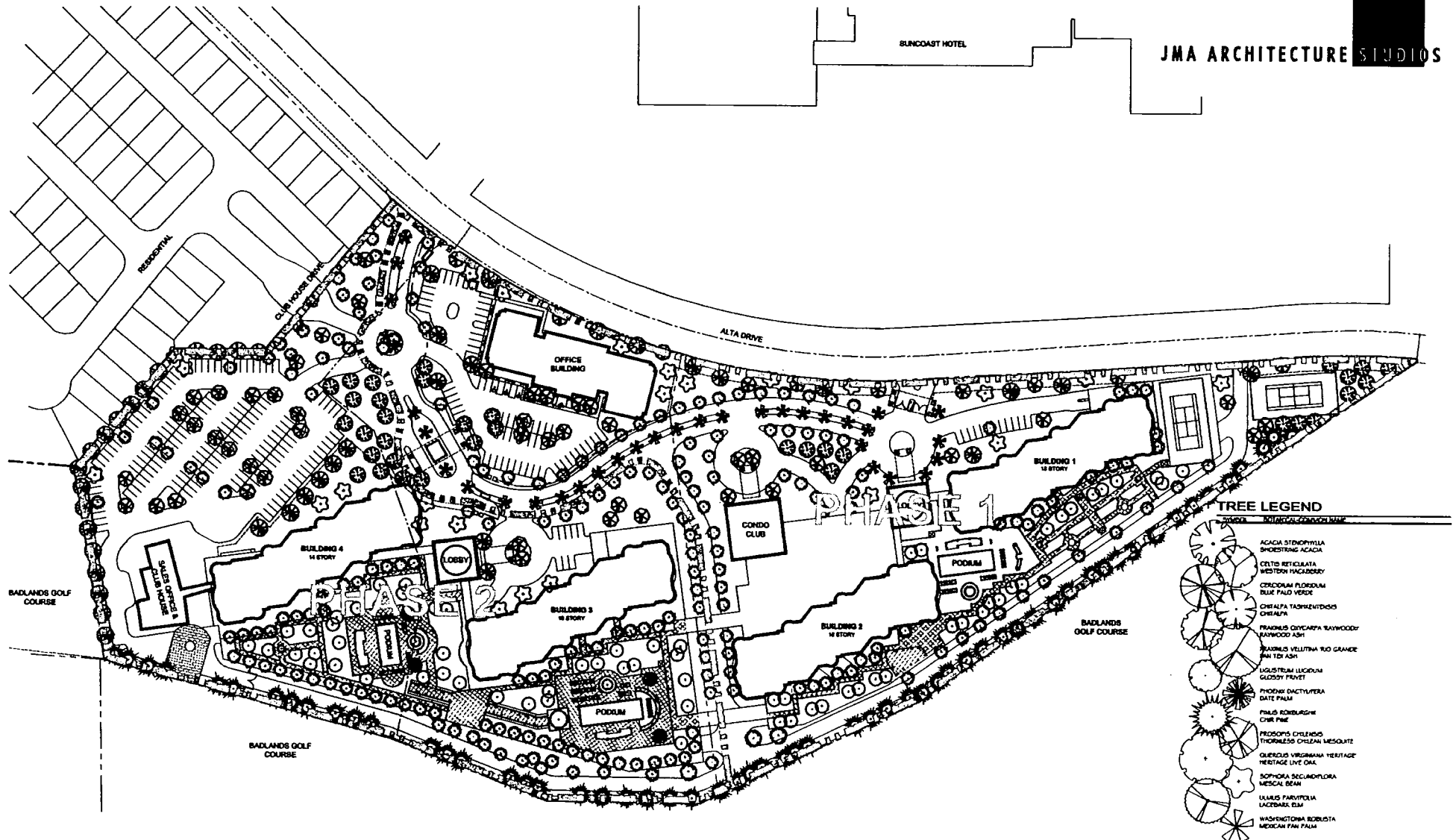
PROJECT NO: 20033005
DATE: May 20, 2004

0 30 60 120
SCALE: 1" = 90'-0"
NORTH



SUNCOAST HOTEL

JMA ARCHITECTURE STUDIOS



TREE LEGEND

- ACACIA STENOPHYLLA
- SHOESTRING ACACIA
- CESTIS RETICULATA
- WESTERN YACALDOSEY
- CECIDIUM FLORIDUM
- BLUE PAID VERDE
- CHESALPA TACKLENTINSHI
- CHESALPA
- TRACHIS CHICARPA RAYWOODY
- RAYWOOD ASH
- BRASSUS VELLITINA RIO CRANER
- PAH TDI ASH
- LOLUSTEUM LUCIDUM
- GLEDIZY PRINET
- PHYDAX DACTYLIPERA
- DATE PALM
- PAULS BOWBURGH
- CHIE FINE
- PROSOPIS CHILENSIS
- THORNLESS CHILEAN MESQUITE
- QUERCUS VIRGINIANA HERITAGE
- HERITAGE LIVE OAK
- SOPHORA SECUNDIFLORA
- MESCAL BEAN
- ULMUS PARVIFOLIA
- LACONIAE ELM
- WASHINGTONIA BOBUSTA
- MEXICAN FAN PALM

LANDSCAPE PLAN

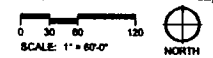
QUEENSRIDGE TOWERS

REVISED
5.21.04

SDR-4206
5-27-04 PC

19189 COVINGTON CROSS DRIVE, LAS VEGAS, NEVADA 89141
PHONE: (702) 731-8033 FAX: (702) 731-2038 WWW.JMAARCH.COM

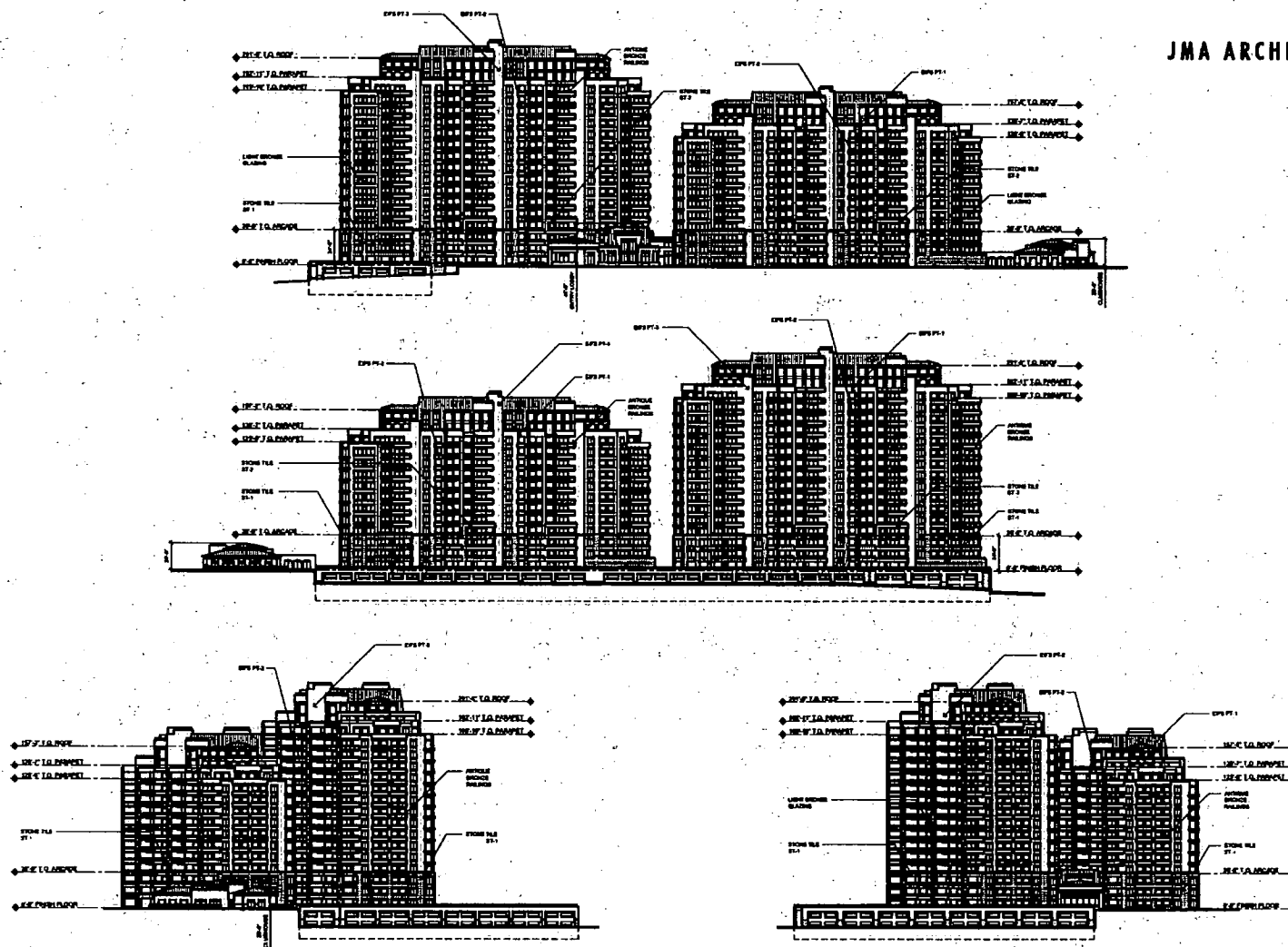
PROJECT NO: 2003.305
DATE: May 20, 2004





QUEENSRIDGE TOWERS

SDR-4206
5-27-04 PC

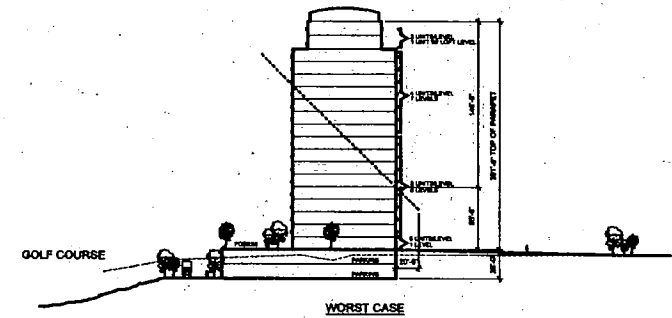
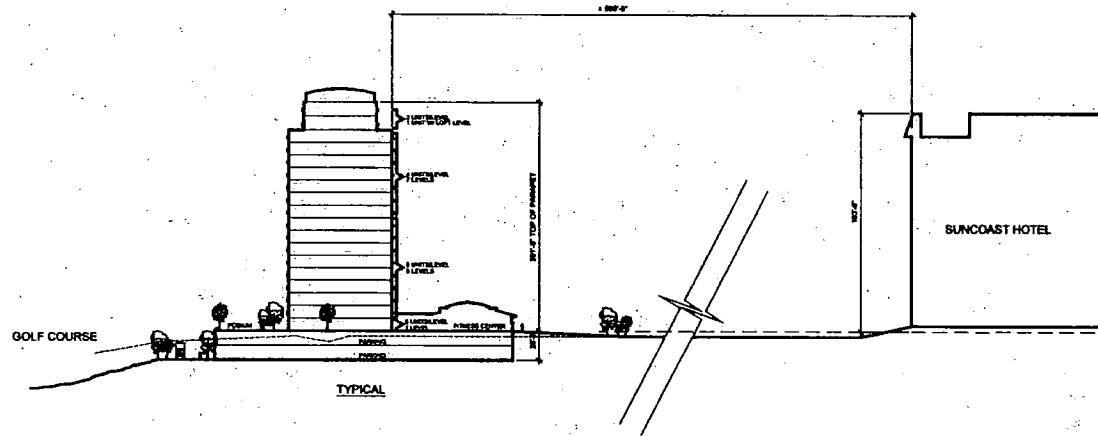


ELEVATIONS - PHASE II QUEENSRIDGE TOWERS

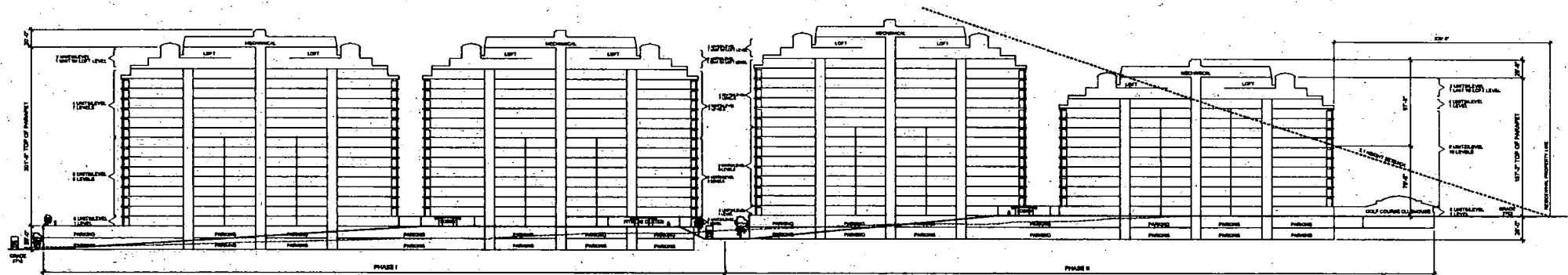
10150 CONVENTOR CROSS DRIVE LAS VEGAS, NEVADA 89144
 PHONE: (702) 731-8233 FAX: (702) 731-2028 WWW.JMAARCH.COM
 PROJECT NO: 2003305
 DATE: MAY 20, 2004
 SCALE: 1" = 50'-0"
 NORTH

REVISED
 5.21.04

SDR-4206
 5-27-04 PC



NORTH - SOUTH SITE SECTIONS



EAST - WEST SITE SECTION

SECTION STUDY

QUEENSRIDGE TOWERS

1818 CONVENT CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-8833 FAX: (702) 731-8038 WWW.JMAARCH.COM

PROJECT NO: 2003305

DATE: May 20, 2004

SCALE: 1" = 50'-0"

NORTH

REVISED
5.21.04

SDR-4206
5-27-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-2 (Medium-Low Density Residential) on 2.10 acres adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), Ward 6 (Mack). The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

99

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council Meeting – Petition of Support with 32 signatures for Item 165 [ZON-4215] and Item 166 [WVR-4217] filed under Item 165 [ZON-4215]

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR PRO-TEM REESE declared the Public Hearing open on Item 165 [ZON-4215] and Item 166 [WVR-4217].

PAGE GROSS, 10994 Willow Valley Court, appeared on behalf of the applicant and informed Council that although the application states R-2, the request has been revised down to R-1. The project involves a cul-de-sac with 8 lots which average a quarter acre each. The companion waiver application would allow the applicant to maintain the street entrance on the center of the parcel and to stay consistent with cul-de-sacs in the area. The applicant concurs with staff recommendation and agreed to conditions.

LORIN SPENDLOVE, 6910 Unicorn Street, stated the project does not conform to the surrounding two and a half acre lots, all of which have horses. A petition was submitted at the Planning Commission meeting, which was signed by most residents in the notification area.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 165 – ZON-4215

MINUTES Continued:

MAYOR GOODMAN confirmed that although he did not have the actual petition, 99 protests were logged against this item. MR. SPENDLOVE indicated that the signers of that petition authorized him to speak on their behalf. For comparison, he stated his front yard alone is larger than the entire lots the applicant intends to build on. He opposed the waiver explaining it would cause a safety issue. By moving the entrance closer to the intersection, pedestrians who walk the neighborhood to look at the rural animals would be jeopardized. He pointed out that there is a buffer zone on the north side of Dorrell Lane, which has a ten-foot wall and does not have sidewalks or streetlights. This buffer zone was created to serve as a boundary where R-1 would stop. Now, this project is proposed on the south side of Dorell, which crosses that boundary. He said rumors are circulating about the applicant having a petition of support signed and he speculated that any signatures collected would be from residents outside of the notification area.

JAMES LIMERICK, 5121 Dorell Lane, agreed with the comments of MR. SPENDLOVE and added that he would be located directly to the east side of the proposed project. He has lived in the area for two years and moved there because of the rural environment and so he could have horses on his property. With the proposed development, he would have four neighbors on the side lot and that is more than he would have in a subdivision. He strongly opposed the project and gave suggestions on how the project could be laid out differently to conform better to the neighborhood.

STEVEN "CAPTAIN TRUTH" DEMPSY, Las Vegas resident, insinuated the Council had made a decision prior to hearing from the public. He stated that a lot of money is at stake with this project and that public servants should make decisions that are not swayed by money. He made reference to political contributions received by Council members. MAYOR GOODMAN confirmed with all present that he did not accept money from anyone.

KIM WALKER, 3100 West Sahara Avenue, stated she is the owner of the property for the proposed development and wanted to give a brief history. She indicated that there were no written protests received by the Planning Department when notification was mailed and therefore, she was unaware of any opposition to development. At the Planning Commission Meeting on May 13, the Commissioners abeyed the item to allow time for her to make requested changes that would allow compliance to R-1 and to hold a neighborhood meeting with area residents.

MS. WALKER explained that she mailed 135 invitations to neighbors in the notification area, held the meeting on June 3rd and noted all concerns and suggestions. The project was revised to adhere to the R-1 requirements and to incorporate all of the neighbors recommendations which included one story units, control of color schemes, landscape buffers, certain plants, gas lights on house fronts etc. After the revisions, the plans were taken to Planning Staff and the recommendation of approval was given. At the Planning Commission meeting, the item was

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 165 – ZON-4215

MINUTES Continued:

denied. MS. WALKER spoke with a Councilman who suggested meeting the neighbors again individually to discuss the project. She did this only within the notification area and at the same time, had a petition of support signed. She found many of the residents to be misled about the project. RYAN PIETRANTON, 7708 Vista Hills Drive, a minority stakeholder in the property, confirmed that many neighbors misunderstood the proposal and were able to support it after having it explained.

KYLE CARTER, 6911 Unicorn Street, stated he is not opposed to growth. His property is adjacent to the south side of the proposed project, and he opposed anything more than half acre lots being built.

MR. SPENDLOVE pointed out that the notification ring includes residences to the north and east of the buffer zone and that signatures from residents in those areas could not be considered part of the neighborhood. The immediate neighborhood would be residents on Unicorn and the surrounding ranch streets, and those are the people who signed the petition of opposition.

MS. GROSS discussed the buffer zone having a six-foot wall and standard six-foot landscape buffer. She acknowledged that the support petition did include six signatures from RE homeowners. She explained that homeowners of RE property, which abutted R1 property, had no problems. She showed a photo of a DR Horton development being built at eight per acre being built 850 feet down Dorrell Lane. She stated the applicant is in conformance and requested approval of the project.

COUNCILMAN MACK noted that the Council members do not come to the City Council meetings knowing how they will vote. That determination is not made until hearing from residents first. He confirmed with MS. GROSS that the houses across Dorrell Lane were single story. He said the requested zoning is conforming and acknowledged there is a question of adjacency within the neighborhood. COUNCILMAN MACK felt the applicant worked as well with the neighborhood as possible and that he wants to see a project go into this site that has neighborhood input.

MAYOR GOODMAN declared the Public Hearing closed on Item 165 [ZON-4215] and Item 166 [WVR-4217].

NOTE: All discussion for Item 165 [ZON-4215] and Item 166 [WVR-4217] was held under Item 165 [ZON-4215].

(5:38 – 6:03)
6-2350

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 165 – ZON-4215

CONDITIONS:

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

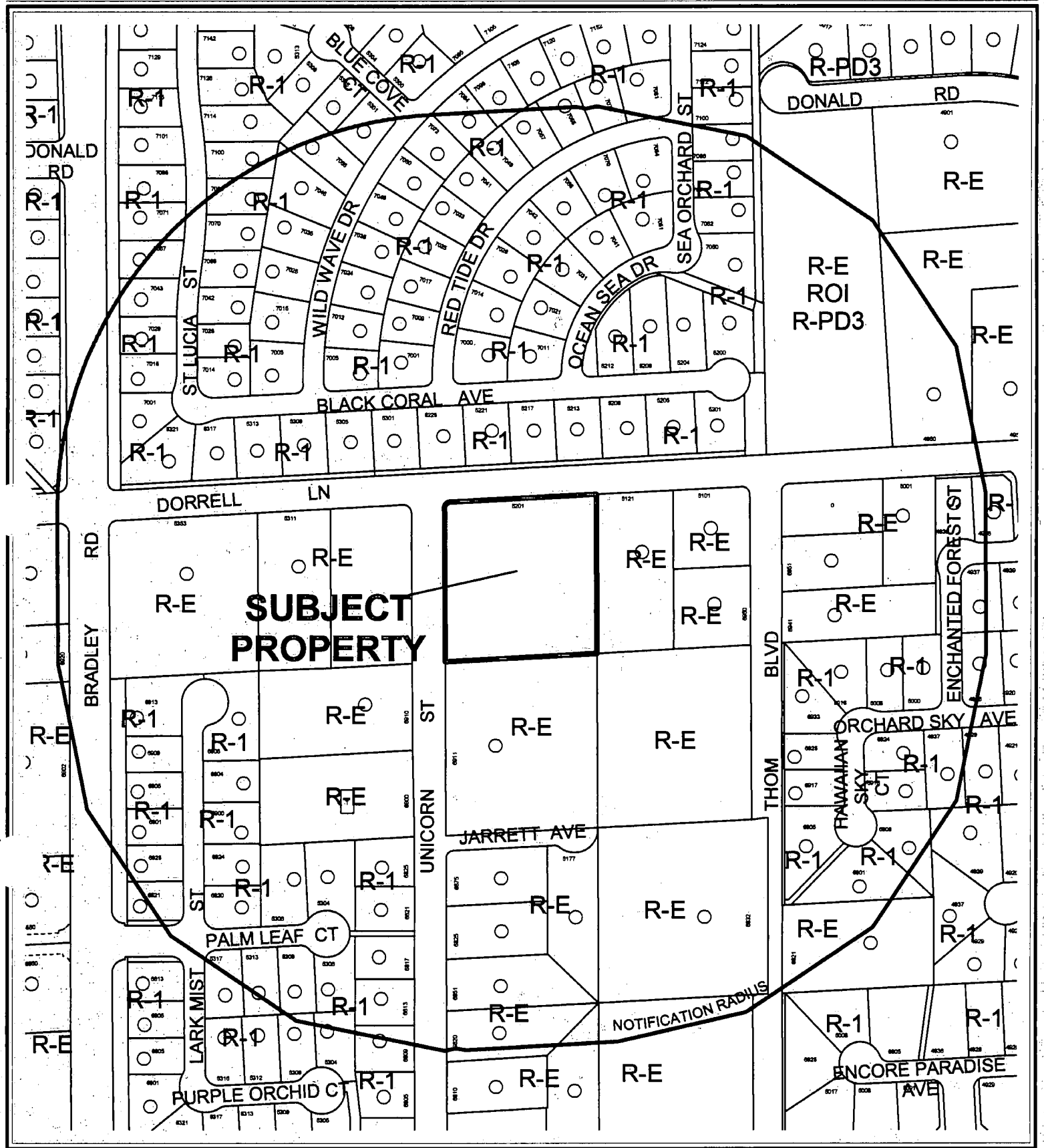
Public Works

7. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southeast corner of Dorrell Lane and Unicorn Street prior to the issuance of any permits.
8. Construct half-street improvements including appropriate transitional paving on Dorrell Lane and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 165 – ZON-4215

CONDITIONS:

such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



CASE: ZON-4215

RADIUS: 750 FT

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

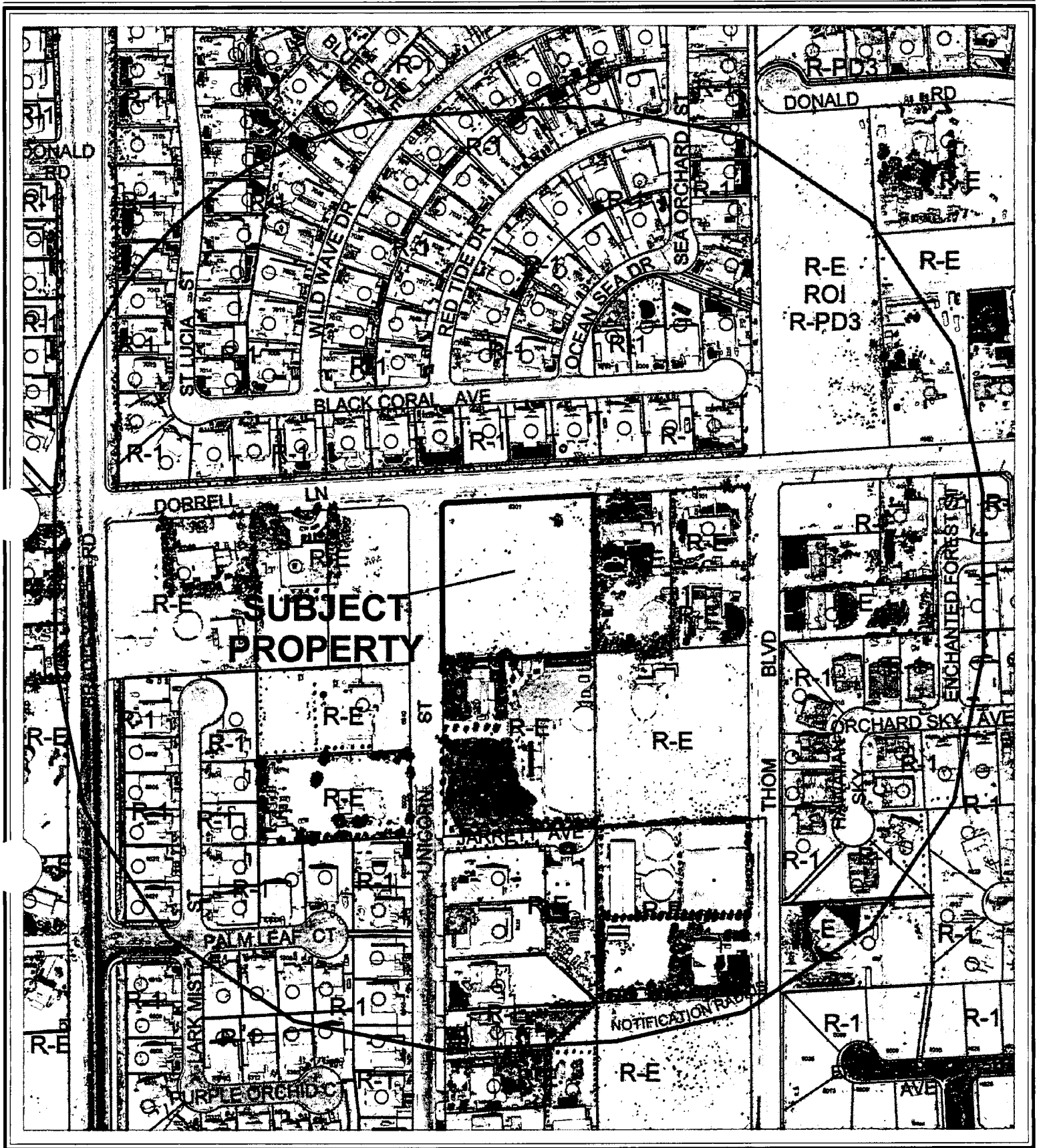
PORPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

0 200 400 Feet



165





CASE: ZON-4215

RADIUS: 750 FT

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

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL

**** CONDITIONS ****

The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

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

Public Works

7. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southeast corner of Dorrell Lane and Unicorn Street prior to the issuance of any permits.
8. Construct half-street improvements including appropriate transitional paving on Dorrell Lane and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

**** STAFF REPORT ****

A) Action Requested

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

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

- 1) The number of lots has been reduced to eight, with a minimum lot size of approximately 8,200 square feet.
- 2) The street connection is now to Dorrell, instead of Unicorn.
- 3) The casita option has been eliminated.
- 4) The request has been amended to R-1, which eliminated attached single-family dwellings as a permitted use.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 05/13/04 | The Planning Commission held this item and companion item WVR-4217 in abeyance to the 06/10/04 PC Meeting to provide the applicant with an opportunity to meet with the area residents and consider layout and design changes to the project in discussion with the Planning and Development Department. |
| 06/10/04 | The Planning Commission recommended denial of a related Title 18 Waiver (WVR-4217) to allow approximately 203 feet between street intersections where 220 feet is the minimum distance required. Staff recommends approval. |
| 06/10/04 | The Planning Commission voted 5-1-1 to recommend DENIAL (PC Agenda Item #25/fs). |

B) *Pre-Application Meeting*

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

C) *Neighborhood Meetings*

A neighborhood meeting is scheduled for June 3, 2004.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.10

B) *Existing Land Use*

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

C) *Planned Land Use*

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

D) *Existing Zoning*

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

E) *General Plan Compliance*

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

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

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

A) Zoning Code Compliance

A1) Development Standards

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

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

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

B) General Analysis and Discussion

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

FINDINGS

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION

There were multiple persons protesting this application at the Planning Commission hearing.

NOTICES MAILED 147 by Planning Department

APPROVALS 0

PROTESTS 99

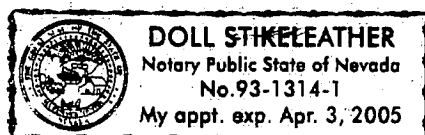
STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Kim Walker

✓ No

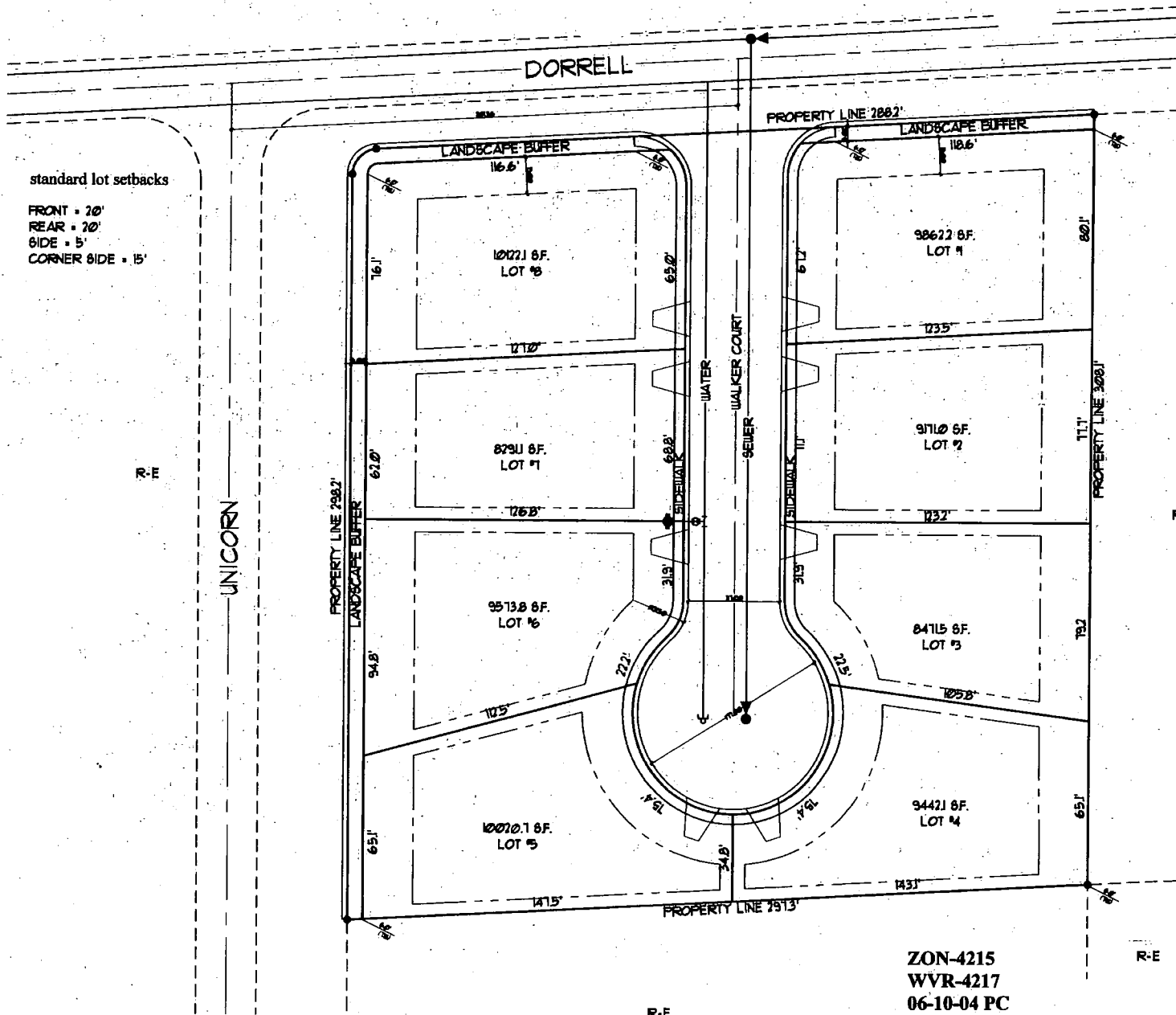
APN: _____

Notary Public in and for said County and State



standard lot setbacks

FRONT = 20'
REAR = 20'
SIDE = 5'
CORNER SIDE = 15'



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



owner

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

lot location

5201 DORRELL LN.
LAS VEGAS, NV.

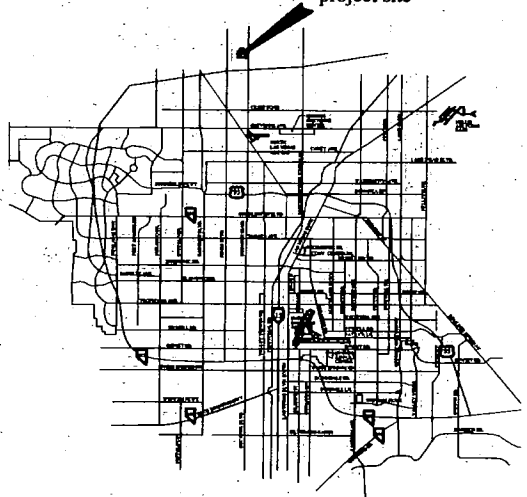
assessor description

APN: 125-24-602-001
SURVEY FILE 52 PAGE 10
LOT 246
DECATUR ALIGNMENT
210 GROSS ACRES

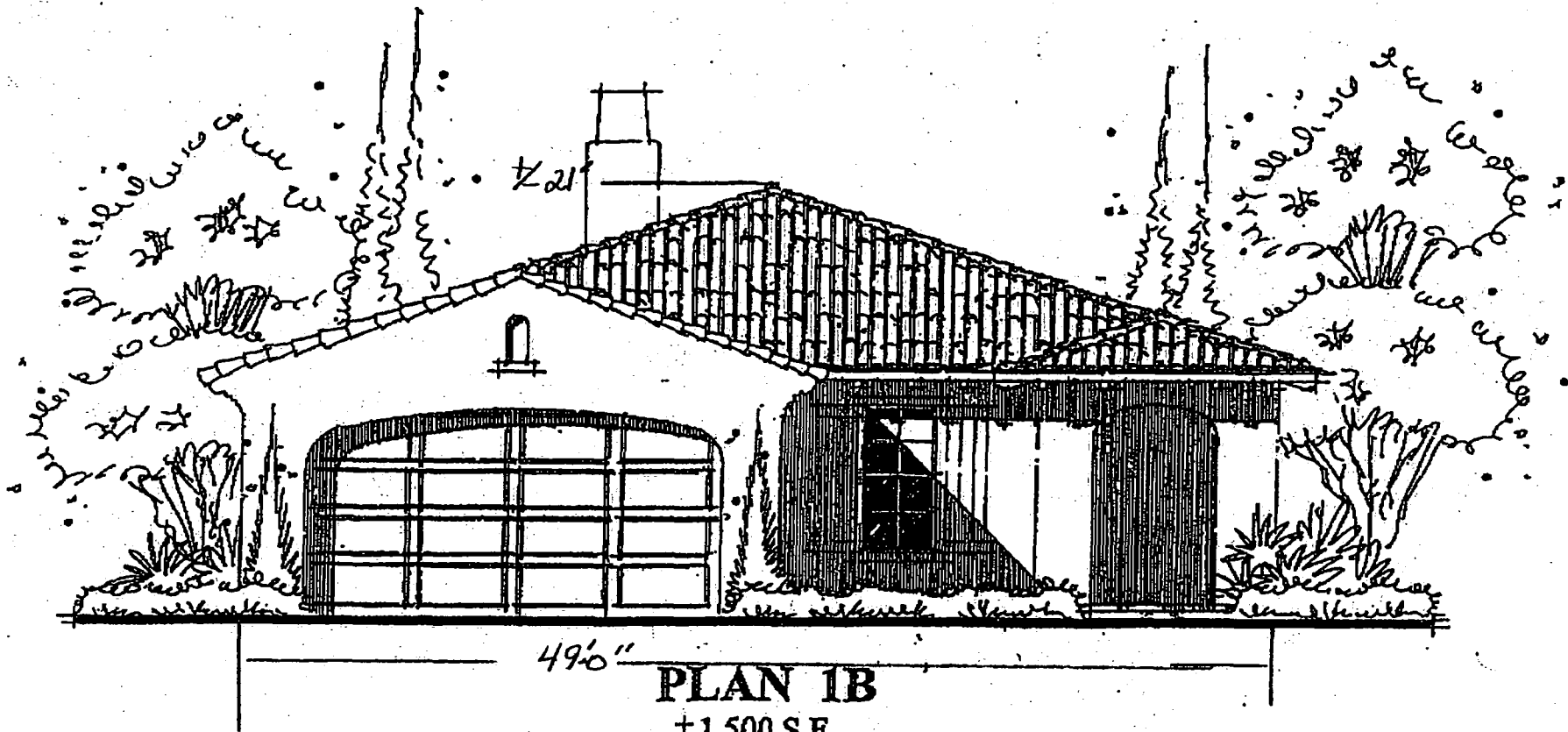
scale

1"=40'

vicinity map
project site



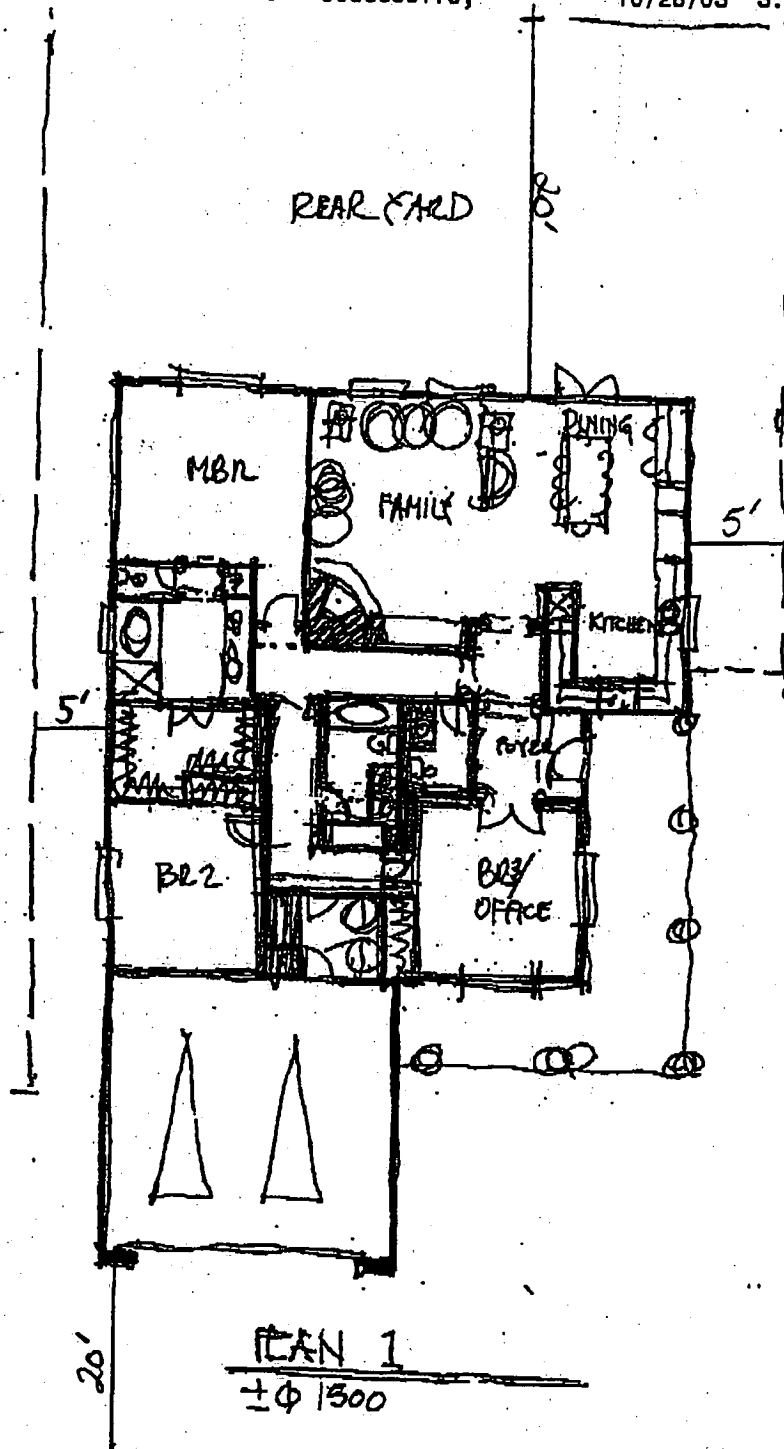
SITE PLAN



ZON-4215
WVR-4217

5-13-04 PC

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



PLAN 1

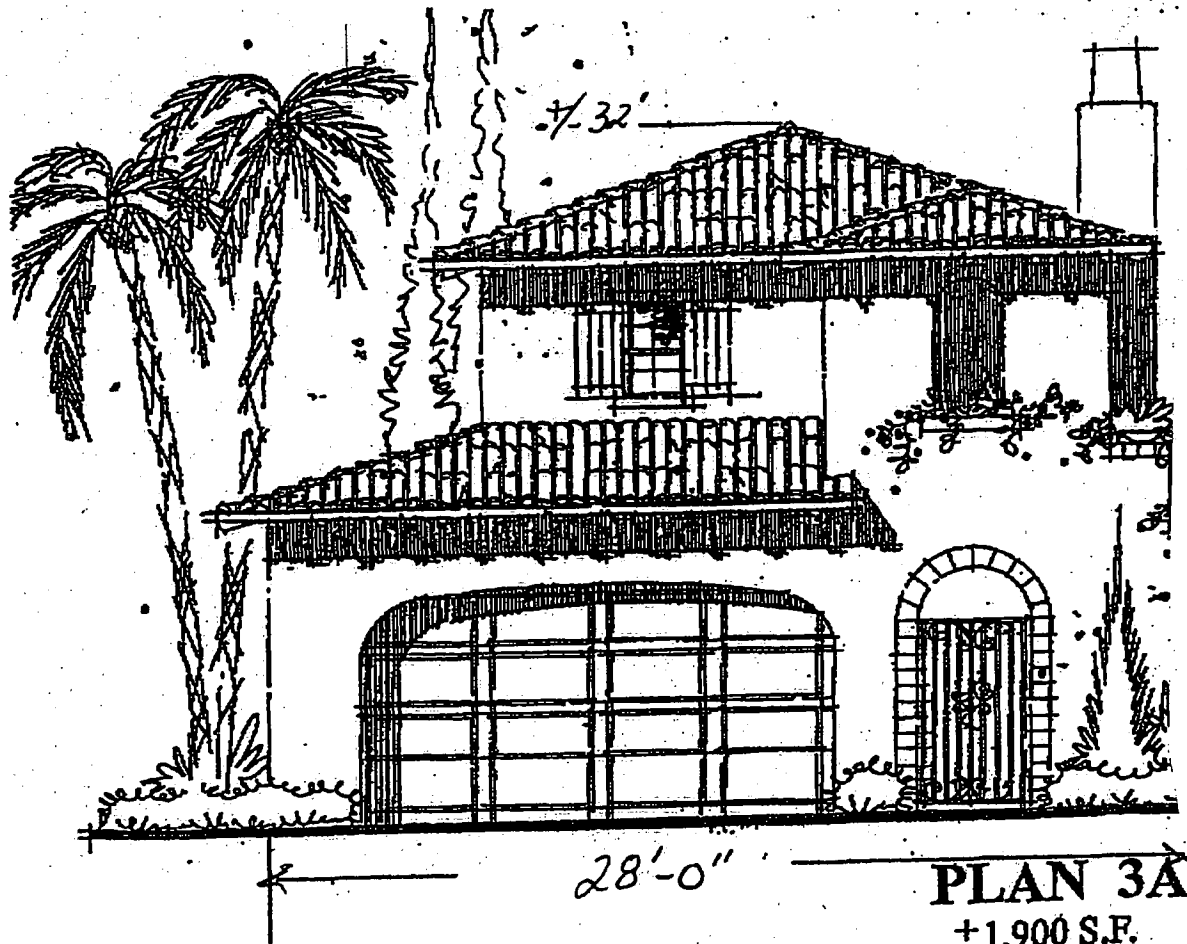
± 1/300

Front Elevation.

ZON-4215

WVR-4217

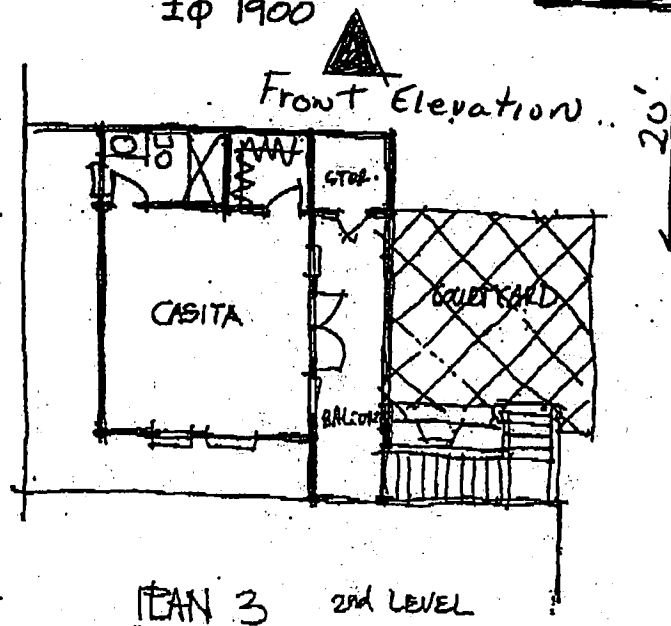
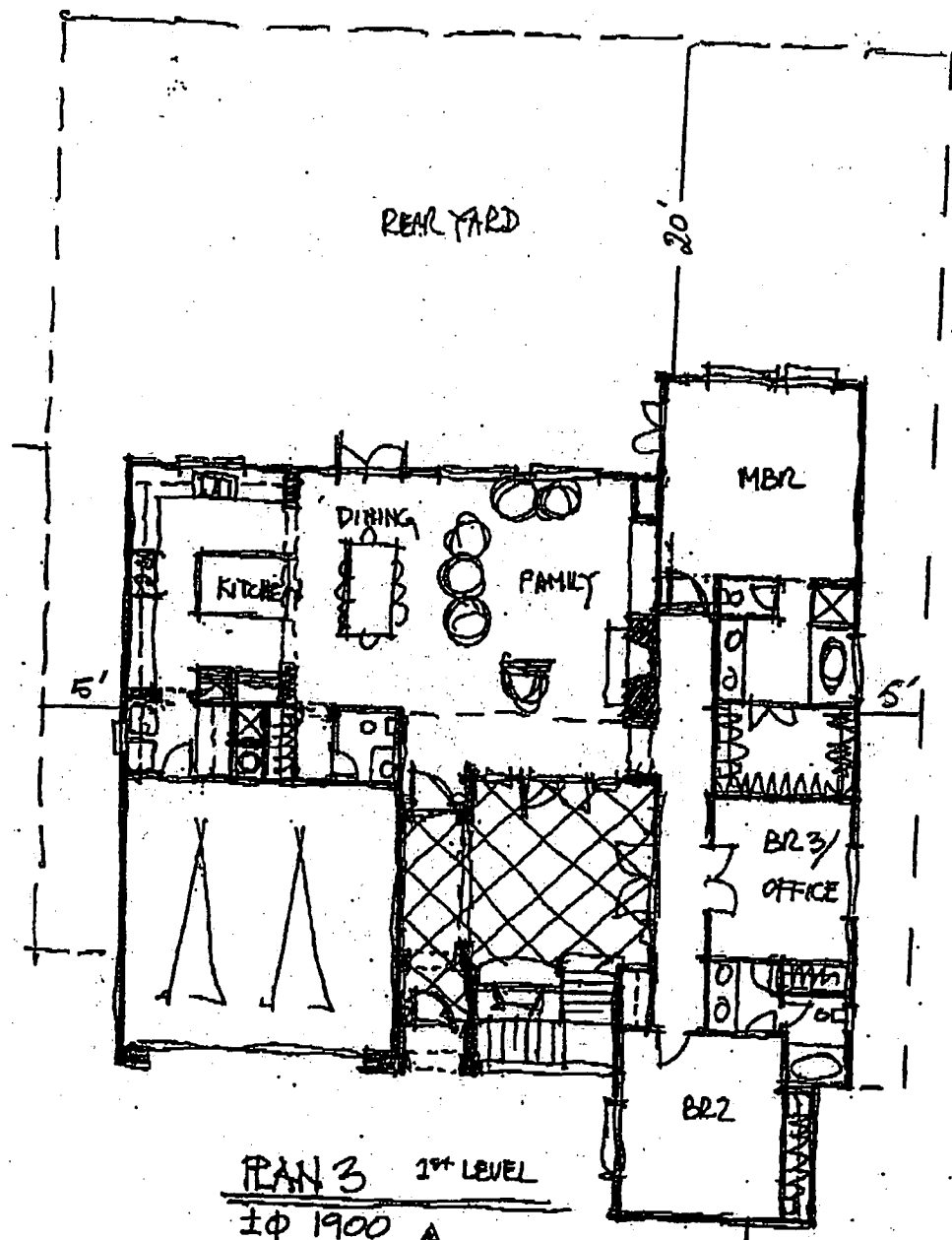
5-13-04 PC



Scale = $\frac{1}{8}" = 1'0"$

ZON-4215
WVR-4217

05-13-04 PC



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



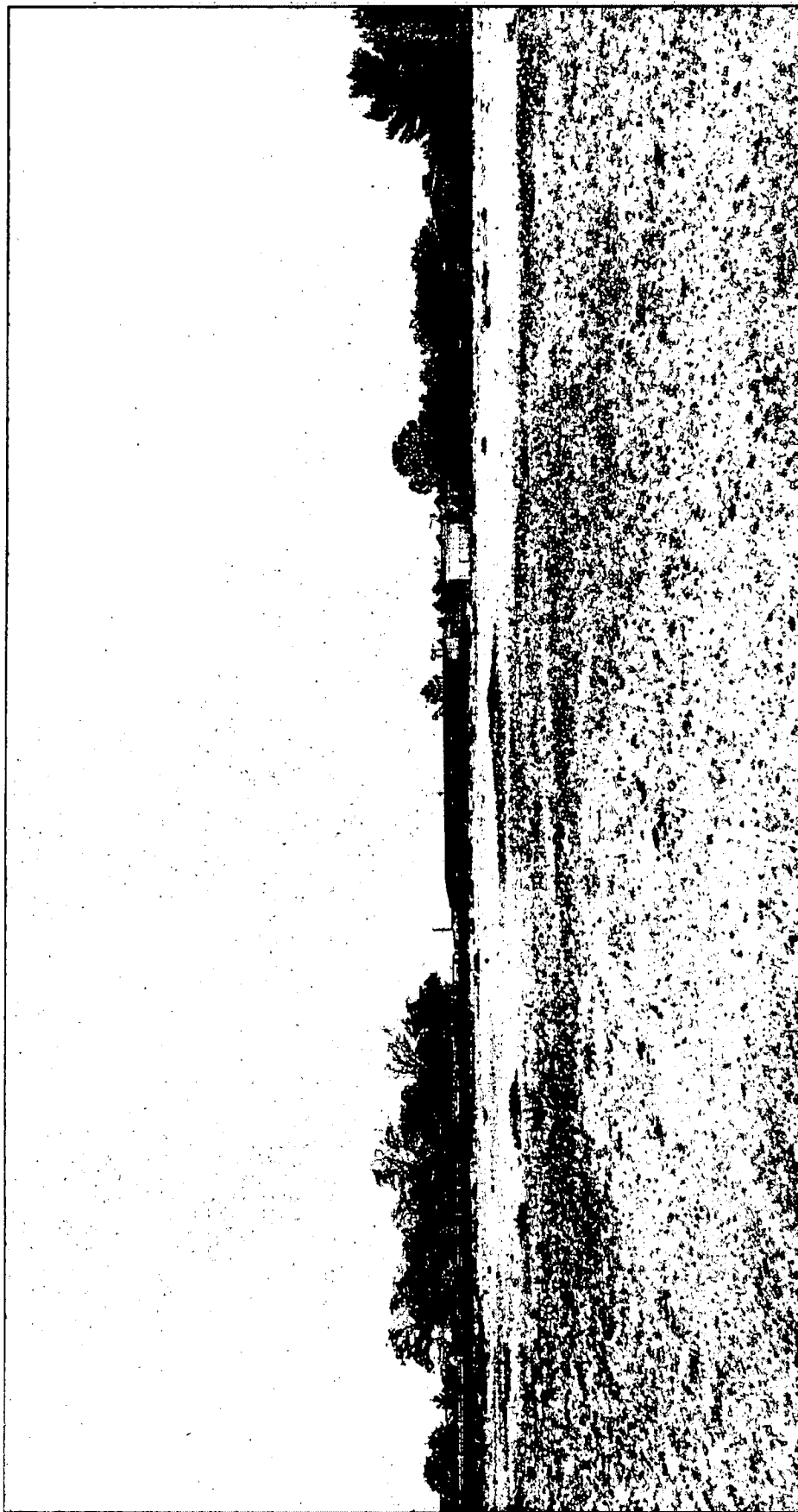
ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL -
ADJACENT TO THE SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET
JUNE 10, 2004 PLANNING COMMISSION

4/26/04



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

4/26/04



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

4/26/04

PETITION

[illegible]

Date 7/7/04 Item #1658166

PETITION

[illegible]

PETITION

[illegible]

[illegible]

PETITION

[illegible]

60-04
604
6-30-04
453-4388

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

WAIVER OF TITLE 18 RELATED TO ZON-4215 - PUBLIC HEARING - WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 186 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED in conjunction with a proposed 10-lot single-family residential development adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential) Zone], Ward 6 (Mack). The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council Meeting – Petition of Support with 32 signatures for Item 165 [ZON-4215] and Item 166 [WVR-4217] filed under Item 165 [ZON-4215]

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 165 [ZON-4215] for all related discussion.

(5:38 – 6:03)

6-2350

CONDITIONS:

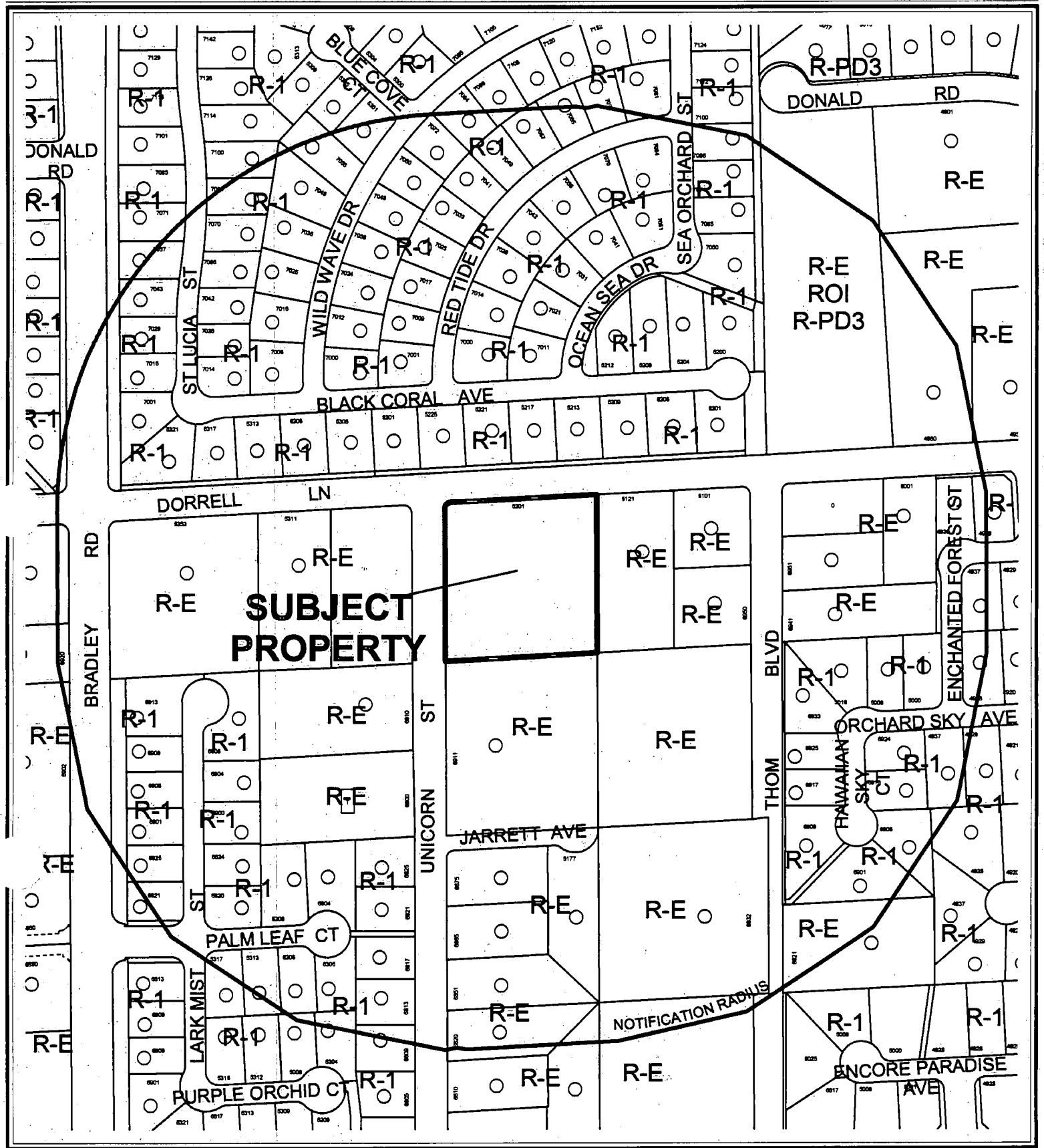
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4215) and revised site plan dated 6-4-04 for 8 units.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 166 – WVR-4217

CONDITIONS Continued:

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



CASE: **WVR-4217**

RADIUS: 750 FT

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

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

0 200 400 Feet

166



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS,
LIMITED LIABILITY COMPANY, ET AL**

**** CONDITIONS ****

The Planning Commission (5-1-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4215) and revised site plan dated 6-4-04 for 8 units.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

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

06/10/04 The Planning Commission voted 5-1-1 to recommend DENIAL (PC Agenda Item #26/fs).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting is scheduled for June 3, 2004.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.10

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

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

ANALYSIS

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

Specifically, Title 18.12.160 states:

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

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

FINDINGS

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

PLANNING COMMISSION ACTION

The Planning Commission recommended denial as they did of the Rezoning, believing the project inappropriate for the location.

NOTICES MAILED 147 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-4217 APN: 125-24-602-001
Name of Property Owner: Kim Walker et al (PDF Investments LLC)
Name of Applicant: Kim Walker (PDF Investments LLC)

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

Yes

✓ No

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

City Official: N/A

Partner(s): _____

APN: _____

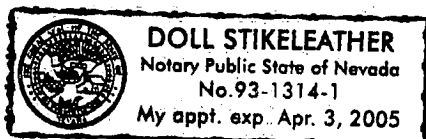
Signature of Property Owner/Authorized Agent: Kim Walker 

Print Name: Kim Waller

Subscribed and sworn before me

This 30th day of March, 2004

Dall Steele Leather
Notary Public in and for said County and State



standard lot setbacks

FRONT • 20'
REAR • 20'
SIDE • 5'
CORNER SIDE • 5'



owner

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

lot location

5201 DORRELL LN.
LAS VEGAS, NV.

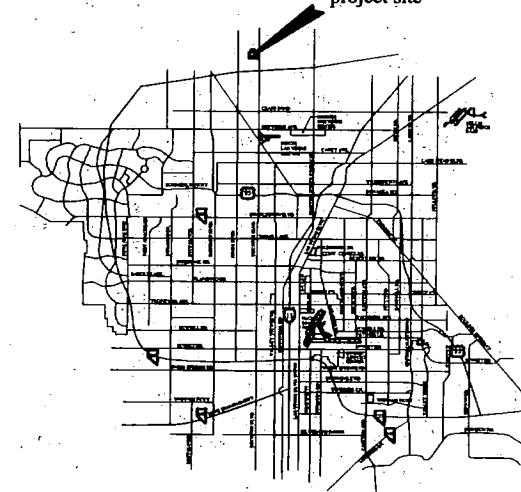
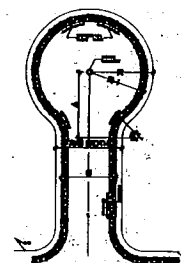
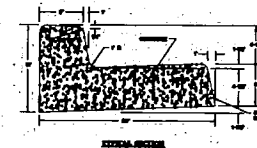
assessor description

APN: 025-24-602-001
SURVEY FILE 52 PAGE 10
LOT 246
DECATUR ALIGNMENT
2.10 GROSS ACRES

scale

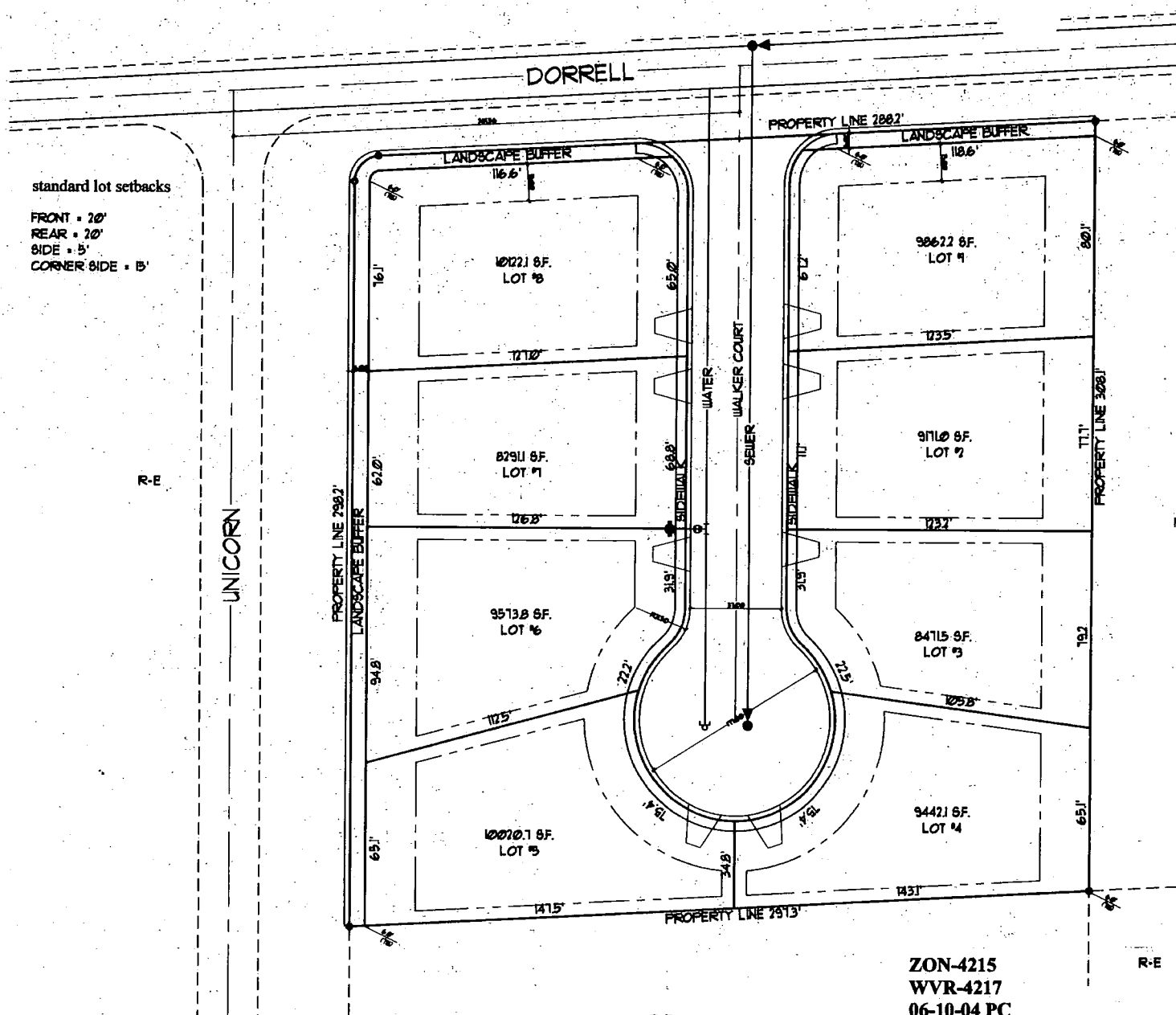
1"=40'

vicinity map
project site



SITE PLAN

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





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

4/26/04



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

4/26/04



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

4/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4241 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 20.0 acres south of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-301-005, 006; 126-24-101-009; and 126-24-201-005), Ward 6 (Mack). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RUSSEL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and accepted all conditions.

No one appeared in opposition

MAYOR GOODMAN declared the Public Hearing closed.

(6:03 – 6:04)

6-3598

CONDITIONS:

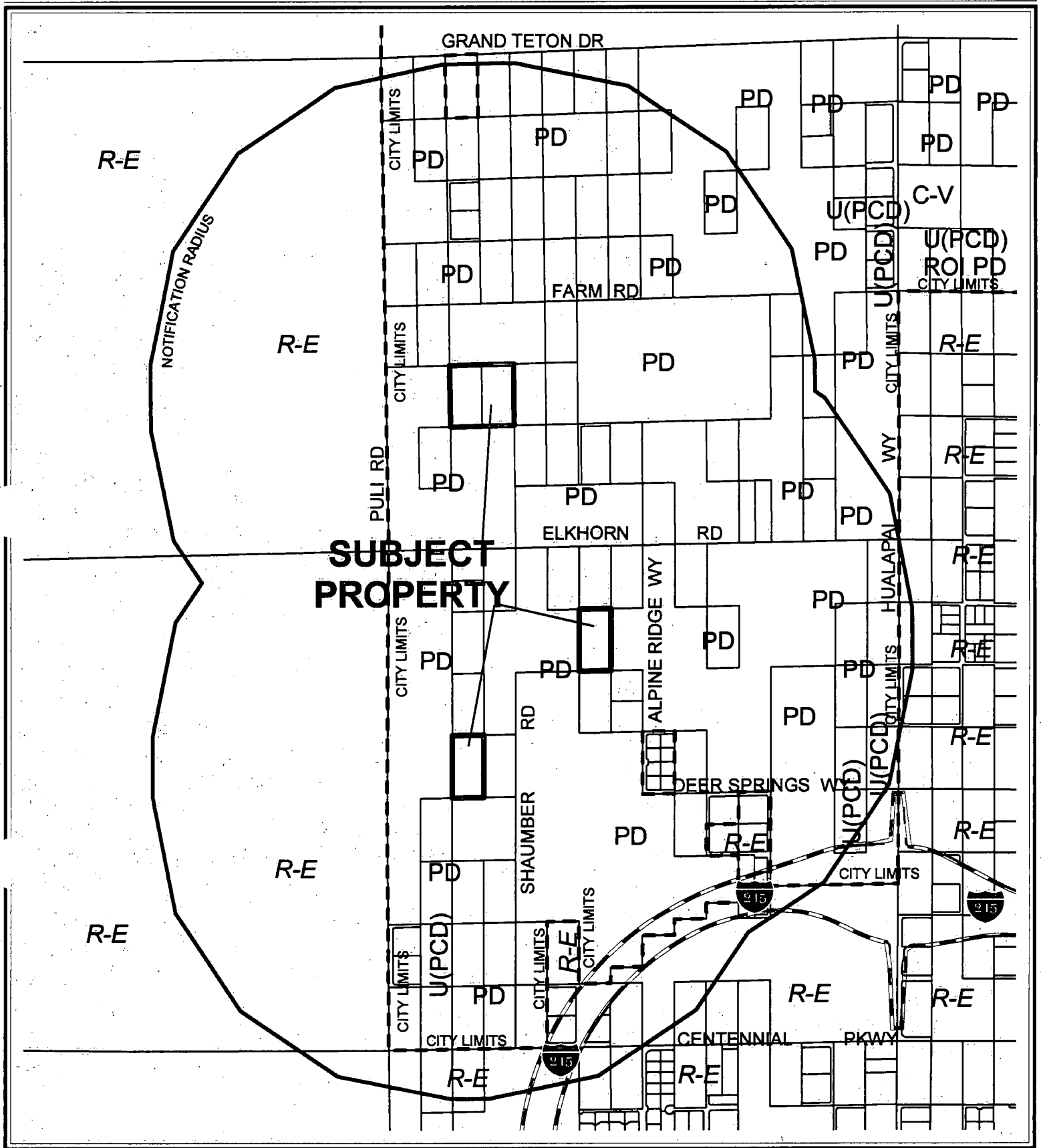
Planning and Development

1. This use shall be subject to review by the City Council one year from the final approval of this Review of Condition at which time the Special Use Permit may be revoked.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 167 – ZON-4241

CONDITIONS Continued:

2. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.



CASE: ZON-4241

RADIUS: 3200 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

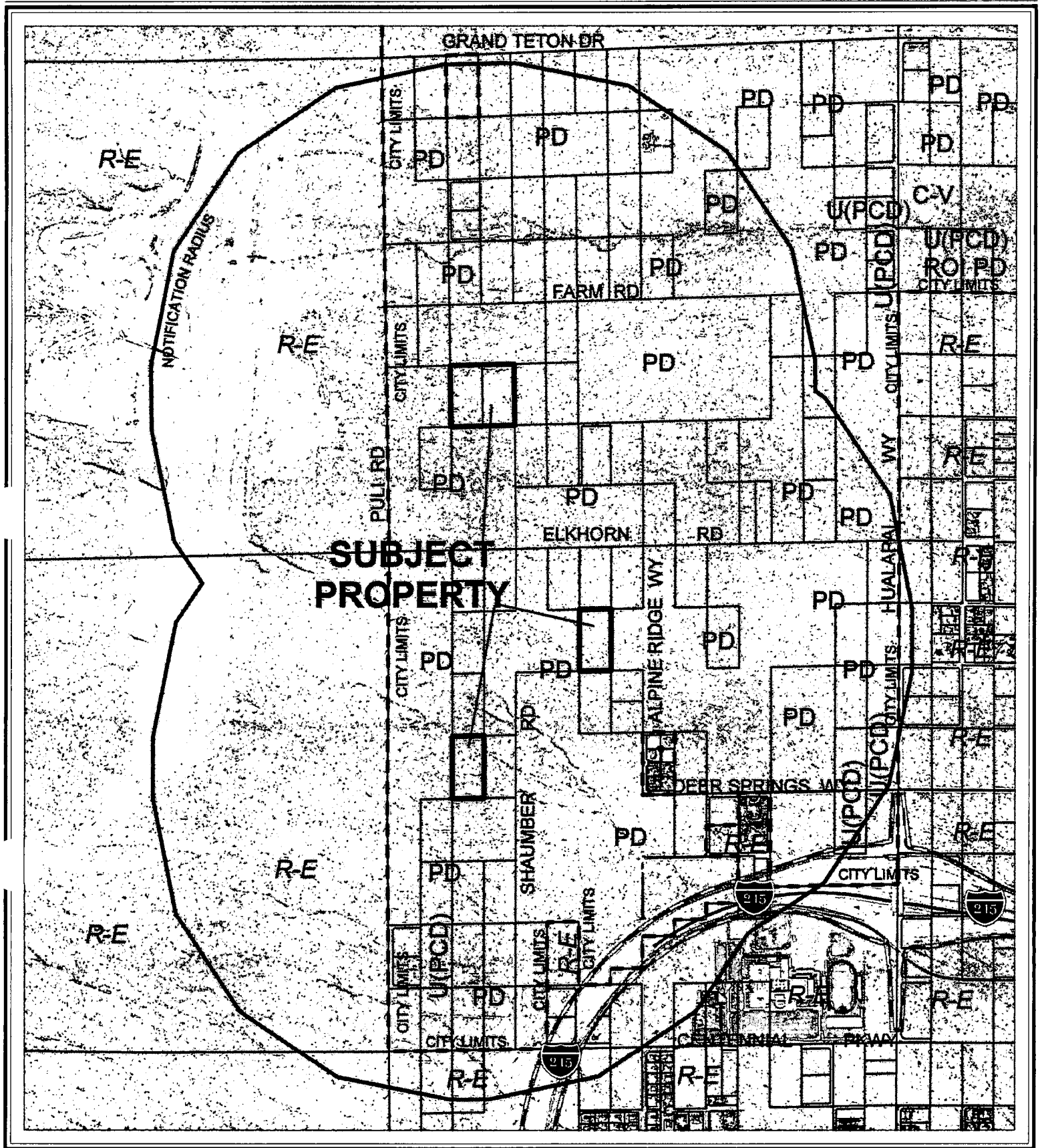
PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 1000 2000 Feet

167





CASE: ZON-4241

RADIUS: 3200 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 1000 2000 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4241 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED
LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. This rezoning shall go direct to Ordinance. No Resolution of Intent is required.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. Conformance to the Cliff's Edge Master Development Plan and Design Guidelines.

Public Works

4. Upon development of this parcel as a part of Cliff's Edge Master Development Plan, additional dedication and/or vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
5. Requirements for construction of street improvements adjacent to these sites shall be determined at the time of development of these sites.
6. This site shall be included within the master sewer, drainage, and traffic studies for Cliff's Edge Master Development Plan and also within any additional design plans/studies submitted to the City of Las Vegas for review that include this parcel. The final design and conditions for this site within the Cliff's Edge Master Development Plan shall be determined at the time of approval of site-specific actions associated with this parcel.
7. Site development to comply with Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 04/16/03 | The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 297.5 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval. |
| 07/16/03 | The City Council approved a request for a Rezoning (ZON-2184) from U (PCD) to PD Zone on approximately 704 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval. |
| 02/18/04 | The City Council approved a request for a Rezoning (ZON-3241) from U (PCD) to PD Zone on approximately 90 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval. |
| 11/20/03 | The Planning and Development Department approved a Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines, subject to a number of conditions. |

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

05/27/04 The Planning Commission voted 6-1 to recommend APPROVAL (PC Agenda Item #37/kcw).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance: Centennial Hills Sector Plan

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

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

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

Special Area Plan: Cliffs Edge

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

A) Zoning Code Compliance

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

B) General Analysis and Discussion

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

FINDINGS

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

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

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

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

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

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

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

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

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

NOTICES MAILED 38 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4241** APN: 126-13-301-005,006;
126-24-101-007; 126-24-201-005

Name of Property Owner: _____

Name of Applicant: _____

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

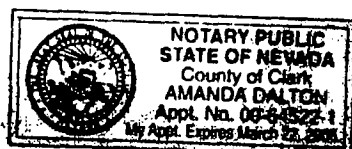
APN: _____

Signature of Property Owner/Authorized Agent: Muc JH

Subscribed and sworn before me

This 23rd day of March, 2014
Amanda Dalton

Notary Public in and for said County and State



GRAND TETON

DEL JUAN ST

13

12813301005

12813301006

HUALAPAI

ELKHORN

12624101009

12624201005

24

DEER SPRING

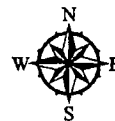
I-215

W CENTENNIAL PKWY

W CENTENNIAL

Cliffs Edge Fifth P-D Zoning Request

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



ZON-4241 March 2004

5-27-04 PC



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

4/30/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4279 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: U (Undeveloped) [PF (Public Facility) General Plan Designation] TO: C-V (Civic) on 0.29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard (APN: 138-23-401-002), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 168 [ZON-4279], Item 169 [SDR-4278], Item 170 [ZON-4281] and Item 171 [SDR-4280].

DAN WIESNER, 1001 South Valley View Boulevard, appeared on behalf of the applicant and agreed to all conditions and requested approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 168 [ZON-4279], Item 169 [SDR-4278], Item 170 [ZON-4281] and Item 171 [SDR-4280].

NOTE: All discussion for Item 168 [ZON-4279] and Item 169 [SDR-4278], Item 169 [SDR-4278], Item 170 [ZON-4281] and Item 171 [SDR-4280].

(6:04 - 6:07)

6-3691

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 168 – ZON-4279

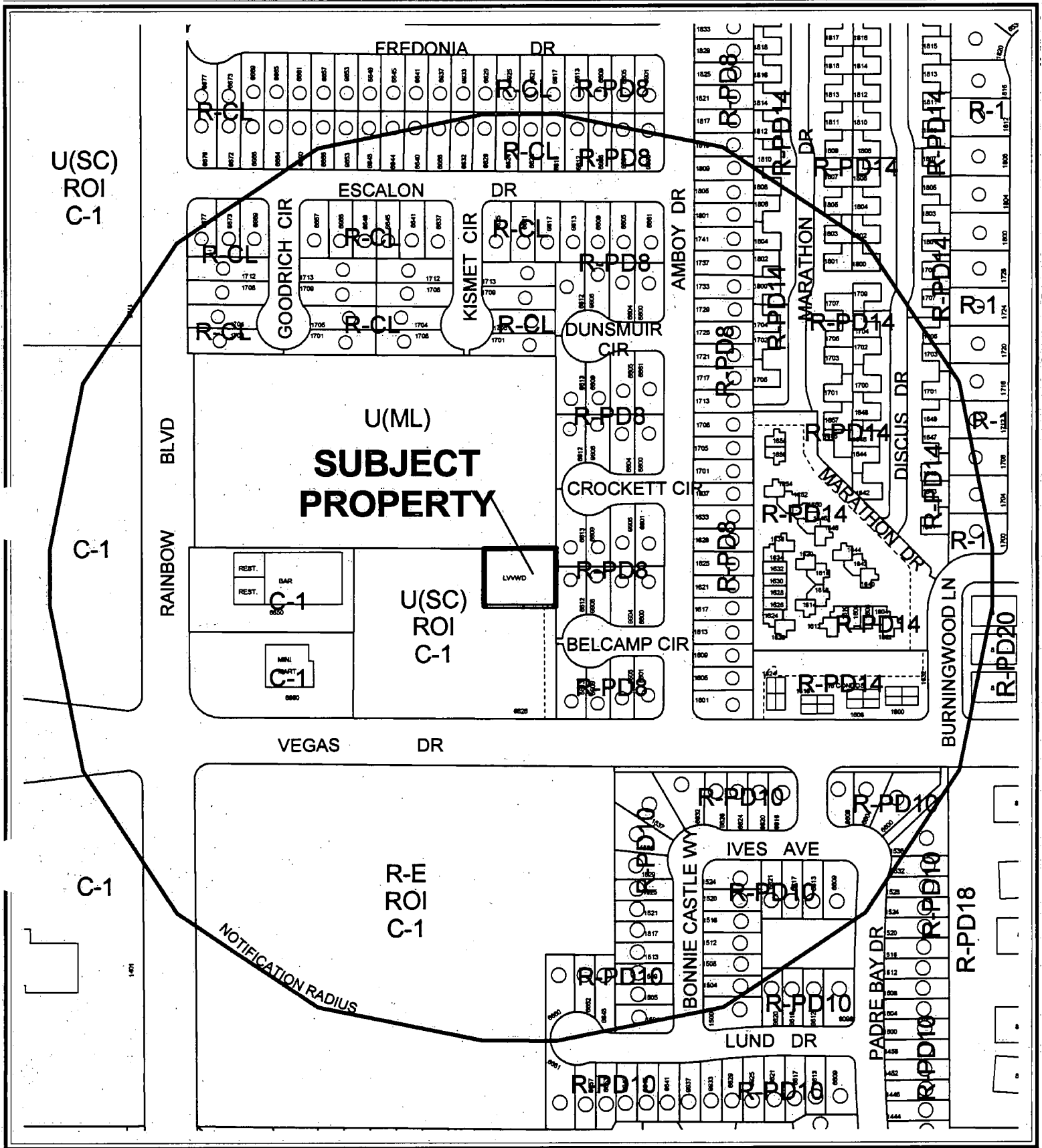
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-4278) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.



CASE: ZON-4279

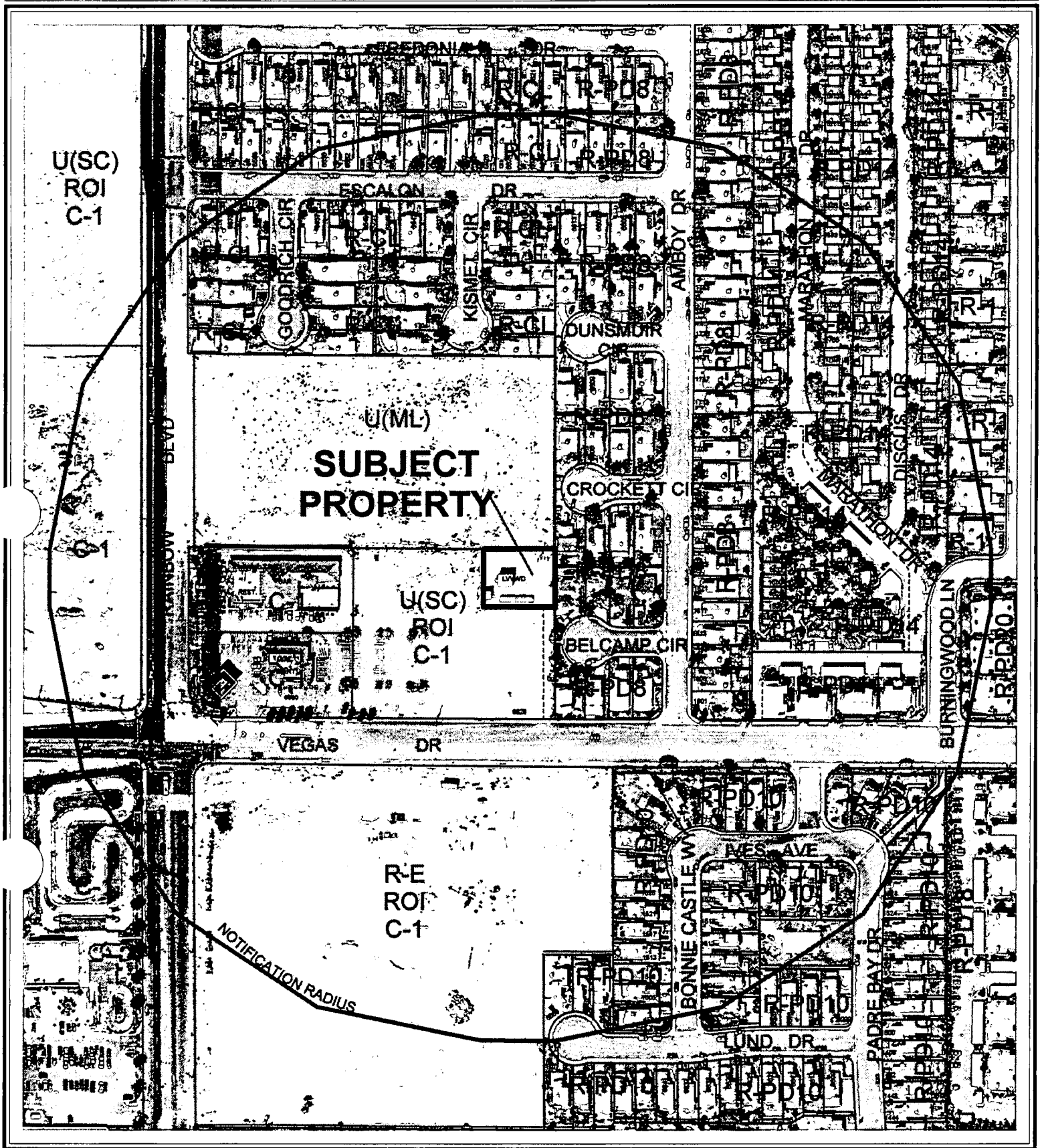
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

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





CASE: ZON-4279

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4279 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT**

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-4278) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 05/27/04 The Planning Commission recommended approval of a related Site Development Plan Review for improvements to the site (SDR-4278) as part of this agenda.
- 05/27/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #39/pl).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.29

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis and Discussion

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

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

FINDINGS

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

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

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

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

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

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

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

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

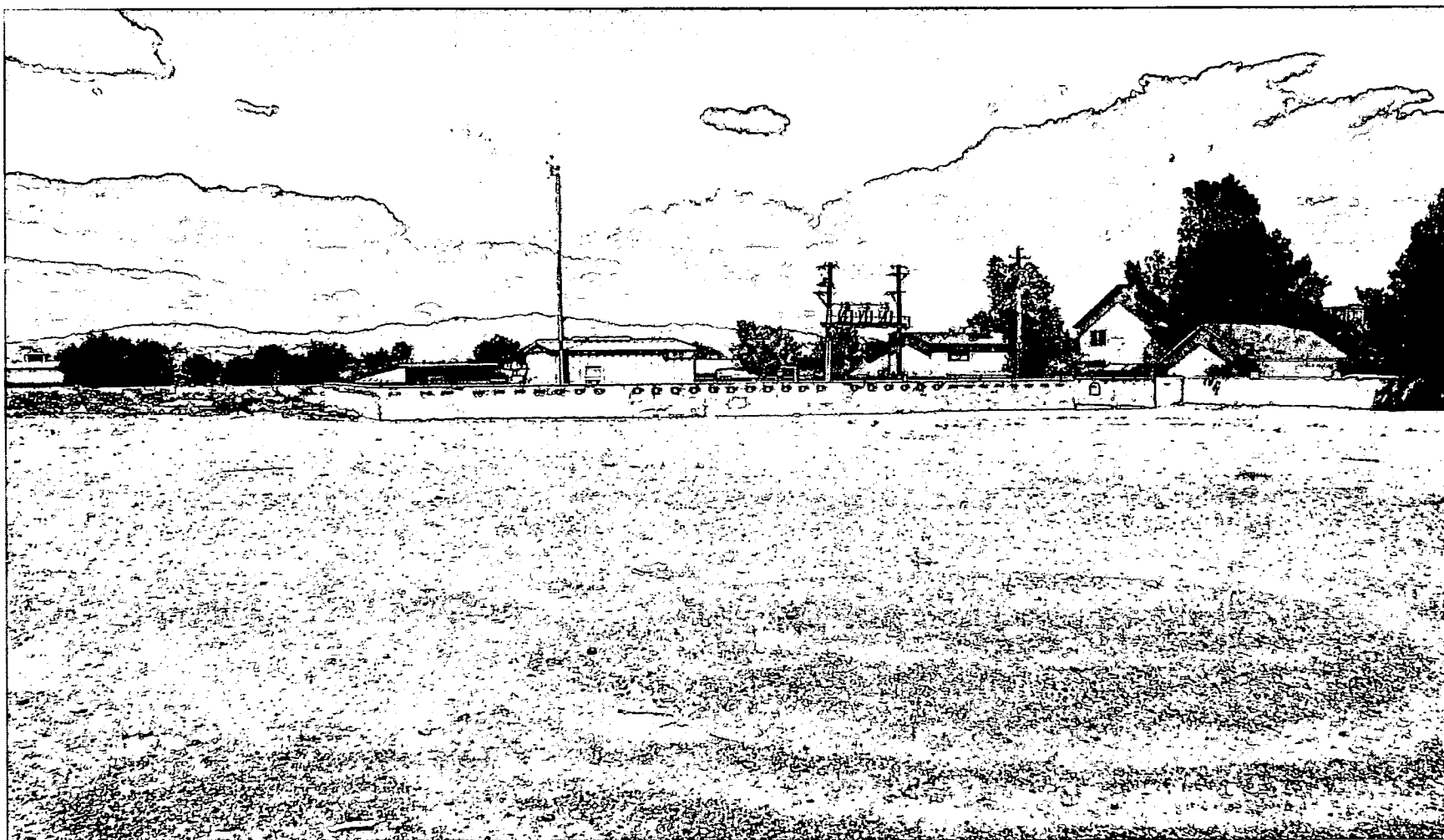
The site is accessed via Vegas Drive, an 80-foot Secondary Collector. This right-of-way provides adequate access to the site.

NOTICES MAILED 224 by Planning Department

APPROVALS 0

PROTESTS 0





**ZON-4279 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
APPROXIMATELY 200 FEET NORTH OF VEGAS DRIVE AND 500 FEET EAST OF RAINBOW BOULEVARD
MAY 27, 2004 PLANNING COMMISSION**

4/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4279 - PUBLIC HEARING - SDR-4278 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Site Development Plan Review FOR A 550 SQUARE FOOT WELL FACILITY AND A 50 FOOT ANTENNA on 0.29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard (APN: 138-23-401-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 168 [ZON-4279] for all related discussion.

(6:04 – 6:07)

6-3691

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A Rezoning (ZON-4279) to a C-V Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

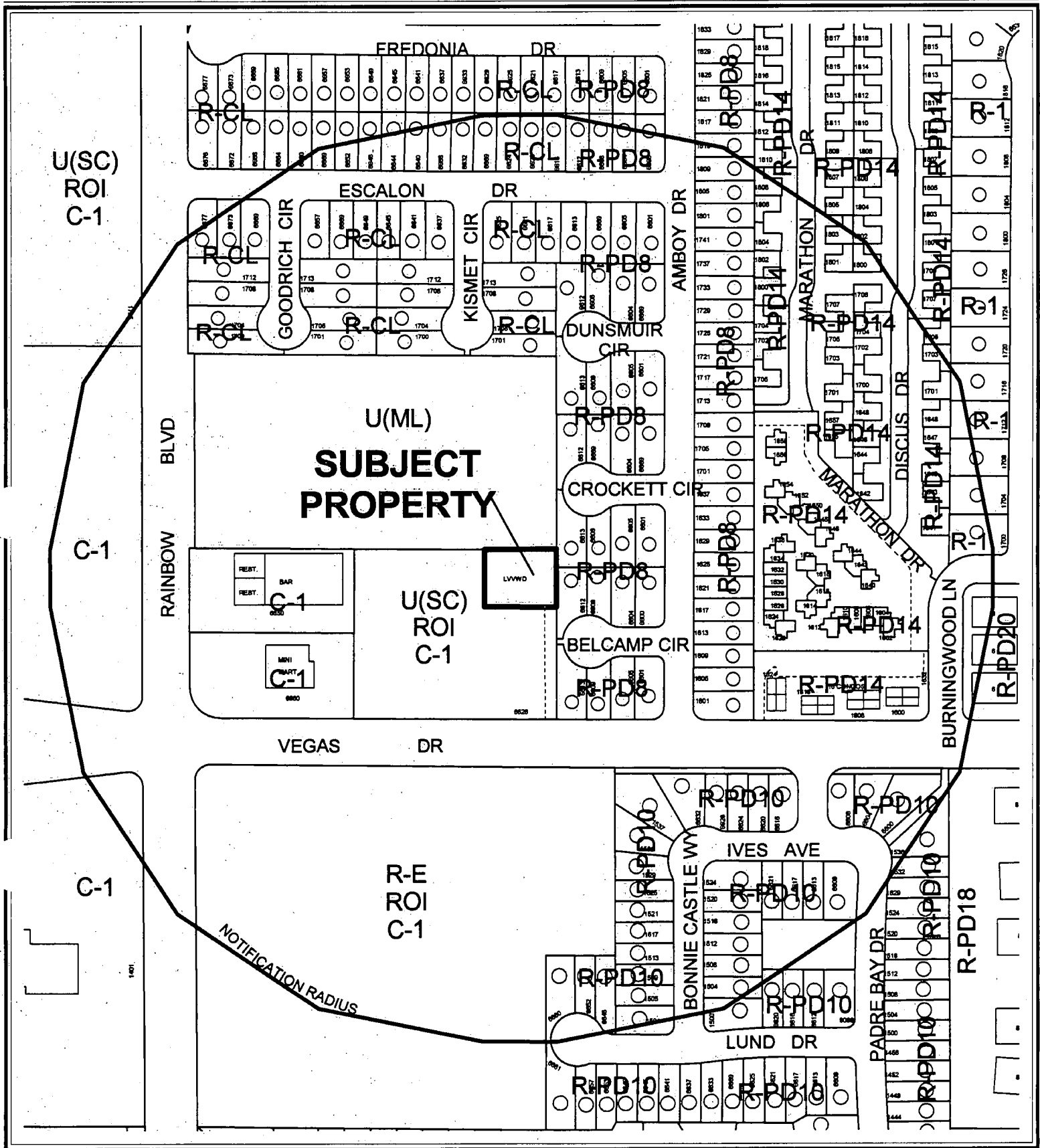
CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 169 – SDR-4278

CONDITIONS Continued:

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

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4279 and all other subsequent site-related actions.



CASE: **SDR-4278**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4278 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT**

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A Rezoning (ZON-4279) to a C-V Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4279 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a site development plan review for the redevelopment of an existing Las Vegas Valley Water District Well facility.

B) Applicant's Justification

The applicant claims that in order to bring the existing well sites up to current standards, they must demolish and remove existing onsite facilities, then proceed with the installation of new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances.

BACKGROUND INFORMATION

A) Previous Actions

05/27/04 The Planning Commission recommended approval of a related Rezoning application to C-V (Civic) (ZON-4279) as part of this agenda.

05/27/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #40/pl).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.29

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

The Las Vegas Valley Water District is proposing to redevelop an existing well facility located approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard. The site currently consists of an existing chlorination building, a 30,000 GAL retention tank, a 50-foot antenna, a Nevada Power transformer, and a 20-foot X 24 foot moveable building, which surrounds most of the well. All of the above mentioned structures are proposed for removal. The development of a 200 square foot electrical building and a 350 square foot chlorination building are proposed for the eastern portion of the site. In addition the Nevada Power transformer is to be replaced with the existing 50-foot antenna is to be relocated to the northeast portion of the site. The existing block wall, capped with barbed wire, will be replaced by wrought iron. In addition a 20-foot access easement is to be paved from Vegas Drive to the southeast corner of the property.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for projects in the C-V (Civic) zoning district are established by this application and the accompanying rezoning request.

A2) Residential Adjacency Standards

The Residential Adjacency Standards of Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

There are no specific standards in Title 19.10 for this type of use. Since this project is not open to the public and is only accessed by Las Vegas Valley Water District personnel, no on site parking is required.

A4) Landscape and Open Space Standards

There is currently no landscaping on or around this site. No landscaping has been proposed for this site.

B) General Analysis and Discussion

• Zoning

The well facility is an allowable use within the C-V (Civic) zoning district.

- Site Plan

The site plan depicts a new 200 square foot electrical building, 350 square foot chlorination building, and a 50-foot antenna to be located along the eastern portion of the property. The design of the site is appropriate for this type of use.

- Landscape Plan

There is currently no landscaping on the subject site. The applicant has not proposed any landscaping to be done on this site. Future development of the site to the south and west of the subject parcel will be commercial in nature, resulting in the removal of any proposed landscaping. In addition, the properties to the north and east are residential and share or will share the block walls of the subject property. Therefore, landscaping along the northern and eastern portion of the site is not feasible.

- Elevation

The building elevations depict both the 200 square foot electrical building and the 350 square foot chlorination building. The buildings are composed of similar materials. The plans submitted are appropriate for this type of well facility development.

FINDINGS

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

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

The proposed redevelopment of the existing Las Vegas Valley Water District Well facility is compatible with the adjacent development in the area.

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

The proposed project is consistent with the General Plan and Title 19.

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

The site is accessed via Vegas Drive, an 80-foot Secondary Collector. The rights-of-way provide adequate access to the site.

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

The submitted building elevations are consistent with the surrounding development along this segment of Vegas Drive. The existence of no landscaping is not consistent with surrounding area, but due to the limitations of the site, the use, and the surrounding property landscaping would be eventually removed for future development.

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

The submitted building elevations and landscaping will demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate design.

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

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

NOTICES MAILED 224 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4278** APN: 138-23-401-002

Name of Property Owner: Patricia Mulroy, General Manager, LVVWD

Name of Applicant: Shawn P. Mollus, Director of LVVWD Engineering

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

Yes

X **No**

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

City Official: _____

Partner(s): _____

APN: _____

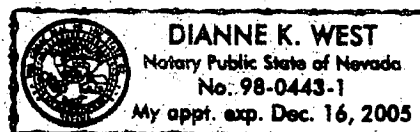
Signature of Property Owner/Authorized Agent:

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 8th day of April, 2004

Deanne K West
Notary Public in and for said County and State



EXIST. CLV ZONING:
UNDEVELOPED (SERVICE COMM)

EXIST. CLV ZONING:
UNDEVELOPED (SERVICE COMMERCIAL)

EXIST. CLV ZONING:
UNDEVELOPED (SERVICE COMMERCIAL)

VEGAS DRIVE

SITE PLAN

SCALE: 1" = 10'-0"

EXIST. CLV ZONING:
RESIDENCE ESTIMATES
(ACROSS STREET)

TO BE REMOVED

EXISTING CONCRETE

VICINITY MAP

LAS VEGAS VALLEY WATER DISTRICT
LAS VEGAS VALLEY
WATER DISTRICT
FOR ALL INFORMATION
CONTACT THE DISTRICT
OFFICE

VERIFY SCALE
1/2" = 0' 1/2"
1/4" = 0' 3/4"
1/8" = 0' 1/4"
1/16" = 0' 1/8"
1/32" = 0' 1/16"
1/64" = 0' 1/32"
1/128" = 0' 1/64"
1/256" = 0' 1/256"

MODIFICATIONS TO WELL NOS. 2A AND 5A

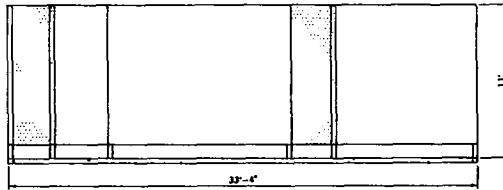
WELL 5A
SITE PLAN

DRAWN BY:
J. L. STOKES
CHECKED BY:
J. L. STOKES
RECOMMENDED BY:
J. L. STOKES
DATE:
APPROVED BY:
J. L. STOKES
DATE:

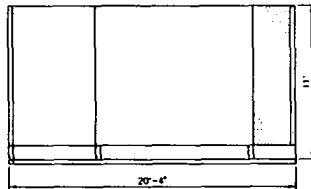
CONTRACT NUMBER
C1122
DRAWING NUMBER
SHEET 1 OF 1

SDR-4278
5-27-04 PC

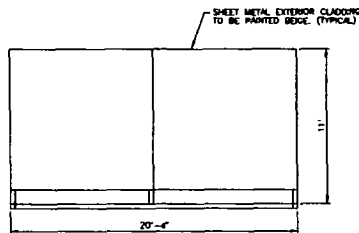
SDR-4278 5-27-04 PC



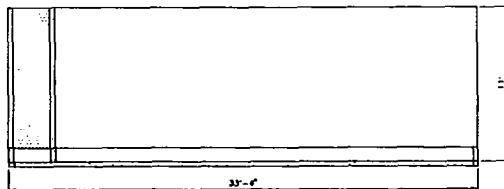
SOUND WALL SOUTH ELEVATION
1/2" = 1'



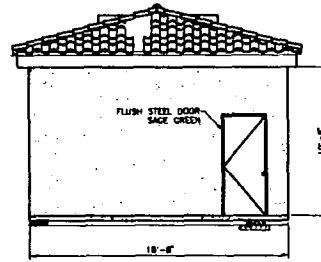
SOUND WALL WEST ELEVATION
1/2" = 1'



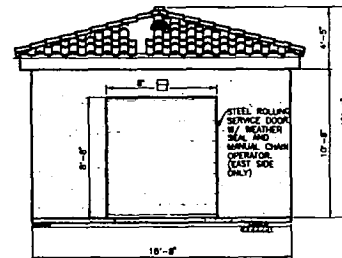
SOUND WALL EAST ELEVATION
1/2" = 1'



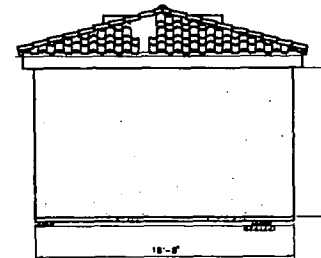
SOUND WALL NORTH ELEVATION
1/2" = 1'



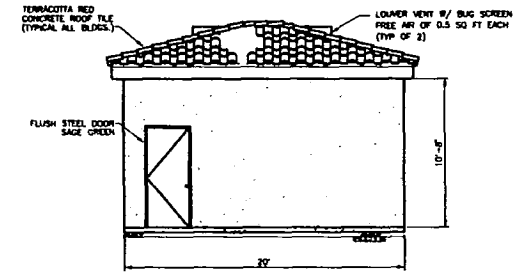
DISINFECTION BUILDING SOUTH ELEVATION
1/2" = 1'



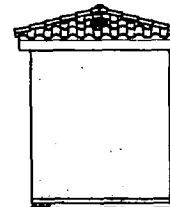
DISINFECTION BUILDING EAST AND WEST ELEVATIONS
1/2" = 1'



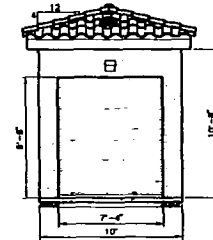
DISINFECTION BUILDING NORTH ELEVATION
1/2" = 1'



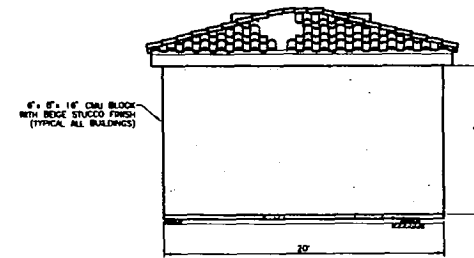
CONTROL BUILDING SOUTH ELEVATION
1/2" = 1'



CONTROL BUILDING WEST ELEVATION
1/2" = 1'



CONTROL BUILDING EAST ELEVATION
1/2" = 1'



CONTROL BUILDING NORTH ELEVATION
1/2" = 1'

**LAS VEGAS VALLEY
WATER DISTRICT**



VERIFY SCALE



MODIFICATIONS TO WELL NOS. 2A AND 5A

**WELL 5A
BUILDING ELEVATIONS**

DESIGNED BY
J. J. JAMES, L.A. COUNCIL

PREPARED BY
L. STEVEN ANDERSON

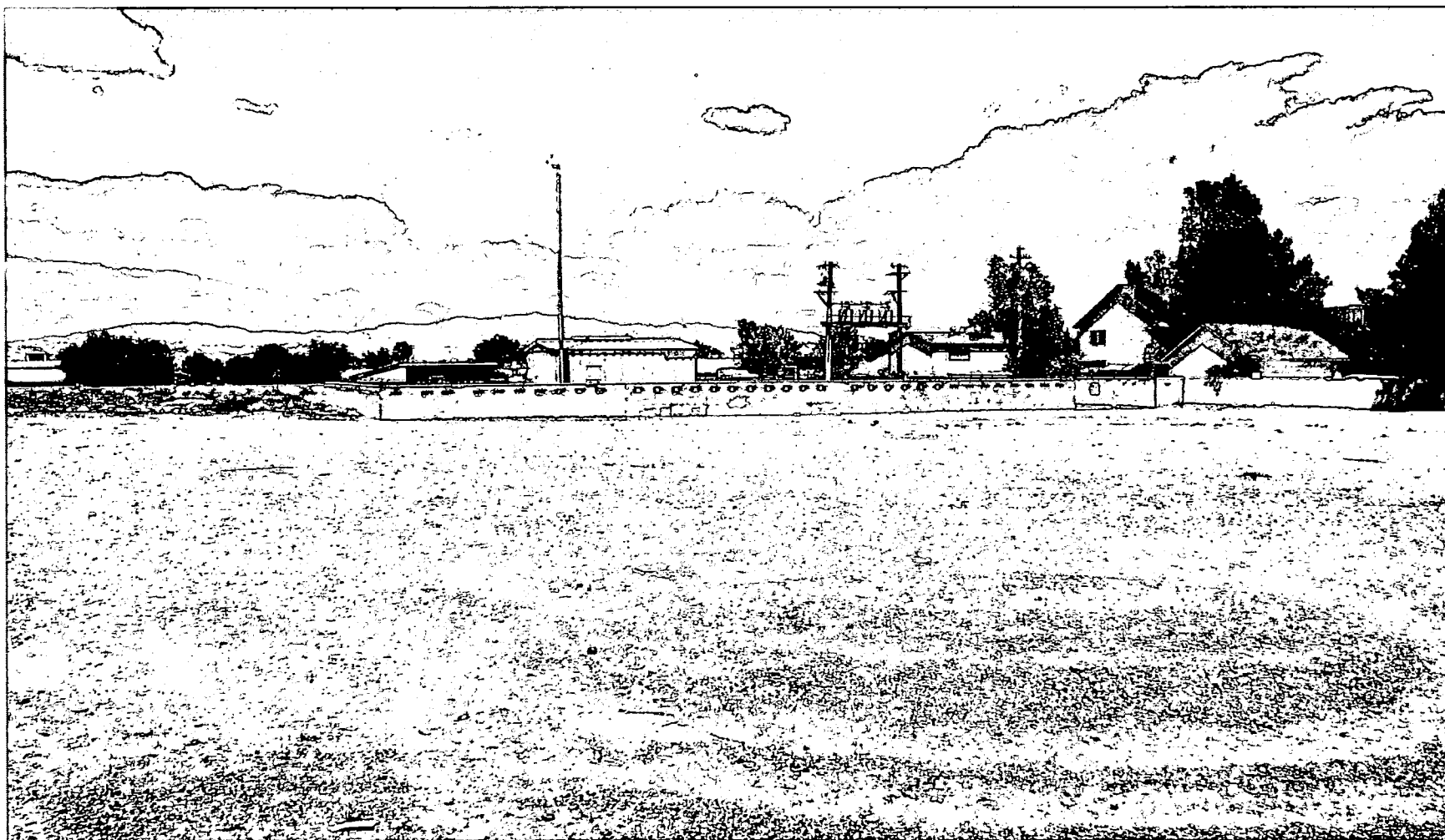
DATE
JULY 2, 2004

CONTRACT NUMBER

C1122

DRAWING NUMBER

SHEET 1 OF 1



**SDR-4278 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
APPROXIMATELY 200 FEET NORTH OF VEGAS DRIVE AND 500 FEET EAST OF RAINBOW BOULEVARD
MAY 27, 2004 PLANNING COMMISSION**

4/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4281 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: U (Undeveloped) [PF (Public Facility) General Plan Designation] and R-PD20 (Residential Planned Development - 20 Units per Acre) TO: C-V (Civic) on 0.33 acres adjacent to the north side of Vegas Drive, approximately 625 feet west of Torrey Pines Drive (APN: 138-23-402-002 and 003), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 170 [ZON-4281] and Item 171 [SDR-4280].

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 170 [ZON-4281] and Item 171 [SDR-4280].

NOTE: All discussion for Item 170 [ZON-4281] and Item 171 [SDR-4280] was held under Item 170 [ZON-4281].

(6:04 - 6:07)

6-3691

CONDITIONS:

Planning and Development

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

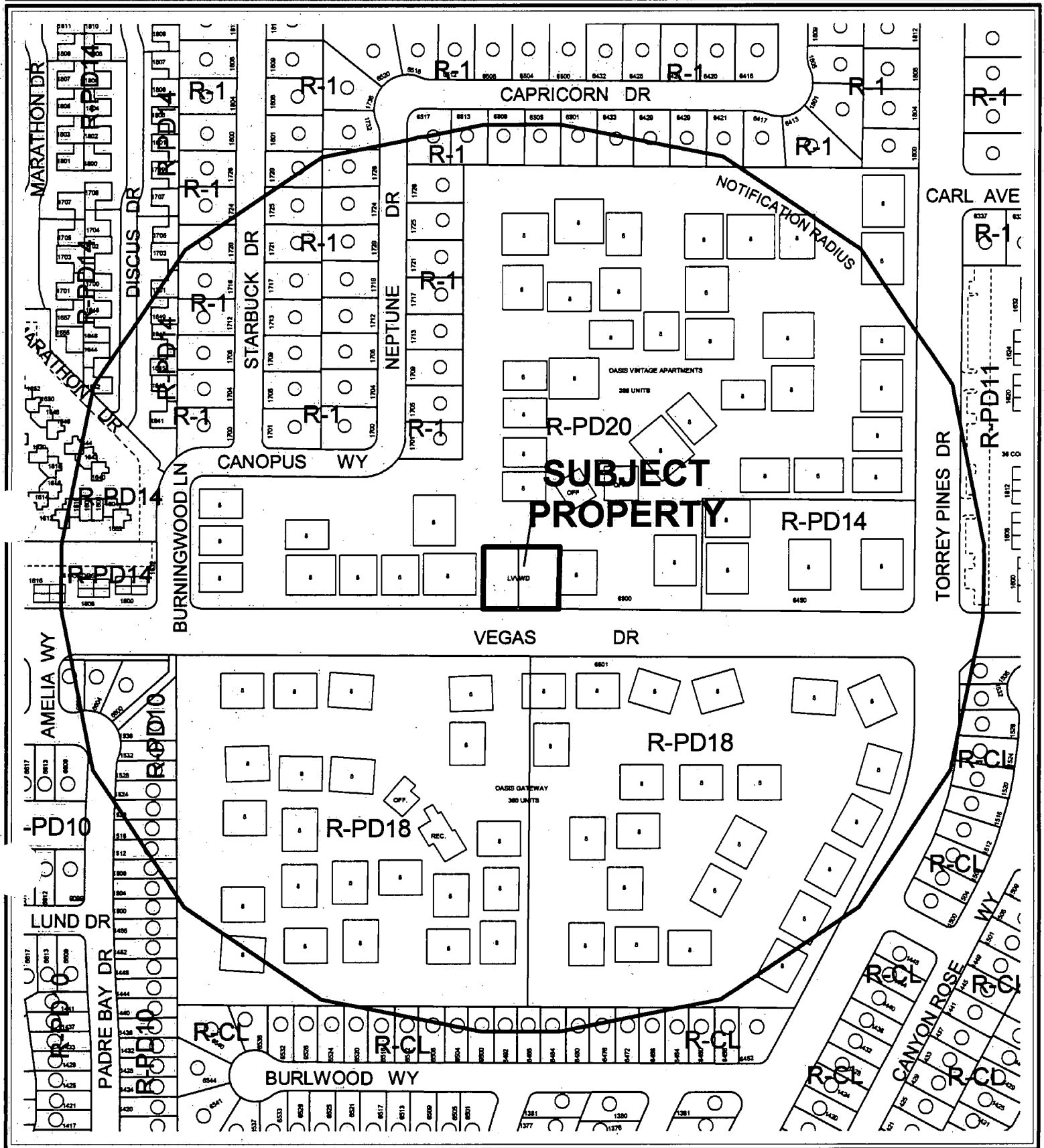
CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 170 – ZON-4281

CONDITIONS Continued:

2. A Site Development Plan Review application (SDR-4280) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.



CASE: ZON-4281

RADIUS: 750 FT

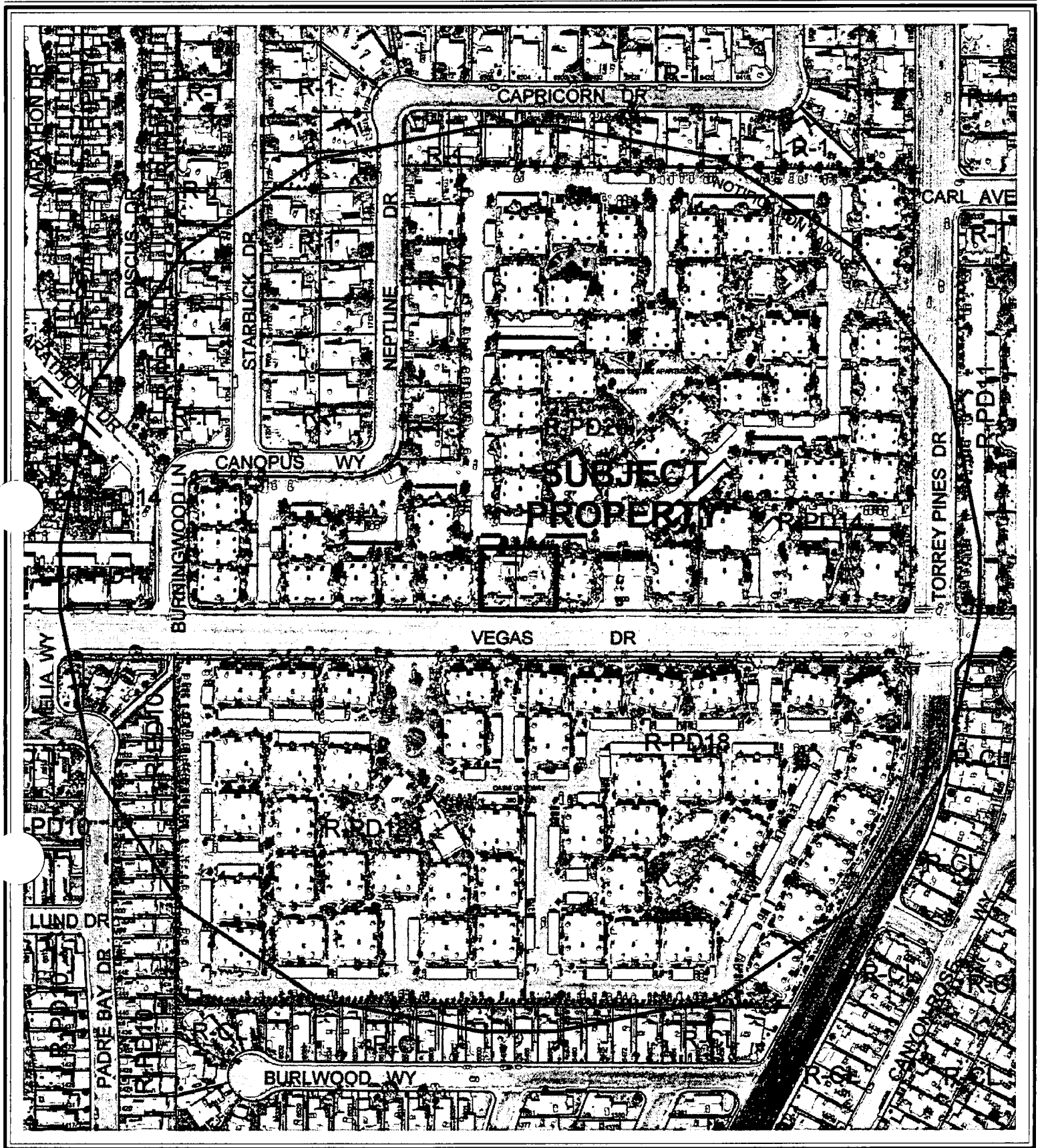
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] AND R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE)

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

170





CASE: ZON-4281

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] AND R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE)

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4281 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-4280) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant requests the approval of a rezoning of property from U (Undeveloped) [PF (Public Facility) General Plan Designation] and R-PD20 (Residential Planned Development 20 Units Per Acre) to C-V (Civic) on .29 acres approximately 200 feet north of Vegas Drive and 500 feet east of Rainbow Boulevard. A site development plan review application (SDR-4280) was filed as a companion item to this rezoning.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/17/91 The City Council approved a Rezoning (Z-0019-91) application for the reclassification of property from R-PD21 (Residential Planned development 21 Units Per Acre) and C-1 (Limited Commercial) to R-PD20 (Residential Planned Development 20 - Units Per Acre). The Planning Commission and staff both recommended approval.

05/27/04 The Planning Commission recommended approval of a related Site Development Plan Review (SDR-4280) as a part of this agenda.

05/27/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #41/pl).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.33

B) Existing Land Use

Subject Property: Las Vegas Valley Water District well facility
North: Camden Vintage Apartments
South: Oasis Gateway Apartments
East: Camden Vintage Apartments
West: Camden Vintage Apartments

C) Planned Land Use

Subject Property: PF (Public Facilities)
North: M (Medium Density Residential)
South: M (Medium Density Residential)
East: M (Medium Density Residential)
West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) [(Public Facility) General Plan Designation] R-PD20
(Residential Planned Development - 20 Units Per Acre)
North: R-PD20 (Residential Planned Development - 20 Units Per Acre)
South: R-PD18 (Residential Planned Development - 18 Units Per Acre)
East: R-PD20 (Residential Planned Development - 20 Units Per Acre)
West: R-PD20 (Residential Planned Development - 20 Units Per Acre)

E) General Plan Compliance

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

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

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-4280) application.

B) General Analysis and Discussion

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

The current use of the property is the Las Vegas Valley Water District well, which is considered a public use. The zoning request to C-V (Civic) brings the site into conformance with the existing use of the site and the General Plan Designation. The Las Vegas Valley Water District is proposing to demolish and remove existing onsite facilities and install new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances. The existing structure will be demolished and a 200 square foot electrical building and a 350 square foot chlorination building will be built on the site. In addition an existing 30-foot antenna will be removed and replaced with a 50-foot antenna on the northeastern portion of the site. The proposed removal and relocation of on site facilities represents an opportunity for redevelopment and improvement of the site. The use of the site is not changing, and therefore the use will still be compatible with the mixture of single-family residential development and commercial development in the area.

FINDINGS

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

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

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

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

Adjacent to the site on the north, east, and west is an apartment complex, to the south exists another apartment complex that is separated from this site by Vegas Drive, an 80-foot Secondary Collector. The current use of the property is a Las Vegas Valley Water Districts well station. The proposed rezoning to C-V (Civic) will be compatible with the surrounding land uses and zoning districts.

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

The proposed upgrading of the Las Vegas Valley Water District's Well 2A represents an opportunity for redevelopment and improvement of the site. The use of the site is not changing, and therefore the use will still be compatible with medium density residential apartment complexes in the area and will bring the existing use into conformance with the appropriate zoning district.

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

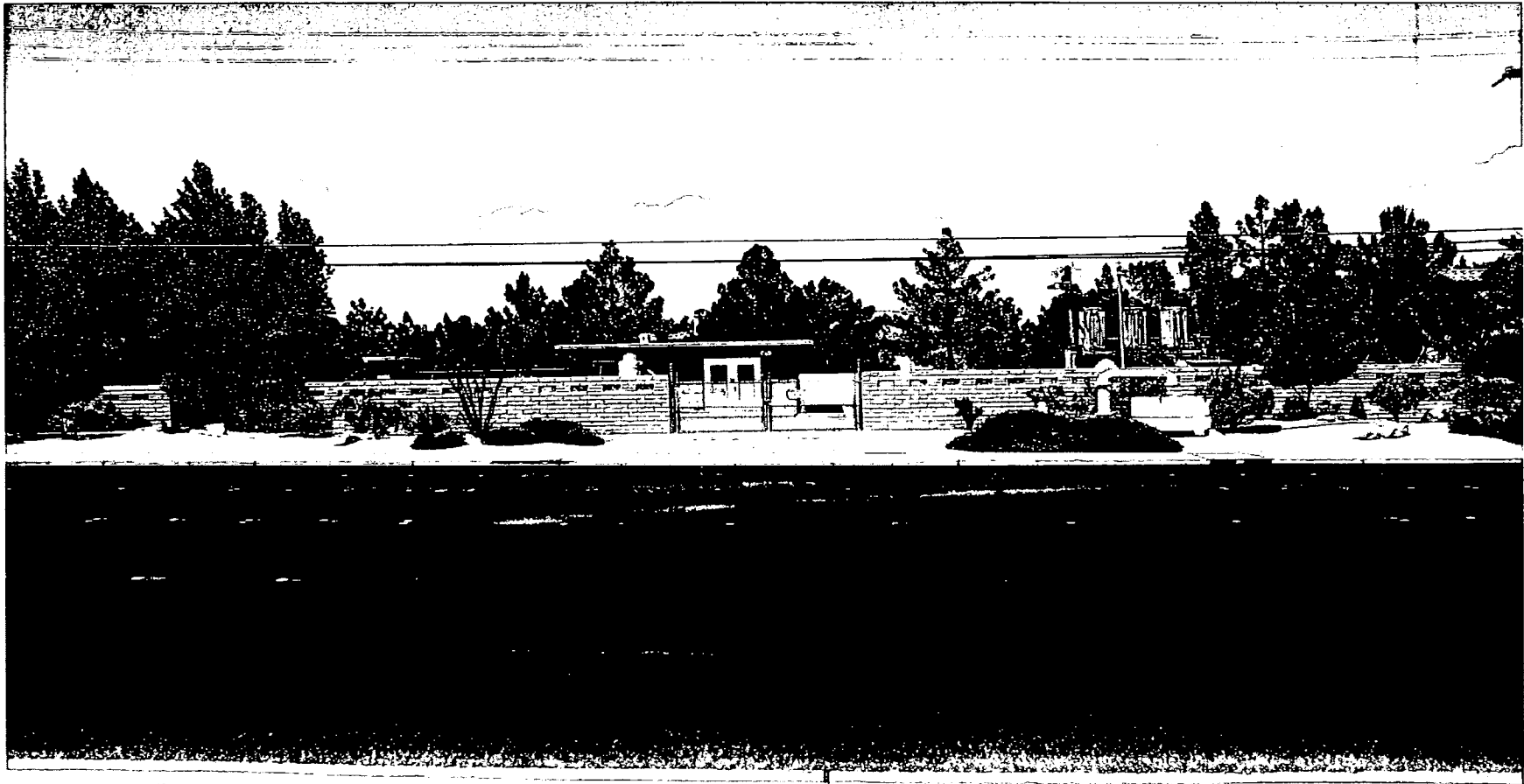
The site is accessed via Vegas Drive, an 80-foot Secondary Collector. The right-of-way provides adequate access to the site.

NOTICES MAILED 143 by Planning Department

APPROVALS 0

PROTESTS 0





ZON-4281 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
ADJACENT TO THE NORTH SIDE OF VEGAS DRIVE, APPROXIMATELY 625 FEET WEST OF TORREY
PINES DRIVE
MAY 27, 2004 PLANNING COMMISSION

4/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4281 - PUBLIC HEARING - SDR-4280 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Site Development Plan Review FOR A 550 SQUARE FOOT WELL FACILITY AND A 50 FOOT ANTENNA on 0.33 acres located adjacent to the north side Vegas Drive, approximately 625 feet west of Torrey Pines Drive (APN: 138-23-402-002 and 003), U (Undeveloped) [PF (Public Facility) General Plan Designation] and R-PD20 (Residential Planned Development - 20 Units Per Acre) Zones [PROPOSED: C-V (Civic)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 170 [ZON-4281] for all related discussion.

(6:04 - 6:07)

6-3691

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A Rezoning (ZON-4281) to a C-V (Civic) Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.

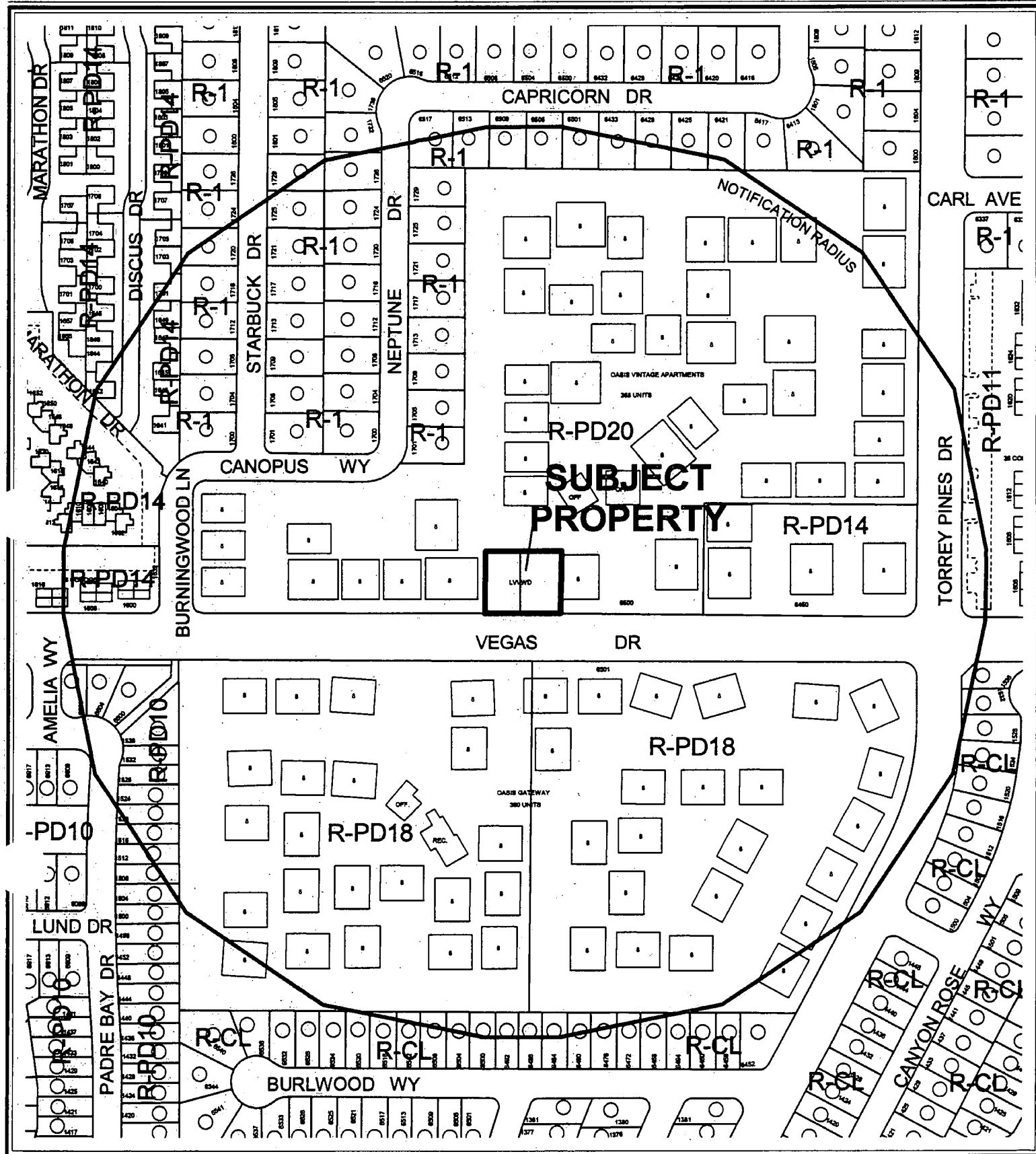
CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 171 – SDR-4280

CONDITIONS Continued:

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

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4281 and all other subsequent site-related actions.



CASE: SDR-4280

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITY) GENERAL PLAN DESIGNATION] AND R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE)

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

171



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4280 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A Rezoning (ZON-4281) to a C-V (Civic) Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-4281 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a site development plan review for the redevelopment of an existing Las Vegas Valley Water District well facility. Rezoning application (ZON-4281) was filed as a companion item to this site development plan review.

B) Applicant's Justification.

The applicant states that in order to bring the existing well sites up to necessary levels, they must demolish and remove existing onsite facilities, then proceed with the installation of new pumps, piping, electrical equipment, instruments, chlorination facilities, and miscellaneous appurtenances. The rezoning to C-V (Civic) will facilitate the overall development of the site.

BACKGROUND INFORMATION

A) Previous Actions

- 04/17/91 The City Council approved a Rezoning (Z-0019-91) application for the reclassification of property from R-PD21 (Residential Planned development 21 Units Per Acre) and C-1 (Limited Commercial) to R-PD20 (Residential Planned Development 20 Units Per Acre). The Planning Commission and staff both recommended approval.
- 05/27/04 The Planning Commission recommended approval of a related Rezoning (ZON-4281).
- 05/27/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #42/pl).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.33

B) Existing Land Use

Subject Property: Las Vegas Valley Water District well facility

North: Camden Vintage Apartments

South: Oasis Gateway Apartments

East: Camden Vintage Apartments

West: Camden Vintage Apartments

C) Planned Land Use

Subject Property: PF (Public Facilities)

North: M (Medium Density Residential)

South: M (Medium Density Residential)

East: M (Medium Density Residential)

West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: U (PF) Undeveloped [(Public Facility) General Plan Designation]

North: R-PD20 (Residential Planned Development - 20 Units Per Acre)

South: R-PD20 (Residential Planned Development - 20 Units Per Acre)

East: R-PD18 (Residential Planned Development - 18 Units Per Acre)

West: R-PD20 (Residential Planned Development - 20 Units Per Acre)

West: R-PD20 (Residential Planned Development - 20 Units Per Acre)

E) General Plan Compliance

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

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

This site is not in any Special Area Plan or Overlay District.

PROJECT DESCRIPTION

The Las Vegas Valley Water District is proposing to redevelop an existing well facility located approximately 620 feet west of Torrey Pines Drive along Vegas Drive. The site currently consists of an existing chlorination building, a 30,000 GAL retention tank, a 50-foot antenna, a Nevada Power transformer, and a 24-foot X 25-foot building, which surrounds most of the well. All of the above mentioned structures have been slated for removal from the site. The development of a 200 square foot electrical building is proposed for the northeastern portion of the site. The development of a 350 square foot chlorination building is proposed for the western portion of the property. The Nevada Power transformer will be replaced, as well as the existing 30-foot antenna is to be replaced by a 50-foot antenna located on the northeast portion of the site. The existing block wall currently has barbed wire mounted to the top of it, which will be replaced with wrought iron. The site has minimal landscaping provided along the Vegas Drive street frontage.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for projects in the C-V (Civic) zoning district are established on a case-by-case basis.

A2) Residential Adjacency Standards

The Residential Adjacency Standards of Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

There are no specific standards in Title 19.10 for this type of use. Since this project is not open to the public and is only accessed by Las Vegas Valley Water District personnel, no on-site parking is required.

A4) Landscape and Open Space Standards

There currently exists minimal landscaping on the subject site. The applicant has not proposed any additional landscaping to be done on this site. The current extent of existing landscaping is consistent with the surrounding area.

B) General Analysis and Discussion

• Zoning

The well facility is an allowable use within the C-V (Civic) zoning district.

- Site Plan

The site plan depicts a new 200 square foot electrical building, 350 square foot chlorination building, and a 50-foot antenna to be located throughout the property. The design of the site is appropriate for this type of use.

- Landscape Plan

There currently exists minimal landscaping on the subject site. The applicant has not proposed any additional landscaping to be done on this site.

- Elevation

The building elevations depict both the 200 square foot electrical building and the 350 square foot chlorination building. The proposed sound screens, located around the well, are composed of sheet metal painted beige, and should match the color scheme of the rest of the buildings on site. The buildings are composed of similar materials. The plans submitted are appropriate for this type of well facility development.

FINDINGS

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

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

The proposed redevelopment of the existing Las Vegas Valley Water District well facility is compatible with the adjacent development in the area.

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

The proposed project is consistent with the General Plan and Title 19.

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

The site is accessed via Vegas Drive, an 80-foot Secondary Collector. The rights-of-way provide adequate access to the site.

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

The submitted building elevations are consistent with the surrounding developments along this segment of Vegas Drive. The existence landscaping is adequate enough to be consistent with surrounding area.

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

The submitted building elevations and landscaping will demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate design.

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

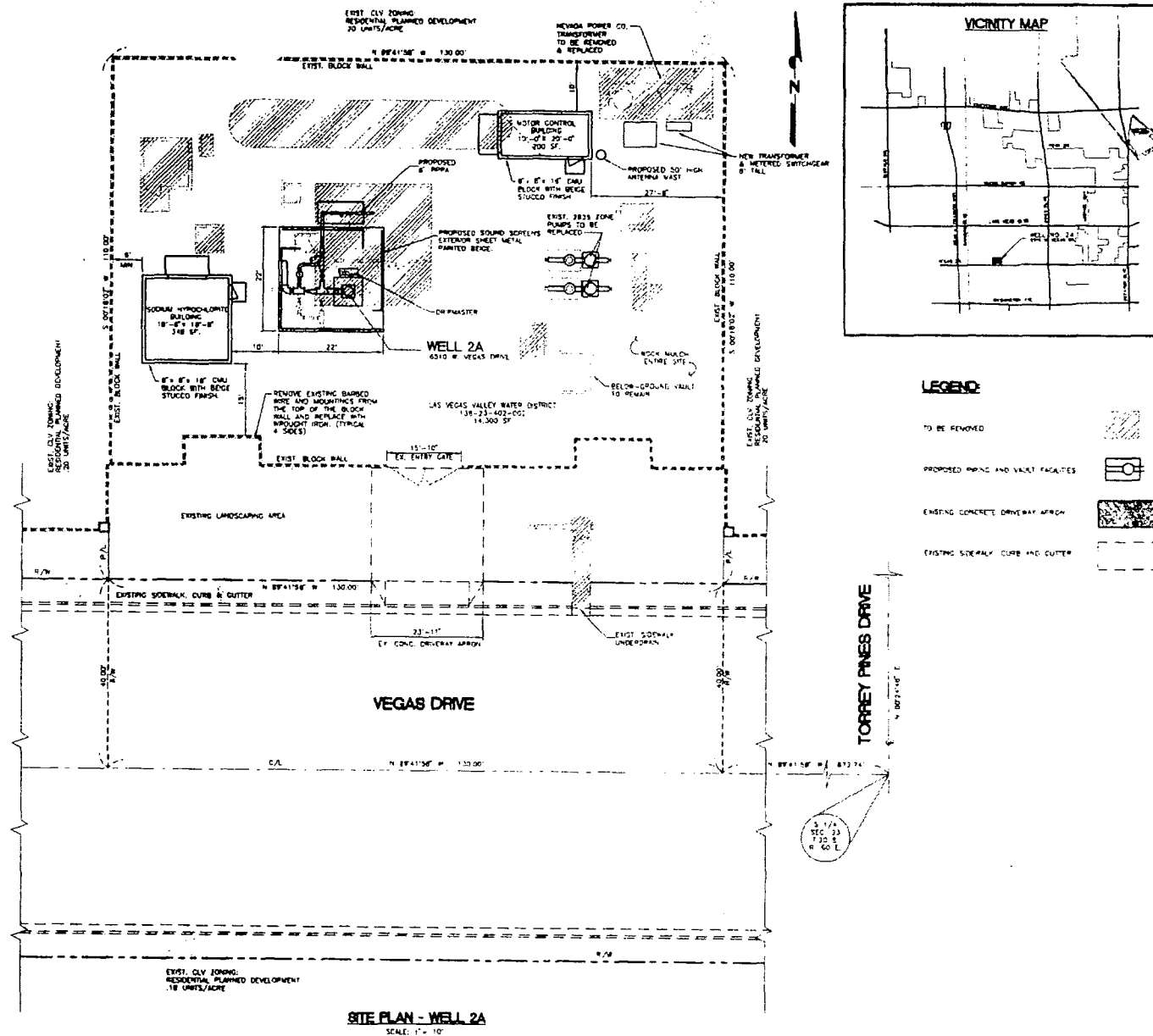
The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 143 by Planning Department

APPROVALS 0

PROTESTS 0

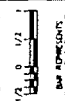




LAS VEGAS VALLEY
WATER DISTRICT



VERIFY SCALE



MODIFICATIONS TO WELL NOS. 2A AND 5A

WELL 2A SITE PLAN

DESIGNED BY: D.L.D./J.L.

CHECKED BY: [Signature]

RECOMMENDED BY: [Signature]

DATE: [Date]

ACCEPTED BY: [Signature]

DATE: [Date]

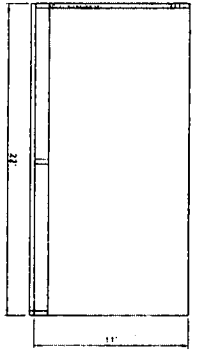
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C1122

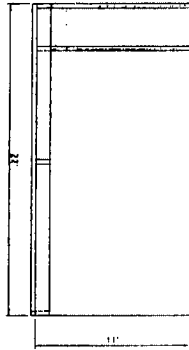
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SHEET 1 OF 1

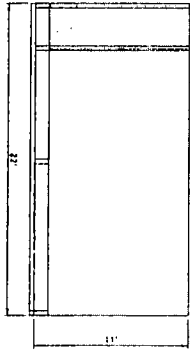
SDR-4280
5-27-04 PC



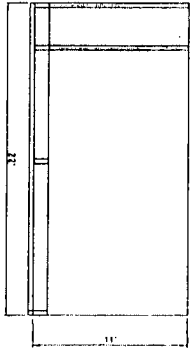
SOUND WALL, SOUTH ELEVATION
1/2" = 1'



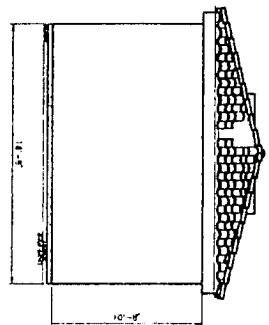
SOUND WALL, WEST ELEVATION
1/2" = 1'



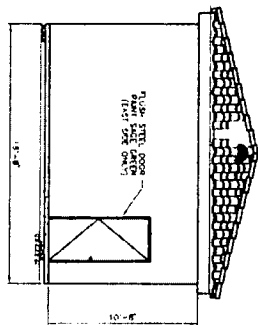
SOUND WALL, EAST ELEVATION
1/2" = 1'



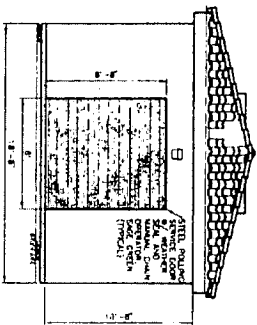
SOUND WALL, NORTH ELEVATION
1/2" = 1'



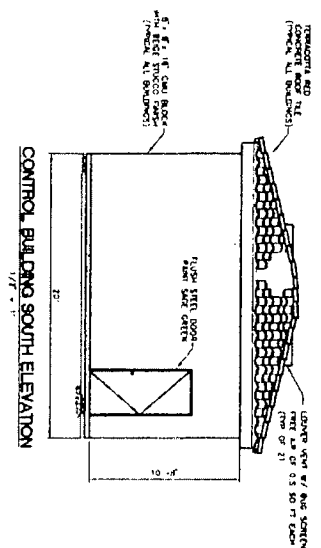
DISINFECTION BUILDING, SOUTH ELEVATION
1/2" = 1'



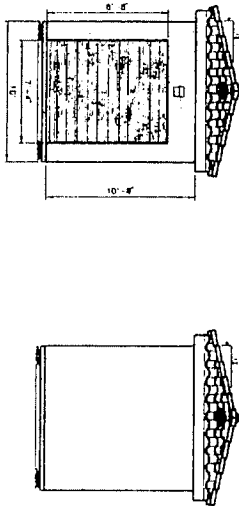
DISINFECTION BUILDING, EAST AND WEST ELEVATIONS
1/2" = 1'



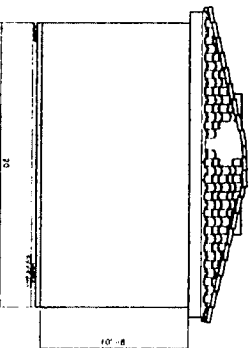
DISINFECTION BUILDING, NORTH ELEVATION
1/2" = 1'



CONTROL BUILDING, SOUTH ELEVATION
1/2" = 1'



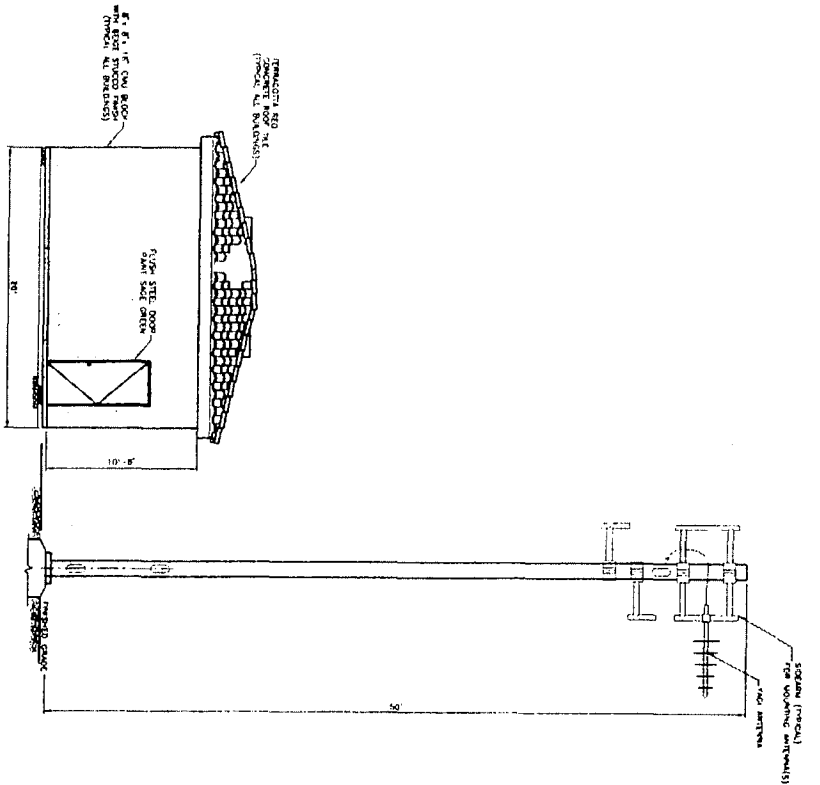
CONTROL BUILDING, WEST ELEVATION CONTROL BUILDING, EAST ELEVATION
1/2" = 1'



CONTROL BUILDING, NORTH ELEVATION
1/2" = 1'

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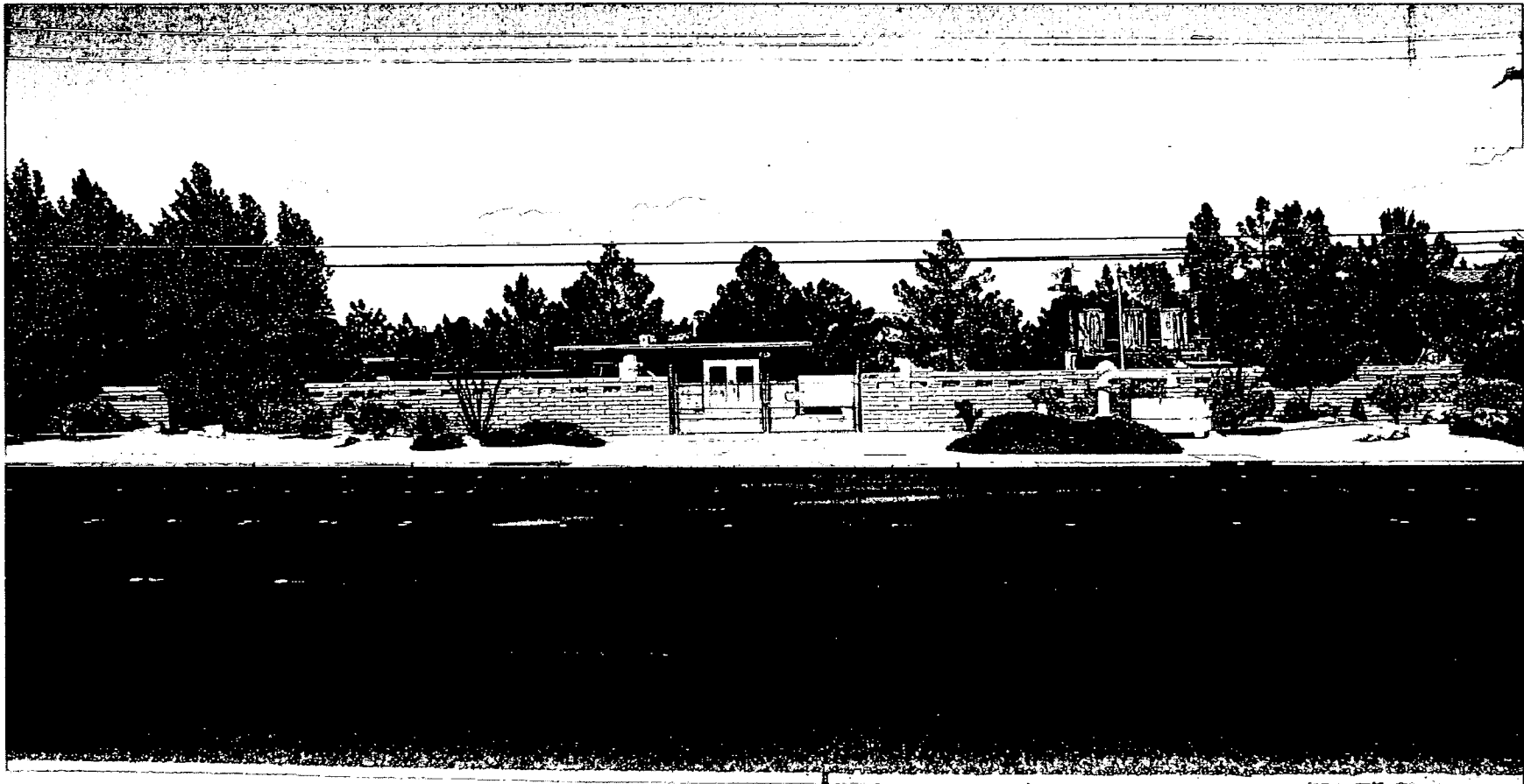
REVISIONS CH122		CONTRACT NUMBER DRAWING NUMBER SHEET 1 OF 1		DRAWN BY A. DUNNINGS 21/01/04		CHECKED BY L. STEVEN ANDERSON, P.E. DATE		ACCEPTED BY PETER J. JAUCH DATE		MODIFICATIONS TO WELL NOS. 2A AND 5A WELL 2A BUILDING ELEVATIONS		VERIFY SCALE 1/2" = 0' 1/2" = 1' 1/2" = 1 1/2" BAR REPRESENTS ONE AND ONE-HALF INCHES ON DRAWING		LAS VEGAS VALLEY WATER DISTRICT 1000 S. VALLEY VIEW BOULEVARD LAS VEGAS, NEVADA 89103 (702) 735-1000	
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CONTROL BUILDING AND ANTENNA MAST - SOUTH ELEVATION

REVISIONS: CH22 Drawing Number: 5-27-04 Date: 04/07/04		MODIFICATIONS TO WELL NOS. 2A AND 5A WELL 2A ANTENNA MAST ELEVATION		VERIFY SCALE 1/2" = 0' 1/2" BAR REPRESENTS ONE AND ONE-HALF FEET ON ORIGINAL		LAS VEGAS VALLEY WATER DISTRICT 4001 S. VALLEY VIEW BOULEVARD LAS VEGAS, NEVADA 89103 (702) 699-2000	
DRAWN BY: J. BOSELER 04/07/04		CHECKED BY: L. STEVEN ANDERSON DATE: 04/07/04		RECOMMENDED BY: L. STEVEN ANDERSON DATE: 04/07/04		ACCEPTED BY: J. BOSELER DATE: 04/07/04	

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SDR-4280 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
ADJACENT TO THE NORTH SIDE OF VEGAS DRIVE, APPROXIMATELY 625 FEET WEST OF TORREY
PINES DRIVE
MAY 27, 2004 PLANNING COMMISSION

4/29/04