Agenda

City of Las Vegas
PLANNING COMMISSION MEETING
JULY 8, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Clerk's Bulletin Board, 2nd Floor Skybridge, Human Resources

MINUTES: Approval of the minutes of the June 10, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-4146 - ELKHORN COURT - OWNER/APPLICANT: D.R. HORTON INC.** - Request for a Tentative Map FOR A 126-UNIT CONDOMINIUM DEVELOPMENT on 10.29 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 6 (Mack).

2. **TENTATIVE MAP - TMP-4488 - LONE MOUNTAIN/KRAFT - APPLICANT/OWNER: JOSEPH W. AND LONNIE NOBLE** - Request for a Tentative Map FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

draft

3. **TENTATIVE MAP - TMP-4513 - SKY POINTE CONDOMINIUMS - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Tentative Map FOR A 310-UNIT CONDOMINIUM SUBDIVISION on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 & 003), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

4. **TENTATIVE MAP - TMP-4522 - TOWN CENTER R-PD5 55 NO. 3 - APPLICANT/OWNER : PARDEE HOMES OF NEVADA** - Request for a Tentative Map FOR AN 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN:125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

5. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4519 - APPLICANT: THOMAS AND MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - OWNER: CROSSROADS AT SUNSET, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of perimeter, parking lot, and foundation buffer landscaping standards, location of the parking lot, and for the use of reflective glass FOR A PROPOSED SINGLE-STORY, 44,924 SQUARE-FOOT OFFICE BUILDING on 3.97 acres adjacent to the southeast corner of Peak Drive and Fire Mesa Street (APN: 138-15-310-026), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

6. **VACATION - PUBLIC HEARING - VAC-4487 - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Petition to Vacate U. S. Government Patent Easements generally located between Deer Springs Way and Bath Drive, west of Fort Apache Road, Ward 6 (Mack).

7. **VACATION - PUBLIC HEARING - VAC-4491 - APPLICANT/OWNER: CORNERSTONE COMPANY** - Petition to Vacate a portion of a public alley generally located between Las Vegas Boulevard and Sixth Street, south of Carson Avenue, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

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

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

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

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

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

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

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

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

16. **RESCIND - TENTATIVE MAP - PUBLIC HEARING - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).

17. **REHEAR - TENTATIVE MAP - PUBLIC HEARING - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 23-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND TO ALLOW AN 11.5-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone [Low Density Residential Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

18. **TENTATIVE MAP - PUBLIC HEARING - TMP-4501 - LONE MOUNTAIN/CLIFF SHADOWS - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC.** - Request for a Tentative Map FOR A 136-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 18.83 acres adjacent to the west side of Cliff Shadows Parkway, approximately 300 feet south of Lone Mountain Road (APN: 137-01-101-002, 003, 004, and 025), PD (Planned Development) Zone [Medium-Low Density Residential Lone Mountain West Land Use Designation], Ward 4 (Brown).

19. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4332 - APPLICANT: CITY OF LAS VEGAS - OWNER: SAHARA PARK, LIMITED** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: M (Medium Density Residential) on 3.16 acres adjacent to the east side of Sixth Street, approximately 360 feet north of Sahara Avenue (APN: 162-03-811-000), Ward 3 (Reese).

20. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4523 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: PF (Public Facilities) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), Ward 3 (Reese).

21. **REZONING RELATED TO GPA-4523 - PUBLIC HEARING - ZON-4524 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-V (Civic) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), Ward 3 (Reese).

22. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4523 AND ZON-4524 - PUBLIC HEARING - SDR-4525 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED GOVERNMENT FACILITY (EAST LAS VEGAS BUSINESS INCUBATOR), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), C-1 (Limited Commercial) Zone, [Proposed: C-V (Civic) Zone], Ward 3 (Reese).

23. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4528 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium-Low Attached Density Residential) TO: M (Medium Density Residential) on 10.00 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN: 138-28-401-014), Ward 2 (Vacant).

24. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4535 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: L (Low Density Residential) on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-201-001 & 002), Ward 1 (Moncrief).

25. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4542 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), Ward 3 (Reese).

26. **VARIANCE RELATED TO GPA-4542 - PUBLIC HEARING - VAR-4547 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.58 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone [Proposed: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

27. **REZONING RELATED TO GPA-4542 AND VAR-4547 - PUBLIC HEARING - ZON-4543 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-PD9 (Residential Planned Development - 9 Units Per Acre) on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), Ward 3 (Reese).

28. **VARIANCE RELATED TO GPA-4542, ZON-4543 AND VAR-4547 - PUBLIC HEARING - VAR-4572 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request for a Variance TO ALLOW 12,000 SQUARE FEET OF OPEN SPACE WHERE 25,870 SQUARE FEET IS THE MINIMUM REQUIRED on 3.80 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone, [Proposed: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

29. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4542, ZON-4543, VAR-4547 AND VAR-4572 - PUBLIC HEARING - SDR-4545 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request for a Site Development Plan Review FOR A PROPOSED 35-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone [Proposed: RPD-9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

30. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: M (Medium Density Residential) on 12.88 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-002 and 140-30-520-017 through 033), Ward 3 (Reese).

31. **REZONING RELATED TO GPA-4548 - PUBLIC HEARING - ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).

32. **VARIANCE RELATED TO GPA-4548 AND ZON-4554 - PUBLIC HEARING - VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 3.67 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 223-unit single-family residential development on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).

33. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4548, ZON-4554 AND VAR-4677 - PUBLIC HEARING - SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 223-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).

34. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4549 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: O (Office) and DR (Desert Rural Density Residential) TO: GC (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue (APN: 163-01-404-006 & 007), Ward 1 (Moncrief).

35. **REZONING RELATED TO GPA-4549 - PUBLIC HEARING - ZON-4550 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: P-R (Professional Office and Parking) and R-E (Residence Estates) TO: C-2 (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue (APN: 163-01-404-006 & 007), Ward 1 (Moncrief).

36. **VARIANCE RELATED TO GPA-4549 AND ZON-4550 - PUBLIC HEARING - VAR-4553 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A PROPOSED 83-FOOT SIDE YARD SET BACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 100 FEET on 4.15 acres adjacent to the northwest corner of Sahara Boulevard and Lindell Road (APN: 163-01-404-006, 007 & 008), C-2 (General Commercial), P-R (Professional Office and Parking), and R-E (Residence Estates) Zones, [Proposed: C-2 (General Commercial) Zone], Ward 1 (Moncrief).

37. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4549, ZON-4550 ANDVAR-4553 - PUBLIC HEARING - SDR-4551 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers to allow a reduction of perimeter, parking lot and foundation landscaping and to allow palm trees along Sahara Avenue where pine or deciduous trees are required FOR A PROPOSED 37,950 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 4.15 acres adjacent to the northwest corner of Sahara Boulevard and Lindell Road (APN: 163-01-404-006, 007 & 008), C-2 (General Commercial), P-R (Professional Office and Parking), and R-E (Residence Estates) Zones [Proposed: C-2 (General Commercial) Zone], Ward 1 (Moncrief).

38. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4564 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O (Office) TO: SC (Service Commercial) and to exempt the subject site from the full Multi-use Transportation Trails Standard of the Transportation Trails Element, using instead the proposed "Connector Trail" Standard on 0.79 acres adjacent to the southeast corner of Charleston Boulevard and Rancho Drive (APN: 162-04-101-001), Ward 1 (Moncrief).

39. **VARIANCE RELATED TO GPA-4564 - PUBLIC HEARING - VAR-4696 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRETT GROUP, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 22 SPACES IS THE MINIMUM NUMBER REQUIRED on 0.79 acres at 2237 W. Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

40. **SPECIAL USE PERMIT RELATED TO GPA-4564 AND VAR-4696 - PUBLIC HEARING - SUP-4565 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED CAR WASH/AUTO DETAIL at 2237 West Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

41. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4564, VAR-4696 AND SUP-4565 - PUBLIC HEARING - SDR-4563 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of perimeter buffering landscaping, parking lot landscaping, building foundation landscaping, side yard setbacks, and building placement for a PROPOSED 1,200 SQUARE-FOOT CAR WASH/AUTO DETAIL AND A 3,325 SQUARE-FOOT CONVENIENCE STORE/SERVICE STATION TO REPLACE AN EXISTING 1,800 SQUARE FOOT CONVENIENCE STORE/SERVICE STATION on 0.79 acres at 2237 West Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

draft

42. **REZONING - PUBLIC HEARING - ZON-4526 - APPLICANT/OWNER: CLARK COUNTY** - Request for a Rezoning FROM: R-MHP (Residential Mobile/Manufactured Home Park), C-1 (Limited Commercial) and R-E (Residence Estates) TO: C-V (Civic) on 16.0 acres adjacent to Martin L. King Boulevard approximately 300 feet south of Carey Avenue (APN: 139-21-102-012 and a Portion of 139-21-102-011), Ward 5 (Weekly).

43. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4526 - PUBLIC HEARING – SDR-4527 - APPLICANT/OWNER: CLARK COUNTY** - Request for a Site Development Plan Review for a PROPOSED EARLY CHILD DEVELOPMENT CENTER on 2.5 acres adjacent to Martin L. King Boulevard, approximately 300 feet south of Carey Avenue (APN: 139-21-102-012 and a portion of 139-21-102-011), R-MHP (Residential Mobile/Manufactured Home Park, C-1 (Limited Commercial) and R-E (Residence Estates) Zones [Proposed: C-V (Civic) Zone], Ward 5 (Weekly).

44. **VARIANCE - PUBLIC HEARING - VAR-4516 - APPLICANT: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE A MINIMUM OF 23 SPACES IS REQUIRED on 0.79 acres at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).

45. **VARIANCE - PUBLIC HEARING - VAR-4517 - APPLICANT: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Variance TO ALLOW ZERO-FOOT SIDE AND REAR YARD SETBACKS WHERE TEN FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED WAREHOUSE FACILITY on 0.79 acres located at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).

46. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4516 AND VAR-4517 - PUBLIC HEARING - SDR-4514 - APPLICANTS: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Site Development Plan Review and Waivers of perimeter buffering, perimeter landscaping and parking lot landscaping standards FOR A PROPOSED WAREHOUSE FACILITY on 0.79 acres at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).

47. **VARIANCE - PUBLIC HEARING - VAR-4520 - APPLICANT/OWNER: SUSAN SCHAFF WHITE** - Request for a Variance TO ALLOW AN EXISTING SIX-FOOT SOLID WALL WHERE FOUR FEET IS THE MAXIMUM ALLOWED (TOP 50 PERCENT OPEN CONSTRUCTION) on 0.16 acres at 4601 Evergreen Place (APN: 139-31-410-010), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).

48. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4506 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit FOR A PROPOSED PAWN SHOP adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).

49. **SPECIAL USE PERMIT RELATED TO SUP-4506 - PUBLIC HEARING - SUP-4507 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit and a Waiver of the 200-foot distance separation requirement from a parcel used for residential purposes FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).

50. **SPECIAL USE PERMIT RELATED TO SUP-4506, SUP-4507 AND SUP-4508 - PUBLIC HEARING - SUP-4509 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit FOR PROPOSED SECOND HAND SALES (jewelry, electronics, tools, musical instruments) adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4515 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: HARVARD SECURITIES, INC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1801 Las Vegas Boulevard South (APN: 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

52. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4515 - PUBLIC HEARING - SDR-4512 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: HARVARD SECURITIES, INC.** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan Standards FOR A PROPOSED 21-STORY MIXED-USE DEVELOPMENT containing 116 apartment units, 18 condominium units, and 2,200 square feet of retail space on 0.68 acres at 1801 Las Vegas Boulevard South (APN: 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

53. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4540 - APPLICANT/OWNER: ABF, INC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN: 162-04-812-001 & 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

54. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4540 - PUBLIC HEARING - SDR-4534 - APPLICANT/OWNER: ABF, INC.** - Request for a Site Development Plan Review and Waivers from Downtown Centennial Plan Standards regarding landscaping, setbacks, stepbacks, and buffers FOR A PROPOSED 39-STORY MIXED-USE DEVELOPMENT consisting of 808 multi-family units and 35,500 square feet of retail space on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN: 162-04-812-001 & 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

draft

55. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4510 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: HEINRICH J ABERLE TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN located at 911 North Lamb Boulevard (APN: 140-29-202-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

56. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4511 - APPLICANT: GUS MISHERFI – OWNER - SAMER NAKHLE** - Request for a Special Use Permit FOR A PROPOSED PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN: 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

57. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4518 - APPLICANT: PARRISH WARD - OWNER: DAVID PHILLIPS** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 317 Garces Avenue (APN: 139-34-310-052), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

58. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4531 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: ERNEST BECKER, JR.** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN at 6370 West Lake Mead Boulevard (APN: 138-23-601-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

59. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4532 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SAHARA MOHAWK, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN at 5320 West Sahara Avenue (APN: 163-01-804-005), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

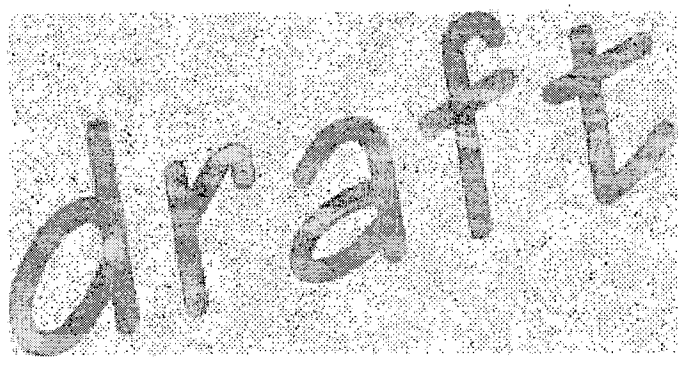
60. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4558 - APPLICANT: BUILDING THE AMERICAN DREAM CORPORATION - OWNER: C.C.M. TRUST** - Request for a Special Use Permit FOR PROPOSED PRIVATE STREETS in conjunction with a proposed single-family residential development adjacent to the northeast corner of Coke Street and Maggie Avenue (APN: 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).

draft

61. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4504 - APPLICANT: TIM AYALA - OWNER: ANTONIO AND GRACIELA VILLEDA** - Request for a Site Development Plan Review and a Waiver of the perimeter buffer landscaping standards FOR A 1,400 SQUARE-FOOT PROFESSIONAL OFFICE on 0.17 acres adjacent to the east side of Jones Boulevard, approximately 700 feet north of Alta Drive (APN:138-36-210-010), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

CITIZENS PARTICIPATION:

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



AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 1st day of July, 2004, at the hour of 3:00, there were posted copies of the July 8, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

3. In the Grant Sawyer Building
   555 East Washington Boulevard

4. City Clerk's Bulletin Board
   400 Stewart Avenue, 2nd Floor Skybridge
   (In the walkway area next to the entrance to Human Resources)

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

Don Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 1st day of July, 2004.

Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
No. 00-61194-1 My Appointment Expires Feb. 3, 2008

Linda Hartman-Maynard
Notary Public in and for said County and State

Agenda City of Las Vegas
PLANNING COMMISSION MEETING
JULY 8, 2004

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

Las Vegas City Council

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

Commissioners

Chairman (Vacant)
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Clerk's Bulletin Board, 2nd Floor Skybridge, Human Resources

MINUTES: Approval of the minutes of the June 10, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-4146 - ELKHORN COURT - OWNER/APPLICANT: D.R. HORTON INC.** - Request for a Tentative Map FOR A 126-UNIT CONDOMINIUM DEVELOPMENT on 10.29 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 6 (Mack).

2. **TENTATIVE MAP - TMP-4488 - LONE MOUNTAIN/KRAFT - APPLICANT/OWNER: JOSEPH W. AND LONNIE NOBLE** - Request for a Tentative Map FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

3. **TENTATIVE MAP - TMP-4513 - SKY POINTE CONDOMINIUMS - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Tentative Map FOR A 310-UNIT CONDOMINIUM SUBDIVISION on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 & 003), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

4. **TENTATIVE MAP - TMP-4522 - TOWN CENTER R-PD5 55 NO. 3 - APPLICANT/OWNER : PARDEE HOMES OF NEVADA** - Request for a Tentative Map FOR AN 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN:125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

5. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4519 - APPLICANT: THOMAS AND MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - OWNER: CROSSROADS AT SUNSET, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of perimeter, parking lot, and foundation buffer landscaping standards, location of the parking lot, and for the use of reflective glass FOR A PROPOSED SINGLE-STORY, 44,924 SQUARE-FOOT OFFICE BUILDING on 3.97 acres adjacent to the southeast corner of Peak Drive and Fire Mesa Street (APN: 138-15-310-026), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

6. **VACATION - PUBLIC HEARING - VAC-4487 - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Petition to Vacate U. S. Government Patent Easements generally located between Deer Springs Way and Bath Drive, west of Fort Apache Road, Ward 6 (Mack).

7. **VACATION - PUBLIC HEARING - VAC-4491 - APPLICANT/OWNER: CORNERSTONE COMPANY** - Petition to Vacate a portion of a public alley generally located between Las Vegas Boulevard and Sixth Street, south of Carson Avenue, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

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

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

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

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

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

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

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

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

16. **RESCIND - TENTATIVE MAP - PUBLIC HEARING - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).

17. **REHEAR - TENTATIVE MAP - PUBLIC HEARING - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND TO ALLOW AN 11.5-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone [Low Density Residential Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

18. **TENTATIVE MAP - PUBLIC HEARING - TMP-4501 - LONE MOUNTAIN/CLIFF SHADOWS - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC.** - Request for a Tentative Map FOR A 136-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 18.83 acres adjacent to the west side of Cliff Shadows Parkway, approximately 300 feet south of Lone Mountain Road (APN: 137-01-101-002, 003, 004, and 025), PD (Planned Development) Zone [Medium-Low Density Residential Lone Mountain West Land Use Designation], Ward 4 (Brown).

19. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4332 - APPLICANT: CITY OF LAS VEGAS - OWNER: SAHARA PARK, LIMITED** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: M (Medium Density Residential) on 3.16 acres adjacent to the east side of Sixth Street, approximately 360 feet north of Sahara Avenue (APN: 162-03-811-000), Ward 3 (Reese).

20. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4523 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: PF (Public Facilities) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), Ward 3 (Reese).

21. **REZONING RELATED TO GPA-4523 - PUBLIC HEARING - ZON-4524 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-V (Civic) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), Ward 3 (Reese).

22. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4523 AND ZON-4524 - PUBLIC HEARING - SDR-4525 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED GOVERNMENT FACILITY (EAST LAS VEGAS BUSINESS INCUBATOR), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), C-1 (Limited Commercial) Zone, [Proposed: C-V (Civic) Zone], Ward 3 (Reese).

23. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4528 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium-Low Attached Density Residential) TO: M (Medium Density Residential) on 10.00 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN: 138-28-401-014), Ward 2 (Vacant).

24. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4535 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: L (Low Density Residential) on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-201-001 & 002), Ward 1 (Moncrief).

25. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4542 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), Ward 3 (Reese).

26. VARIANCE RELATED TO GPA-4542 - PUBLIC HEARING - VAR-4547 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.58 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone [Proposed: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

27. REZONING RELATED TO GPA-4542 AND VAR-4547 - PUBLIC HEARING - ZON-4543 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-PD9 (Residential Planned Development - 9 Units Per Acre) on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), Ward 3 (Reese).

28. VARIANCE RELATED TO GPA-4542, ZON-4543 AND VAR-4547 - PUBLIC HEARING - VAR-4572 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request for a Variance TO ALLOW 12,000 SQUARE FEET OF OPEN SPACE WHERE 25,870 SQUARE FEET IS THE MINIMUM REQUIRED on 3.80 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone, [Proposed: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

29. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4542, ZON-4543, VAR-4547 AND VAR-4572 - PUBLIC HEARING - SDR-4545 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request for a Site Development Plan Review FOR A PROPOSED 35-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone [Proposed: RPD-9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

30. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: M (Medium Density Residential) on 12.88 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-002 and 140-30-520-017 through 033), Ward 3 (Reese).

31. **REZONING RELATED TO GPA-4548 - PUBLIC HEARING - ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).

32. **VARIANCE RELATED TO GPA-4548 AND ZON-4554 - PUBLIC HEARING - VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 3.67 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 223-unit single-family residential development on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).

33. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4548, ZON-4554 AND VAR-4677 - PUBLIC HEARING - SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 223-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).

34. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4549 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: O (Office) and DR (Desert Rural Density Residential) TO: GC (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue (APN: 163-01-404-006 & 007), Ward 1 (Moncrief).

35. **REZONING RELATED TO GPA-4549 - PUBLIC HEARING - ZON-4550 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: P-R (Professional Office and Parking) and R-E (Residence Estates) TO: C-2 (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue (APN: 163-01-404-006 & 007), Ward 1 (Moncrief).

36. **VARIANCE RELATED TO GPA-4549 AND ZON-4550 - PUBLIC HEARING - VAR-4553 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A PROPOSED 83-FOOT SIDE YARD SET BACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 100 FEET on 4.15 acres adjacent to the northwest corner of Sahara Boulevard and Lindell Road (APN: 163-01-404-006, 007 & 008), C-2 (General Commercial), P-R (Professional Office and Parking), and R-E (Residence Estates) Zones, [Proposed: C-2 (General Commercial) Zone], Ward 1 (Moncrief).

37. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4549, ZON-4550 ANDVAR-4553 - PUBLIC HEARING - SDR-4551 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers to allow a reduction of perimeter, parking lot and foundation landscaping and to allow palm trees along Sahara Avenue where pine or deciduous trees are required FOR A PROPOSED 37,950 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 4.15 acres adjacent to the northwest corner of Sahara Boulevard and Lindell Road (APN: 163-01-404-006, 007 & 008), C-2 (General Commercial), P-R (Professional Office and Parking), and R-E (Residence Estates) Zones [Proposed: C-2 (General Commercial) Zone], Ward 1 (Moncrief).

38. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4564 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O (Office) TO: SC (Service Commercial) and to exempt the subject site from the full Multi-use Transportation Trails Standard of the Transportation Trails Element, using instead the proposed "Connector Trail" Standard on 0.79 acres adjacent to the southeast corner of Charleston Boulevard and Rancho Drive (APN: 162-04-101-001), Ward 1 (Moncrief).

39. **VARIANCE RELATED TO GPA-4564 - PUBLIC HEARING - VAR-4696 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRETT GROUP, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 22 SPACES IS THE MINIMUM NUMBER REQUIRED on 0.79 acres at 2237 W. Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

40. **SPECIAL USE PERMIT RELATED TO GPA-4564 AND VAR-4696 - PUBLIC HEARING - SUP-4565 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED CAR WASH/AUTO DETAIL at 2237 West Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

41. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4564, VAR-4696 AND SUP-4565 - PUBLIC HEARING - SDR-4563 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of perimeter buffering landscaping, parking lot landscaping, building foundation landscaping, side yard setbacks, and building placement for a PROPOSED 1,200 SQUARE-FOOT CAR WASH/AUTO DETAIL AND A 3,325 SQUARE-FOOT CONVENIENCE STORE/SERVICE STATION TO REPLACE AN EXISTING 1,800 SQUARE FOOT CONVENIENCE STORE/SERVICE STATION on 0.79 acres at 2237 West Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

42. **REZONING - PUBLIC HEARING - ZON-4526 - APPLICANT/OWNER: CLARK COUNTY** - Request for a Rezoning FROM: R-MHP (Residential Mobile/Manufactured Home Park), C-1 (Limited Commercial) and R-E (Residence Estates) TO: C-V (Civic) on 16.0 acres adjacent to Martin L. King Boulevard approximately 300 feet south of Carey Avenue (APN: 139-21-102-012 and a Portion of 139-21-102-011), Ward 5 (Weekly).

43. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4526 - PUBLIC HEARING – SDR-4527 - APPLICANT/OWNER: CLARK COUNTY** - Request for a Site Development Plan Review for a PROPOSED EARLY CHILD DEVELOPMENT CENTER on 2.5 acres adjacent to Martin L. King Boulevard, approximately 300 feet south of Carey Avenue (APN: 139-21-102-012 and a portion of 139-21-102-011), R-MHP (Residential Mobile/Manufactured Home Park, C-1 (Limited Commercial) and R-E (Residence Estates) Zones [Proposed: C-V (Civic) Zone], Ward 5 (Weekly).

44. **VARIANCE - PUBLIC HEARING - VAR-4516 - APPLICANT: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE A MINIMUM OF 23 SPACES IS REQUIRED on 0.79 acres at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).

45. **VARIANCE - PUBLIC HEARING - VAR-4517 - APPLICANT: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Variance TO ALLOW ZERO-FOOT SIDE AND REAR YARD SETBACKS WHERE TEN FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED WAREHOUSE FACILITY on 0.79 acres located at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).

46. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4516 AND VAR-4517 - PUBLIC HEARING - SDR-4514 - APPLICANTS: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Site Development Plan Review and Waivers of perimeter buffering, perimeter landscaping and parking lot landscaping standards FOR A PROPOSED WAREHOUSE FACILITY on 0.79 acres at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).

47. **VARIANCE - PUBLIC HEARING - VAR-4520 - APPLICANT/OWNER: SUSAN SCHAFF WHITE** - Request for a Variance TO ALLOW AN EXISTING SIX-FOOT SOLID WALL WHERE FOUR FEET IS THE MAXIMUM ALLOWED (TOP 50 PERCENT OPEN CONSTRUCTION) on 0.16 acres at 4601 Evergreen Place (APN: 139-31-410-010), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).

48. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4506 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit FOR A PROPOSED PAWN SHOP adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).

49. **SPECIAL USE PERMIT RELATED TO SUP-4506 - PUBLIC HEARING - SUP-4507 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit and a Waiver of the 200-foot distance separation requirement from a parcel used for residential purposes FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).

50. **SPECIAL USE PERMIT RELATED TO SUP-4506 AND SUP-4507 - PUBLIC HEARING - SUP-4509 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit FOR PROPOSED SECOND HAND SALES (jewelry, electronics, tools, musical instruments) adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).

51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4515 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: HARVARD SECURITIES, INC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1801 Las Vegas Boulevard South (APN: 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

52. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4515 - PUBLIC HEARING - SDR-4512 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: HARVARD SECURITIES, INC.** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan Standards FOR A PROPOSED 21-STORY MIXED-USE DEVELOPMENT containing 116 apartment units, 18 condominium units, and 2,200 square feet of retail space on 0.68 acres at 1801 Las Vegas Boulevard South (APN: 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

53. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4540 - APPLICANT/OWNER: ABF, INC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN: 162-04-812-001 & 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

54. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4540 - PUBLIC HEARING - SDR-4534 - APPLICANT/OWNER: ABF, INC.** - Request for a Site Development Plan Review and Waivers from Downtown Centennial Plan Standards regarding landscaping, setbacks, stepbacks, and buffers FOR A PROPOSED 39-STORY MIXED-USE DEVELOPMENT consisting of 808 multi-family units and 35,500 square feet of retail space on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN: 162-04-812-001 & 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

55. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4510 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: HEINRICH J ABERLE TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN located at 911 North Lamb Boulevard (APN: 140-29-202-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

56. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4511 - APPLICANT: GUS MISHERFI – OWNER - SAMER NAKHLE** - Request for a Special Use Permit FOR A PROPOSED PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN: 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

57. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4518 - APPLICANT: PARRISH WARD - OWNER: DAVID PHILLIPS** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 317 Garces Avenue (APN: 139-34-310-052), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

58. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4531 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: ERNEST BECKER, JR.** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN at 6370 West Lake Mead Boulevard (APN: 138-23-601-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

59. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4532 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SAHARA MOHAWK, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN at 5320 West Sahara Avenue (APN: 163-01-804-005), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

60. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4558 - APPLICANT: BUILDING THE AMERICAN DREAM CORPORATION - OWNER: C.C.M. TRUST** - Request for a Special Use Permit FOR PROPOSED PRIVATE STREETS in conjunction with a proposed single-family residential development adjacent to the northeast corner of Coke Street and Maggie Avenue (APN: 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).

61. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4504 - APPLICANT: TIM AYALA - OWNER: ANTONIO AND GRACIELA VILLEDA** - Request for a Site Development Plan Review and a Waiver of the perimeter buffer landscaping standards FOR A 1,400 SQUARE-FOOT PROFESSIONAL OFFICE on 0.17 acres adjacent to the east side of Jones Boulevard, approximately 700 feet north of Alta Drive (APN:138-36-210-010), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **25th** day of **June**, **2004**, a copy of the **July 8, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

25th day of June, 2004

Peter Lowenstein

NOTARY PUBLIC in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 8, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:33 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

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

EXCUSED: BYRON GOYNES

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., RICK SCHROEDER – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, stated that on Item 5 [SDR-4519], the applicant did not send a letter but requested the item be pulled from One Motion One Vote for discussion.

Regarding Item 7 [VAC-4491], the applicant requested to discuss Condition 2, so the item was pulled from One Motion One Vote.

Regarding Item 59 [SUP-4532], this billboard application is within 300 feet of another billboard application that was heard by City Council yesterday. Because Council held the application in abeyance, the Commission could discuss this application.

GINA VENGLASS, Public Works, stated that on Item 52 [SDR-4512], three conditions will be added, and on Item 56 [SUP-4511], a condition will be revised. She noted that Item 52 pertains to the site at 1801 Las Vegas Boulevard. There are aerial overhangs on the building that do not appear to be encroaching into the right-of-way. Should this ever occur, the applicant would be required to do aerial encroachments.

Regarding Item 53 [SUP-4540] and Item 54 [SDR-4534], which is the site at Sahara Avenue and Fairfield Avenue, MS. VENGLASS pointed out to the Commission that staff is concerned with the traffic in this area. The applicant submitted a Traffic Study this week, and it appeared that the traffic in the area is degrading from a level of service, E, to a level of service, F.

MR. CLAPSADDLE stated regarding Item 16 [TMP-3692] and Item 17 [TMP-3692], staff received documentation from eight property owners, who reside on the other side of the proposed property, and do not oppose to the height of the retaining wall.

Regarding Item 19 [GPA-4332], COMMISSIONER EVANS had confirmed with MARGO WHEELER, Planning and Development, that this project was approved several years ago with a different design. Responding to COMMISSIONER EVANS' concern regarding the Site Plan, MR. CLAPSADDLE replied that the approval was for a zoning that would allow for a multi-family project, which entailed 84 condominium units. This application is to bring the General Plan into conformance with what has already been approved. He assured COMMISSIONER EVANS that if there were a significant change in the design, staff would bring the item before the Commission as a Public Hearing.

Regarding Item 34 [GPA-4549], Item 35 [ZON-4550], Item 36 [VAR-4553] and Item 37 [SDR-4551], GARY LEOBOLD, Planning and Development, stated that BILL CURRAN was present to discuss these items, but he also had another commitment at Clark County tonight. Should he not be present when these items are opened for discussion, he requested that the items be trailed until he returned. VICE CHAIRMAN NIGRO concurred.

MEETING ADJOURNED AT 5:39 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

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

PLEDGE OF ALLEGIANCE was led by COMMISSIONER TRUESDELL.

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., RICK SCHROEDER – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

VICE CHAIRMAN NIGRO welcomed COMMISSIONER TRUESDELL back to the Commission.

DAVID CLAPSADDLE, Planning and Development Department, referenced the following items that were requested to be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 10 [ZON-4208]	Tabled
Item 11 [VAR-4209]	Tabled
Item 12 [SUP-4210]	Tabled
Item 13 [VAC-4212]	Tabled
Item 14 [SDR-4214]	Tabled
Item 23 [GPA-4528]	Abeyance to 8/12/2004 Planning Commission meeting
Item 24 [GPA-4535]	Abeyance to 8/12/2004 Planning Commission meeting
Item 30 [GPA-4548]	Abeyance to 8/12/2004 Planning Commission meeting
Item 31 [ZON-4544]	Abeyance to 8/12/2004 Planning Commission meeting
Item 32 [VAR-4677]	Abeyance to 8/12/2004 Planning Commission meeting
Item 33 [SDR-4555]	Abeyance to 8/12/2004 Planning Commission meeting

SHERRY OLSEN, 216 Star Cluster Circle, Las Vegas, NV 89145, stated that on Item 23 [GPA-4528], the applicant is attempting to place more units on the parcel, but this would lead to increased traffic as there is only one entrance/exit out of the development. VICE CHAIRMAN NIGRO informed MS. OLSEN that the Commission is only deciding on whether or not to hear the item tonight or hold it until the August 12th Planning Commission meeting. MR. CLAPSADDLE added that by holding this item in abeyance, MS. OLSEN would have the opportunity to hear and discuss all of the applications at one time on August 12th. She thanked the Commission and staff.

RON JACKSON, Integrity Engineering, 2480 E. Tompkins, Las Vegas, 89121, requested that Item 7 [VAC-4491] be pulled from One Motion One Vote. MR. CLAPSADDLE informed MR. JACKSON that this item is on the One Motion One Vote portion of the agenda, which would be brought up shortly.

COMMISSIONER TRUESDELL motioned to bring forward the abeyance/tabled items as read into the record for approval.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 8, 2004

SUBJECT:
Approval of the minutes of the June 10, 2004, Planning Commission Meeting

MOTION:
GOYNES - APPROVED - UNANIMOUS

MINUTES:
There was no discussion.

(6:08)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

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

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

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

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

VICE CHAIRMAN NIGRO noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:

TENTATIVE MAP - TMP-4146 - ELKHORN COURT - OWNER/APPLICANT: D.R. HORTON INC. - Request for a Tentative Map FOR A 126-UNIT CONDOMINIUM DEVELOPMENT on 10.29 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Consent Item 1 [TMP-4146], Item 2 [TMP-4488], Item 3 [TMP-4513] and Item 4 [TMP-4522] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-4146] as her firm is bidding work for D.R. Horton and on Item 3 [TMP-4513] as her firm is involved in litigations with a sister company of Pulte Homes, and TRUESDELL abstaining on Item 1 [TMP-4146] as an individual in his office is working on projects with D.R. Horton

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO stated this is a Consent item.

(6:10 – 6:12)

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 1 – TMP-4146

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning ZON-2849, and Site Development Plan Review SDR-4147.

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

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

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

Environmental Health Division of the Clark County Health District

6. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the map has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

7. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or that the facility will be expanded to provide for the added service.

8. A letter from the appropriate water utility stating it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.

9. Improvement plans must be submitted to this office for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all utility plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

10. A statement must be provided that states that this development is not part of a master plan or the master plan is provided.

CONDITIONS – Continued:

Public Works

11. A note on the map that reads "Note: All buildings shall have a sprinkler system," Clarify if the system is for Fire or Irrigation.

12. Dedicate 50 feet of right-of-way adjacent to this site for Grand Teton Drive, 40 feet for Tee Pee Lane, and a 54 foot radius at the southwest corner of Tee Pee Lane and Grand Teton Drive as required by Rezoning application ZON-2849.

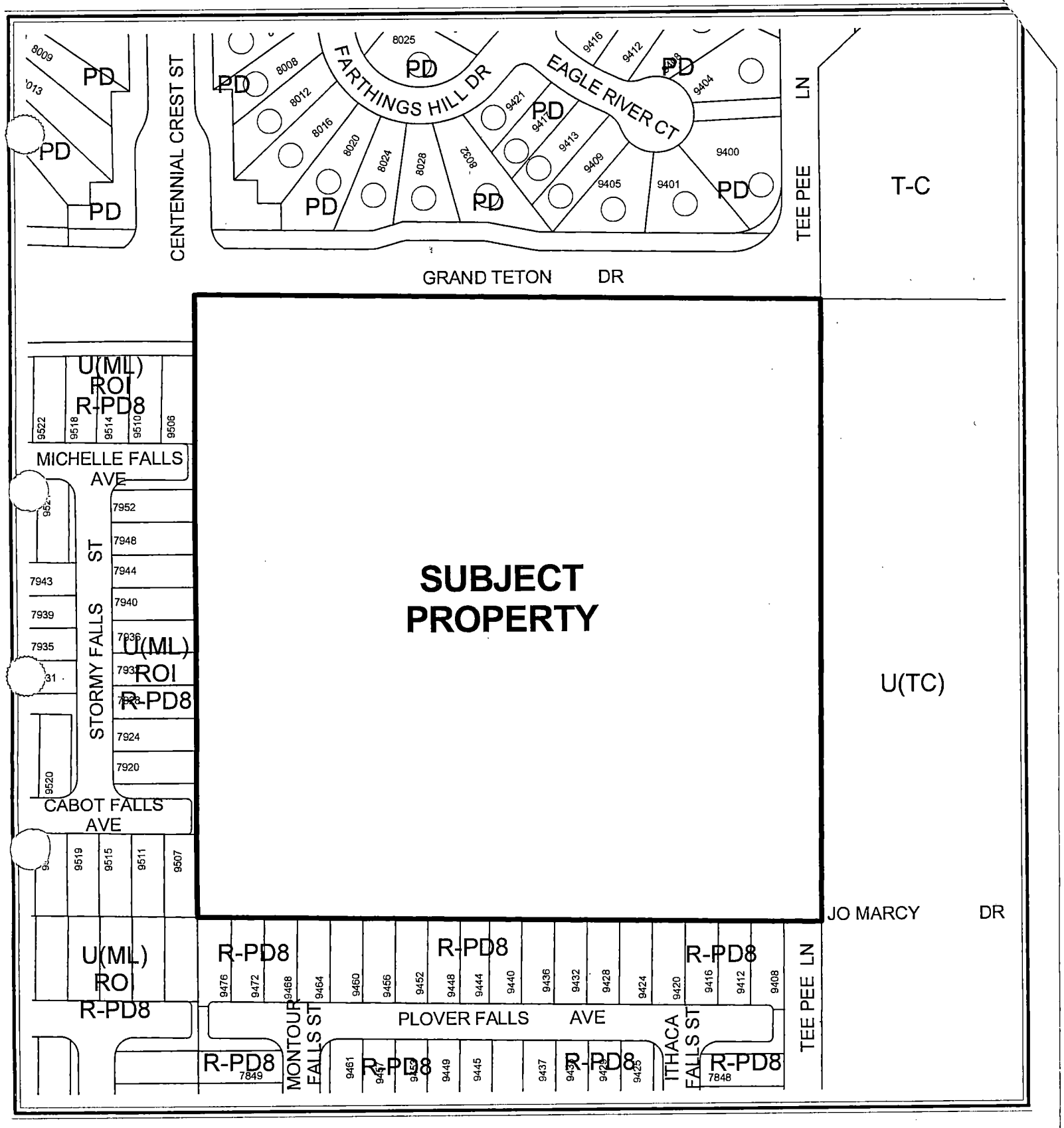
13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

14. Label sewers as "public" and revise sewer service agency from "Water Reclamation District C.C." to "City of Las Vegas".

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

16. Site development to comply with all applicable conditions of approval for ZON-2849, SDR-4147, and all other subsequent site-related actions.

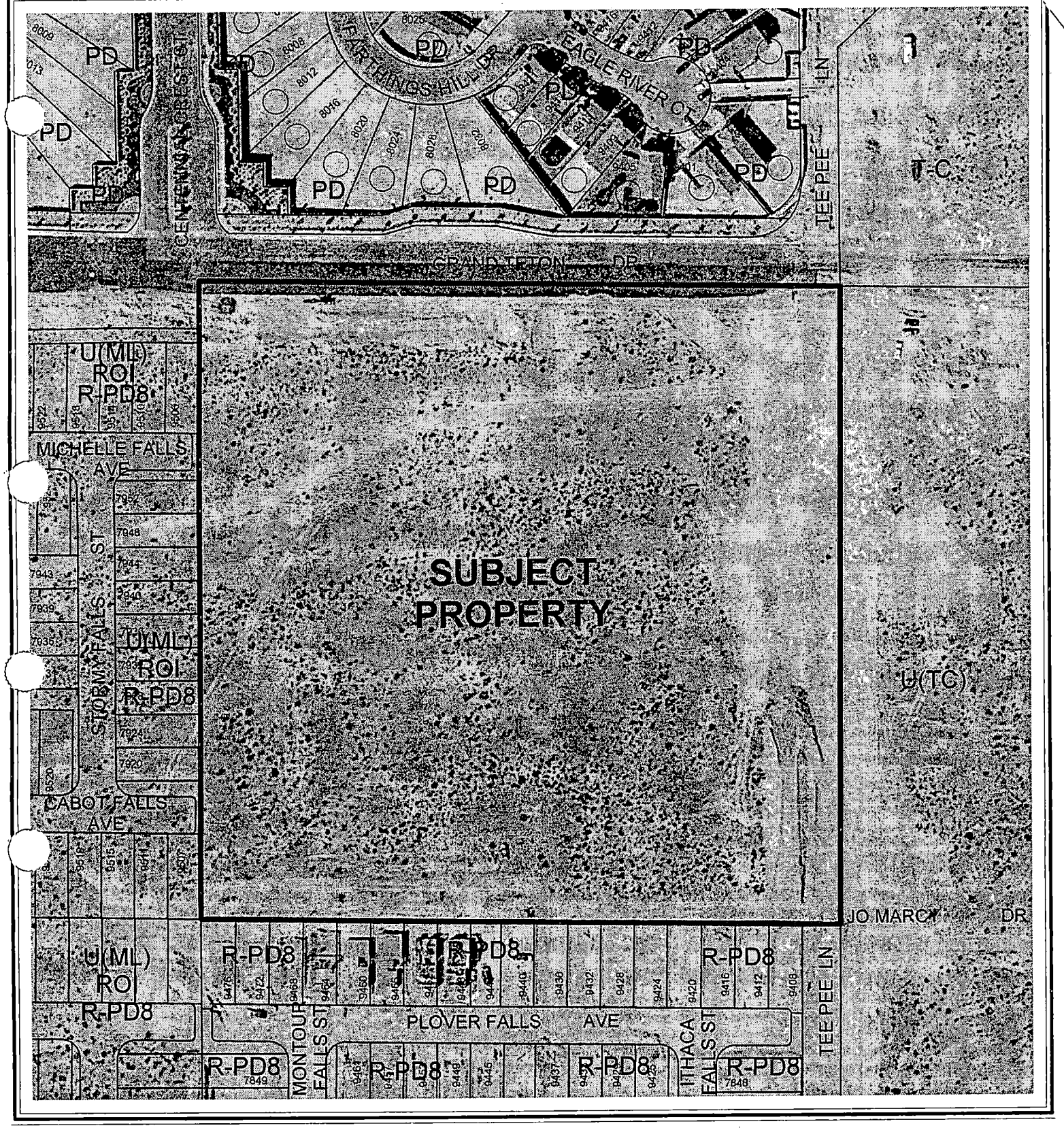
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-4146

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [MLA (MEDIUM LOW ATTATCHED) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE



0 80 160 Feet

CASE: TMP-4146

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [MLA (MEDIUM LOW ATTATCHED) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4146 - ELKHORN COURT - OWNER/APPLICANT: D.R. HORTON INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning ZON-2849, and Site Development Plan Review SDR-4147.

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

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

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

Environmental Health Division of the Clark County Health District

6. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the map has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

7. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or that the facility will be expanded to provide for the added service.

8. A letter from the appropriate water utility stating it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.

FS

9. Improvement plans must be submitted to this office for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all utility plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

10. A statement must be provided that states that this development is not part of a master plan or the master plan is provided.

11. A note on the map that reads "Note: All buildings shall have a sprinkler system," Clarify if the system is for Fire or Irrigation.

Public Works

12. Dedicate 50 feet of right-of-way adjacent to this site for Grand Teton Drive, 40 feet for Tee Pee Lane, and a 54 foot radius at the southwest corner of Tee Pee Lane and Grand Teton Drive as required by Rezoning application ZON-2849.

13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

14. Label sewers as "public" and revise sewer service agency from "Water Reclamation District C.C." to "City of Las Vegas".

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

16. Site development to comply with all applicable conditions of approval for ZON-2849, SDR-4147, and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 126-unit Condominium Development on 10.29 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane.

B) Applicant's Justification

A justification letter is not required for Tentative Map Applications.

BACKGROUND INFORMATION

A) Previous Actions

07/27/98 The City Council approved a petition (A-0003-99) to annex approximately 615 acres located at the southwest corner of Gilmore Avenue and Buffalo drive. The Planning Commission recommended approval on March 25, 1999. The effective date of the application was August 6, 1998.

12/20/00 The City Council approved a request for a Rezoning (Z-0093-00) of 89.30 acres immediately to the north of the subject site from R-E (Residence Estates) to PD (Planned Development) Zone located at the northeast corner of the intersection of Grand Teton Drive and Grand Canyon Drive. The Planning Commission and staff recommended approval on November 11, 2000.

03/21/01 The City Council approved a request for a Site Development Plan Review [Z-0093-00(1)] for a proposed 266-lot single-family residential development and a 384-unit multi-family apartment complex at the northeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission and staff recommended approval on February 8, 2001.

07/17/02 The City Council approved a request for Site Development Plan Review [Z-0032-02(1)] for an 80-lot single-family subdivision on 10.26 acres immediately south of the subject site from U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units Per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane. The Planning Commission recommended approval on June 13, 2002.

02/05/03 The City Council approved a request for a Rezoning (ZON-1260) of 10.3 acres immediately west of the subject site from the U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units Per Acre) adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission and staff recommended approval on January 9, 2003.

02/05/03 The City Council approved a request for a Site Development Plan Review (SDR-1262) for a proposed 77-lot single-family detached development on 10.30 acres immediately west of the subject site, adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended and staff approval on January 9, 2003.

11/05/03 The City Council approved a Site Development Review (SDR-2850) for a 129-unit condominium complex; granted a Rezoning (ZON-2849) from U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre); and a Site Development Plan Review (SDR-2850) to allow a 123-unit condominium development, and waivers of the perimeter landscaping requirements and five-foot driveway lengths. Staff and the Planning Commission recommended and staffdenial on October 9, 2003.

11/19/03 The City Council approved a Variance (VAR-2855) to allow a 20-foot setback where Residential Adjacency Standards require a 105-foot setback. The Planning Commission and staff recommended denial on October 9, 2003.

06/16/04 The City Council approved a Site Development Review (SDR-4147) for a 126-unit condominium complex.. The Planning Commission recommended approval on May 13, 2004. Staff recommended denial.

B) Pre-Application Meeting

03/08/04 Staff discussed the need for a change in conditions that would permit a 10-foot high wall along Tee Pee Lane. (The decision was subsequently made to submit the revised plan as a new Site Development Review for review by the Planning Commission.)

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.3

B) Existing Land Use

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

C) Future Land Use

Subject Property:	MLA (Medium-Low Attached Density Residential)
North:	PCD (Planned Community Development)
South:	MLA (Medium-Low Attached Density Residential)
East:	PF-TC (Public Facilities - Town Center)
West:	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre)
North:	R-E (Residence Estates) under Resolution of Intent to PD (Planned Development)
South:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre)
East:	U-TC (Undeveloped) Zone [TC (Town Center) General Plan Designation) and T-C (Town Center)
West:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre)

E) General Plan Compliance

This site is designated MLA (Medium-Low Attached Density Residential) within the Centennial Hills Sector Plan of the General Plan. The MLA (Medium-Low Attached Density Residential) designation allows densities from 8.1 to 12 dwelling units per acre. At 12.2 units per acre, the density of the proposed site plan conforms to both the MLA land use designation and to the proposed R-PD12 (Residential Planned Development - 12 Units Per Acre) zoning district.

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

FS

Trails

There is a Multi-Use Transportation Trail identified along the south side of Grand Teton Drive, on the north edge of the subject site. Tee Pee Lane forms the western boundary of the Centennial Hills Town Center, and Town Center trails standards must be met on both sides of Tee Pee Lane. In this area, Tee Pee Lane is identified as a Town Center (80-foot) Collector, which requires a seven-foot sidewalk with a five-foot amenity zone on both sides of the street. This sidewalk fulfills the trails function within Town Center areas. The street cross sections depict the required trails.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06.040, the Site Development Plan establishes the Development Standards within an R-PD District. The following table shows the setbacks and standards approved through Site Development Plan Review SDR-4147:

Standards	**Proposed**
Min. Setbacks • Front • Rear • Side	 5 Feet 15 Feet 5 Feet
Max. Building Height	2 Stories / 30.75 feet
Trash Enclosure	Not indicated

The site meets applicable development standards as approved by Site Development Plan Review SDR-4147

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

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
10.28 acres	12.25	1.65	20 %	90,563 SF	21%	95,352 SF

The proposal exceeds Title 19 open space requirements.

B) General Analysis Discussion

- General information

  The request is for a Tentative Map for a 126-unit Condominium Development on 10.29 acres adjacent to southwest corner of Grand Teton Drive and Tee Pee Lane. Internal circulation is provided by 28-foot private streets. Access is provided via a drive from Tee Pee Lane, a Town Center Residential (80-foot) Collector street. A total of 2.19 acres of open space is provided where 2.07 acres are required, and all required trails are depicted on the map.

- Cross Section

  It is noted that the east/west cross-section provided depicts a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of between 2% to 4%, such as this development, is allowed a maximum 6-foot retaining wall. No retaining walls are proposed to be greater than 4.7-feet in height. The total height of vertical wall face adjacent to Tee Pee Lane appears to be 8-foot of solid wall with 2-foot of wrought iron fence.

  The north/south cross-section provided depicts a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of between 0% and 2%, such as this development, is allowed a maximum 4-foot retaining wall. No retaining walls are proposed to be greater than 4-feet in height.

  The total height of vertical wall face adjacent to Grand Teton Drive appears to be 10-feet however, there appears to be a 2.7-foot wall in front of the screen wall separated by a landscape strip.

- Trails

  There is a Multi-Use Transportation Trail identified along the south side of Grand Teton Drive, on the north edge of the subject site. Tee Pee Lane forms the western boundary of the Centennial Hills Town Center, and Town Center trails standards must be met on both sides of Tee Pee Lane. In this area, Tee Pee Lane is identified as a Town Center (80-foot) Collector, which requires a seven-foot sidewalk with a five-foot amenity zone on both sides of the street. This sidewalk fulfills the trails function within Town Center areas. The street cross sections depict the required trails.

- Special Conditions of Approval (from Zoning or SDPR)

  1. Except along Tee Pee Lane, all perimeter walls, including a combination of retaining and screen walls, shall not exceed a height of 10 feet. A wall higher than 8 feet along Tee Pee Lane shall consist of solid wall 8 feet in height topped by a two- foot decorative wrought iron fence.

2. One 24-inch box tree shall be provided within each rear yard of the lots on the south and west project perimeter.

3. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for a Bureau of Land Management (BLM) application for Tee Pee Lane. A copy of the plant survey (if applicable), approved right-of- way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

The Tentative Map will implement these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4146 APN: 125-18-501-015

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

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: Brian P. Walsh

Subscribed and sworn before me

This 3rd day of March, 204

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006

TMP-4146

07-08-04 PC

Call before you UnderGround 1-702-455-7511 1-702-229-6611

Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE (USA)

CALL BEFORE YOU DIG 1-702-227-2929

BACK OF CURB CURVE TABLE		
CURVE	LENGTH	RADIUS
C117	48.83	30.00
C130	7.87	5.00
C131	7.84	5.00
C132	30.35	30.00
C133	8.85	5.00
C134	8.88	5.00
C135	8.85	5.00
C137	77.80	50.00
C138	31.69	20.00
C140	73.93	18.00

CURVE	LENGTH	RADIUS
C141	23.71	15.00
C144	28.28	30.00
C143	8.68	5.00
C144	4.78	3.00
C145	31.73	20.00
C150	27.27	20.00
C151	8.27	5.00
C152	8.82	5.00
C153	30.91	20.00
C154	31.42	20.00
C155	4.82	3.00

CURVE	LENGTH	RADIUS
C156	33.17	30.00
C182	4.71	3.00
C187	31.48	20.00
C184	3.92	3.00
C185	39.03	25.00
C186	27.33	20.00
C187	8.82	5.00
C189	8.82	5.00
C175	8.24	5.00
C177	4.79	3.00
C178	11.57	4.00

NOTE:

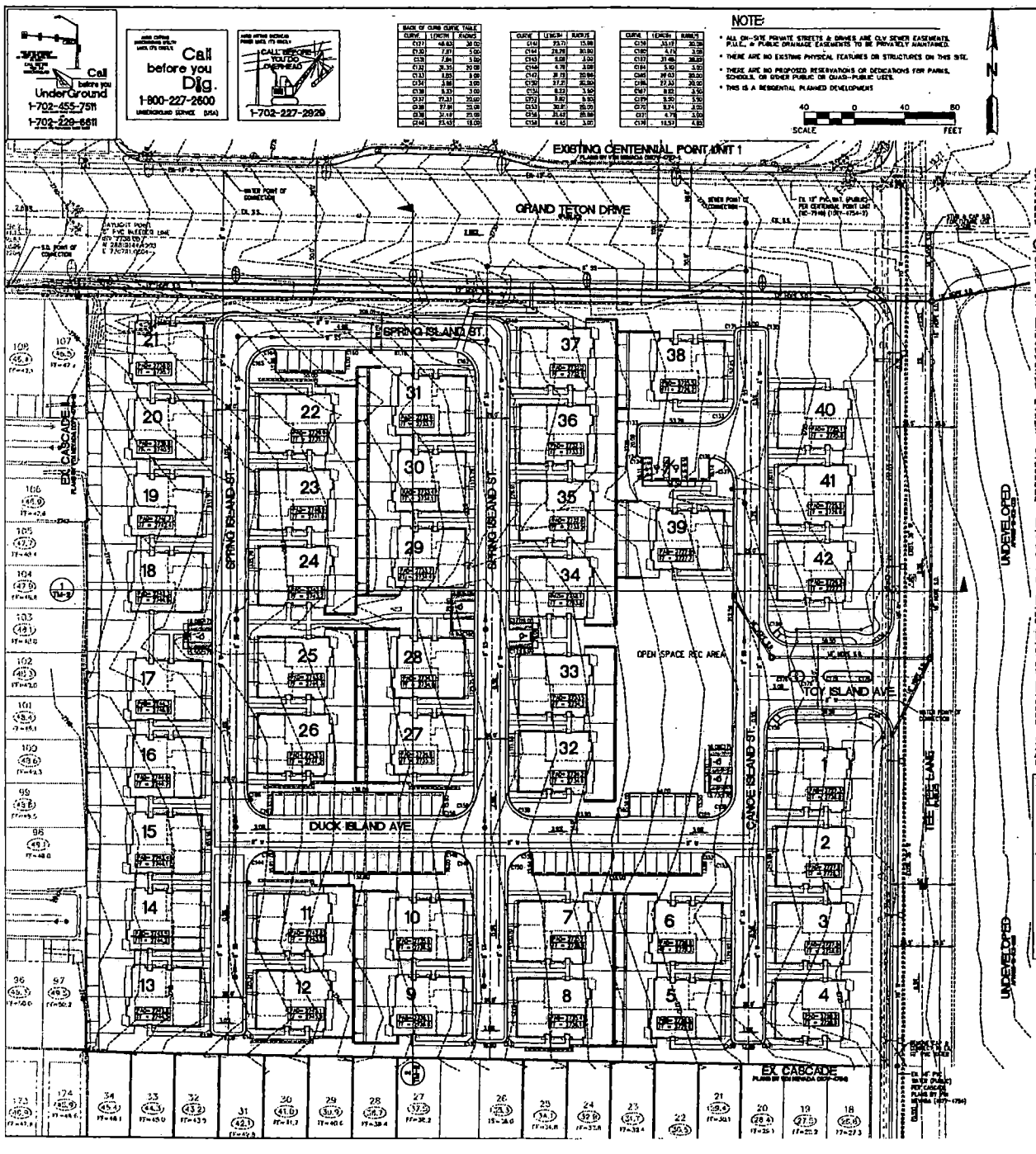
- ALL ON-SITE PRIVATE STREETS & DRIVES ARE CLV SEWER EASEMENTS, P.U.E.'s, PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.
- THERE ARE NO EXISTING PHYSICAL FEATURES OR STRUCTURES ON THIS SITE.
- THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
- THIS IS A RESIDENTIAL PLANNED DEVELOPMENT

SCALE 40 0 40 80 FEET

TENTATIVE MAP FOR ELKHORN COURT

A.P.N. #125-18-501-015

NE 1/4, NW 1/4, SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA



SITE DATA

A.P.N. #125-18-501-015
GROSS AREA: 448,229 S.F.=10.29 AC
NET AREA: 378,749 S.F.=8.84 AC
EXISTING ZONING: R-E(A)
PROPOSED ZONING: R-PD10
10.29 AC X 10.0 = 138 UNITS

COMMON AREA AND OPEN SPACE

OPEN SPACE REQUIRED:
138 UNITS/10.29 ACRES = 13.34 U/A
13.34 U/A x 1.85 = 26.20
10.29 ACRES x 20.00% = 2.06 ACRES

OPEN SPACE PROVIDED:
2.10 ACRES

PARKING ANALYSIS

PARKING REQUIRED:
42 = 2 BEDROOM UNITS
1.75 SPACES/UNIT = 74 SPACES
96 = 3 BEDROOM UNITS
2.00 SPACES/UNIT = 192 SPACES
VISITOR SPACES 1/5 UNITS = 19 SPACES
TOTAL REQUIRED SPACES = 285

PARKING PROVIDED:
45 BLDGS W/2 CAR GARAGES = 210 SPACES
STRIPED PARKING AREAS = 60 SPACES
HANDICAP PARKING = 7 SPACES
TOTAL PARKING PROVIDED = 277 SPACES

OWNER/DEVELOPER

D R HORTON
6640 ESCONDIDO STREET
BLDG 6, SUITE 105
LAS VEGAS, NEVADA 89118
(702) 430-1888
FAX (702)435-4838

UTILITIES AND SERVICES:

SEWER SERVICE:	L.V.V.W.D.
WATER SERVICE:	WATER RECLAMATION DISTRICT C.C.
POWER:	NEVADA POWER
GAS:	SOUTHWEST GAS
TELEPHONE:	SPRINT CENTRAL
TV:	REPUBLIC SERVICES OF NEVADA

LEGAL DESCRIPTION

NE 1/4, NW 1/4, SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

BASIS OF BEARING

A BEARING OF S89°58'E ALONG THE NORTH LINE OF THE NW 1/4, NE 1/4, SEC. 18, T19S, R60E, M.D.M., AS SHOWN ON PAGE 14 OF FILE 87 OF SURVEYS, CLARK COUNTY, NEVADA

BENCHMARK

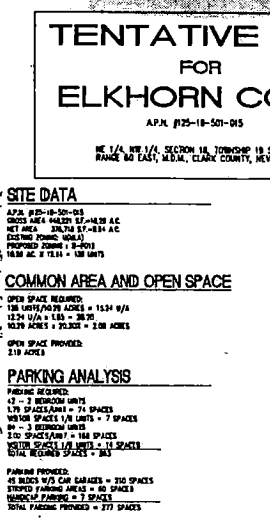
C.C.S.M. # BM8E2NE3
BRASS CAP IN FLUSH IN CONC. MONUMENT SW CORNER FORT APACHE & GRAND TETON
ELEVATION = 3113.7731 (3092.50 FT.) NAVD 88 DATUM

SEWER FLOW CONTRIBUTIONS

AVERAGE DAILY FLOW=350 GPD x(138 x 0.70)=33,000 GPD
PEAK DAILY FLOW = 3.30 x 33,000 = 77,820 GPD

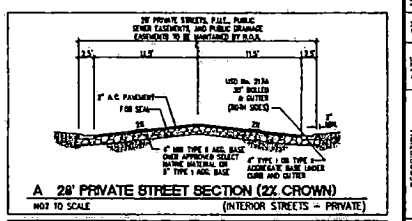
LEGEND

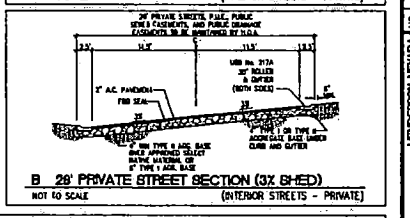
- 1 — LOT NUMBER
- PAD=00.0 — PAD ELEVATION
- FF=00.0 — FINISH FLOOR ELEVATION
- GFF=00.0 — MINIMUM GARAGE FINISH FLOOR ELEVATION
- SEWER FLOW DIRECTION
- RATE OF GRADE
- EXISTING CONTOUR (5' INTERVAL)
- EXISTING CONTOUR (1' INTERVAL)

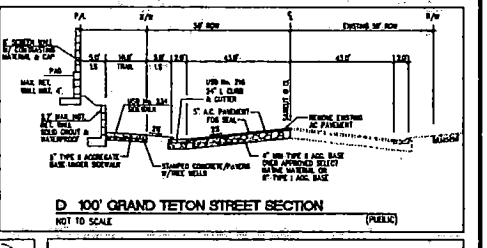


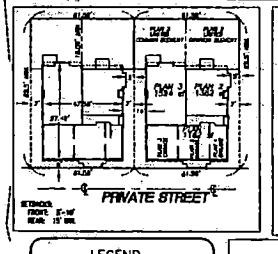
AREA MAP
NTS

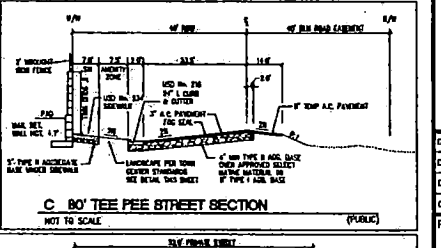
NOTE: ALL BLDGS SHALL HAVE SPRINKLER SYSTEM

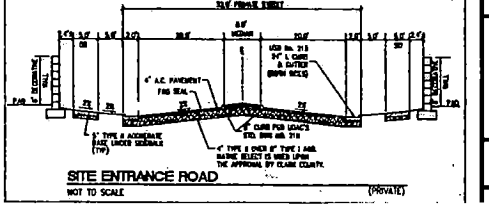












SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
3740 S. ARVILLE STREET #116, LAS VEGAS, NV 89115
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.

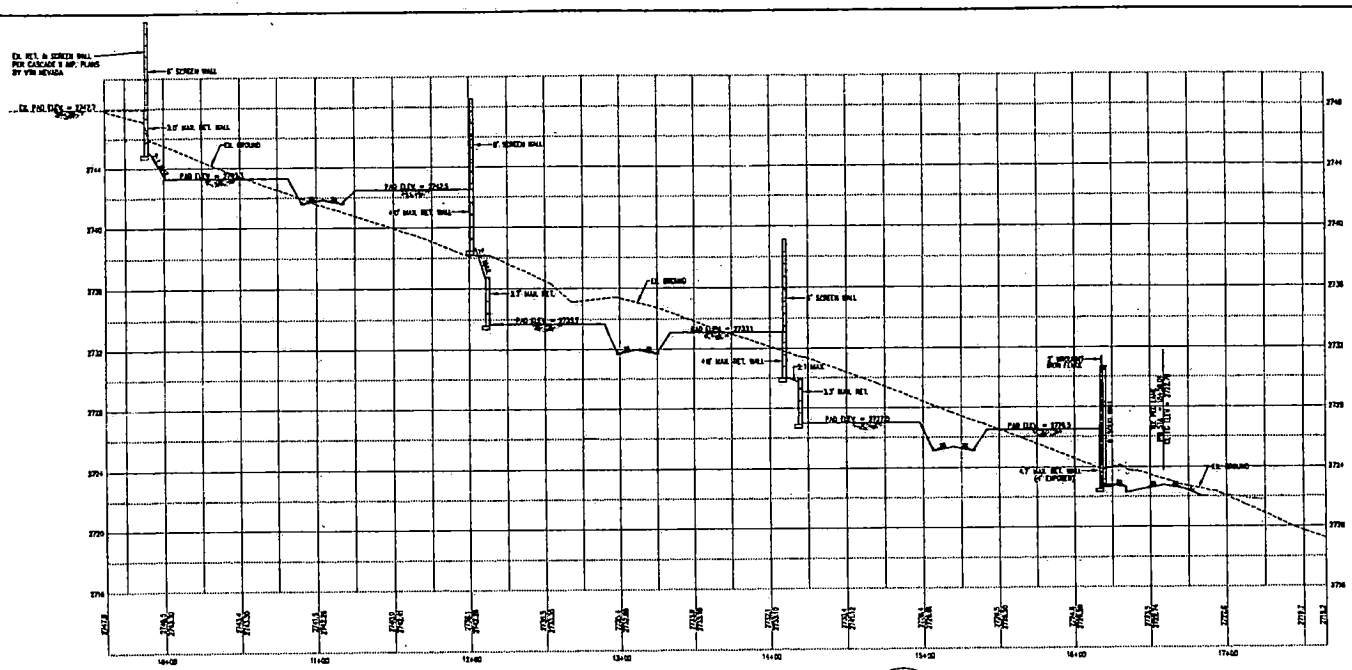
HENDERSON, NEVADA

D.R. HORTON
ELKHORN COURT
TENTATIVE MAP

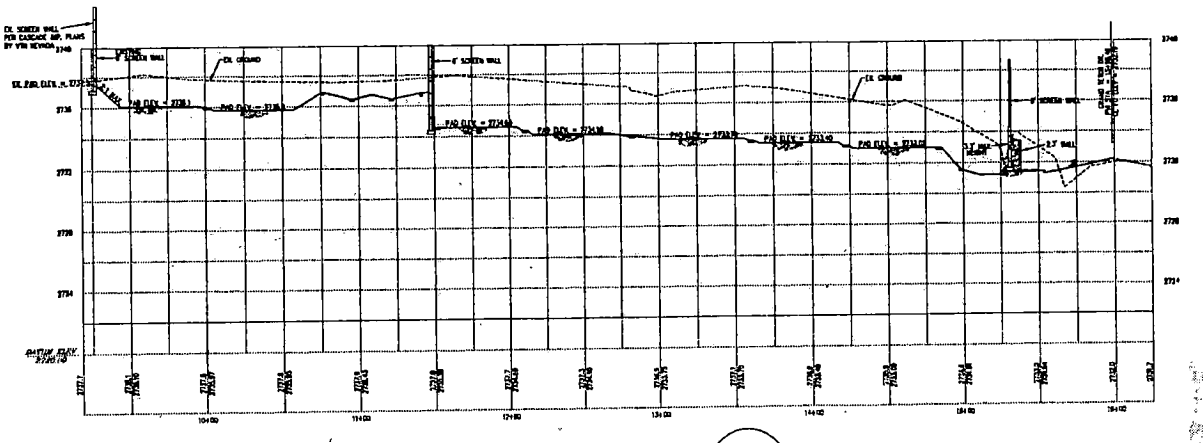
DATE: 3/22/04
DRAFTER:
DESIGNER:
CHECKED:
PROJECT NO.
DRH0303-201

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
No. 14187
EXPIRES: 06/30/2006

TM-1
SHEET 1 OF 1



SECTION 1 / TM-2



SECTION 2 / TM-2

TMP-4146
07-08-04 PC

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.

HENDERSON, NEVADA

D.R. HORTON

ELKHORN COURT
CROSS SECTIONS

DATE: 3/22/04
DRAFTER:
DESIGNER:
CHECKED:
PROJECT NO.
DRH0303-201

JERRY J. SLATER — No. 14167 — STATE OF NEVADA — PROFESSIONAL ENGINEER

TM-2
SHEET 2 OF 2

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4488 - LONE MOUNTAIN/KRAFT - APPLICANT/OWNER: JOSEPH W. AND LONNIE NOBLE - Request for a Tentative Map FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Consent Item 1 [TMP-4146], Item 2 [TMP-4488], Item 3 [TMP-4513] and Item 4 [TMP-4522] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-4146] as her firm is bidding work for D.R. Horton and on Item 3 [TMP-4513] as her firm is involved in litigations with a sister company of Pulte Homes, and TRUESDELL abstaining on Item 1 [TMP-4146] as an individual in his office is working on projects with D.R. Horton

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO stated this is a Consent item.

(6:10 – 6:12)

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 2 – TMP-4488

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-3999].

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

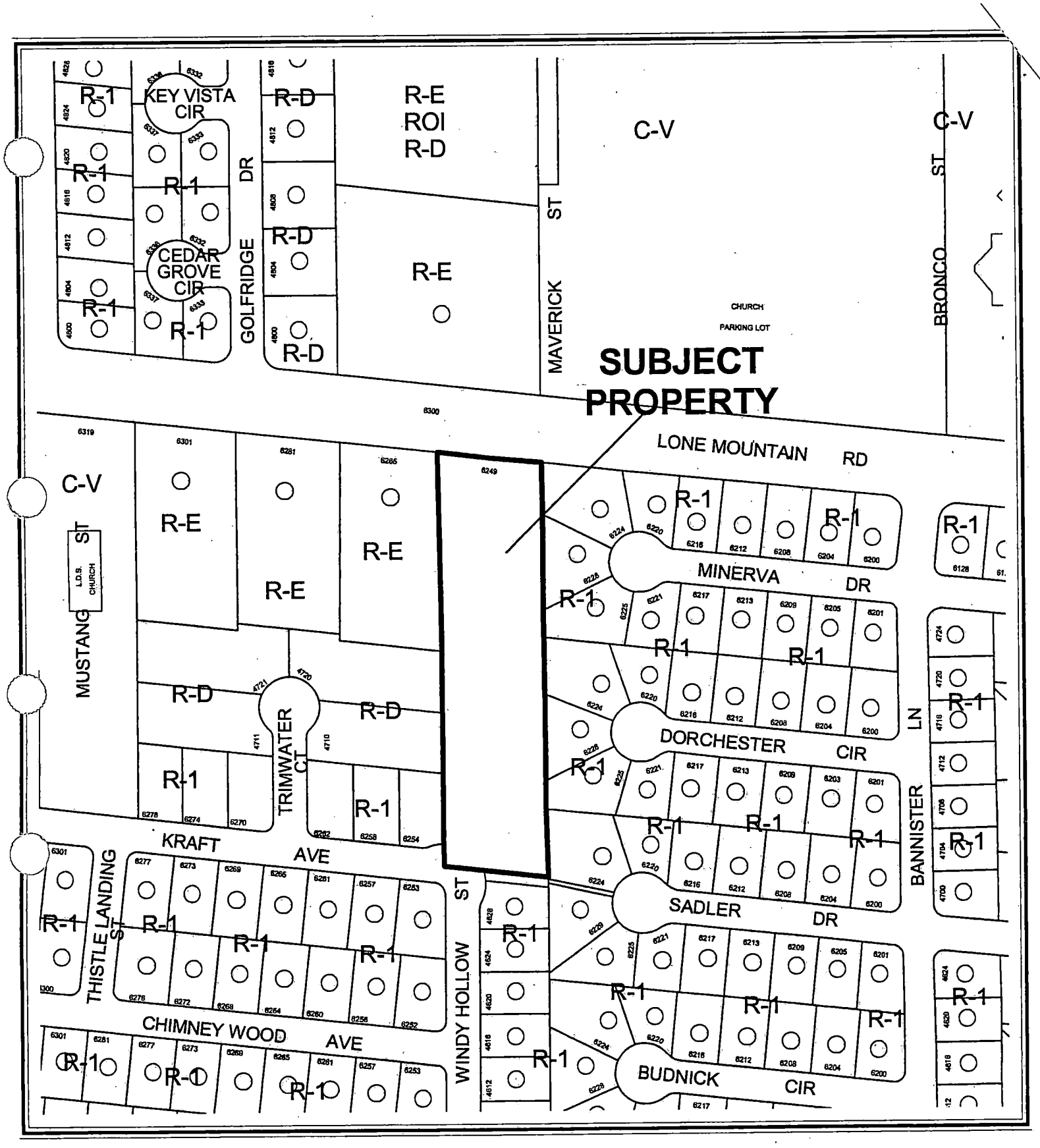
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-3998, SDR-3999, WVR-4002, and all other subsequent site-related actions.

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

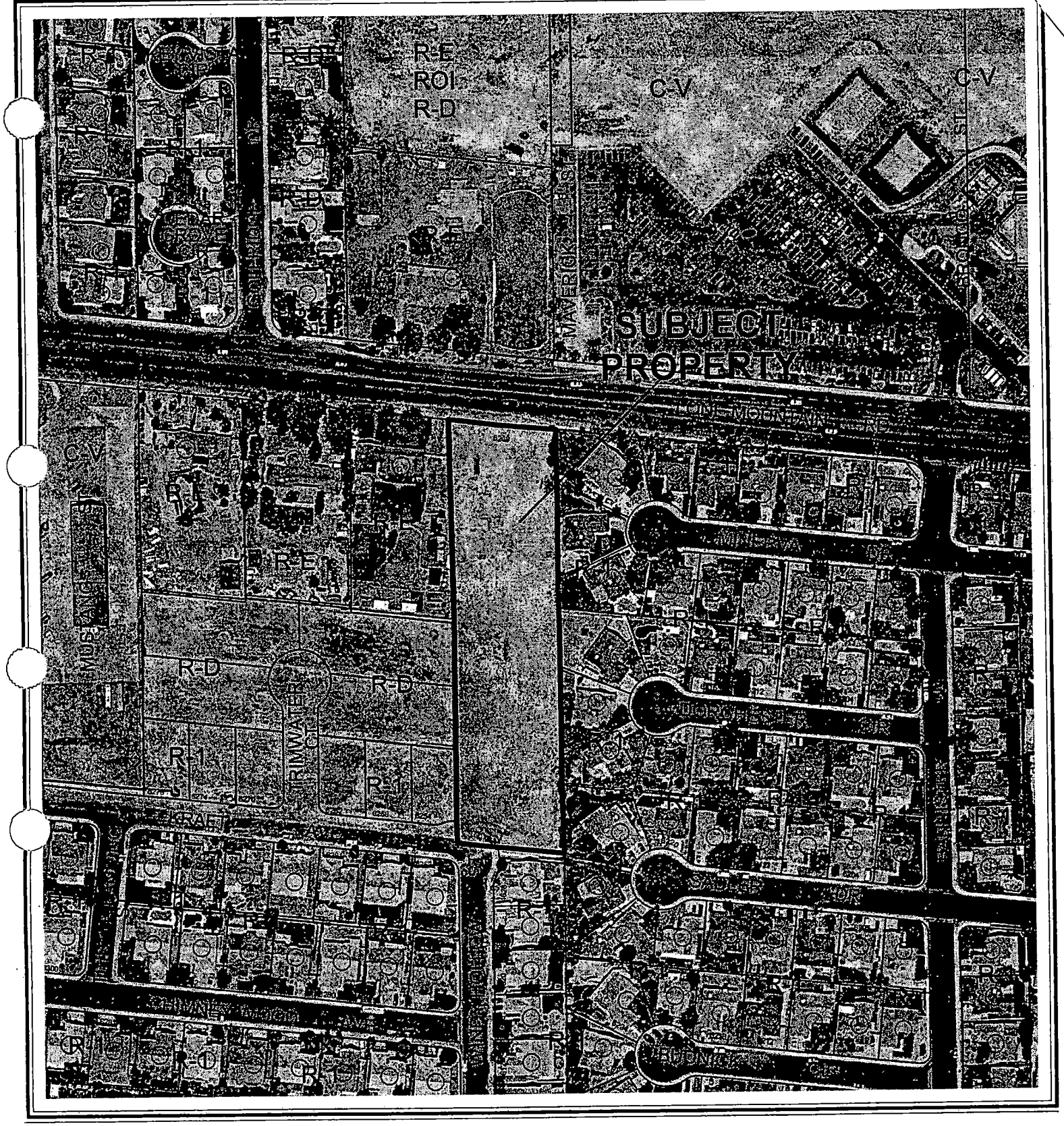


CASE: TMP-4488

ZONING OF SUBJECT PROPERTY:

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

N


SUBJECT
PROPERTY
R-E
R01
R-D
C-V
R-D
R-1
R-E
C-V
R-D
R-1
R-1
R-1

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4488 - LONE MOUNTAIN/KRAFT -
APPLICANT/OWNER: JOSEPH W. AND LONNIE NOBLE

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-3999].

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

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

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

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-3998, SDR-3999, WVR-4002, and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a four-lot single-family residential subdivision on 2.19 acres on the south side of Lone Mountain Road approximately 1,020 feet west of Torrey Pines Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

06/05/63 The City Council approved a request to annex (A-0003-63) approximately 159.1 acres, including the subject site. The effective date of this application was 06/14/63.

05/05/04 The City Council approved requests for a Rezoning (ZON-3998) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre), a Variance (VAR-4001) to allow Residential Planned Development zoning to be used on a 2.19-acre site where a minimum of five acres is required, a Waiver (WVR-4002) of Title 18.12.105 to allow a 625-foot private drive where 200 feet is the maximum allowed and Title 18.12.130, which requires a circular turnaround or emergency access gate on private streets or drives longer than 150 feet, and a Site Development Plan Review (SDR-3999) for a four-lot single-family development with a private drive common lot. The conditions of SDR-3999 were amended by City Council as indicated later in this report. The Planning Commission and staff recommended approval on 04/08/04.

B) Pre-Application Meeting

05/14/04 At the meeting, the applicant was advised to incorporate amended conditions in the approved site plan (SDR-3999) into an amended Tentative Map layout.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.24
Net Acres:	2.19

B) Existing Land Use

Subject Property:	Undeveloped
North:	Ranch Estate and Church
South:	Single-Family Dwellings
East:	Single-Family Dwellings
West:	Ranch Estate and Undeveloped (Single-Family)

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	R (Rural Density Residential) and PF (Public Facilities)
South:	L (Low Density Residential)
East:	L (Low Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) and C-V (Civic)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	R-E (Residence Estates), R-D (Single Family Residential - Restricted) and R-1 (Single Family Residential)

E) General Plan Compliance

The Centennial Hills Sector Map of the General Plan designates the subject site as L (Low Density Residential). This land use category allows between 3.6 to 5.5 residential dwelling units per gross acre, as well as supporting recreational uses, churches, and schools. The proposed 1.83 units per acre density of the project and proposed R-PD2 zoning are actually below the density threshold of the L (Low Density Residential) category. The approved site plan (SDR-3999) conforms to the R-PD5 zoning district, and the proposed Tentative Map conforms to this approved site plan.

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

GL

There are no special area plans, studies or overlays that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for a R-PD (Residential Planned Development) zoning district are established by a Site Development Plan Review. The following standards are proposed for the subject development:

Standards	Provided
Min. Lot Size	18,200 Square Feet
Min. Lot Width	128 Feet
Min. Setbacks • Front • Side • Corner • Rear	 14 Feet to House, 20 Feet to Garage 5 Feet 10 Feet 15 Feet
Max. Building Height	2 Stories/ 35 Feet
Street Type	Private Drive (Common Lot)
Street Width	25 Feet

Lot width and lot size within the proposed development are acceptable, and setbacks are comparable to surrounding residential developments. The Tentative Map as submitted complies with the conditions imposed by the City Council on SDR-3999.

No open space is required since there are fewer than twelve lots in the project.

B) General Analysis Discussion

- General information

The subject Tentative Map consists of four single-family residential lots on 2.19 gross acres for a density of 1.83 dwelling units per acre. Access to the subdivision is provided by one entrance to a private drive from Kraft Drive on the southern perimeter of the development. Condition changes at the 05/05/04 City Council meeting provided for specific handling and landscaping provisions of the perimeter buffer to the north and south of this site.

- Cross Section

  The cross-sections provided depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of between 0% and 2%, such as this development, is allowed a maximum four-foot retaining wall. No retaining walls are proposed to be greater than four feet in height.

- Trails

  There are no trails adjacent to the subject site.

- Special Conditions of Approval (from Zoning or SDPR)

  These are the modified conditions of approval, per City Council on 05/05/04, from SDR-3999, with the amended portions of the conditions in italics:

  1. A Rezoning [ZON-3998] to an R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District, a Waiver (WVR-4002) to certain Title 18 standards and a Variance (VAR-4001) to minimum R-PD site area, approved by the City Council.

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

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

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

  5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. *Additionally, patio covers may encroach 15 feet into the back, but no closer than 5 feet to the side or 10 feet to the rear property line, and are limited to a maximum height of 12 feet.*

  6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect perimeter *landscaping and* buffering. ~~and landscaping that meets Code requirements~~.

GL

7. The landscape plan (or a revised site plan showing *perimeter* buffering and landscaping) shall *be* submitted to and approved by Planning and Development Department staff, prior to the time application is made for a building permit. *The north landscape buffer shall consist of a perimeter block wall offset 6 feet from Lone Mountain right-of-way and contain landscaping rock material. The south perimeter shall provide a six-foot landscaping easement along the frontage of the knuckle terminating at the common element, which is the private drive. Should a block wall be constructed at the southern location adjacent to the knuckle, it shall be set back six feet from the knuckle and a planted area to be landscaped* to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, on the external north and south perimeters of the site.

8. A landscaping plan *of the perimeter landscaped buffer* must be submitted prior to or at the same time application is made for a building permit. *Additionally, the Homeowners' Association shall require that the individual lot owner's rear yard landscaping be installed within one year of home occupancy.*

The Tentative Map will implement these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP.4488 APN: 138-02-501-008

Name of Property Owner: Joseph W. & Lonnie Noble

Name of Applicant: Joseph W. & Lonnie Noble

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]

State of Nevada
County of Clark

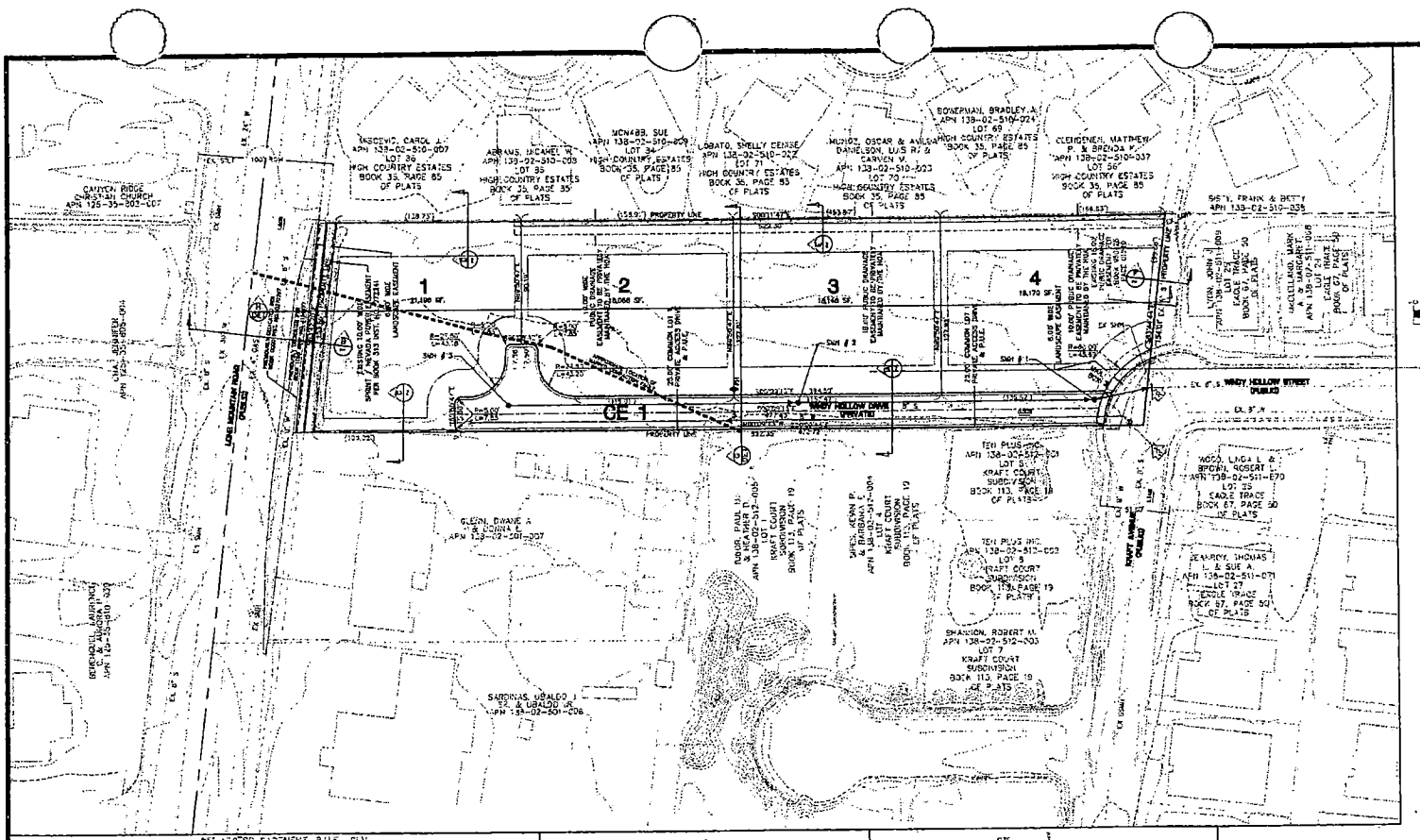
Print Name: Joseph W. Noble only

Subscribed and sworn before me

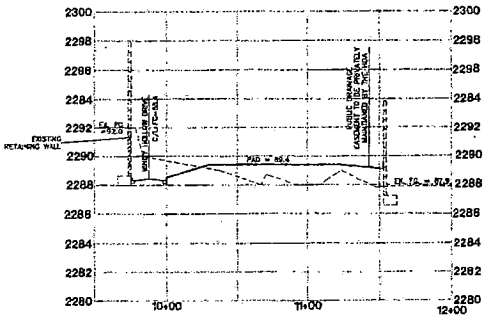
This 5th day of December, 2003

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

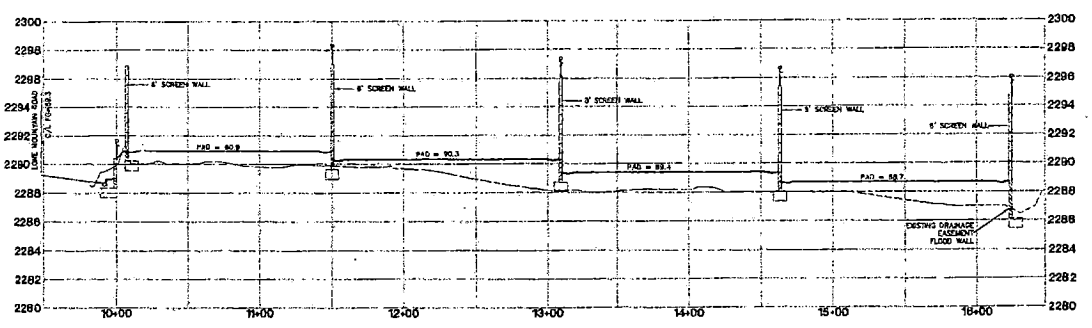
LORI KOZEL
Notary Public State of Nevada
No. 03-84095-1
My appt. exp. Aug. 1, 2007



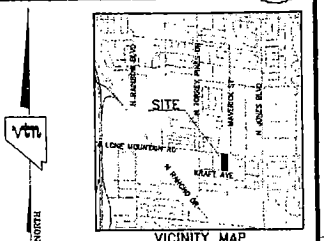
TMP-4488
07-08-04 PC



SECTION "G" NORTH & SOUTH



SECTION "H" EAST & WEST



VICINITY MAP
N.T.S.

GRAPHIC SCALE

1" = 40'

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK:
PROJECT DATUM: NAVD88 VERTICAL DATUM
CLARK COUNTY BENCHMARK BM00-B04
(NAVD88 ELEV. 730.192 METERS (2397.57 FEET)
(CONVERSION FACTOR: 3937/1200 = US SURVEY FEET)
DESCRIPTION:
RIVET AND SQUARE ALUMINUM W/ A CONCRETE MONUMENT
50 FEET NORTH AND 25 FEET WEST OF GRAND CANYON DRIVE
300 ALEXANDER ROAD

BASIS OF BEARINGS:
NORTH 00°06'25" WEST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE IN FILE 99 OF PARCEL MAPS, AT PAGE 5.

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

CITY OF LAS VEGAS

JOE NOBLE
2320 NOKAM AVENUE
LAS VEGAS, NEVADA 89119
(702) 645-3015

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-3948
PH. (702) 323-7500 FAX (702) 367-2691
nevada CIVIL ENGINEERING ● PLANNING ● LAND SURVEYING

TENTATIVE MAP DETAILS

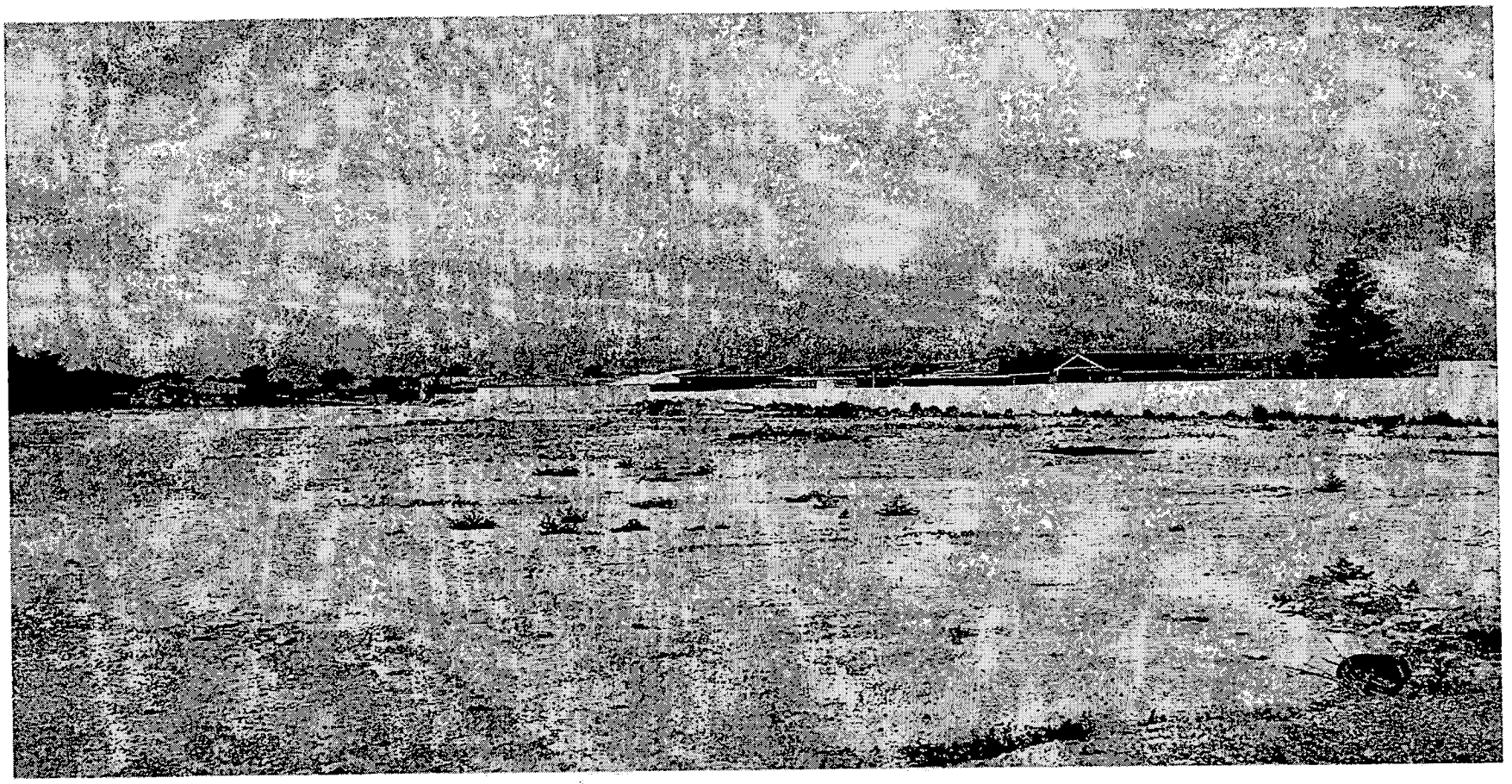
LONE MOUNTAIN/KRAFT
A RESIDENTIAL PLANNED
DEVELOPMENT

DRAWN BY: JM
DESIGNED BY: RE
CHECKED BY:
PROJECT NO: 2192
SCALE: 40 HORIZ. 40 VERT.

EXPIRES: 6-30-05

SHEET
DET
2 OF 2 SHEETS
DRAWING NO.

TMP-4488
07-08-04 PC



TMP-4488 - LONE MOUNTAIN/KRAFT - APPLICANT/OWNER: JOSEPH W. AND LONNIE NOBLE
SOUTH SIDE OF LONE MOUNTAIN ROAD, APPROXIMATELY 1,020 FEET EAST OF TORREY PINES DRIVE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4513 - SKY POINTE CONDOMINIUMS - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER - Request for a Tentative Map FOR A 310-UNIT CONDOMINIUM SUBDIVISION on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 & 003), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Consent Item 1 [TMP-4146], Item 2 [TMP-4488], Item 3 [TMP-4513] and Item 4 [TMP-4522] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-4146] as her firm is bidding work for D.R. Horton and on Item 3 [TMP-4513] as her firm is involved in litigations with a sister company of Pulte Homes, and TRUESDELL abstaining on Item 1 [TMP-4146] as an individual in his office is working on projects with D.R. Horton

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO stated this is a Consent item.

(6:10 – 6:12)

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 3 – TMP-4513

CONDITIONS:

Planning and Development

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

2. The development shall conform to the Conditions of Approval for the Site Development Review (SDR-4064). The Tentative Map shall be revised to indicate the correct zoning, land use, density, common open area requirement, and total parking spaces.

3. The fence along the north property line shall be constructed of wrought iron and so indicated on the Tentative Map.

4. The Tentative Map shall be revised to show multi-use transportation trails along the east, north and west sides of the development that comply with the Master Plan Transportation Trails Element and the Town Center Development Standards. In particular, centrally located pedestrian access to the trail along the north property line and the trail along the east property line shall be shown; and path lighting shall be shown along the north property line. No utilities shall be located within the paved surface.

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

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

7. Except as otherwise provided, the development shall comply with all the Town Center Development Standards. In particular, the center median on Sky Pointe Drive shall be landscaped with palm trees 35 feet on center with crushed granite in between.

8. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by staffs of the Planning and Development Department and Public Works Department. The Tentative Map shall be revised to reflect accurate data as noted above.

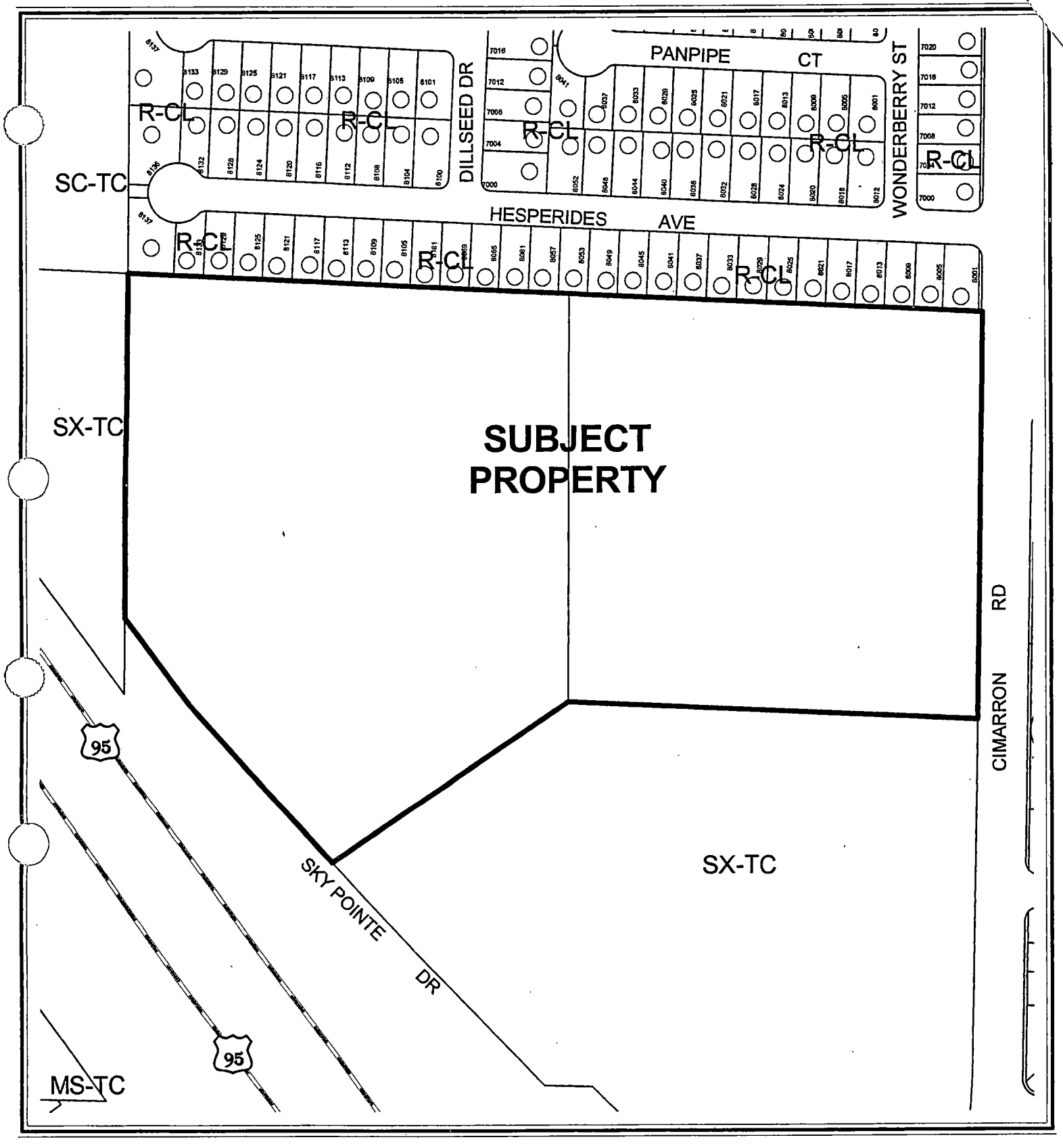
9. The development shall comply with all City Codes and State Subdivision Statutes.

CONDITIONS – Continued:

Public Works

10. Site development to comply with all applicable conditions of approval for ZON-2123, SDR-4064, and all other subsequent site-related actions.

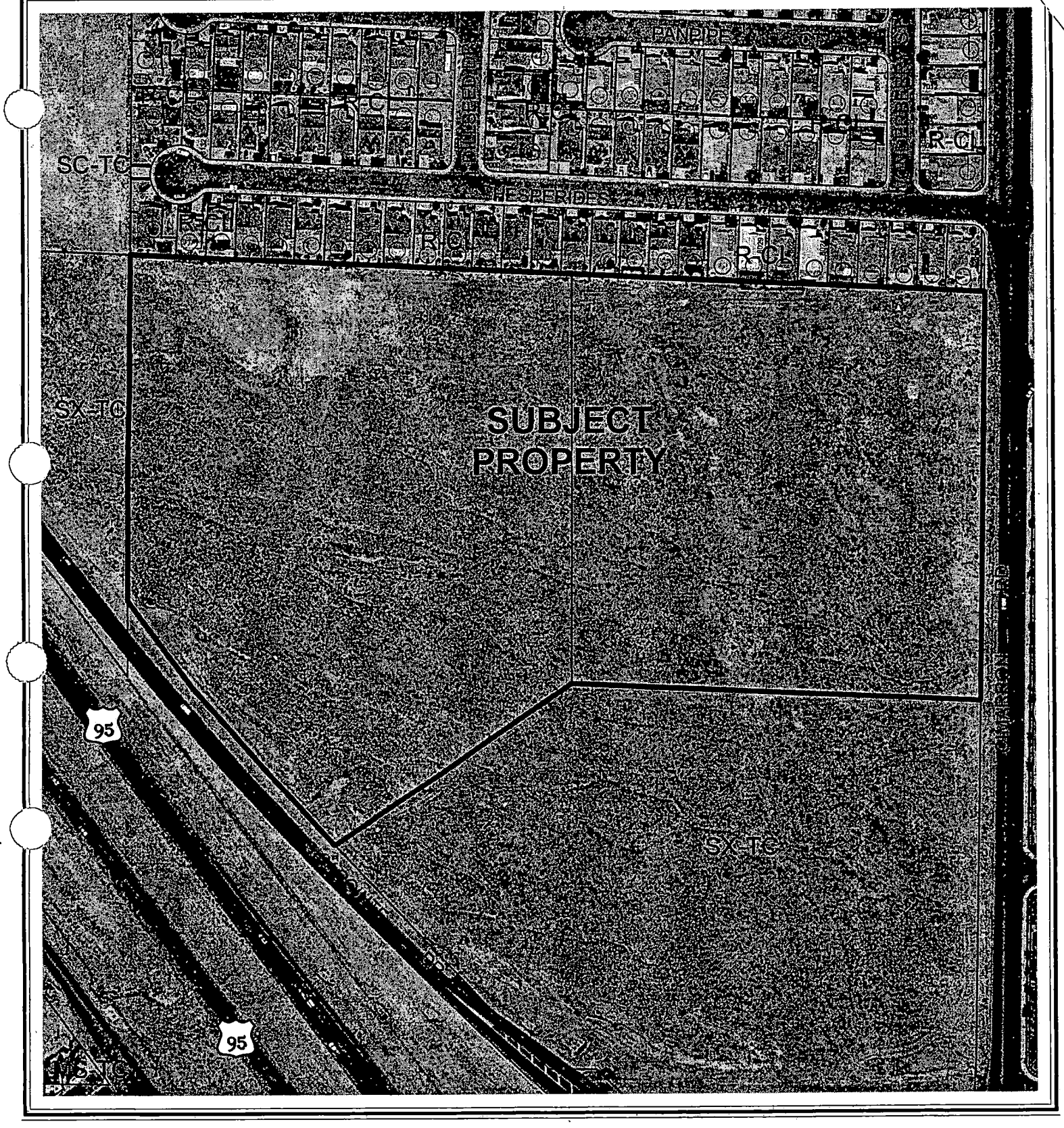
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: TMP-4513

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL) TOWN CENTER LAND USE DESIGNATION]



0 200 400 Fe

CASE: TMP-4513

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL) TOWN CENTER LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4513 - SKY POINTE CONDOMINIUMS - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to the following conditions:

Planning and Development

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

2. The development shall conform to the Conditions of Approval for the Site Development Review (SDR-4064). The Tentative Map shall be revised to indicate the correct zoning, land use, density, common open area requirement, and total parking spaces.

3. The fence along the north property line shall be constructed of wrought iron and so indicated on the Tentative Map.

4. The Tentative Map shall be revised to show multi-use transportation trails along the east, north and west sides of the development that comply with the Master Plan Transportation Trails Element and the Town Center Development Standards. In particular, centrally located pedestrian access to the trail along the north property line and the trail along the east property line shall be shown; and path lighting shall be shown along the north property line. No utilities shall be located within the paved surface.

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

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

7. Except as otherwise provided, the development shall comply with all the Town Center Development Standards. In particular, the center median on Sky Pointe Drive shall be landscaped with palm trees 35 feet on center with crushed granite in between.

8. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by staffs of the Planning and Development Department and Public Works Department. The Tentative Map shall be revised to reflect accurate data as noted above.

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

Public Works

10. Site development to comply with all applicable conditions of approval for ZON-2123, SDR-4064, and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map (TMP-4513) for a 310-unit condominium development on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/05/003	The City Council Annexed (A-0038-02) 495 acres, which included the subject tract. The effective date was 02/14/03. The Planning Commission and staff recommended approval of the annexation on 10/24/02.
06/04/03	The City Council approved a request for Rezoning (ZON-2123) the subject tract to T-C (Town Center) [SX-TC (Suburban Mixed Use - Town Center)]. The Planning Commission and staff recommended approval of the request on 05/08/03.
05/19/04	The City Council approved a request for a General Plan Amendment (GPA-4063) to change the land use classification on the subject property from SX-TC (Suburban Mixed Use - Town Center) to M-TC (Medium Density Residential - Town Center). The Planning Commission and staff recommended the request be denied on 04/22/04.
05/19/04	The City Council approved a request for a Special Use Permit (SUP-4065) for a gated community with private streets. The staff recommended denial of the request but the Planning Commission recommended approval on 04/22/04.
05/19/04	The City Council approved a request for a Site Development Plan Review (SDR-4064) for a 316-unit condominium development on the subject property. The staff recommended denial of the request but the Planning Commission recommended approval on 04/22/04.

DDS

B) Pre-Application Meeting

04/14/04 The staff reviewed with the prospective applicant various aspects of the proposed development. In addition to minor details, the following issues and concerns were addressed:

- Possible queuing issue at the entrance to the site.
- Possible need for a waiver in the height of the perimeter wall, as the retaining wall may need to be higher than four feet.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres (gross)	20.73

B) Existing Land Use

Subject Property	Undeveloped
North	Single Family Dwellings
South	Undeveloped
East	Single Family Dwellings
West	U.S. 95

C) Planned Land Use

Subject Property	M-TC (Medium Density Residential - Town Center)
North	ML (Medium-Low Density Residential)
South	SX-TC (Suburban Mixed-Use)
East	ML (Medium-Low Density Residential)
West	U.S. 95

D) Existing Zoning

Subject Property	T-C (Town Center)
North	R-CL (Single Family Compact Lot)
South	T-C (Town Center)
East	R-CL (Single Family Compact Lot)
West	US 95

E) General Plan Compliance

The subject site is located within the Town Center area of the Centennial Hills Sector of the General Plan. The site has an M-TC (Medium Density Residential - Town Center) land use designation, which allows for a mix of residential uses with an overall density of up to 25 dwelling units per acre. The site is zoned T-C (Town Center) which is in compliance with the General Plan.

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

A multi-use transportation trail is required along the north, west and east sides of the development. Details of its location and standards are addressed below.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Other than the building height, no building Development Standards were required with the Site Development Review (SDR-4064). However, those standards that are reflected on the Site Development Review maps are indicated as follows:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks • Front • Side • Rear • Garage to street	N/A	 15 feet 15 feet 15 feet less than five feet	N/A
Max. Lot Coverage	N/A		N/A
Min. Building Sep.	N/A	20 feet	N/A
Max. Building Height	2 Stories/35 feet	2 stories/29 feet	Y
Number of Units	N/A	310	N/A
Max. Density	25 du/ac	15.15du/ac	Y
Private/Public Street	Private (SUP-4065)	Private	Y
Min. Street Width	33 Feet (SUP-4065)	33 Feet	Y

The Tentative Map, as conditioned, will conform to these standards.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards apply to multi-family development where there is abutting property either developed or zoned for single-family use. In such instances, multi-family residential buildings are to be separated from single-family residential lots by three times their height. Since the property to the north of the subject tract is developed for single-family use, the Residential Adjacency Standards apply.

The Site Development Review (SDR-4064) shows the nearest building to the north property line to have a distance of 65.6 feet. This setback meets the Residential Adjacency Standards.

A3) Landscape and Open Space Standards

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

Total Acreage	**Density**	**Required**		**Provided**	
		Percent	Area	Percent	Area
20.73 acres	15.06 du/ac	12 %	2.49 ac	34 %	7.06 acres

The proposed development meets the open space requirement.

B) General Analysis and Discussion

- General information

This is a request for approval of a 310-unit condominium development on 20.73 acres east side of Sky Pointe. Access to the site is to be provided by a gated driveway to Sky Pointe Drive. An emergency gate accesses Cimarron Road. A twenty-foot wide trail is shown along the north and east property lines.

- Cross Section

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

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

- Trails

  According to the Master Plan Transportation Trails Element, a multi-use transportation trail is required along the north and east sides of the development. Trails meeting the requirements of the Town Center Development Standards are also required along Sky Pointe Drive. Centrally located pedestrian access to the trail along the north property line and the trail along the east property line as well as path lighting along the north property line should be provided. These details should be illustrated on the Tentative Map and in the street cross-section drawings to comply with the Master Plan Transportation Trails Element and Town Center Development Standards. A condition of approval is included to address these discrepancies.

- Special Conditions of Approval (from SDR-4064)

  A Site Development Plan Review (SDR-4064) for the subject site established conditions of approval for the proposed development. In addition to the standard conditions, the following conditions were imposed:

  1. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2123 and all other subsequent site-related actions.
  2. The fence along the north property line shall be constructed of wrought iron.
  3. A multi-use trail shall be provided along the east property line. The trails along the east and north property lines shall be designed and constructed in compliance with the Master Plan Transportation Trails Element of the 2020 Master Plan.
  4. Centrally located pedestrian access to the trail along the north property line and the trail along the east property line shall be provided.

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP- 4513 APN: 125-21-202-002 & 125-21-202-003

Name of Property Owner: Laura Sommer

Name of Applicant: Pulte Homes Inc.

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

_____ Yes X _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Jack Sommer

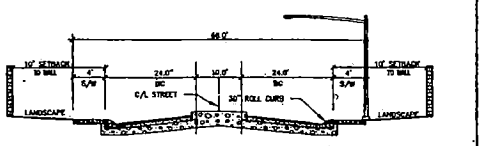
Subscribed and sworn before me

This 11 day of May, 2004

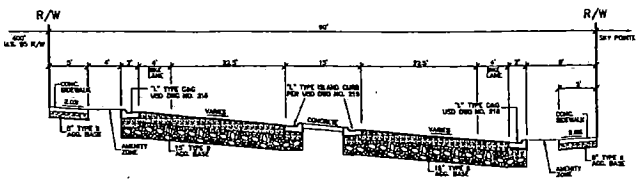
_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LISA CHRISTIAN
No. 93-0262-1 My Appointment Expires Jan. 12, 2005

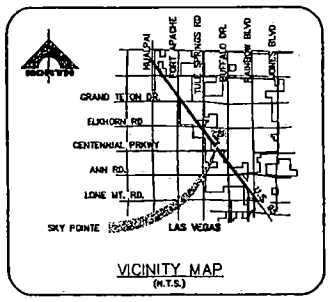
TENTATIVE MAP
FOR
CITY OF LAS VEGAS
SKYPOINTE
(A CONDOMINIUM)
APN: 125-21-202-002
APN: 125-21-202-003



TYP. MAIN ENTRANCE SECTION
N.T.S.



SKY POINTE FRONTAGE ROAD
N.T.S.



VICINITY MAP
(N.T.S.)

BENCHMARK			
No. #	DESC.	ELEV. DATUM	ELEV. DATUM
B.M.#3 3104	CITY OF LAS VEGAS RIVET AND BRASS PLATE IN TOP OF CURB, NORTHEAST CORNER OF DEER SPRINGS WAY AND CIMARRON RD.	3456.52 (FEET)	747.010 (METERS)

LEGAL DESCRIPTION

LOT 1

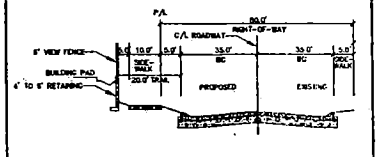
LOT 1 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION (LD 70-79) RECORDED JULY 5, 1979 IN BOOK 1080 OF OFFICIAL RECORDS AS INSTRUMENT NO. 1038628 IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED BY "GRANT, BARGAIN, SALE DEED" RECORDED JULY 9, 1999 IN BOOK 990709 AS DOCUMENT NO. 01838, OF OFFICIAL RECORDS.

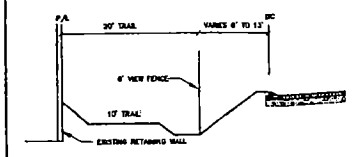
FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED BY "FINAL ORDER OF CONDEMNATION" RECORDED MARCH 17, 1983 IN BOOK 830317 AS DOCUMENT NO. 00846, OF OFFICIAL RECORDS.

LOT 2

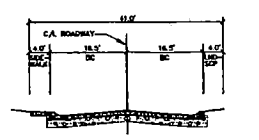
LOT 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION (LD 70-79) RECORDED JULY 5, 1979 IN BOOK 1080 OF OFFICIAL RECORDS AS INSTRUMENT NO. 1038628 IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.



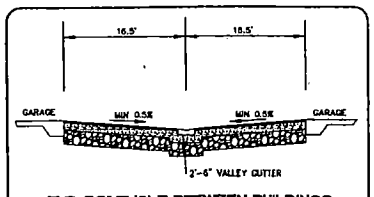
CIMARRON ROAD HALF ST. SECTION
N.T.S.



TYP. TRAIL SECTION ALONG NORTH P/L
N.T.S.



TYP. PRIVATE ROAD SECTION
N.T.S.



TYP. DRIVE ISLE BETWEEN BUILDINGS
N.T.S.

LEGEND

6	LOT NUMBER
S	SEWER LINE
EX. S	EXISTING SEWER LINE
W	WATER LINE
EX. W	EXISTING WATER LINE
FL	FIRE LINE
	BOUNDARY OF TENTATIVE MAP
	FUTURE
	4' WIDE SIDEWALK EASEMENT
3370	EXIST. CONTOURS
	STANDARD FIRE HYDRANT
0.60%	STREET GRADIENT
	DESIGN FINISH GRADE

ENGINEER

D.C. WALLACE INC.
1555 SO. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
PHONE (702) 804-3000

UTILITY SERVICES BY

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

RECORD OWNER

SOMMER, LAURA J.
280 PARK AVE 38TH FLOOR
NEW YORK NY 10017-1216

SUBDIVIDER

PULTE HOMES, INC.
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134
PHONE (702) 258-7600

LAND USE

CURRENT ZONING	= RA-TC
REQUESTED ZONING	= RA-TC
ACREAGE	= 20.73 AC. (GROSS)
NUMBER OF UNITS	= 310
DENSITY	= 15.10 UNITS/AC.

SETBACK REQUIREMENTS

BETWEEN BUILDINGS	= 20 FT.
REAR YARD	= 10 FT.
BUILDING TO ARTERIAL ROADWAY	= 30 FT.
SIDE YARD	= 5 FT.

COMMON AREA INFORMATION

COMMON OPEN AREA REQUIRED = 6.11 AC.
COMMON OPEN AREA PROVIDED = 7.08 AC.

PARKING INFORMATION

PARKING REQUIRED	
SPACES/UNIT	= 1.85
TOTAL SPACES	= 577
PARKING PROVIDED	
GARAGES	= 486
OFF STREET	= 122
TOTAL SPACES	= 608

SEWER CONTRIBUTION:

AVERAGE: 310 UNIT X 250 GPD/UNIT = 77,500 GPD
PEAK FLOW 77,500 GPD X 3.4 (PF) = 263,500 GPD

NOTES

1. THERE ARE NO EXISTING STRUCTURES OR OTHER PHYSICAL FEATURES ON THIS PROPERTY.

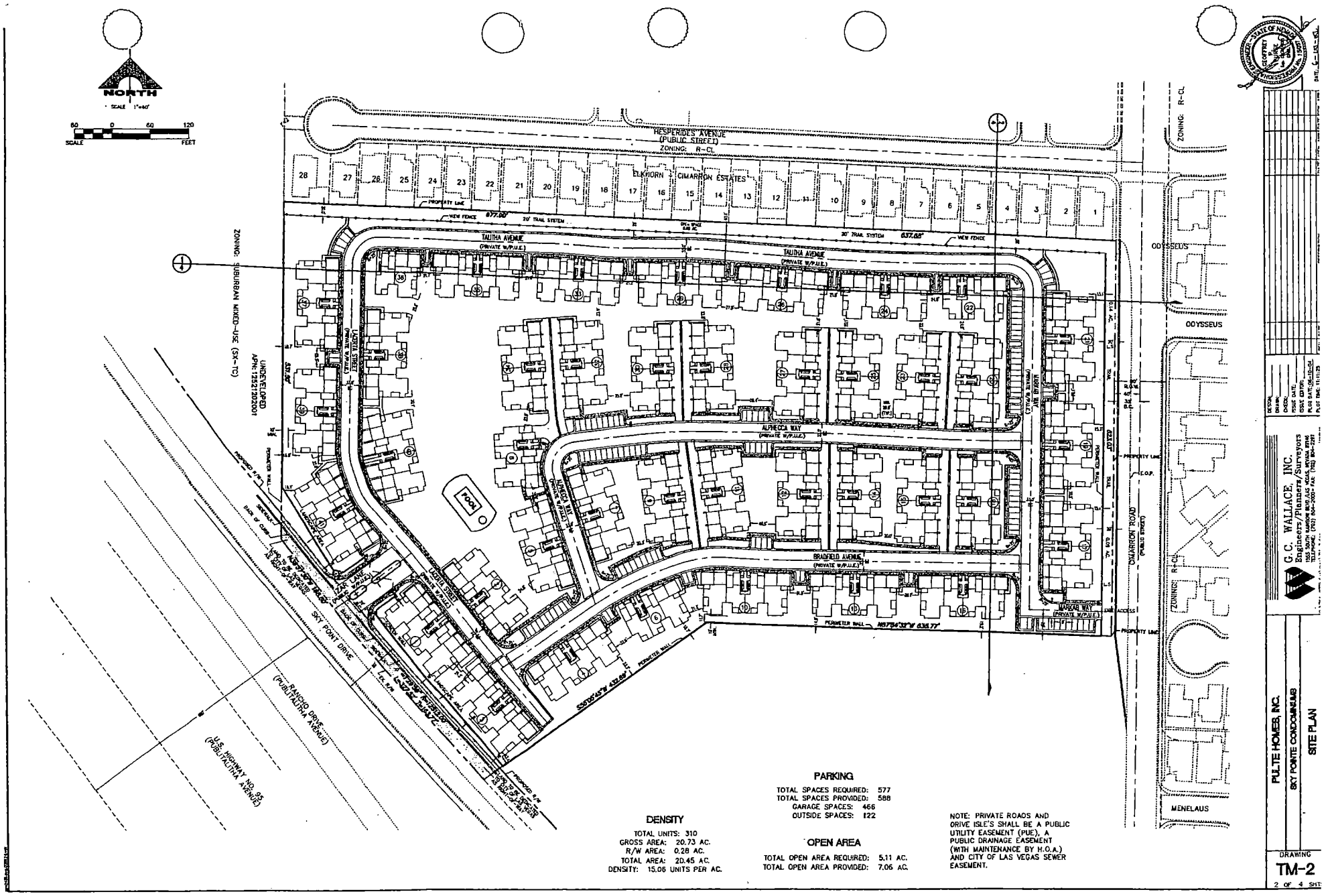
C.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TEL (702) 804-3000 / FAX (702) 804-3399

DESIGN:
DRAWN:
CHECK:
ISSUE DATE:
ISSUE ENTRY:
PLOT DATE: 06-11-04

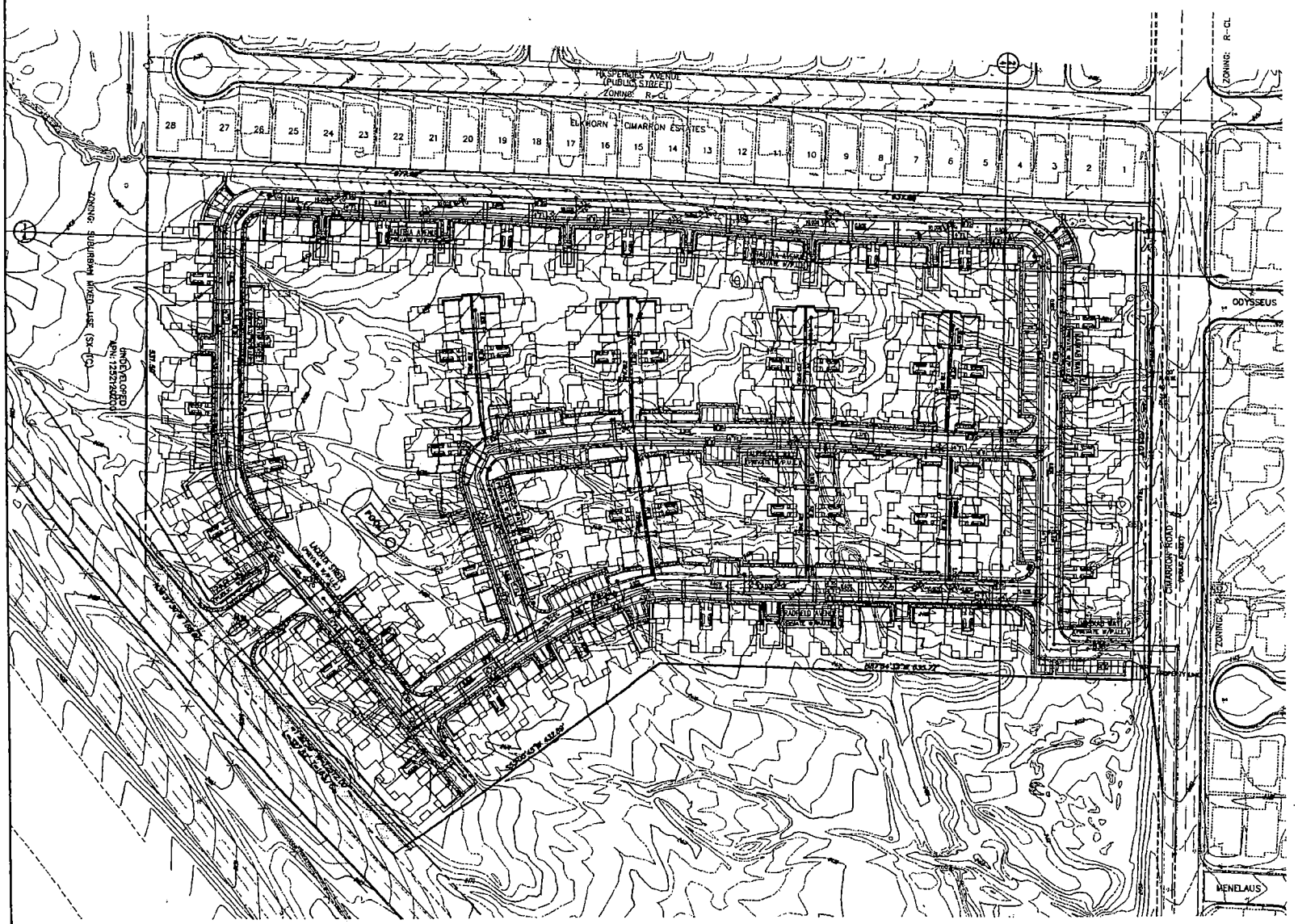
PULTE HOMES, INC.
SKY POINTE CONDOMINIUMS
TENTATIVE MAP

DRAWING
TM-1
1 OF 4 SH

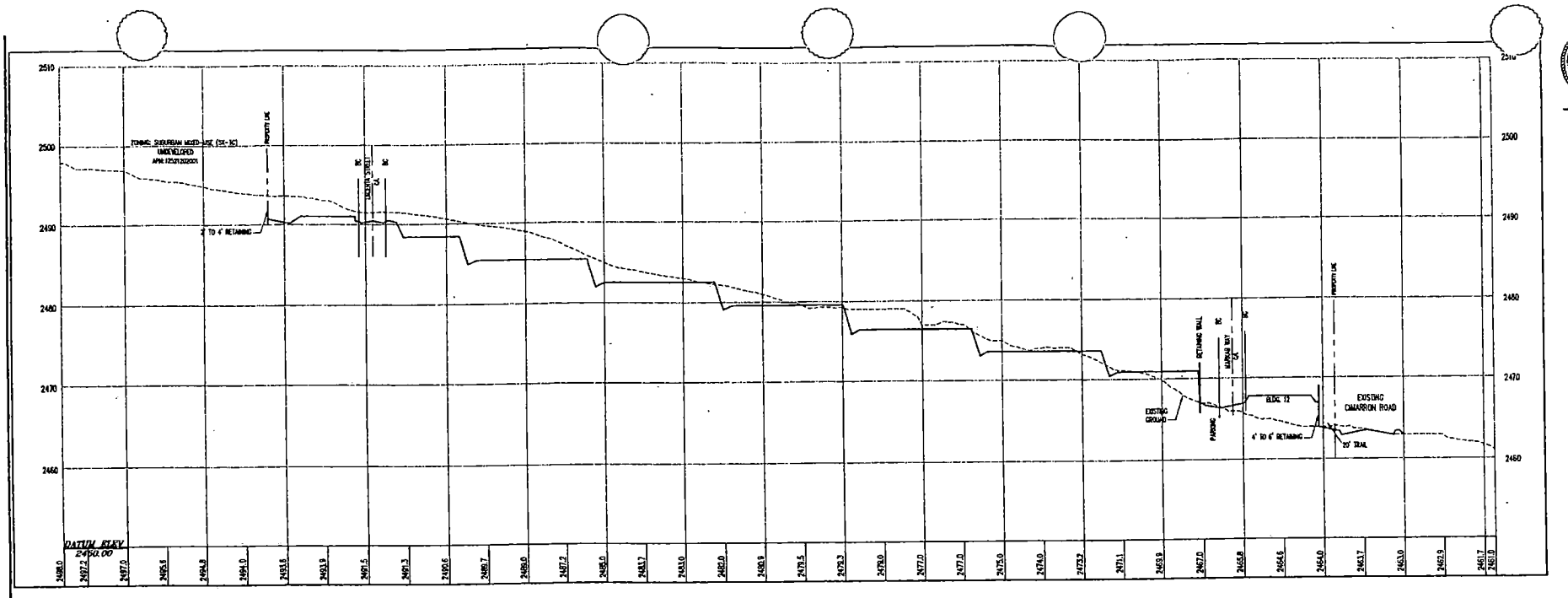
TMP-4513
07-08-04 PC
REVISED 06/11/04



TMP-4513
07-08-04 PC
REVISED 06/11/04

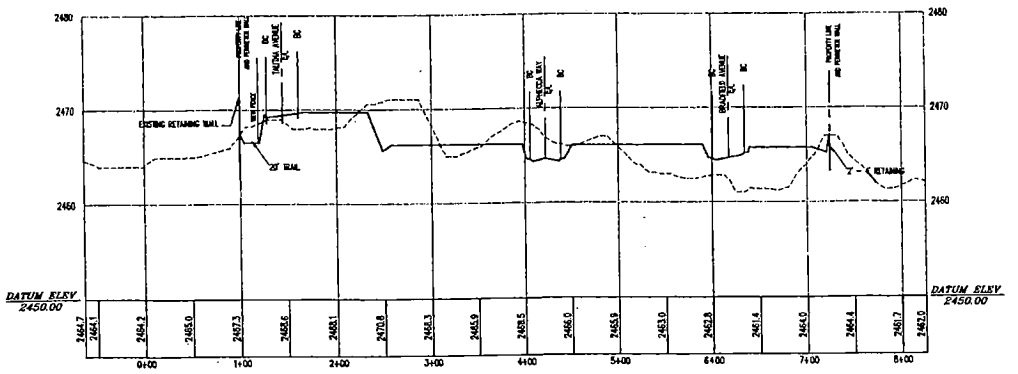


TMP-4513
07-08-04 PC
REVISED 06/11/04



GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft.
08-10-04

1/4 WEST TO EAST CROSS SECTION
1" = 60' HORIZ.
1" = 6' VERT.



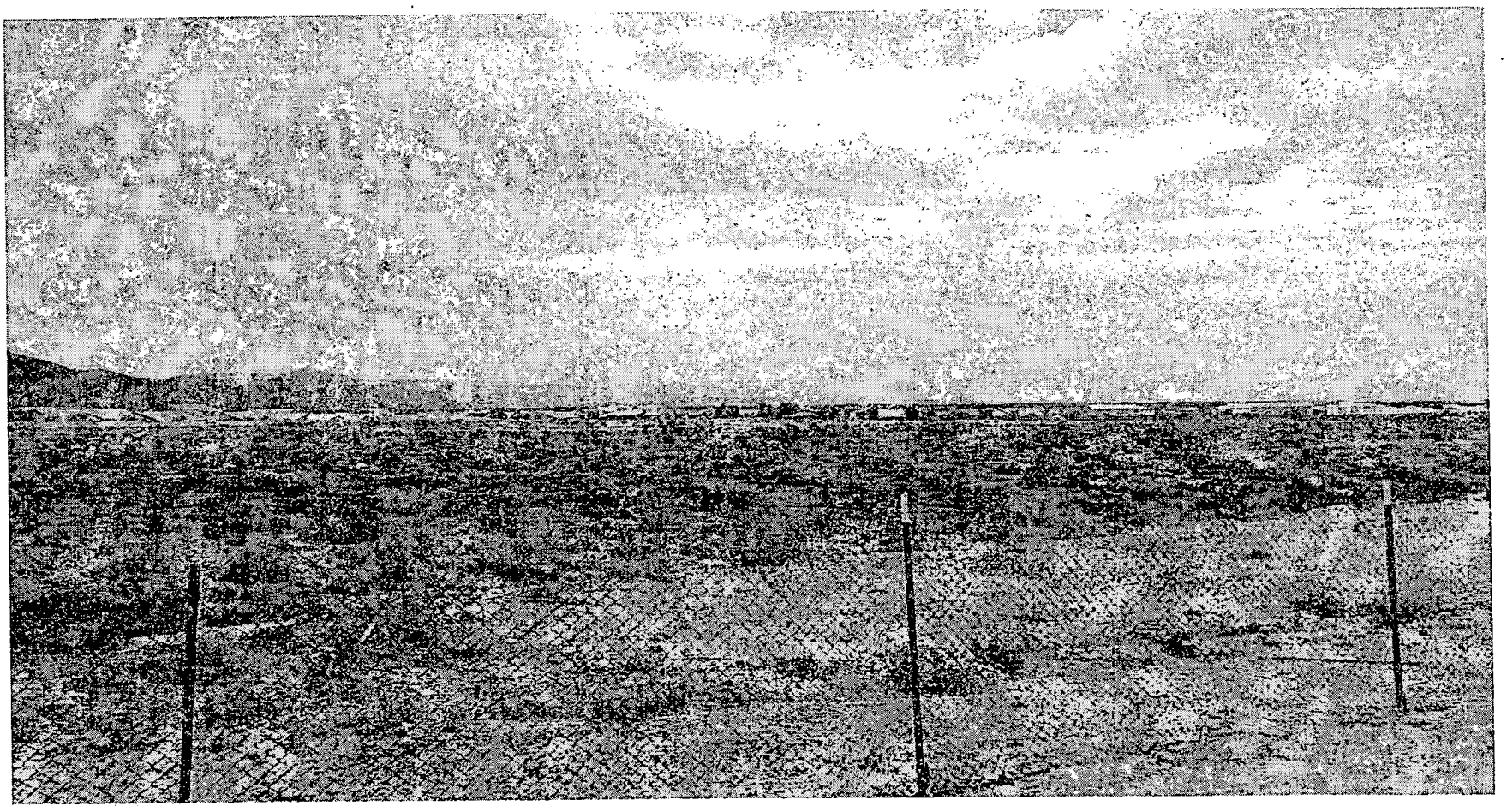
2/4 NORTH TO SOUTH CROSS SECTION
1" = 60' HORIZ.
1" = 6' VERT.

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

PULTE HOMES, INC.
SKY POINTE CONDOMINIUMS
SKYPOINTE CROSS SECTIONS
TM-4

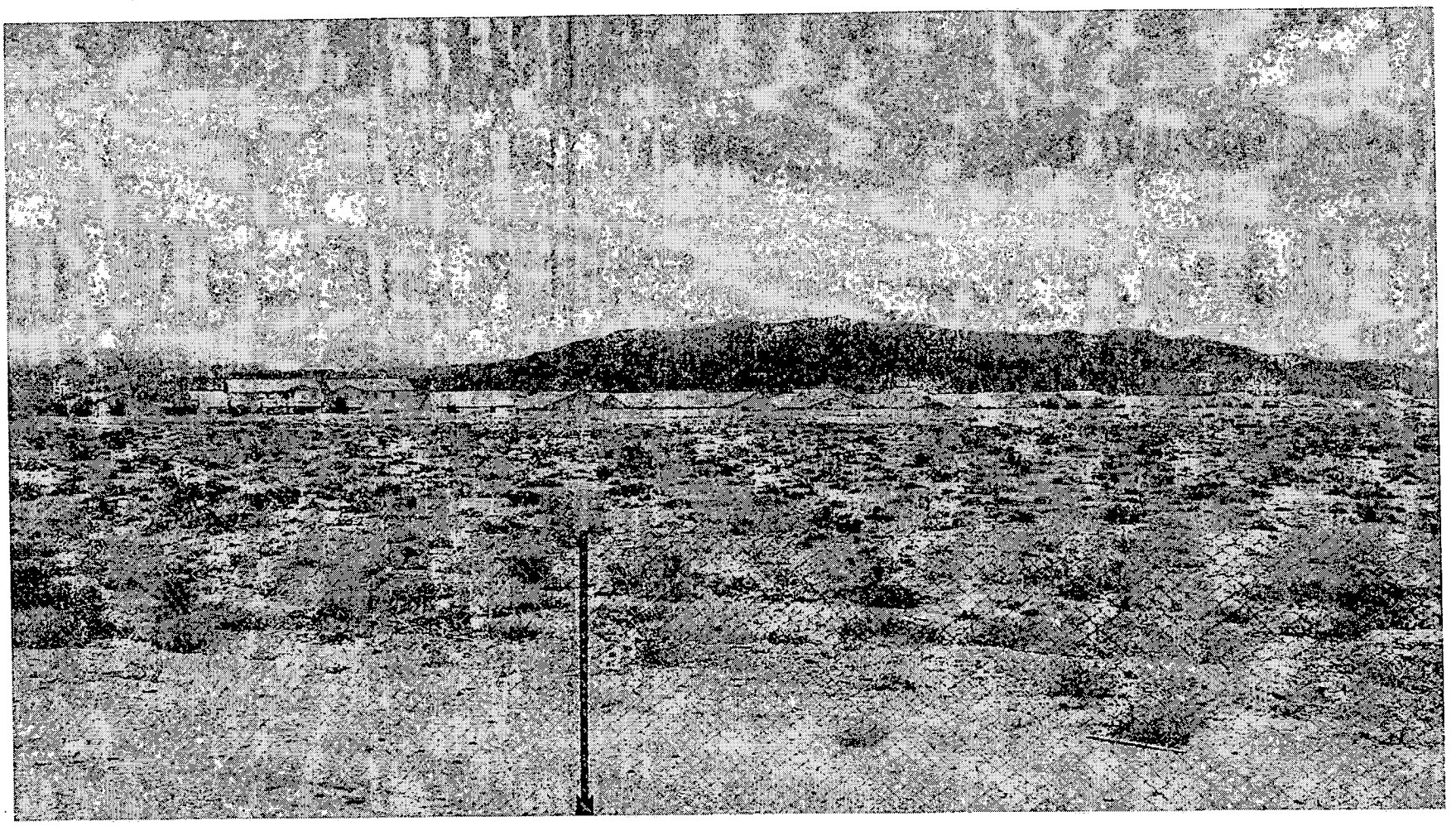
DRAWING
TM-4
4 OF 4 SHTS

TMP-4513
07-08-04 PC
REVISED 06/11/04



TMP-4513 - SKY POINT CONDOMINIUMS - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER
EAST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 1,100 FEET NORTH OF CIMARRON ROAD
JULY 8, 2004 PLANNING COMMISSION

06/17/04



TMP-4513 - SKY POINT CONDOMINIUMS - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER
EAST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 1,100 FEET NORTH OF CIMARRON ROAD
JULY 8, 2004 PLANNING COMMISSION

06/17/04



TMP-4513 - SKY POINT CONDOMINIUMS - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER
EAST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 1,100 FEET NORTH OF CIMARRON ROAD
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4522 - TOWN CENTER R-PD5 55 NO. 3 - APPLICANT/OWNER : PARDEE HOMES OF NEVADA - Request for a Tentative Map FOR AN 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN:125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Consent Item 1 [TMP-4146], Item 2 [TMP-4488], Item 3 [TMP-4513] and Item 4 [TMP-4522] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-4146] as her firm is bidding work for D.R. Horton and on Item 3 [TMP-4513] as her firm is involved in litigations with a sister company of Pulte Homes, and TRUESDELL abstaining on Item 1 [TMP-4146] as an individual in his office is working on projects with D.R. Horton

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO stated this is a Consent item.

(6:10 – 6:12)

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 4 – TMP-4522

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-4227] and the Town Center Plan Development Standards where applicable.

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

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

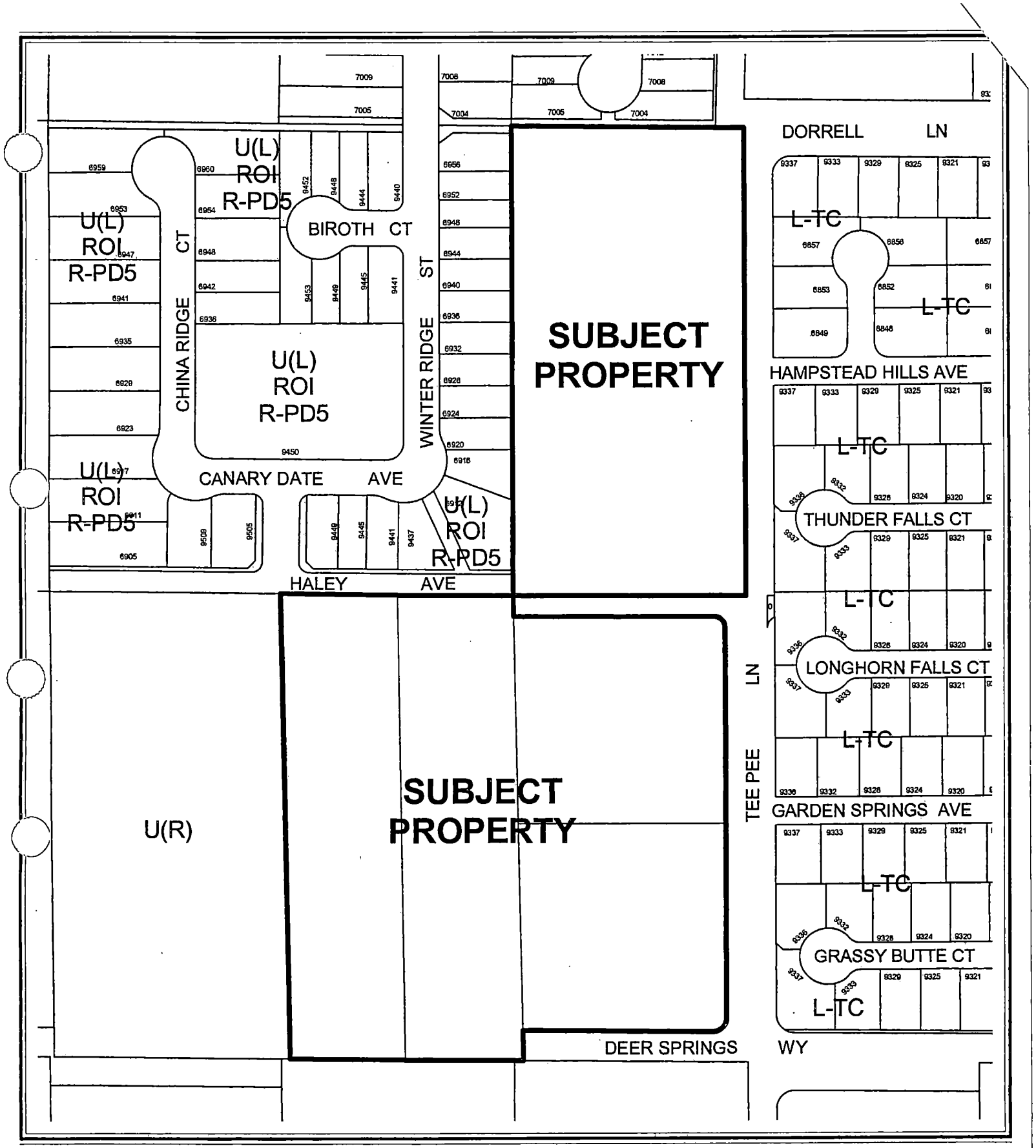
Public Works

5. Petition of Vacation VAC-4221 shall record prior to the recordation of a Final Map for this site.

6. A Master Streetlight Plan for public street lights must be submitted and approved prior to the submittal of any construction drawings for this site.

7. Site development to comply with all applicable conditions of approval for ZON-4226, SDR-4227, the Town Center Master Development agreement and all other subsequent site-related actions.

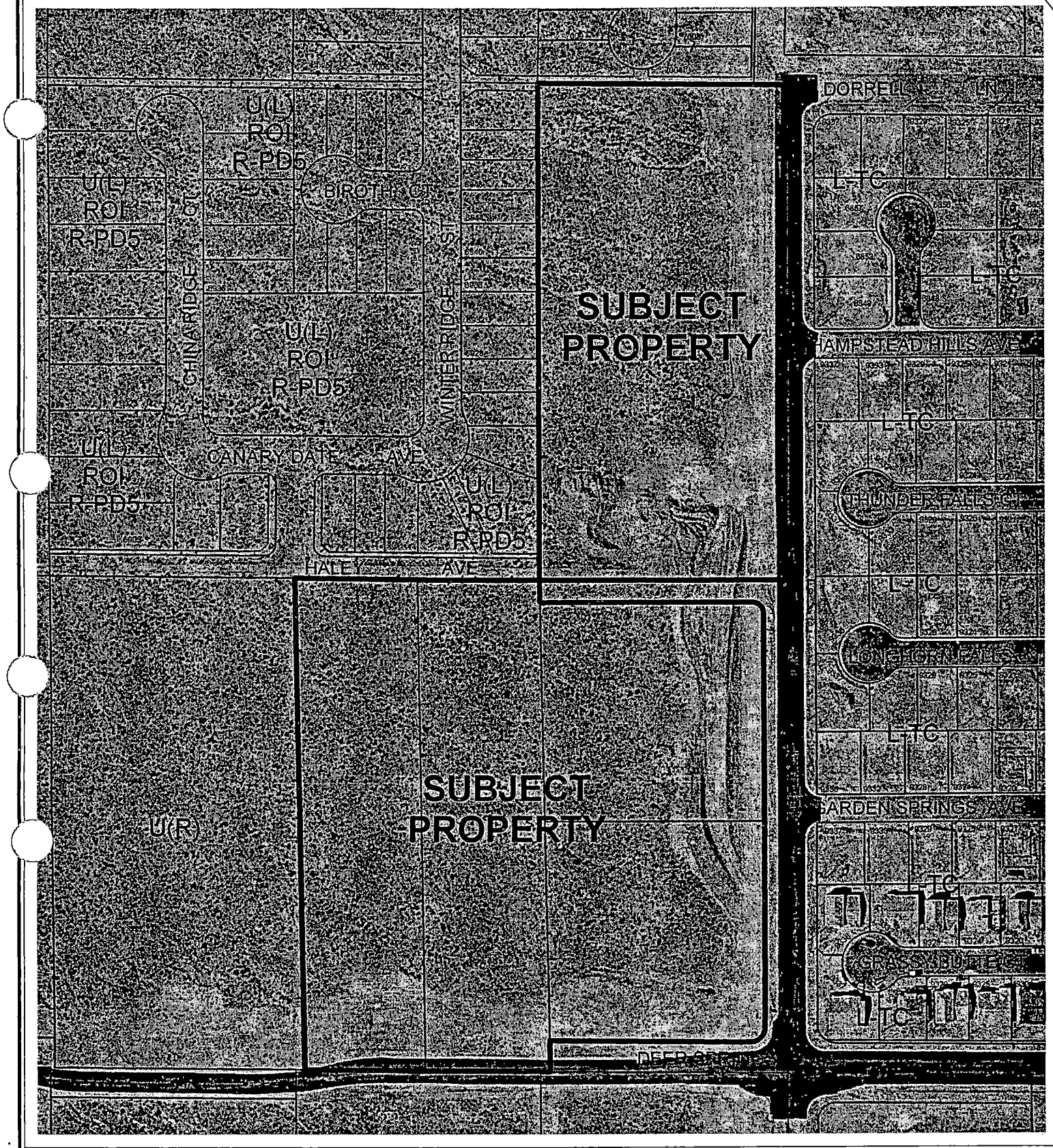
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: **TMP-4522**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



0 100 200 Feet

CASE: **TMP-4522**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4522 - TOWN CENTER R-PD5 55 NUMBER 3 -
APPLICANT/OWNER : PARDEE HOMES OF NEVADA

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-4227] and the Town Center Plan Development Standards where applicable.

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

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

Public Works

5. Petition of Vacation VAC-4221 shall record prior to the recordation of a Final Map for this site.

6. A Master Streetlight Plan for public street lights must be submitted and approved prior to the submittal of any construction drawings for this site.

7. Site development to comply with all applicable conditions of approval for ZON-4226, SDR-4227, the Town Center Master Development agreement and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for an 82-lot single-family subdivision on approximately 15.18 acres located at the northwest corner of Tee Pee Lane and Deer Springs Way.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved a Petition to Annex property (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 619 acres, including a portion of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval on 03/25/99.

02/05/03 The City Council approved a Petition to Annex undeveloped property (A-0038-02) located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02.

06/16/04 The City Council approved requests for a Rezoning (ZON-4226) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), an open space Variance (VAR-4226), a Title 18 Waiver for minimum separation distance between public streets (WVR-4224), a Vacation of Government Patent Easements (VAC-4221), and a Site Development Plan Review (SDR-4227) on the subject site. The Planning Commission and staff recommended approval on 05/13/04.

B) Pre-Application Meeting

05/13/04 At the meeting, the applicant was advised of the submittal requirements for the Tentative Map approval process and some aspects of the site layout were discussed.

GL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	15.18
Net Acres:	9.74

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector map of the General Plan. This designation has a density range of 3.5 to 5.5 units per acre, and is intended for single-family detached homes and related activities. Local supporting uses are also allowed. The approved R-PD5 (Residential Planned Development - 5 Units per Acre) zoning conforms to the L (Low Density Residential) land use designation. The approved site plan (SDR-4227) conforms to the R-PD5 zoning district, and the proposed Tentative Map conforms to this approved site plan.

GL

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

This site is not subject to any special area plans, study areas, or overlay districts, other than meeting certain adjusted Town Center trails standards along Tee Pee Lane along the eat edge of the property, as the Town Center area to the east of Tee Pee Lane imposes these standards on both sides of the street. These adjusted standards are discussed under the "Trails" section below.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

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

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

As currently configured, the site plan is deficient in open space; however, City Council approval of Variance request (VAR-4223) grants relief from that standard. The Tentative Map as submitted complies with the extent of this Variance to Code requirements.

B) General Analysis Discussion

- General information

The subject Tentative Map consists of 82 single-family residential lots on 15.18 gross acres for a density of 5.4 dwelling units per acre. The site is divided into two segments; the area to the north of Haley Avenue, containing 29 lots, will be accessed directly from Tee Pee Lane, an 80-foot Town Center Residential Collector, by three 37-foot wide public streets, pursuant to the street sections negotiated as part of the previous approval of SDR-1104. These interior public streets will use four-foot wide sidewalks, which are conditioned to remain clear of utilities and street furniture. The larger segment to the south of Haley Avenue, containing 53 lots, will be again served by a network of 37-foot wide public streets, accessed by a single entry from Deer Springs Way to the south of the site. Deer Springs Way is designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways.

- Cross Section

The north/south cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The cross sections indicate a maximum retaining wall height of 2.7 feet which is within the acceptable parameters of Title 18.

The east/west cross-section depicts maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, is allowed a maximum 6-foot retaining wall. The cross sections show a maximum retaining wall height of 2.2 feet which is within the acceptable parameters of Title 18.

- Trails

There is a Town Center Collector Trail required along Tee Pee Lane to the east of the site, pursuant to the street cross-sections in the Town Center Development Standards Manual. Although the site plan (5' amenity zone, 5' sidewalk, 5' amenity zone) does

not meet the trail standard for a Town Center Collector Trail (7.5' amenity zone, 7' sidewalk), it was agreed pursuant to SDR-1104 that a number of street segments within and adjacent to the Town Center area that formed part of the Pardee Town Center assemblage would be developed at slightly different standards to ensure a consistent look throughout the area. The Tentative Map as proposed meets these adjusted standards.

- Special Conditions of Approval (from Zoning or SDPR)

  These are the modified conditions of approval, per City Council on 06/16/04, from SDR-4227, with the amended portions of the conditions in italics:

  1. A Rezoning [ZON-4226] to an R-PD5 (Residential Planned Development – 5 Units per Acre) Zoning District, a Variance of open space standards (VAR-4223), a Title 18 Waiver to reduce the minimum separation distance between intersections (WVR-4224) and a Vacation of government patent easements (VAC-4221) approved by the City Council.

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

  3. All development shall be in conformance with the *revised* site plan and building elevations dated *05/17/04*, except as amended by conditions herein.

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

  5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, *18* feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.

  6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Deer Springs Way, and a maximum of 30 feet on-center along Tee Pee Lane.

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

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

GL

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

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

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

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

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

14. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/04, except as amended by conditions herein.

Public Works

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

16. Construct appropriate street improvements adjacent to this site concurrent with development of this site. Four-foot sidewalks will be allowed on the interior streets provided that all street furnishings and appurtenances are placed outside the sidewalk area. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Provide pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way.

18. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

19. Landscape and maintain all unimproved right-of-way on adjacent to this site concurrent with development of this site.

GL

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4226 and all other subsequent site-related actions.

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

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

The Tentative Map will implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP.4522 APN: 125-19-601-004, -009 thru -012

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Same as Above

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif D. Andrews

Print Name: Klif D. Andrews

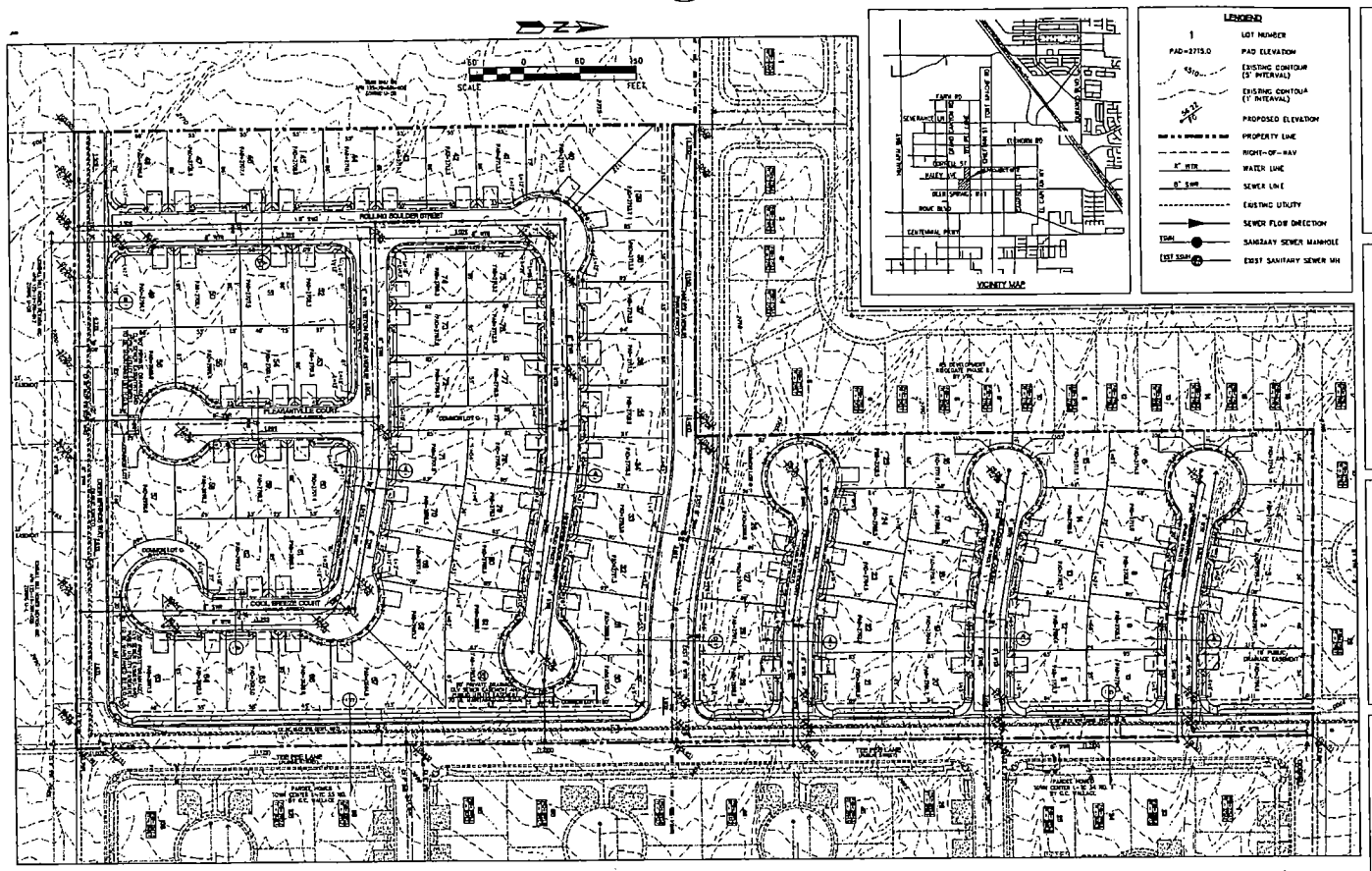
Subscribed and sworn before me

This 24th day of May, 2004

A Probasco

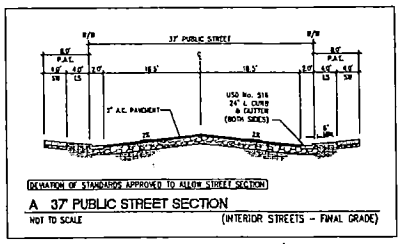
Notary Public in and for said County and State

A. PROBASCO
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-01-2007
Certificate No:99-57956-1



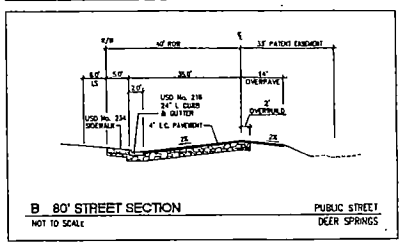
LEGEND

1	LOT NUMBER
PAD=2715.0	PAD ELEVATION
2710	EXISTING CONTOUR (5' INTERVAL)
2712	EXISTING CONTOUR (1' INTERVAL)
2712.22 / 2712.70	PROPOSED ELEVATION
	PROPERTY LINE
	RIGHT-OF-WAY
8" WTR	WATER LINE
8" SWR	SEWER LINE
	EXISTING UTILITY
	SEWER FLOW DIRECTION
SSMH	SANITARY SEWER MANHOLE
EXIST SSMH	EXIST SANITARY SEWER MH

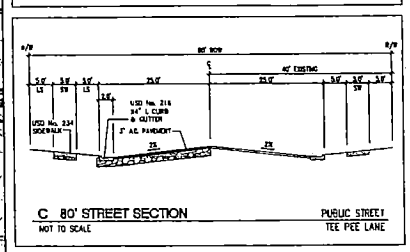


DEVIATION OF STANDARDS APPROVED TO ALLOW STREET SECTION

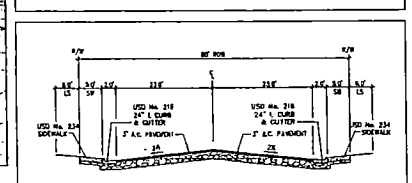
A 37' PUBLIC STREET SECTION (INTERIOR STREETS - FINAL GRADE)
NOT TO SCALE



B 80' STREET SECTION — PUBLIC STREET: DEER SPRINGS
NOT TO SCALE



C 80' STREET SECTION — PUBLIC STREET: TEE PEE LANE
NOT TO SCALE



D 60' STREET SECTION — PUBLIC STREET: HALEY AVENUE
NOT TO SCALE

LAND USE

EXISTING ZONING	U-I (UNDEVELOPED LOW DENSITY)
PROPOSED ZONING	R-PD5 (LOW RESIDENTIAL)
GROSS ACREAGE	15.18 AC.
NUMBERED LOTS	82
DENSITY	5.4 DU/AC
MIN. LOT SIZE	55' x 85'
PROVIDED OPEN SPACE	0.33 AC (14,374 SQ FT)
REQUIRED OPEN SPACE	1.35 AC (58,806 SQ FT)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

82 UNITS X 250 GPD/UNITS = 20,500 GPD
TOTAL AVERAGE CONTRIBUTION = 20,500 GPD = 0.02050 MGD
TOTAL PEAK FLOW = 0.02050 MGD X 2.5 (PEAK FACTOR) = 0.05125 MGD

SETBACKS

REAR YARD SETBACK (R-PD5)	10' MIN
CORNER LOT SIDE YARD	10' MIN
SIDE YARD	5' MIN
FRONT YARD	16' MIN TO GARAGE FACE FROM BACK OF SIDEWALK; 10' MIN TO FRONT OF HOUSE

DESIGN CRITERIA

1. 37' R/W FOR LOCAL STREETS AND CUL-DE-SACS
2. SEWER MANHOLE SEPARATION TO BE 450' MAX.
3. ALL BCR RADII ARE 20 FEET UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. LOCAL STREETS ARE TO BE PUBLIC WITHIN SUBDIVISION.

FLOOR AREA RATIO

PLAN 1 - 0.31:1	PLAN 3 - 0.62:1
PLAN 2 - 0.34:1	PLAN 4 - 0.64:1

NOTES:

THERE ARE EXISTING PATENT EASEMENTS ON THESE PROPERTIES. THESE EASEMENTS ARE DEED VACATED AND ABANDONED WHERE APPLICABLE. SEE THE APPLICATION THAT IS BEING SUBMITTED WITH THIS APPLICATION.

EASEMENTS REQUIRED FOR DRY UTILITIES, SEWER, STORM DRAIN, AND WATER SHALL BE GRANTED ON THE FINAL MAP OR BY DOCUMENT WHERE REQUIRED.

LANDSCAPING WITHIN LANDSCAPE EASEMENTS DEDICATED TO H.O.A. SHALL BE MAINTAINED BY H.O.A.

PROTECTIVE C.C. & R'S SHALL BE ESTABLISHED BY THE DEVELOPER ON THIS DEVELOPMENT.

WATER SERVICE WILL CONNECT TO AN EXISTING 36" WATER MAIN IN TEE PEE LANE.

TRAFFIC ACCESS WILL BE PROVIDED FROM TEE PEE LANE VIA DEER SPRINGS WAY

UTILITIES SHOWN (STORM DRAIN, WATER, SEWER, ETC.) ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON TECHNICAL STUDIES.

SLOPES OF SEWER, WATER, AND STORM DRAIN WILL APPROXIMATELY MATCH THE SLOPE OF THE STREET.

GRADES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN.

ENGINEER

SLATER HANIFAN GROUP, INC
5748 S. ARVILLE STREET SUITE 216
LAS VEGAS, NEVADA 89118
PHONE : (702) 284-5300

UTILITY SERVICE BY

LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION DISTRICT
SILVER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE-NEVADA
SOUTHWEST GAS CORPORATION

OWNER

PARDEE HOMES OF NEVADA
650 WHITE DRIVE SUITE 100
LAS VEGAS, NV 89119
PHONE : (213) 475-3529

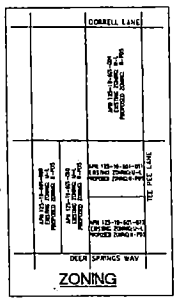
LEGAL DESCRIPTION

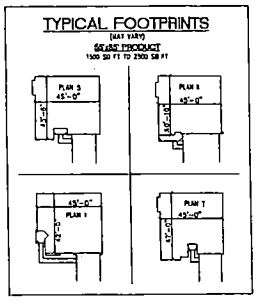
THOSE PORTIONS OF SECTION 18, TOWNSHIP 18, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18.

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18.

CONTAINS 15.18 ACRES MORE OR LESS.











NO.	DESCRIPTION	DATE	BY	APP.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

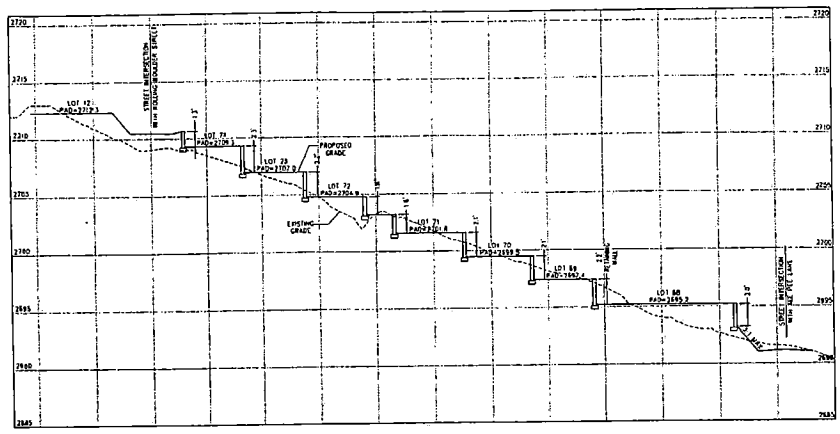
PARDEE HOMES OF NEVADA
TOWN CENTER R-PD5 55 NO. 3
TENTATIVE MAP

DATE: 4/20/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-004

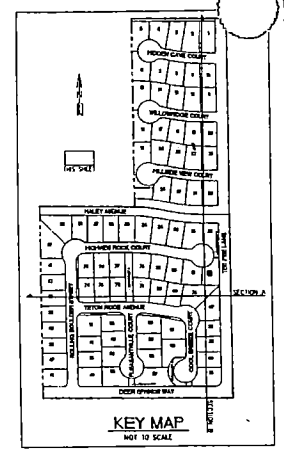
PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEAGHAM
No. 13292

C-1
SHEET 1 OF 2

TMP-4522
07-08-04 PC



SECTION A
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



-50 0 50 100
SCALE FEET

NOTE: WALL HEIGHT DIMENSIONS AND ELEVATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DEPENDING ON LOCATION OF FINAL GRADING.
RETAINING WALL HEIGHTS MAY VARY FROM 1' TO 3'

SECTION B
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE (USA)

CALL BEFORE YOU DIG FOR OVERHEAD 1-702-227-2929

Call before you UnderGround 1-702-455-7511 1-702-229-6611

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-2500 FAX (702) 384-3399

NO.	DESCRIPTION	DATE	BY	APP.

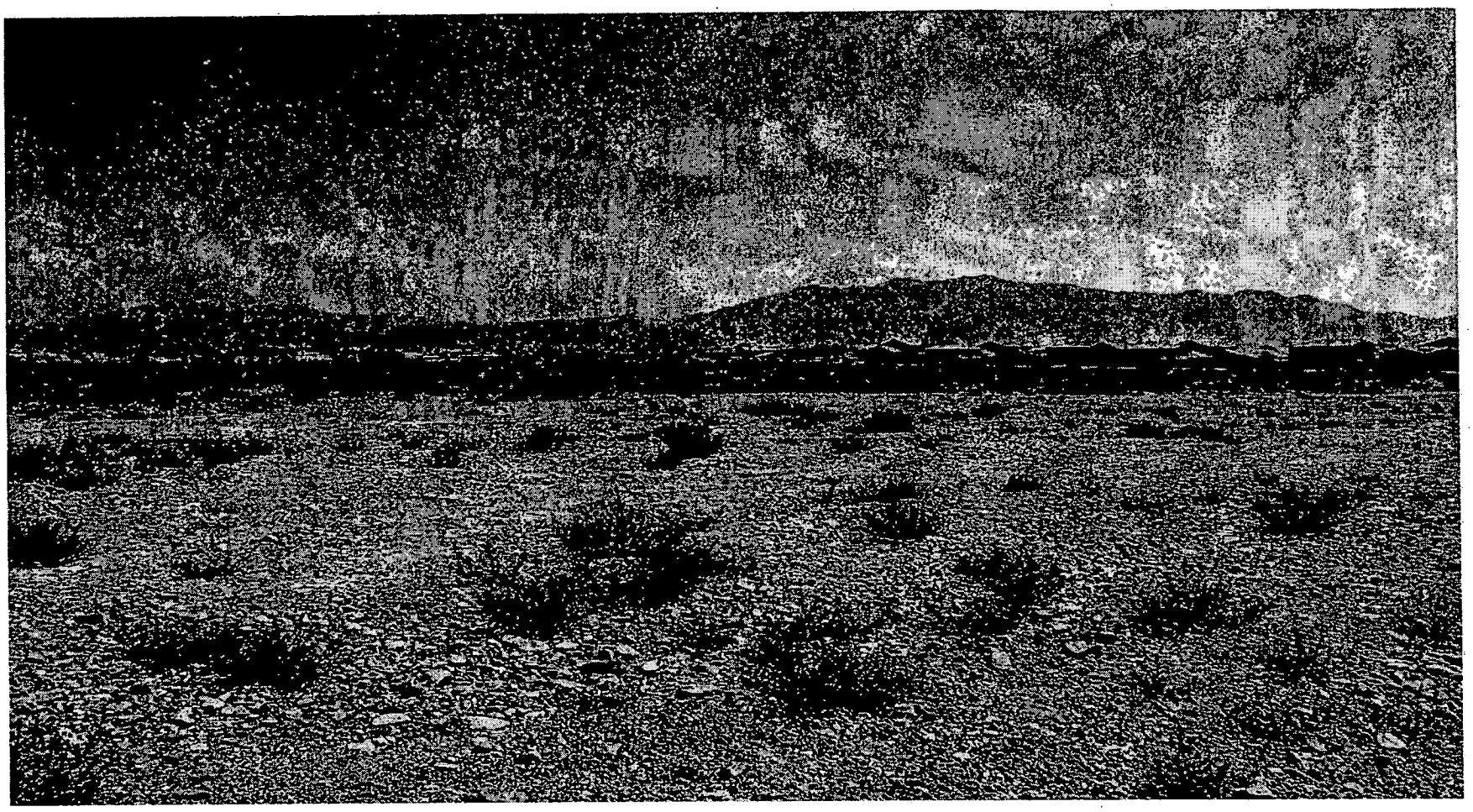
PARDEE HOMES OF NEVADA
TOWN CENTER R-PD5 55 NO. 3
TENTATIVE MAP

DATE: 4/20/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-00

TODD J. STEADHAM
PROFESSIONAL ENGINEER - STATE OF NEVADA

C-2
SHEET 2 OF 2

TMP-4522
07-08-04 PC



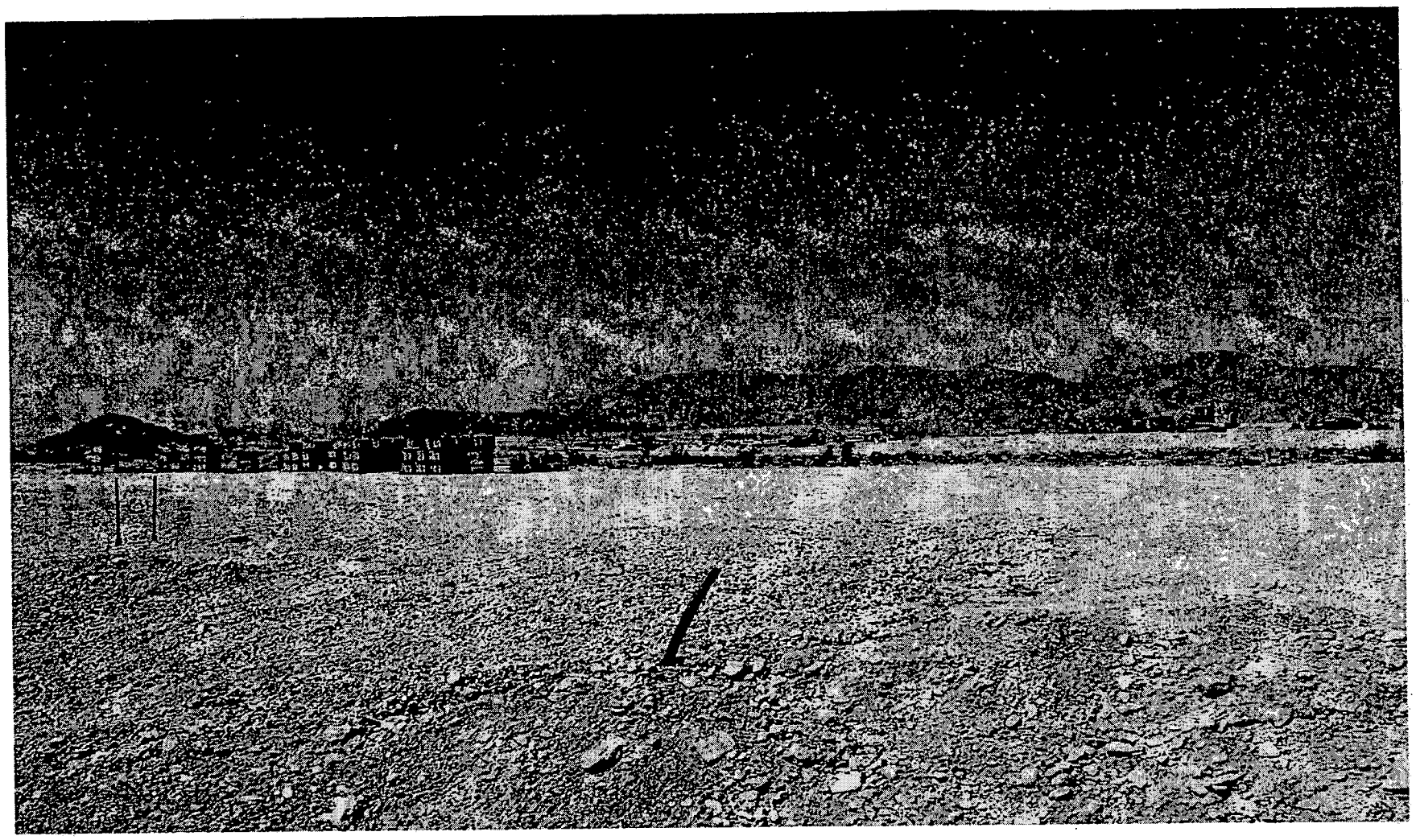
TMP-4522 - TOWN CENTER R-PD5 55 NO. 3 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
JULY 8, 2004 PLANNING COMMISSION

06/17/04



TMP-4522 - TOWN CENTER R-PD5 55 NO. 3 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
JULY 8, 2004 PLANNING COMMISSION

06/17/04



TMP-4522 - TOWN CENTER R-PD5 55 NO. 3 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
NORTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4519 - APPLICANT: THOMAS AND MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - OWNER: CROSSROADS AT SUNSET, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers of perimeter, parking lot, and foundation buffer landscaping standards, location of the parking lot, and for the use of reflective glass FOR A PROPOSED SINGLE-STORY, 44,924 SQUARE-FOOT OFFICE BUILDING on 3.97 acres adjacent to the southeast corner of Peak Drive and Fire Mesa Street (APN: 138-15-310-026), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 8/04/2004

NOTE: Commissioner Truesdell disclosed that his company manages the common areas of the Tech Park but has no financial interest in the park. He will vote on this item.

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated this proposed application would be located within the Tech Park. The applicant is not varying from the landscaping standards in the CC&R's for the Tech Park.

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 5 – SDR-4519

MINUTES – Continued:

YIHONG LIU, Howard F. Thompson Associates, 400 N. Stephanie, Ste. 245, Henderson, NV 89014, stated a design review was completed and the applicant agreed to the standards. There is a Waiver for landscaping, as staff accepted the waiver since the applicant addressed the deficiencies by providing 17 additional trees in the perimeter buffer areas.

MARGO WHEELER, Planning and Development Department, indicated to VICE CHAIRMAN NIGRO if this item was approved, it would be Final Action. However, ROBERT GENZER, Planning and Development Department, clarified for MS. WHEELER and VICE CHAIRMAN NIGRO that items within the Tech Park must go before the City Council as well.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:14 – 6:16)

1-328

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped July 8, 2004, except as amended by conditions herein.

3. Waivers from the parking lot location requirements, perimeter buffer requirements, parking lot landscaping requirements, and foundation buffer landscaping standards are hereby approved, based on the alternate provisions shown on the submitted site plans and landscape plans. In addition, the waiver for the use of reflective glazing is hereby approved.

4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

CONDITIONS – Continued:

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

7. 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.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

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

Public Works

13. Construct all incomplete half-street improvements on Peak Drive and Fire Mesa Street adjacent to this site concurrent with development of this site.

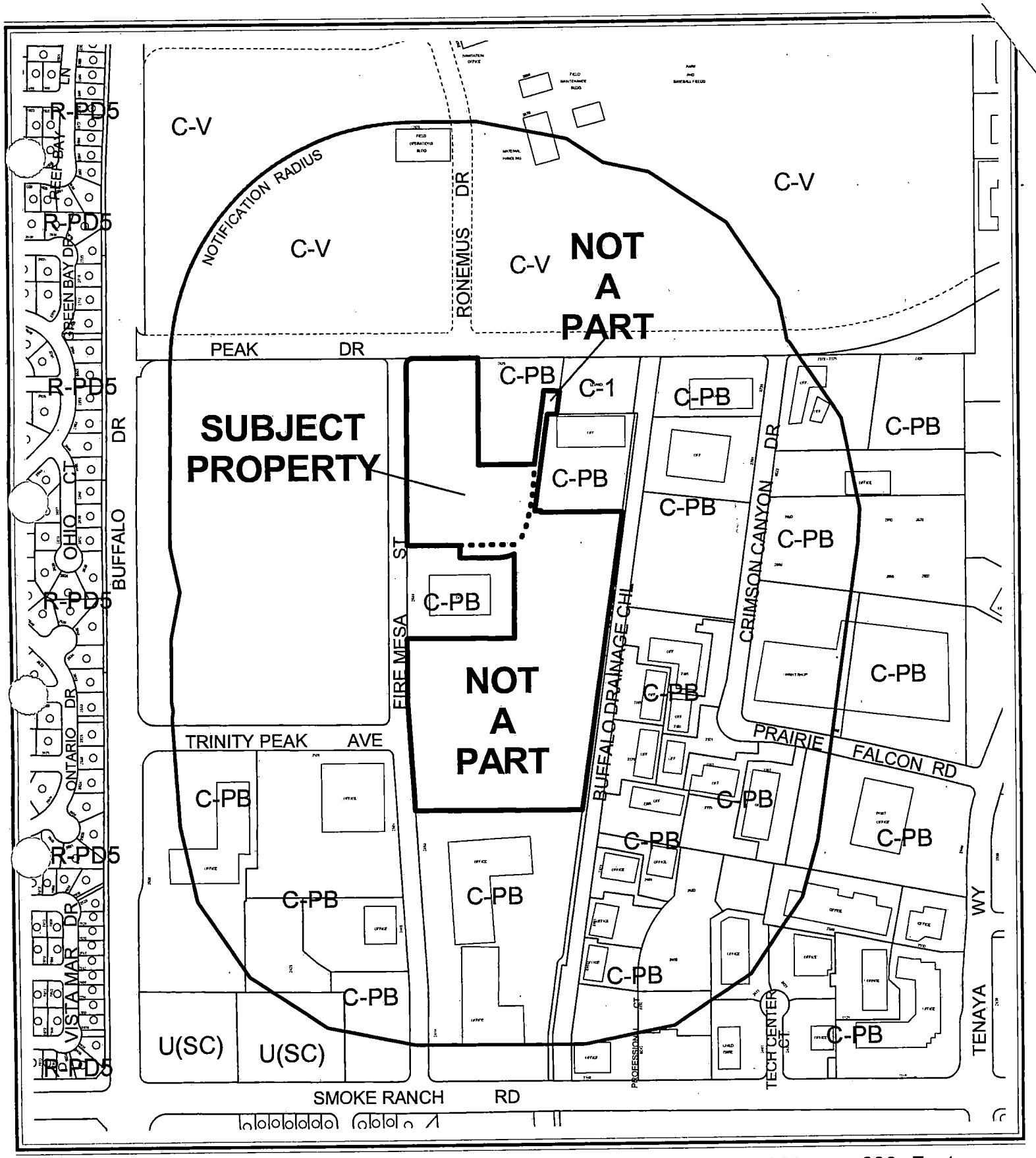
14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

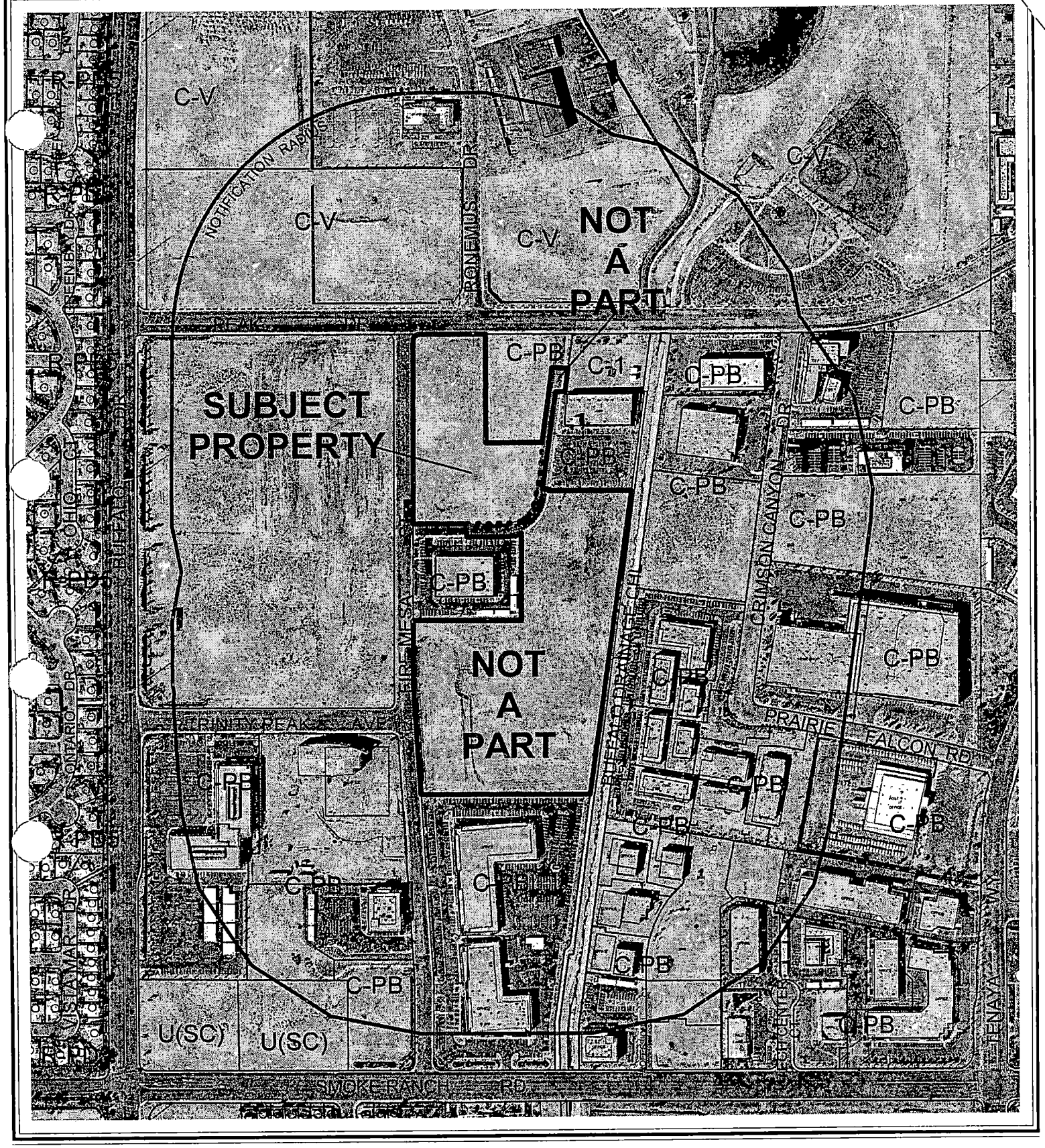
CONDITIONS – Continued:

15. 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, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

16. An update to the 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.


C-V
C-V
C-V
C-V
NOTIFICATION RADIUS
RONEMUS DR
PEAK DR
NOT A PART
SUBJECT PROPERTY
C-PB
C-1
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
C-PB
U(SC)
U(SC)
NOT A PART
R-PD5
R-PD5
R-PD5



0 300 600 Feet

CASE: **SDR-4519**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4519 - APPLICANT: THOMAS AND MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - OWNER: CROSSROADS AT SUNSET, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped July 8, 2004, except as amended by conditions herein.

3. Waivers from the parking lot location requirements, perimeter buffer requirements, parking lot landscaping requirements, and foundation buffer landscaping standards are hereby approved, based on the alternate provisions shown on the submitted site plans and landscape plans. In addition, the waiver for the use of reflective glazing is hereby approved.

4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

7. 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.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

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

Public Works

13. Construct all incomplete half-street improvements on Peak Drive and Fire Mesa Street adjacent to this site concurrent with development of this site.

14. 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.

15. 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, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

16. An update to the 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and waivers of the perimeter, parking lot, and foundation buffer landscaping standards, location of the parking lot and for the use of reflective glass for a proposed single-story 44,924 square foot office building on 3.97 acres adjacent to the southeast corner of Peak Drive and Fire Mesa Street.

B) Applicant's Justification

The applicant states that the development will be consistent with the design of surrounding projects.

BACKGROUND INFORMATION

A) Previous Actions

02/22/99 The City Council approved a General Plan Amendment (GPA-0047-98) from SC (Service Commercial) to LI/R (Light Industry/Research) and a Rezoning (Z-0087-98) from C-1 (Limited Commercial) to C-PB (Planned Business Park) for this site as part of a larger request for the entire Las Vegas Technology Center expansion area. The Planning Commission recommended approval on 01/28/99.

11/17/99 The City Council approved a Development Standard Review and Master Plan Review [Z-0087-98(1) and Z-0066-87(4)] for the Las Vegas Technology Center Phase II. The Planning Commission recommended approval on 10/14/99.

05/02/01 The City Council approved a Site Development Plan Review [Z-0087-98(2)] for a proposed 90,290 office building on a parcel A of the Las Vegas Technology Park II. The Planning Commission and staff recommended approval on 03/22/01.

07/18/01 The City Council approved a Site Development Plan Review [Z-0087-98(3)] for a proposed 101,902 square foot office building on a parcel D of the Las Vegas Technology Park II. The Planning Commission and staff recommended approval on 06/14/01.

01/16/02 The City Council approved a Site Development Plan Review [Z-0087-98(4)] for a proposed 23,245 square foot office building on a portion of parcel B of the Las Vegas

Technology Park II. The Planning Commission recommended and staff approval on 12/06/01.

FF

05/23/02 The Planning Commission approved a Site Development Plan Review [Z-0087-98(5)] for an office building on 1.98 acres adjacent to the west side of the Buffalo Drainage Channel, approximately 180 feet south of Peak Drive.

04/16/03 The City Council approved a Site Development Plan Review (SDR-1778) for an office building on 2.2 acres adjacent to the east side of Fire Mesa Street, approximately 660 feet south of Peak Drive. The Planning Commission recommended approval of the request on 03/13/2003.

04/27/04 The Architectural Review Committee for the Las Vegas Technology Center approved the project, subject to conditions.

B) Pre-Application Meeting

05/03/04 At the pre-application conference, all landscaping and design waivers were identified, and it was noted that the driveways and off-site improvements would need to conform to Code requirements.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.97

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Government Use
South:	Undeveloped, Office Use
East:	Undeveloped, Office Use
West:	Undeveloped

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	PF (Public Facility)
South:	LI/R (Light Industry/Research)
East:	LI/R (Light Industry/Research)
West:	LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property:	C-PB (Planned Business Park)
North:	C-V (Civic)
South:	C-PB (Planned Business Park)
East:	C-PB (Planned Business Park)
West:	C-PB (Planned Business Park)

E) General Plan Compliance

The site is designated as LI/R (Light Industry/Research) in the Southwest Sector Plan of the General Plan. This category allows areas for clean, low-intensity (non-polluting and non-nuisance) industrial areas, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. The one-story office use is in conformance with this designation.

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

Special Overlay District
This project lies within the Las Vegas Technology Center. The subject property, as part of a larger request was added to the Las Vegas Technology Center in 1999.

PROJECT DESCRIPTION

The project entails the development of a single-story office building with a total of 44,924 square feet of area, with a total of 215 parking spaces in a surface parking lot. The structure is designed to house multiple tenants, and will be subdivided accordingly. The building will be constructed with painted tilt-up concrete panels, which will feature score lines and inset windows and entrances in order to give variety and scale to the façade. The windows and doors will utilize reflective green glass, with aluminum frames painted a complementary color. Landscape buffers will be provided at the perimeter of the property, and landscape beds will be provided along the west and south facades of the building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	229 Feet	Y
Min. Setbacks			
• Front (Peak)	20 Feet	133 Feet	Y
• Corner (Fire Mesa)	20 Feet	72 Feet	Y
• Side	10 Feet	82 Feet	Y
• Rear	15 Feet	80 Feet	Y
Max. Lot Coverage	50 %	26%	Y
Max. Building Height	None	24 Feet	Y
Trash Enclosure	Walled & roofed	Not indicated	Not indicated
Mech. Equipment	Screened	Screened	Y

The proposed structure will comply with all development standards of the C-PB (Planned Business Park) district. A trash enclosure is shown on the site plan; no information is given as to whether or not the facility will have a roof in accordance with the Commercial Development Standards listed in Title 19.08.

A2) Residential Adjacency Standards

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

a) Proximity slope. The site is located approximately 950 feet from the nearest single-family property, and will conform to the proximity slope requirements.
b) Building setback. The proposed structure will comply with the minimum building setback requirement.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office	44,924 SF	1/300 GFA	145	5	208	7

The development will provide parking spaces in excess of Code requirements.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Tree/6 Spaces	36 Trees	27 Trees
Buffer: • Min. Trees	1 Tree/30 Linear Feet	56 Trees	73 Trees
• Min. Zone Width (Front)	15 Feet		20 Feet
• Min. Zone Width (Side)	8 Feet		10 Feet

Based on the submitted information, additional trees will be required in the parking lot area in order to conform to Code requirements. The amount of trees to be provided in the perimeter buffer areas exceeds minimum requirements. The perimeter buffer areas generally exceed the minimum depth requirements; typically, a 15-foot buffer would be required along Peak Drive, but as the street is not public, a 10-foot buffer is sufficient.

A5) Sign Standards

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

Monument Signs: Fire Mesa Street

Standards	Allowed	Provided
Maximum Number	1/Street frontage 2 total	1/Fire Mesa Street 1 total
Maximum Area	75 SF/sign	Not indicated
Maximum Height	8 Feet	Not indicated
Minimum Setback	5 Feet	5 Feet
Illumination	Direct/Internal	Not indicated

Wall Signs:

Standards	Allowed	Provided
Maximum Number	1/Tenant	Not indicated
Maximum Area	10%/elevation	Not indicated
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External	Not indicated

The proposed monument sign will comply with the location requirements stipulated by Title 19.14. No information has been provided relative to the proposed wall signage. All signage requires approval of the Las Vegas Technology Center Architectural Review Committee, and must conform to the requirements of Title 19.14 and the Technology Center standards.

B) General Analysis and Discussion

- Zoning

The proposed office use is allowed within the C-PB (Planned Business Park) zoning district regulations.

- Site Plan

The proposed structure will conform with all setback, height, and lot coverage requirements of the C-PB (Planned Business Park) zoning district. In addition, the development will conform with the parking requirements listed in Title 19.10. Driveways will be installed on Peak Drive and Fire Mesa Street, as well as the private street on the east side of the parcel, providing adequate access to the property.

- Waivers

The applicant has requested waivers from the Commercial Development Standards for the parking lot placement, parking lot landscaping, perimeter landscape buffers, foundation landscaping, and the use of reflective glass. The Development Standards require buildings to be placed at the front yard setback, with parking located to the side or the rear; the site plan shows the building at the center of the site, surrounded by parking. Based on the location of the project within the Technology Park, the waiver is warranted.

In regards to the parking lot landscaping, the landscape plan does not conform to the requirement of one tree for every six parking spaces, and omits several landscape islands. The applicant has balanced this deficiency by providing 17 additional trees in the perimeter buffer area. The perimeter buffer abutting the street on the south side of the property is only 10 feet in depth where 15 feet would usually be required; as the abutting street is not a public street and only carries internal traffic, the reduced buffer depth is warranted. A six-foot foundation landscape bed is required around the perimeter of the building; while the project is mostly in conformance with this requirement, no foundation planting is provided along the back façade of the building where roll-up doors may be utilized for access to the parking. Finally, the applicant has requested approval of the use of reflective glass, which is not permitted by the Commercial Development Standards. However, reflective glass has been used in other projects in the Technology Park, and the Architectural Review Committee has approved its use in this project.

- Landscape Plan

As previously noted, several waivers are required for the perimeter buffers, parking lot landscaping, and perimeter buffers. The applicant has addressed these deficiencies by providing additional shade trees in the perimeter buffer areas, which assists in shading the parking area and buffering the parking lot from view of adjacent rights-of-way.

- Elevation

Although the building will be constructed with tilt-up concrete panels, the architect has exercised care in the detailing of the façade in order to give scale and character to the building. The panels will be painted, and will have horizontal and vertical scoring lines that align with the façade openings and fenestration. Recessed openings will be provided at the entrances to the individual tenant spaces, and will utilize trellis features to shade the glazed areas. Decorative lighting fixtures will be used along all sides of the building, which will further give variety to the appearance of the structure.

- Floor Plan

As the building will be subdivided for individual tenants, the floor plan shows generic tenant spaces that can be subdivided in a number of ways. Openings are provided along the exterior to provide adequate ingress and egress from the building. Restroom spaces will be provided for the tenant spaces upon completion of the leasing plan.

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 office use is permitted in the Technology Center and is consistent 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 development is consistent with the General Plan, and is generally consistent with Title 19. Waivers have been requested from landscaping and development standards; the requested waivers will not pose impacts to adjacent properties, and are consistent with the existing development pattern within the Technology Park.

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

   The development will have driveway access to both Peak Drive and Fire Mesa Street, as well as the private street on the east side of the property. The amount of traffic generated by the facility will not impact adjacent roadways.

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

   The proposed landscape and building materials are generally appropriate for the area and for the City. While the Commercial Development Standards prohibit the use of reflective glazing, it has been used elsewhere in the Technology Center, and will have minimal impact on surrounding properties.

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;"**

   While the building is constructed of inexpensive tilt-up concrete panels, significant effort has been made to give the façade an additional level of detail and to minimize the utilitarian nature of the building materials. Scoring lines, recessed openings, and decorative fixtures assist in giving scale and variety to the elevations.

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

   The site will be subject to ongoing inspection and will therefore not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED 36

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4519 APN: 138-15-310-026

Name of Property Owner: Corssroads at Sunset, LLC

Name of Applicant: Thomas & Mack Development Group, LLC

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Thomas A. Thomas

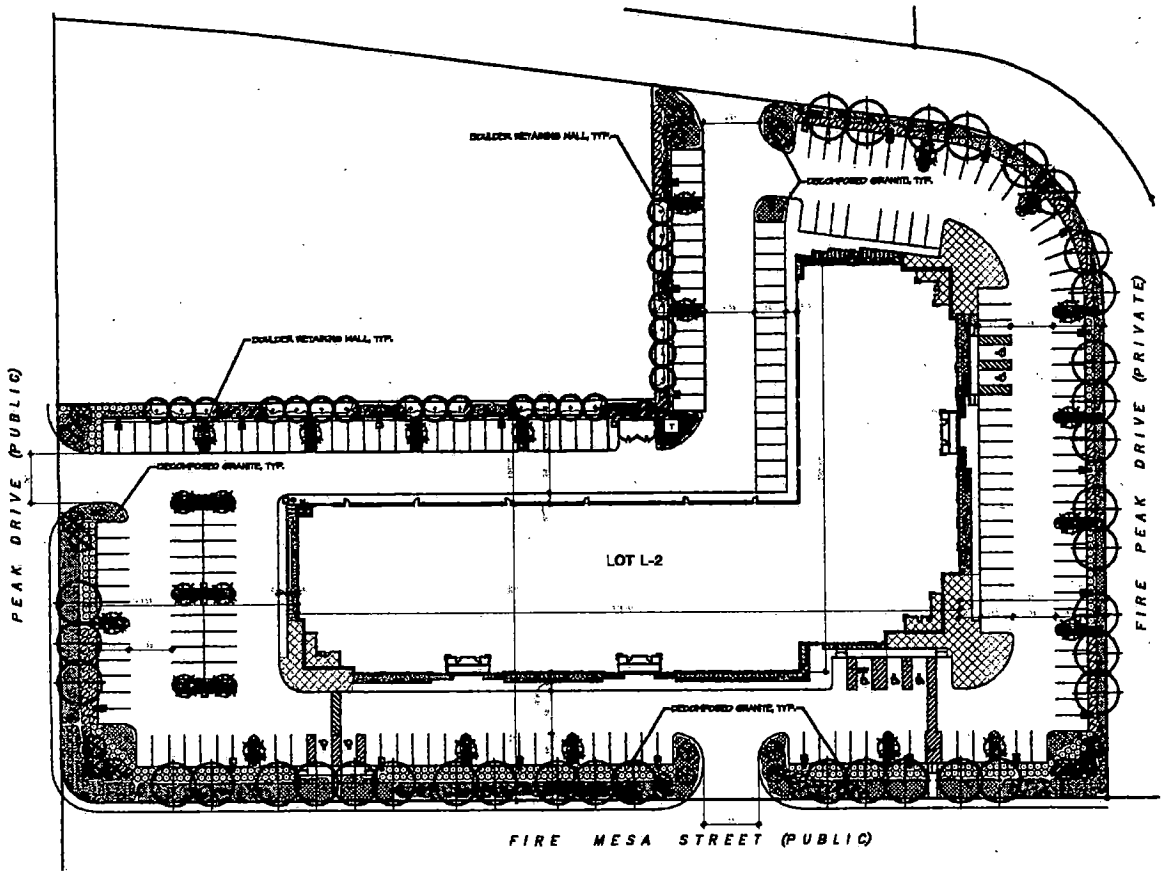
Subscribed and sworn before me

This 20TH day of MAY, 2004

V C Fitzgerald

Notary Public in and for said County and State

V. C. FITZGERALD
Notary Public, State of Nevada
Appointment No. 99507271
My Appt. Expires Sept. 15, 2006



PRELIMINARY PLANT LIST

	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	ACACIA STENOPHYLLA	SHOESTRING ACACIA		24" Box	STANDARD TRUNK
NOT SHOWN	BRAHEA ARMATA	MEXICAN BLUE PALM		24" Box	
NOT SHOWN	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM		24" Box	
NOT SHOWN	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH		24" Box	STANDARD TRUNK
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET		24" Box	STANDARD TRUNK
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE		24" Box	STANDARD TRUNK
NOT SHOWN	PHOENIX DACTYLIFERA 'DESERT MOOR'	DESERT MOOR DATE PALM		20' BTH	
NOT SHOWN	RHUS LANCEA	AFRICAN SUMAC		24" Box	STANDARD TRUNK
NOT SHOWN	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL		24" Box	TRICK AND FULL
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM		8' STR	
	SHRUBS				
	ARBUTUS MEDO 'COMPACTA'	STRAWBERRY BUSH		5 GAL	
	EUONYMUS JAPONICA	JAPANESE EUONYMUS		5 GAL	
	EUONYMUS JAPONICA MICROPHYLLA VARIEGATA'	COMPACT VARIEGATED EUONYMUS		5 GAL	
	MYRTUS COMMUNIS	GREEK MYRTLE		5 GAL	
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE		5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA		5 GAL	
	GROUNDCOVER				
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA		5 GAL	7' O.C.
	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY		5 GAL	3' O.C.
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA		5 GAL	3' O.C.
	PYRACANTHA FORTUNEANA 'SANTA CRUZ'	SANTA CRUZ PYRACANTHA		5 GAL	4' O.C.
	ACCENT PLANTING				
	DIETES BICOLOR	EVERGREEN IRIS		5 GAL	2' O.C.
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA		5 GAL	2' O.C.

NOTE:
1. LARGE RIP-RAP ROCK TO COVER THE STEEP SLOPE ADJACENT TO BUILDING L-1.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE
NOT SHOWN	POINT OF CONNECTION	SEE CIVIL DRAWINGS		
NOT SHOWN	BACKFLOW PREVENTER	FEBCO	909 YA	1"
NOT SHOWN	QUICK COUPLING VALVE W/KEY	RAINBIRD	33-DLRC	1-1/4"
NOT SHOWN	REMOTE CONTROL VALVE	HUNTER	ICV	1"
NOT SHOWN	HANNI FILTER & BALL VALVE	AGRICULTURE PRODUCTS	45-1-B-200	1"
NOT SHOWN	PRESSURE REGULATOR VALVE	SENNINGER	PRR-M"	3/4"
NOT SHOWN	BRONZE BALL VALVE	HATTS	S-5000	SIZE AS PER LINE
NOT SHOWN	IRRIGATION CONTROLLER	HUNTER	ICC-600-PED-SS	8 STATIONS
NOT SHOWN	AIR VACUUM	GRIFFIN	ICD	(9/32" ORIFICE SIZE)
NOT SHOWN	PVC MAINLINE	——	SCHEDULE 40	1"
NOT SHOWN	PVC LATERAL LINE	——	CLASS 200	3/4"
NOT SHOWN	PVC FLEXIBLE TUBING	SALCO	PVC AR-07B	1/2" I.D.
NOT SHOWN	EMITTER	EGNSMITH	EL21VEL220	SEE EMITTER SCHEDULE
NOT SHOWN	INLINE EMITTER TUBING (PALMS)	NETAFIM	TLCLN-12	SEE EMITTER SCHEDULE
NOT SHOWN	SLEEVE UNDER PAVED AREAS	——	SCHEDULE 40	SIZE NOTE #8

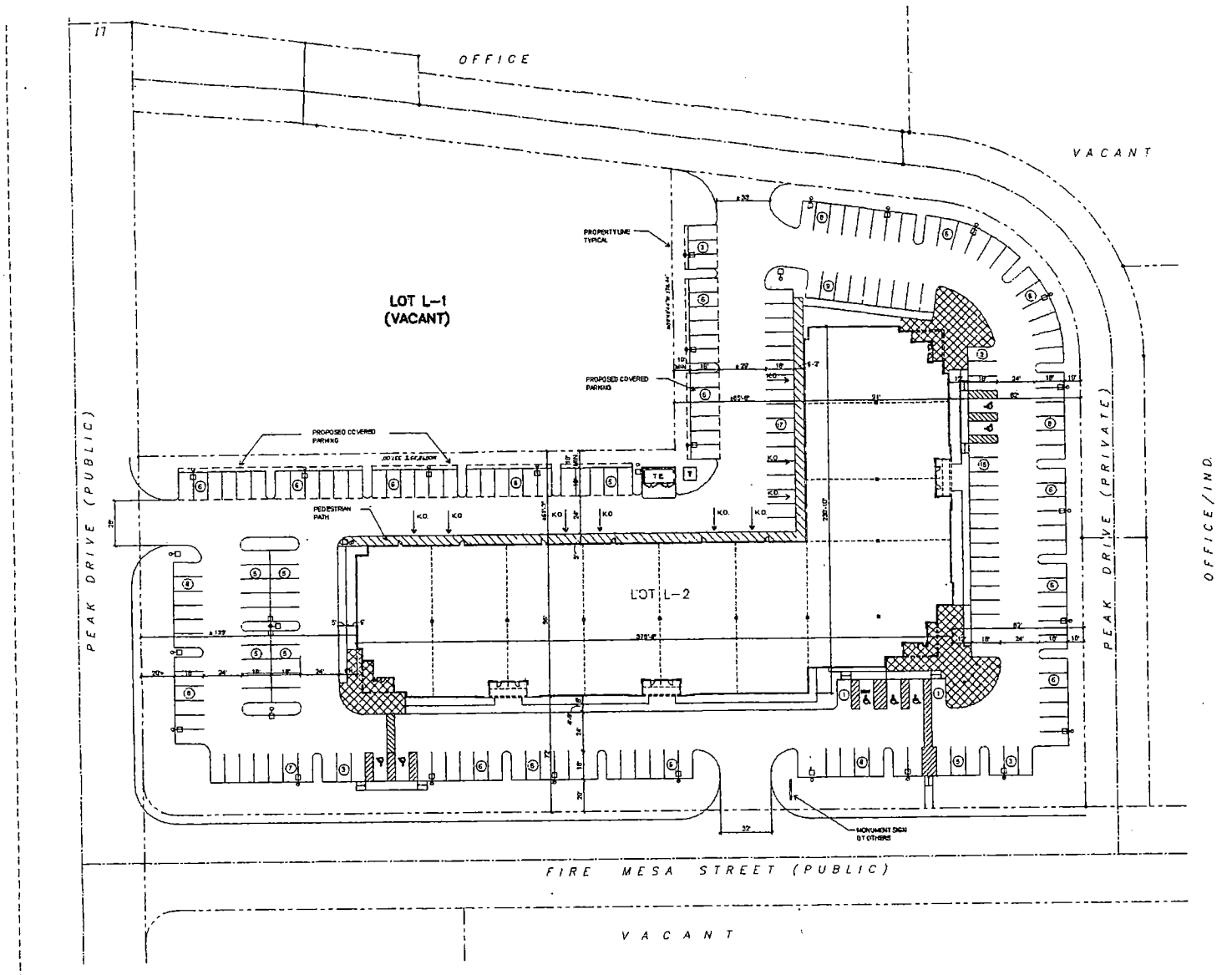
LAS VEGAS TECH CENTER

PRELIMINARY PLANTING PLAN

AVZUNINO ASSOCIATES

NORTH

SDR-4519
07-08-04 PC



SITE SUMMARY

SITE AREA:	±3.97 ACRES
NEW BUILDING AREA:	±44,924 G.S.F.
	±44,574 NET S.F.
COVERAGE:	25.97 %
PARKING:	215 STALLS
STANDARD: 9' x 19'	208 STALLS
H.C. - 9' x 19'	7 STALLS
TOTAL ON SITE:	215 STALLS
PARKING RATIO:	4.72 STALLS / 1,000 S.F.

NOTES:

1. GROSS SQUARE FEET (G.S.F.) DEFINED AS AREA WITHIN THE DRIP LINE OF THE BLDG. INCLUDING SOFFITS.
2. SEE LANDSCAPE PLAN FOR HARDSCAPE AND ACCESSIBLE PATH OF TRAVEL.
3. PARKING STALLS SHALL BE 9' X 19'. "VAN" DENOTES VAN ACCESSIBLE STALLS.

LEGEND / SYMBOLS:

- ☐○ 20' HIGH SITE LIGHT STANDARD
- T.E. TRASH ENCLOSURE PER CITY STANDARDS
- T TRANSFORMER

OWNER/DEVELOPER:
THOMAS & MACK COMPANY
7181 AMIGO ST. Suite 100
LAS VEGAS, NEVADA 89119
TEL-(702) 260-1228
FAX-(702) 896-7627
CONTACT: CHUCK COLEMAN

CIVIL ENGINEER:
C.C.WALLACE
2980 ANTHEM VILLAGE DRIVE
HENDERSON, NEVADA 89052
TEL-(702) 804-2079
FAX-(702) 804-2256
CONTACT: ROY CLARK

ARCHITECT:
HOWARD F. THOMPSON, INC.
400 N. STEPHANIE Suite 245
HENDERSON, NEVADA 89014
TEL-(702) 255-0615
FAX-(702) 269-6625
CONTACT: HOWARD F. THOMPSON

LANDSCAPE ARCHITECT:
JW ZUNINO & ASSOCIATES
3191 S. JONES BLVD.
LAS VEGAS, NEVADA 89146
TEL-(702) 253-9800
FAX-(702) 253-1016
CONTACT: JACK ZUNINO

PROPOSED ONE STORY OFFICE BUILDING # "L-2"

LAS VEGAS TECH CENTER II
LAS VEGAS, NV.

PRELIMINARY SITE PLAN

HFA
HOWARD F. THOMPSON ARCHITECT
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-6615/FAX(702)269-6625

N

0 30 60

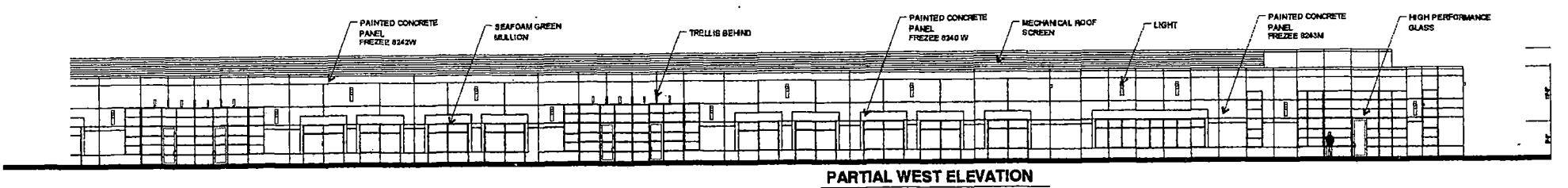
1"=30'-0"

This is a schematic parcelization/plan only. The information and boundary locations shown have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any entity, public or private, including the owner of this property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

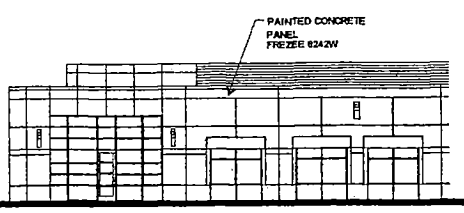
JOB NO. 03-112-00 (SR) CITY-PACK/SITE-SPE.dwg 05-21-04

F:\DEFAULTS\T&M\Logo-04-14-04\JPEG\TM.jpg

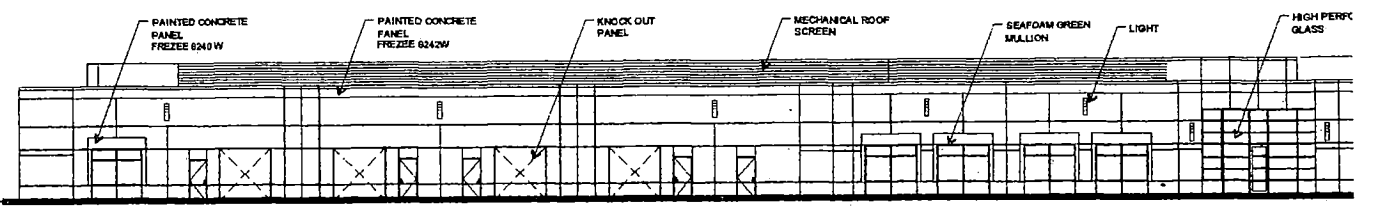
SDR-4519
07-08-04 PC



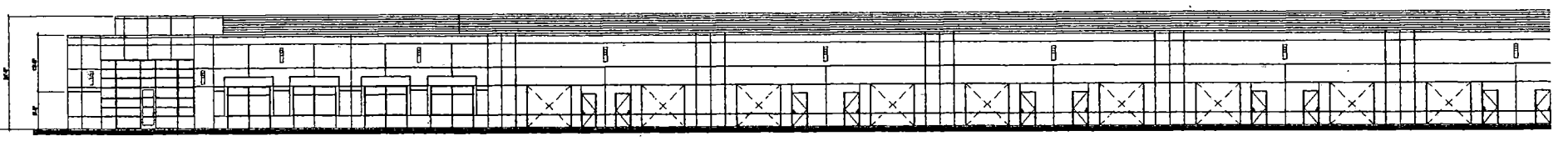
PARTIAL WEST ELEVATION



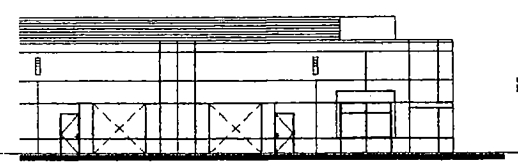
PARTIAL WEST ELEVATION



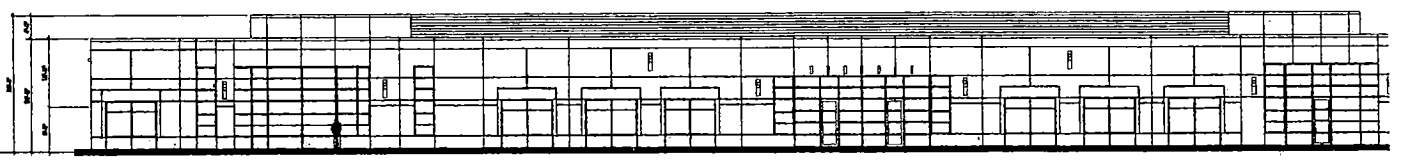
NORTH ELEVATION



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



SOUTH ELEVATION

PROPOSED ONE STORY OFFICE BUILDING # "L-2"

LAS VEGAS TECH CENTER II
LAS VEGAS, NV.

SDR-4519
07-08-04 PC

F:\DEFAULTS\IT&M\Logo-04-14-04\JPEG\TM.jpg

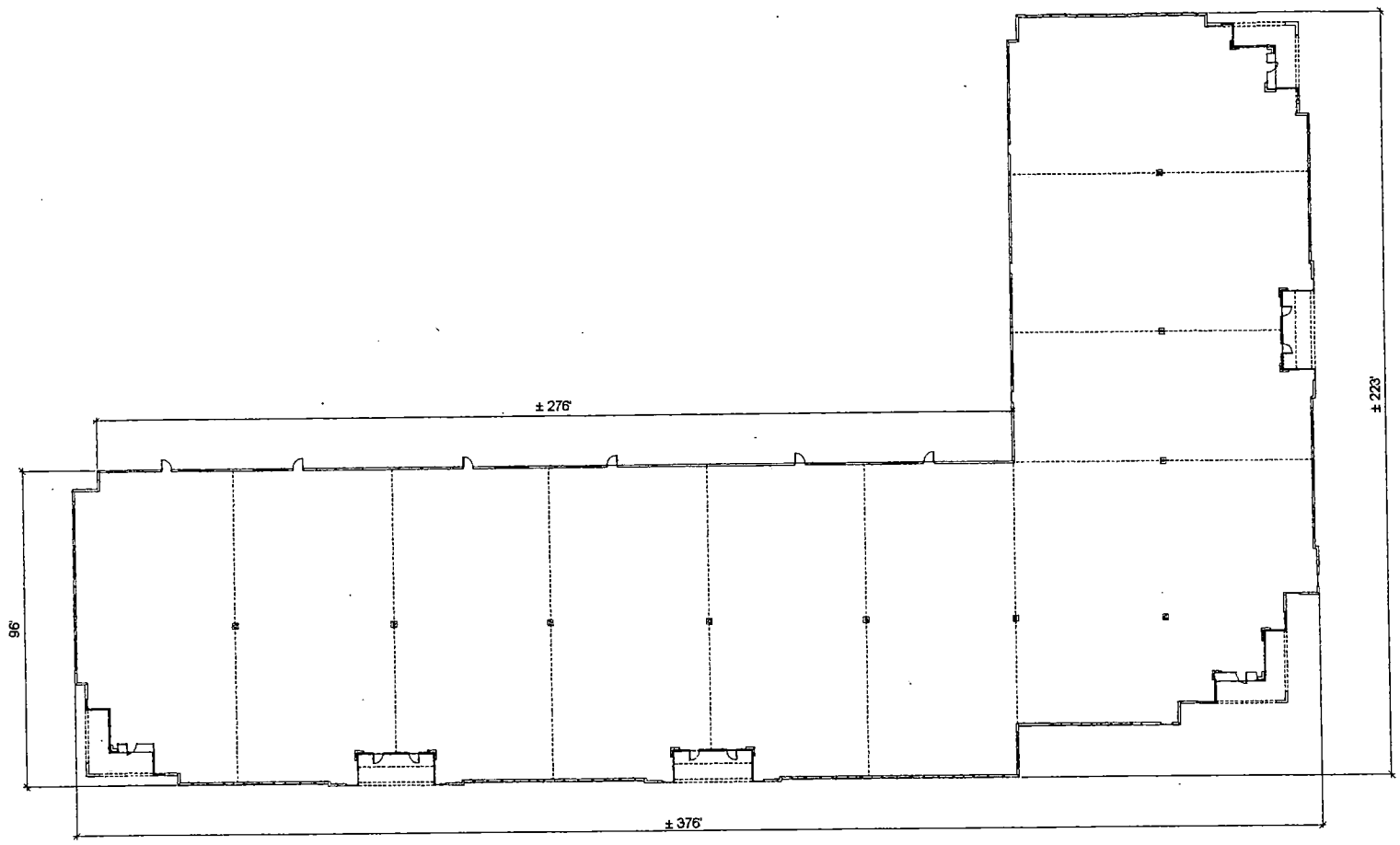
HFA
KENNARD R. THOMPSON ARCHITECT
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)896-9415/FAX(702)263-8035

N
0 10' 20'
1"=10'-0"

PRELIMINARY ELEVATI

This is a schematic presentation/plan only. The information and layout shown have been compiled from sources believed to be reliable. However, accuracy is not guaranteed and is subject to change. It is not intended not be construed that any entity, public or private, including the owner property has committed itself to the implementation of this plan or to t development or construction of any element of this plan.

JOB NO. 29-113-03 (PH) ELEVATION-NEW



F:\DEFAULTS\T&M\Logo-04-14-04\JPEG\TM.jpg

PROPOSED ONE STORY
OFFICE BUILDING # "L-2"

LAS VEGAS TECH CENTER II
LAS VEGAS, NV.

SDR-4519
07-08-04 PC

HFA
HERRUD F. HAMPTON ARCHITECT INC.
Architecture/Land Planning/Interiors
400 N. Stephanie, Suite 245
Henderson, Nevada 89014
(702)269-6615/Int'l(702)263-4605

N
0 16 32
1"=16'-0"

PRELIMINARY FLOOR PLAN

This is a schematic parcel/plan only. The information and boundary locations shown here been compiled from sources believed to be reliable. However their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any entity, public or private, including the owner of this property has completed itself to the implementation of this plan or to the development or construction of any element of this plan.

JOB NO. 93-113-02 (FR) City Submittal-Floor Plan.dwg 5/21/04



SDR-4519 - APPLICANT: THOMAS AND MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - OWNER: CROSS ROADS AT SUNSET, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF PEAK DRIVE AND FIRE MESA STREET
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4487 - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Petition to Vacate U. S. Government Patent Easements generally located between Deer Springs Way and Bath Drive, west of Fort Apache Road, Ward 6 (Mack).

SET DATE: 07/21/04 C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 8/04/2004

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

VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the representative from Integrity Engineering was present and requested Item 7 [VAC-4491] be pulled from One Motion One Vote so a discussion could take place.

MINUTES – Continued:

Regarding Item 5 [SDR-4519], staff spoke with the applicant but did not receive a letter. At the applicant's request, this item was pulled from One Motion One Vote so a discussion could take place.

MR. CLAPSADDLE stated that a letter is on file for Item 6 [VAC-4487], and the applicant agreed to all conditions.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:12 – 6:14)

1-260

CONDITIONS:

Planning and Development

1. The Order of Relinquishment of Interest shall not be recorded until all of the following conditions have been satisfied.

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

3. Easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided, if required.

Public Works

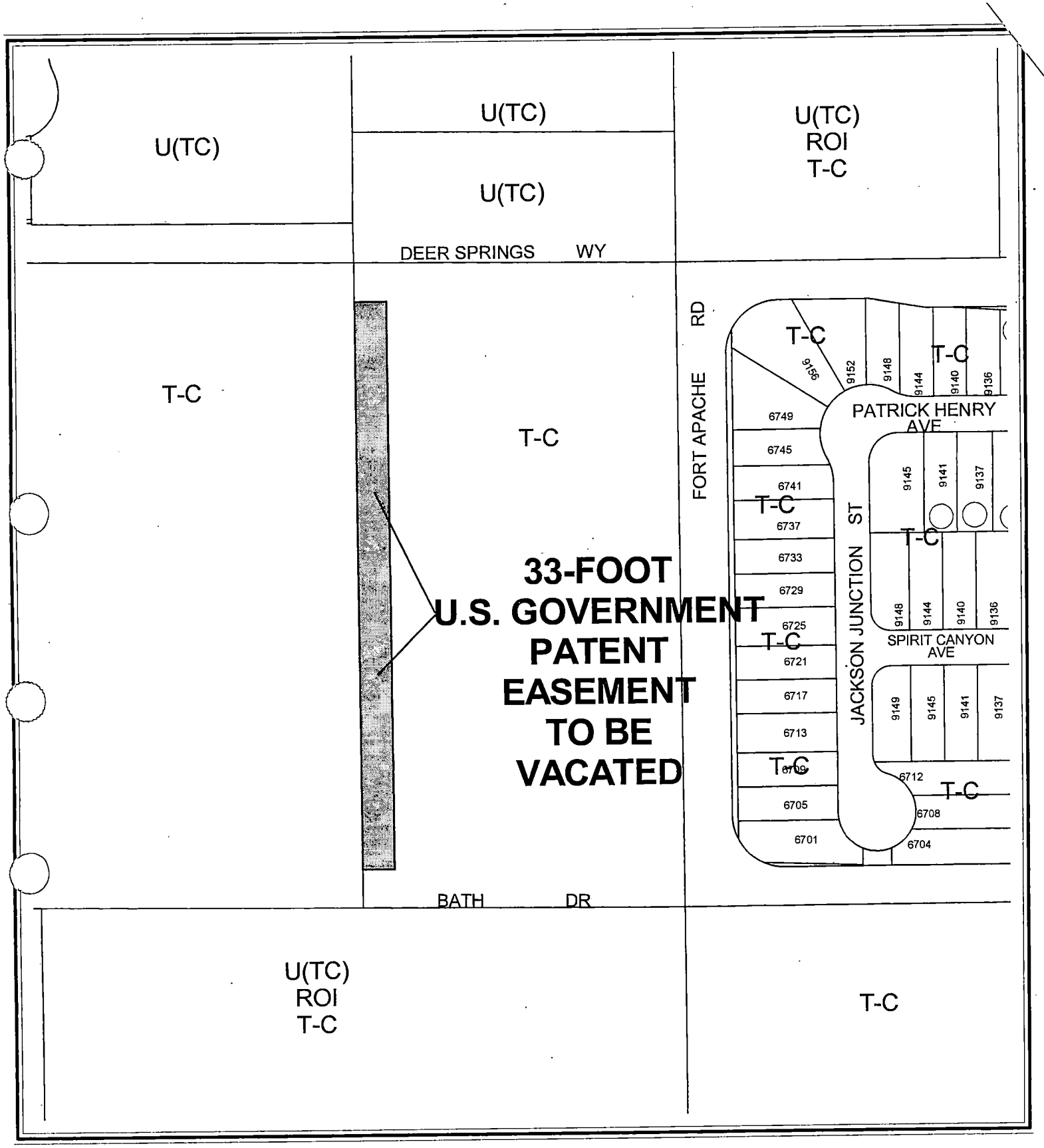
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-3481 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

5. Development of these sites shall comply with all applicable conditions of approval for Rezoning Application ZON-3481 and all other applicable site-related actions.

6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

CONDITIONS – Continued:

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



CASE: **VAC-4487**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4487 - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. The Order of Relinquishment of Interest shall not be recorded until all of the following conditions have been satisfied.

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

3. Easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided, if required.

Public Works

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-3481 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.

5. Development of these sites shall comply with all applicable conditions of approval for Rezoning Application ZON-3481 and all other applicable site-related actions.

6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

DDS

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate a U. S. Government Patent Easement generally located between Deer Springs Way and Bath Drive, west of Fort Apache Road.

B) Applicant's Justification

The applicant's justification letter states that this site is currently being designed for single-family development, and this vacation is necessary for the development of this site.

BACKGROUND INFORMATION

A) Previous Actions

10/16/02 The City Council approved a Petition to Annex (A-0021-02) property located at the southwest corner of Deer Springs Way and Fort Apache Road, containing approximately five acres, including a portion of the subject site. The effective date was 11/15/02. The Planning Commission and staff recommended approval on 06/13/02.

11/20/02 The City Council denied a General Plan Amendment (GPA-0037-02) to designate property located at the southwest corner of Deer Springs Way and Fort Apache Road, containing approximately five acres, including a portion of the subject site, as ML-TC (Medium Low Density Residential – Town Center). The Planning Commission and staff recommended denial on 10/24/02.

11/20/02 The City Council approved a Rezoning (Z-0082-02) to TC (Town Center) property located at the southwest corner of Deer Springs Way and Fort Apache Road, containing approximately five acres, including a portion of the subject site. The Planning Commission and staff recommended approval on 10/24/02.

02/18/04 The City Council approved a General Plan Amendment (GPA-3478) to change Map 4 of the Centennial Hills Plan land use designation of property located at the southwest corner of Deer Springs Way and Fort Apache Road, containing approximately five acres, including a portion of the subject site, to ML-TC (Medium Low Density Residential – Town Center). The Planning Commission and staff recommended denial on 01/22/04.

DDS

02/18/04 The City Council approved a Site Development Plan Review (SDR-3485) for a 98 lot single-family subdivision on property located at the southwest corner of Deer Springs Way and Fort Apache Road, containing approximately five acres, including a portion of the subject site. The Planning Commission and staff recommended denial on 01/22/04.

02/18/04 The City Council approved a Variance (VAR-3487) to allow the provision of 19,572 square feet of open space where 42,264 square feet are required on property located at the southwest corner of Deer Springs Way and Fort Apache Road, containing approximately five acres, including a portion of the subject site. The Planning Commission and staff recommended denial on 01/22/04.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a U. S. Government Patent Easement located in the East Half (E½) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 19, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U.S. Government Patent Easement because it is no longer needed in its current configuration. This will allow the unencumbered development of the site. This request is appropriate, as the subject grant is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The Public Works Department has no objection to the vacation application request

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

DDS



VAC-4487 - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTRUES, LIMITED LIABILITY COMPANY
BETWEEN DEER SPRINGS WAY AND BATH DRIVE, WEST OF FORT APACHE ROAD
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4491 - APPLICANT/OWNER: CORNERSTONE COMPANY - Petition to Vacate a portion of a public alley generally located between Las Vegas Boulevard and Sixth Street, south of Carson Avenue, Ward 1 (Moncrief).

SET DATE: 07/21/04 C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an act of caution. Even though his firm, the Cornerstone Company, personally has no interest ownership in the property, he is the representative of the property owner.

To be heard by the City Council on 8/04/2004

NOTE: Commissioner Truesdell disclosed that he owns Cornerstone Company. He is the applicant on behalf of the property owner; however, the property owner Roy Mormoto is an individual who resides outside of Las Vegas. Commissioner Truesdell indicated he does not have an interest in this property but was cautious and abstained on this item.

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant would like to discuss Condition 2.

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 7 – VAC-4491

MINUTES – Continued:

RON JACKSON, Integrity Engineering, 2480 E. Tompkins, Las Vegas, 89121, stated, for the record, that the applicant objects to Condition 2, specifically the requirement to relocate or abandon the sanitary sewer. The length of the loading doc has decreased and is no longer over the sewer. So, the applicant would like the opportunity to meet with Public Works to come up with acceptable wording on this condition prior to the City Council meeting on August 4th. GINA VENGLASS, Public Works, concurred.

VICE CHAIRMAN NIGRO and COMMISSIONER GOYNES clarified for COMMISSIONER EVANS that there was not a revision on Condition 2, but that Public Works would work with the applicant on acceptable wording on the condition prior to the aforementioned City Council meeting.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:16 – 6:19)

CONDITIONS:

1. Prior to or concurrent with the recordation of the Order of Vacation, dedicate sufficient right-of-way on the east side of the alley to maintain a contiguous 20-foot alley width acceptable to the City Engineer.

2. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan. Coordinate with other public utilities to determine if other utility relocations will be required and provide documentation acceptable to the City Engineer.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

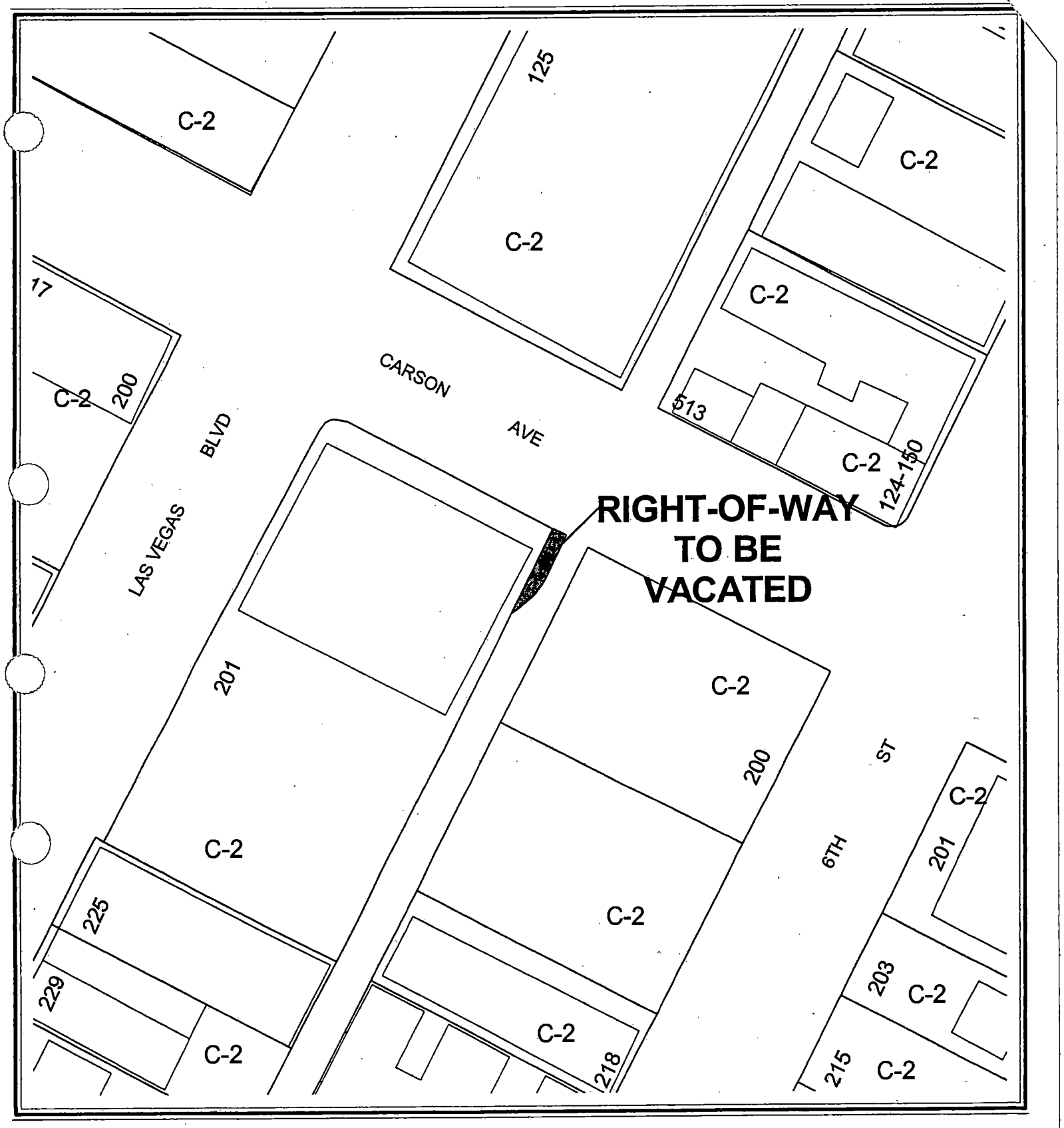
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 7 – VAC-4491

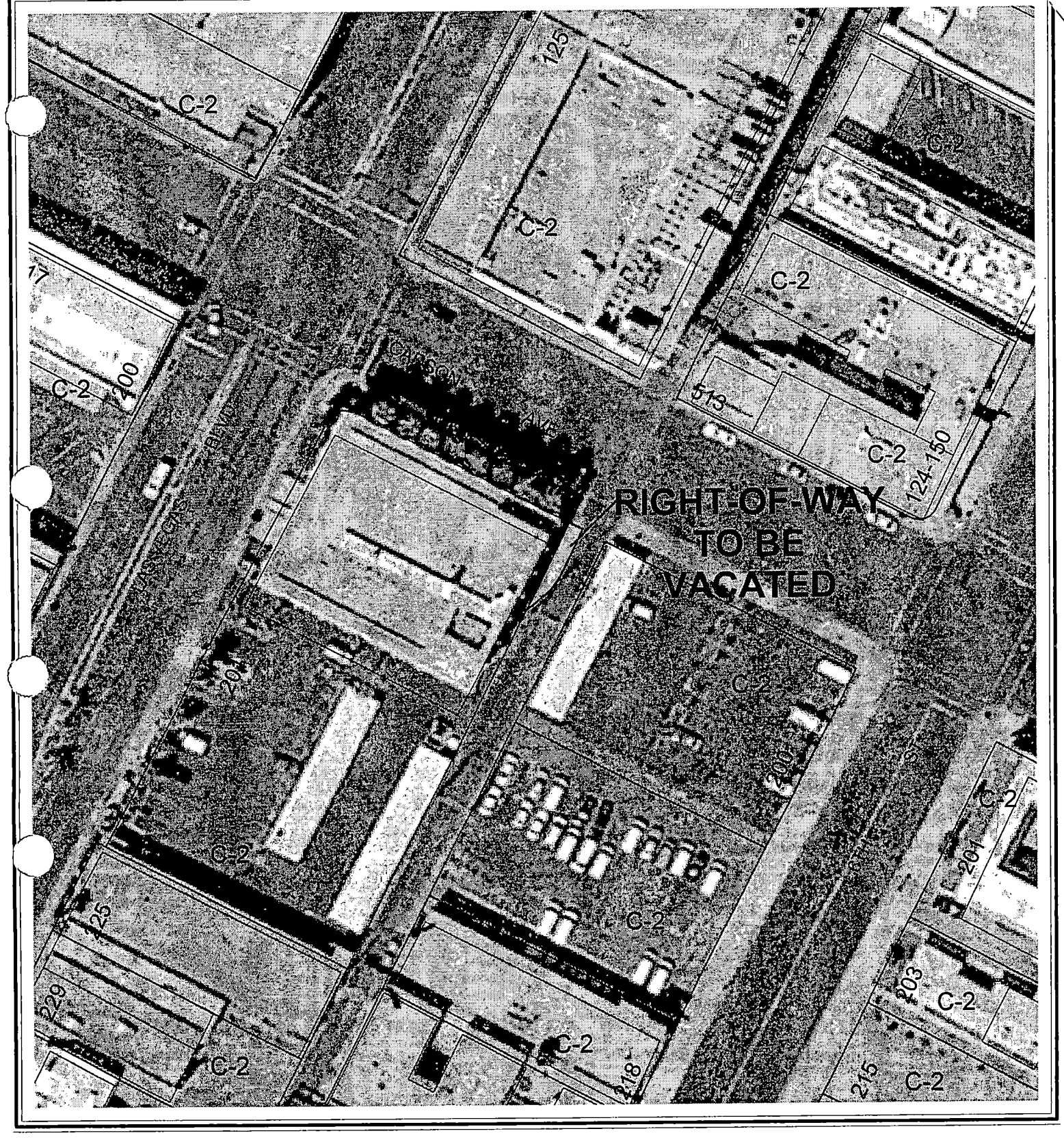
CONDITIONS – Continued:

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

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



CASE: **VAC-4491**



0 50 100 Feet

CASE: VAC-4491

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4491 - APPLICANT/OWNER: CORNERSTONE COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. Prior to or concurrent with the recordation of the Order of Vacation, dedicate sufficient right-of-way on the east side of the alley to maintain a contiguous 20-foot alley width acceptable to the City Engineer.

2. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan. Coordinate with other public utilities to determine if other utility relocations will be required and provide documentation acceptable to the City Engineer.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

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

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

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is a Petition to Vacate a portion of a public alley generally located between Las Vegas Boulevard and Sixth Street, south of Carson Avenue.

B) Applicant's Justification

The proposed right-of-way is necessary to accommodate a proposed loading dock for the U.S. Post Office.

BACKGROUND INFORMATION

A) Previous Actions

12/18/03 The Director of the Planning and Development Department administratively approved a Site Development Plan Review (SDR-3300) for a parking lot expansion for the U.S. Post Office.

DETAILS OF APPLICATION REQUEST

The above property is legally described as a portion of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M

ANALYSIS

A) Planning discussion

The request is a Petition to Vacate a portion of a public alley generally located between Las Vegas Boulevard and Sixth Street, south of Carson Avenue. The purpose of the Vacation is to accommodate a proposed loading dock for the U.S. Post Office. Traffic-handling capability will not be compromised as a result of the proposed vacation. The request will not eliminate public street access to any abutting parcels or adversely affect any abutting properties.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It would result in a non-uniform right-of-way width for a public alley; however, the applicant will be required to dedicate appropriate right-of-way on the east side of the alley to maintain a 20-foot width.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the alley's width will be maintained with the additional dedication.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a portion of the alley so that the proposed post office will have a location for their loading dock.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-3300, the post office relocation.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

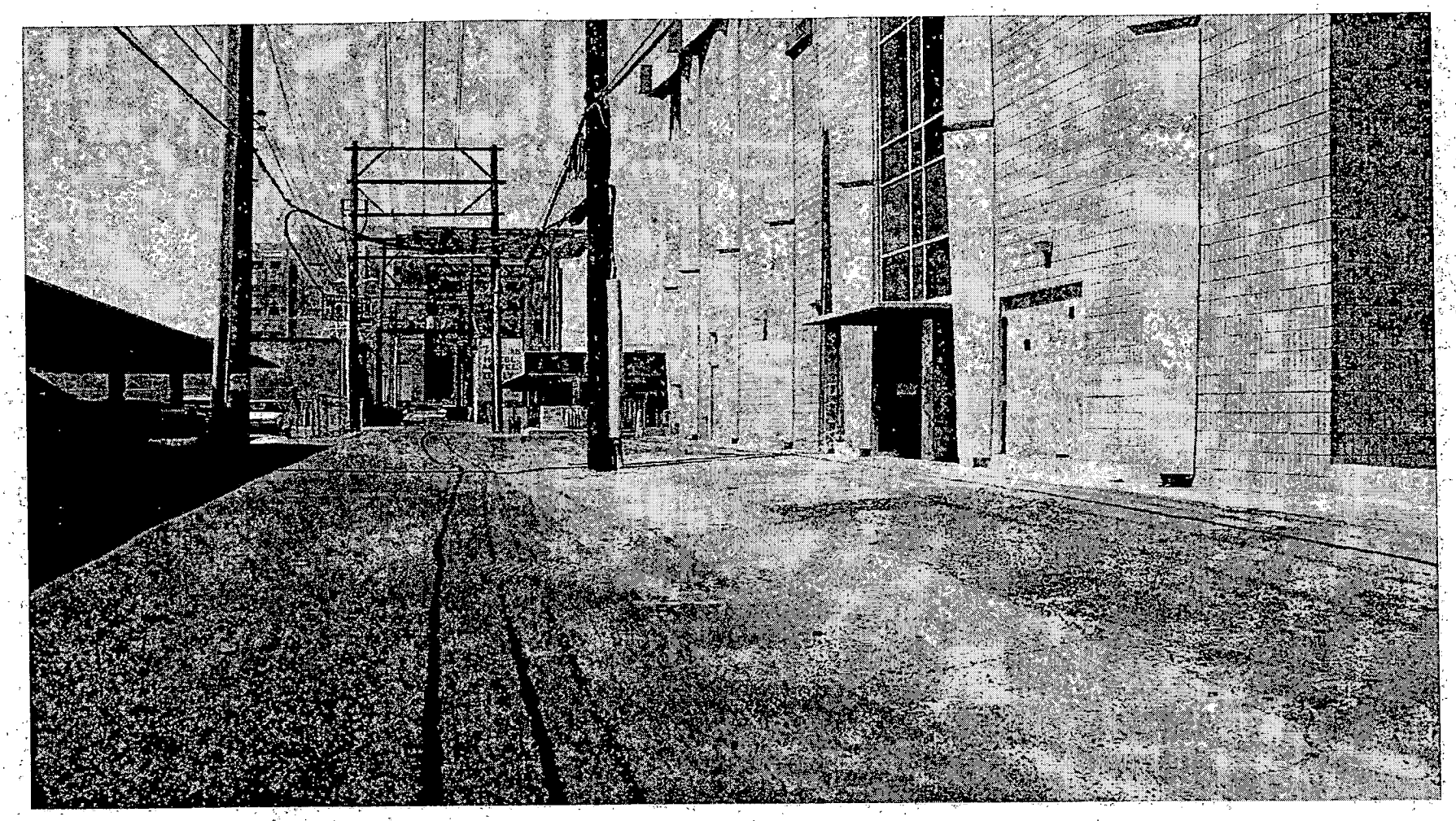
G. Does the Department of Public Works have an objection to this vacation request? No.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

FS



VAC-4491 - APPLICANT/OWNER: CORNERSTONE COMPANY
BETWEEN LAS VEGAS BOULEVARD AND SIXTH STREET, SOUTH OF CARSON AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:

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

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – Motion carried with NIGRO abstaining as he is currently in litigation with Sterling S Development, McSWAIN abstaining as her firm is currently doing work for Sterling S Development and GOYNES voting No

To be heard by the City Council on 8/04/2004

MINUTES:
COMMISSIONER GOYNES declared the Public Hearing open on Item 8 [ZON-4200] and Item 9 [SDR-4198].

DAVID CLAPSADDLE, Planning and Development, stated that the application was held in abeyance to allow the applicant sufficient time to review the design of the project. He then gave a brief overview of the application and pointed out no changes have been made to the Site Plan and it conforms to the Code.

MINUTES – Continued:

BRIAN PSIODA and LAURA DREJA, VTN Consultants, 2727 S. Rainbow Boulevard, thanked staff and the Commission for their patience, as this application was held in abeyance twice. A meeting was held on May 18th with the neighbors residing near the subject property was held to review the proposed plans for the development. Their concerns were lots would not be less than 20,000 square feet so that horses can be maintained on their property; no entrance to the development off Brent Lane; the rural street standards on Brent Lane; a decorative perimeter wall; a well landscaped premises; and one story buildings on the property to be located to the west of the subject development.

MR. PSIODA referenced the newly adopted ordinance pertaining to the allowance of horsekeeping, as he would like to review the new Ordinance prior to it going before City Council. In addition, the applicant would like to see a condition stipulating the allowance of up to two horses on 18,000 square-foot lots. He used the overhead to show how the plan reflects a proposed split neighborhood, as a means to avoid Jones Boulevard from becoming an intersection hazard. Half of the development was taken up to Iron Mountain Road and the other half down to Brent Lane. Brent Lane would be a rural street with no sidewalks or streetlights and a reduced pavement section. The landscaping would be enhanced as well. There would be a decorative perimeter wall, and the applicant would also look into increasing the wall heights to what is permitted in the City of Las Vegas. In closing, MR. PSIODA concurred with staff's conditions.

FRANK ALEXANDER, 8820 Maverick Street, stated that a meeting was held as MR. PSIODA indicated earlier. However, he does not agree with his other comments as to what was conceded to the residents. MR. ALEXANDER referenced a copy of an email he received from MR. PSIODA stating that the developer could possible do a lot of things but did not agree to anything. The residents are aware that the developer's intentions would be to incorporate all 35 acres together. Most of what the residents are requesting are in the second portion of the project, which is 15 acres. However, their concern is that if this application is approved for the 30 acres, then they would have no recourse, as the remaining 15 acres would have to be contiguous to this property In addition, he stated that MR. ALEXANDER advised the residents that another meeting would take place once the residents expressed their concerns, as this meeting has not taken place to date. He stated that there are nearby developments with lots that have lots up to 20,000 square feet. The residents would also like to see 11 single story lots. MR. ALEXANDER stated he even contacted some of the Commissioners prior to the hearing requesting that this item be held in abeyance because the developer would not agree to meet with the neighbors again. He felt that the developer has not been cooperative and evasive as to what would or would not be done. The residents are willing to meet with the developer and come to a compromise on these issues. He added that they live in a rural area and oppose to this particular development next to their neighborhood.

MINUTES – Continued:

TERRY GAMBOA, 6325 Iron Mountain Road, Las Vegas, 89131 also appeared with Terry Ryan, 6385 Iron Mountain Road. MS. GAMBOA agreed with MR. ALEXANDER'S comments and added her concern about the existing equestrian park. Should this application be approved, there would be issues with the new residents regarding complaints about horses, odors and the equestrian park. She also referenced a similar development south of the proposed project, which was horse zoned. She stressed the desire to see this site be zoned for horses, especially since it is located directly across the street from a future equestrian park and next to the prime horse riding area in Las Vegas. In addition, she felt that the CC&R's should reflect these stipulations so new residents are aware of their surroundings and to avoid conflict between existing residents and new ones. The residents would like to see the area remain rural.

DIANE ALLEN, 6291 Meisenheimer Avenue, Las Vegas, 89131 also spoke on behalf of BOB and DARLENE MIDDACK, who could not appear due to the late notice of the meeting and HENRY and MARY ANN SPENCE, who are out of town. MS. ALLEN used the overhead to point out horse ranches and a training facility that operates with an average of 12 to 30 horses in and out from this area, as she stressed this area is extremely rural. She agreed with the previous speakers regarding the developer not cooperating with the residents. They have met with numerous developers, but this one is the only one they have had a problem with. She reiterated, for the record, that the residents are good neighbors and would like for the developer be required to meet with the residents again.

MARVIN LEONARD, 9041 Wynn Warrior Avenue, stated he was unaware of this meeting or what was happening with the surrounding area. MR. ALEXANDER informed him of this meeting. He used the overhead to indicate a lot that he purchased in 1997. The lot is bare, but their goal is to build a home on 2-1/2 acres and preserve a dozen of horses. They would like to preserve their rural environment. He questioned why the developer did not ever notify him. He also agreed with the residents concern with the possibility of new residents complaining about the horses and the odor. It is his understanding that the developer would like to vacate the street (Maggie Avenue) that goes alongside his property. He opposed this, as he intended to use this street to access the rear of his property and for loading horses.

MR. PSIODA rebutted that the residents made demands on the developer. Several different layouts were examined. The developer agreed to place disclosures about adjacent properties, even though the proposed lots could also have up to two horses. He confirmed that he did send an email to MR. ALEXANDER regarding the newly adopted ordinance. He also noted that when the second portion is developed, any remaining lots would be placed adjacent to the proposed property and MR. ALEXANDER'S property. MR. PSIODA then stated they have tried to give the residents information as to what they intend to do; however, the residents would like to place conditions on the adjacent 15 acres which he felt they could not legally do. He stressed that the

MINUTES – Continued:

applicant would like to go forward with this application. They are willing to have more discussion; however, an agreement cannot be made for the 15-acre portion on the current proposed 20-acre project.

MR. CLAPSADDLE stated that if the Commission allowed horses on the proposed project/lots, then staff recommended that the applicant agree to a condition that does not preclude the keeping of two horses on the lots. Reason being, the ordinance refers to RD zoning. On all of the conditional zones and special uses, RPD is not included because the standards are set for each RPD development on an individual basis. Once the applicant returns with an application for the adjacent 15 acres, this would be addressed also. DEPUTY CITY ATTORNEY BRYAN SCOTT emphasized the only discussion/action taking place at this meeting is for the current 20 acres. No consideration can be made on the 15 acres, as it is not on the agenda. COMMISSIONER DAVENPORT questioned if the other 15 acres are in the County or in the City but understood that even if the 15 acres were in the City, no action could take place on them at this meeting. MR. PSIODA replied that they are in the County and the applicant has already applied for annexation on the 15 acres.

COMMISSIONER TRUESDELL questioned if the Commission could extend the same conditions on the zoning portion of the annexation when it comes before the Commission. MR. CLAPSADDLE responded that the only zoning on the annexation is RE. Any other rezoning would have to come before the Commission as a Public Hearing. DEPUTY CITY ATTORNEY SCOTT reiterated that the discussion needs to be relative to the 20 acres only and not the 15 acres, as the 15 acres are not on the agenda. MR. PSIODA confirmed with COMMISSIONER TRUESDELL that the applicant agrees with adding a condition stipulating that two horses per acre would be allowed, which would allow for any of the proposed lots to have up to two horses. MR. PSIODA explained to COMMISSIONER TRUESDELL that typically fences are permitted at six feet. In Councilman Mack's ward, the maximum is eight feet. If the City agreed to the applicant doing a curtain wall, meaning no retaining, then the applicant would do so. MR. CLAPSADDLE then replied that the applicant is allowed to have an eight-foot perimeter wall with 20% decorative material, as noted in Condition 11.

Although the lots are smaller, they are allowed to be horse properties with the added condition. Furthermore, this is what the residents desire. MR. PSIODA then requested to add another condition stating that Brent Lane would be a rural street. GINA VENGLASS, Public Works, replied that Public Work recommends the condition remaining as is, which requires the full half-street improvements.

MINUTES – Continued:

COMMISSIONER STEINMAN questioned why the proposed project does not have an access on Jones Boulevard. MR. PSIODA stated that with the design features, there is a certain distance between Brent Lane and Iron Mountain Road to make the lots larger and fit together. In addition, the drainage would go west to east, so a drainage corridor had to be provided through the site. The applicant felt that having an entrance on Brent Lane would be safer than having the sewage spill out onto Jones Boulevard, which could possibly cause the removal of a traffic light. COMMISSIONER STEINMAN then stated that two cul-de-sacs in the middle coming up to Jones Boulevard could come out onto the side streets, if the residents do not oppose. MR. PSIODA then stated that the lots are oriented north/south. This is a gated community, and with the amount of traffic entering and exiting the community, there would have to be a cueing so the gates would have to be located towards the rear. The applicant is only allowed to have 225 street intersection offset. So the goal was to choose the best position for the gated entry and keep it as far as possible from the existing intersections. Although stacking would occur on the side streets, the lots are deeper in depth than width.

In response to COMMISSIONER STEINMAN'S question regarding the annexation on the other 15 acres, MR. PSIODA replied that if the annexation does not happen, the lots on the 15 acres would be usurped into the adjacent lots or become additional open space. COMMISSIONER STEINMAN then stated that he does not agree with not having an access from Jones Boulevard, as it would relieve some of the burden. MR. PSIODA then replied that the City would not allow Brent Lane to be gated because it is a public street.

COMMISSIONER EVANS referenced the adage "a gated community is an oxy moron". He does not oppose to the density; however, he is not comfortable with the Site Plan and the access concerns. He felt that the problems with Jones Boulevard are self-imposed by the applicant.

COMMISSIONER GOYNES declared the Public Hearing closed on Item 8 [ZON-4200] and Item 9 [SDR-4198].

(6:19 – 6:56)

1-490

CONDITIONS:

Planning and Development

1. A Site Development Plan (SDR-4198) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

CONDITIONS – Continued:

Public Works

3. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Iron Mountain Road and Jones Boulevard prior to the issuance of any permits.

4. Construct half-street improvements including appropriate overpaving (if legally able, or able to obtain easements) on Jones Boulevard, Iron Mountain Road and Brent Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

5. The west half of Jones shall be constructed to a half width of 40 feet within the 50-foot half right-of-way. Landscape and maintain all unimproved right-of-way on Jones adjacent to this site. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

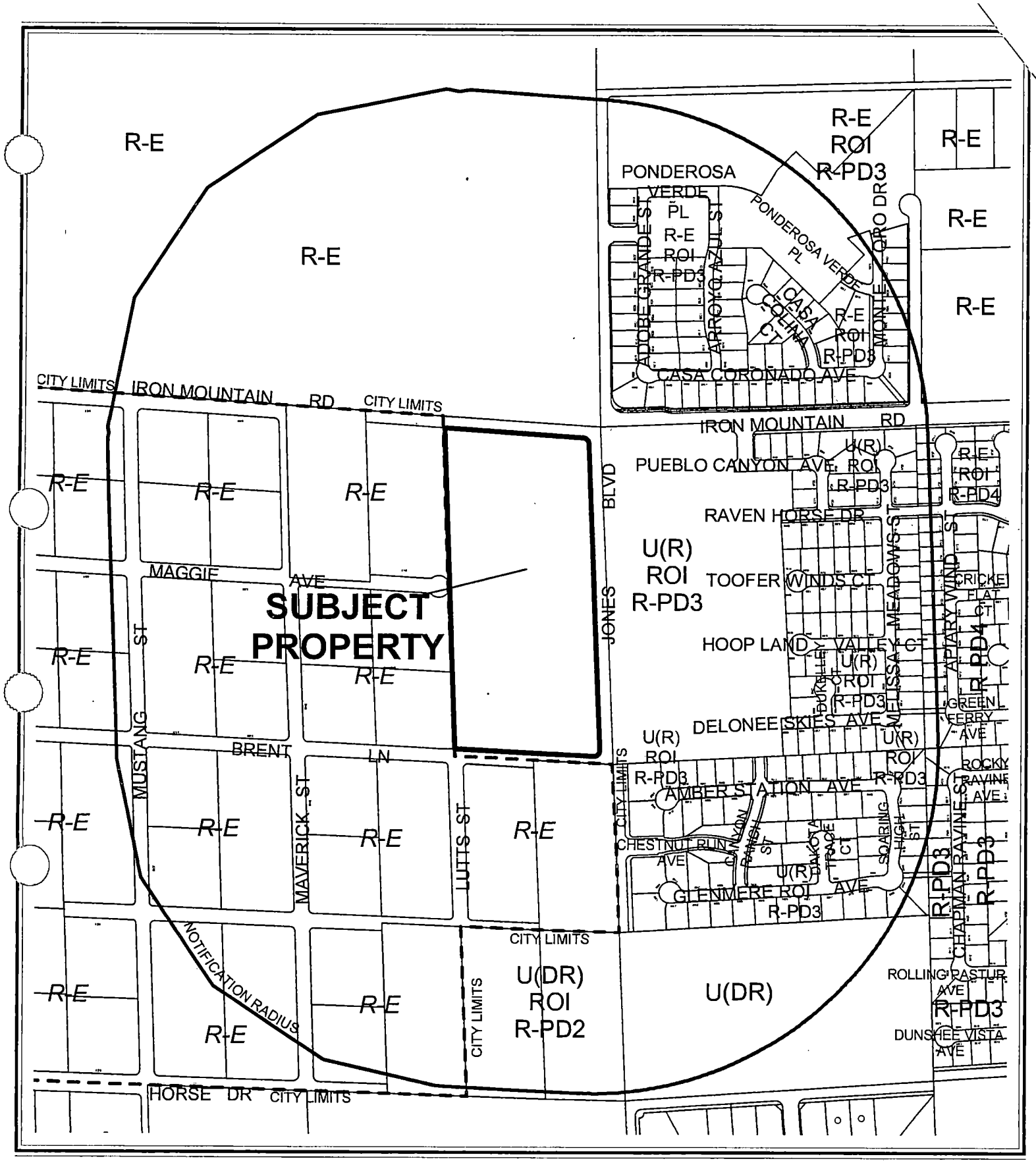
6. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for a Bureau of Land Management (BLM) application for Iron Mountain Road. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

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

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 8 – ZON-4200

CONDITIONS – Continued:

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

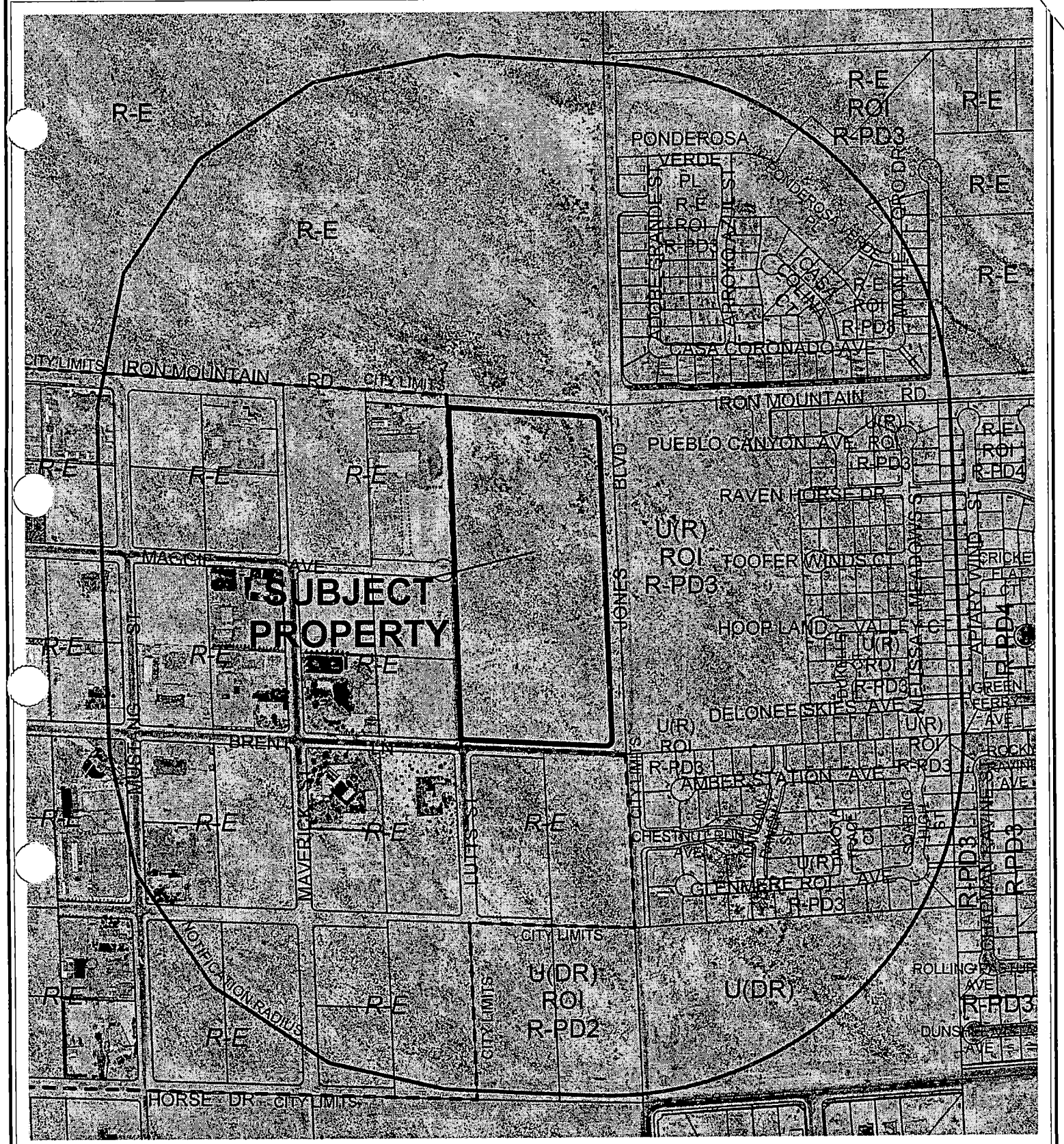


CASE: **ZON-4200**

RADIUS: 1400 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



0 400 800 Feet

CASE: **ZON-4200**

RADIUS: 1400 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. A Site Development Plan (SDR-4198) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Iron Mountain Road and Jones Boulevard prior to the issuance of any permits.

4. Construct half-street improvements including appropriate overpaving on Jones Boulevard and Iron Mountain Road and construct half-street improvements on Brent Lane including appropriate overpaving, if legally able, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

5. The west half of Jones shall be constructed to a half width of 40 feet within the 50-foot half right-of-way. Landscape and maintain all unimproved right-of-way on Jones adjacent to this site. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.

6. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for a Bureau of Land Management (BLM) application for Iron Mountain Road. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

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

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

** STAFF REPORT **

APPLICATION REQUEST:

A) Action Requested

This is a request for Rezoning from R-E (Residence Estates) to R-PD2 (Residential Planned Development at two dwelling units per acre) on 18.2 acres located at the southwest corner of Iron Mountain Road and Jones Boulevard. An application for Site Development Review (SDR-4198) accompanies this application and is included on this agenda for consideration.

B) Applicant's Justification

In a letter included with the application, the applicant states the following:

> "The site is within a Desert Rural land use area which allows up to 2.49 dwelling units per acres. Therefore, the proposed R-PD2 zoning is within the allowable density category. Please note that the proposed lot count will yield 1.6 dwelling units per acre and is well beneath the allowable density."

BACKGROUND INFORMATION:

A) Previous and Current Actions

05/20/64	The Board of City Commissioners approved an Annexation request (A-0003-64).
05/13/04	The Planning Commission held this item and a companion item (SDR-4198) in abeyance to the 06/10/04 PC Meeting at the request of the applicant in order to schedule a meeting with area homeowners and discuss the project with them.
06/10/04	The Planning Commission held this and companion item (SDR-4198) in abeyance to the 07/08/04 PC Meeting to allow the applicant to revise/reevaluate the site plan.
07/08/04	The Planning Commission will consider companion application (SDR-4198) as part of this agenda.

B) Pre-Application Meeting

02/20/04	A pre-application meeting was held to discuss the requirements of the proposed R-PD2 zone, the submittal of a plan for Site Development Review, and the presence of a Residential Neighborhood Preservation Buffer within the southwest part of this area.

C) Neighborhood Meetings

05/18/04 A neighborhood meeting with interested property owners who reside near the subject property was held to review the proposed plans for the development. The meeting was held at a neighbor's house who resides next to the property. There were 22 people in attendance who had several concerns about the development. These concerns include the following:

- Lots with no less than 20,000 square feet. This request was made to allow lot owners in the new development to keep horses on their property. The proposed development has numerous lots between 18,000 to 20,000 square feet.
- No entrance to the development off Brent Lane. One of the major entrances to the development is proposed off Brent Lane.
- Rural street standards on Brent Lane. There was some interest in having rural street standards on Jones Boulevard and Iron Mountain Road.
- A decorative perimeter wall. The conditions of approval have a provision that requires a decorative wall to which the residents were apparently favorable.
- Increases in perimeter wall height.
- A well landscaped premises. Residents would like to review the landscape plan when it is submitted and comment on the landscaping scheme.
- One-story buildings on the property located to the west of the subject development. This property is a future phase proposed by the developer.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres:	18.2
Net Acres:	14.2

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped and single-family residence

C) Planned Land Use

Subject Property:	DR (Desert Rural)
North:	PR-OS (Parks/Recreation/Open Space)
South:	County RE (Rural Estates) and RNP (Rural Neighborhood Preservation)
East:	R (Rural Density Residential)
West:	County RE (Rural Estates) and RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	County R-E (Rural Estates Residential)
East:	U (Undeveloped) under a Resolution of Intent to R-PD3 (Residential Planned Development at 3 dwelling units per acre)
West:	County R-E (Rural Estates Residential)

E) General Plan Compliance

The General Plan land use designation for the subject property is DR (Desert Rural), which allows a density of development of up to two dwelling units per acre. The density proposed in the subject development is 1.6 dwelling units per acre; therefore, the proposed development is consistent with the General Plan designation.

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

A Rural Preservation Neighborhood (RPN) Buffer is located within the extreme southwest corner of the site; however, the state enabling legislation, which used to limit the residential density of development in a RPN Buffer to three dwelling units per acre, lapsed on 05/31/04.

A multi-use transportation trail is required along the south side of Iron Mountain Road. The accompanying plan for Site Development Review (SDR-4198) shows compliance with the trail standards.

ANALYSIS:

A) Zoning Code Compliance

Development Standards for this proposal are addressed with the accompanying application for Site Development Review (SDR-4198) following this application.

B) General Analysis and Discussion

The applicant is proposing the development of a large-lot residential subdivision on the subject tract at an overall density of 1.6 dwelling units per acre. This proposed density is well within the density allowed by the existing zoning of R-E (Residence Estates). However, since some lots are less than the minimum lot size requirement permitted in the R-E zone, rezoning to an R-PD2 zone is necessary. The proposed Rezoning is acceptable, provided a Site Development Review is approved that limits the density of development to less that two dwelling units per acre.

FINDINGS:

To approve a rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The General Plan designation of the subject property is DR (Desert Rural), which allows residential development at up to two dwelling units per acre. Since the proposed development has an overall density of less than two dwelling units per acre, it is in compliance with the General Plan.

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

   The proposed zoning of the subject property to R-PD2 would permit up to 2.49 dwelling units per acre of residential development. The proposed development, however, has a density of 1.6 dwelling units per acre. A plan for Site Development Review (SDR-4198) has been submitted with this application, and it is recommended that this application be approved subject to approval of the application for Site Development Review.

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

   This criterion is not applicable, as the proposed rezoning and development does not increase the present density of development.

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

   Access to the property is adequate and provided by Iron Mountain Road a Primary Collector (80-foot) streets and Brent Lane, a local street.

NOTICES MAILED: 41 [Mailed with SDR-4198] 05/13/04 PC

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4200 APN: 125-11-508-003

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S. Development - Mickey Stratton

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: John Michael Stratton

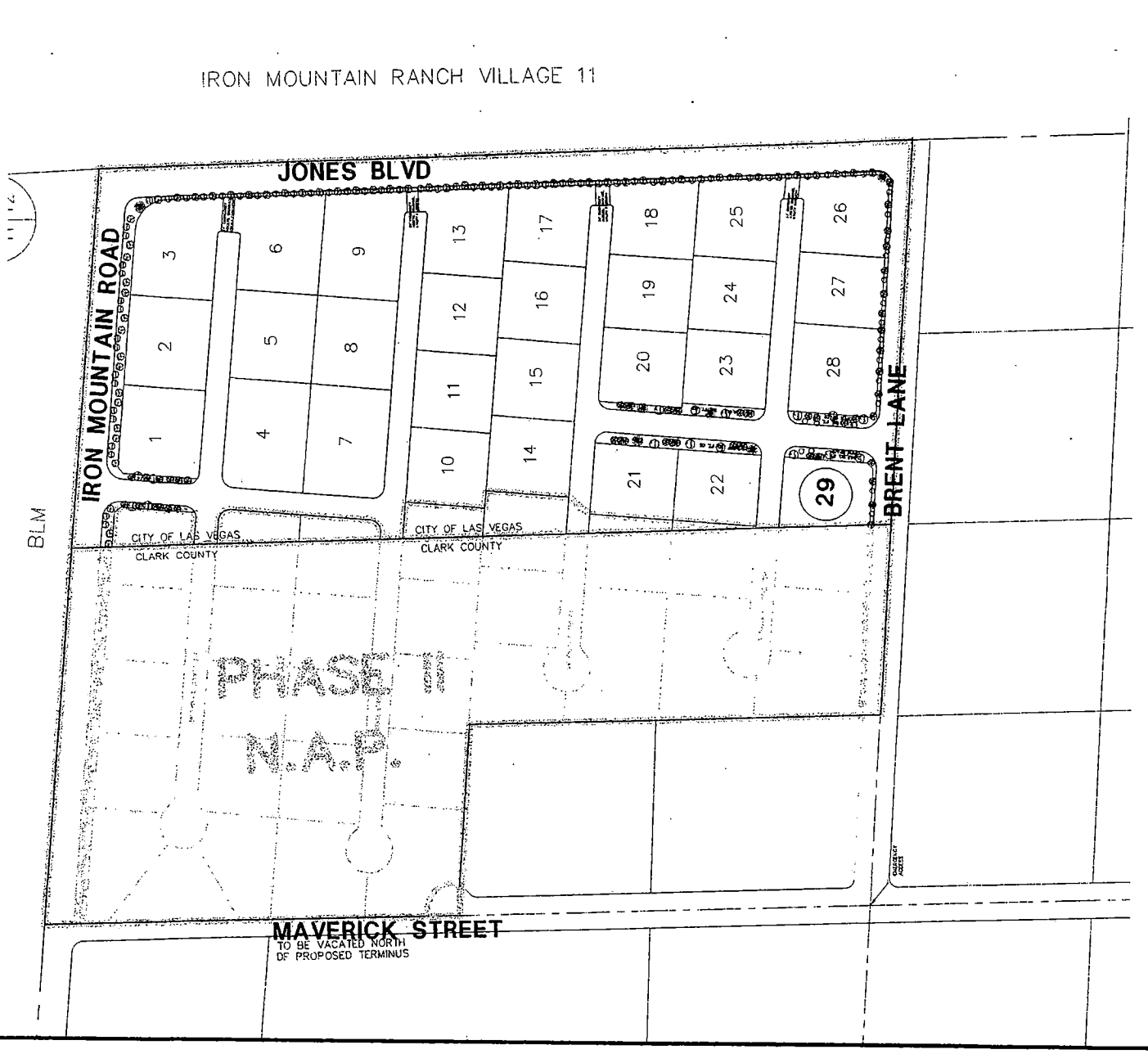
Print Name: John Michael Stratton

Subscribed and sworn before me

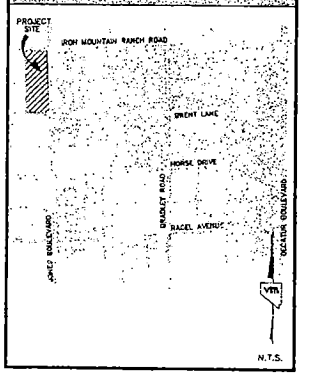
This 23rd day of February, 2004

Notary Public in and for said County and State

MARY F. SMITH
Notary Public Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2004



VICINITY MAP



SITE-DATA

REZONING APPLICATION:

APN NUMBER(S):	125-11-506-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	A-E
PROPOSED ZONING	RPD-2

SITE DEVELOPMENT REVIEW APPLICATION (R-PD12):

APN NUMBERS:	125-11-506-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	A-E
CURRENT USE:	VACANT
PROPOSED ZONING:	R-PD12
PROPOSED USE:	SFD RESIDENTIAL
CURRENT MASTER PLAN DESIGNATION:	RR (UP TO 2.5 DU/AC)

SITE CALCULATIONS

GROSS SITE AREA:	20 ACRES
PROPOSED NUMBER OF UNITS:	29
PROPOSED DENSITY:	1.45 DU/AC

NORTH

GRAPHIC SCALE

1" = 80'

OPEN SPACE SCHEDULE

REQUIRED:	.01*(1.45 * 1.65) * 20 ACRES = .57 ACRES
PROVIDED:	
PARKS:	
DECORATIVE AMENITY ZONES:	15,826 SF
COUNTABLE EXTERIOR LANDSCAPING:	9,013 SF
TOTAL:	24,648 SF = .57 ACRES

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	6	24" BOX	VARIES	DATE PALM
	71	24" BOX	20 FEET	PURPLE LOCUST
	55	24" BOX	20 FEET	CHITALPA
	17	15 GALLON	VARIES	FLOWERING PLUM
	VARIES	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Chapter 19A (City of Las Vegas)
2. The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
3. The number and types of plant may vary from this proposed conceptual plan.

CONCEPTUAL LANDSCAPE PLAN

STERLING S DEVELOPMENTS
CITY OF LAS VEGAS
3363 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV. 89118
(702) 871-8630

QUARTERHORSE FALLS ESTATES
UNIT 4

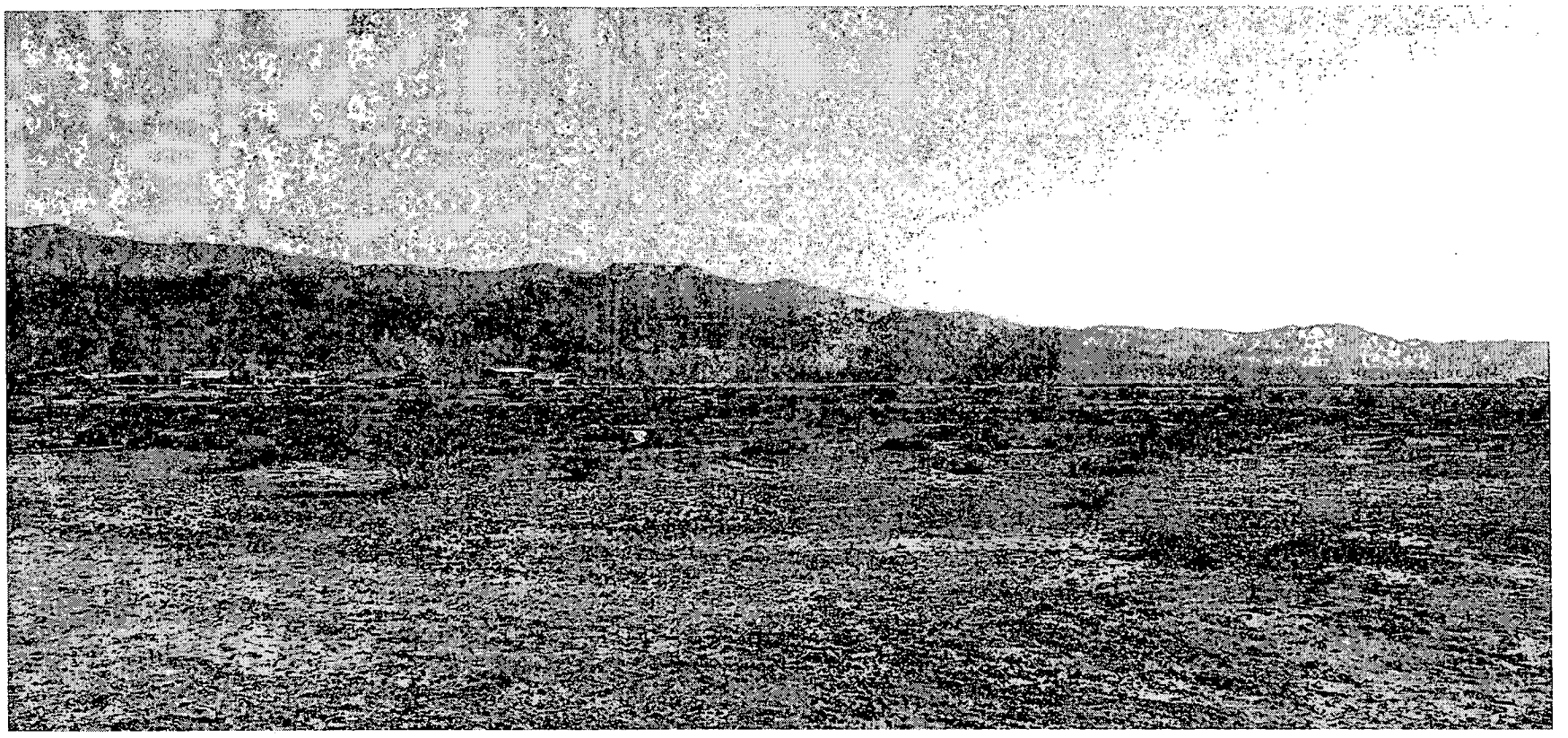
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5149
PH. (702) 873-3550 FAX (702) 362-2007
nevada CIVIL ENGINEERS ● PLANNERS ● LAND SURVEYORS

NO	DATE	BY	REVISION

DRAWN BY: LDR 03/04
DESIGNED BY: 03/04
CHECKED BY: 03/04
PROJECT NO: 4382
SCALE: 80
HORIZ. VERT.

SHEET
LS-1
2 OF 2 SHEETS
DRAWING NO.

ZON-4200
SDR-4198
05-13-04 PC



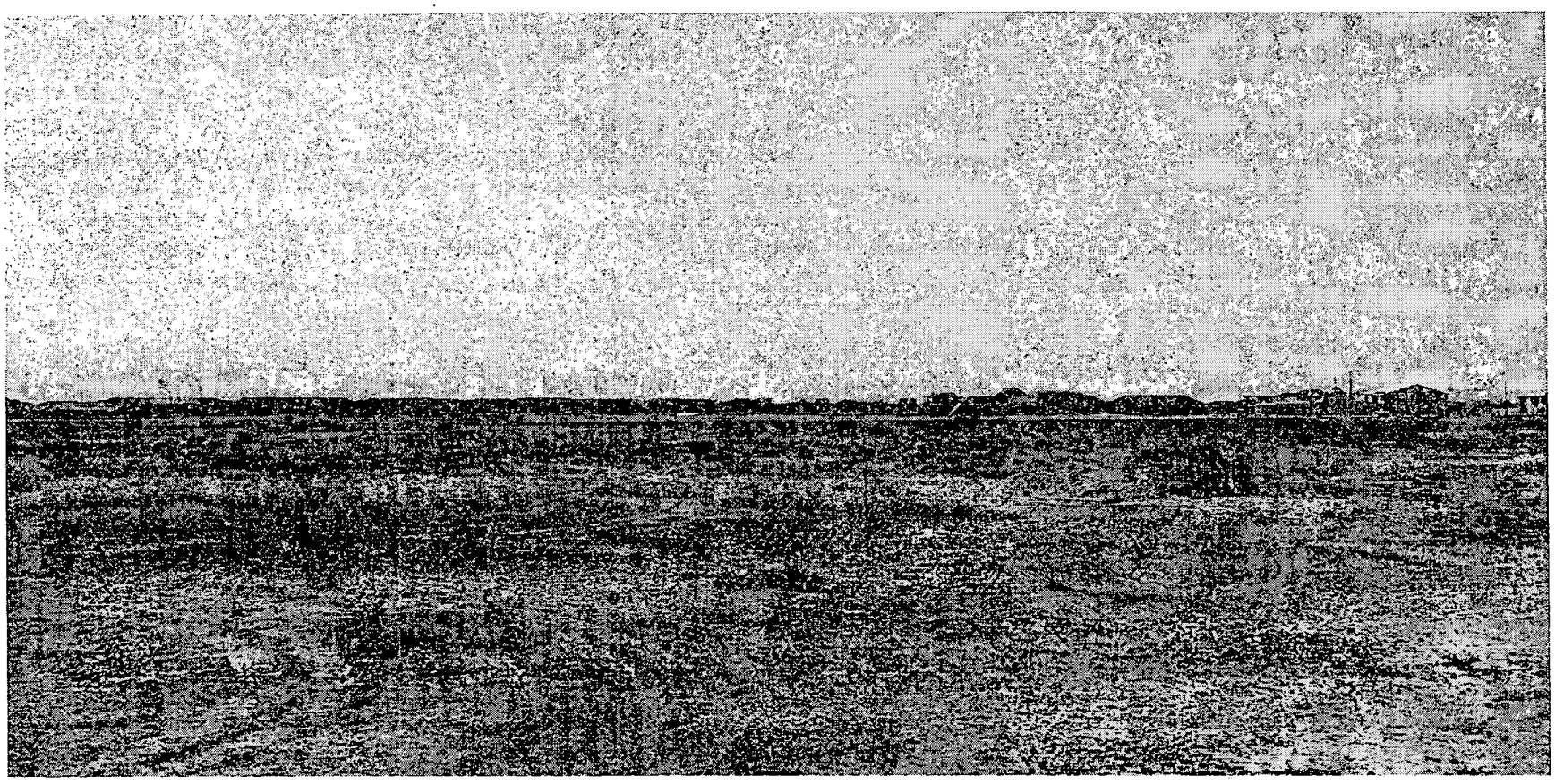
ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

4/26/04



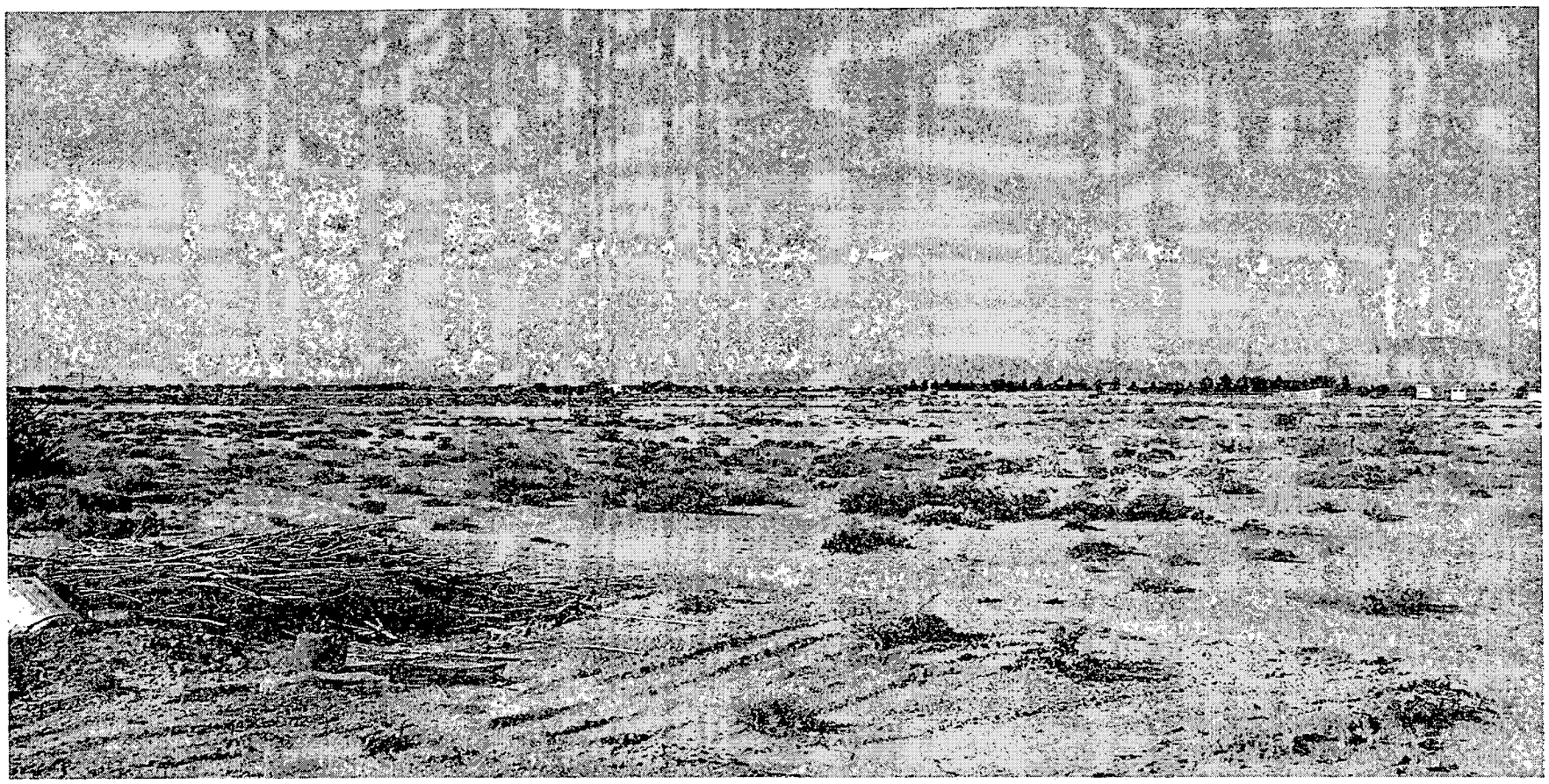
ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

4/26/04



ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

4/26/04



ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

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

C.C. 08/04/04

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

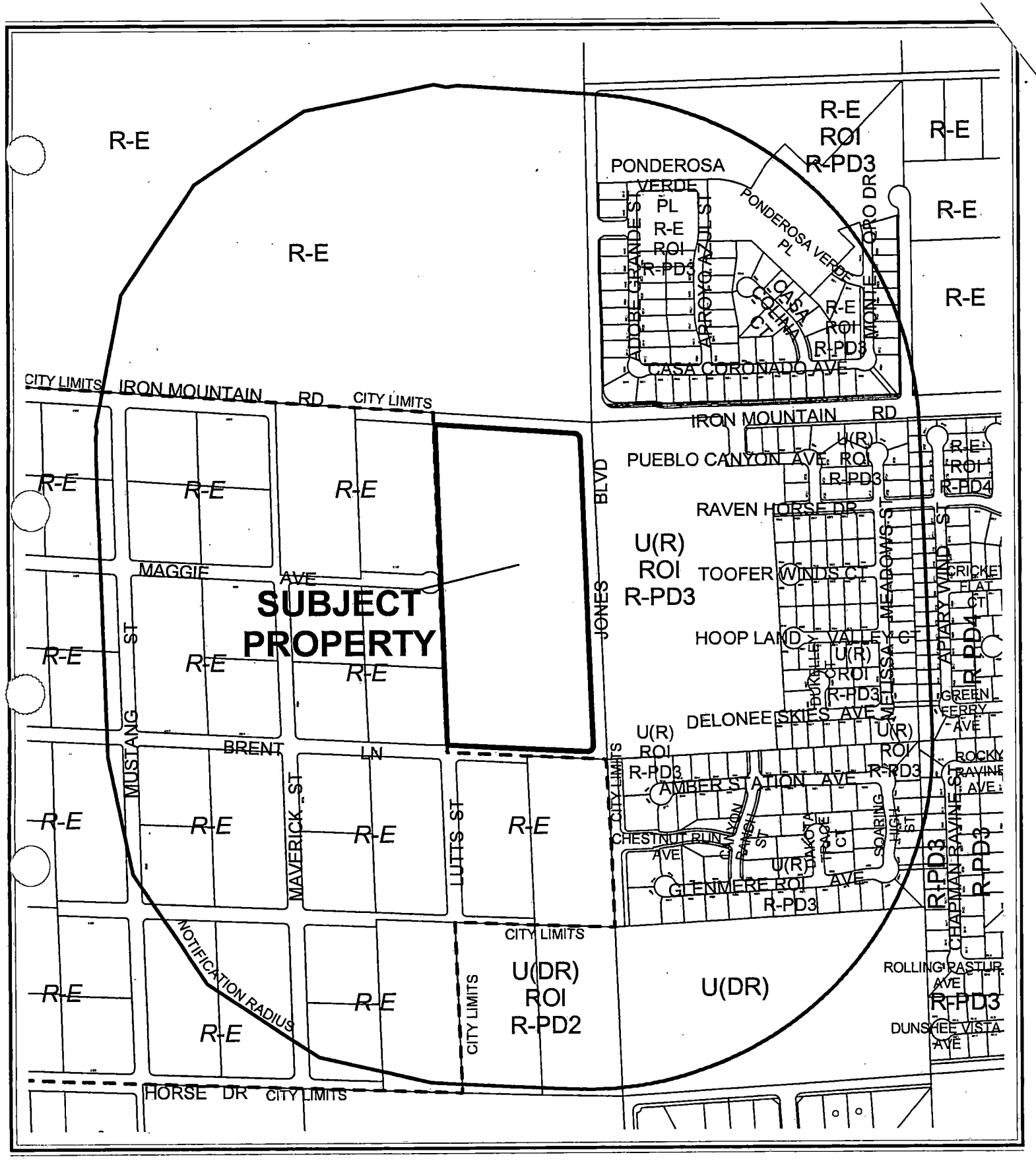
RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – Motion for APPROVAL failed – Subsequent motion by STEINMAN for DENIAL carried with NIGRO abstaining as he is currently in litigation with Sterling S Development, McSWAIN abstaining as her firm is currently doing work for Sterling S Development and DAVENPORT and TRUESDELL voting No

To be heard by the City Council on 8/04/2004

MINUTES:
NOTE: See Item 8 [ZON-4200] for all related discussion on Item 8 [ZON-4200] and Item 9 [SDR-4198].



CASE: **SDR-4198**

RADIUS: 1400 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-4200) to an R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped April 29, 2004, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum lot size of 18,000 square feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage and 16 feet to the front of the house as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit and shall be revised and approved by Planning and Development Department staff, prior to the issuance of a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

8. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

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

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

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

Public Works

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

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

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

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4200 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST:

A) Action Requested

This application is a request for a Site Development Plan Review for a 29-lot residential development (Quarterhorse Falls Estates) on 18.2 acres located at the southwest corner Iron Mountain Road and Jones Boulevard.

B) Applicant's Justification

In a letter included with the application, the applicant states the following:

> "The subject area is located between the Iron Mountain Ranch Master Planned Community to the east and a Clark County Rural Neighborhood preservation district to the west. As a result, the site was designed to accommodate the surrounding densities. As such, the larger lots are located around the perimeter of the site to be compatible with the 20,000-acre lots that border the Iron Mountain Ranch R-PD3 site. All lots have a North/South to minimize lot count along the perimeter of the site and to comply with the 20/20 Conservation Element. The minimum lot size is 18,000 square feet; and the density and character of the proposed project is appropriate for the Interlocal RNP buffer area....The variety of lot sizes, shapes and housing upgrades will offer a varied street scene that will preserve the custom/rural feel of the surrounding area."

BACKGROUND INFORMATION:

A) Previous Actions

05/20/64	The Board of City Commissioners approved an Annexation request (A-0003-64).
05/13/04	The Planning Commission held this item and related ZON-4200 in abeyance to allow the applicant to schedule a meeting with area homeowners and discuss the project with them.
06/10/04	The Planning Commission held this and companion Rezoning (ZON-4200) in abeyance to the 07/08/04 PC Meeting to allow the applicant additional time to revise the site plan. As of 06/23/04, no changes to the site plan as originally submitted have been proposed.
07/08/04	The Planning Commission will consider companion application (ZON-4200) as part of this agenda.

B) Pre-Application Meeting

02/20/04 A pre-application meeting was held to discuss the need for a proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zone and plan for Site Development Review and the presence of the RNP Buffer within the southwest part of this area.

C) Neighborhood Meetings

05/18/04 A neighborhood meeting with interested property owners who reside near the subject property was held to review the proposed plans for the development. The meeting was held at a neighbor's house who resides next to the property. There were 22 people in attendance who had several concerns about the development. These concerns include the following:

- Lots with no less than 20,000 square feet. This request was made to allow lot owners in the new development to keep horses on their property. The proposed development has numerous lots between 18,000 to 20,000 square feet.
- No entrance to the development off Brent Lane. One of the major entrances to the development is proposed off Brent Lane.
- Rural street standards on Brent Lane. There was some interest in having rural street standards on Jones Boulevard and Iron Mountain Road.
- A decorative perimeter wall. The conditions of approval have a provision that requires a decorative wall to which the residents were apparently favorable.
- Increases in perimeter wall height.
- A well landscaped premises. Residents would like to review the landscape plan when it is submitted and comment on the landscaping scheme.
- One-story buildings on the property located to the west of the subject development. This property is a future phase proposed by the developer

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres:	18.2
Net Acres:	14.2

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped and single-family residence

C) Planned Land Use

Subject Property:	DR (Desert Rural)
North:	PR-OS (Parks/Recreation/Open Space)
South:	County R-E (Rural Estates Residential) and RNP (Rural Neighborhood Preservation)
East:	R (Rural Density Residential)
West:	County R-E (Rural Estates Residential) and RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	County R-E (Rural Estates Residential)
East:	U (Undeveloped) under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
West:	County R-E (Rural Estates Residential)

E) General Plan Compliance

The site is located within the Centennial Hills Sector Map of the General Plan. The Centennial Hills Sector Plan of the General Plan designates the area of the subject site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities." The plan goes on to say: "This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is significantly below the upper end of the density range allowed under this land use designation, having 1.6 dwelling units per acre.

ANALYSIS:

A) Zoning Code Compliance

A1) Development Standards

The Site Development Plan establishes the Development Standards within an R-PD District. The Site Development Plan proposes 29 single-family lots ranging in size from 18,000 square feet; the overall net average lot size is 21,329 square feet. The following table shows a comparison between the setbacks and standards currently in place on the site under the existing R-E (Residence Estate) District, with the standards that would be imposed through the proposed Site Development Plan under the proposed R-PD2 District:

Standards	R-E District	Proposed Site Plan
Min. Lot Size	20,000 s.f.	18,000 s.f.
Min. Lot Width	100 feet	N/A
Min. Setbacks		
• Front	50 feet	20 feet (garage) 16 feet (house)
• Side	10 feet	5 feet
• Corner	15 feet	5 feet
• Rear	35 feet	20 feet
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet

The proposed development complies with the standards of the proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) District.

A2) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Perimeter Landscaping	1 - 24" box tree/20 linear feet of gross perimeter frontage (1,760 lineal feet of frontage) plus one tree	88 Trees	114 Trees

The perimeter landscaping meets the minimum perimeter-landscaping requirement.

In R-PD Districts, pursuant to Title 19.06.040, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
18.2 acres	1.6	1.65	2.6 %	.47 acres	5.3 %	.96 acres

The proposal exceeds the requirement for Open Space in the Zoning Code.

D) General Analysis Discussion

This application meets all the requirements of the existing General Plan designation and falls within the density scope of the proposed rezoning (1.6 dwelling units per acre compared to 2.49). Development of this 18.2-acre site with lots that will exceed 18,000 square feet in size would not have an impact on surrounding County lands, which have a minimum lot size requirement of 20,000 square feet. From the standpoint of the proposal as an R-PD development, the project provides a sufficient amount of open space.

FINDINGS:

To approve a Site Development Plan Review application, pursuant to Title 19.18.050, the Planning Commission and City Council must affirm all of the following:

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

   The proposed residential development on the subject site exceeds what could be developed under the existing R-E (Residence Estates) zoning district. The development, therefore, should be compatible with comparable developments in the vicinity.

2. **"The proposed development is consistent with the General Plan, Las Vegas Municipal Code Title 19, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

   The proposed development is consistent with the General Plan as well as Title 19 and other standards.

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

   The subject site has access to Iron Mountain Road and Brent Lane, a local street. Iron Mountain Road is designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. These roads will be adequate to meet the requirements of the proposed development.

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

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

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

   The development will be typical of single-family residential developments and compatible with surrounding development.

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

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

NOTICES MAILED 41 [Mailed with ZON-4200] – 05/13/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4198 APN: 125-11-508-003

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S. Development - Mickey Stratton

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: John Michael Stratton

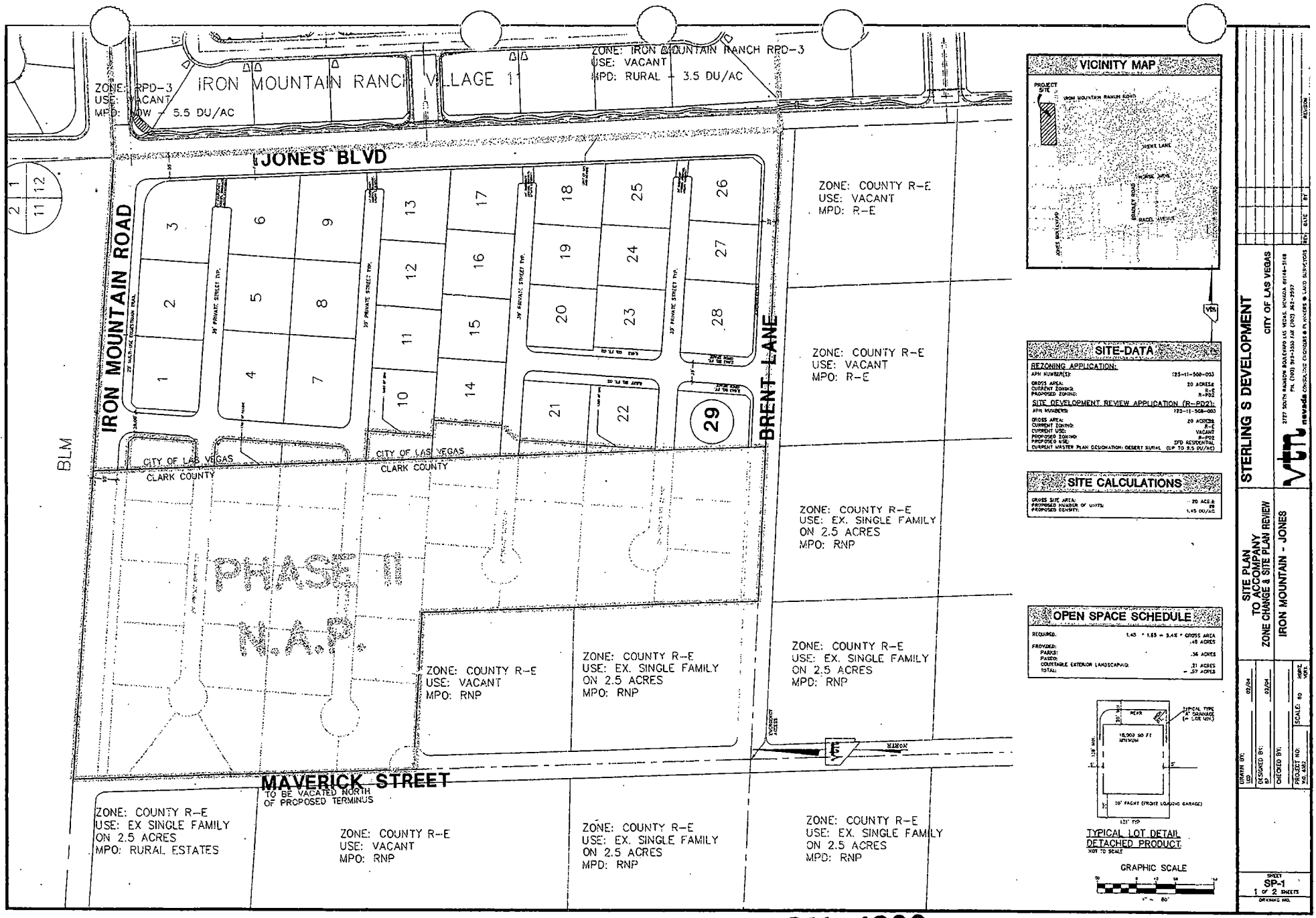
Subscribed and sworn before me

This 23rd day of February, 2004

[signature]

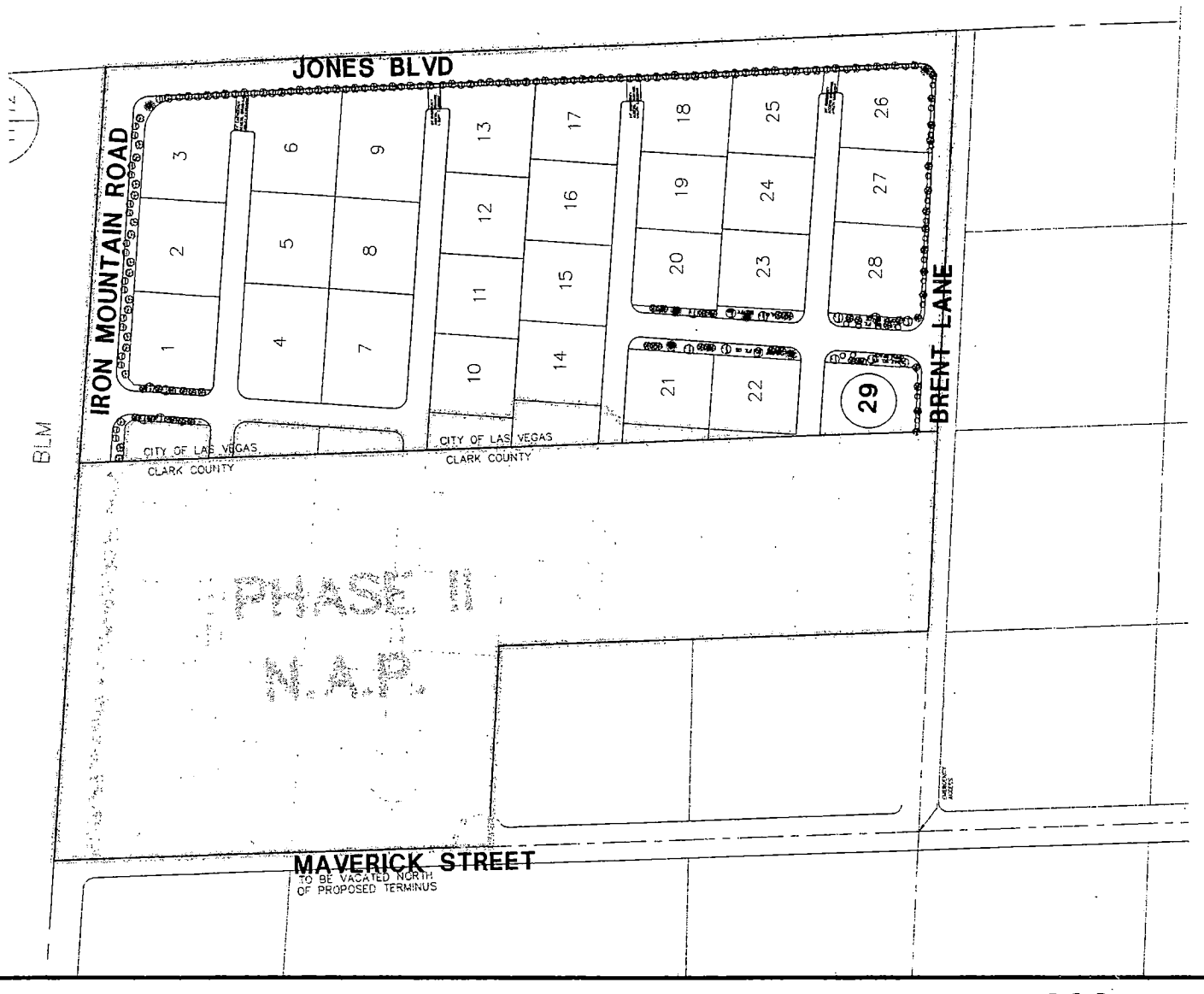
Notary Public in and for said County and State

MARY E. SMITH
Notary Public - Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2004

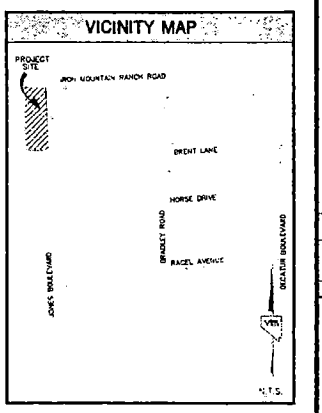


ZON-4200
SDR-4198
05-13-04 PC

IRON MOUNTAIN RANCH VILLAGE 11



VICINITY MAP



SITE-DATA

REZONING APPLICATION:

APN NUMBER(S):	125-11-306-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	R-E
PROPOSED ZONING:	RPD-2

SITE DEVELOPMENT REVIEW APPLICATION (R-PD12):

APN NUMBERS:	125-11-306-003
GROSS AREA:	20 ACRES±
CURRENT ZONING:	RE
CURRENT USE:	VACANT
PROPOSED ZONING:	R-PD12
PROPOSED USE:	SFD RESIDENTIAL
CURRENT MASTER PLAN DESIGNATION:	SR (UP TO 2.5 DU/AC)

SITE CALCULATIONS

GROSS SITE AREA:	20 ACS±
PROPOSED NUMBER OF UNITS:	28
PROPOSED DENSITY:	1.45 DU/AC

GRAPHIC SCALE

1" = 80'

OPEN SPACE SCHEDULE

REQUIRED:	.01*(1.45 * 1.65) * 20 ACRES = .47 ACRES
PROVIDED:	
PARKS:	
DECORATIVE AMENITY ZONES:	15,825 SF
COUNTABLE EXTERIOR LANDSCAPING:	9,013 SF
TOTAL:	24,848 SF = .57 ACRES

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	6	24" BOX	VARIES	DATE PALM
	71	24" BOX	20 FEET	PURPLE LOCUST
	55	24" BOX	20 FEET	CHITALPA
	17	15 GALLON	VARIES	FLOWERING PLUM
	VARIES	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Chapter 19A (City of Las Vegas)
2. The proposed landscaping and plants are conceptual only. A detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
3. The number and types of plant mix vary from the proposed conceptual plan

STERLING S DEVELOPMENTS
5365 SOUTH DURANGO # 300
LAS VEGAS, NEVADA 89113
(702) 614-4444

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2337
nevada PLANNING, ENGINEERING & LAND SURVEYING

BY	DATE	REVISION

CONCEPTUAL LANDSCAPE PLAN

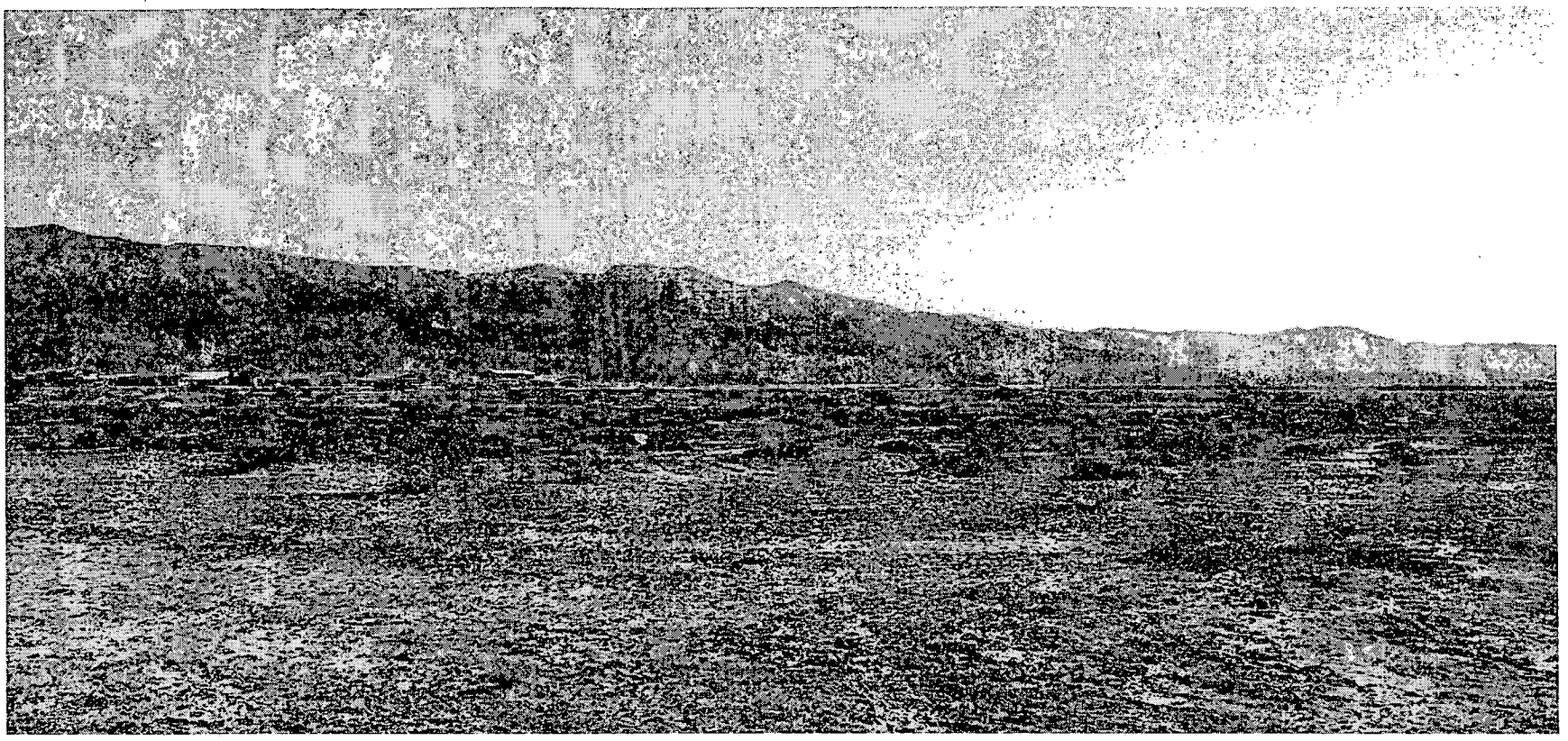
QUARTERHORSE FALLS ESTATES
UNIT 4

DRAWN BY: CJD	03/04
DESIGNED BY: BP	03/04
CHECKED BY: BP	03/04
PROJECT NO: 4321	SCALE: 80
	HORZ. VERT.

SHEET
LS-1
2 OF 2 SHEETS
DRAWING NO

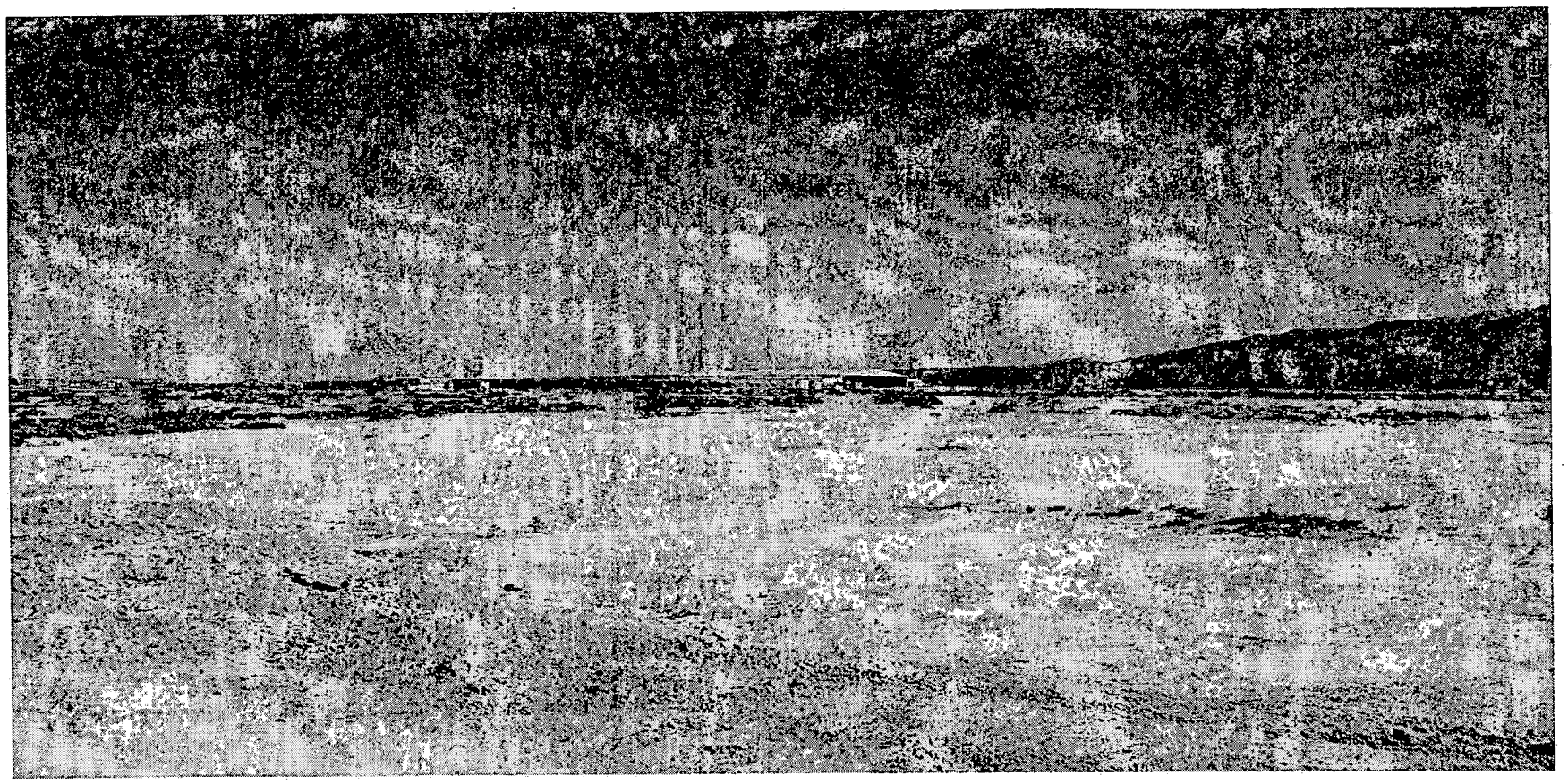
H:\2321\CAD\SDR-4198\SDR4198.DWG

ZON-4200
SDR-4198
05-13-04 PC



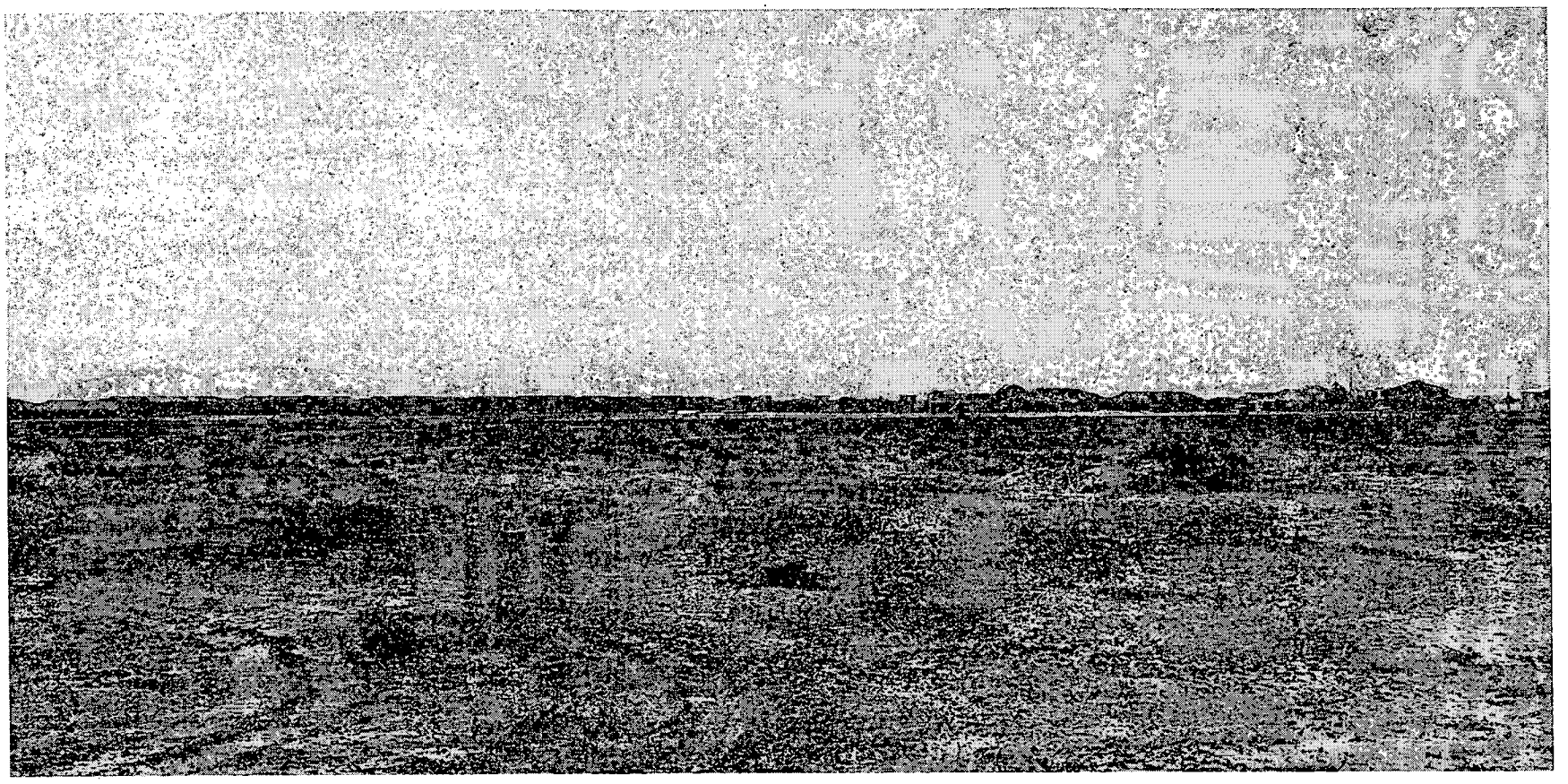
SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

4/26/04



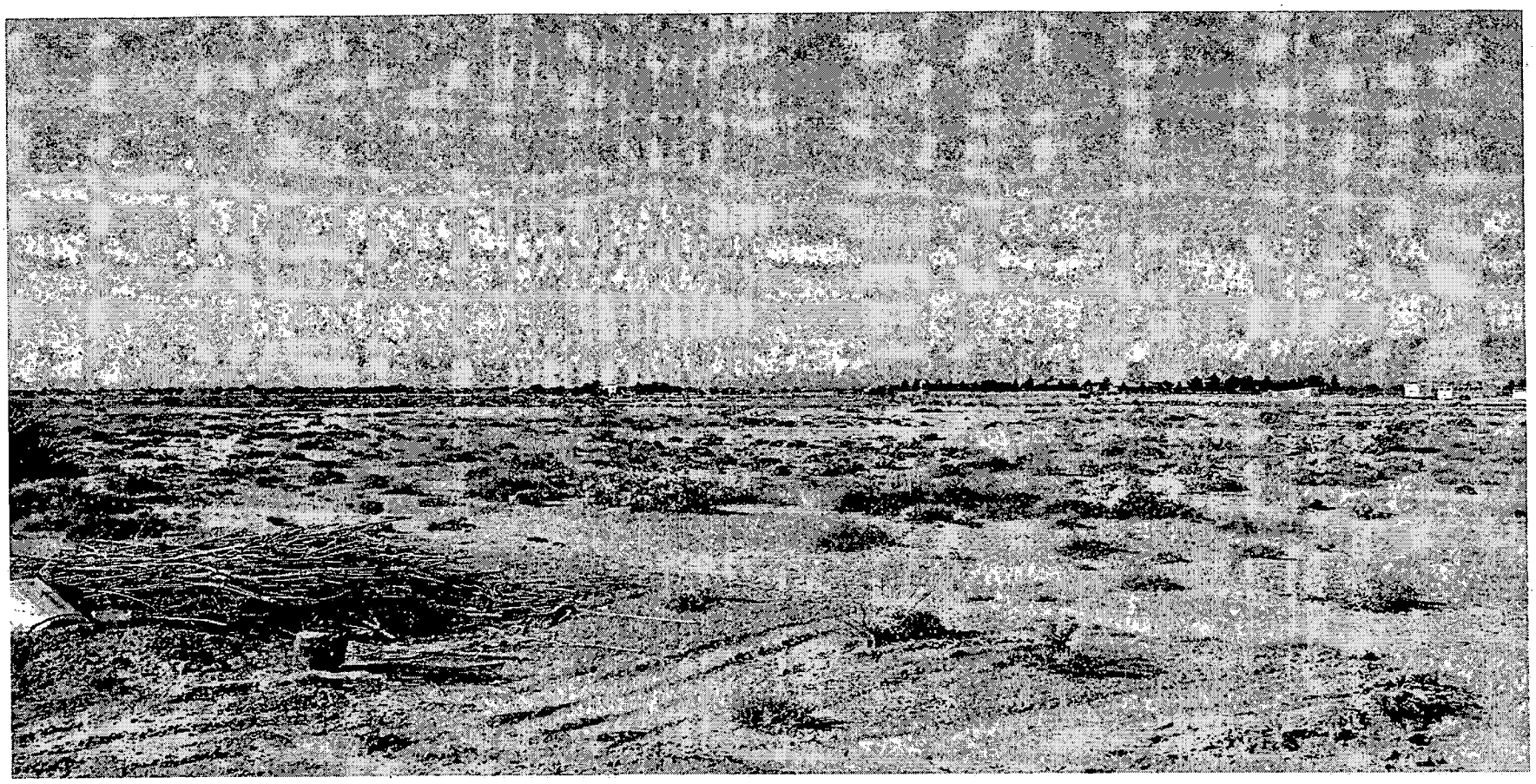
SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

4/26/04



SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

4/26/04



SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

4/26/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

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

TABLE

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

RECOMMENDATION:
Staff recommends TABLE

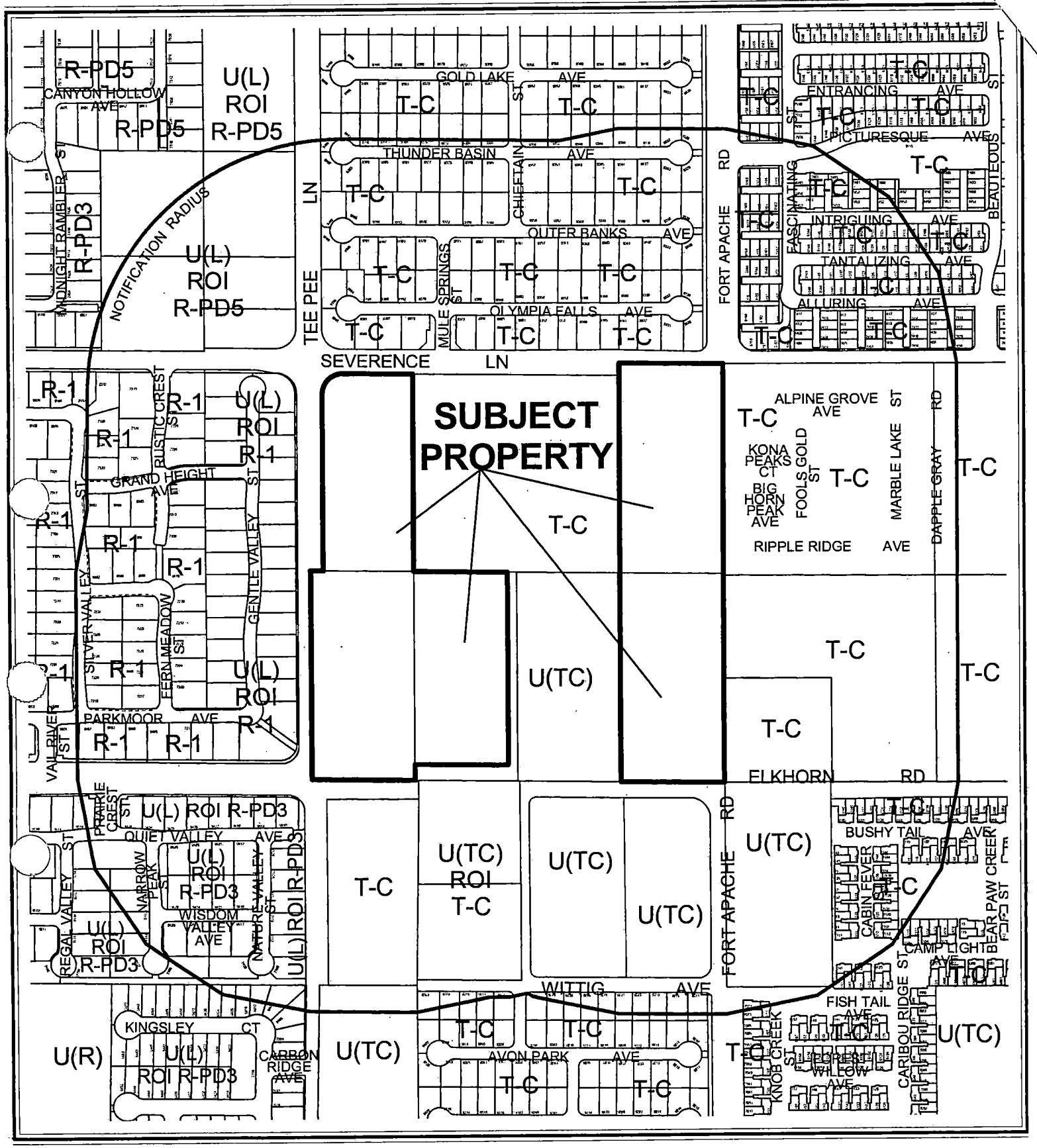
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)

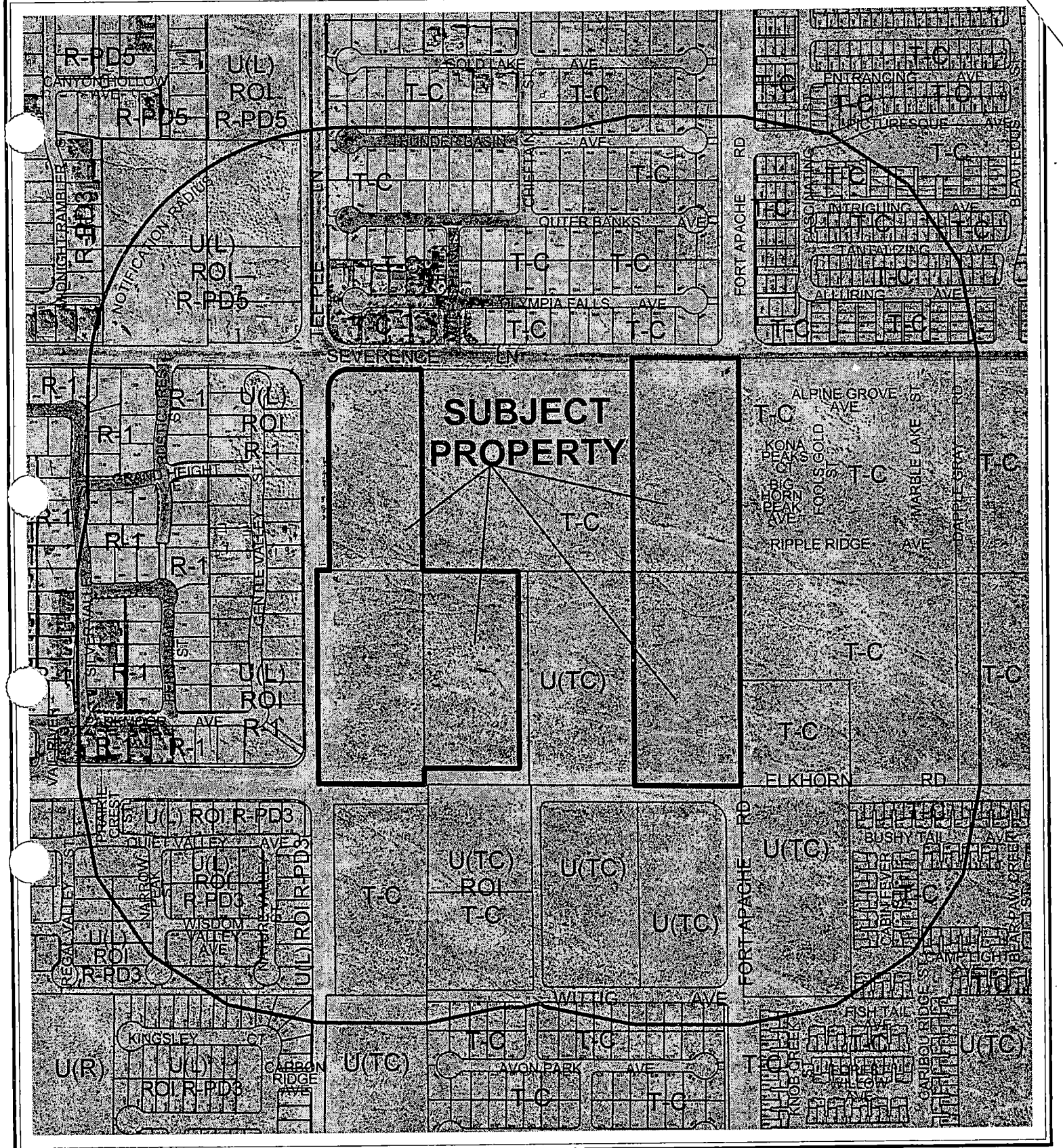


CASE: **ZON-4208**

RADIUS: 750 FT

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

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



CASE: **ZON-4208**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

THE APPLICANT REQUESTS THIS ITEM BE TABLED IN AN EFFORT TO WORK WITH STAFF ON THE REDESIGN OF THIS PROJECT.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

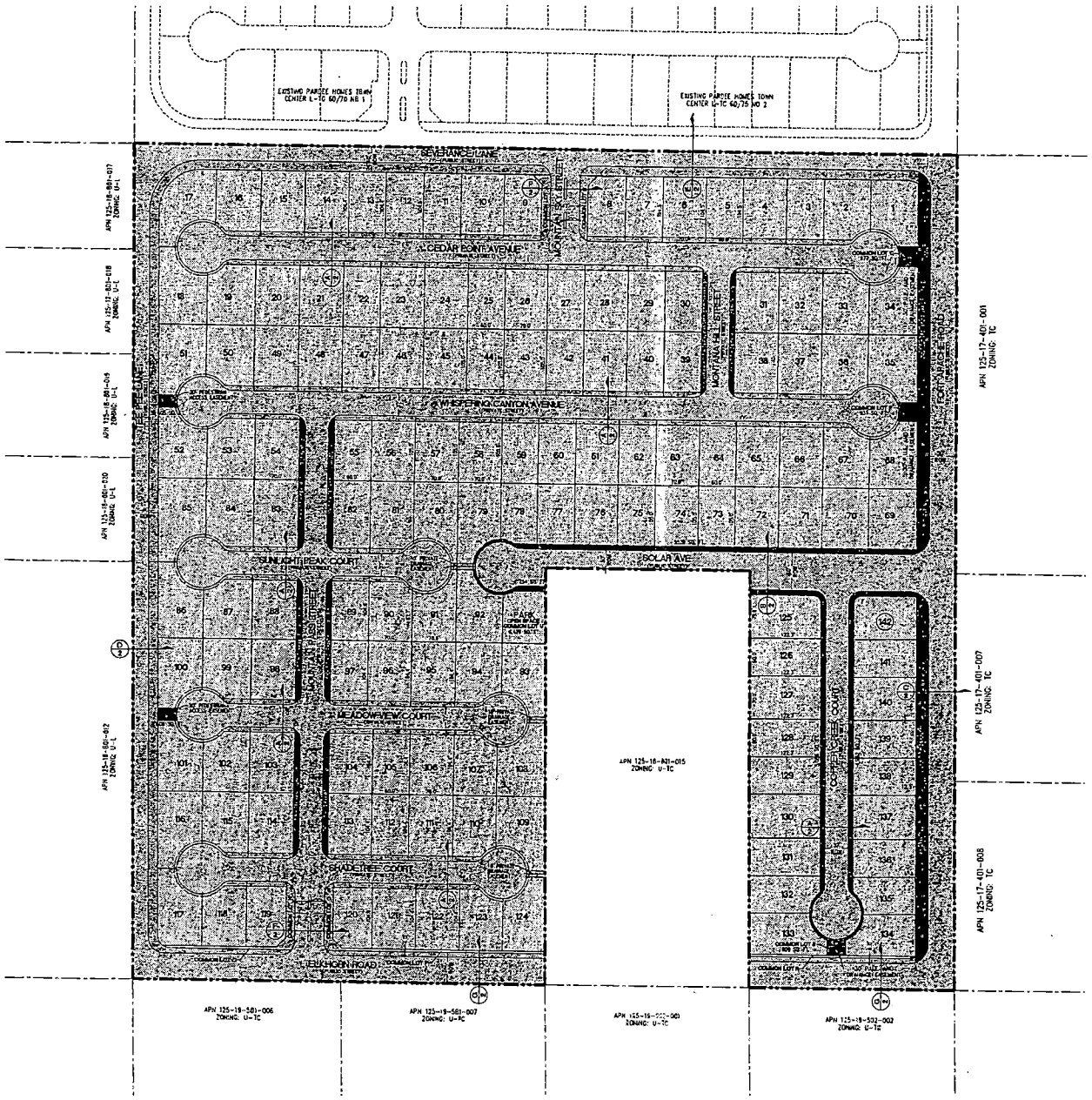
Print Name: Klif Andrews

Subscribed and sworn before me

This 16 day of March, 2004

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

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

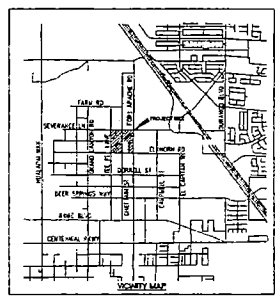


ZON-4208
VAR-4209
SUP-4210
SDR-4214
6/10/04 PC REVISED 05/18/04

LEGEND

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

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



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

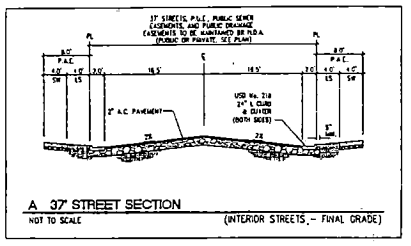
NO.	DESCRIPTION	DATE	BY	APP.

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

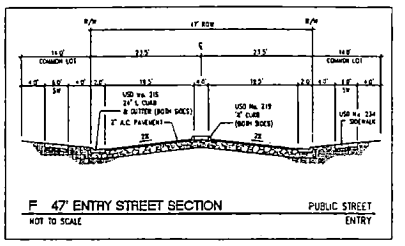
DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-005

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
ROGER L. STEADHAM No. 15293

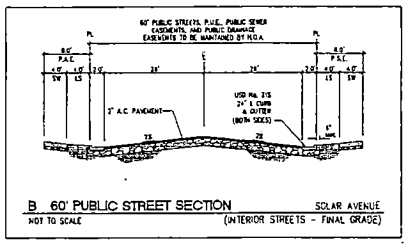
C-1
SHEET 1 OF 2



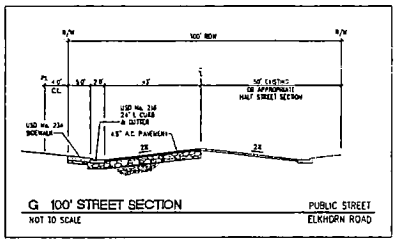
A 37' STREET SECTION
NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



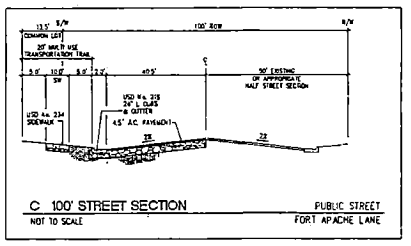
F 47' ENTRY STREET SECTION
NOT TO SCALE PUBLIC STREET ENTRY



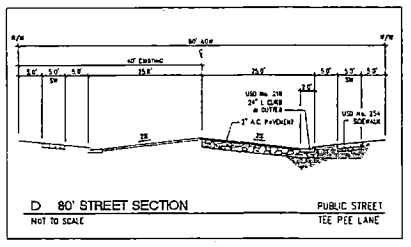
B 60' PUBLIC STREET SECTION
NOT TO SCALE SOLAR AVENUE (INTERIOR STREETS - FINAL GRADE)



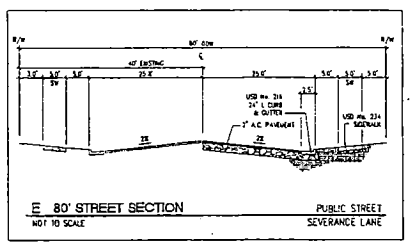
G 100' STREET SECTION
NOT TO SCALE PUBLIC STREET ELKHORN ROAD



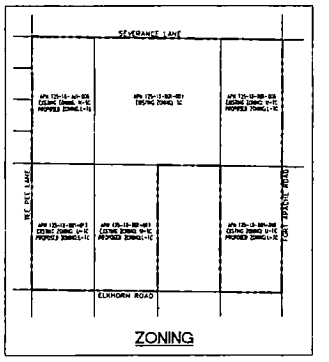
C 100' STREET SECTION
NOT TO SCALE PUBLIC STREET FORT APACHE LANE



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

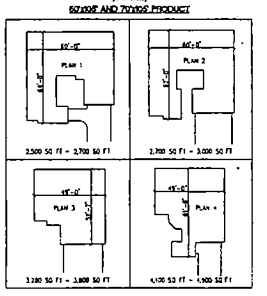


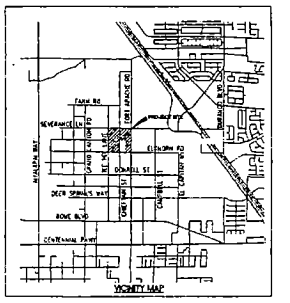
E 80' STREET SECTION
NOT TO SCALE PUBLIC STREET SEVERANCE LANE



ZONING

TYPICAL FOOTPRINTS
(UNIT VARY)
60'X108' AND 70'X105' PRODUCT





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

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

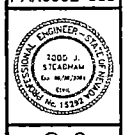
FLOOR AREA RATIO
PLAN 1 - 0.43:1
PLAN 2 - 0.47:1
PLAN 3 - 0.52:1
PLAN 4 - 0.66:1

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-3300 FAX (702) 384-5399

NO.	DESCRIPTION	DATE	BY	APP.

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

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



C-2
SHEET 2 OF 2

File: P:\PAR0302-005\Exhibits\CAD\SITE Plot Date: May 17, 2004 - 09:13



ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04



ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:

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

TABLE

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

RECOMMENDATION:
Staff recommends TABLE

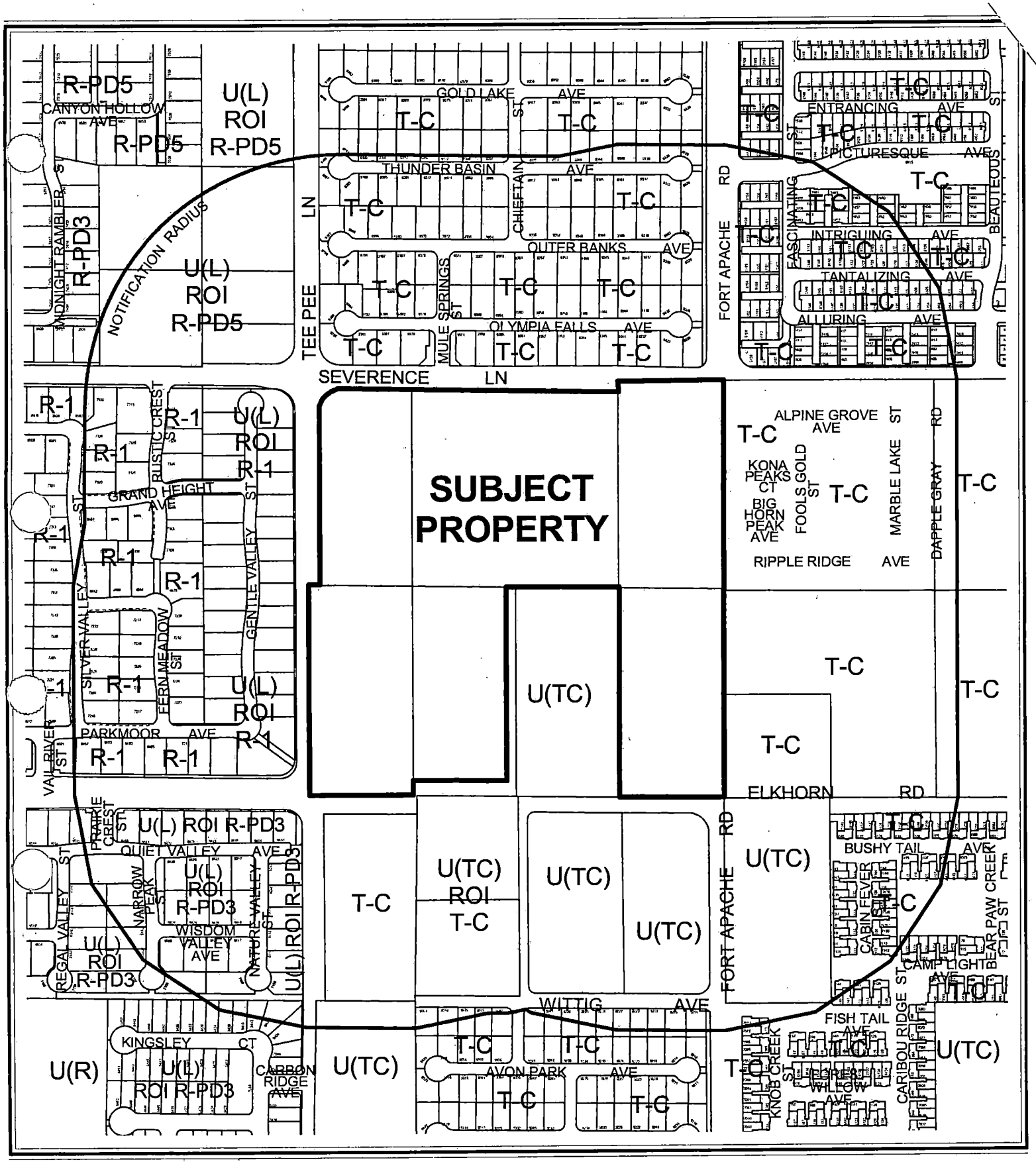
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)



0 300 600 Feet

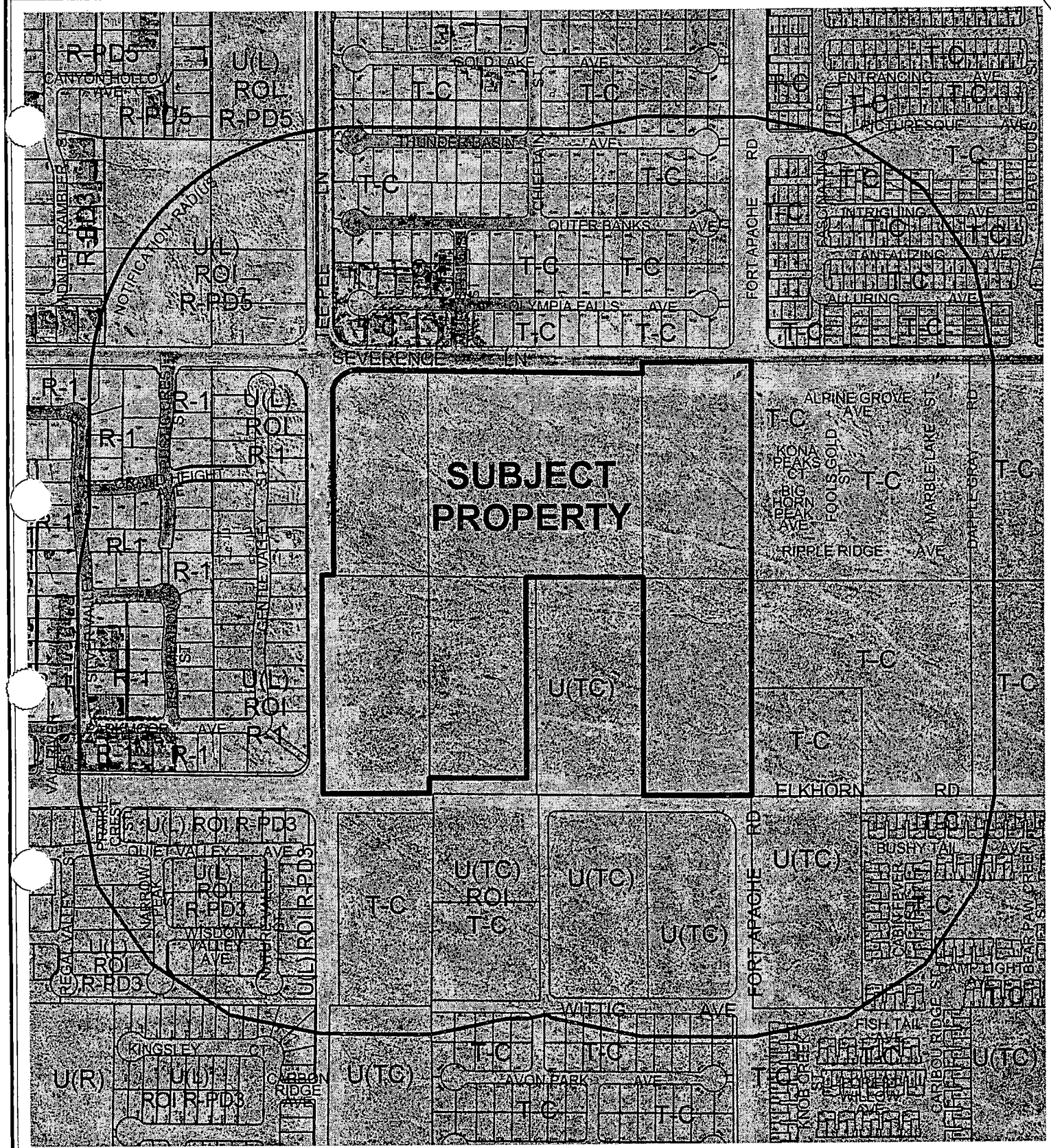
CASE: **VAR-4209**

RADIUS: 750 FT

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

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

N



CASE: **VAR-4209**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

THE APPLICANT REQUESTS THIS ITEM BE TABLED IN AN EFFORT TO WORK WITH STAFF ON THE REDESIGN OF THIS PROJECT.

60170 #4

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Klif Andrews

Subscribed and sworn before me

This 18 day of March, 2004

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

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

60f10

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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 ease parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

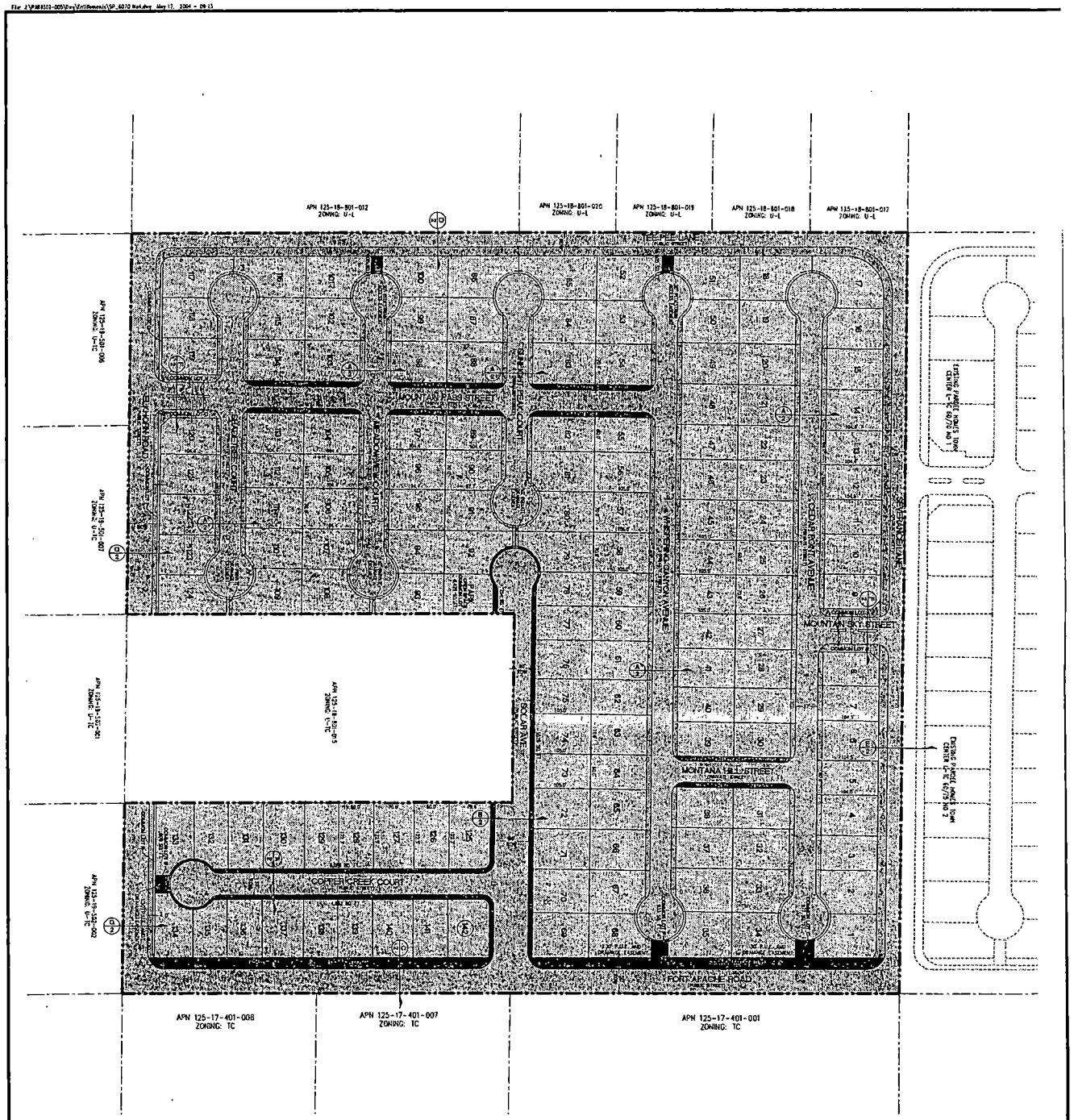
Print Name: Klif Andrews

Subscribed and sworn before me

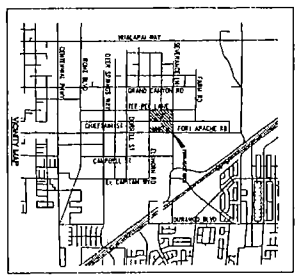
This 18 day of March, 2004

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

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



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



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

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

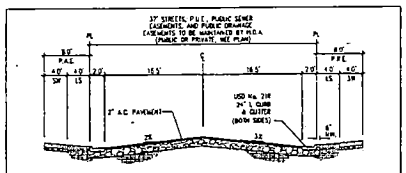
PARDEE HOMES OF NEVADA
TOWN CENTER L-TC 60/70 NO. 4
SITE PLAN

NO.	DESCRIPTION	DATE	BY	APP.

C-1
SHEET 1 OF 2

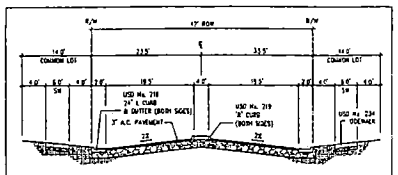
PROJECT NO. PAR0302-005
DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5790 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5318 FAX (702) 269-5399



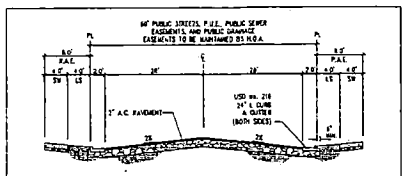
A 37' STREET SECTION

NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



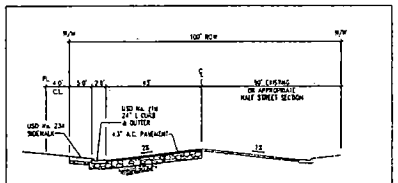
F 47' ENTRY STREET SECTION PUBLIC STREET ENTRY

NOT TO SCALE



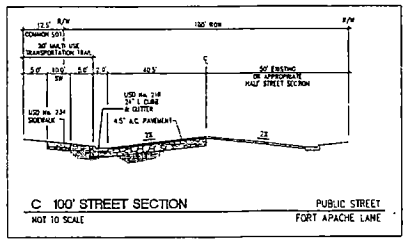
B 60' PUBLIC STREET SECTION SOLAR AVENUE

NOT TO SCALE (INTERIOR STREETS - FINAL GRADE)



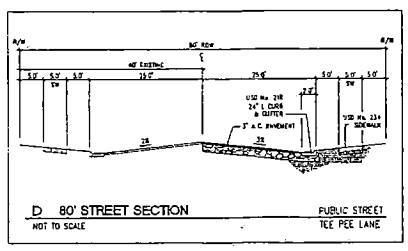
G 100' STREET SECTION PUBLIC STREET

NOT TO SCALE ELKHORN ROAD



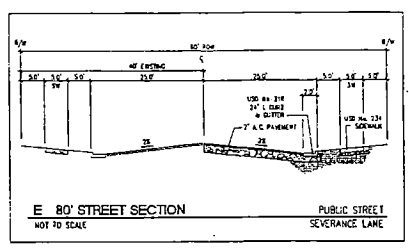
C 100' STREET SECTION PUBLIC STREET

NOT TO SCALE FORT APACHE LANE



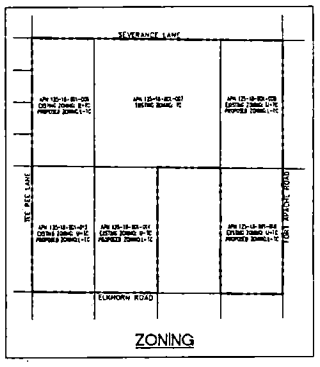
D 80' STREET SECTION PUBLIC STREET

NOT TO SCALE TEE PEE LANE



E 80' STREET SECTION PUBLIC STREET

NOT TO SCALE SEVERANCE LANE

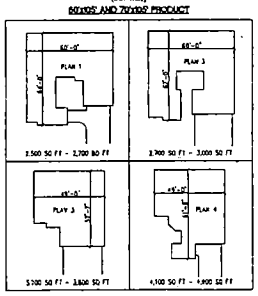


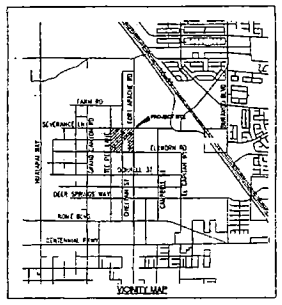
ZONING

TYPICAL FOOTPRINTS

(MAY VARY)

60'X105' AND 70'X105' PRODUCT





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

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

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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5333 FAX (702) 384-5339

NO.	DESCRIPTION	DATE	BY	APP.

PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 60/70 NO. 4

SITE PLAN

DATE: 5/24/04

DRAFTER: JDP

DESIGNER: JDP

CHECKED: TJS

PROJECT NO.
PAR0302-005



C-2

SHEET 2 OF 2

File: I:\PAR0302-005\engineering\SP-8070.dwg May 27, 2004 - 09:13



VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04



VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:

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

TABLE

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

RECOMMENDATION:
Staff recommends TABLE

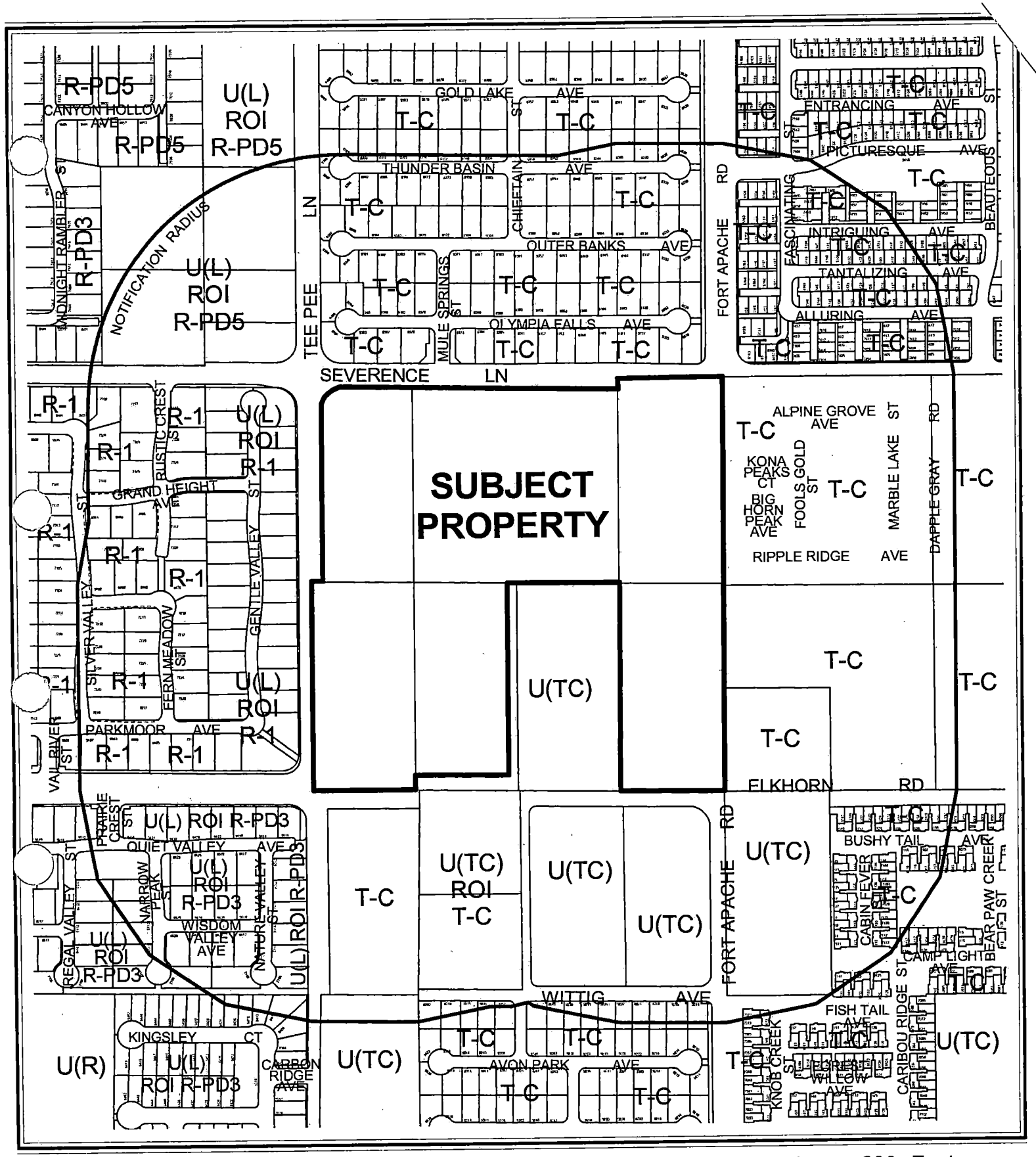
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)



0 300 600 Feet

CASE: **SUP-4210**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

THE APPLICANT REQUESTS THIS ITEM BE TABLED IN AN EFFORT TO WORK WITH STAFF ON THE REDESIGN OF THIS PROJECT.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

Town Center Assemblage 60/70 #4

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4210 APN: 125-18-801-006,007,008

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

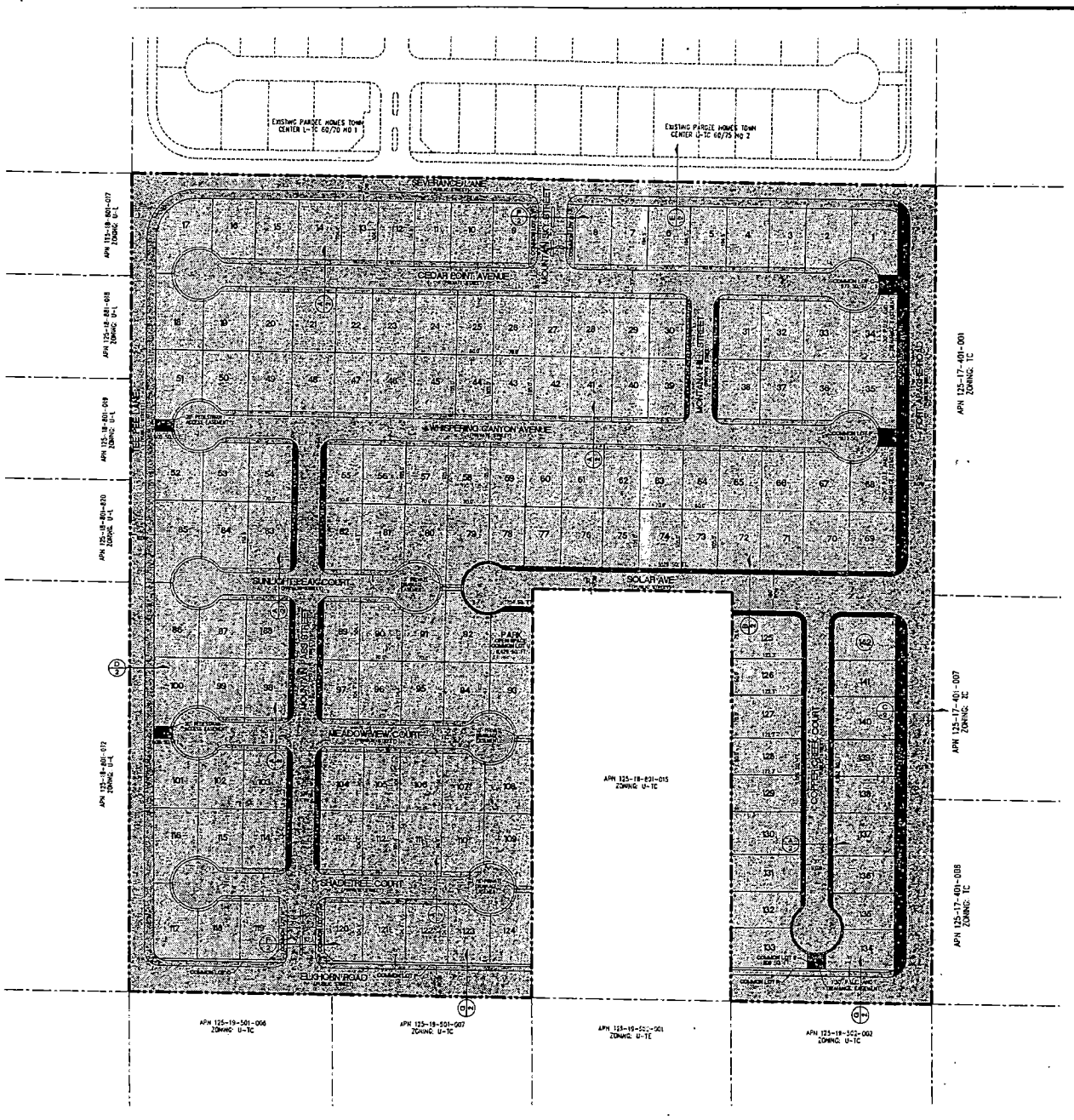
Subscribed and sworn before me

This 24 day of March, 2004

Kathleen Fallon

Notary Public in and for said County and State

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



N

-66 0 80 160
SCALE FEET

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

LEGEND

LOTS

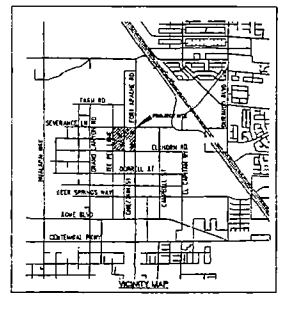
OPEN SPACE AREA MEETING CLV O.S. CRITERIA

LANDSCAPE AREAS INCLUDING SIDEWALK NOT COUNTING AS O.S.

STREETS

NOTE

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



NO. | DESCRIPTION | DATE | BY | APP.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5300 FAX (702) 254-5399

PARDEE HOMES OF NEVADA

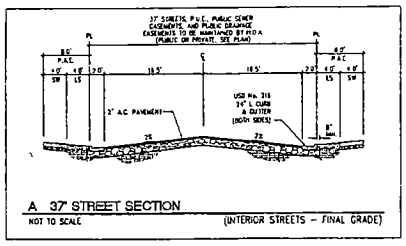
TOWN CENTER L-TC 60/70 NO. 4

SITE PLAN

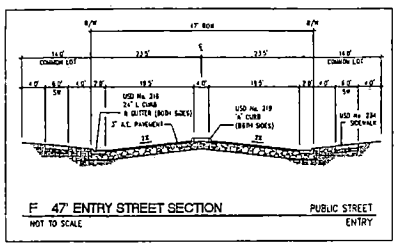
DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
PAR0302-005

TODD J. STEADMAN Exp. 06/30/2005 CIVIL No. 15297 PROFESSIONAL ENGINEER STATE OF NEVADA

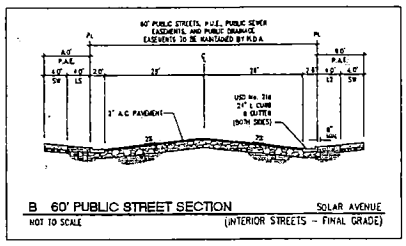
C-1
SHEET 1 OF 2



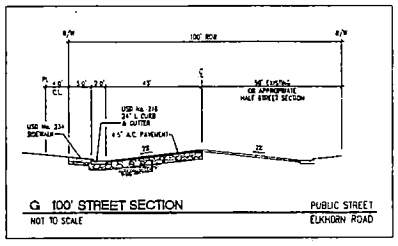
A 37' STREET SECTION — (INTERIOR STREETS - FINAL GRADE)
NOT TO SCALE



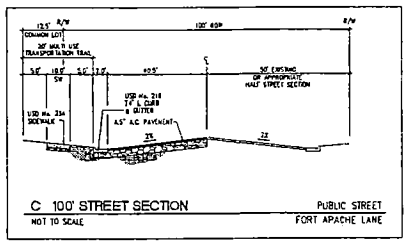
F 47' ENTRY STREET SECTION — PUBLIC STREET ENTRY
NOT TO SCALE



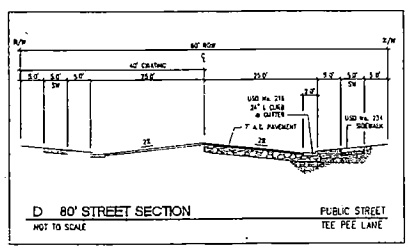
B 60' PUBLIC STREET SECTION — SOLAR AVENUE (INTERIOR STREETS - FINAL GRADE)
NOT TO SCALE



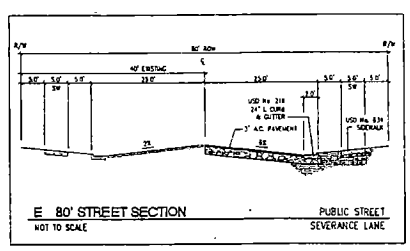
G 100' STREET SECTION — PUBLIC STREET ELKHORN ROAD
NOT TO SCALE



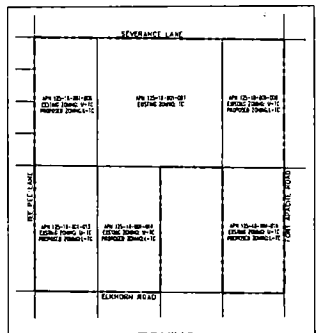
C 100' STREET SECTION — PUBLIC STREET FORT APACHE LANE
NOT TO SCALE



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



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

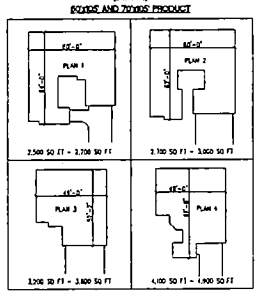


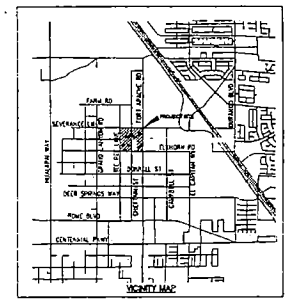
ZONING

TYPICAL FOOTPRINTS

(MAY VARY)

ROYDS AND 70'X105' PRODUCT





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

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

FLOOR AREA RATIO
PLAN 1 - 0.43:1
PLAN 2 - 0.42:1
PLAN 3 - 0.52:1
PLAN 4 - 0.65:1

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

NO.	DESCRIPTION	DATE	BY	APP.

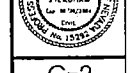
PARDEE HOMES OF NEVADA

TOWN CENTER L-TC 60/70 NO. 4

SITE PLAN

DATE: 5/14/04
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS

PROJECT NO.
PAR0302-005



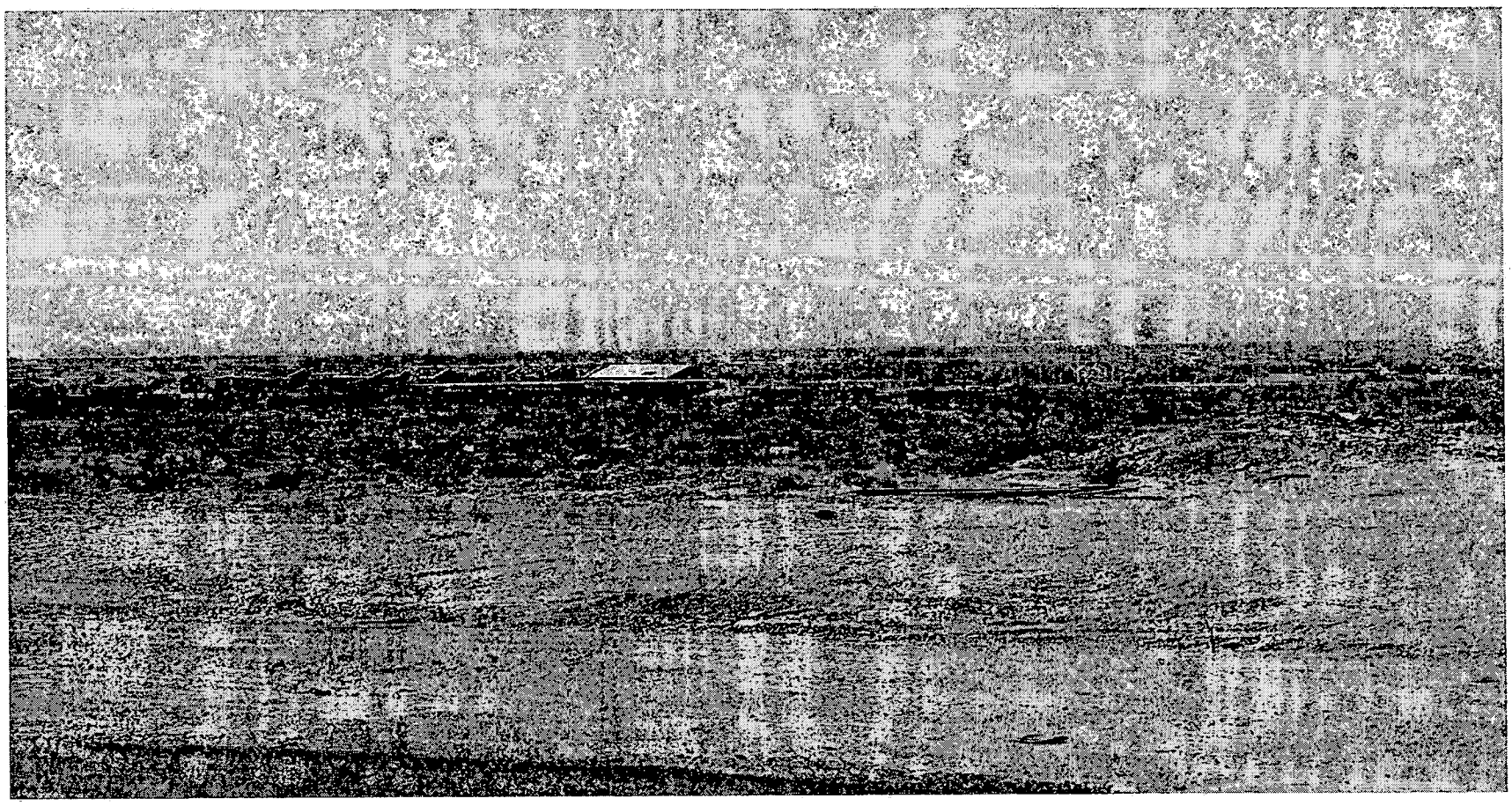
C-2
SHEET 2 OF 2

File: J:\PAR0302-005\Land Development\DP 60\70 Mod Aug. May 17, 2004 - 09:13



SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04



SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

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

TABLE

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

RECOMMENDATION:
Staff recommends TABLE

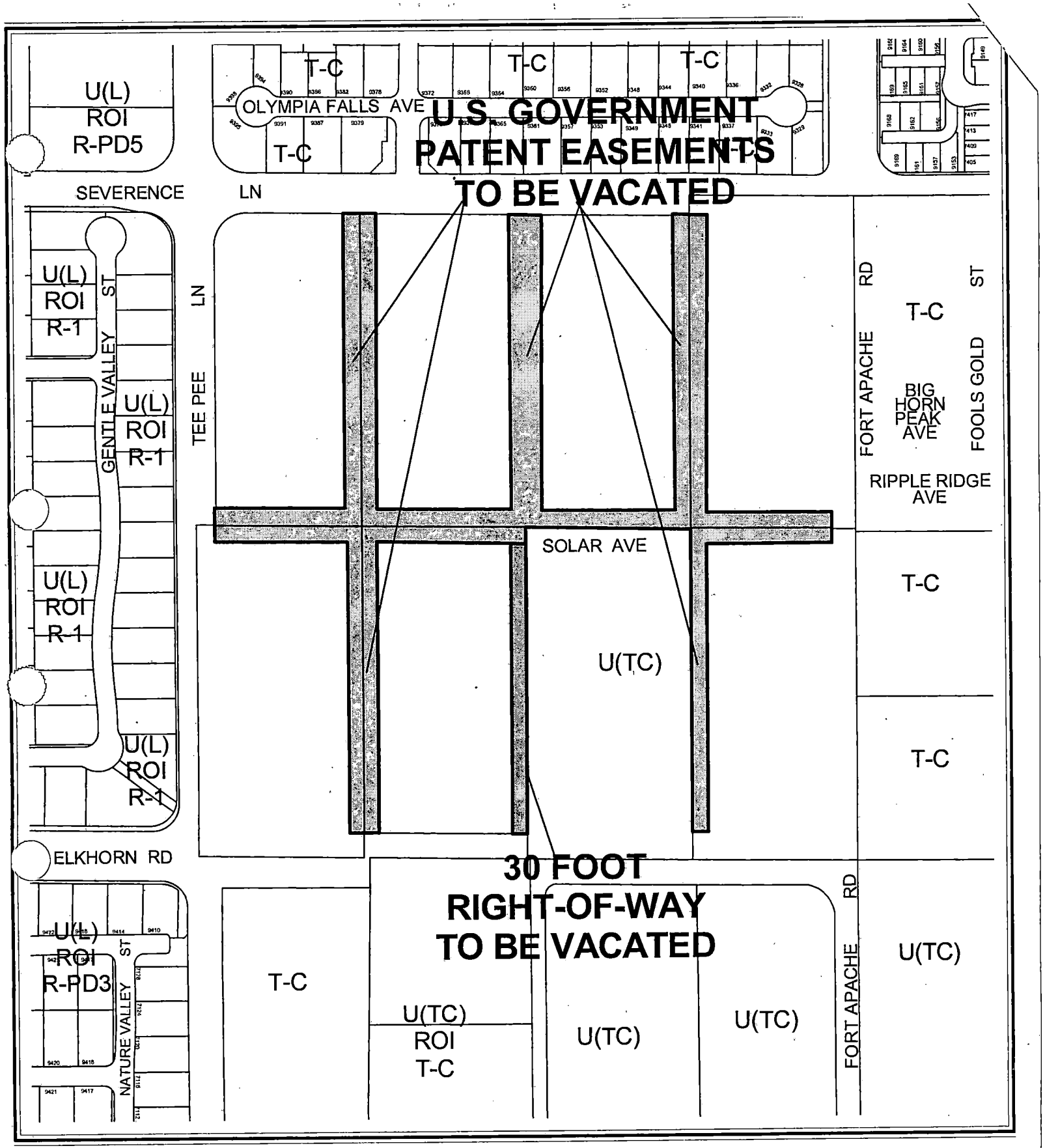
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)



CASE: **VAC-4212**

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-4212 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

THE APPLICANT REQUESTS THIS ITEM BE TABLED IN AN EFFORT TO WORK WITH STAFF ON THE REDESIGN OF THIS PROJECT.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Klif Andrews

Print Name: Klif Andrews

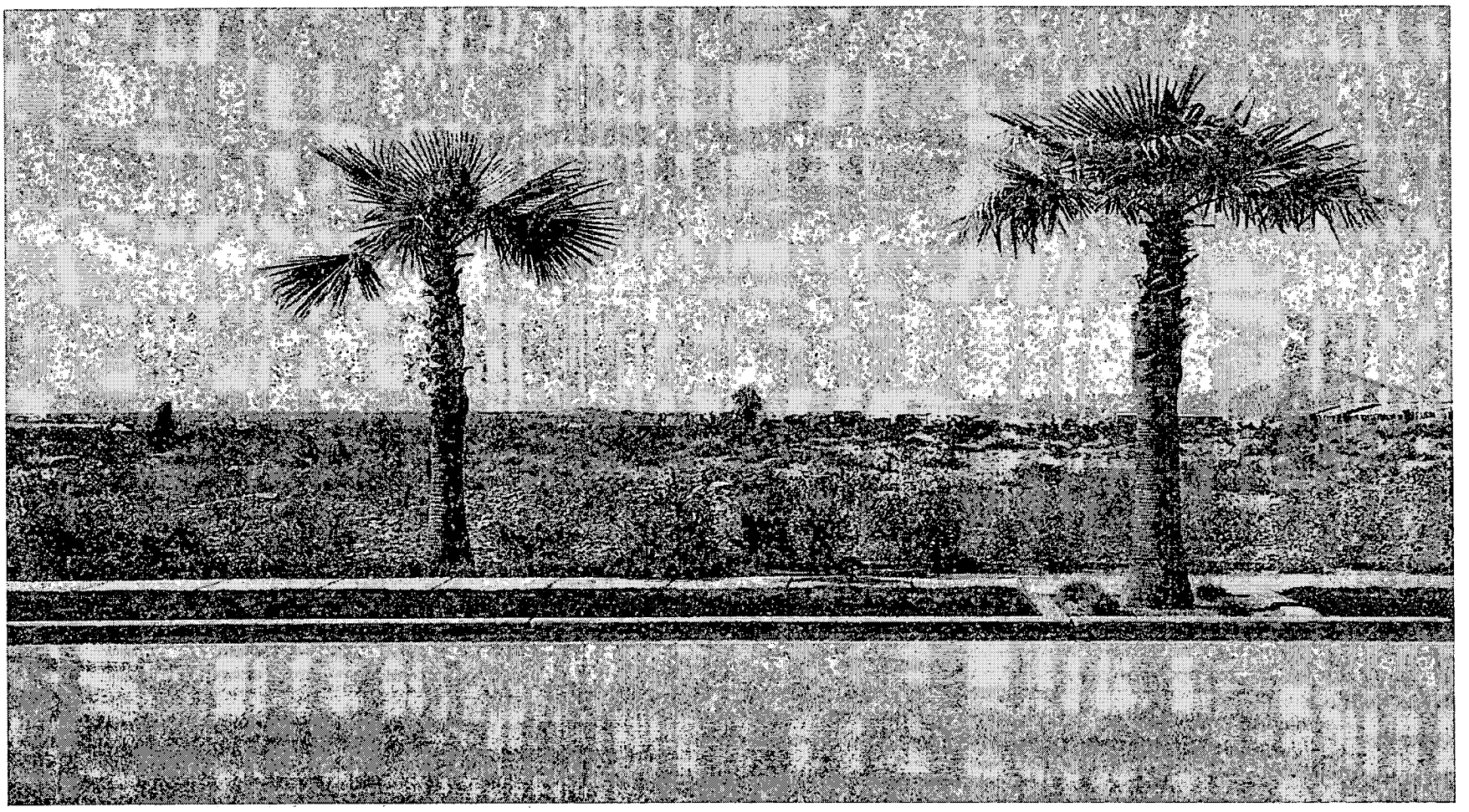
Subscribed and sworn before me

This 18 day of March, 2004

Kathleen Fallon

Notary Public in and for said County and State

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



VAC-4212 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTH SEVERENCE LANE, WEST OF TEE PEE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

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

TABLE

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

RECOMMENDATION:
Staff recommends TABLE

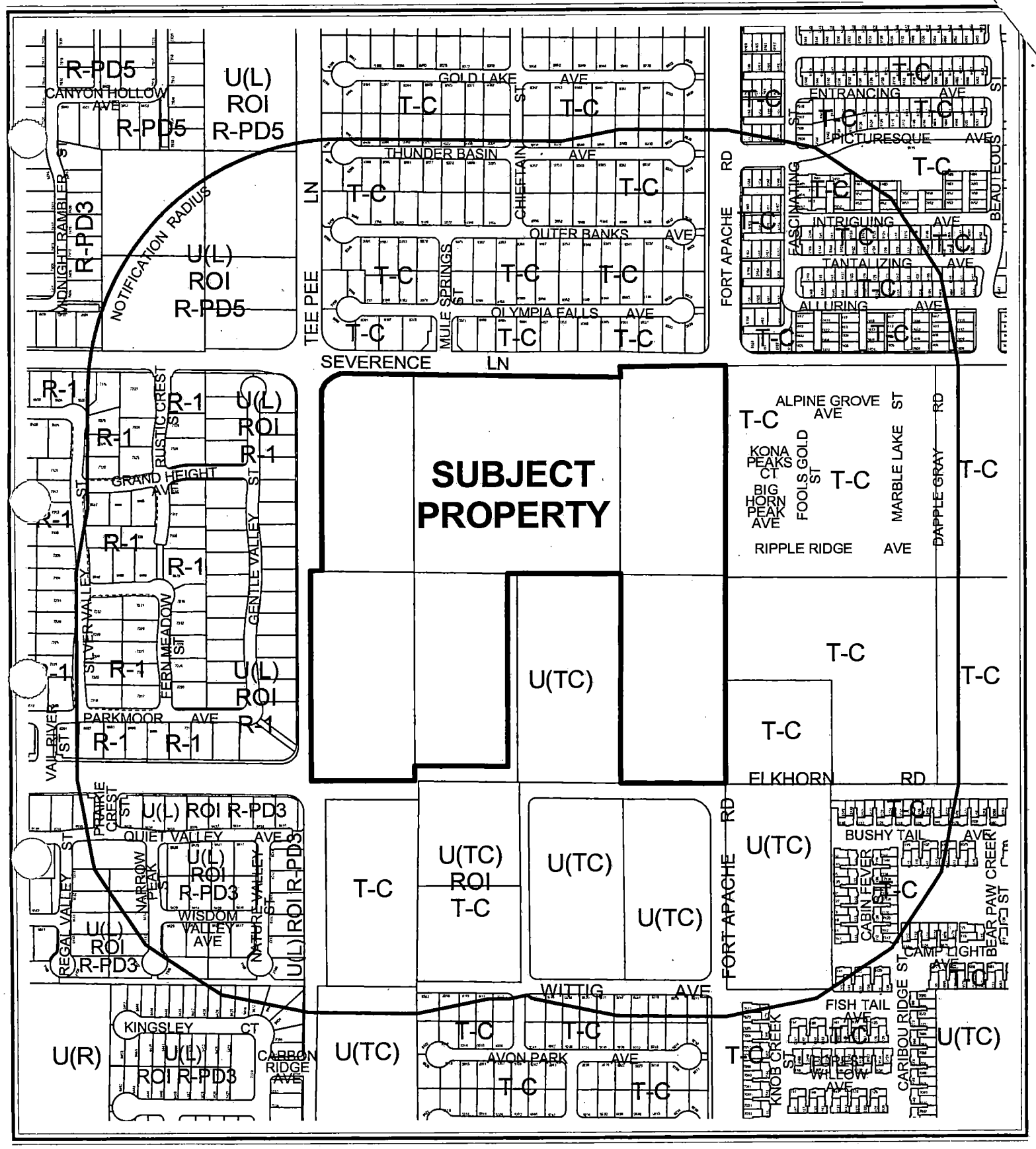
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

No discussion took place.

(6:06 – 6:10)



CASE: **SDR-4214**

RADIUS: 750 FT

0 300 600 Feet

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA

THE APPLICANT REQUESTS THIS ITEM BE TABLED IN AN EFFORT TO WORK WITH STAFF ON THE REDESIGN OF THIS PROJECT.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

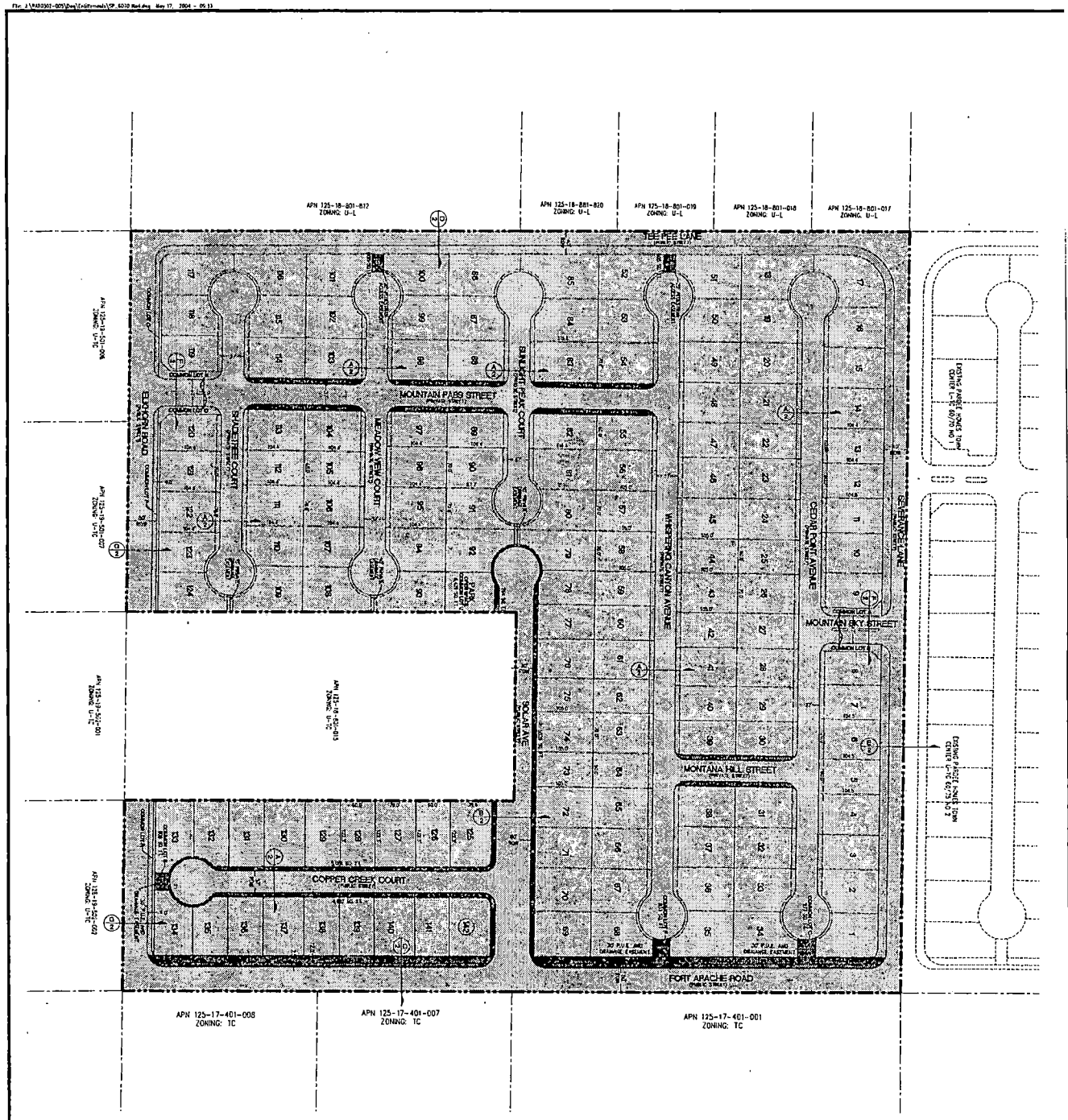
Print Name: Klif Andrews

Subscribed and sworn before me

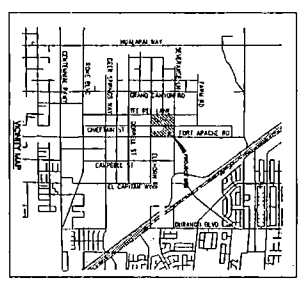
This 18 day of March, 2004

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

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



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



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

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

SCALE 0 50 100 FEET

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

NO.	DESCRIPTION	DATE	BY	APP.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #215, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

C-1
SHEET 1 OF 2

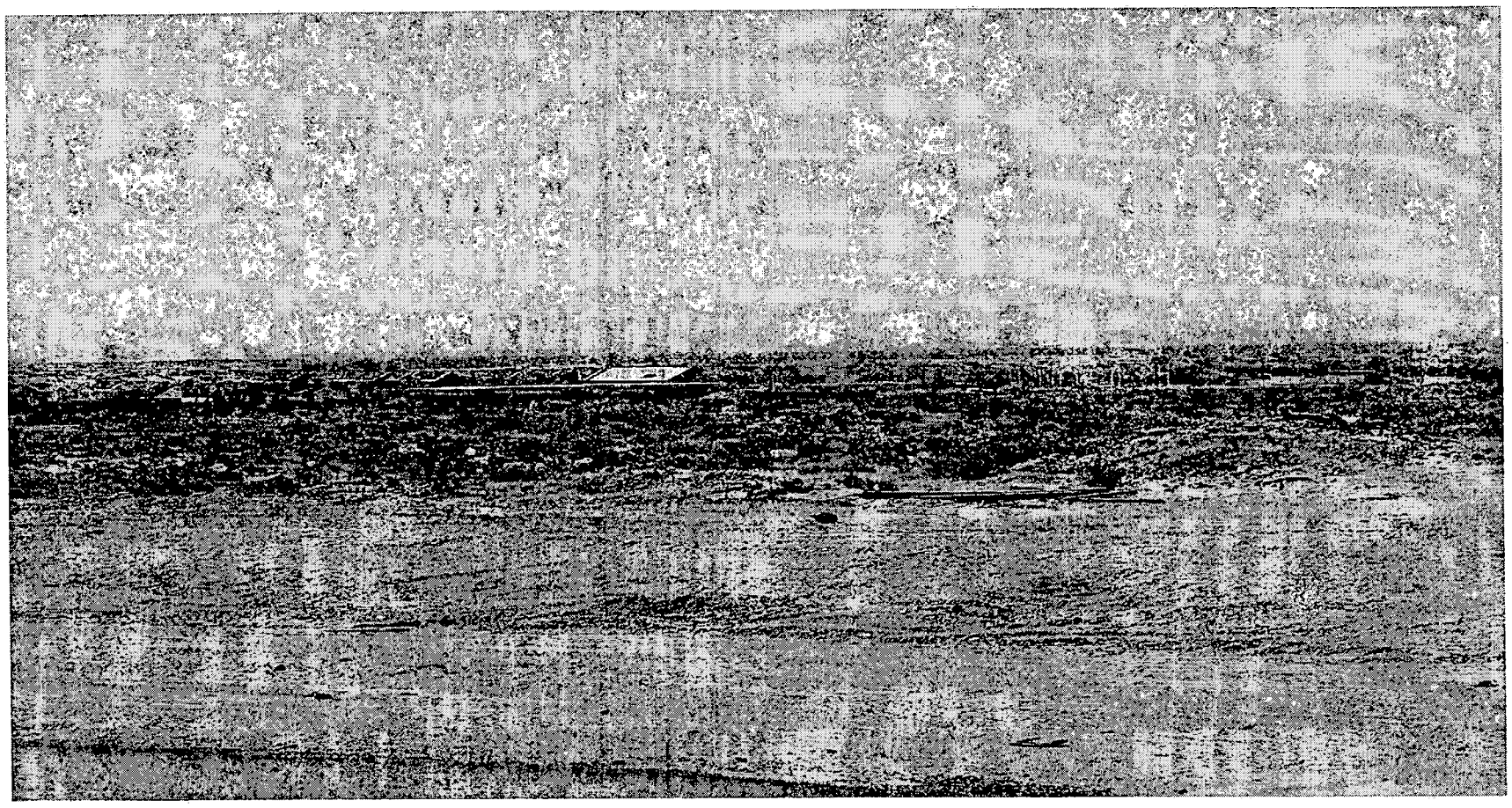
TODD A. SLATER — STATE OF NEVADA — PROFESSIONAL ENGINEER

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



SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04



SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA
SOUTHEAST CORNER OF NORTH TEE PEE LANE AND SEVERENCE LANE
JULY 8, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

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

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this item was held in abeyance to the July 8th Planning Commission meeting to allow the applicant to meet with staff from Planning and Development, Public Works and Building and Safety. The meeting was held on June 18th to discuss the options and preferred strategy for the retention, reconstruction and/or removal of the carport, wall and fence on the subject site.

The Public Works Department continued to have concern with any portion of the structure that projected into the right-of-way. It was suggested that the applicant get a professional surveyor determine the exact location of the property line and the extent, if any, to which the building and gate actually project into the right-of-way, as the applicant will be either required to remove this

MINUTES – Continued:

portion of the structure/gate, or enter into an encroachment agreement with the city and post any applicable bonds and appropriately indemnify the city.

The Building and Safety Department did not have significant concerns as the structure projects into an exterior side yard, and other structures are therefore not potentially affected. It was suggested that, if the applicant wishes to retain and complete the structure, and is approved to do so by Planning Commission and City Council, he contact the Department to have an inspector evaluate the work now and at completion. An inspector visited the site on June 24th and determined that what has been built to date is structurally sound. If the Variance is approved, the applicant will then have to apply for a Building Permit and have the completed structure subsequently inspected.

The Planning and Development Department will continue to recommend denial of the request as there is no basis under the Nevada Revised Statutes for a recommendation of approval, as the hardship is self-imposed. If the request is approved, the conditions as stated need to be addressed by the applicant, including removal of the portion of the perimeter wall that is blocking access to the streetlight adjacent to the property.

BRUCE WARNER, 4613 Del Monte, stated that the plan is to have the property lines surveyed and then conform to what changes need to be done, including the fence. VICE CHAIRMAN NIGRO confirmed with MR. WARNER that he concurred with staff's conditions.

COMMISSIONER STEINMAN was pleased to see the progress on this application since the first meeting. He commended MR. WARNER on cooperating with staff in complying with any appropriate changes. He was proud to support the application.

LORI WARNER replied to COMMISSIONER EVANS and stated that their neighbors informed them that they did not oppose to their property or the changes. The neighbors also commended them because they have upgraded their property and assisted in beautifying the neighborhood.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:56 – 7:01)

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 15 – VAR-4384

CONDITIONS:

Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.

2. Acquire all necessary permits from the Department of Building and Safety.

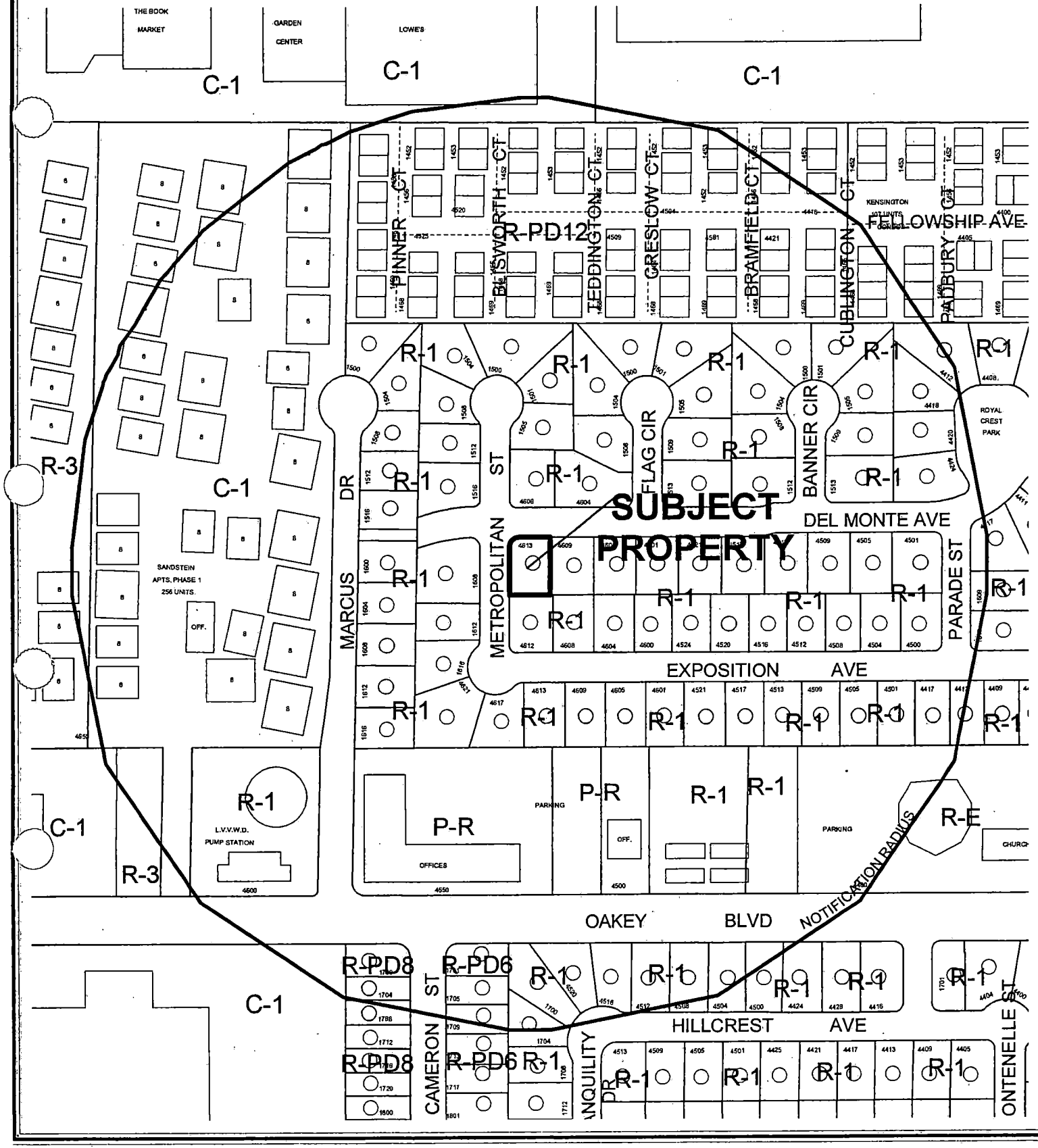
Public Works

3. Remove those portions of the roof enclosure that overhang the public right-of-way and remove the gates with appurtenant hardware that encroach or overhang into the public right-of-way. Remove within 30 days of approval of this action.

4. Remove the fence blocking access to the street light pole within 30 days of approval of this action. A fence/wall may be installed around the lighting standard if the fence/wall is designed and constructed geometrically per Clark County Area Uniform Standard Drawings, Drawing #320A.

5. Resolve within 30 days of approval of this action concerns expressed in the comments below:

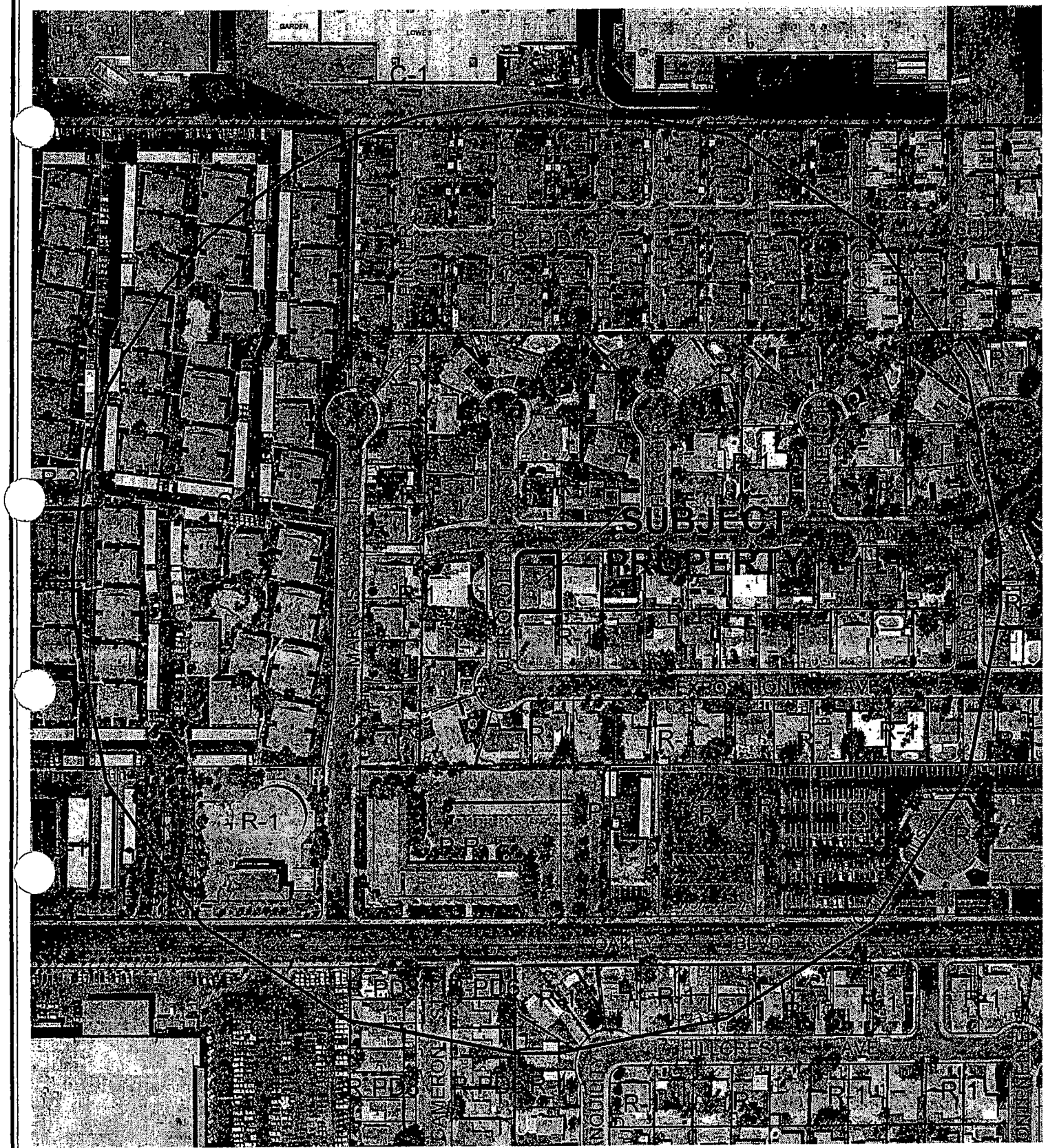
A three-foot wide utility easement was granted with the Plat Map filed October 7, 1963 (Book 9 Page 66 of Plats) along the western perimeter of this site. A public streetlight standard with the power service for the circuit and the electrical feeder exist within the easement. The streetlight standard and the electrical service point for the circuit has been fenced off and access is blocked at this time. The concern within the three-foot utility easement is the street lighting standard and the power service. We also note that utility agencies within the valley may have objections to enclosing or roofing portions of the utility easement and should be consulted. We also note that the roof enclosure and gates with appurtenant hardware have been installed within the limits of the existing rights-of-way.



CASE: **VAR-4384**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **VAR-4384**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.

2. Acquire all necessary permits from the Department of Building and Safety.

Public Works

3. Remove those portions of the roof enclosure that overhang the public right-of-way and remove the gates with appurtenant hardware that encroach or overhang into the public right-of-way. Remove within 30 days of approval of this action.

4. Remove the fence blocking access to the street light pole within 30 days of approval of this action. A fence/wall may be installed around the lighting standard if the fence/wall is designed and constructed geometrically per Clark County Area Uniform Standard Drawings, Drawing #320A.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow a zero corner side yard setback where 15 feet are required. The Variance would allow an existing carport located on 0.16 acres at 4613 Del Monte Avenue to remain.

B) Applicant's Justification

The applicants' justification letter states the carport/patio cover "will be a place to keep my old mustangs out of the sun & weather." The applicants offer these additional justifications:

1. There are other people in my area that have structures like this one.
2. The house is at the end of a street on a dead end to not a lot of through traffic.
3. It's well constructed and will look very nice when it is finished matching the existing look of the house."

BACKGROUND INFORMATION

A) Previous Actions

06/10/04 The Planning Commission held this item in abeyance to the 07/08/04 PC Meeting to allow the applicant to meet with staff from the Building & Safety, Public Works and Planning and Development Departments, to discuss the options and preferred strategy for the retention, reconstruction and/or removal of the carport, wall and fence on the subject site.

06/18/04 The applicant met with staff from several city departments to review the options available to him. The results of the meeting are discussed later in this report.

B) Pre-Application Meeting

No pre-application meeting was held.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 0.16

B) Existing Land Use

Subject Property:	Single-family residence
North:	Single-family residence
South:	Single-family residence
East:	Single-family residence
West:	Single-family residence

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The site is located in the Southeast Sector of the General Plan. The land use designation for the subject property is L (Low Density Residential), which permits up to 5.5 dwelling units per acre, and is zoned R-1 (Single Family Residential).

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

The requested Variance is not related to any specific General Plan policies.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 SF	7,010 SF	Y
Min. Lot Width	65 Feet	70 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	0 Feet	N
• Rear	15 Feet	10 Feet	N

The existing building with the attached carport is in noncompliance with the Zoning Code. However, unlike the 15-foot corner side yard violation, the 10-foot rear yard is presumed to be a "nonconformity," i.e. the structure existed prior to the adoption of the requirement that now restricts it.

A2) Parking and Traffic Standards

The "carport/overhang" for which a variance is sought, resembles a garage, as the structure not only has a roof but partially enclosed sides and front garage doors. For any carport, overhang or garage with enclosed sides that abuts the street, it is very dangerous for anyone backing out of the building to see oncoming cars in the street or oncoming pedestrians on the sidewalk. For this reason, the Zoning Code a space prohibits encroaching upon the public sidewalk or street.

B) General Analysis and Discussion

The applicants indicate that they wish to reduce the corner side yard setback from 15 feet to zero feet for a carport/patio cover "to keep my old mustangs out of the sun & weather." The carport/patio cover was constructed without a building permit and in violation of the Zoning Code. The owner has been cited for the violation and is now pursuing a variance to make the building legal. The structure not only reduces the setback to zero feet, but according to the Public Works staff, portions of the roof enclosure and the gates with appurtenant hardware encroach or overhang into the public right-of-way.

On 06/10/04, the applicant asked to have this item held to discuss options available to him with city staff. This meeting was held on 06/18/04. Staff from Public Works, Building and Safety and Planning and Development attended to provide advice. Results of the meeting were as follows:

- The Public Works Department continued to have concern with any portion of the structure that projected into the right-of-way. It was suggested that the applicant get a professional surveyor determine the exact location of the property line and the extent, if any, to which the building and gate actually project into the right-of-way, as the applicant will be either required to remove this portion of the structure/gate, or enter into an encroachment agreement with the city and post any applicable bonds and appropriately indemnify the city.

- The Building and Safety Department did not have significant concerns as the structure projects into an exterior side yard, and other structures are therefore not potentially affected. It was suggested that, if the applicant wishes to retain and complete the structure, and is approved to do so by Planning Commission and City Council, he contact the Department to have an inspector evaluate the work now and at completion. An inspector visited the site on 06/24/04 and determined that what has been built to date is structurally sound. If the Variance is approved, the applicant will then have to apply for a Building Permit and have the completed structure subsequently inspected.

- The Planning and Development Department will continue to recommend denial of the request as there is no basis under the Nevada Revised Statutes for a recommendation of approval, as the hardship is self-imposed. If the request is approved, the conditions as stated need to be addressed by the applicant, including removal of the portion of the perimeter wall that is blocking access to the streetlight adjacent to the property.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

The test is whether the hardship is "self-created or financial in nature." Assuming that a hardship did exist, then without question, the hardship is self-created or self-imposed, as the hardship resulted upon the establishment of the building. The hardship is self-imposed, and, therefore, does not meet the standards for granting a variance. Based upon these findings, it is recommended the Variance be denied.

NOTICES MAILED 185 – 06/10/04 PC

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4384 APN: 162-06-213-010

Name of Property Owner: BRUCE & LORI WERNER

Name of Applicant: BRUCE & LORI WERNER

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Bruce W

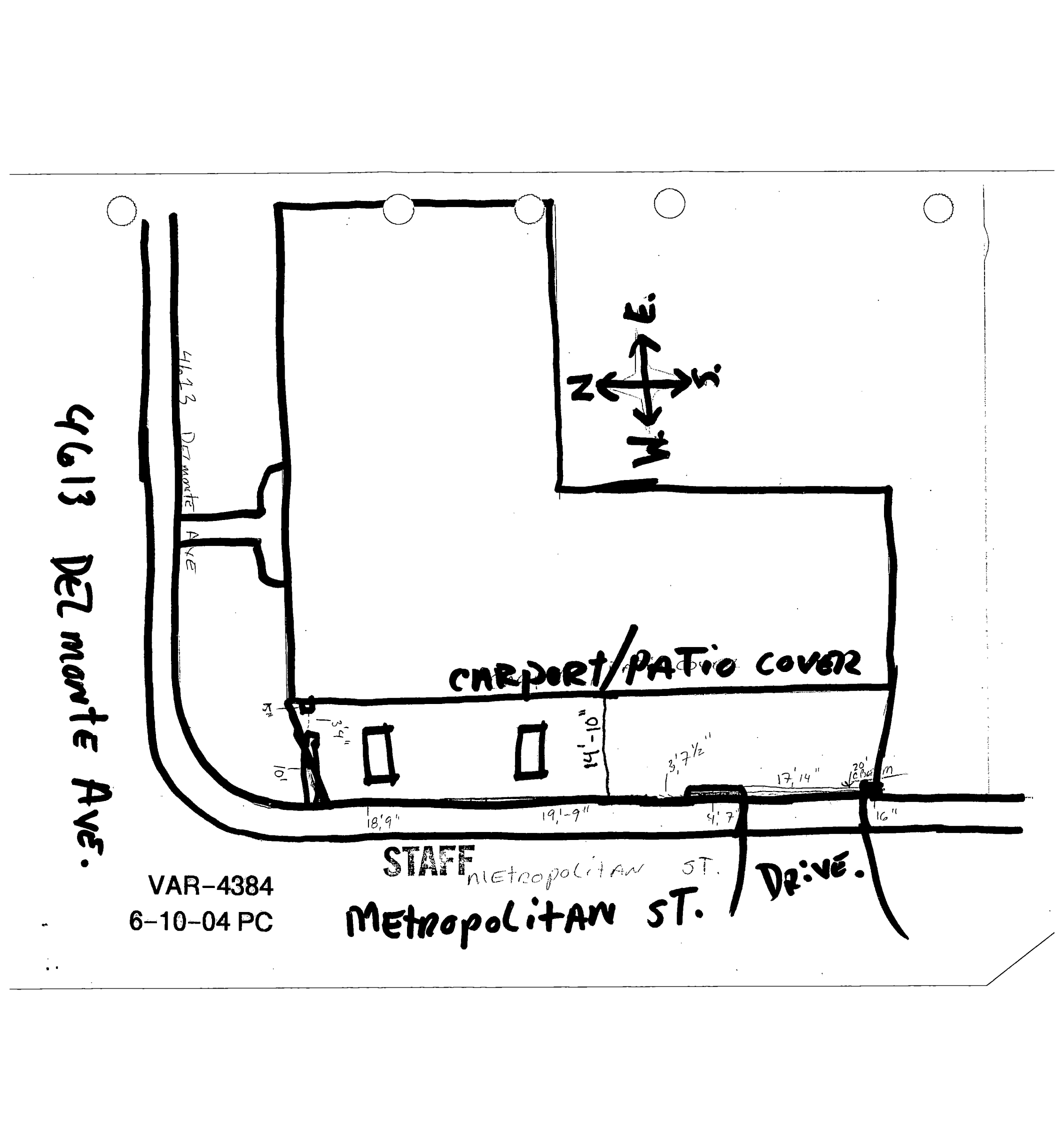
Print Name: BRUCE WERNER

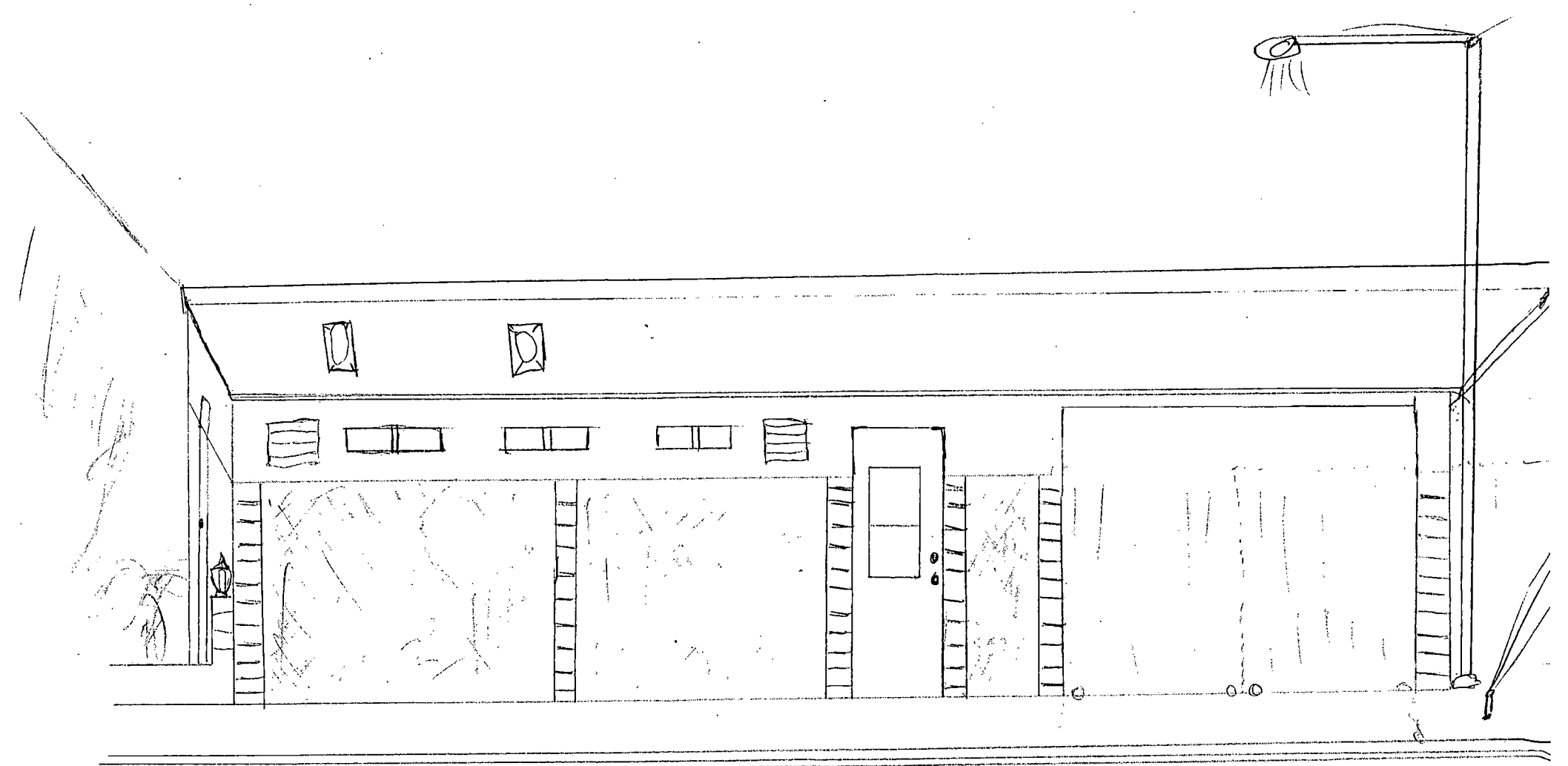
Subscribed and sworn before me

This 7 day of APRIL, 2004

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
CESAR E. MASSARO
My Appointment Expires
February 5, 2006
No: 02-75556-1


4613 Del monte Ave.
Del monte Ave.
N
E
W
S
CARPORT/PATIO COVER
3'-4"
10'
14'-10"
3'7½"
17'14"
20' ℄ Beam
18'9"
19'-9"
4'7"
16"
STAFF
Metropolitan ST.
Drive.
VAR-4384
6-10-04 PC
Metropolitan ST.

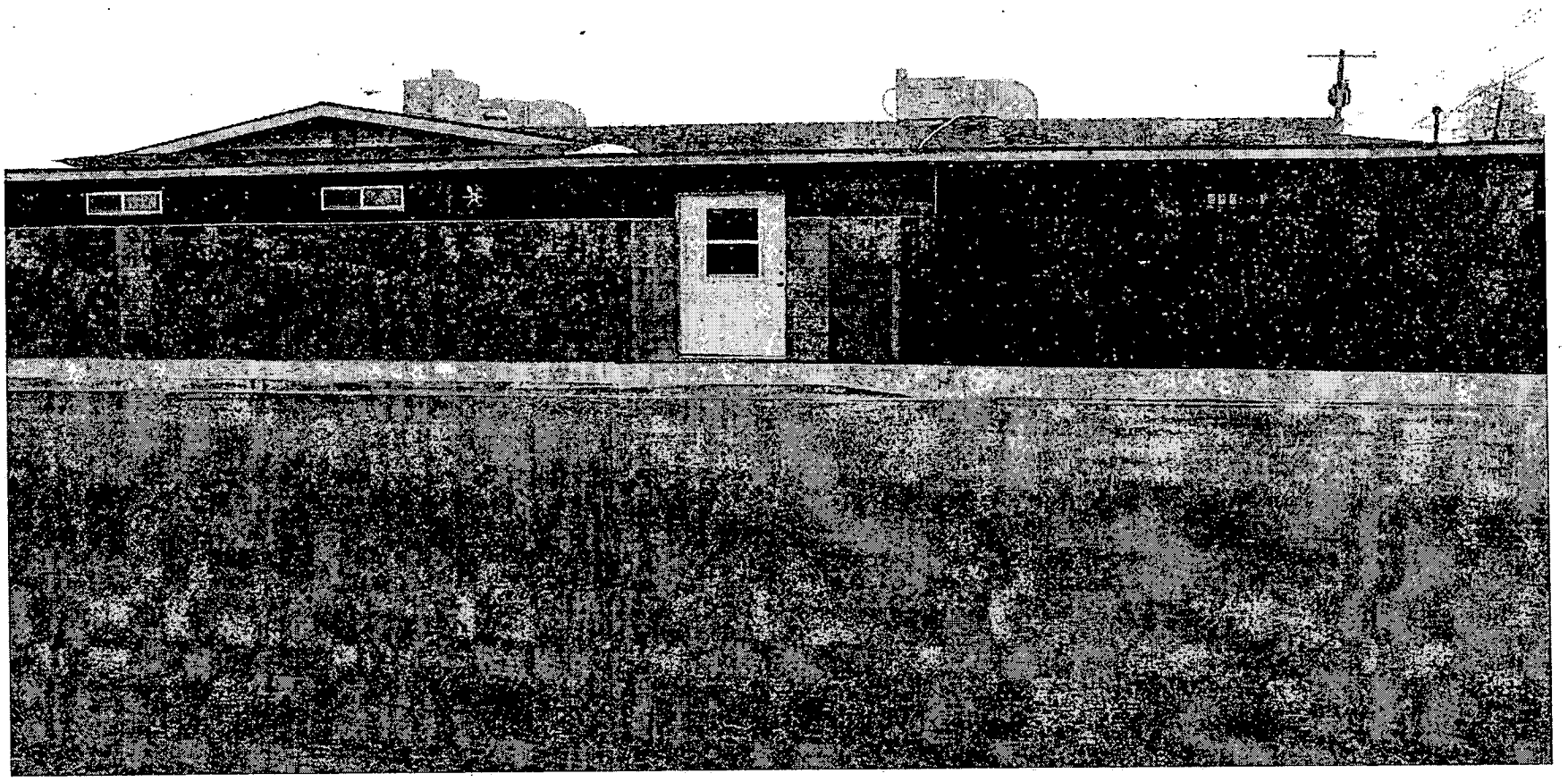


METROPOLITAN STREET.

VAR-4384

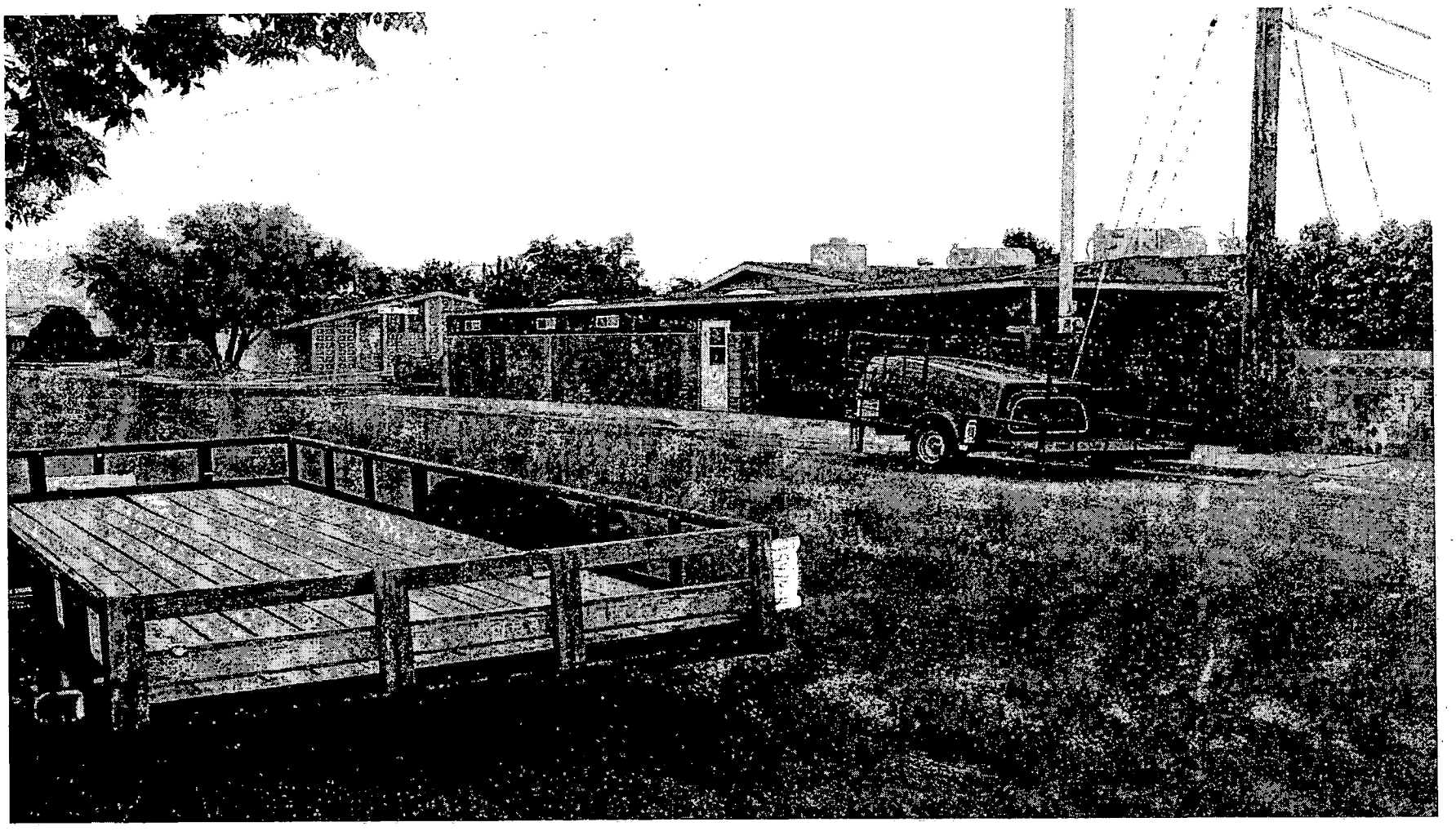
6-10-04 PC

STAFF



VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER
4613 DEL MONTE AVENUE
JULY 8, 2004 PLANNING COMMISSION

05/17/04



VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER
4613 DEL MONTE AVENUE
JULY 8, 2004 PLANNING COMMISSION

05/17/04



VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER
4613 DEL MONTE AVENUE
JULY 8, 2004 PLANNING COMMISSION

05/17/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
RESCIND - TENTATIVE MAP - PUBLIC HEARING - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC. - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

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

MOTION:
TRUESDELL – APPROVED – UNANIMOUS

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated the original Tentative Map [TMP-3692] was approved by the Planning Commission on February 26th. Should the Commission decide to rescind this map, the revised Tentative Map would be considered at a Public Hearing.

The Tentative Map and cross-sections as submitted for the Technical Drainage Study and review exceeded the maximum retaining wall heights of Title 18. There would be an approximately 12 feet retaining wall with a perimeter wall on top of that, directly adjacent to nearly eight existing homes in an earlier phase of Concordia's Lone Mountain project. As a result, private owners in existing homes would now have a wall potentially nearly 18 feet in height on the rear lot line. This is an excessive burden to introduce into an existing development. The developer should be

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 16 – TMP-3692

MINUTES – Continued:
able to come up with a method of innovatively spreading the additional six feet of elevation east-west through the project.

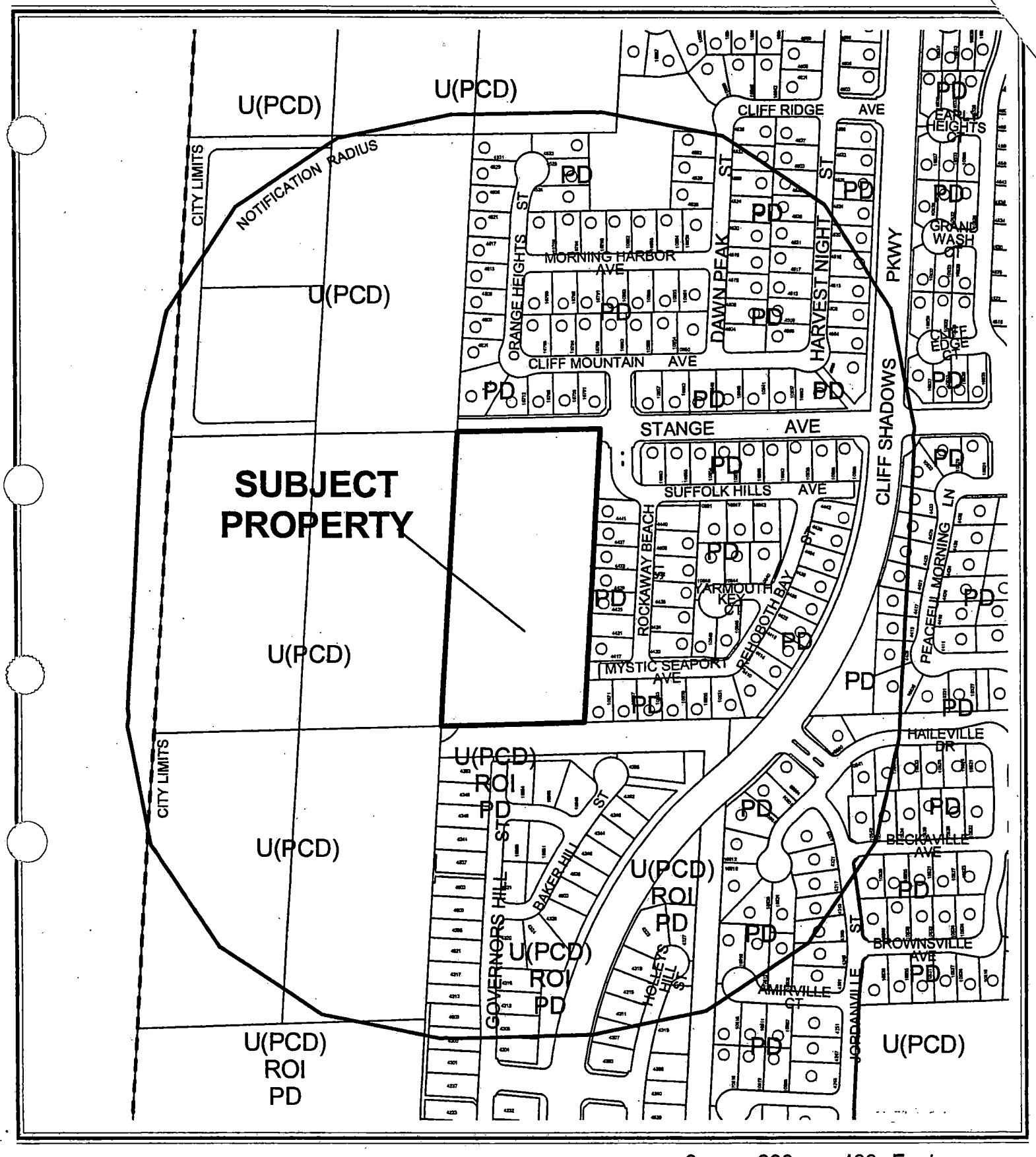
MR. LEOBOLD informed the Commission that the applicant provided a letter today indicating they have consulted with the homeowners and they do not object to this project.

DEPUTY CITY ATTORNEY BRYAN SCOTT verified for VICE CHAIRMAN NIGRO that the Commission has to rescind the previous action prior to taking any action on the new Tentative Map. As a result, VICE CHAIRMAN NIGRO stated that the Commission would hear comments on specifically Item 16, as there would only be a vote on whether to rescind Item 16 so a discussion could take place on Item 17.

MR. LEOBOLD clarified for VICE CHAIRMAN NIGRO and ROBIN HOGAN, Concordia Homes, 980 American Pacific, Suite 100, that if the Commission voted to rescind the Tentative Map and rehear it, then deny it, the applicant would then be able to appeal the denial to City Council. Should the City Council deny the application, there would not be a Tentative Map, but the applicant would re-apply with a condition that complies with the Code relative to the retaining wall height.

SARAH DEBRU, 4441 Rockaway Beach Street, stated her opposition to the project. VICE CHAIRMAN NIGRO then advised MS. DEBRU she needed to wait until the next item, Item 17. He reiterated to MS. DEBRU that the Commission would only be voting on whether to rescind the first Tentative Map. Should the Commission rescind the first Tentative Map, then they will open the public comments for the revised Tentative Map. At that time, she could make her comments.

(7:01 – 7:07)
1-2054



0 200 400 Feet

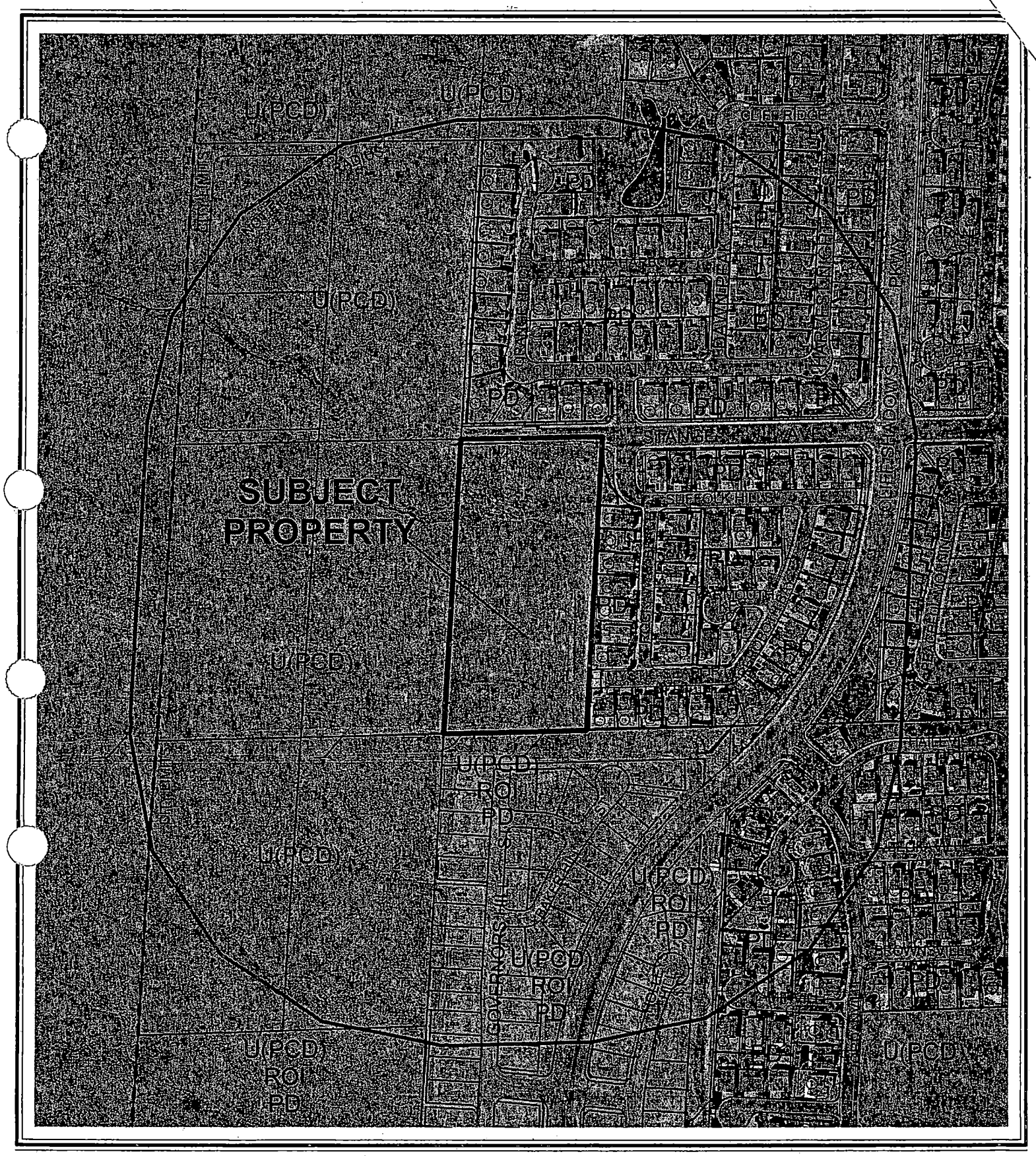
CASE: **TMP-3692**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [LOW DENSITY RESIDENTIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]

N


U(PCD)
U(PCD)
U(PCD)
SUBJECT PROPERTY
U(PCD)
U(PCD)
ROI
PD
U(PCD)
U(PCD)
ROI
PD
U(PCD)
ROI
PD
U(PCD)
ROI
PD
U(PCD)
PD
PD
PD

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 – APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.

** CONDITIONS **

STAFF RECOMMENDATION: NO RECOMMENDATION

PB

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map titled Concordia at Lone Mountain West Unit 6, a 23-lot single-family residential subdivision on 5.5 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway.

B) Applicant's Justification

A justification letter is not a required component of the Tentative Map application packet.

BACKGROUND INFORMATION

A) Previous Actions

06/14/99	The City Council approved a rezoning (Z-0024-99) to PD (Planned Development) on adjacent properties as part of a larger request, which formed the Lone Mountain West Master Development Plan Area. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved an annexation (A-0038-02) for property located in various parts of the city under the provisions of NRS 268.597, including the subject site. The Planning Commission recommended approval. The effective date was February 14, 2003.
02/05/03	The Planning and Development Department administratively approved a Minor Modification (MOD-1669) to the Lone Mountain West Master Development Plan to add the subject site into the plan area.
04/02/03	The City Council approved a Rezoning application (ZON-1666) from U (Undeveloped) to PD (Planned Development) on the subject site. The Planning Commission and staff recommended approval.
04/16/03	The City Council approved a Site Development Plan Review application (SDR-1667) for a 24-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

12/10/03 Discussion occurred regarding the special conditions of the Site Development Plan Review (SDR-1667), specifically the perimeter block walls on the west perimeter of the site.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.5

B) Existing Land Use

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

C) Existing Zoning

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) General Plan Compliance

The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. The Lone Mountain West Master Plan designates this site as Low Density Residential, which allows up to 6 units per acre.

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

The Lone Mountain West Plan directs the development of land within the plan area by prescribing land uses and establishing minimum standards for development. The result of the Lone Mountain West Plan is that development is able to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Lone Mountain West Master Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	4,804 s.f.	NA
Min. Lot Width	NA	46 feet	NA
Number of Lots	1	23	Y
Max. Density	6.49	4.18	Y
Private/Public Street	NA	Private	NA
Min. Street Width	39 feet	39 feet	Y

The submitted Tentative Map meets or exceeds all of the development standards of the Lone Mountain West Master Plan.

B) General Analysis Discussion

- General information (Residential)

The proposed 23-lot single-family residential subdivision takes access off of Stange Avenue, a 60-foot wide local collector, and provides access to the lots from 39-foot wide private streets. Perimeter landscaping will be provided within 6-foot wide common lots along Stange Avenue and Kersee Street. Access to the open space area has been expanded to 20 feet in width per condition number 4 of the Site Development Plan Review (SDR-1667).

- Cross Section

The submitted cross-sections depict topography of this site such that there are extreme variations in height. The retaining walls depicted on the west perimeter of the site have been terraced in 6-foot sections with four feet of horizontal separation in accordance with Title 18. Conditions of approval for the Site Development Plan Review (SDR-1667) sufficiently addressed the treatment of the perimeter and interior walls of the site.

- Trails

While no trails are required on the subject property, for reference a 50-foot wide multi-use trail is required on the property to the south of this site by Map Number 8 of the Transportation Trails Element of the General Plan and the Lone Mountain West Master Development Plan. This trail was included as a part of the civil improvement plans for Concordia @ Lone Mountain West Unit 5 and will be bonded and constructed through that project.

- Special Conditions of Approval (from SDPR)

3. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including widening the access path to the open space area from 10 feet to 20 feet.

7. The applicant shall contribute $42,570.00 to partially support the development cost of Park #2 within the Lone Mountain West Master Plan Area unless an alternate development plan for Park #2 has been submitted to and recommended for approval by the Park Development Team. All appropriate written agreements and/or Master Plan amendments must be reviewed by the Planning and Development and Public Works Departments and approved by City Council prior to the revision or elimination of the payment requirement first noted above. If cash payment is made, such shall be collected by the Land Development Section prior to the issuance of any permits or release of a Final Map related to this site whichever may occur first. It is acknowledged that a different contribution amount may be decided upon when implementation of the Master Plan is resolved to be mutually acceptable within the terms of the Plan. If a developer-managed park construction effort is allowed by the revised Master Plan, a performance bond must be presented to the City prior to the issuance of any permits or release of a Final Map whichever may occur first.

8. A revised landscape plan shall be submitted for review and approval prior to submittal of any building permits for this site. The revised plan shall demonstrate compliance with the Lone Mountain West Development Plan plant palette and Urban Design Guidelines and Standards.

11. Any property line wall shall comply with section 3.6 of the Lone Mountain West Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The walls bordering the access path to the open space area shall have at least the upper 50% of the walls built using wrought iron, to give the path an open and secure feeling.

This tentative map meets all of these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3962 APN: 137-01-201-013

Name of Property Owner: Concordia Homes of Nevada, Inc.

Name of Applicant: Concordia Homes of Nevada, 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: Roberta Hogan

Print Name: Roberta Hogan, Secretary

Subscribed and sworn before me

This 17th day of April, 2003

Michelle Valsvik

Notary Public in and for said County and State

MICHELLE VALSVIK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-09-2005
Certificate No: 97-4761-1

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
REHEAR - TENTATIVE MAP - PUBLIC HEARING - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC. - Request for a Tentative Map FOR A 23 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND TO ALLOW AN 11.5-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone [Low Density Residential Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
TRUESDELL – Motion to HOLD IN ABEYANCE – APPROVED – UNANIMOUS

To be held in abeyance until 8/12/2004 PC Meeting

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

ROBIN HOGAN, Concordia Homes, 980 American Pacific, Suite 10, stated that this five acres originally ran concurrently with Concordia at Lone Mountain West Unit 5, which is 20 acres to the south. During the process, the applicant decided to pull the five acres and go back to the drawing board. The decision was to have the entrance from the North to minimize the grade as much as possible. Stange Avenue has a set grade because it ends at the western boundary of Unit 4, as well as, a drainage easement that is being utilized to service Unit 6. This drainage easement is approximately five feet above the finished floor elevations of the two adjacent lots. In

MINUTES – Continued:

addition, a few weeks ago, Concordia Homes sent out certified letters to the eight property owners but has not heard from any of them. SARAH DEBRU, 4441 Rockaway Beach Street, stated she lives right next to the drainage easement, so there is a natural wash behind their house. She noticed on the map that there is no space behind their fence and the proposed 12 feet retaining wall, which she felt that would create a prison affect. When they purchased their home, they were informed that it was zoned for Rural. However, she strongly opposed to having paid an extra amount of monies for a premium lot just to live in jail. She then suggested the project be reduced in height, be moved further back and not so close to their property, or reduce the number of lots.

COMMISSIONER McSWAIN stated she understood the challenges on this project; however, she could not support the height of the wall. She suggested eliminating open space for a graduated step back with landscaping. She felt that the original project places too much of an imposition on the residents.

COMMISSIONER STIENMAN stated he viewed the proposed site and realized this is a difficult site to work with. He questioned as to how the hydrologist would channel the water through this particular site, as there is a massive intake at the northeast corner of the property. In addition, he clarified that the proposed retaining wall is not 12 feet. It would be located 15 feet from MS. DEBRU'S home, and the retaining wall would be 20 feet high. To conclude, he stated that he could not place MS. DEBRU in prison either. He could understand the developer's challenges on this site but felt that it would be wrong to do this to residents, regardless if they paid more for lot premium size.

COMMISSIONER EVANS asked about using innovative design with landscaping instead of the proposed 18-20 feet retaining wall. Even though the site is challenging, COMMISSIONER EVANS objected to having the retaining wall. More important, he felt that it was up to the applicant to find out how to mitigate those challenges with something that the residents could live with, as well as, enhance the project.

In response to COMMISSIONER STEINMAN'S comments, MS. HOGAN responded that the flow that currently traverses across the property would all be routed through Stange Avenue. She then requested holding the item for two weeks to come up with a resolution of having a greater separation between the existing homeowners' lots and the proposed lots.

COMMISSIONER EVANS reiterated his questions regarding innovative landscaping. MS. HOGAN then informed COMMISSIONER EVANS that the applicant has completed over four

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 17 – TMP-3692

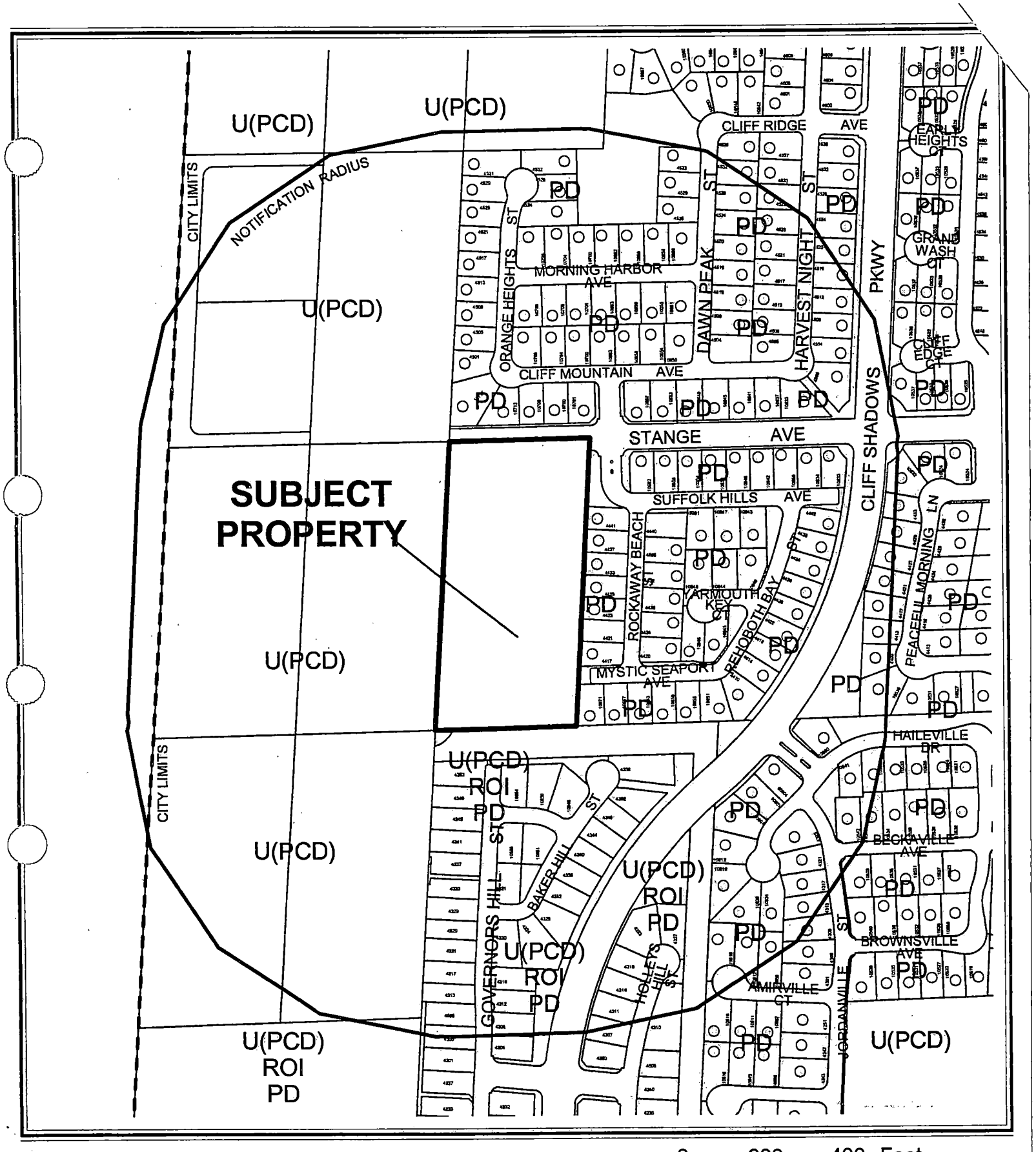
MINUTES – Continued:

various Site Plans. Due to the small size of the parcel, the design constraints are tremendous. She would discuss with the engineer regarding terracing the wall by increasing the lot sizes. MR. LEOBOLD then advised VICE CHAIRMAN NIGRO should the final outcome involve reducing the open space, there may be a need for a Variance, which would further delay the Tentative Map. He also added that Title 18 requires that the Council approve any other actions 14 days prior to the consideration of the Tentative Map. COMMISSIONER TRUESDELL asked if the item was held for 30 days, and within a few days the applicant had a plan with a Variance, that was agreeable to staff, could the Commission hear the Variance within those 30 days. This would allow both the application and the Variance to be heard at the same meeting. MR. LEOBOLD replied that the 30-day abeyance would probably be sufficient time. COMMISSIONER TRUESDELL stated he understood the resident's concern with the height of the retaining wall; however, he felt that children would still play around and try to climb the wall. MR. LEOBOLD then stated there is 11-1/2 feet of retaining wall, so the perimeter top wall could be wrought iron or something that would be less intrusive. COMMISSIONER TRUESDELL suggested holding the item for 30 days, as this would give the applicant time to submit a plan to staff. In addition, if there is a Variance requirement, it could be fast tracked.

VICE CHAIRMAN NIGRO emphatically stated that issues like this needs to be clarified, as the Commission is not setting precedence even when the open space requirement is waived. In a situation like this, it is technically a perimeter condition, but it is being used on an interior condition because you have residents backing up to each other. He added that the Commission would not use open space as a condition to mitigate not meeting the retaining wall height conditions. COMMISSIONER EVANS commented on how other cities, such as Henderson, and other states, such as California, where homes are being built on hillsides for some time now. This is something new to our Valley, but the opportunity is there to look at how they have solved situations like these.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(7:07 – 7:22)



0 200 400 Feet

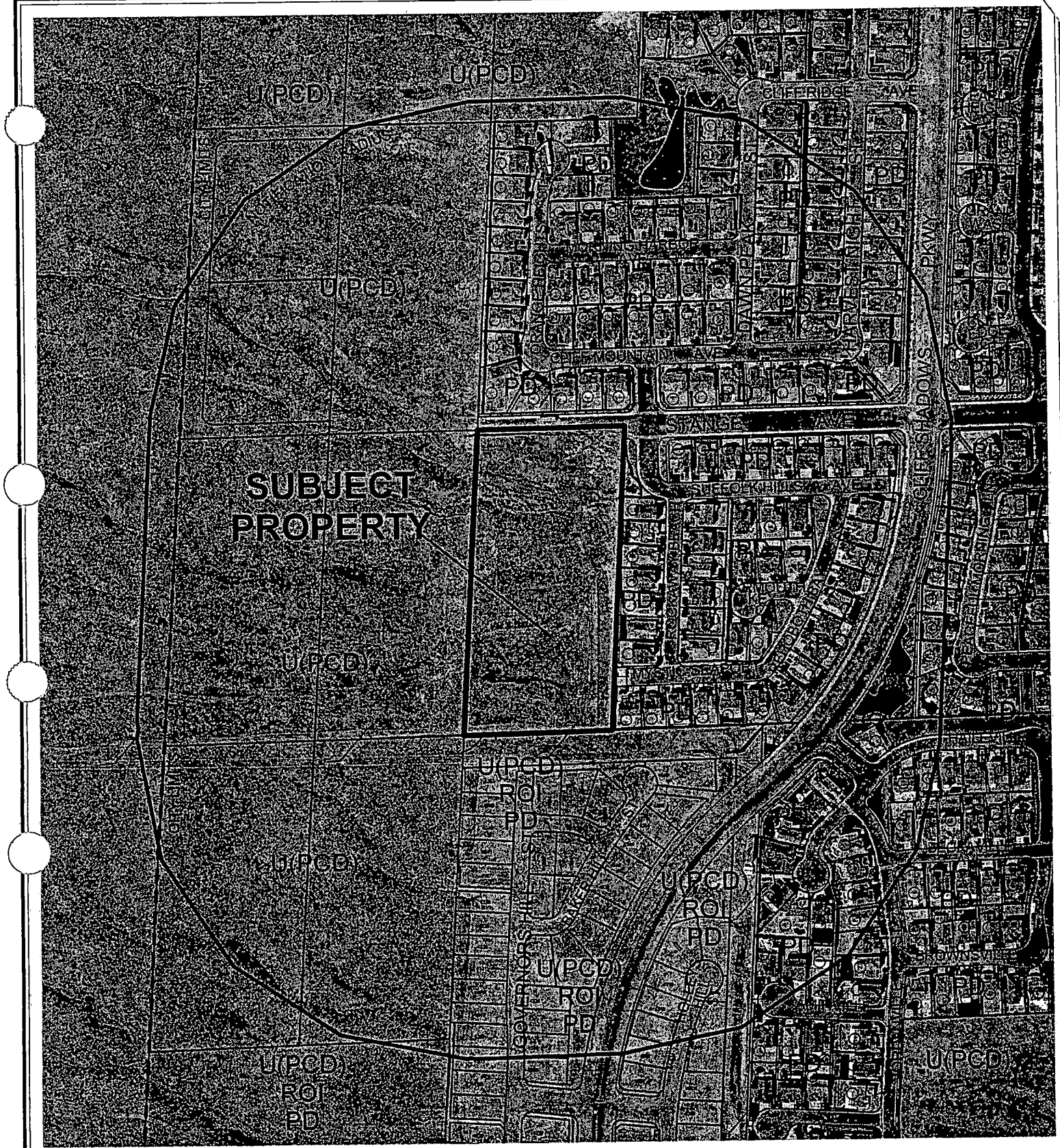
CASE: **TMP-3692**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [LOW DENSITY RESIDENTIAL LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]

N


U(PCD)
U(PCD)
U(PCD)
U(PCD)
U(PCD)
ROI
PD
U(PCD)
ROI
PD
U(PCD)
ROI
PD
U(PCD)
ROI
PD
U(PCD)
SUBJECT
PROPERTY
CLIFF RIDGE AVE
HARBOR
MOUNTAIN VIEW AVE
STANGE
STEEPLE HILL AVE
CLIFF SHADOWS PKWY
DAVID STRICKLAND
BROWNSVILLE
PD
PD
PD

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP REHEAR - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 – APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** If approved, subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (SDR-1666), Site Development Plan Review (SDR-1667), and the Lone Mountain West Master Plan Development Standards, other than as approved through this application.

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

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

Public Works

5. Site development to comply with all applicable conditions of approval for ZON-1666 and all other subsequent site-related actions.

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

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a rehearing of a Tentative Map titled Concordia at Lone Mountain West Unit 6, a 23-lot single-family residential subdivision on 5.5 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway. The reason for the rehearing is that the applicant is also requesting a waiver of retaining wall height standards to allow an 11.5-foot retaining wall where six feet is the maximum allowed.

B) Applicant's Justification

A justification letter is not a required component of the Tentative Map application packet.

BACKGROUND INFORMATION

A) Previous Actions

06/14/99 The City Council approved a rezoning (Z-0024-99) to PD (Planned Development) on adjacent properties as part of a larger request, which formed the Lone Mountain West Master Development Plan Area. The Planning Commission and staff recommended approval.

02/05/03 The City Council approved an annexation (A-0038-02) for property located in various parts of the city under the provisions of NRS 268.597, including the subject site. The Planning Commission recommended approval. The effective date was February 14, 2003.

02/05/03 The Planning and Development Department administratively approved a Minor Modification (MOD-1669) to the Lone Mountain West Master Development Plan to add the subject site into the plan area.

04/02/03 The City Council approved a Rezoning application (ZON-1666) from U (Undeveloped) to PD (Planned Development) on the subject site. The Planning Commission and staff recommended approval.

04/16/03 The City Council approved a Site Development Plan Review application (SDR-1667) for a 24-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended approval.

GL

02/26/04 The Planning Commission approved a Tentative Map (TMP-3692) for a 23-lot single-family residential subdivision (plus common lot for open space element) on 5.5 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway; however, during the subsequent Technical Flood Study review, it was determined that the site was designed with retaining walls that did not conform to the cross-sections submitted with the Tentative Map and which exceeded the perimeter retaining wall heights specified in Title 18.08.110. Such a request must be provided to all property owners within 300 feet of any perimeter section which exceeds the requirements, and must be approved by the Planning Commission at a public hearing.

07/08/04 The Planning Commission will consider a request to rescind the approved Tentative Map TMP-3692. If the approved Map is rescinded, then this revised Tentative Map and request for a Waiver from maximum retaining wall heights may be considered by the Planning Commission.

B) Pre-Application Meeting

12/10/03 Discussion occurred regarding the special conditions of the Site Development Plan Review (SDR-1667), specifically the perimeter block walls on the west perimeter of the site.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.5

B) Existing Land Use

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

C) Existing Zoning

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) General Plan Compliance

The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

The Lone Mountain West Master Plan designates this site as Low Density Residential, which allows up to 6 units per acre.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain West	*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 Lone Mountain West Plan directs the development of land within the plan area by prescribing land uses and establishing minimum standards for development. The result of the Lone Mountain West Plan is that development is able to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Lone Mountain West Master Development Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	4,804 s.f.	NA
Min. Lot Width	NA	46 feet	NA
Number of Lots	1	23	Y
Max. Density	6.49	4.18	Y
Private/Public Street	NA	Private	NA
Min. Street Width	39 feet	39 feet	Y

The submitted Tentative Map meets or exceeds the applicable development standards of the Lone Mountain West Master Plan.

B) General Analysis Discussion

- General information (Residential)

The proposed 23-lot single-family residential subdivision takes access off of Stange Avenue, a 60-foot wide local collector, and provides access to the lots from 39-foot wide private streets. Perimeter landscaping will be provided within 6-foot wide common lots along Stange Avenue

and Kersee Street. Access to the open space area has been expanded to 20 feet in width per condition number 4 of the Site Development Plan Review (SDR-1667).

- Cross Section

The submitted cross-sections depict topography of this site such that there are extreme variations in height. The retaining walls depicted on the west perimeter of the site have been terraced in 6-foot sections with four feet of horizontal separation in accordance with Title 18. The conditions of approval for the Site Development Plan Review (SDR-1667) addressed the treatment of the perimeter and interior walls of the site; however, the Tentative Map and cross-sections as submitted for the Technical Drainage Study and review exceeded the maximum retaining wall heights of Title 18.08.110.

This will result in a nearly 12-foot retaining wall with a perimeter wall on top of that, directly adjacent to the rear yards of eight existing homes in an earlier phase of Concordia's Lone Mountain project. This will result in private owners in existing homes, some only 20 feet from the rear lot line, now having a wall potentially nearly 18 feet in height on the rear lot line. This is an excessive burden to introduce into an existing development; the developer should be able to come up with a method of innovatively spreading the additional six feet of elevation east-west through this proposed Unit #6. As a result, denial of the Waiver request, and denial of the Tentative Map based on the Waiver, is recommended.

- Trails

While no trails are required on the subject property, for reference a 50-foot wide multi-use trail is required on the property to the south of this site by Map Number 8 of the Transportation Trails Element of the General Plan and the Lone Mountain West Master Development Plan. This trail was included as a part of the civil improvement plans for Concordia @ Lone Mountain West Unit 5 and will be bonded and constructed through that project.

- Special Conditions of Approval (from SDPR)

3. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including widening the access path to the open space area from 10 feet to 20 feet.

7. The applicant shall contribute $42,570.00 to partially support the development cost of Park #2 within the Lone Mountain West Master Plan Area unless an alternate development plan for Park #2 has been submitted to and recommended for approval by the Park Development Team. All appropriate written agreements and/or Master Plan amendments must be reviewed by the Planning and Development and Public Works Departments and approved by City Council prior to the revision or elimination of the payment requirement first noted above. If cash payment is made, such shall be collected by the Land Development Section prior to the issuance of any permits or release of a Final Map related to this site whichever may occur first.

GL

It is acknowledged that a different contribution amount may be decided upon when implementation of the Master Plan is resolved to be mutually acceptable within the terms of the Plan. If a developer-managed park construction effort is allowed by the revised Master Plan, a performance bond must be presented to the City prior to the issuance of any permits or release of a Final Map whichever may occur first.

8. A revised landscape plan shall be submitted for review and approval prior to submittal of any building permits for this site. The revised plan shall demonstrate compliance with the Lone Mountain West Development Plan plant palette and Urban Design Guidelines and Standards.

11. Any property line wall shall comply with section 3.6 of the Lone Mountain West Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The walls bordering the access path to the open space area shall have at least the upper 50% of the walls built using wrought iron, to give the path an open and secure feeling.

This Tentative Map meets these conditions, with the exception of those related to perimeter retaining walls and wall heights.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3962 APN: 137-01-201-013

Name of Property Owner: Concordia Homes of Nevada, Inc.

Name of Applicant: Concordia Homes of Nevada, 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: Roberta Hogan

Print Name: Roberta Hogan, Secretary

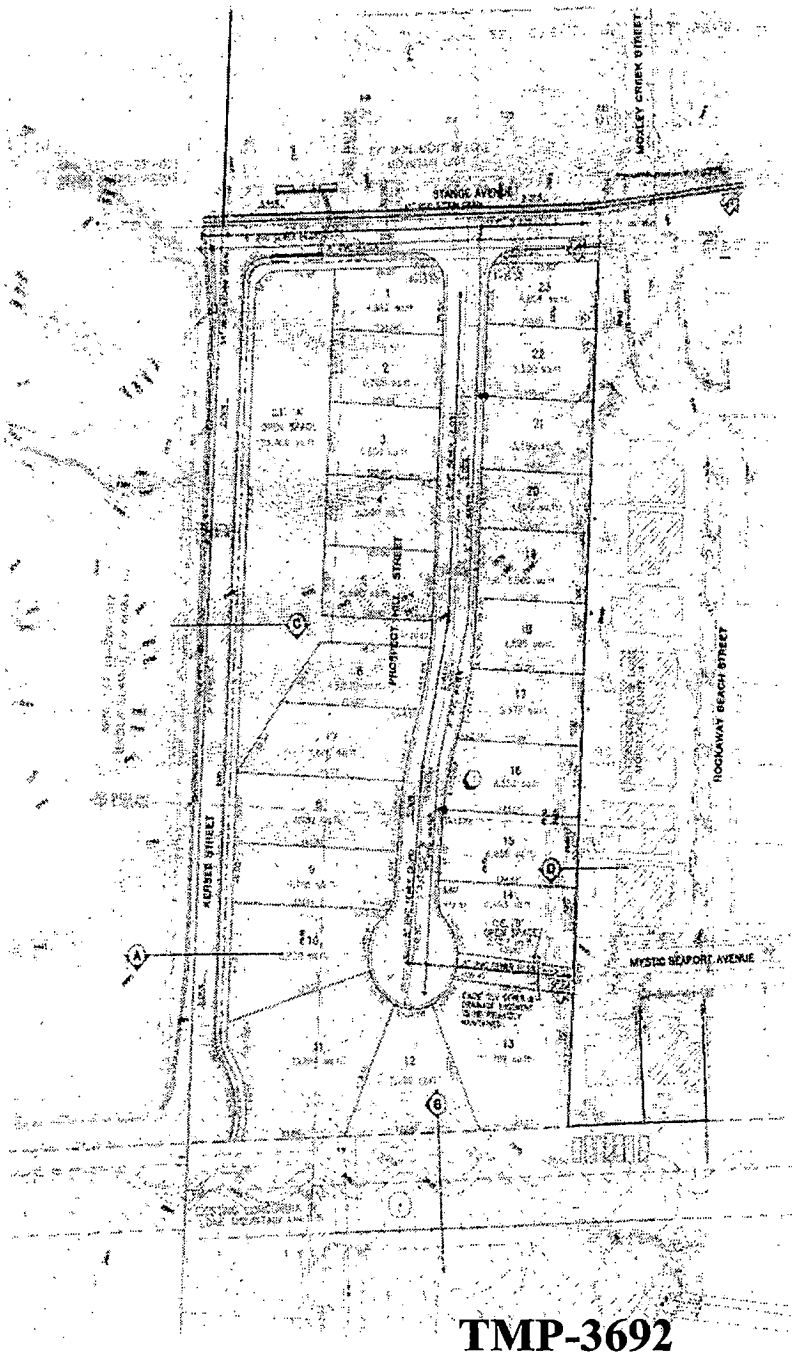
Subscribed and sworn before me

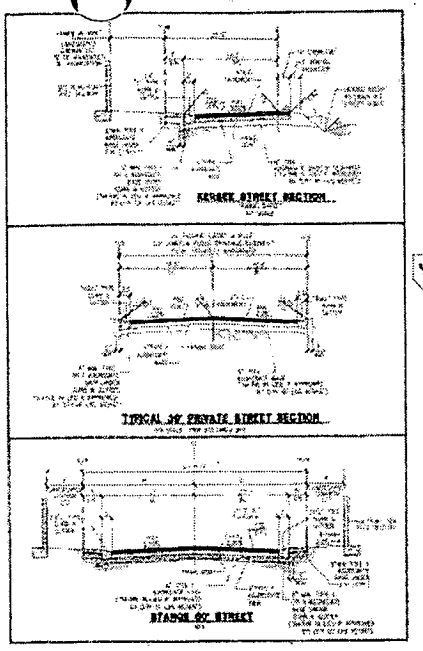
This 17th day of April, 2003

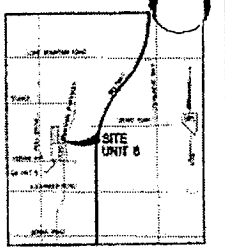
Michelle Valsvik

Notary Public in and for said County and State

MICHELLE VALSVIK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-09-2005
Certificate No: 97-4761-1







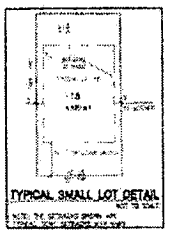
VICINITY MAP

GRAPHIC SCALE

BENCHMARK

LEGAL DESCRIPTION

BASIS OF BEARINGS



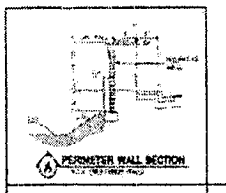
Call before you Dig 1-800-227-2600

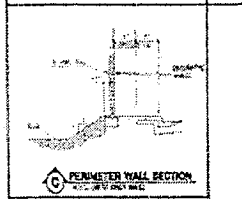
Call before you Overhead 1-702-650-2111

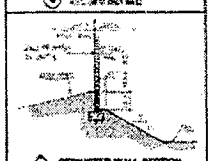
OWNER/DEVELOPER

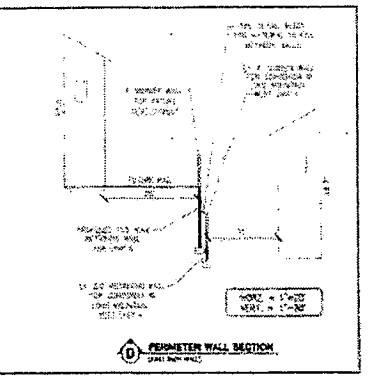
SETBACKS

SITE DATA









LEGEND

GENERAL NOTES

CONCORDIA HOMES
CITY OF LAS VEGAS

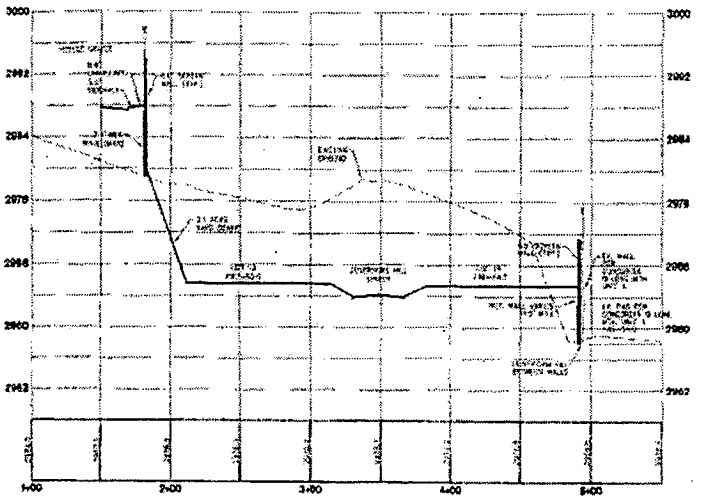
TENTATIVE MAP

CONCORDIA @ LONE MOUNTAIN WEST UNIT 6

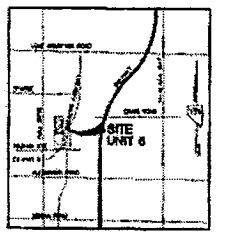
TM1
1 of 2 sheets

TMP-3692
07-08-04 PC

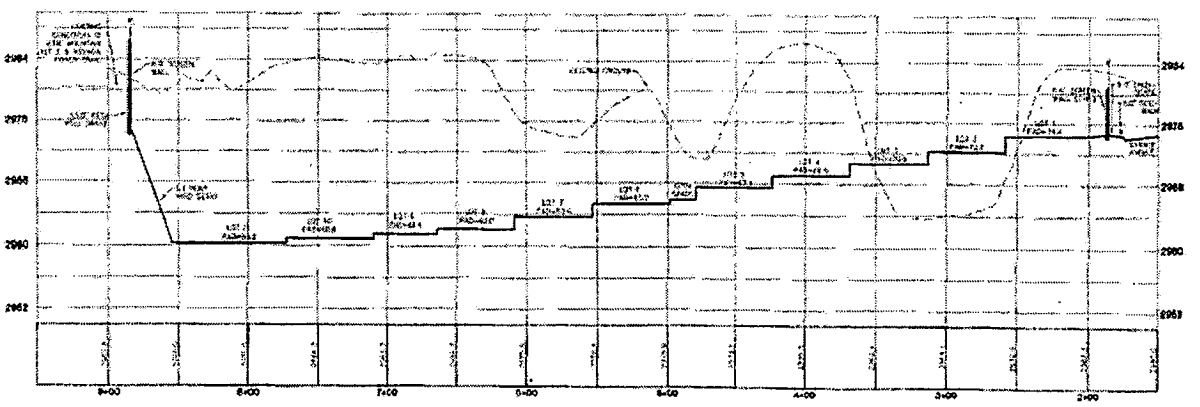
TMP-3692 PC 7/8/04



WEST / EAST CROSS SECTION



VICINITY MAP



NORTH / NORTH CROSS SECTION

TMP-3692
07-08-04 PC

Call before you Dig 1-800-227-2600

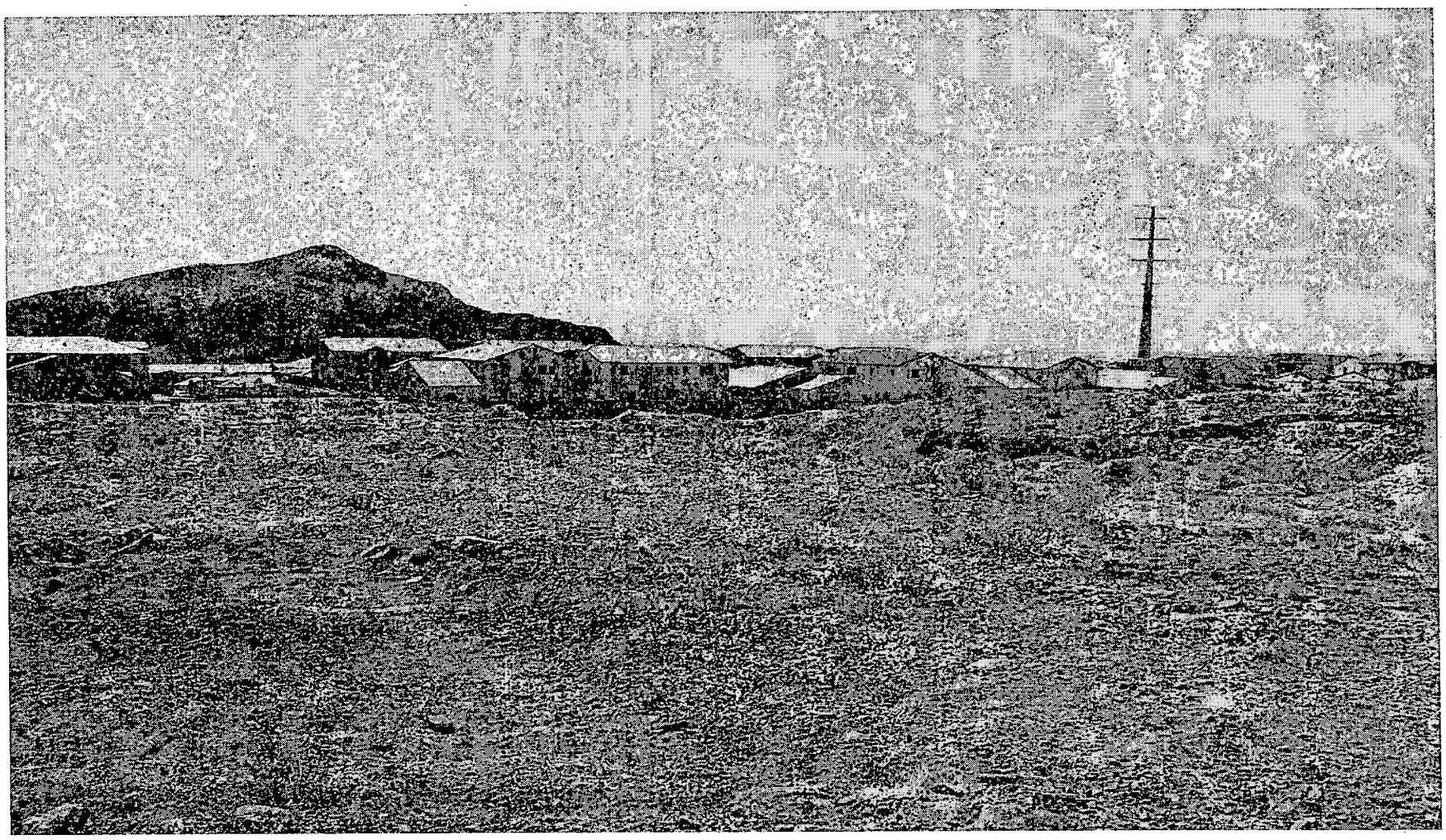
Call before you Overhead 1-702-593-6111

CONCORDIA HOMES
CITY OF LAS VEGAS

TENTATIVE MAP
CROSS SECTIONS

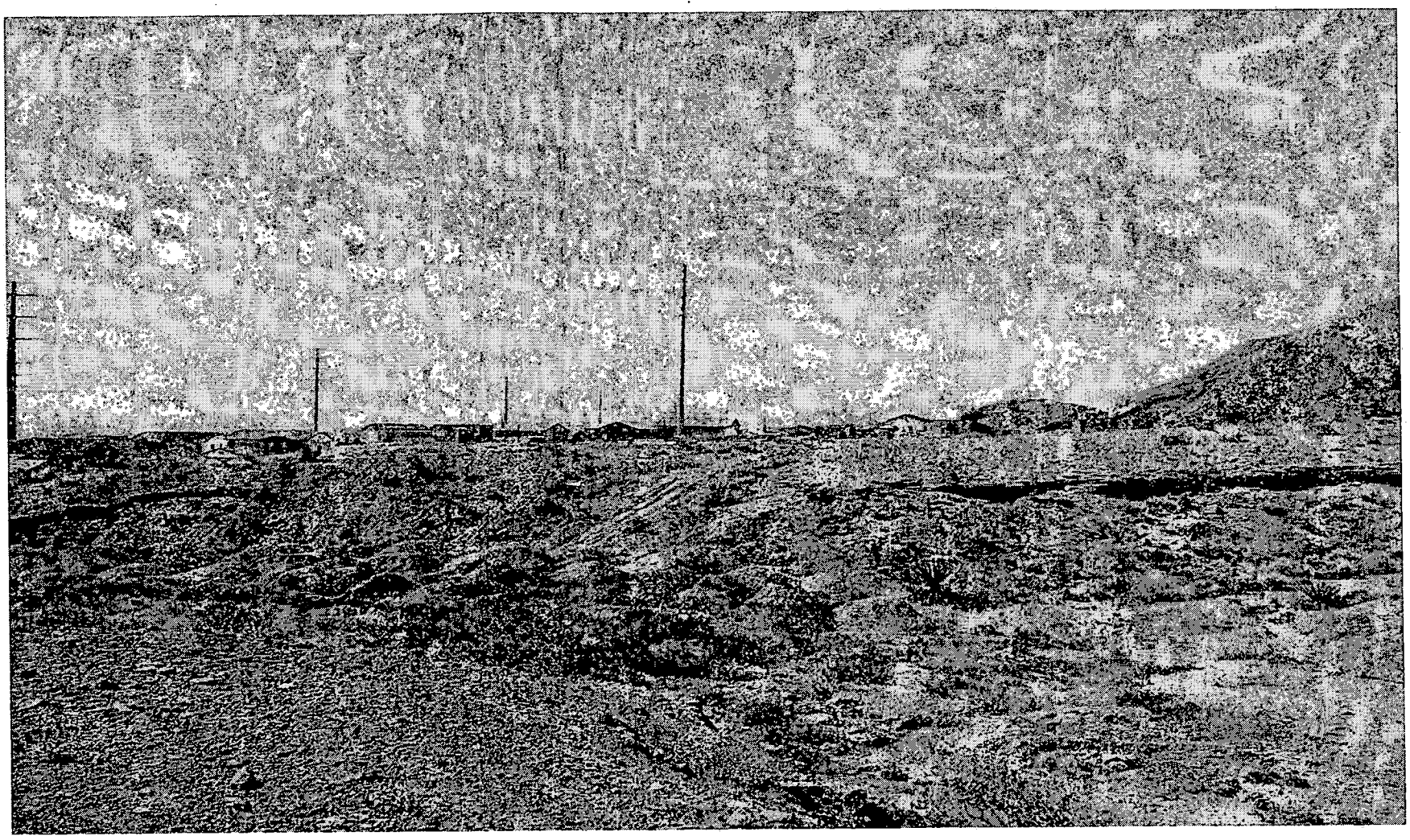
CONCORDIA @
LONE MOUNTAIN WEST
UNIT 6

TM2
2 OF 2 SHEETS



TMP-3692 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.
SOUTH SIDE OF STANGE AVENUE, APPROXIMATELY 660 FEET WEST OF CLIFF SHADOWS PARKWAY
JULY 8, 2004 PLANNING COMMISSION

06/17/04



TMP-3692 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.
SOUTH SIDE OF STANGE AVENUE, APPROXIMATELY 660 FEET WEST OF CLIFF SHADOWS PARKWAY
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
TENTATIVE MAP - PUBLIC HEARING - TMP-4501 - LONE MOUNTAIN/CLIFF SHADOWS - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC. - Request for a Tentative Map FOR A 136-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 18.83 acres adjacent to the west side of Cliff Shadows Parkway, approximately 300 feet south of Lone Mountain Road (APN: 137-01-101-002, 003, 004, and 025), PD (Planned Development) Zone [Medium-Low Density Residential Lone Mountain West Land Use Designation], Ward 4 (Brown).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN abstaining as her firm is doing work for the applicant, Greystone Homes

This is Final Action

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the site drops approximately 100 feet in elevation across approximately 1,330 feet. The total wall retaining height adjacent to Lone Mountain Road, Cliff Shadows Parkway and Peaceful Dawn Avenue exceeds six feet in height and the total vertical wall height is greater than eight feet in height in areas; however, the walls have been stepped and include landscape buffers in accordance with the Lone Mountain West Master Development Plan and Design Standards.

MINUTES – Continued:
CHRIS ARMSTRONG, Carter and Burgess, appeared on behalf of the applicant, and concurred with staff's conditions.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(7:22 – 7:25)

1-3065

CONDITIONS:
Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4192) and the Lone Mountain Master Development Plan and Design Standards.

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

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

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

Public Works

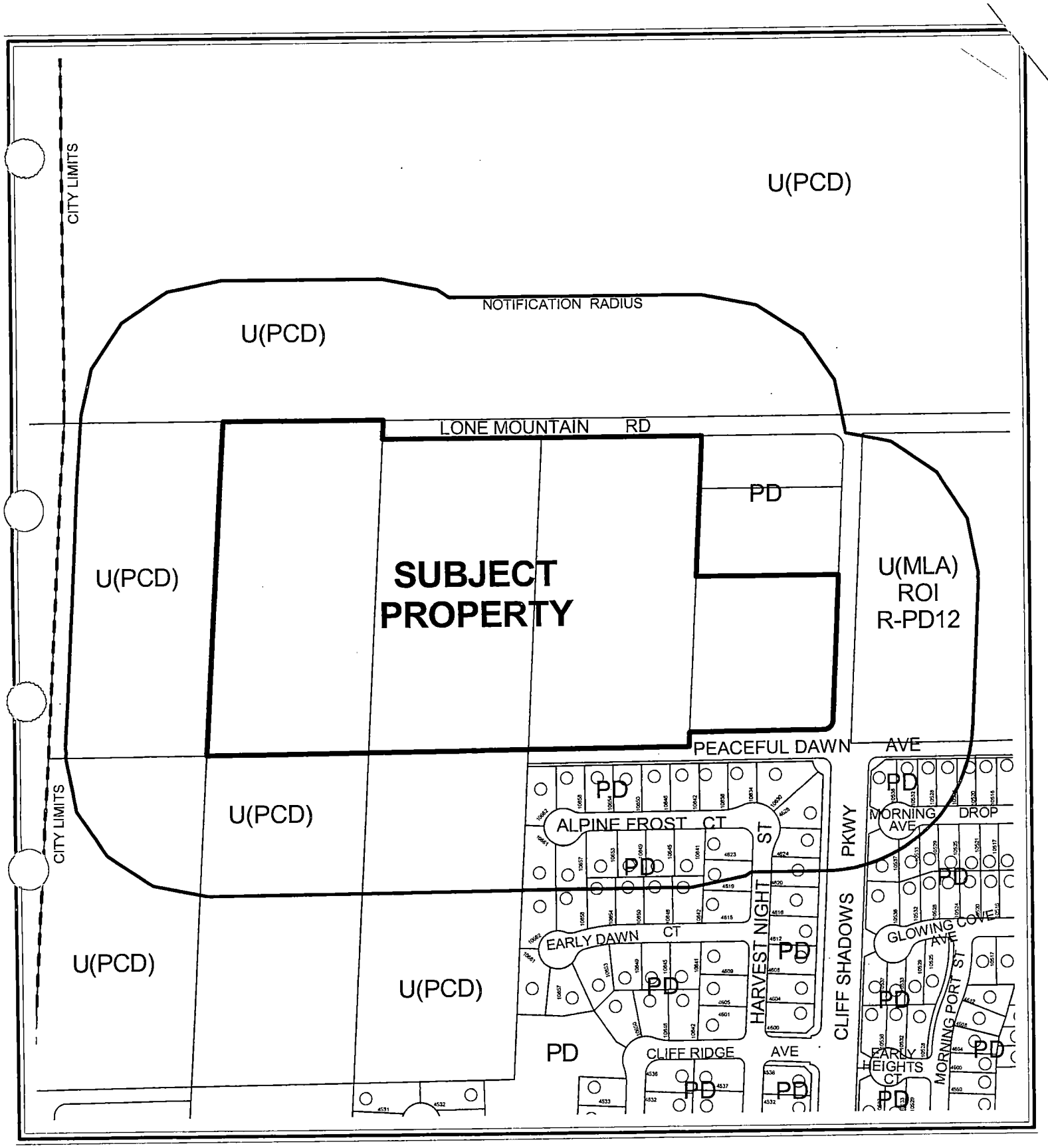
6. Site development to comply with all applicable conditions of approval for ZON-1936, SDR-4192, and all other subsequent site-related actions.

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

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 18 – TMP-4501

CONDITIONS – Continued:

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



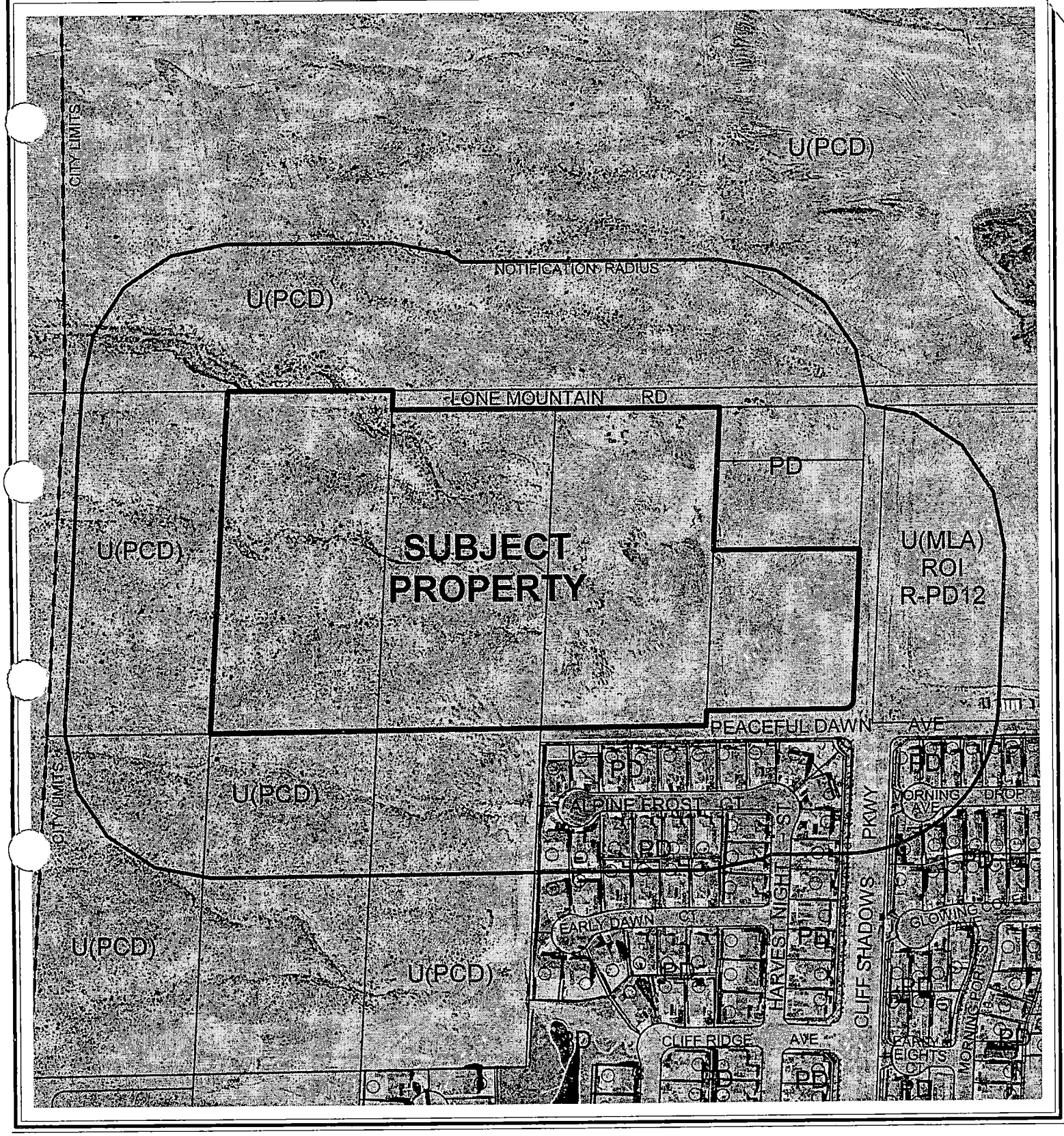
CASE: **TMP-4501**

RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [MEDIUM-LOW DENSITY RESIDENTIAL LONE MOUNTAIN WEST LAND USE DESIGNATION]

N



CASE: **TMP-4501**

RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [MEDIUM-LOW DENSITY RESIDENTIAL LONE MOUNTAIN WEST LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-4501 - LONE MOUNTAIN/CLIFF SHADOWS - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC.

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4192) and the Lone Mountain Master Development Plan and Design Standards.

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

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

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

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-1936, SDR-4192, and all other subsequent site-related actions.

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

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 136-lot single-family residential subdivision on 18.83 acres adjacent to the west side of Cliff Shadows Parkway, approximately 300 feet south of Lone Mountain Road. The proposed perimeter grades exceed the maximum allowed by Title 18, and therefore Planning Commission review is required.

B) Applicant's Justification

According to the applicant's justification letter, the extreme topography of the site necessitates retainment that is greater than the maximum allowed by Title 18. The site drops approximately 100 feet in elevation across approximately 1,330 feet. The walls are terraced and landscaped according to Code.

BACKGROUND INFORMATION

A) Previous Actions

05/16/01 The City Council approved a request for a Major Modification [Z-0024-99(21)] to the Lone Mountain West Master Development Plan and Design Standards to amend Subsections 3.6.1(i), 3.6.1(l), 3.6.2(e), and 3.12(g) regarding retaining wall height and spacing. The Planning Commission and staff recommended approval on 04/12/01.

02/20/02 The City Council approved an Annexation (A-0034-01) of property into the City of Las Vegas consisting of 4.58 acres adjacent to the southwest corner of Lone Mountain Road and Shaumber Road. The Planning Commission and staff recommended approval on 05/24/01. The effective date was 03/01/02.

09/18/02 The City Council approved a request for a Major Modification [Z-0024-99(44)] to the Lone Mountain West Master Development Plan to add approximately five acres to the Plan and to designate the northern half Village Commercial and the southern half as Medium Low Density Residential; and a Site Development Plan Review [Z-0067-99(2)] for a convenience store with gasoline pumps and a tavern on a portion of a two-acre site adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005). The Planning Commission and staff recommended approval on 07/25/02, but due to a public hearing notice error, these items were renotified, rescinded and recommended for approval on 08/22/02.

SS

09/18/02 The City Council approved a Special Use Permit (U-0081-02) for the Sale of Packaged Liquor for Off-Premise Consumption in conjunction with a proposed convenience store; a Special Use Permit (U-0082-02) for Gasoline Sales in conjunction with a proposed convenience store; and a Special Use Permit (U-0083-02) for a Tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005). Planning Commission and staff recommended approval of all items on 07/25/02.

09/18/02 The City Council approved a request by the City of Las Vegas to amend the Master Plan of Streets and Highways (MSH-0003-02) to designate Lone Mountain Road as an 80-foot wide Secondary Collector from the Western Beltway to the westernmost City limits; and a Petition to Vacate (VAC-0059-02) the south ten feet of Lone Mountain Road, generally located west of Barden Road. The Planning Commission and staff recommended approval on 08/22/02.

10/02/02 The City Council approved a Major Modification [Z-0024-99(43)] to the Lone Mountain West Master Development Plan to add approximately 15 acres into the Plan and designate the subject area as Medium-Low Density Residential on the south side of Lone Mountain Road, approximately 330 feet west of Cliff Shadows Parkway. (APN: 137-01-101-002, 003, and 004). The Planning Commission and staff recommended approval on 09/12/02.

11/06/02 The City Council approved a Petition to Annex (A-0014-02) 4.57 acres generally located on the south side of Lone Mountain Road, approximately 670 feet east of Puli Road. The City Council also approved an Annexation (A-0027-02) on property generally located on the south side of Lone Mountain Road, 330 feet east of Puli Road, containing approximately 4.96 acres. The Planning Commission and staff recommended approval on 04/25/02. The effective date was 11/15/02.

05/21/03 The City Council approved a Rezoning (ZON-1936) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development), a Variance (VAR-2196) to allow a reduction in the amount of required open space, and a Site Development Review (SDR-1937) for a proposed 171-lot residential development on the subject site. The Planning Commission recommended approval on 04/24/03. Staff recommended approval of ZON-1936 and denial of SDR-1937.

05/13/04 The Planning Commission approved a Site Development Plan Review (SDR-4192) for a proposed 136-lot single-family residential development on 18.83 acres on the subject site. Staff recommended approval.

SS

B) Pre-Application Meeting

05/03/04 Retaining walls greater than six feet in height were detected. It was later determined that a public hearing for the Tentative Map would be necessary per Title 18.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 18.83

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	PD (Planned Development) [Medium-Low Density Residential Lone Mountain West Special Land Use Designation]
North:	PD (Planned Development) [Village Commercial Lone Mountain West Special Land Use Designation] and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
South:	PD (Planned Development) [Low Density Residential Lone Mountain West Special Land Use Designation] and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
East:	U (Undeveloped) [MLA (Medium-Low Attached Density Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development – 12 Units per Acre)
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

D) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain in average overall density ranging from two to eight dwelling units per gross acre. The site is also located within the Lone Mountain West Master Plan and is designated as Medium-Low Density Residential, which allows for a maximum density of 12 units per gross acre. The PD (Planned Development) zoning district is consistent with the General Plan and Lone Mountain West land use designations.

SS

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain West	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 project is located within the Lone Mountain West Master Plan and is designated as Medium-Low Density Residential, which allows for detached single-family homes with a maximum density of 12 units per gross acre.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06 and the approved Site Development Plan Review (SDR-4192), the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2,000 SF	N/A
Min. Lot Width	N/A	35 Feet	N/A
Min. Setbacks			
• Front (to garage)	18 Feet	18 Feet	Y
• Front (to house)	14 Feet	14 Feet	Y
• Side	3 Feet	3 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
Number of Lots	136	136	Y
Max. Density	12 du/ac	7.22 du/ac	Y
Private/Public Street	Private	Private	Y
Min. Street Width	39 Feet	39 Feet	Y

The proposed Tentative Map incorporates the standards approved through the Site Development Plan Review for this development.

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

Total Units/ Acres	Required Ratio	Provided
136 Lots 18.83 acres	330 SF per Dwelling Unit = 44,880 SF open space required	63,450 square feet

The proposal exceeds Open Space requirements as outlined in the Lone Mountain West Master Development Plan.

B) General Analysis Discussion

- General information

The proposed Tentative Map consists of 136 detached single-family lots on 18.83 acres. Access to the subdivision is provided via a 53-foot wide drive from Peaceful Dawn Avenue, and 39-foot private streets provide internal circulation. Open space is provided primarily within a 35,271 square-foot park site that is centrally located. The development is located within the Lone Mountain West Master Plan area and the proposed density of 7.22 units per acre is consistent with both the PCD (Planned Community Development) General Plan designation and the ML (Medium Low Density Residential) Lone Mountain West land use designation.

- Cross Section

Cross sections have been provided; they depict a maximum natural grade greater than 4% across this site from west to east and north to south. Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 4%, such as this development, is allowed a maximum six-foot retaining wall per step. The total wall retaining height adjacent to Lone Mountain Road, Cliff Shadows Parkway and Peaceful Dawn Avenue exceeds six feet in height and the total vertical wall height is greater than eight feet in height in areas; however, the walls have been stepped and include landscape buffers in accordance with Sections 3.6.1(i), 3.61(l), and 3.12 of the Lone Mountain West Master Development Plan and Design Standards.

- Trails

No trails are required adjacent to the proposed subdivision. It is noted, however, that an eight-foot trail easement is shown in the terrace landscape buffer on the south side of Lone Mountain Road.

- Special Conditions of Approval (from SDR-4192)

4. The standards for this development shall include the following: minimum lot size of 2,000 square feet, minimum distance between buildings of 6 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

The Tentative Map will implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4501 APN: **137-01-101-002,003,004,025**

Name of Property Owner: **GMAC Model Home Finance, Inc.**

Name of Applicant: **Greystone Nevada, LLC**

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Brian K Murray

Subscribed and sworn before me

This 26th day of March ,20 04

Leslie Anne Aust, Leslie Anne Argenta

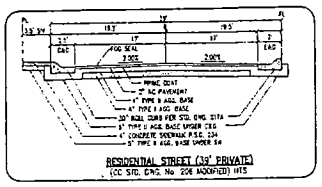
Notary Public in and for said County and State Henrico County, Virginia

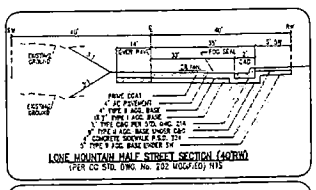
My Commission Expires April 30, 2007

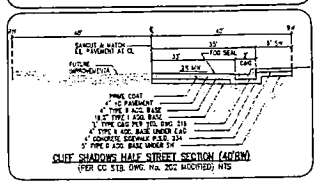
TMP-4501
07-08-04 PC

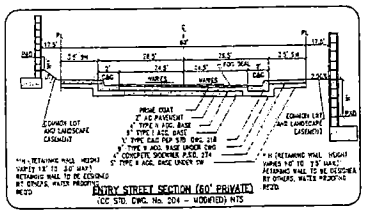
LONE MOUNTAIN / CLIFF SHADOWS

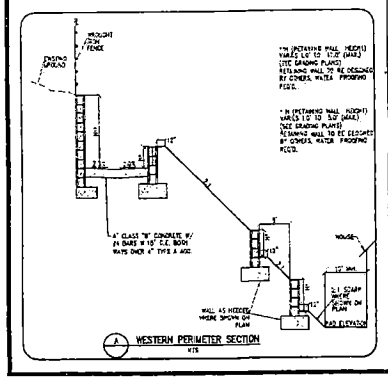
A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BY GREYSTON HOMES

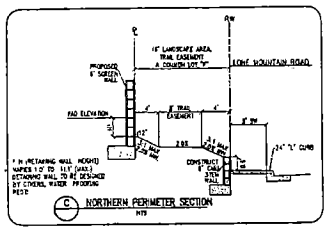

RESIDENTIAL STREET (39' PRIVATE)
(CC STD. DWG. No. 206 MODIFIED) NTS

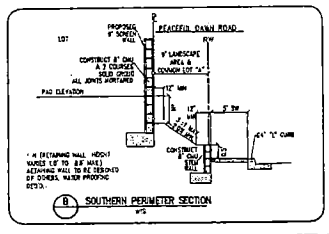

LONE MOUNTAIN HALF STREET SECTION (40'RW)
(PER CC STD. DWG. No. 202 MODIFIED) NTS

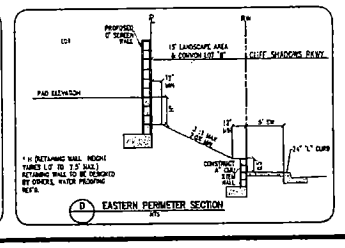

CLIFF SHADOWS HALF STREET SECTION (40'RW)
(PER CC STD. DWG. No. 202 MODIFIED) NTS

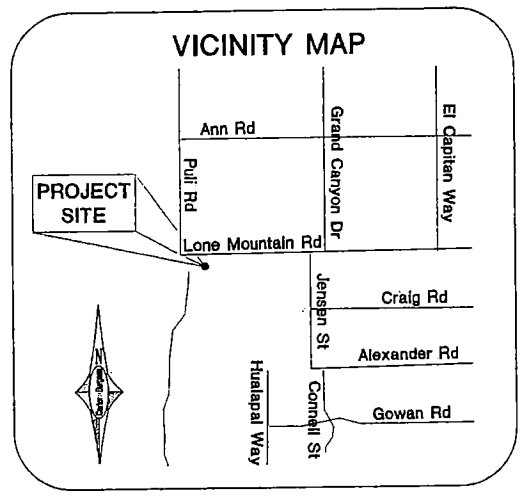

ENTRY STREET SECTION (60' PRIVATE)
(CC STD. DWG. No. 204 - MODIFIED) NTS

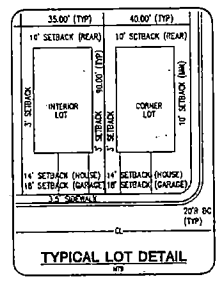

A WESTERN PERIMETER SECTION
NTS

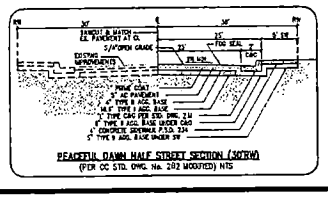

C NORTHERN PERIMETER SECTION
NTS


B SOUTHERN PERIMETER SECTION
NTS


D EASTERN PERIMETER SECTION
NTS




TYPICAL LOT DETAIL
NTS


PEACEFUL DAWN HALF STREET SECTION (30'RW)
(PER CC STD. DWG. No. 202 MODIFIED) NTS

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN):	137-01-101-002, 003, 004 & A PORTION OF 005
GROSS AREA:	18.83 +/- GROSS ACRES
NUMBER OF UNITS:	139 SINGLE FAMILY LOTS
MINIMUM LOT SIZE:	35'W X 90'D (2,000 SQ. FT.)
DENSITY:	7.22 DU/AC GROSS
REQUIRED OPEN SPACE:	310 SQ. FT./UNIT (94,880 SQ. FT.)
OPEN SPACE S.F. PROVIDED:	63,450 SQ. FT.
REQUIRED PARKING:	272 (2 ENCLOSED, OFF-STREET/UNIT)
PARKING PROVIDED:	272 TOTAL
BUILDING SETBACKS:	14' FRONT TO HOUSE,18' FRONT TO GARAGE, 10' REAR 5' SIDE, 10' CORNER
STREET WIDTHS: OFF-SITE	40' HALF STREET (LONE MTN) 60' HALF STREET (CLIFF SHADOWS) 30' HALF STREET (PEACEFUL DAWN)
ON-SITE	60' PRIVATE ENTRY 39' W PRIVATE STREET W/ 3.5'SW (1) SIDE 25' PRIVATE STUB, 30' PRIVATE STUB
EXISTING ZONING:	RUL (PD) A UNDEVELOPED (PCD)
PROPOSED ZONING:	RPD (RESIDENTIAL PLANNED DEVELOPMENT)
MASTER PLAN:	LONE MOUNTAIN & LONE MOUNTAIN WEST

GENERAL NOTES:

1. THIS DEVELOPMENT WILL BE GOVERNED BY CC&R'S.
2. 20' MINIMUM BACK OF CURB RADIUS AT INTERSECTIONS.
3. SEWER CONTRIBUTION BASED ON LOT COUNT.
4. ALL COMMON LOTS SHALL BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
5. THIS PROJECT IS NOT PART OF A MASTER PLANNED COMMUNITY.
6. THIS SITE HAS NO KNOWN GROUND WATER WITHIN 70' OF THE SURFACE WITHIN IT'S BOUNDARIES.
7. THERE ARE NO KNOWN FAULTS OR FISSURES IN RELATION TO THIS SITE.
8. LANDSCAPING AND MAINTENANCE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
9. HOME OWNER'S ASSOCIATION, CC&R'S WILL BE CREATED AFTER THE FIRST FINAL MAP HAS RECORDED.
10. THE SUBJECT SITE IS NOT IN A FEMA DESIGNATED FLOOD ZONE.

NOTE:
ALL RADII CONFORMS TO CLARK COUNTY UNIFORM STANDARD DRAWINGS

APN NUMBERS
125-12-101-016
125-12-601-018

DISCLAIMER NOTE:
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY OWNERS OF ANY CONFLICTS OR DISCREPANCIES

Call before you Overhead 1-702-593-6111
Call before you Dig 1-800-227-2600

MAP LEGEND:

LOT NUMBER	123
PROPOSED WATER MAIN	8" WATER
PROPOSED SEWER MAIN	8" SEWER
DIRECTION AND RATE OF GRADE	1.00%
EXISTING WATER MAIN	EXIST. 8" WATER
EXISTING SEWER MAIN	EXIST. 8" SEWER

COMMON LOTS

C.L. "A"	5,655 SQ. FT.	USABLE
C.L. "B"	9,153 SQ. FT.	USABLE
C.L. "C"	39,271 SQ. FT.	USABLE
C.L. "D"	3,288 SQ. FT.	USABLE
C.L. "E"	1,064 SQ. FT.	
C.L. "F" 4' - 09"	8,036 SQ. FT.	
C.L. "F" 10' - 9"	10,083 SQ. FT.	USABLE
C.L. "G"	30,415 SQ. FT.	
C.L. "H"	1,939 SQ. FT.	
C.L. "I"	263 SQ. FT.	

DEVELOPER
GREYSTONE HOMES
3765 E. SUNSET #31
LAS VEGAS, NEVADA 89120
(702) 736-8100

OWNERS
G M A C MODEL HOME FINANCE INC
7204 GLEN FOREST DR #201
RICHMOND VA 23226-3718

ENGINEER:
Carter::Burgess
Consultants in Engineering, Planning and the Environment
6855 BERMUDA ROAD LAS VEGAS, NV 89119
(702) 938-5400 Fax (702) 938-5454

LEGAL DESCRIPTION:

PARCEL I

LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 7 OF PARCEL MAPS, PAGE 84 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED NOVEMBER 25, 1975 IN BOOK 573 OF OFFICIAL RECORDS AS DOCUMENT NO. 532515.

TOGETHER WITH THAT PORTION OF THOM BLVD. LYING ADJACENT TO SAID LAND AS VACATED AND ABANDONED BY THAT ORDER OF VACATION RECORDED JANUARY 13, 1999 IN BOOK 990113 OF OFFICIAL RECORDS AS DOCUMENT NO. 01348, AND BY THAT ORDER OF VACATION RECORDED DECEMBER 27, 2001 IN BOOK 20011227 OF OFFICIAL RECORDS AS DOCUMENT NO. 01121.

PARCEL II

LOT TWO (2) OF THE CERTAIN PARCEL MAP ON FILE IN FILE 7, PAGE 84, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF THOM BLVD. LYING ADJACENT TO SAID LAND AS VACATED AND ABANDONED BY THAT ORDER OF VACATION RECORDED JANUARY 13, 1999 IN BOOK 990113 OF OFFICIAL RECORDS AS DOCUMENT NO. 01348, AND BY THAT ORDER OF VACATION RECORDED DECEMBER 27, 2001 IN BOOK 20011227 OF OFFICIAL RECORDS AS DOCUMENT NO. 01121.

EXCEPTING THEREFROM THE MOBILE HOME LOCATED THEREON.

BASIS OF BEARING:
A BEARING OF E. BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON FILE IN BOOK 180, PAGE 68 OF PLATS IN THE OFFICE OF THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

BENCHMARK:
VERTICAL DATUM
TOP NUT AND PLATE IN TOP OF CURB ON THE EAST SIDE OF CLIFF SHADOWS AT BLOSSOM COVE AVENUE AT TRAN JOHNSON

SEWER CONTRIBUTION
136 LOTS
AVERAGE DAILY FLOW (136 x 250) / 86 = 0.634 MGD
PEAK DAILY FLOW PF = 3 x 0.243 = 0.702 MGD

SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	SPRINT
CABLE T.V.:	COX CABLE
REFUSE:	SILVER STATE DISPOSAL SERVICE, INC.

PRELIMINARY, NOT FOR CONSTRUCTION

DENNIS P. WERTZLER EXP. 6/30/04 CIVIL No. 11870 STATE OF NEVADA

5-10-04

SHEET 1 OF 8 SHEETS
DRAWING NO.

DRAWN BY: MC
DESIGNED BY:
CHECKED BY:
PROJECT NO. 34240
SCALE: NONE NORTH

LONE MOUNTAIN / CLIFF SHADOWS
GREYSTONE NEVADA LLC

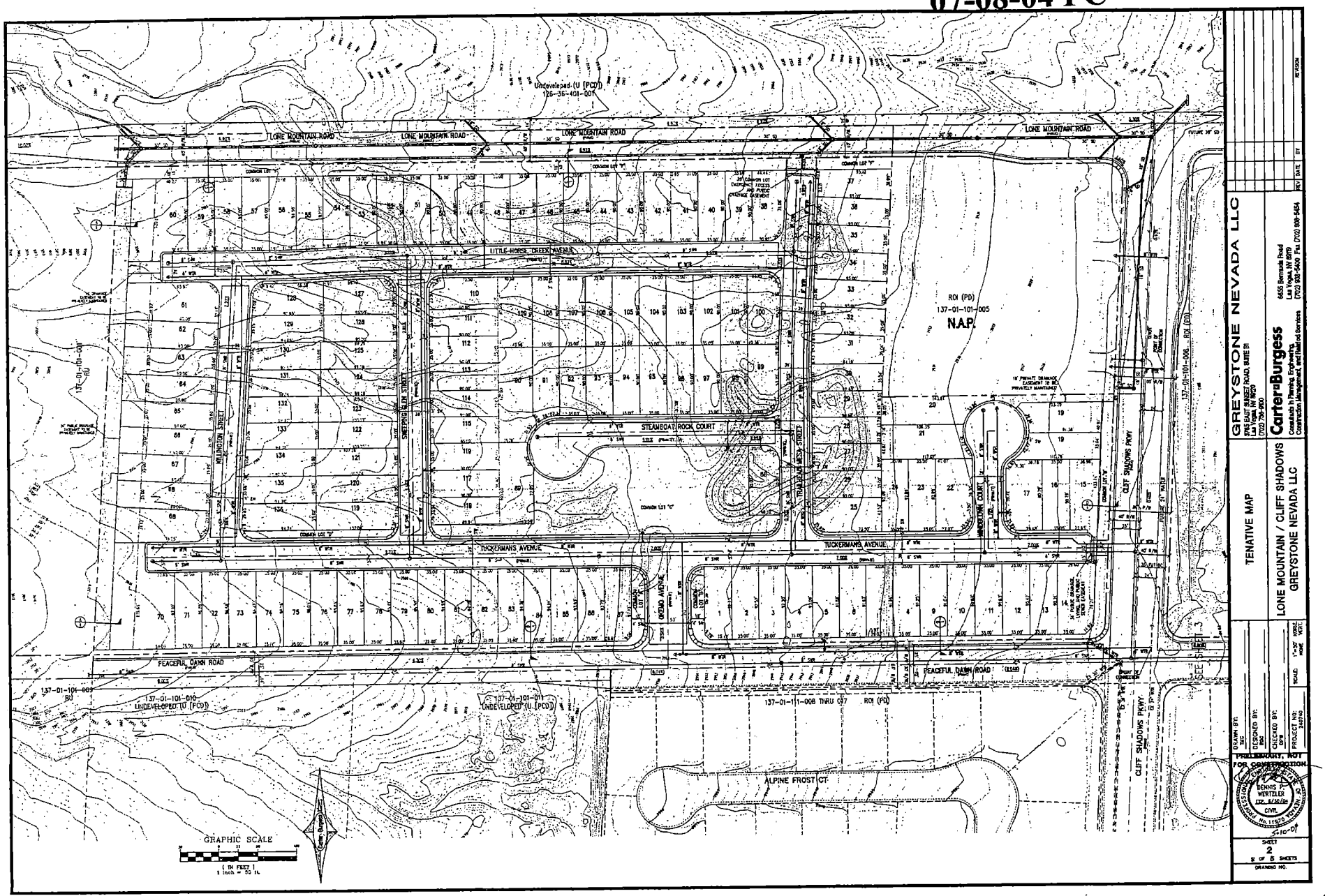
TENTATIVE MAP

GREYSTONE NEVADA LLC
3765 EAST SUNSET ROAD, SUITE 101
LAS VEGAS, NEVADA 89120
(702) 736-8100

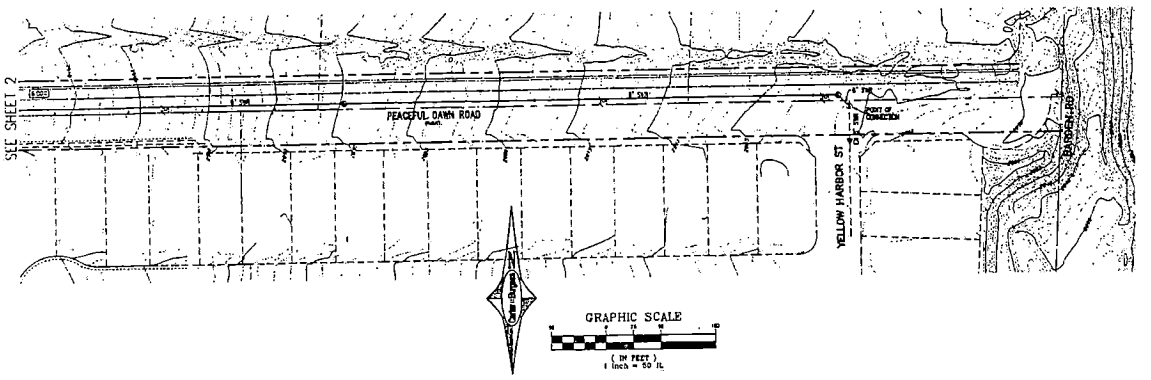
Carter::Burgess
Consultants in Planning, Engineering, Development, and Facilities Management, and Construction Management, and Environmental Services
6855 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

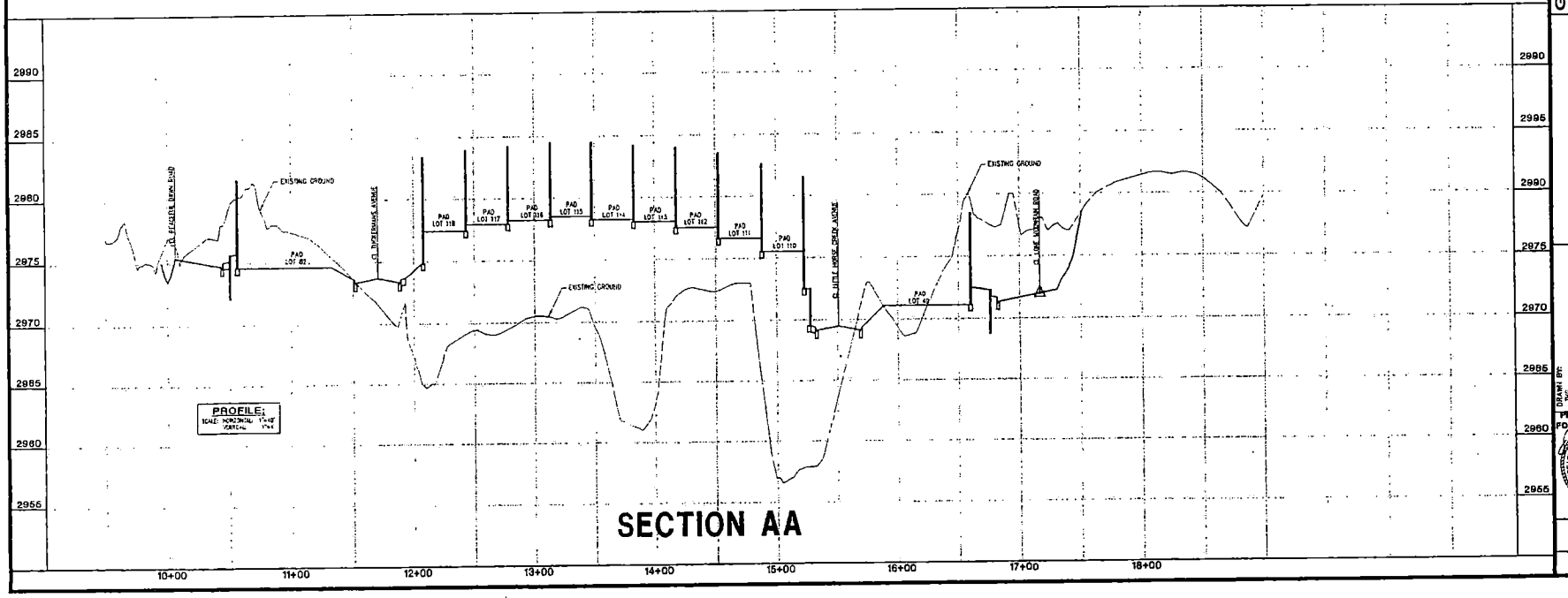
REVISION	BY	DATE
PER CLARK COUNTY COMMENTS	MC	5/10/04

TMP-4501
07-08-04 PC



TMP-4501
07-08-04 PC





SECTION AA

GREYSTONE NEVADA LLC
3795 EAST SUNSET ROAD, SUITE 81
Las Vegas, NV 89120
(702) 736-9000

Carter=Burgess
Consulting in Planning, Engineering, Construction Management, Environmental and Related Services
6555 Surrounds Road
Las Vegas, NV 89113
(702) 938-5400 Fax (702) 938-5464

TENATIVE MAP

LONE MOUNTAIN / CLIFF SHADOWS
GREYSTONE NEVADA LLC

DRAWN BY: MC
DESIGNED BY: MK
CHECKED BY: DPW
PROJECT NO: 20070
SCALE: 1"=50' HORIZ. 1"=5' VERT.

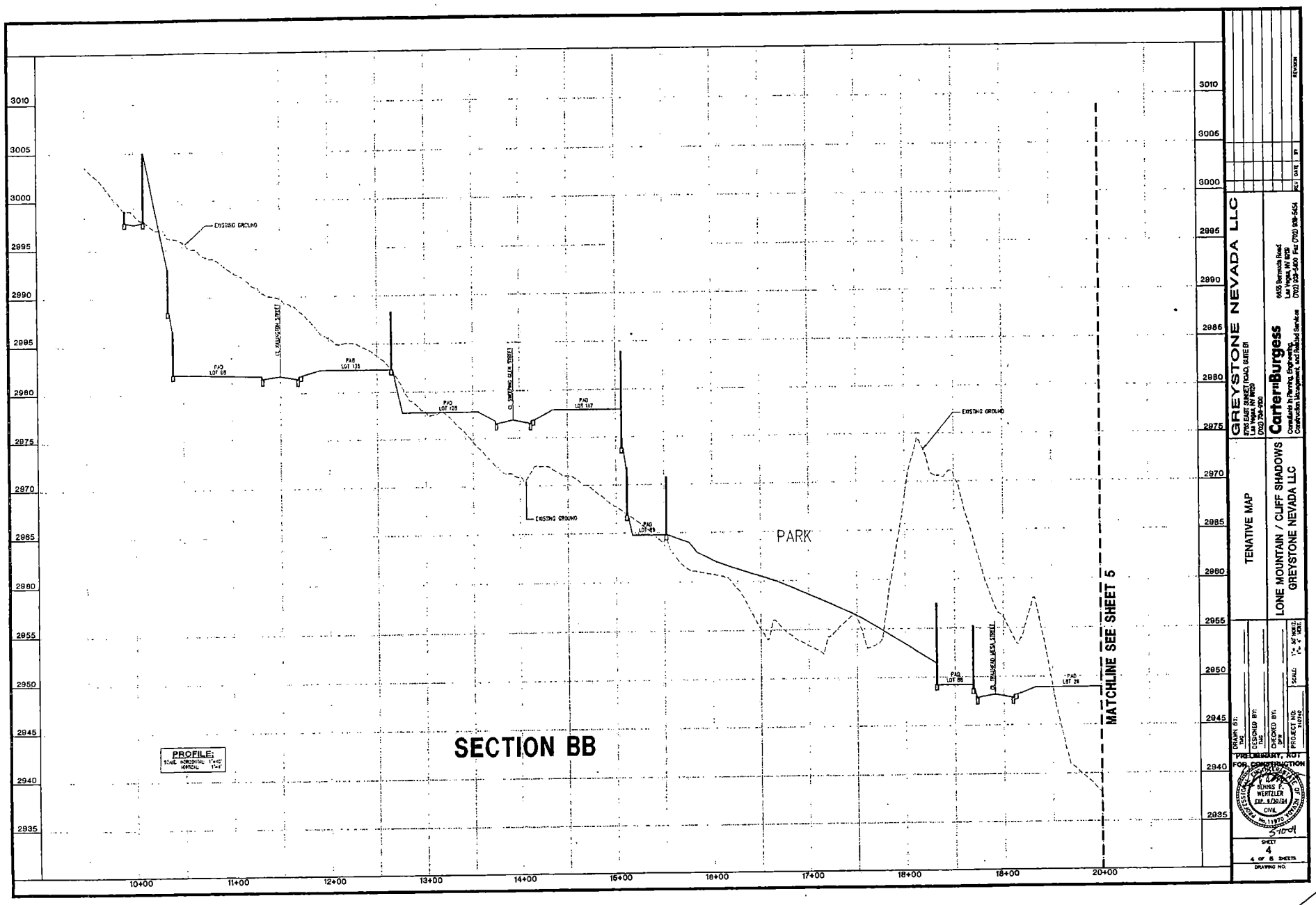
PRELIMINARY, NOT FOR CONSTRUCTION

DENNIS P. WERTZLER
EXP. 6/30/04
CIVIL
No. 11910
STATE OF NEVADA

3-10-04

SHEET 3
3 OF 5 SHEETS
DRAWING NO.

TMP-4501
07-08-04 PC



GREYSTONE NEVADA LLC
2300 WEST SAHARA ROAD, SUITE 81
LAS VEGAS, NEVADA 89102
(702) 734-7000

CarterBurgess
Consultants in Planning, Engineering, Construction Management, and Related Services
6455 Sarmonda Road
Las Vegas, NV 89118
(702) 939-3400 Fax (702) 939-5454

TENATIVE MAP

LONE MOUNTAIN / CLIFF SHADOWS
GREYSTONE NEVADA LLC

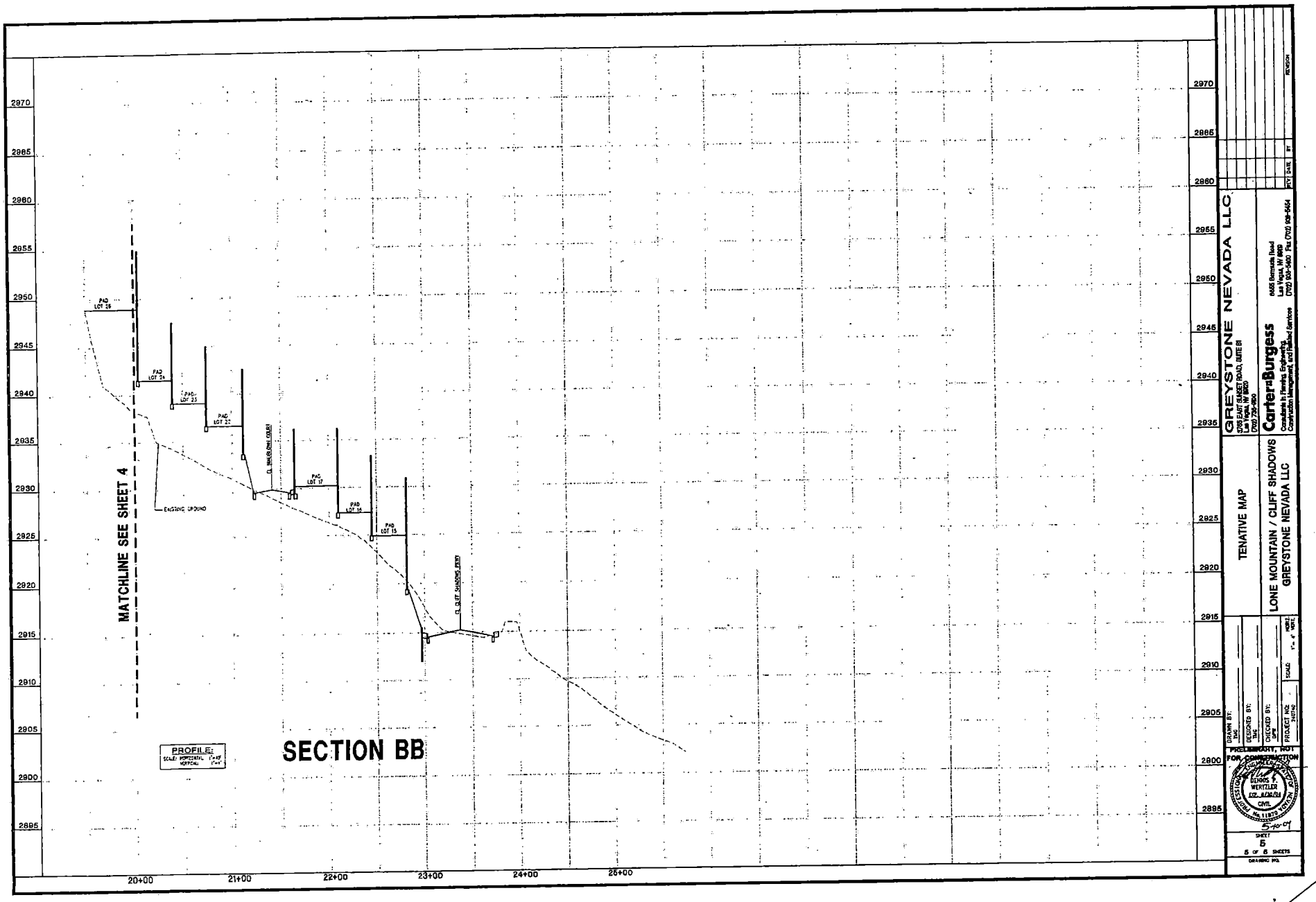
DRAWN BY: TMG
DESIGNED BY: TMG
CHECKED BY: DPW
PROJECT NO: 102742
SCALE: 1"=50' HOR.; 1"=5' VERT.

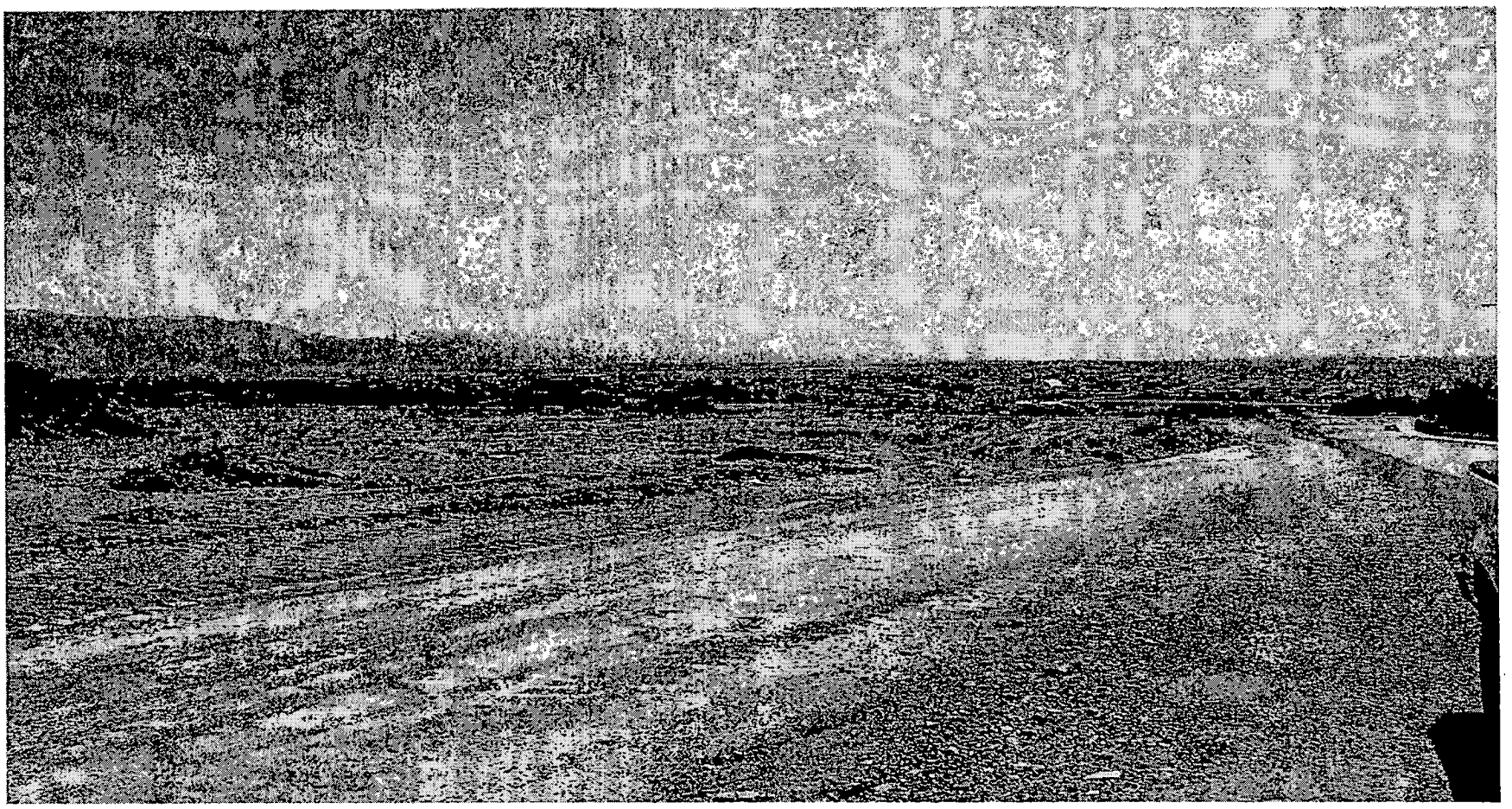
PRELIMINARY, NOT FOR CONSTRUCTION

DENNIS P. WERTZLER CIVIL No. 11970 STATE OF NEVADA
EXP. 6/30/04
8-10-04

SHEET 4
4 OF 5 SHEETS
DRAWING NO.

TMP-4501
07-08-04 PC





TMP-4501 - LONE MOUNTAIN/CLIFF SAHDOWS - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC.
WEST SIDE OF CLIFF SHADOWS PARKWAY, APPROXIMATELY 300 FEET SOUTH OF LONE MOUNTAIN ROAD
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4332 - APPLICANT: CITY OF LAS VEGAS - OWNER: SAHARA PARK, LIMITED - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: M (Medium Density Residential) on 3.16 acres adjacent to the east side of Sixth Street, approximately 360 feet north of Sahara Avenue (APN: 162-03-811-000), Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED – UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated this is a stand-alone General Plan Amendment, which provides an opportunity for in fill development. Previously, a Site Plan was approved for 84 condominium units, so the plan designation would now be consistent with what was approved for this parcel.

JACK FRENCH, Faith Communications Corporation, stated he is the property owner surrounded by this proposed project. He understood that the ownership of this property is in California, and pointed out that there has not been any communications between the owner and himself for many years. He requested clarification on the zoning and what it entailed. MR. CLAPSADDLE

MINUTES – Continued:

replied that the Medium density would allow up to 25 units per acre. Service Commercial zoning to the northwest and south of the project surrounds this particular property.

There is some low density single-family designated property to the northeast. VICE CHAIRMAN NIGRO added that it is multi use zoning, which could include a relative dense multi-family project. MR. FRENCH questioned how many stories the building would have. ROBERT GENZER confirmed with MR. CLAPSADDLE and informed MR. FRENCH that this site is already zoned RPD-25, so the General Plan is being amended to reflect the existing zoning. MR. FRENCH reiterated his request to know the number of stories on this project, as this would be an important factor because the height could obstruct their satellite dishes.

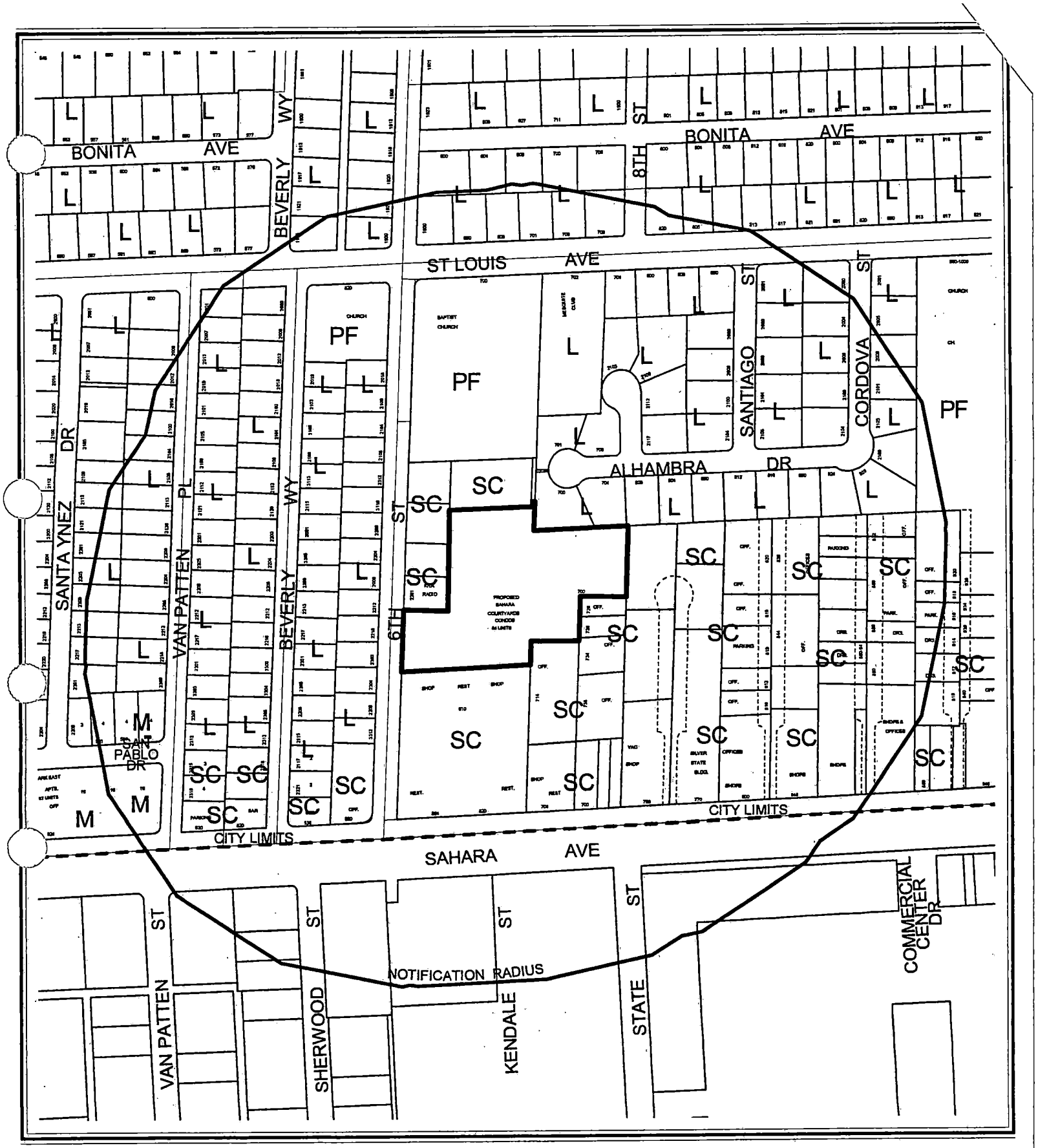
MR. GENZER stated that the original request was for 40 units per acre but the approval was for 25 units per acre, which then reduced the height on the project. Unless there was a condition on the Site Development Plan Review that stated the applicant had to develop the project within a certain amount of time or the Site Plan would be removed, the Site Plan would still be in effect. However, the applicant could return with a new Site Development Plan Review, which would most likely be a Public Hearing. MR. CLAPSADDLE also informed MR. FRENCH that if there were any changes to the Site Plan and/or conditions, then the application would be treated as a Public Hearing. If there were no changes, then the applicant could proceed with the project.

MARGO WHEELER, Planning and Development Department, stated that the applicant has had one community meeting and others will be done. At this time, there is no change to the Site Plan. If a new Site Plan were proposed, there would be a Notification and a Public Hearing.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(7:25– 7:30)

1-3191



CASE: **GPA-4332**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)


BONITA AVE
BONITA AVE
SUNOAKS AVE
PF
PF
SC
SC
SC

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4332 - APPLICANT: CITY OF LAS VEGAS - OWNER: SAHARA PARK, LIMITED

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

TP

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the east side of Sixth Street, approximately 360 feet north of Sahara Avenue from SC (Service Commercial) to M (Medium Density Residential).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject property was designated for Service Commercial land uses.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Southeast Sector Plan designated this parcel as Service Commercial.
02/19/92	The Planning Commission recommended denial of a request to rezone this property to RPD – 40 (Residential Planned Development 40 units per acre) [Z-107-91]. Staff recommended approval.
03/04/92	The City Council heard Z-107-91, a request to rezone the property to RPD – 40 (Residential Planned Development 40 units per acre), the application was approved as amended to RPD – 25 (Residential Planned Development 25 units per acre).
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
09/06/99	The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. On this plan the parcel was designated as Service Commercial.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.

DETAILS OF APPLICATION REQUEST

Site Area: 3.16 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single Family Residential and Undeveloped
South	Commercial
East	Commercial and Undeveloped
West	Single Family Residential and Commercial

PLANNED LAND USE

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

EXISTING ZONING

Subject Property	RPD – 25 (Residential Planned Development 25 units per acre)
North	R – 1 (Single Family Residential)
South	C – 1 (Limited Commercial)
East	C – 1 (Limited Commercial)
West	R – 1 (Single Family Residential)

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

The project is not within any special plan area or overlay district

DEFINITIONS

M (Medium Residential
(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

SC (Service Commercial)
The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

There are no interagency issues associated with this request.

ANALYSIS

The subject property is currently undeveloped. Access is provided along 6th street, a 60' right-of-way. The property is surrounded by a mixture of land uses, including commercial to the east, south and west and residential to the north and east. The request will allow up to 25 units per acre. The site has approved zoning for up to 25 residential units per acre, with an approved site plan for 84 condominium units. This site is a prime opportunity for residential infill development. Policy 2.1.2 of the Neighborhood Revitalization section of the Las Vegas Master Plan 2020 states "That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." Approval of this request will bring the Master Plan 2020 into conformance with the existing zoning on this site.

FINDINGS

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

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

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

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

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

TP

In regard to "1": The M (Medium density residential) land use designation is an appropriate buffer between the existing residential and commercial land use designations.

In regard to "2": The zoning districts allowed under the proposed General Plan designation allow a range of density up to 25 units per acre, and provide for an appropriate buffer between residential and commercial land uses.

In regard to "3": This property is in an area of the city where all utilities, fire and police services are currently in place and available to the site. The Northeast Area Command of the Las Vegas Metropolitan Police Department Department services the site with a substation approximately one and one half-miles away at Sahara and Eastern. Fire Station #4, located at Charleston and Maryland Parkway is the closest city facility to the site.

In regard to "4": There are no other plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/14/04 A neighborhood meeting sponsored by the applicant was held. Six persons attended and had the following comments:

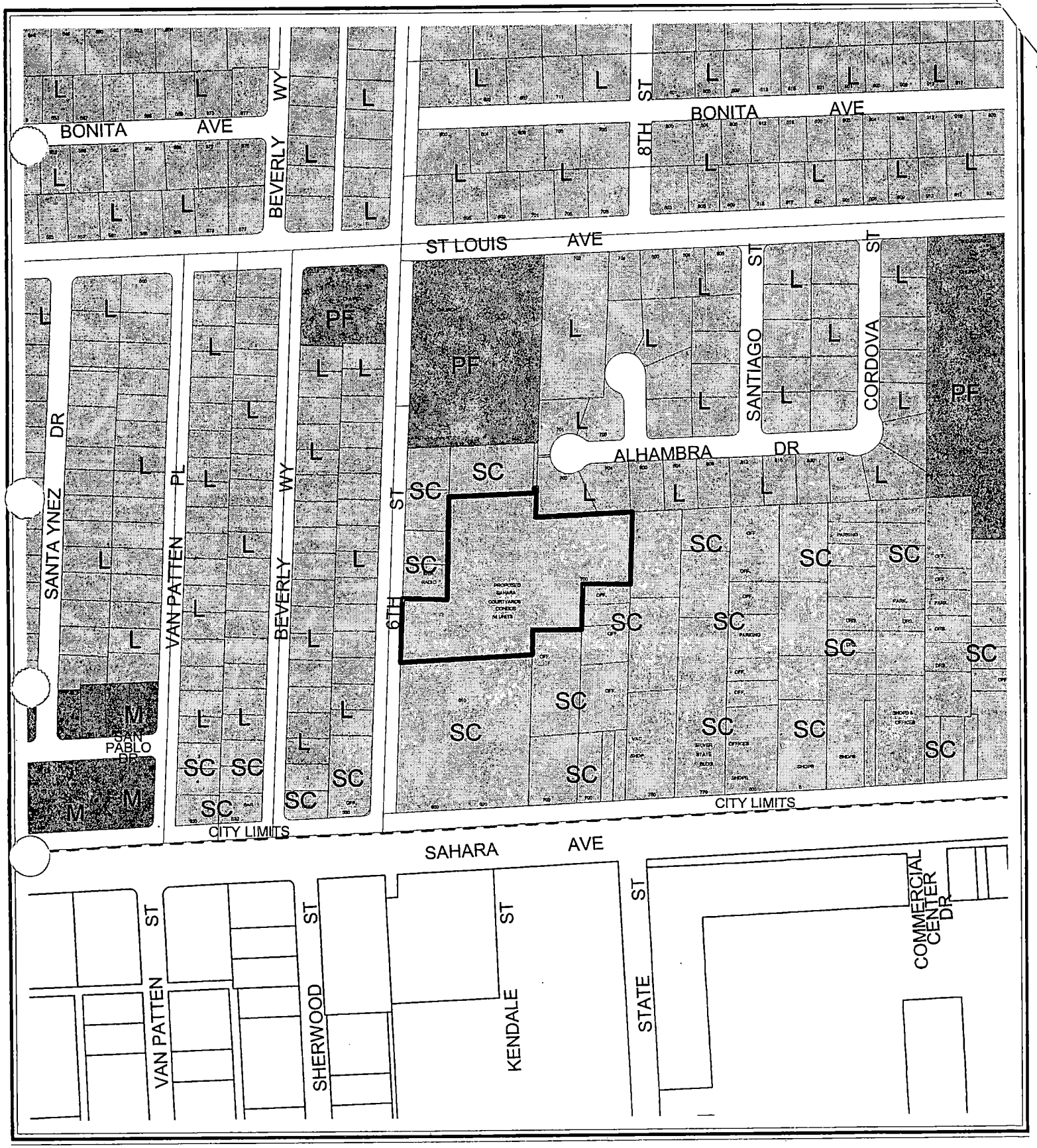
- Medium density residential is okay as long as the project is nice and adds value to the neighborhood,
- Prefer not to have low income housing or low rent apartments,
- Property owners adjacent to the site are concerned about height,
- Neighbors want to be involved when a project is proposed and if the site plan changes.
- Additional traffic on 6th street.

NOTICES MAILED: 207

APPROVALS: 0

PROTESTS: 1

TP



CASE: **GPA-4332**

RADIUS: 750 FT

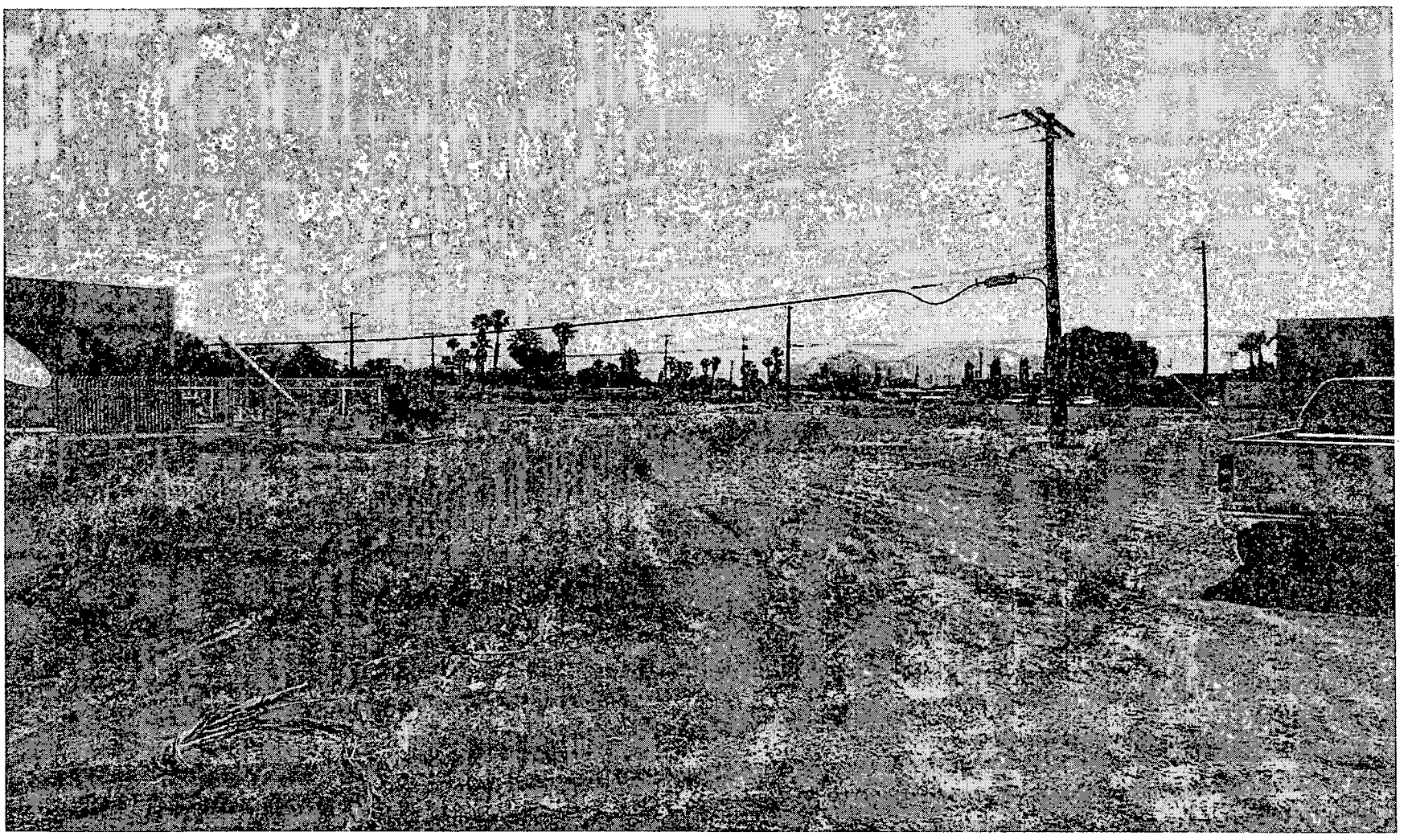
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

STAFF



GPA-4332 - APPLICANT: CITY OF LAS VEGAS - OWNER: SAHARA PARK, LIMITED
EAST SIDE OF SIXTH STREET, APPROXIMATELY 360 FEET NORTH OF SAHARA AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

Thomas G. Daly
Sallie Daly
2004 Cordova St.
Las Vegas, NV 89104

Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Case-GPA-4332

Dear Mr. Leobold,

My husband and I have just received the Notice of Public Hearing in the above referenced case. As we live in the area of this proposed amended change, we strongly protest.

This single residency section of the City of Las Vegas is the home of many longtime residence homes. These homes have been here for over 40 years and many of us have lived here that long. Most of us are now retired and do not want the area to go from service commercial to medium density. We have seen over the years what this would do to not only our safety but also the quality of our lives and property. I would like to draw your attention to the area of Sahara and Van Patten; these medium density residential properties are a disgrace to our community. There are drug dealers and prostitutes; which roam the area.

We therefore, wish to raise this issue and call upon the Planning Commission and yourself for your support in this matter.

Sincerely,

Thomas G. Daly

Sallie Daly

CC: Gary Reese
Ward 3
Las Vegas City Council

GPA-4332
P

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4523 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: PF (Public Facilities) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED – UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 20 [GPA-4523], Item 21 [ZON-4524] and Item 22 [SDR-4525].

DAVID CLAPSADDLE, Planning and Development Department, stated that the zoning districts allowed under the PF (Public Facility) land use designation allow a range of uses that are compatible with surrounding properties. This proposed facility is compatible with the surrounding area because it would be situated among other public facilities and medium density residential.

SAM TOLMAN, 400 E. Stewart, Project Manager, agreed to staff's recommendations. ANTHONY YOUNG, Indigo Architecture, Inc., 8930 S. Maryland Parkway, Ste. 400, clarified for COMMISSIONER TRUESDELL that this project would give new businesses an opportunity to develop and if successful, these businesses would then be able to lease a space and have a tenant improvement design and built forum, and it would be beneficial to the community as well.

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 20 – GPA-4523

MINUTES – Continued:

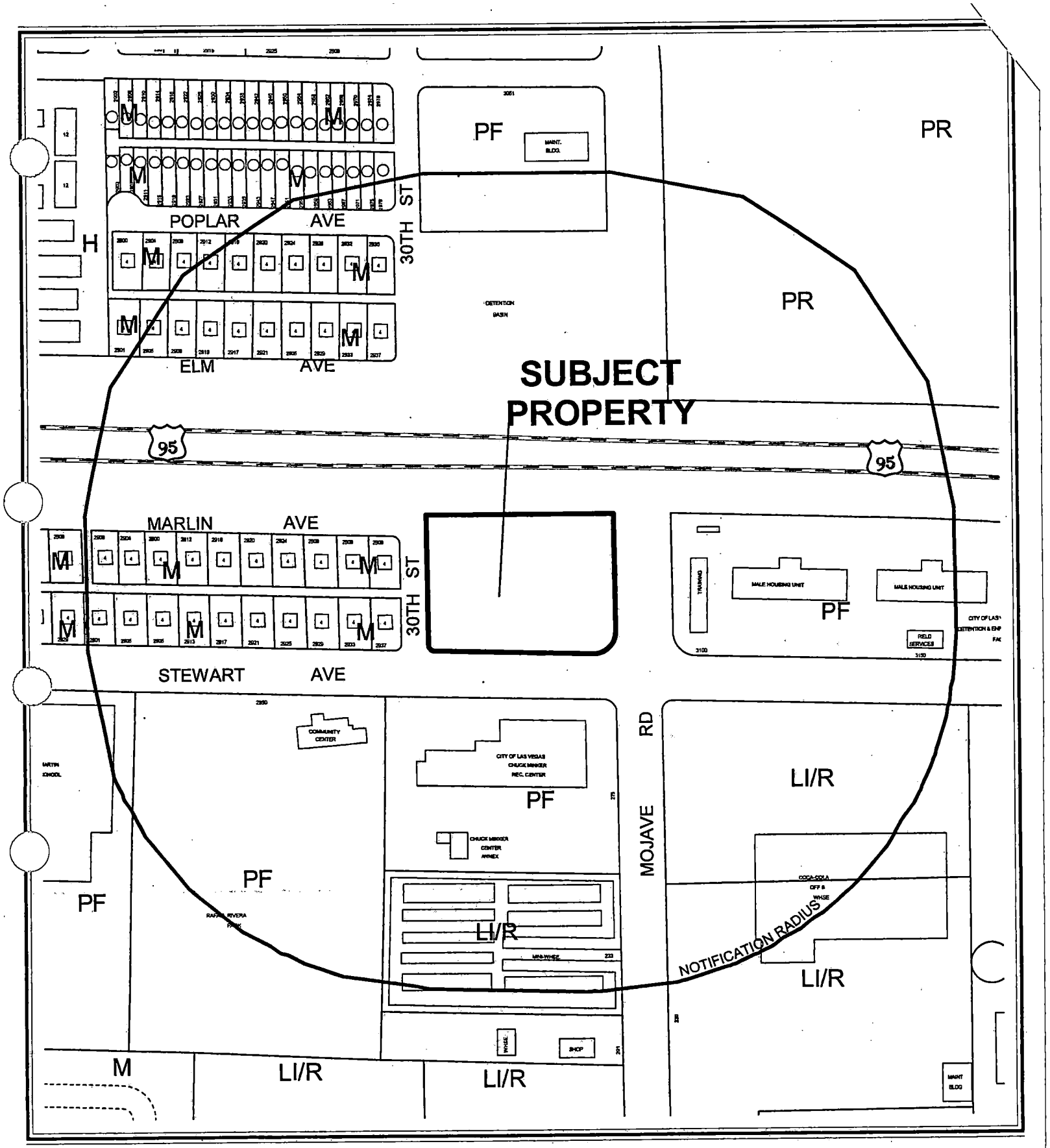
A similar project is located in North Las Vegas, but that facility has warehouse space. This proposed facility does not have warehouse space, but there is an incubator section where the new business can develop without having substantial upfront costs. In addition, there is a section that could be leased out now to assist in funding the project.

MR. TOLMAN stated to VICE CHAIRMAN NIGRO that the project is part of a federal program, whereby the City is funding the design and construction of this project. However, it is not determined at this time which entity would lease the spaces. VICE CHAIRMAN NIGRO commented on situations where government competes with private industries in trying to bring businesses downtown and how it takes on a different approach. MR. TOLMAN replied that this was something Neighborhood Services was looking into, as he felt that VICE CHAIRMAN NIGRO'S comments were valid. In the meantime, the task at hand is to construct the building. VICE CHAIRMAN NIGRO complimented the applicant on a wonderful project.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 20 [GPA-4523], Item 21 [ZON-4524] and Item 22 [SDR-4525].

(7:30 – 7:38)



CASE: **GPA-4523**

RADIUS: 750 FT

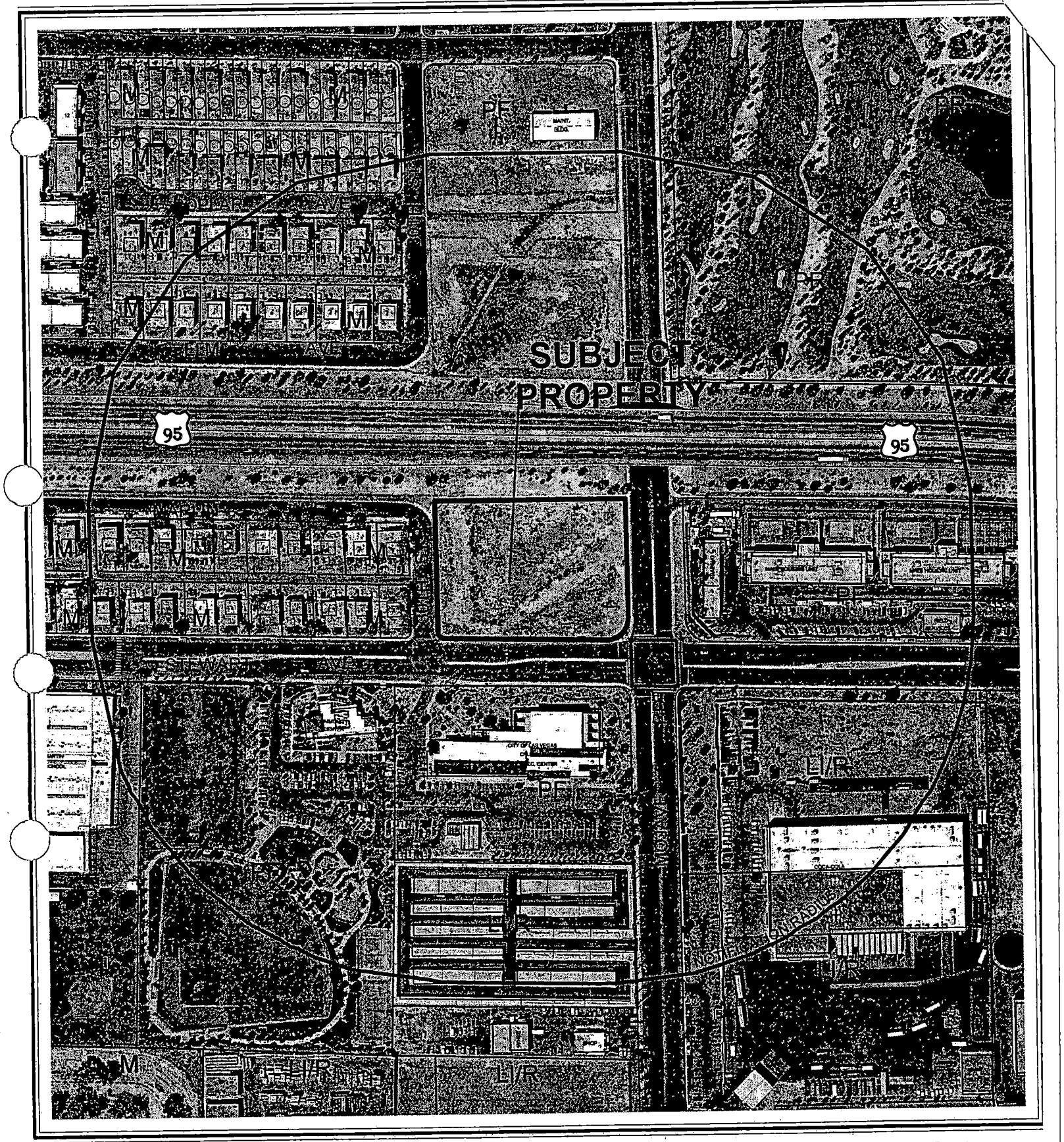
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

N



CASE: **GPA-4523**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4523 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

TP

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to northwest corner of Mojave Road and Stewart Avenue from SC (Service Commercial) to PF (Public Facility). A related rezoning (ZON-4524) and Site Development Plan Review (SDR-4525) will also be considered on this agenda.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject property was designated for SC (Service Commercial) land uses.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. Subject site is located in the Southeast Sector and is designated for SC (Service Commercial).
09/06/99	The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.

DETAILS OF APPLICATION REQUEST

Site Area: 3.59 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Interstate 515
South	Chuck Minker Sports Complex
East	Detention Facility
West	Multi-family residential development

TP

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	ROW (Right-of-Way)
South	PF (Public Facility)
East	PF (Public Facility)
West	M (Medium density residential)

EXISTING ZONING

Subject Property	C – 1 (Limited Commercial)
North	ROW (Right-of-Way)
South	CV (Civic)
East	CV (Civic)
West	R-3 (Medium density residential)

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

This site is not within any special plan area of overlay district

DEFINITIONS

SC (Service Commercial)
The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

PF (Public Facilities)
This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The City of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The subject site is currently undeveloped. It has public facilities to the east and south, Interstate 515 to the north, and medium density residential to the west. Access is provided off Mojave Rd, 120' Right-of-Way, and Stewart Ave, 100' Right-of-Way. The request will allow government building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, storm and water control facilities and other uses considered public or semi-public such as libraries and public utility facilities.

Policy 2.1.7 states "That the demand for transportation services be reduced by improving the balance between jobs and housing and by creating options for people to live and work within walking or cycling distance of their place of work."

Approval of this request will bring job opportunities within walking distance of existing population that has historically high unemployment.

FINDINGS

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

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

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

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

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

In regard to "1": The PF (Public Facility) land use designation, in this context, is appropriately situated among other public facilities and medium density residential.

In regard to "2": The zoning districts allowed under the PF (Public Facility) land use designation allow a range of uses that are compatible with surrounding properties.

In regard to "3": This property is in an area of the city where all utilities, fire and police services are currently in place and available to the site. The Northeast Area Command of the Las Vegas Metropolitan Police Department services the site with a substation approximately one-quarter of a mile away at Stewart and Spectrum. Fire Station #8, located at Bonanza and Mojave is the closest city facility to the site.

In regard to "4": There are no other plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/29/04 A neighborhood meeting sponsored by the applicant. Nine persons attended had the following comments:

- No protests
- Construction be environmentally sound
- Ensure trail is there.

NOTICES MAILED: 47 (Mailed with ZON-4524 and SDR-4525)

APPROVALS: 0

PROTESTS: 0

TP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4523 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS

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: DAVID ROARK

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Roark

Print Name: DAVID ROARK

Subscribed and sworn before me

This 2nd day of Feb, 20 04

Jill Melone

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51648-1 My Appointment Expires Feb. 19, 2007

North

US-95

Subject Site
APN SC
13936603001
Zoning: C-1

M

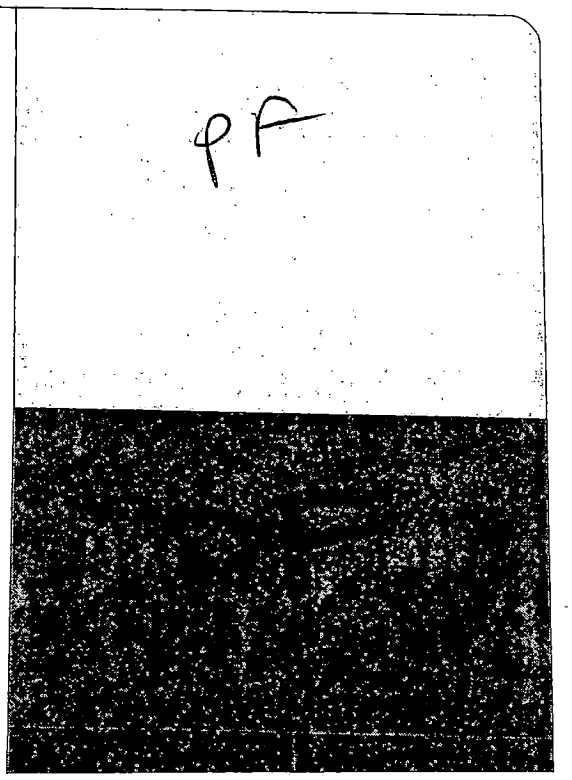
pF

Stewart Avenue

pF

pF

Mojave Road





GPA-4523
07-08-04 PC



GPA-4523 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHWEST CORNER OF MOJAVE ROAD AND STEWART AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
REZONING RELATED TO GPA-4523 - PUBLIC HEARING - ZON-4524 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-V (Civic) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
NOTE: See Item 20 [GPA-4523] for all related discussion on Item 20 [GPA-4523], Item 21 [ZON-4524] and Item 22 [SDR-4525].

(7:30 – 7:38)
1-3504

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-4523) to a PF (Public Facilities) land use designation approved by the City Council.

CONDITIONS – Continued:

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

3. A Site Development Plan Review application (SDR-4525) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

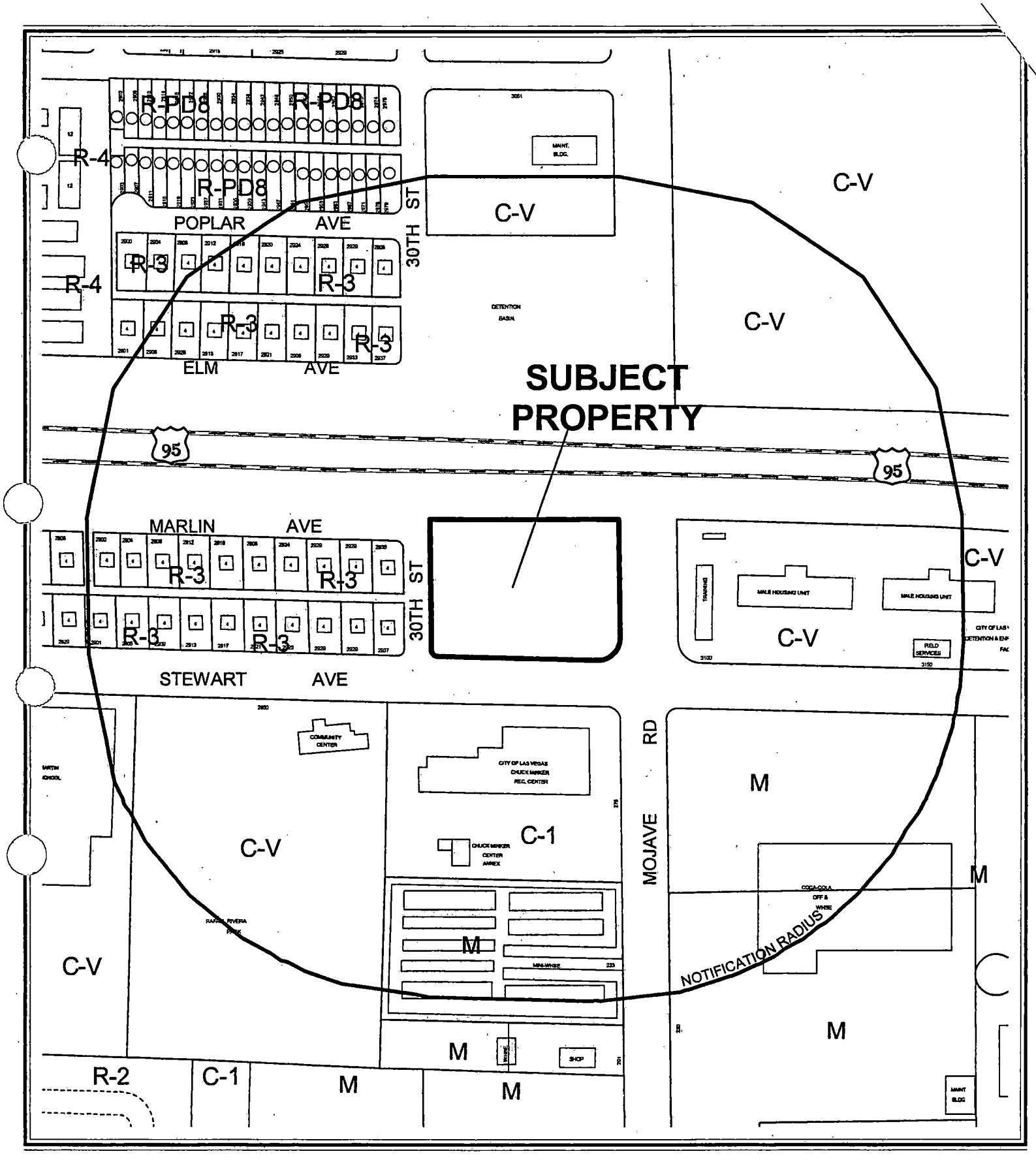
Public Works

4. Dedicate all additional rights-of-way required by Standard Drawing #234.1 or #234.3 for a bus turn-out on Stewart Avenue prior to the issuance of any permits, unless otherwise allowed by the City Traffic Engineer. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

5. Construct all incomplete half-street improvements on Stewart Avenue adjacent to this site concurrent with development of this site.

6. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

7. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.



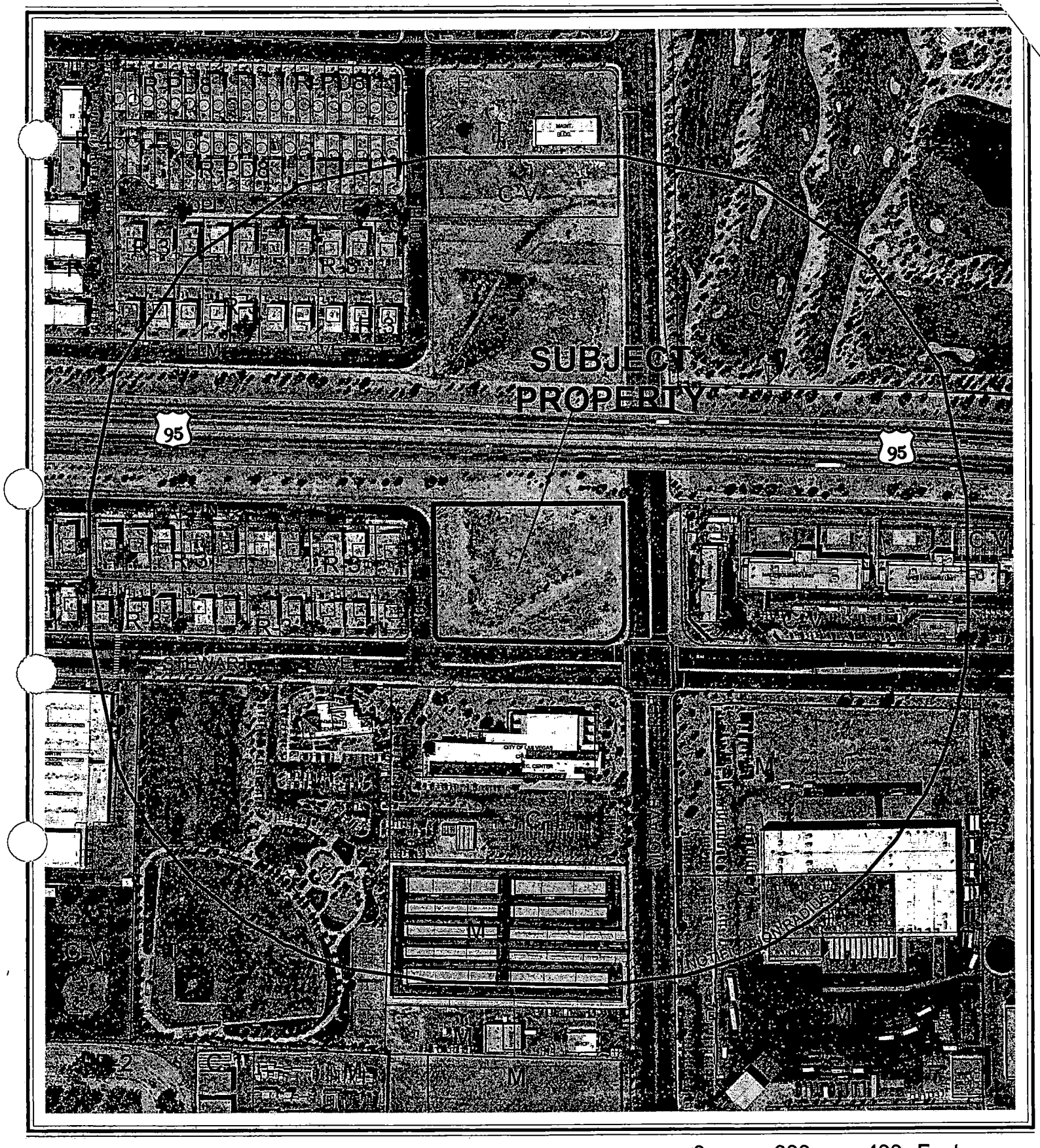
CASE: **ZON-4524**

RADIUS: 750 FT

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

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

N



0 200 400 Feet

CASE: **ZON-4524**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4524 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A General Plan Amendment (GPA-4523) to a PF (Public Facilities) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-4525) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate all additional rights-of-way required by Standard Drawing #234.1 or #234.3 for a bus turn-out on Stewart Avenue prior to the issuance of any permits, unless otherwise allowed by the City Traffic Engineer. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

5. Construct all incomplete half-street improvements on Stewart Avenue adjacent to this site concurrent with development of this site.

6. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

7. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Rezoning from C-1 (Limited Commercial) to C-V (Civic) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue. A related General Plan Amendment (GPA-4523) and Site Development Plan Review (SDR-4525) will be considered concurrently with this application.

B) Applicant's Justification

A justification letter was not provided.

BACKGROUND INFORMATION

A) Previous Actions

07/08/04 The Planning Commission will consider a related General Plan Amendment (GPA-4523) and Site Development Plan Review (SDR-4525) concurrently with this application. Staff recommends approval.

B) Pre-Application Meeting

02/10/04 Issues discussed included the need for a General Plan Amendment, Rezoning, and Site Development Plan Review Application. Concern was expressed by the Public Works Department regarding off-site improvements, site access, and bus turnout lanes.

C) Neighborhood Meetings

A neighborhood meeting is not required for Rezoning applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.59

B) Existing Land Use

Subject Property:	Undeveloped
North:	I-515
South:	Community/Recreational Center
East:	Multi-family development
West:	Correctional Facility

C) Planned Land Use

Subject Property:	SC (Service Commercial), Proposed: PF (Public Facilities)
North:	I-515
South:	PF (Public Facilities)
East:	PF (Public Facilities)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-1 (Service Commercial)
North:	I-515
South:	C-1 (Service Commercial)
East:	R-3 (Medium Density Residential)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan with a SC (Service Commercial) land use designation. The proposed C-V (Civic) zoning district will be in compliance with the General Plan with the approval of a related General Plan Amendment (GPA-4523) to PF (Public Facilities).

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 Districts or Zones.

ANALYSIS

A) Zoning Code Compliance

Pursuant to Title 19.08, there is no required minimum site area or other standards when rezoning to C-V (Civic).

B) General Analysis and Discussion

The request is for a Rezoning from C-1 (Limited Commercial) to C-V (Civic) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue. The C-V (Civic) district is intended to provide for uses including public and quasi-public uses, which are operated by any recognized religious, fraternal, veteran, civic or service organization. The site is being rezoned to accommodate the proposed East Las Vegas Business Incubator, which will encourage the creation of jobs for low and moderate-income persons in the East Las Vegas area. It has yet to be determined if the center will be operated by the Department of Neighborhood Services or a qualified non-profit organization. If the Incubator is to be operated by a non-profit organization, a rezoning to the C-V (Civic) district would still be appropriate as it would be considered a similar use as outlined in Title 19.06.020(C). The proposed rezoning will continue the general development pattern of civic uses being located along this portion of Stewart Avenue.

FINDINGS

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

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

   With the approval of a related General Plan Amendment (GPA-4523) to a PF (Public Facilities) land use designation, the proposed rezoning will conform to the General Plan.

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

   The site is situated in close proximity to other civic buildings including a correctional facility and a community center. The proposed C-V (Civic) zoning district is 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."**

   There are several government buildings in the vicinity along Stewart Avenue, and the proposed rezoning to the C-V (Civic) zoning district follows the general development pattern of civic uses the area.

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 will receive access via a drive from Thirteenth Street, and a drive from Mojave Road, both 60-foot collector streets. The street facilities are adequate in size to meet the requirements of the proposed zoning district.

NOTICES MAILED 47 (Mailed with GPA-4523 and SDR-4525)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON4524 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS

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: David Roark

Print Name: DAVID ROARK

Subscribed and sworn before me

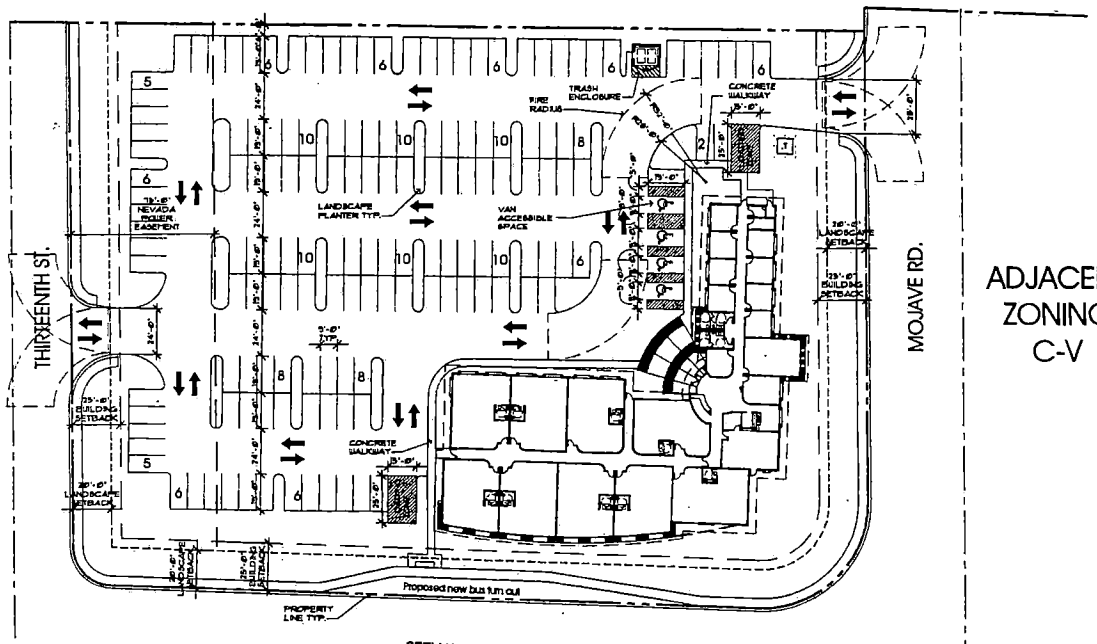
This 25TH day of MAY, 20 04

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007

_____
Notary Public in and for said County and State

I-515
INTERSTATE

ADJACENT
ZONING
R-3



ADJACENT
ZONING
C-V

STEWART AVE.

ADJACENT
ZONING
C-1

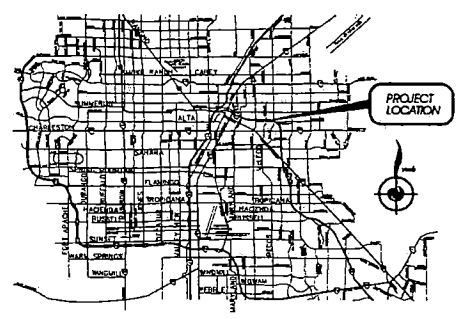
Site Data

ASSESSORS PARCEL NUMBER (APN)		139-36-603-001
CURRENT ZONING		C1
PROPOSED ZONING		C-V
PARCEL AREA		
SITE GROSS	+/- 3.59 ACRES GROSS	156,380 S.F.
BUILDING AREA GROSS		17,000 S.F.
BUILDING SITE COVERAGE		11 PERCENT
PARKING REQUIRED		
OFFICE	1/175 S.F.	97 SPACES
TOTAL PARKING REQUIRED		97 SPACES
PROVIDED	9/1000 S.F.	155 SPACES

Owner / Developer

DEPARTMENT OF PUBLIC WORKS
OFFICE OF ARCHITECTURAL SERVICES
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
SAMUEL D. TOLMAN, AIA, NCARB 702.229.2091

Vicinity Map



ZON-4524
SDR-4525
07-08-04 PC

Site Plan

Scale: 1" = 30'-0"

North

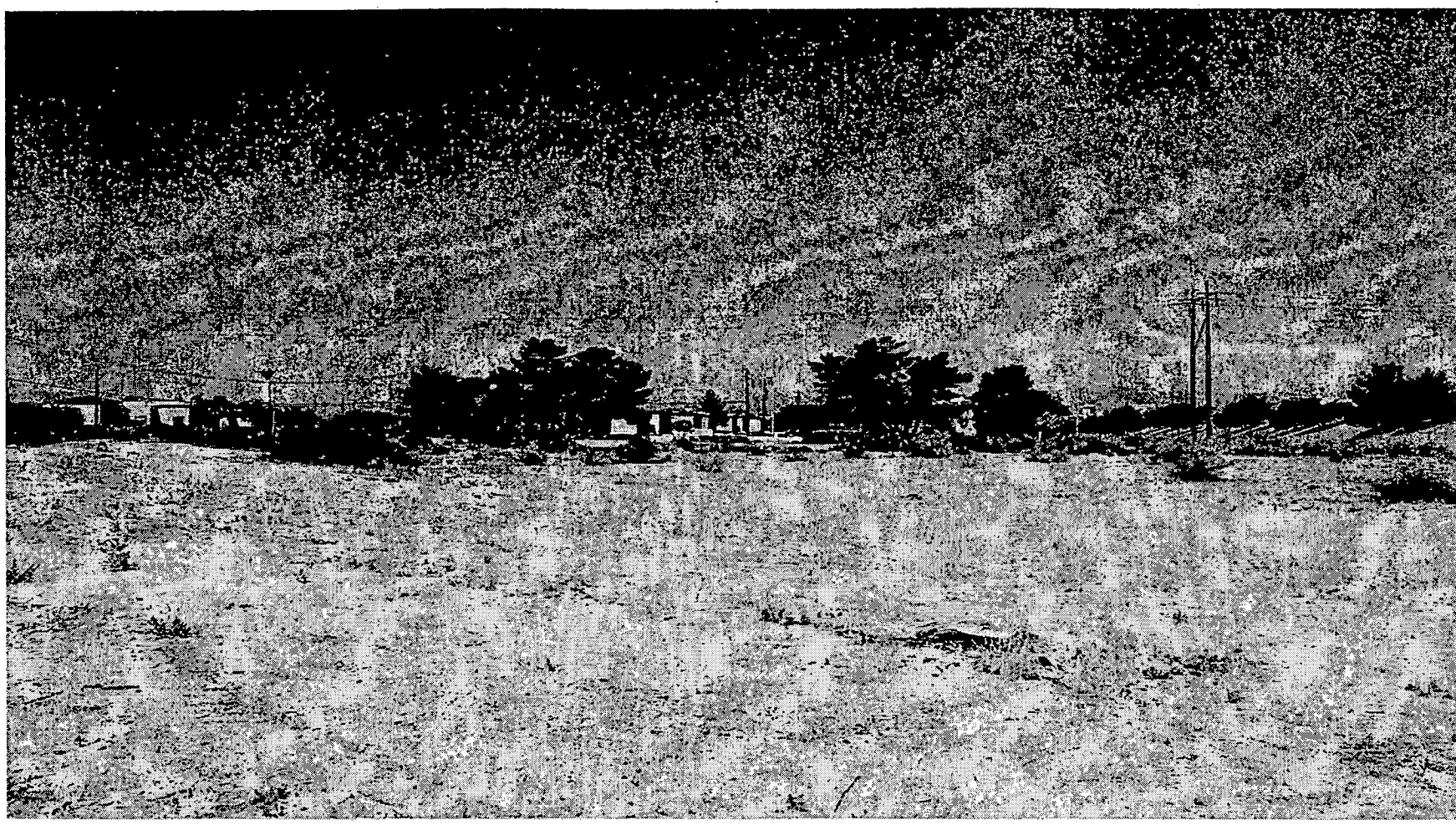
Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

East Las Vegas Business Incubator

May 5, 2004 — Schematic Design — Las Vegas, Nevada

© Copyright Indigo Architecture, Inc. 2004

Indigo Architecture, Inc.
8290 S. Maryland Pkwy Ste. 400
Las Vegas, Nevada 89123
(702) 456-2772



ZON-4524 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHWEST CORNER OF MOJAVE ROAD AND STEWART AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4523 AND ZON-4524 - PUBLIC HEARING - SDR-4525 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED GOVERNMENT FACILITY (EAST LAS VEGAS BUSINESS INCUBATOR), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), C-1 (Limited Commercial) Zone, [Proposed: C-V (Civic) Zone], Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
NOTE: See Item 20 [GPA-4523] for all related discussion on Item 20 [GPA-4523], Item 21 [ZON-4524] and Item 22 [SDR-4525].

(7:30 – 7:38)
1-3504

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-4523) to PF (Public Facilities), and Rezoning (ZON-4524) to a C-V (Civic) Zoning District approved by the City Council.

CONDITIONS – Continued:

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

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

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

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

8. All mechanical equipment, air conditioners and trash areas shall be fully screened from the view of abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 22 – SDR-4525

CONDITIONS – Continued:

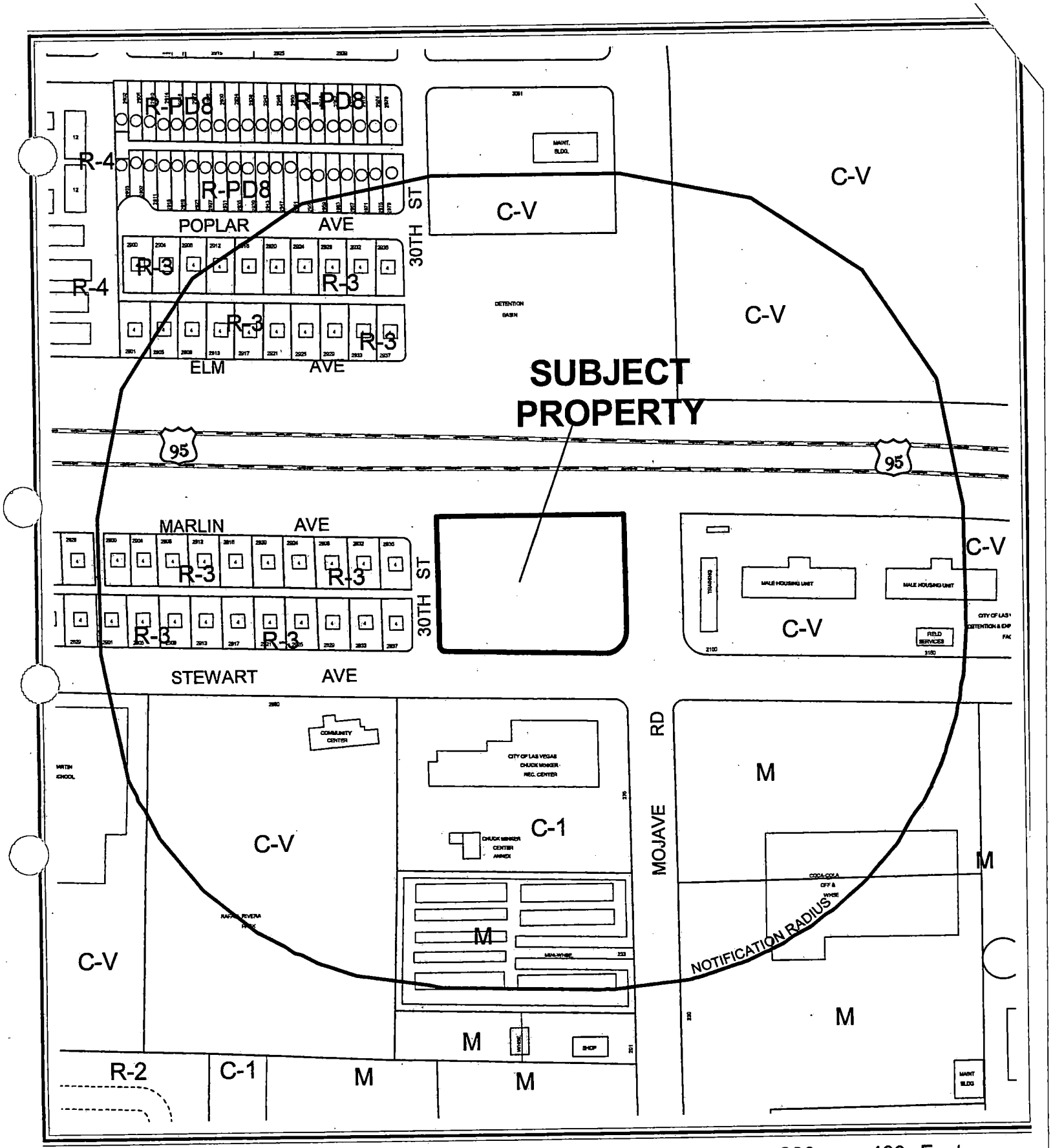
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

14. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4524 and all other subsequent site-related actions.



CASE: **SDR-4525**

RADIUS: 750 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4525 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4523) to PF (Public Facilities), and Rezoning (ZON-4524) to a C-V (Civic) Zoning District approved by the City Council.

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

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

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

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

8. All mechanical equipment, air conditioners and trash areas shall be fully screened from the view of abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

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

Public Works

14. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4524 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for the proposed East Las Vegas Business Incubator, on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue. A related General Plan Amendment (GPA-4523) and Rezoning (ZON-4524) will be considered concurrently with this request.

B) Applicant's Justification

A justification letter was not provided.

BACKGROUND INFORMATION

A) Previous Actions

07/08/04 The Planning Commission will consider a related General Plan Amendment (GPA-4523) and Rezoning (ZON-4524) concurrently with this application. Staff recommends approval.

B) Pre-Application Meeting

02/10/04 Issues discussed included the need for a General Plan Amendment, Rezoning, and Site Development Plan Review Application. Concern was expressed by the Public Works Department regarding off-site improvements, site access, and bus turnout lanes.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.59

B) Existing Land Use

Subject Property:	Undeveloped
North:	I-515
South:	Community/Recreational Center
East:	Multi-family development
West:	Correctional Facility

C) Planned Land Use

Subject Property:	SC (Service Commercial), Proposed: PF (Public Facilities)
North:	I-515
South:	PF (Public Facilities)
East:	PF (Public Facilities)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-1 (Service Commercial), Proposed: C-V (Civic)
North:	I-515
South:	C-1 (Service Commercial)
East:	R-3 (Medium Density Residential)
West:	C-V (Civic)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan with a SC (Service Commercial) land use designation. The proposed C-V (Civic) zoning district will be in compliance with the General Plan with the approval of a related General Plan Amendment (GPA-4523) to PF (Public Facilities).

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

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

PROJECT DESCRIPTION

The request is for the proposed East Las Vegas Business Incubator on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue. Development and landscape standards are established by this site plan in conjunction with a related Rezoning (ZON-

4524) to the C-V (Civic) zoning district. Access is provided via drives from Mojave Road and Thirteenth Street, and there are 155 parking spaces internal to the site. The building is located on the southeastern portion of the site, and the elevations depict a 24-foot structure with a flat roof and an exterior consisting of cultured stone and cement plaster painted in desert tones.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Site Development Plan, in conjunction with the related Rezoning (ZON-4524) application, establishes the Development Standards in a C-V (Civic) zoning district.

Standards	**Provided**
Min. Setbacks • Front • Side • Corner • Rear	 25 Feet 25 Feet 25 Feet 25 Feet
Max. Lot Coverage	11 %
Max. Building Height	24 Feet
Trash Enclosure	Roofed/Enclosed
Loading Zones	2 provided

A2) 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
Professional Office	17,000 SF	1/300GFA	54	3	151	4

The proposal exceeds Title 19 Parking Requirements.

A4) Landscape and Open Space Standards

Pursuant to Title 19.06, the Site Development Plan, in conjunction with the related Rezoning (ZON-4524) application, establishes the Landscape Standards in a C-V (Civic) zoning district.

Standards	**Provided**	Trees
Parking Area	1 Tree per 6 Spaces	34 Trees
Buffer Trees	As shown on Site Plan	29 Trees
• Min. Zone Width	20 Feet	
• Min Zone Width (North Property Line)	6 Feet	

B) General Analysis and Discussion

- Zoning

The C-V District is intended to provide for the continuation of existing public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District is intended to provide for other compatible uses, including public and quasi-public uses which are operated or controlled by any recognized religious, fraternal, veteran, civic or service organization.

- Site Plan

The request is for the proposed East Las Vegas Business Incubator on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue. The Business Incubator Center will encourage the creation of jobs for low and moderate-income persons, as well as provide technical and business development assistance to small businesses in the East Las Vegas area. Pursuant to Title 19.06, the Site Development Plan, in conjunction with the related Rezoning (ZON-4524) application, establishes the Development Standards in a C-V (Civic) zoning district. The proposed 17,000 square-foot building is located at the southeast corner of the site. Access is provided via driveways from Mojave Road, and Thirteenth Street, both 60-foot Collector streets. The plan depicts 155 parking spaces where 57 are required, and two loading zones are provided on site.

- Waivers

No waivers are requested as a part of this application.

- Landscape Plan

  Pursuant to Title 19.06, the Site Development Plan, in conjunction with the Rezoning (ZON-4524) application, establishes the Landscape Standards in a C-V (Civic) zoning district. The landscape plan depicts 20-foot wide landscape buffers along the east, west, and south property lines planted with Date Palms, Modesto Ashes, African Sumacs and various five-gallon shrubs. The north landscape buffer is six feet wide and planted with Modesto Ashes and various five-gallon shrubs. Ground cover will consist of decomposed granite, and no turf is proposed for the site. Landscape fingers are located every sixth space throughout the parking area, and a minimum of five feet of foundation landscape buffer is provided along the building footprint. The proposed landscaping is adequate.

- Elevation

  The building elevation depicts a 24-foot structure with a flat roof and an exterior consisting of cultured stone and cement plaster painted in desert tones.

- Floor Plan

  The floor plans depict a 17,000 square foot building with training and conference rooms, numerous office suites, and other areas typically associated with a professional office building.

FINDINGS

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

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

   The proposed East Las Vegas Business Incubator is compatible with the adjacent development and development in the area. There are several civic uses in the vicinity along Stewart Avenue, and the proposed site is an appropriate location for the Business Incubator.

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

The proposed development will be consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards with the approval of the related General Plan Amendment (GPA-4523) and Rezoning (ZON-4524).

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

The site will receive access via a drive from Thirteenth Street, and a drive from Mojave Road, both 60-foot collector streets. Site access will not negatively impact adjacent roadways or neighborhood traffic.

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

The building and landscape materials proposed are appropriate for the area and the City.

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

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

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

The site will be subject to ongoing inspection, and therefore will not compromise the public health, safety or general welfare.

NOTICES MAILED 47 (Mailed with GPA-4523 and ZON-4524)

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4525 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS

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: David Roark

Print Name: DAVID ROARK

Subscribed and sworn before me

This 25TH day of MAY, 20 04

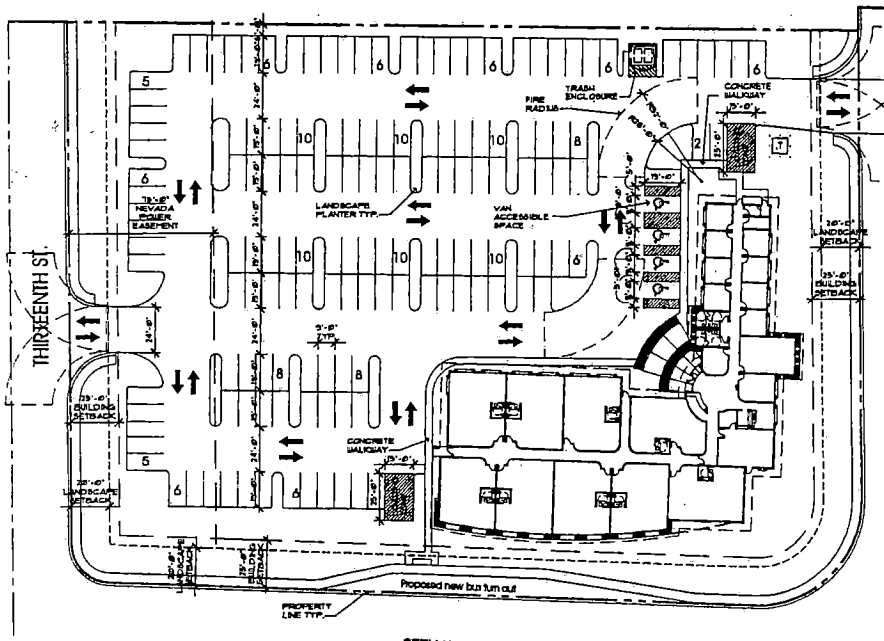
_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51648-1 My Appointment Expires Feb. 16, 2007

I-515
INTERSTATE

ADJACENT ZONING R-3

THIRTEENTH ST.



MOJAVE RD.

ADJACENT ZONING C-V

STEWART AVE.

ADJACENT ZONING C-1

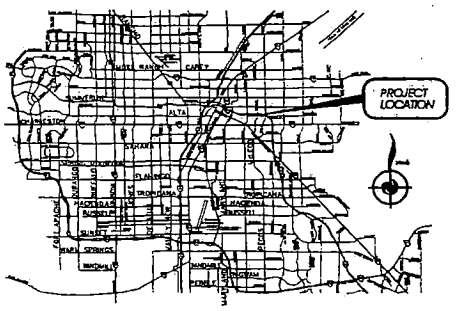
Site Data

ASSESSORS PARCEL NUMBER (APN)		139-36-603-001
CURRENT ZONING		C1
PROPOSED ZONING		C-V
PARCEL AREA		
SITE GROSS	+/- 3.59 ACRES GROSS	156,380 S.F.
BUILDING AREA GROSS		17,000 S.F.
BUILDING SITE COVERAGE		11 PERCENT
PARKING REQUIRED		
OFFICE	1/175 S.F.	97 SPACES
TOTAL PARKING REQUIRED		97 SPACES
PROVIDED	9/1000 S.F.	155 SPACES

Owner / Developer

DEPARTMENT OF PUBLIC WORKS
OFFICE OF ARCHITECTURAL SERVICES
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
SAMUEL D. TOLMAN, AIA, NCARB 702.229.2091

Vicinity Map



ZON-4524
SDR-4525
07-08-04 PC

Site Plan

Scale: 1" = 30'-0"

North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

East Las Vegas Business Incubator

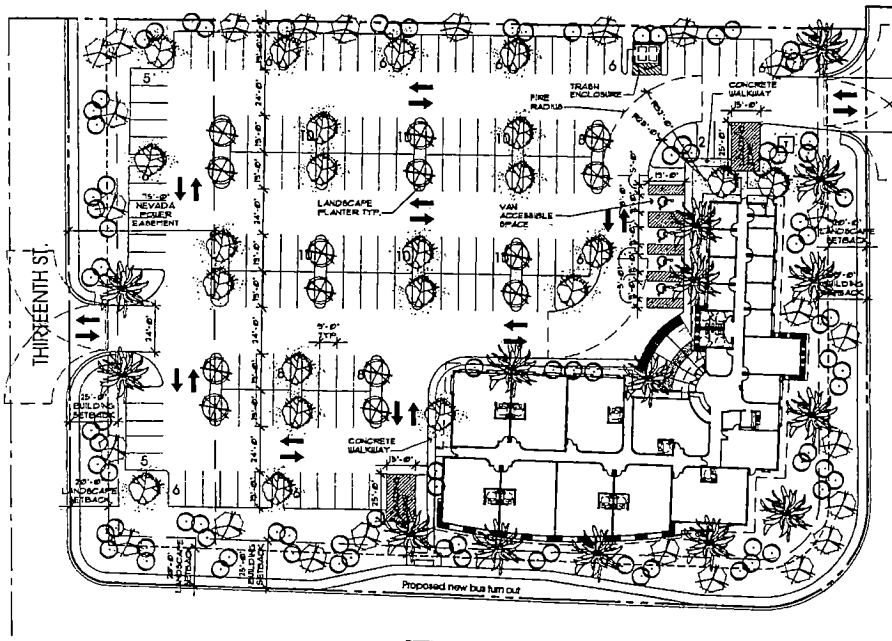
May 5 2004 — Schematic Design — Las Vegas, Nevada

© Copyright Indigo Architecture, Inc. 2004

Indigo Architecture, Inc.
6900 S. Maryland Pkwy Ste. 400
Las Vegas, Nevada 89123
(702) 456-2772

I-515
INTERSTATE

ADJACENT
ZONING
R-3



STEWART AVE.

ADJACENT
ZONING
C-V

ADJACENT
ZONING
C-1

Landscape Plan

Scale: 1" = 30'-0"

North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

Owner / Developer

DEPARTMENT OF PUBLIC WORKS
OFFICE OF ARCHITECTURAL SERVICES
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
SAMUEL D. TOLMAN, AIA, NCARB 702.229.2091

Site Data

ASSESSORS PARCEL NUMBER (APN)		139-36-403-001
CURRENT ZONING		C-1
PROPOSED ZONING		C-V
PARCEL AREA		
SITE GROSS	+/- 3.59 ACRES GROSS	156,380 S.F.
BUILDING AREA GROSS		17,000 S.F.
BUILDING SITE COVERAGE		11 PERCENT
PARKING REQUIRED		
OFFICE	1/175 S.F.	97 SPACES
TOTAL PARKING REQUIRED		97 SPACES
PROVIDED	9/1000 S.F.	155 SPACES

Landscape will meet title 19A requirements.

Tree Legend

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY	SPACING
	PHOENIX SPICIES DATE PALM	30'-0"	8	AS SHOWN ON PLAN
	P. VELUTINA 'MORETO' MORETO ASH	24" BOX	33	AS SHOWN ON PLAN
	WASHINGTONIA FILIFERA AFRICAN SUMAC	24" BOX	14	AS SHOWN ON PLAN

Suggested Shrub List

BOTANICAL/COMMON NAME	SIZE	SPACING
ACACIA REDOLENS 'DARE DESERT CARPET' - DESERT CARPET ACACIA	5 GALLON	
CASSIA PHYLLODINEA - SILVER CASSIA	5 GALLON	
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON	
LEUCOPHYLLUM SYCOPHYLLUM - BLUE RAIN SAGE	5 GALLON	36" PER
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON	MAY LENGTH
PITTOSPORUM TOBIRA 'DWARF' - DWARF MOCK ORANGE	5 GALLON	OF PLANTER
RUPICOLETTA REDICA - PETAH HAUTHORN	5 GALLON	
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON	
SALVIA GREGGII 'CHERRY RED' - AUTUMN SAGE	5 GALLON	
TECOMARIA CAPENSIS 'APRICOT' - TECOMARIA	5 GALLON	

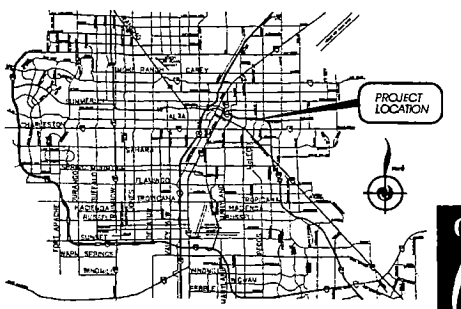
Ground Cover

DECOMPOSED GRANITE, (1/2" FINES) UNDER ALL TREES AND SHRUBS

Landscape Area

28,751 SF OF LANDSCAPE AREA PROVIDED
0 SF OF LANDSCAPE TURF AREA PROVIDED

Vicinity Map



East Las Vegas Business Incubator

May 5, 2004

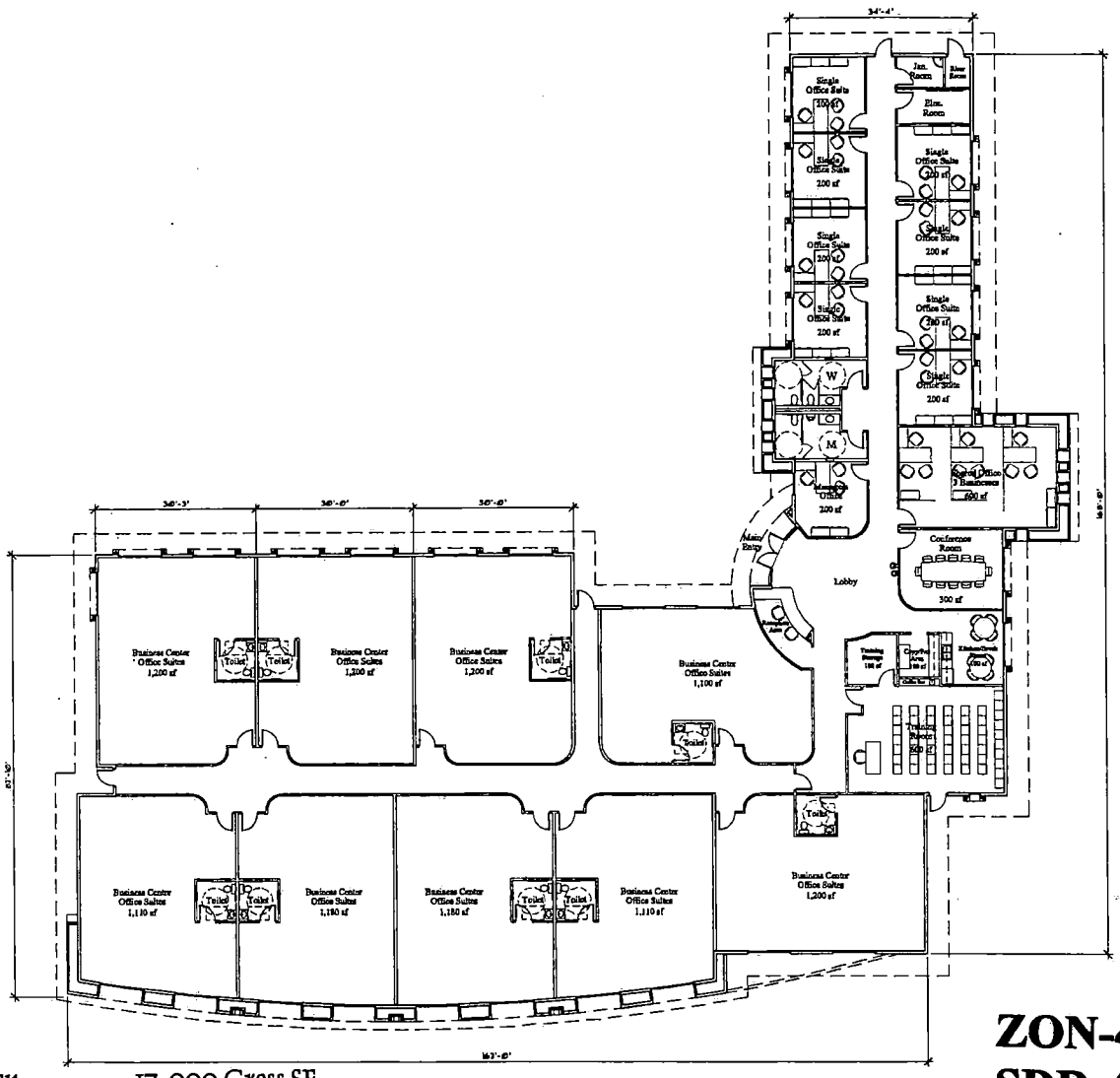
Las Vegas, Nevada

Schematic Design

© Copyright Indigo Architecture, Inc. 2004

Indigo Architecture, Inc.
8250 S. Maryland Pkwy Ste 400
Las Vegas, Nevada 89123
(702) 456-2772

ZON-4524
SDR-4525
07-08-04 PC



Floor Plan 17,000 Gross SF

Scale: 3/32" = 1'-0"

ZON-4524
SDR-4525
07-08-04 PC

North

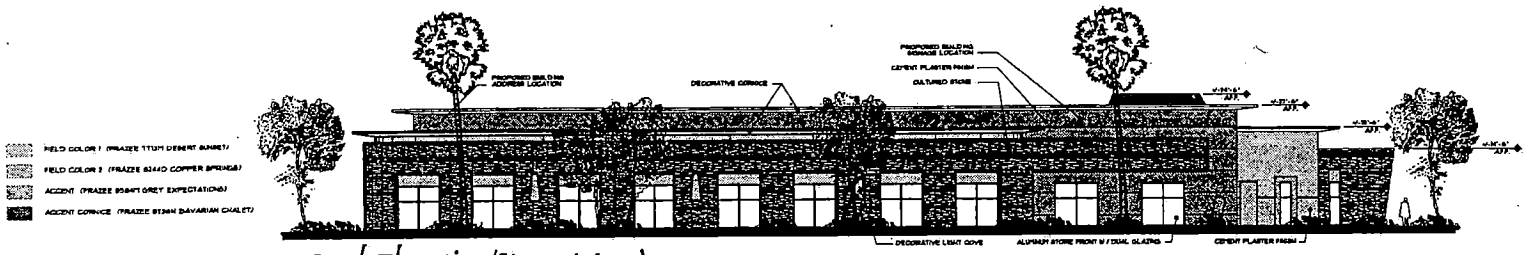
Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

East Las Vegas Business Incubator

May 5, 2004 — Schematic Design — Las Vegas, Nevada

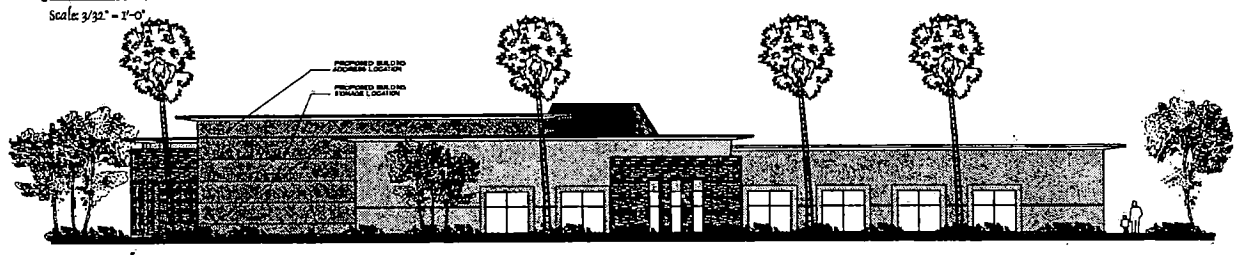
© Copyright Indigo Architecture, Inc. 2004

Indigo Architecture, Inc.
8910 S. Maryland Pkwy Ste. 400
Las Vegas, Nevada 89123
(702) 456-2772



South Elevation (Stewart Ave.)

Scale: 3/32" = 1'-0"



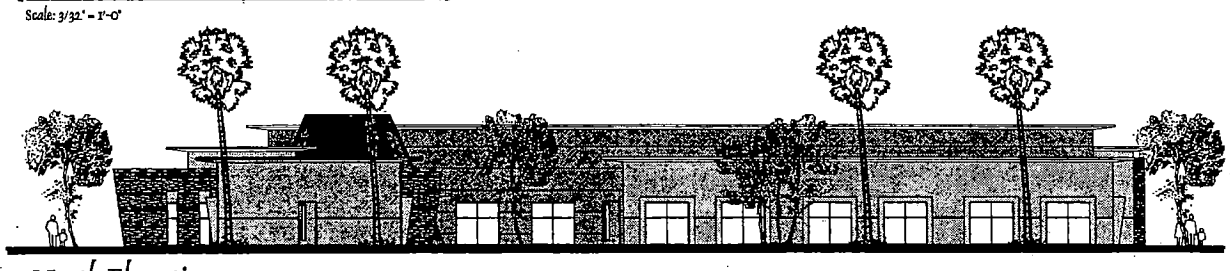
East Elevation (Mojave Rd.)

Scale: 3/32" = 1'-0"



West Elevation

Scale: 3/32" = 1'-0"



North Elevation

Scale: 3/32" = 1'-0"

East Las Vegas Business Incubator

May 5, 2004

Schematic Design

Las Vegas, Nevada

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

© Copyright Indigo Architecture, Inc. 2004

ZON-4524
SDR-4525
07-08-04 PC

Indigo Architecture, Inc.
8990 S. Maryland Pkwy Ste. 400
Las Vegas, Nevada 89123
(702) 456-2772



SDR-4525 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHWEST CORNER OF MOJAVE ROAD AND STEWART AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4528 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium-Low Attached Density Residential) TO: M (Medium Density Residential) on 10.00 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN: 138-28-401-014), Ward 2 (Vacant).

C.C. 08/04/04

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

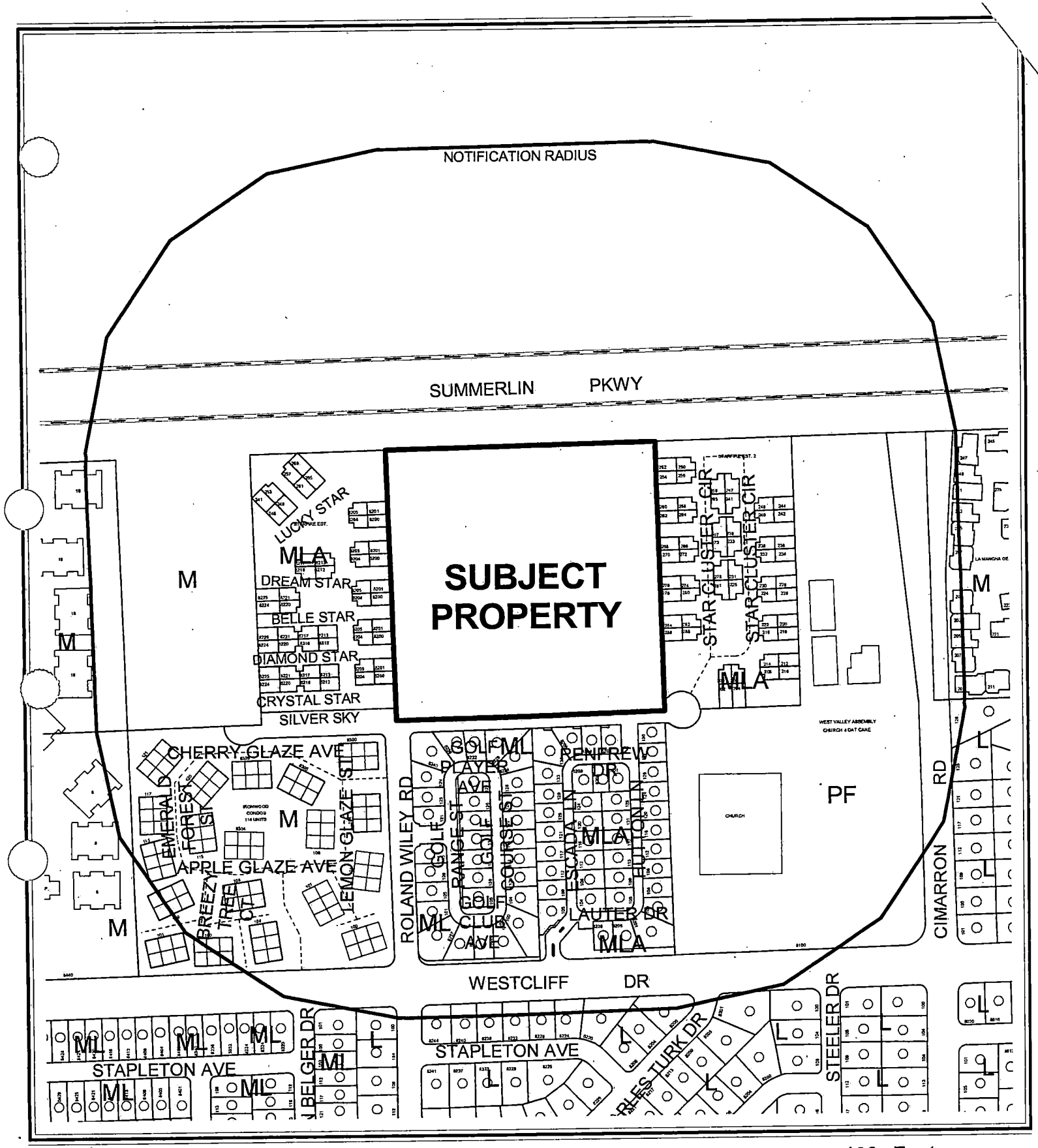
MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:06 – 6:10)



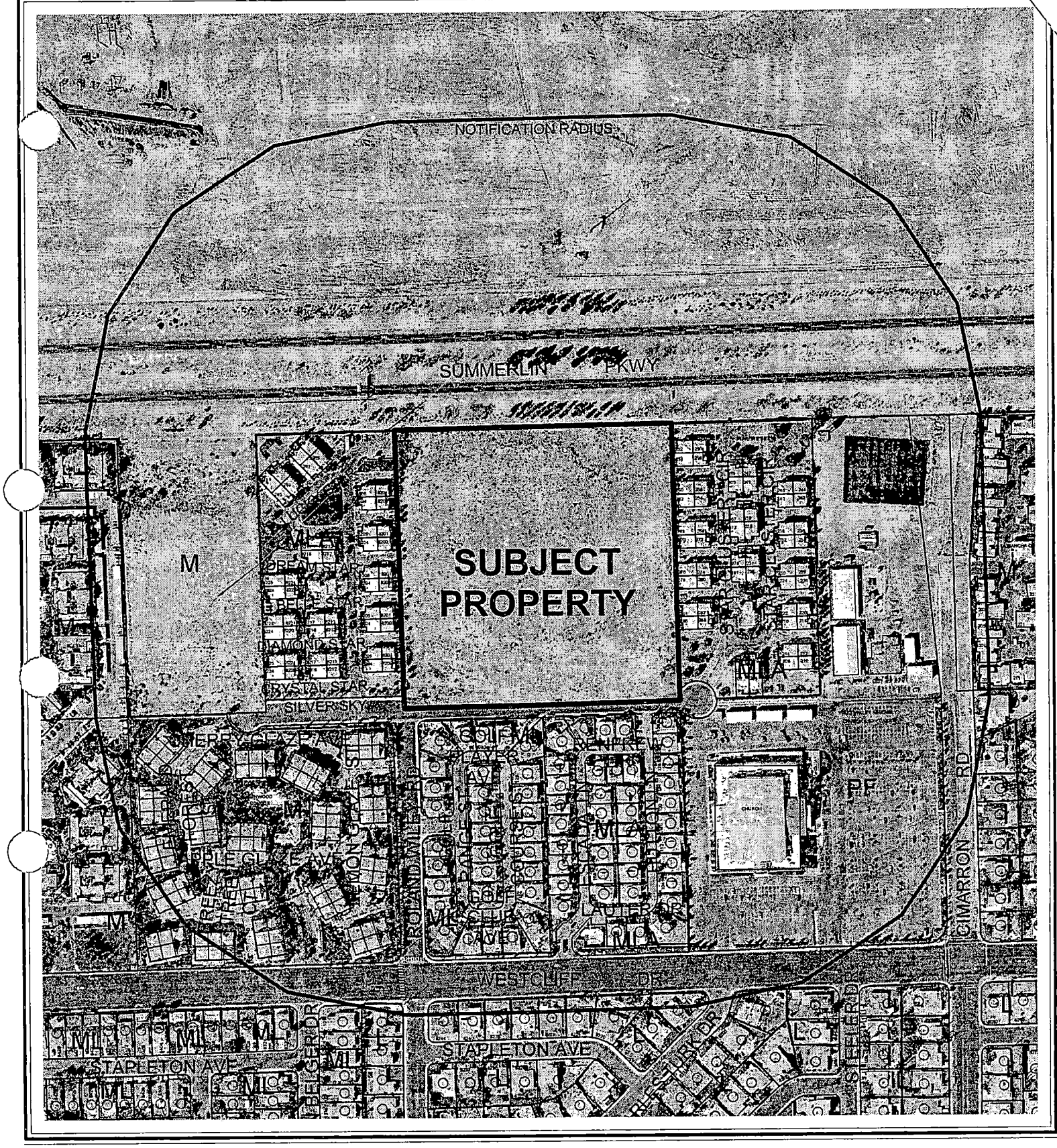
CASE: **GPA-4528**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

N



0 200 400 Feet

CASE: **GPA-4528**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4528 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

AR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive from MLA (Medium Low Attached Density Residential) to M (Medium Density Residential).

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Medium (12-20 du/ac) and Medium Low (6-12 du/ac) residential land uses.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject property was designated for MLA (Medium Low Attached Density Residential) land uses.

08/18/99 The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

DETAILS OF APPLICATION REQUEST

Site Area:	10.00 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Summerlin Parkway
South	Single Family Development
East	Condominiums
West	Condominiums

PLANNED LAND USE

Subject Property	MLA (Medium Low Attached Density Residential)
North	Right of Way

AR

South	MLA (Medium Low Attached Density Residential) and ML (Medium Low)
East	MLA (Medium Low Attached Density Residential)
West	MLA (Medium Low Attached Density Residential)

EXISTING ZONING

Subject Property	Undeveloped
North	Right of Way
South	R-PD 7 and R-PD8 (Residential Planned Development)
East	R-PD11 (Residential Planned Development)
West	R-PD10 (Residential Planned Development)

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

DEFINITIONS

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

MLA (Medium Low Attached Density Residential)
(8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

M (Medium Residential
(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

ROW (Right-of-Way)
A ROW is a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The site consists of a vacant 10-acre tract. The Summerlin Parkway lies to the north, with single-family dwellings to the south and condominiums to the east and west. Under normal circumstances, staff would determine that the placement of a Medium Density Residential development at this location would be unacceptable because of the difference in density between this proposal and the single family development to the south. However, the applicant is proposing to establish an assisted living complex on the subject site, which would have a much lower density of population than a non-age restricted development. In addition, the assisted living complex will provide a good transition between the Summerlin Parkway to the north and lower density development to the south.

FINDINGS

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

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

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

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

AR

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

In regard to "1": The M (Medium Density Residential) General Plan designation is an appropriate buffer between Summerlin Parkway and the single-family residential properties to the south.

In regard to "2": The R-PD17 (Residential Planned Development 17 units per acre) zoning designation which would be permitted under the M (Medium Density Residential) land use designation supports development that with adequate buffering is compatible with single-family homes.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the uses proposed by the proposed General Plan amendment. Roland Wiley Road would provide adequate access for the residential development.

In regard to "4": Policy 2.1.2 of the Master Plan 2020 states that, "Development on vacant or underutilized lots within exiting residential neighborhoods be sensitive in use an design to surrounding development." Although the subject parcels are not within the "Neighborhood Revitalization Area" to which this policy applies, the context is similar to that area and the policy may be appropriately applied.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

05/26/04 A neighborhood meeting sponsored by the applicant was held at the Lieburn Senior Center, 6230 Garwood Avenue. Ten people attended and had the following concerns: 1) compatibility of this proposal with surrounding residential uses and 2) possible adverse traffic impacts on Roland Wiley Road and Westcliff Drive.

NOTICES MAILED: 310

APPROVALS: 0

PROTESTS: 0

AR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4529 APN: 138-28-401-014

Name of Property Owner: City of Las Vegas

Name of Applicant: Silver Sky Asst Living LP

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: David Roark

Print Name: David Roark

Subscribed and sworn before me

This 24th day of May, 2004

Jill Melone

Notary Public in and for said County and State

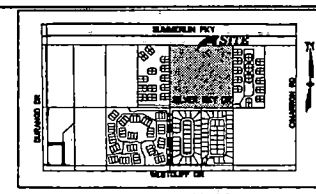
Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007

SITE DATA

PROPOSED USE :	SENIOR ASSISTED LIVING
AREA :	10 GROSS ACRES
CURRENT GEN. PLAN DESIGNATION:	MEDIUM LOW ATTACHED (8.1–12 UNITS/ACRE)
PROPOSED GEN. PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (12.1–25 UNITS/ACRE)
PROPOSED UNITS:	170
PROPOSED DENSITY:	17.0 UNITS/ACRE

APN NUMBERS

APN: 138-28-401-014



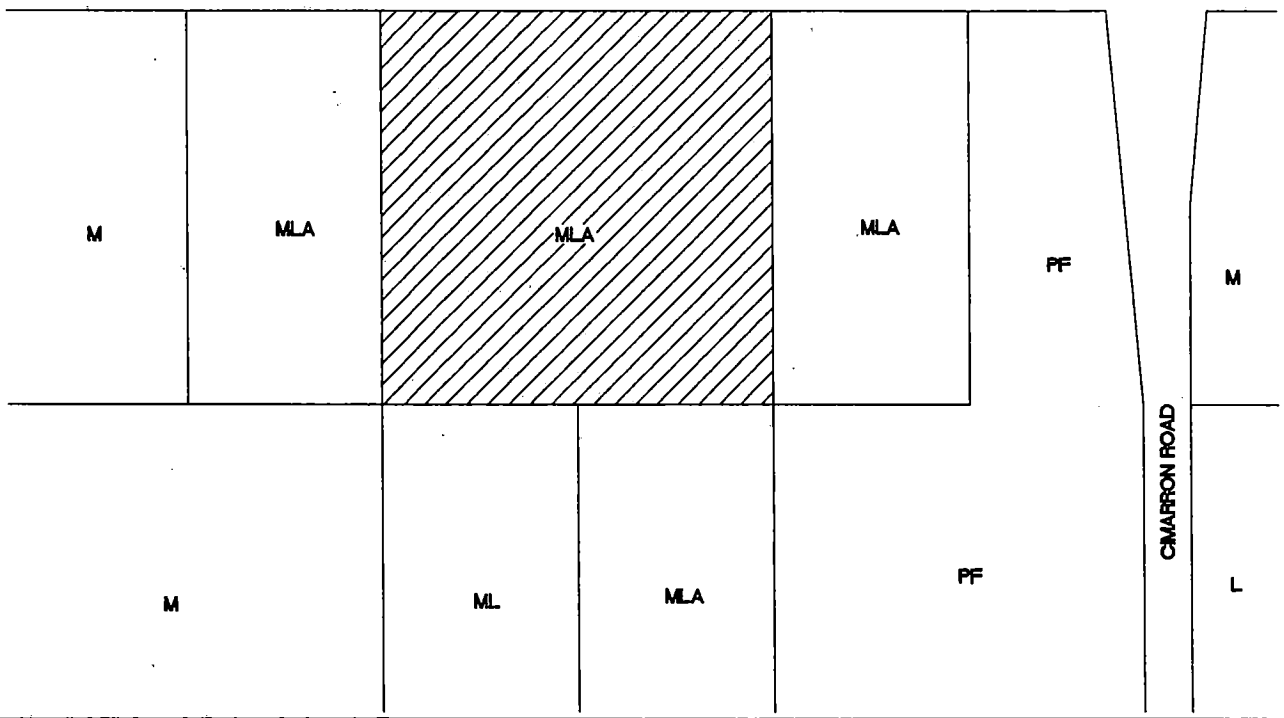
VICINITY MAP
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

PR

SUMMERLIN PARKWAY



GPA-4528
07-08-04 PC

SILVER SKY ASSISTED LIVING RESIDNECE
SILVER SKY ASSISTED LIVING LP
GENERAL PLAN AMENDMENT SITE PLAN

SHEET
GPA
1 OF 1 SHTS
PROJECT ID
SSAL

DESIGN DPB
DATE 05/17/04
SCALE AS SHOWN
CADFILE GPA-GPA.dgn

COMP DATE:
DP. DATE 12/21/04

TRC
Customer-Focused Solutions
BV Engineering Nevada
1050 E. FLAMINGO ROAD
Suite N130
Las Vegas, NV 89119
Tel 702-893-3412
Fax 702-893-3413
Web trcsolutions.com

\\XXXXXXX-Silver Sky Assisted Living\Civil\Site Plan\GPA-GPA01-SiteEng.dwg dwnes Mon, 24 May 2004 - 6:18pm



GPA-4528 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP
NORTHEAST CORNER OF ROLAND WILEY ROAD AND SILVER SKY DRIVE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4535 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: L (Low Density Residential) on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-201-001 & 002), Ward 1 (Moncrief).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:06 – 6:10)

blue heron properties

July 1, 2004

Attn: Gary Leobold

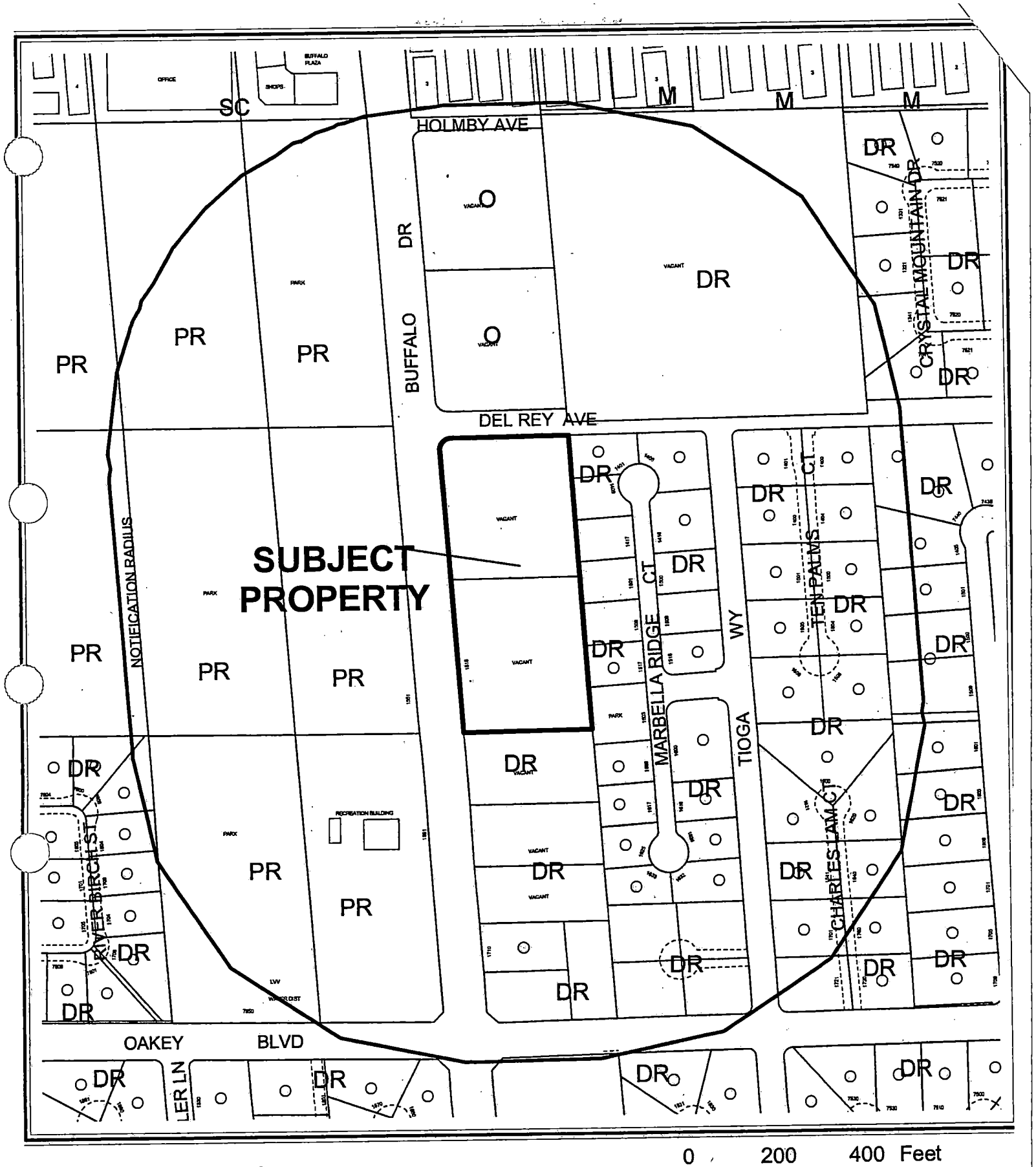
To whom it may concern,

Blue Heron Properties, Inc. wishes to abey GPA-4535 to the August 12, 2004 Planning Commission, in order to be heard with all companion items.

Thank You,

Tommy Isola

6290 Harrison Drive #2 | Las Vegas, Nevada 89120 | t 702 256 8866 | f 702 256 8862 | www.blueheron-properties.com

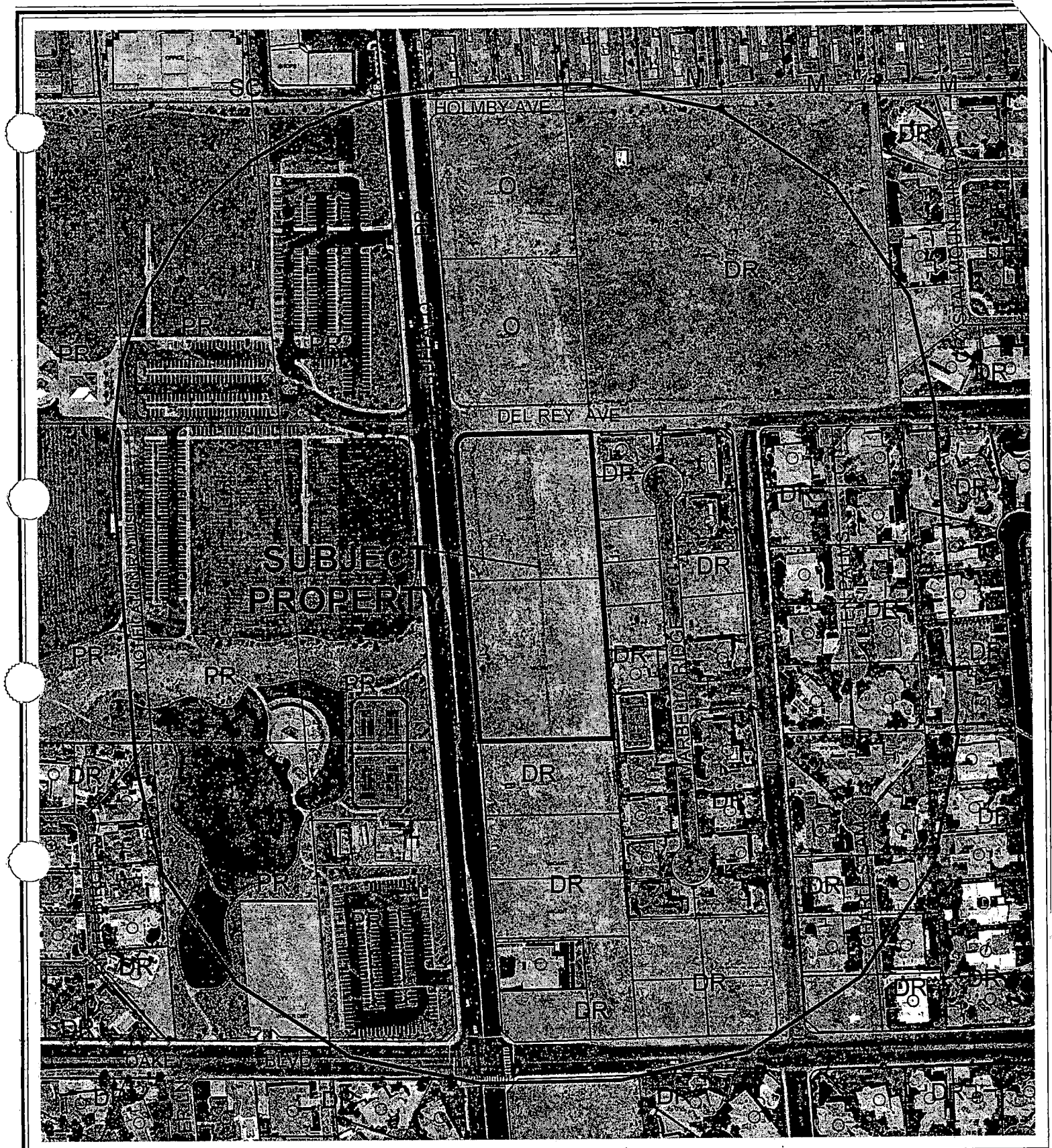


CASE: **GPA-4535**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: **GPA-4535**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4535 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT

ON JULY 1, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 12, 2004 PLANNING COMMISSION MEETING TO BE HEARD WITH RECENTLY SUBMITTED COMPANION ITEMS.

SR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4535 APN: 163 03 201 001 & 007

Name of Property Owner: W. M. Land Development

Name of Applicant: Blue Heron Properties, Inc.

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Marina Curland - W. M. Land Development

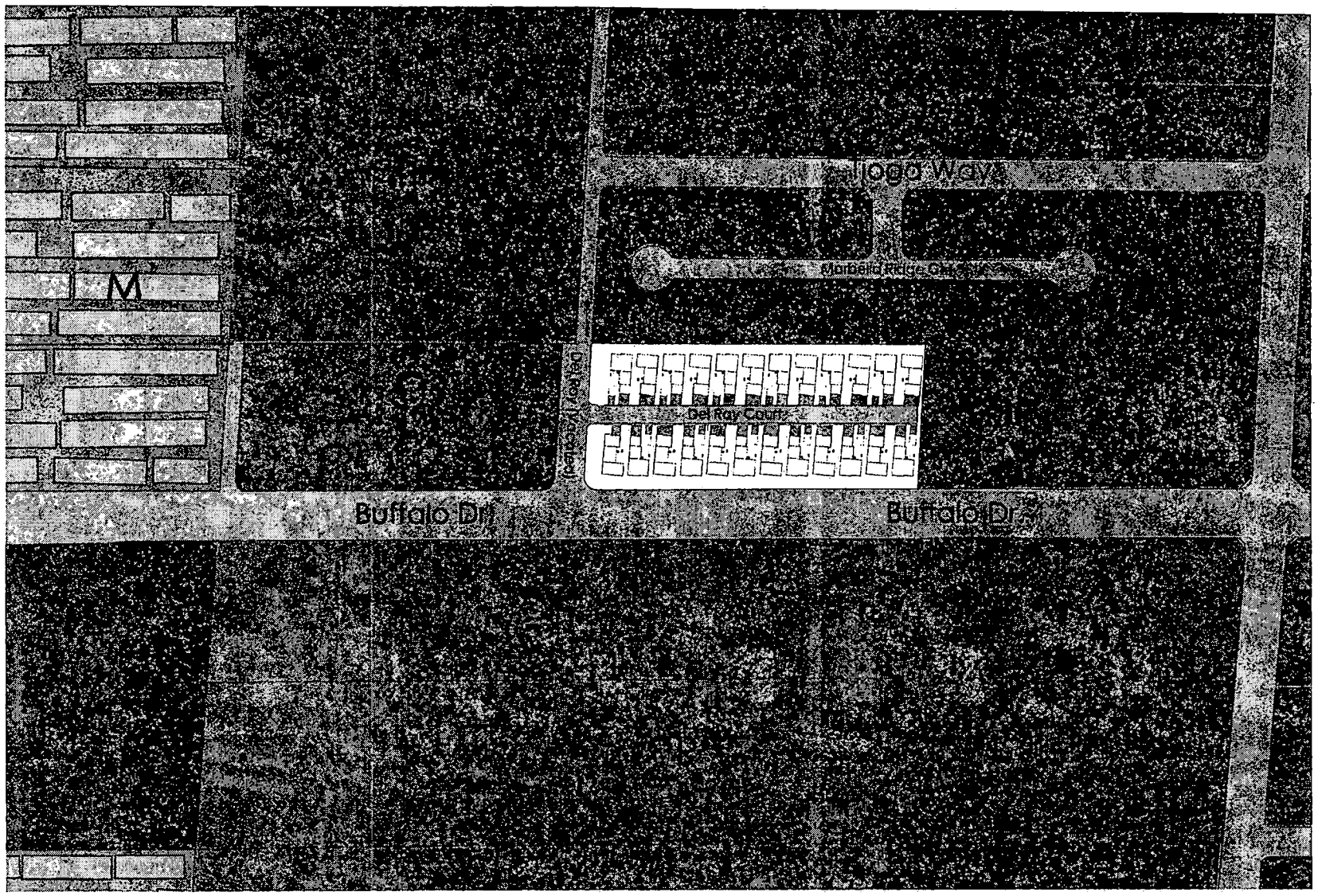
Print Name: Marina Curland.

Subscribed and sworn before me

This 10th day of May, 20__

Notary Public in and for said County and State

JAMES VIGNALE II
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 04-87641-1
MY APPT. EXPIRES MAY 23, 2007



Location Map
Scale: 1" = 200'

N

GPA-4535
07-08-04 PC

Del Ray Estates

City of Las Vegas
Planning
&
Development

Documentation
Submittal

5/24/04

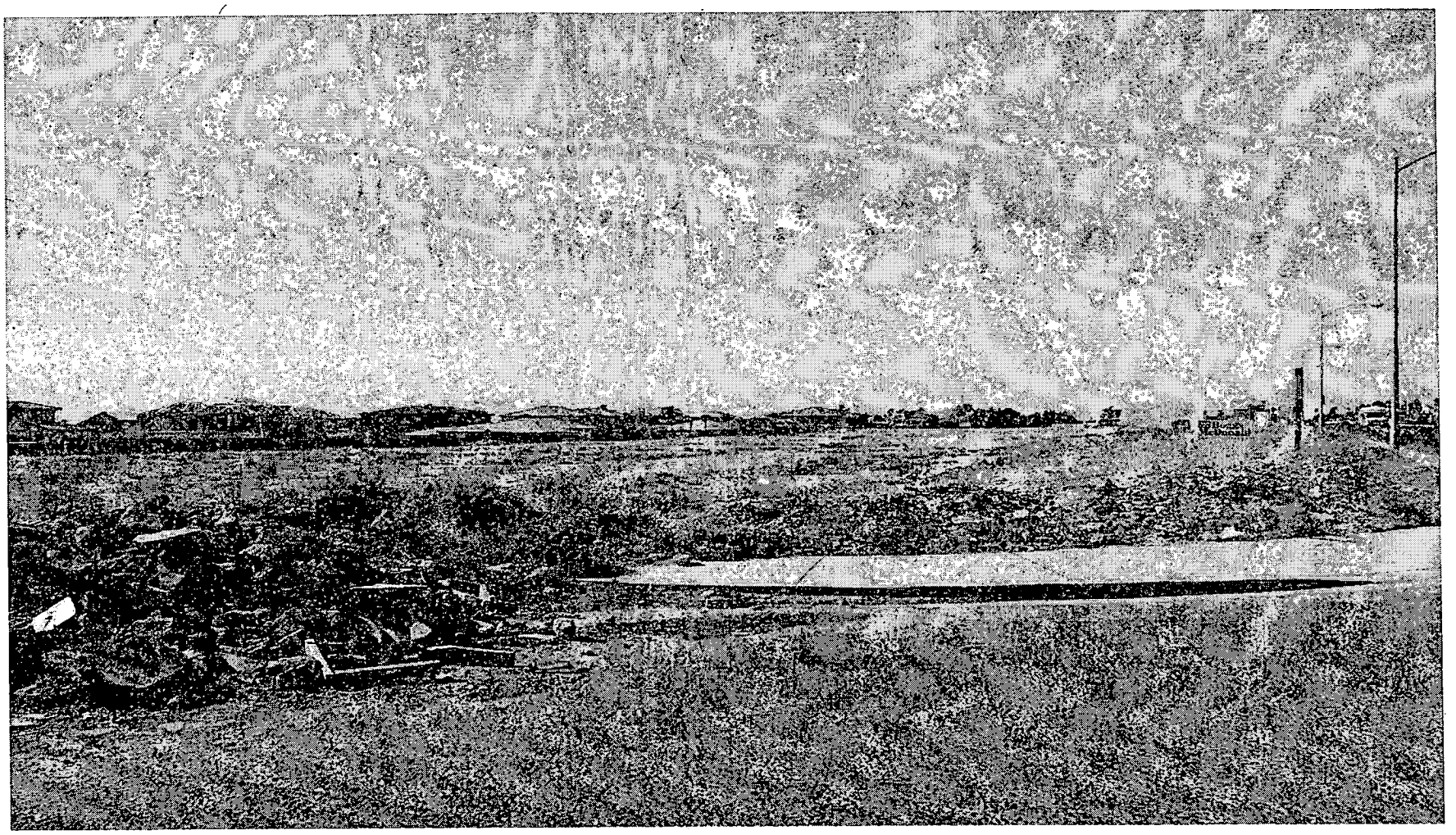
Location Map

Blue Heron Properties
6290 Harrison Drive
Las Vegas, Nevada 89120

t - (702) 256-8866
f - (702) 256-8862

www.blueheron-properties.com

blue heron properties



GPA-4535 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT
SOUTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4542 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – APPROVED – UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 25 [GPA-4542], Item 26 [VAR-4547], Item 27 [ZON-4543], Item 28 [VAR-4572] and Item 29 [SDR-4545].

DAVID CLAPSADDLE, Planning and Development Department, stated that all of the other properties surrounding this site are designated ML, which allows up to eight units per acre. This site would be the first property on this block to be zoned MLA, which allows up to twelve units per acre. Many of the lots to the north of this site are zoned R1 and do not meet the 6,500 square foot size. The applicant is requesting lot sizes of approximately 2,000 square feet.

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 25 – GPA-4542

MINUTES – Continued:

Staff was concerned with the land use designation and the small lot sizes of the proposed site. The lot sizes do not allow for flexibility and innovation for this particular area of the City. Given the location and the size of the site, staff also felt that open space should be provided.

Staff suggested the applicant doing RPD8 instead of RPD9, it would conform to the current General Plan, so a General Plan Amendment or a Variance for open space would not be required.

TABITHA FIDDYMENT, KKBR, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated the applicant felt that this project is consistent with and will enhance the surrounding area. She stated that these proposed lots are not like the traditional R1 lots. The lots are 25 x 100 square feet and are similar to duplex properties. To the north of the proposed site are 40 units, to the east of the proposed site are 39 units, and the applicant is proposing 35 units on 3.58 acres. MS. FIDDYMENT felt that it would be unrealistic to change to RPD8, which would reduce the number of lots from 35 to 30 on 3.5 acres. The proposed site is immediately adjacent to a Walgreen's and the 40 units to the north, as well as, the 39 units to the east. A neighborhood meeting was held, and some residents (not in attendance today) were ecstatic about the proposed project because they felt it would enhance the area and increase their property values. In addition, precedence would not be set because the surrounding properties have already been developed.

MS. FIDDYMENT explained for COMMISSIONER McSWAIN that if the open space requirement included the landscaping to the east and west of the property, it would include an additional 7,263 square feet of open space. The applicant would then have 19,000 square feet but would still be short of the Code requirement, which is 25,000 square feet. MR. CLAPSADDLE and MS. FIDDYMENT then explained for COMMISSIONER McSWAIN the advertised Notice was from ML to MLA. The original request was for RPD15 and then the applicant revised the request to RPD9. The MLA allows up to twelve units per acre. COMMISSIONER McSWAIN expressed her approval of the project, as it allows for increased property value. MS. FIDDYMENT also stated that there is 10 feet on the two-car garage units for aesthetic reasons; however, she would be willing to discuss with the developer reducing it to five feet as staff suggested. COMMISSIONER McSWAIN stated that for technical reasons, this project does have merit.

COMMISSIONER STEINMAN complimented the way the project buffers the commercial from the residential. The applicant has taken a somewhat unsightly lot and developed a project that has character and nature to it, so he would support the project.

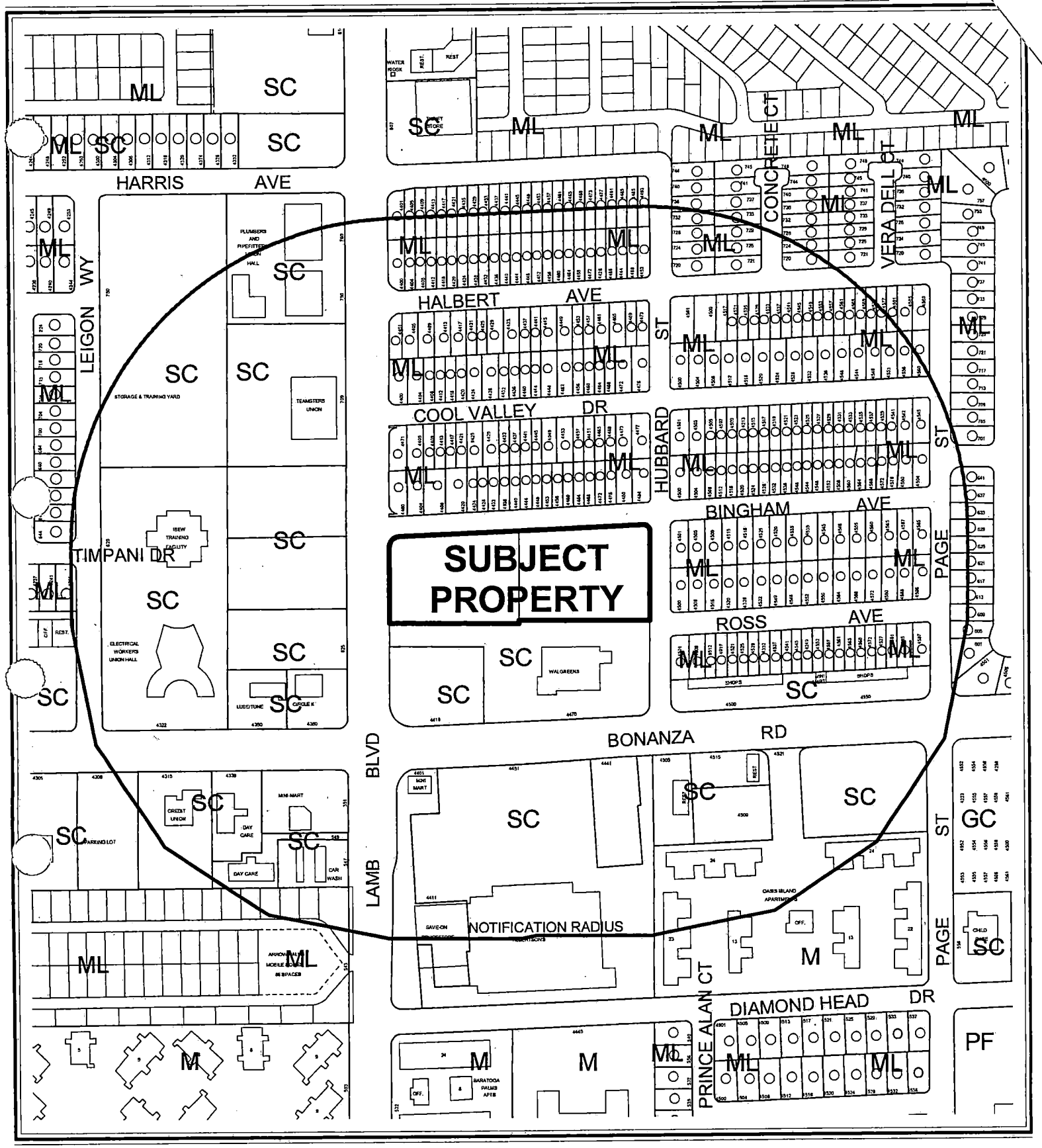
MINUTES – Continued:
COMMISSIONER TRUESDELL stated that these lots are smaller than the typical lots and questioned what would be seen with the open space. MS. FIDDYMENT replied that due to the narrowness of the street, the open space was split, which limited the ability to use the open space. The applicant is proposing a trail with park benches, as it is not conducive to barbeque pits or any type of recreational open space. COMMISSIONER TRUESDELL wanted to ensure that what would be used for open space would truly benefit the residents, even if it meant adjusting a lot or two. MR. CLAPSADDLE confirmed with MS. FIDDYMENT that the applicant would be willing to meet with staff prior to the City Council meeting to discuss redesigning options to make the open space more programmable. MR. CLAPSADDLE also stated that as long as there are no drastic changes, such as less open space, then a Notification would not be required.

COMMISSIONER EVANS reminded MS. FIDDYMENT that the RPD concept is to create innovative design that is pedestrian friendly and fosters a sense of community, then he expressed to MS. FIDDYMENT that he hoped the applicant would work with staff and allow the density, as it would create a more innovative design.

GINA VENGLASS clarified, for the record, that there is a condition on the Site Plan Review, Item 29 [SDR-4545], which covers the required driveway length, which is 18 feet or five feet or less. VICE CHAIRMAN NIGRO stressed to MS. FIDDYMENT that the applicant needs to be aware that this condition is a stringent one and needs to be adhered to.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 25 [GPA-4542], Item 26 [VAR-4547], Item 27 [ZON-4543], Item 28 [VAR-4572] and Item 29 [SDR-4545].
(7:38 – 7:55)

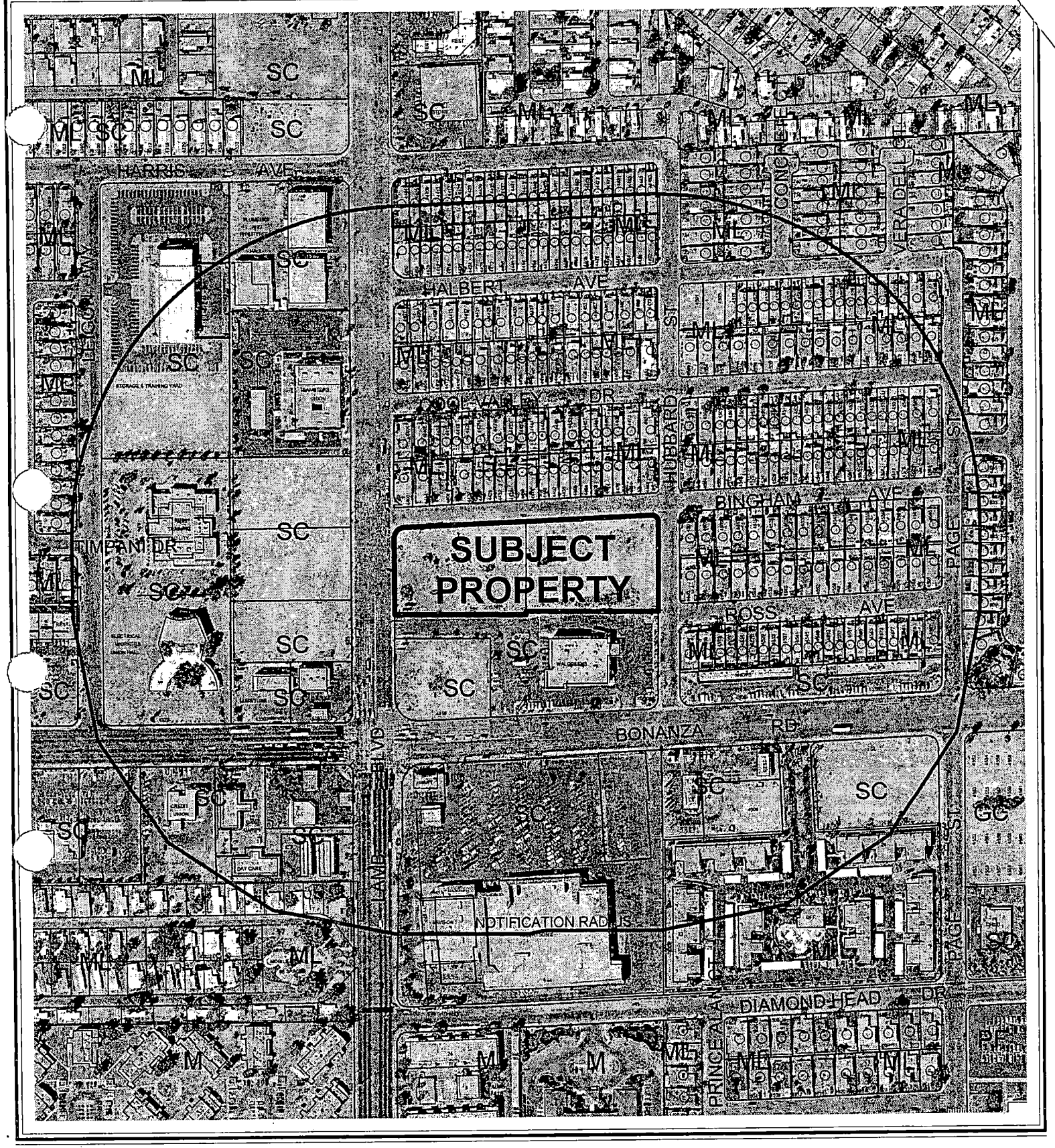


CASE: **GPA-4542**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: **GPA-4542**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: - GPA-4542 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

SR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on the southeast corner of Lamb Boulevard and Bingham Avenue from ML (Medium Low Density Residential) to M (Medium Density Residential). Requests for a Rezoning (ZON-4543), two Variances, (VAR-4547) and (VAR-4572), and a Site Development Plan Review (SDR-4545) have also been submitted.

BACKGROUND INFORMATION:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for ML (Medium Low Density Residential) land uses with a maximum density of twelve dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this plan the parcels were designated as ML (Medium Low Density Residential) with a maximum density of nine dwelling units per acre.

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.

09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. On this plan, the parcels were designated as ML (Medium Low) with a maximum density of eight dwelling units per acre.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 3.58 Acres

SR

B) Existing Land Use

Subject Property	Undeveloped
North	Single-Family residential
South	Retail Commercial
East	Single-Family residential
West	Undeveloped

C) Planned Land Use

Subject Property	M-L (Medium Low Residential)
North	M-L (Medium Low Residential)
South	S-C (Service Commercial)
East	M-L (Medium Low Residential)
West	S-C (Service Commercial)

D) Existing Zoning

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

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

DEFINITIONS

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

M (Medium Residential)
(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

SC (Service Commercial)
The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

ANALYSIS

The subject parcels are currently undeveloped. Abutting the site are Lamb Boulevard, a 100-foot wide right-of-way to the west and Bingham Avenue to the north and Hubbard Street to the east, two 50-foot wide rights-of-way,. Surrounding development includes single-family homes to the north and east, commercial development to the south, and vacant land to the west.

The M (Medium Density Residential) land use designation supports densities ranging from 12.1 to 25 dwelling units per acre. Typical uses include plexes, townhomes, and multi-family apartments. Regardless of the specific type of use, projects of this density are successful only when adequate space is available for amenities and, when necessary, buffering. As density rises, so do the needs for open space and assurances that neighboring properties won't be negatively impacted. The subject property, being approximately 3.5 gross acres in size, is not large enough to provide for the flexibility of design necessary to obtain adequate open space and buffering. The proposed R-PD (Residential Planned Development) zoning designation, which provides for flexible and innovative design, specifically requires a minimum of five acres.

These parcels are in the area of the Master Plan 2020 that is designated as the Neighborhood Revitalization Area. Policy 2.1.2 of that plan states that, "Development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." The M (Medium Density Residential) land use designation on this parcel cannot be developed in that manner. The fact that the properties to the south and west are existing or planned for commercial uses does not automatically justify a more intense land use designation if the subject property itself cannot support the resulting density.

FINDINGS

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

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

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

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

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

In regard to "1," the proposed land use designation supports development that is not appropriate in this context.

In regard to "2," the zoning designations that would be permitted under the proposed land use designation permit a range of uses that cannot be developed harmoniously with the surrounding properties.

In regard to "3," the site is approximately a mile driving distance from the 3.5-acre Stewart Place Park to the southeast and 1.5 miles driving distance from Freedom Park at Washington Avenue and Pecos Road. The Northeast Area Command of the Las Vegas Metropolitan Police Department services this site with a substation approximately two miles away at Washington Avenue and Mojave Road. Fire Station No. 8, at Bonanza Road and Mojave Road, is the closest city facility to the site.

In regard to "4," there are no other applicable adopted plans or policies.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on June 14, 2004, a neighborhood meeting sponsored by the applicant was held. The two neighbors in attendance persons had the following comments:

1. They were concerned that the project proposed 2-story homes.
2. The entrance on Bingham Avenue would draw traffic onto a residential street.
3. They felt the $170,000 price range was too low.

NOTICES MAILED: 402 (Mailed with VAR-4547, ZON-4543, VAR-4572 and SDR-4545)

APPROVALS: 0

PROTESTS: 0

SR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4542 APN: 140-29-401-005 & 006

Name of Property Owner: Clark County

Name of Applicant: Joel Armstrong

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

_____Yes ✓ _____No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: X Sandra M. Nasikog

Print Name: Sandra M. Nasikog Director

State of Nevada County of Clark

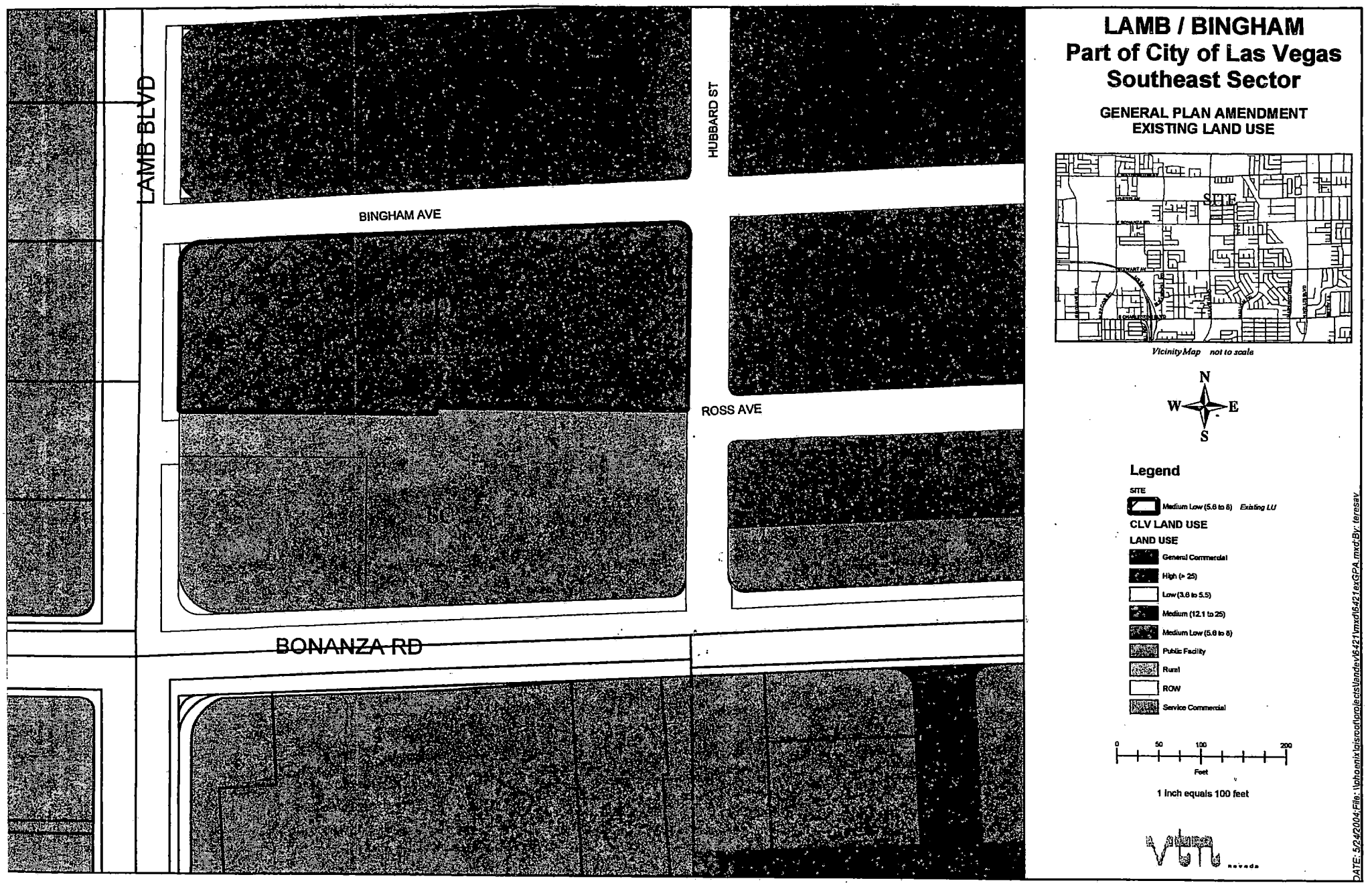
Subscribed and sworn before me

This 20th day of May, 2004

Karen S Mulcahy

Notary Public in and for said County and State

KAREN S. MULCAHY
Notary Public State of Nevada
No. 99-58482-1
My appt. exp. May 10, 2007



GPA-4542
07-08-04 PC



GPA-4542 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY
SOUTHEAST CORNER OF LAMB BOULEVARD AND BINGHAM AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
VARIANCE RELATED TO GPA-4542 - PUBLIC HEARING - VAR-4547 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.58 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone [Proposed: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
NOTE: See Item 25 [GPA-4542] for all related discussion on Item 25 [GPA-4542], Item 26 [VAR-4547], Item 27 [ZON-4543], Item 28 [VAR-4572] and Item 29 [SDR-4545].

(7:38 – 7:55)

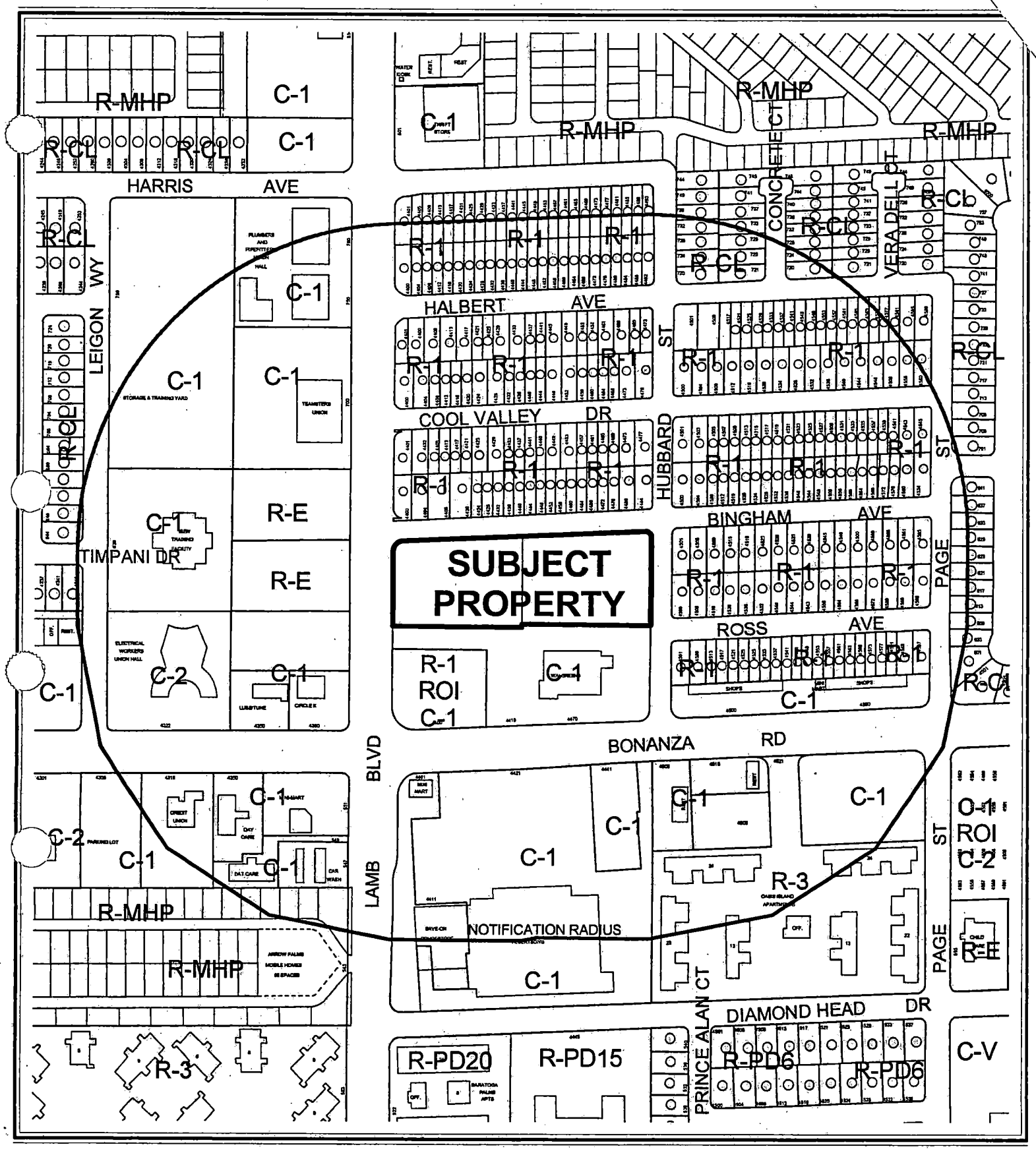
PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 26 – VAR-4547

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Rezoning (ZON-4543) and Site Development Plan Review (SDR-4545) approved by the City Council.

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



0 200 400 Feet

CASE: VAR-4547

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4547 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If APPROVED, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Rezoning (ZON-4543) and Site Development Plan Review (SDR-4545) approved by the City Council.

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.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow the formation of an R-PD (Residential Planned Development) zoning district on 3.58 acres, where 5.00 acres are the minimum required, at the southeast corner of Lamb Boulevard and Bingham Avenue. Applications for a General Plan Amendment (GPA-4542) to M (Medium Density Residential), an open space Variance (VAR-4572), a Rezoning (ZON-4543) to an R-PD9 zoning district, and a Site Development Plan Review (SDR-4545) for 35 single-family lots have also been submitted in conjunction with this application.

B) Applicant's Justification

The applicant has submitted a letter justifying the merits of the project, but there is no explanation or basis for the granting of a Variance under the criteria established by Title 19 or the Nevada Revised Statutes.

BACKGROUND INFORMATION

A) Previous and Present Actions

11/02/00	The Planning Commission tabled a request by Clark County for a General Plan Amendment (GPA-0022-00) to amend a portion of the Southeast Sector Plan from ML (Medium Low Density Residential) to O (Office) for a proposed County-operated office building that would contain the Family and Youth Services Division and branches of the Business License Department, District Courts, and Clark County Social Services. The staff recommended approval on October 12, 2000.
11/02/00	The Planning Commission tabled a request by Clark County for a Rezoning (Z-0076-00) from R-1 (Single Family Residential) to O (Office) for the above proposed County-operated office building. The staff recommended approval on October 12, 2000.
11/02/00	The Planning Commission tabled a request by Clark County for a Site Development Plan Review [Z-0076-00(1)] for the above proposed County-operated office building. The staff recommended approval on October 12, 2000.

07/08/04 The Planning Commission is to consider applications submitted in conjunction with this application, including a General Plan Amendment (GPA-4542) to M (Medium Density Residential), an open space Variance (VAR-4572), a Rezoning (ZON-4543) to an R-PD9 zoning district, and a Site Development Plan Review (SDR-4545). The staff is recommending denial of these applications

B) Pre-Application Meeting

05/10/04 The staff discussed various elements of the prospective development, including the following:

- Discussion of the present zoning and General Plan designation and the zone that would accommodate the development.
- Need for a flood study.
- Provision of private ungated streets.
- Suggestion to move the entry point to avoid a narrow offset from Bingham Avenue.
- Request to add to the site plan adjacent land uses, net and net-net acreage, open space calculations, crash gates, and wall heights.
- Present elevation drawings that show heights of structures.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	3.58 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-Family residential
South	Retail Commercial
East	Single-Family residential
West	Undeveloped

C) Planned Land Use

Subject Property	ML (Medium Low Density Residential)
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	R-1 (Single-Family Residential)
North	R-1 (Single-Family Residential)
South	C-1 (Limited Commercial)
East	R-1 (Single-Family Residential)
West	C-1 (Limited Commercial) and R-E (Residence Estates)

E) General Plan Compliance

The site is located on the Southeast Sector Map of the General Plan. The land use designation for the subject property is ML (Medium Low Density Residential), which permits up to eight dwelling units per acre, and is zoned R-1 (Single Family Residential). The requested Variance is not related to any specific General Plan policies.

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

There are no special plans, study areas or overlays that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

There are no development standards that relate to this request for a variance.

B) General Analysis and Discussion

This variance is to allow the formation of an R-PD (Residential Planned Development) zoning district on 3.58 acres, where 5.00 acres are the minimum required.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

This recommendation of denial is based on the following findings:

- **No evidence is provided that a hardship exists to warrant a variance in the required amount of open space.** The onus for presenting such evidence is placed on the applicant, the person allegedly aggrieved by the requirement. No such evidence has been presented with the application.
- **The hardship is self-imposed.** The hardship is of the applicant's own making. The property's value is what the property will realize in developing the property for a single-family development under the present zoning.
- **Use of the property is not denied.** The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. There is commercial development that has been introduced to the area, but the question is one of whether the property could be developed under its present classification. Clearly, the property could be developed with at least approximately 14 lots.

NOTICES MAILED 402 (Mailed with GPA-4542, ZON-4543, VAR-4572 and SDR-4545)

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4547 APN: 140-29-401-005 & 006

Name of Property Owner: Clark County

Name of Applicant: Joel Armstrong

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X Sandra M. Nassios

State of Nevada
County of Clark

Print Name: Sandra M. Nassios, Director

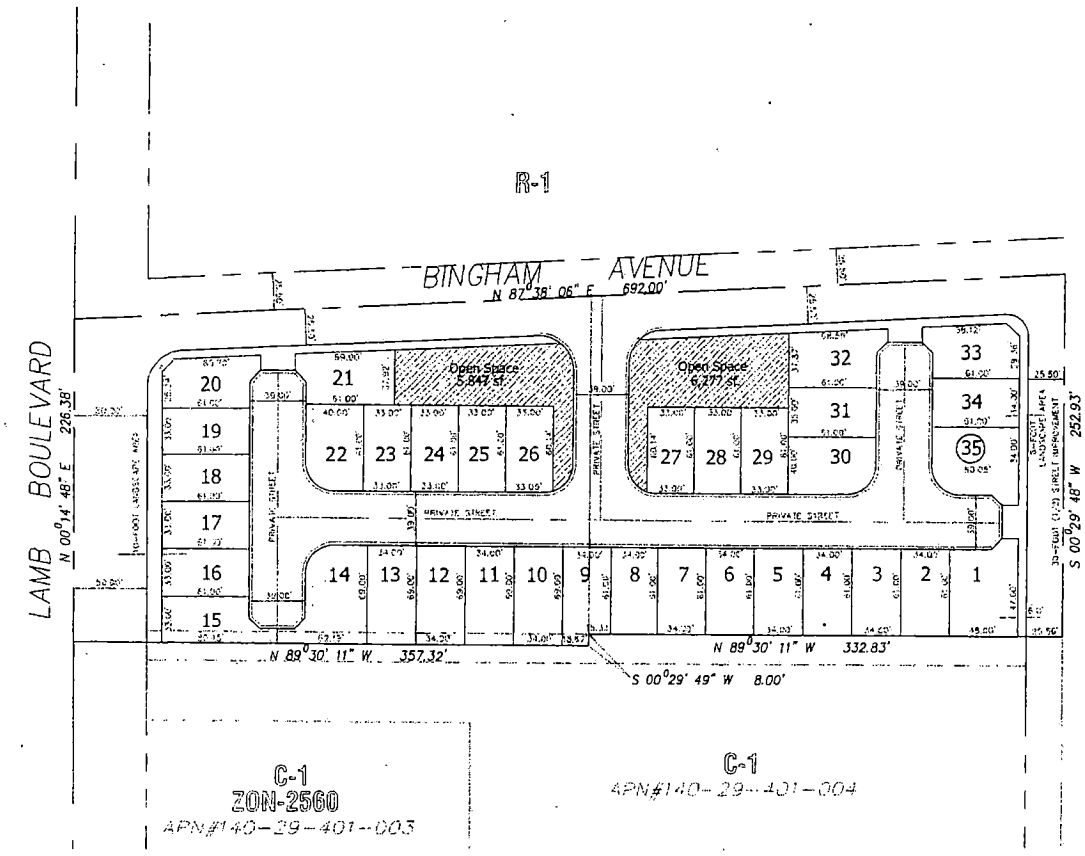
Subscribed and sworn before me

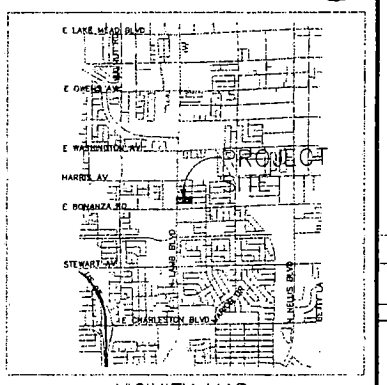
This 20th day of May, 2004

Karen S Mulcahy

Notary Public in and for said County and State

KAREN S. MULCAHY
Notary Public State of Nevada
No. 99-59402-1
My appt. exp. May 10, 2007





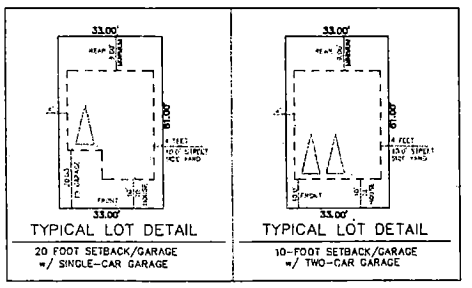
VICINITY MAP
N.T.S.

GRAPHIC SCALE

PROJECT SETBACKS

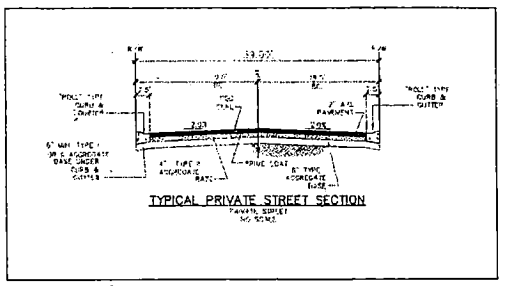
PROFESSER MINIMUM SETBACKS	
FRONT	100 FEET
REAR	20'-1 1/2"
SIDE YARD	40 FEET
REAR YARD	93 FEET
STREET SIDE YARD	40 FEET

NOTE - Perimeter setback to be a minimum of 25 feet



TYPICAL LOT DETAIL
20 FOOT SETBACK/GARAGE
w/ SINGLE-CAR GARAGE

TYPICAL LOT DETAIL
10-FOOT SETBACK/GARAGE
w/ TWO-CAR GARAGE



TYPICAL PRIVATE STREET SECTION
PRIVATE STREET
NO SCALE

PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO.	140-29-401-005 & 006
GROSS ACRES	7.85 ACRES
CURRENT GENERAL PLAN	PL (MEDIUM-LOW) 5.5 TO 8.0 DU/AC
PROPOSED GENERAL PLAN	ML (MEDIUM-LOW) 5.1 TO 10 DU/AC
CURRENT ZONING	R-1
PROPOSED ZONING	R-PD10
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	35
PROPOSED DENSITY	9.21 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	25,155 SF or .567 ACRES (15%)
PROPOSED USABLE OPEN SPACE	12,274 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	12,120 SF
PARKING	
# REQ'D/WELLING UNIT	2/1
GUEST SPACES	9
HANDICAP SPACES	0
TOTAL PARKING SPACES PROVIDED	79

GENERAL NOTES:
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The as-built boundary will most likely differ from the surveyed boundary. Some lot lines and dimensions may change during the final mapping process.

DRAWN BY:	JBR
DESIGNED BY:	JBR
CHECKED BY:	
PROJECT NO:	6457
SCALE:	40' HORIZ. 40' VERT.

REV	DATE	BY	CHANGE ENTRANCE TO BINGHAM / LOST 1 LOT.
1	3/29/04	JBR	

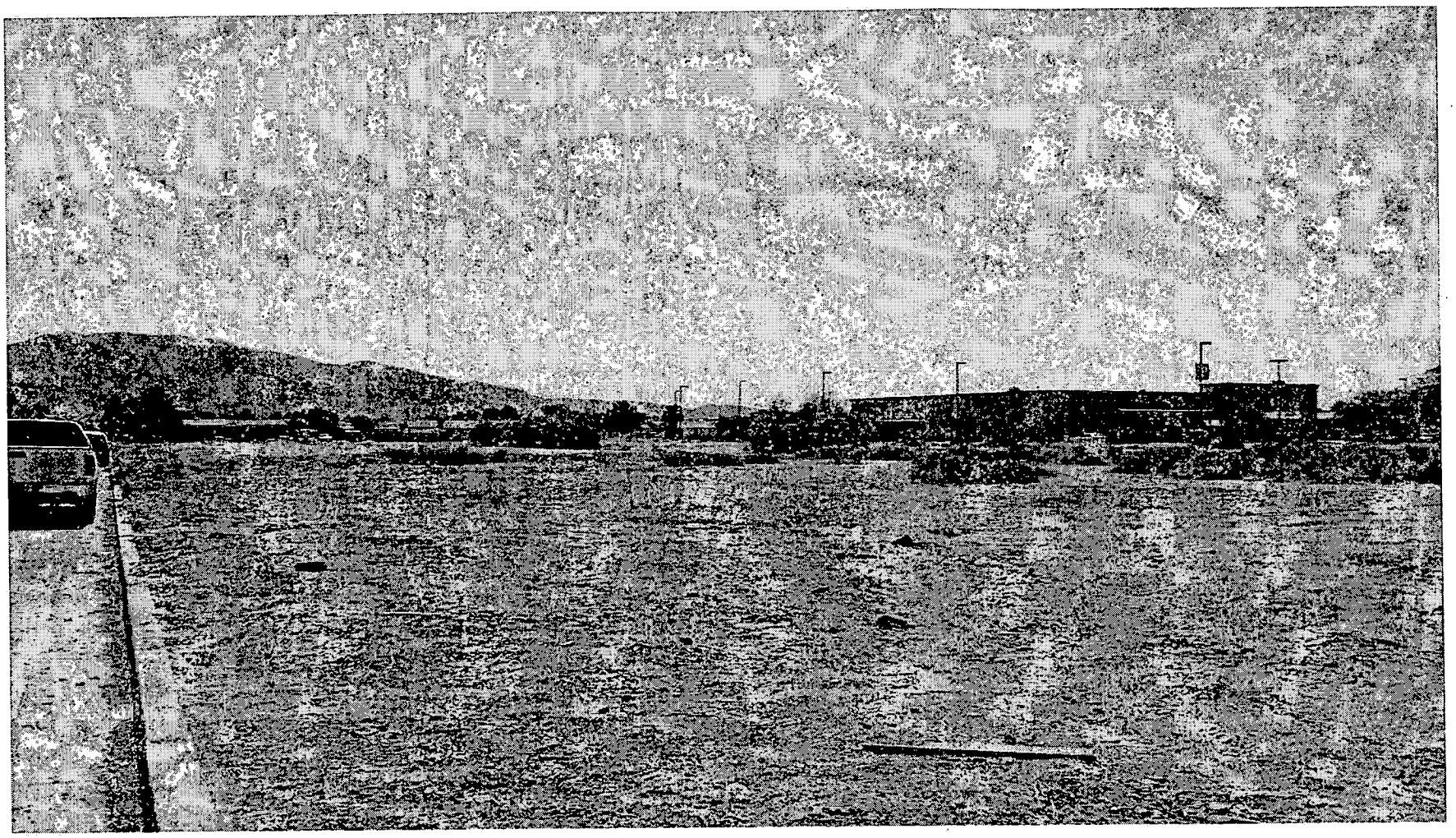
REVISION

SITE DEVELOPMENT PLAN
FOR
LAMB & BINGHAM

StoryBook Homes
City of Los Vegas

SHEET 01
1 OF 2 SHEETS
DRAWING NO. 6457-CLV

ZON-4542
VAR-4547
SDR-4545
07-08-04 PC



VAR-4547 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY
SOUTHEAST CORNER OF LAMB BOULEVARD AND BINGHAM AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:

REZONING RELATED TO GPA-4542 AND VAR-4547 - PUBLIC HEARING - ZON-4543 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-PD9 (Residential Planned Development - 9 Units Per Acre) on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- ***The number of units shall be limited to what is shown on the current Site Plan.***

– UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:

NOTE: See Item 25 [GPA-4542] for all related discussion on Item 25 [GPA-4542], Item 26 [VAR-4547], Item 27 [ZON-4543], Item 28 [VAR-4572] and Item 29 [SDR-4545].

(7:38 – 7:55)

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 27 – ZON-4543

CONDITIONS:

Planning and Development

1. (For R-PD9) Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4542), Variance (VAR-4547), Variance (VAR-4572), and Site Development Plan Review (SDR-4545) approved by the City Council.

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

3. A Site Development Plan Review (SDR-4545) approved by the Planning Commission or City Council prior to issuance of any permits, site grading, and development activity for the site

4. The number of units shall be limited to what is shown on the current Site Plan.

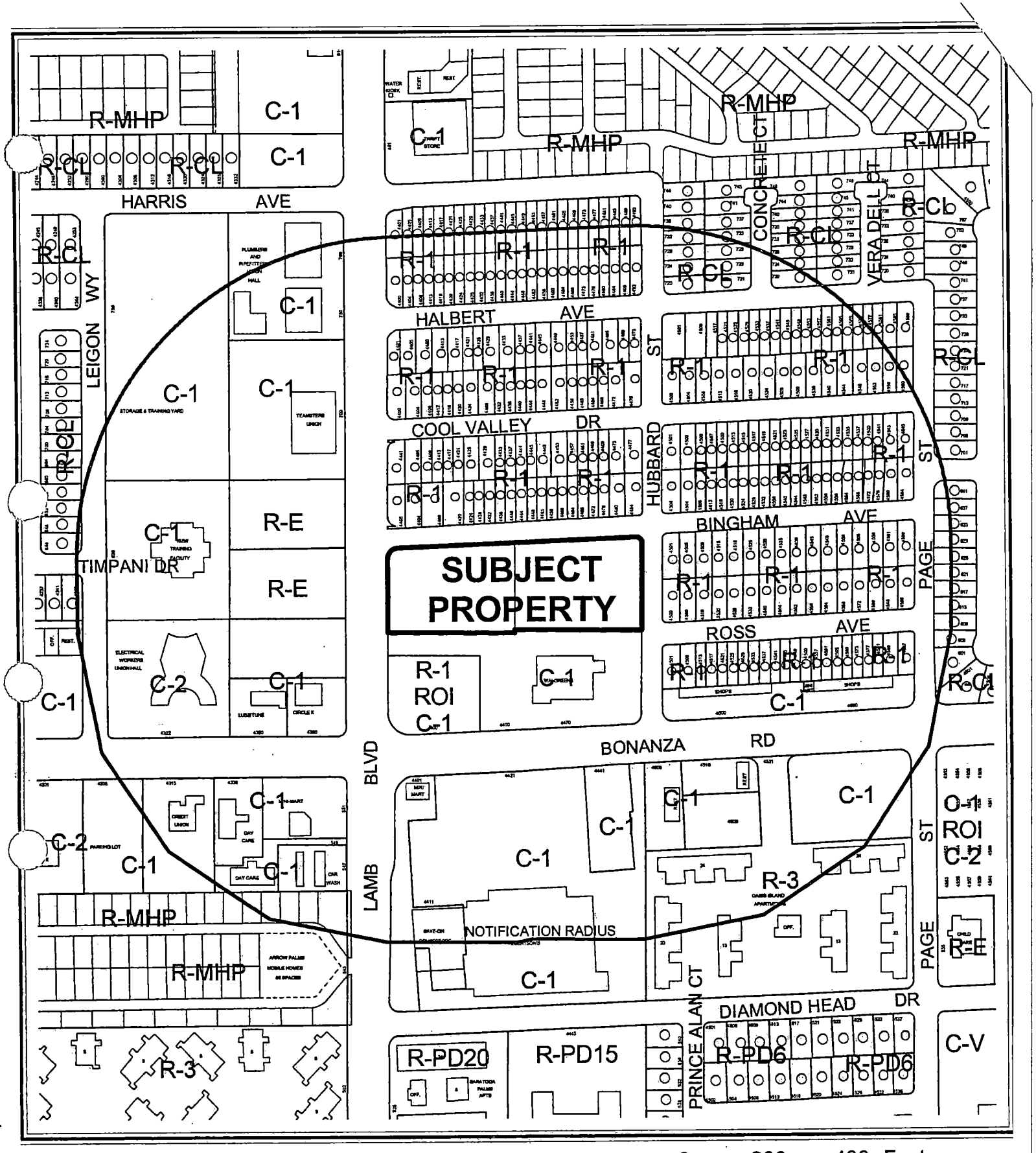
Public Works

5. Construct all incomplete half-street improvements on Lamb Boulevard, Bingham Avenue and Hubbard Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

6. 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.

7. 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.

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

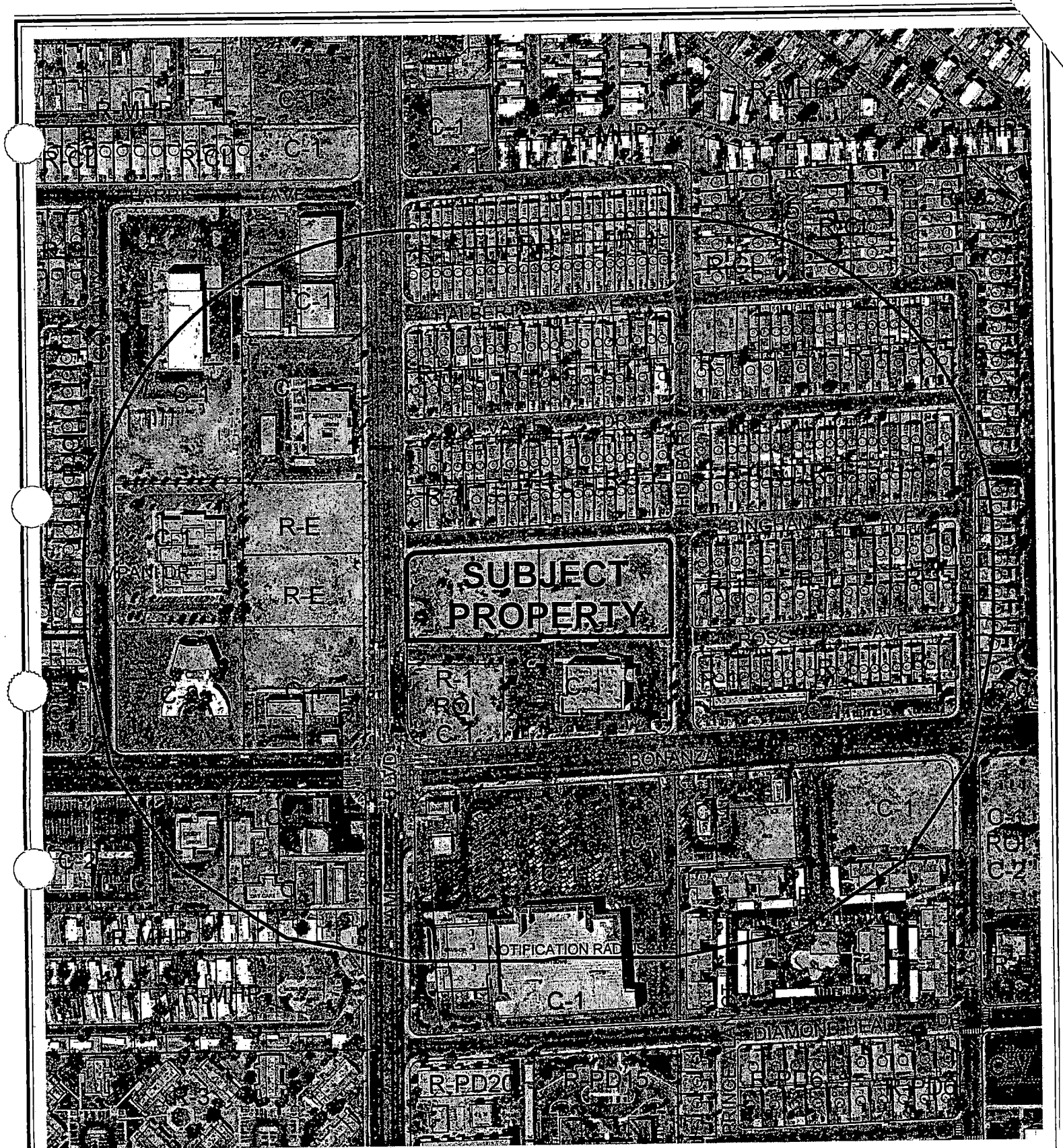


CASE: **ZON-4543**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)



0 200 400 Feet

CASE: **ZON-4543**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4543 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY

** CONDITIONS **

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

Planning and Development

1. (For R-PD9) Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4542), Variance (VAR-4547), Variance (VAR-4572), and Site Development Plan Review (SDR-4545) approved by the City Council.

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

3. A Site Development Plan Review (SDR-4545) approved by the Planning Commission or City Council prior to issuance of any permits, site grading, and development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Lamb Boulevard, Bingham Avenue and Hubbard Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

6. 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.

DDS

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

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Rezoning from R-1 (Single-Family Residential) to R-PD9 (Residential Planned Development – 9 Units Per Acre) on 3.58 acres at the southeast corner of Lamb Boulevard and Bingham Avenue. Applications for a General Plan Amendment (GPA-4542) to M (Medium Density Residential), a Variance (VAR-4547) in the size of an R-PD zoning district formation, an open space Variance (VAR-4572), and a Site Development Plan Review (SDR-4545) for 35 single-family lots have also been submitted in conjunction with this application.

B) Applicant's Justification

The applicant indicates in a letter submitted with the application the following:

> "While the existing zoning to the north and east is R-1, the proposed R-PD9 zoning is an ideal buffer to the C1 immediately adjacent and to the south and the C-1 to the west. In addition, the proposed project is buffered from the R-1 developments to the north and east by 60-foot wide streets (Bingham and Hubbard). A portion of the proposed development will be located on a 100-foot wide street, Lamb Boulevard."

BACKGROUND INFORMATION

A) Previous Actions

11/02/00	The Planning Commission tabled a request by Clark County for a General Plan Amendment (GPA-0022-00) to amend a portion of the Southeast Sector Plan from ML (Medium Low Density Residential) to O (Office) for a proposed County-operated office building that would contain the Family and Youth Services Division and branches of the Business License Department, District Courts, and Clark County Social Services. Staff recommended approval.
11/02/00	The Planning Commission tabled a request by Clark County for a Rezoning (Z-0076-00) from R-1 (Single Family Residential) to O (Office) for the above proposed County-operated office building. Staff recommended approval.
11/02/00	The Planning Commission tabled a request by Clark County for a Site Development Plan Review [Z-0076-00(1)] for the above proposed County-operated office building. Staff recommended approval.

07/08/04 The Planning Commission is to consider companion applications including a General Plan Amendment (GPA-4542) to M (Medium Density Residential), an open space Variance (VAR-4572), and a Site Development Plan Review (SDR-4545). Staff is recommending denial of these applications.

B) Pre-Application Meeting

05/10/04 The staff discussed various elements of the prospective development, including the following:

- Discussion of the present zoning and General Plan designation and the zone that would accommodate the development.
- Need for a flood study.
- Provision of private ungated streets.
- Suggestion to move the entry point to avoid a narrow offset from Bingham Avenue.
- Request to add to the site plan adjacent land uses, net and net-net acreage, open space calculations, crash gates, and wall heights.
- Present elevation drawings that show heights of structures.

C) Neighborhood Meetings

A Neighborhood meeting is not required for a Rezoning.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	3.58 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-Family residential
South	Retail Commercial
East	Single-Family residential
West	Undeveloped

C) Planned Land Use

Subject Property	ML (Medium-Low Density Residential)
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	R-1 (Single-Family Residential)
North	R-1 (Single-Family Residential)
South	C-1 (Limited Commercial)
East	R-1 (Single-Family Residential)
West	C-1 (Limited Commercial) and R-E (Residence Estates)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan. The property is presently classified in the ML (Medium Low Density Residential) land use category that permits up to eight dwelling units per acre. The proposed development of 35 single-family lots on 3.58 acres generates a density of development of 9.8 dwelling units per acre. Since this density is greater that permitted in the ML classification, the applicant is requesting a General Plan Amendment to M (Medium Density Residential) that would permit up to 25 dwelling units per acre.

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

There are no special plans, study areas or overlays that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development standards are presented with the Site Development Plan Review (SDR-4545) that accompanies this application.

B) General Analysis and Discussion

The applicant is proposing a 35-lot subdivision for single-family homes at a density of 9.21 residences per acre. The lots proposed are typically just over 2,000 square feet in size. A total of 12,124 square feet of open space is proposed, although for a R-PD9 development, 25,158 square feet are required. The interior streets that serve the development are proposed to be 39 feet wide and private.

Projects of this density, particularly for single-family development, are successful only when adequate space is available for amenities. The subject property, being 3.58 net acres in size, is not large enough to provide for the flexibility of design necessary to obtain adequate open space and buffering for a R-PD district. The district requires a minimum of five acres for its formation for this reason. The applicant is requesting a Variance (VAR-4547) to reduce the minimum size for formation of an R-PD district and another variance in the required amount of open space for a R-PD9 district.

The only justification presented by the applicant for a change in zoning is that "the proposed R-PD9 zoning is an ideal buffer to the C-1 immediately adjacent and to the south and the C-1 to the west." Nothing is said about the effect of existing commercial development on a residential development of the subject property. Also, the applicant indicates that "the proposed project is buffered from the R-1 developments to the north and east by 60-foot wide streets (Bingham and Hubbard)," but makes no statement as to whether the 100-foot right-of-way of Lamb Boulevard is sufficient to buffer a residential development from the negative externalities of the commercial development to the west.

FINDINGS

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

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

   The proposal exceeds the density permitted by the current ML (Medium Low Density Residential) land use designation. For this reason, the applicant has requested a M (Medium Density Residential) classification that permits a density of up to 25 dwelling units per acre. The accompanying staff report for this General Plan Amendment (GPA-4542) recommends denial of this request.

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."**

   Property to the west and south of the subject property is zoned and developed for commercial use and the property to the north and east is zoned and developed for single-family residences. The applicant proposes to develop the subject property with 35 single-family residences on lots that are approximately 2000 square feet in size. Although this density of development is excessive for this property, the uses at this density should not be a detriment to the adjoining properties, as streets and perimeter walls separate this development from the adjacent single-family homes.

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

   There are additions of commercial development to the south that render the subject property less favorable for R-1 (Single-Family Residential) development. However, with appropriate screening and buffers, development under the current zoning is feasible. An R-PD (Residential Planned Development) zoning district at a higher density is acceptable for single-family development but only if the appropriate amenities are provided for the development. The applicant proposes a higher density R-PD zone than is appropriate for the area. Consequently, a R-PD8 district is the highest density district recommended, and it would not require a General Plan Amendment.

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

   The subject site abuts Lamb Boulevard, a Primary (100-foot wide) Arterial Street, according to the Master Plan of Streets and Highways. The applicant, however, proposes to access the subject site from Bingham Avenue, a 60-foot wide local street that connects to Lamb Boulevard. These streets provide adequate access to the property.

NOTICES MAILED 402 (Mailed with GPA-4542, VAR-4547, VAR-4572 and SDR-4545)

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4543 APN: 140-29-401-005 & 006

Name of Property Owner: Clark County

Name of Applicant: Joel Armstrong

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

_____Yes ✓ _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X Sandra M. Norskog

State of Nevada
County of Clark

Print Name: Sandra M. Norskog, Director

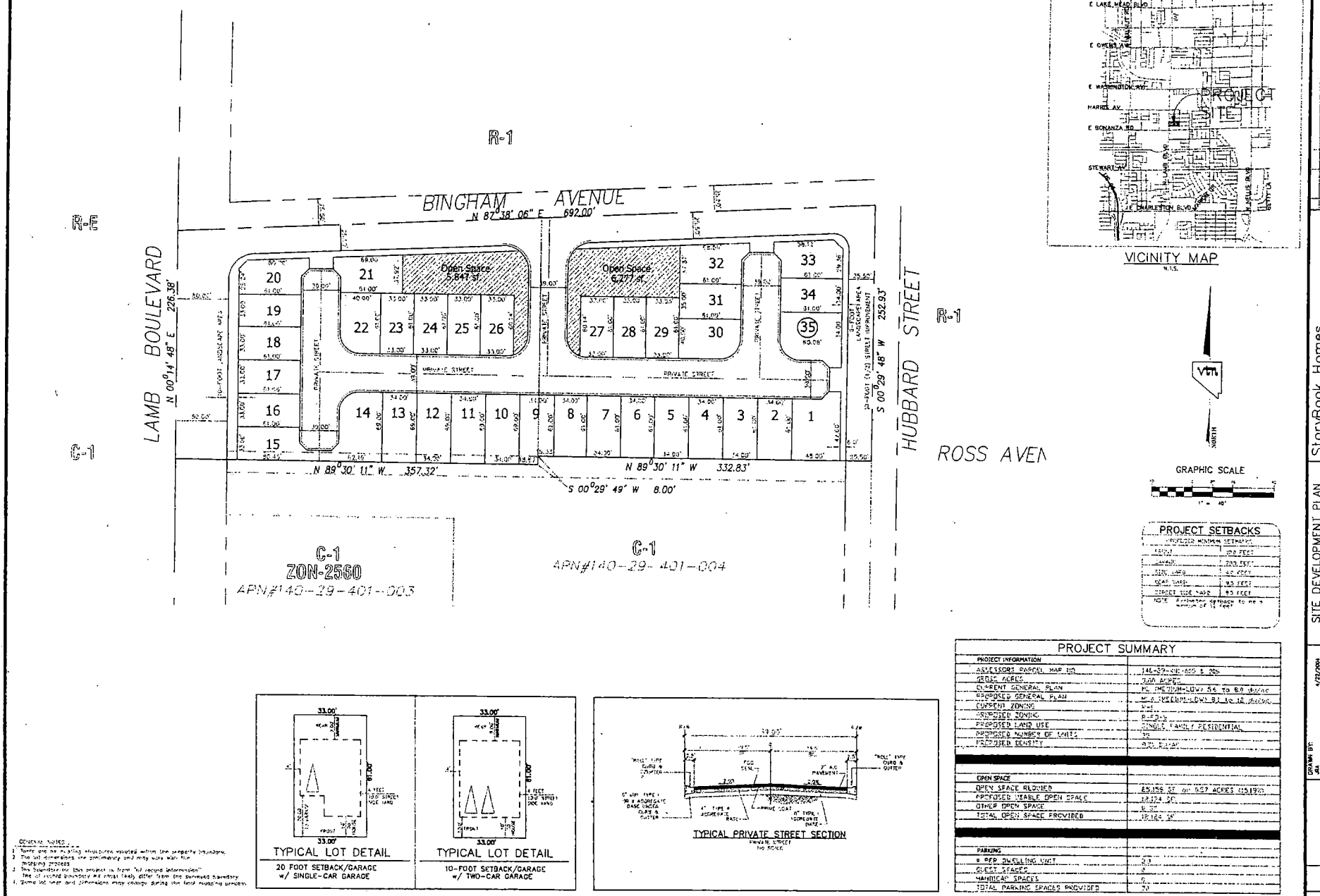
Subscribed and sworn before me

This 20th day of May, 2004

Karen S. Mulcahy
Notary Public in and for said County and State

KAREN S. MULCAHY
Notary Public State of Nevada
No. 99-58482-1
My appt. exp. May 10, 200

KAREN S. MULCAHY
Notary Public State of Nevada
No. 99-58482-1
My appt. exp. May 10, 2007



PROJECT SETBACKS	
PROPOSED MINIMUM SETBACKS	
FRONT	10.0 FEET
GARAGE	20.0 FEET
SIDE YARD	4.0 FEET
REAR YARD	9.0 FEET
STREET SIDE YARD	9.0 FEET
NOTE: Architectural setback to be a minimum of 12 feet	

PROJECT SUMMARY	
PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO.	140-29-401-005 & 006
GROSS ACRES	5.00 ACRES
CURRENT GENERAL PLAN	PC (MEDIUM-LOW) 5.6 TO 8.0 DU/AC
PROPOSED GENERAL PLAN	M-A (MEDIUM-LOW) 8.1 TO 12 DU/AC
CURRENT ZONING	R-1
PROPOSED ZONING	R-PD-5
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	35
PROPOSED DENSITY	8.01 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	65,155 SF OR 1.497 ACRES (35.19%)
APPROVED USABLE OPEN SPACE	18,124 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	18,124 SF
PARKING	
2 PER DWELLING UNIT	70
GUEST SPACES	5
HANDICAP SPACES	0
TOTAL PARKING SPACES PROVIDED	70

TYPICAL LOT DETAIL
20 FOOT SETBACK/GARAGE w/ SINGLE-CAR GARAGE

TYPICAL LOT DETAIL
10-FOOT SETBACK/GARAGE w/ TWO-CAR GARAGE

TYPICAL PRIVATE STREET SECTION
(PRIVATE STREET)
NO SCALE

GENERAL NOTES:
1. Yards are to existing structures located within the property boundaries.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundaries for this project is from "full record information". The lot record boundary will most likely differ from the surveyed boundary.
4. Some lot sizes and dimensions may change during the field mapping process.

DRAWN BY: AA	4/22/2004
DESIGNED BY: AA	5/26/2004
CHECKED BY:	
PROJECT NO: 3157	SCALE: 40'

SITE DEVELOPMENT PLAN FOR LAMB & BINGHAM

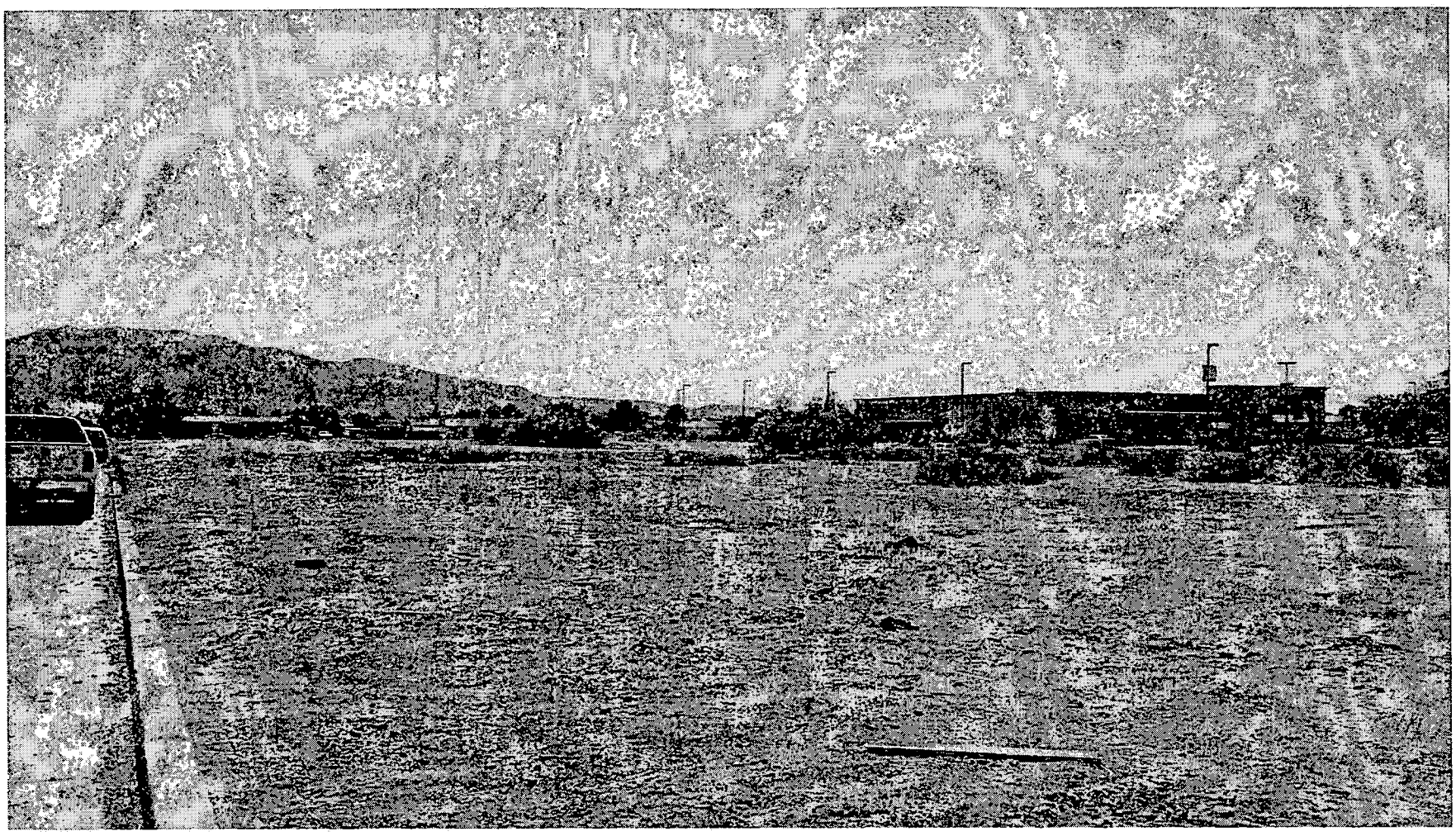
StoryBook Homes
2360 Marlinfield Street
Las Vegas, Nevada 89117
(702) 872-7060

City of Las Vegas

NO.	DATE	BY	REVISION
1	5/26/04	AA	CHANGE ENTRANCE TO BINGHAM / LOST 1 LOT

SHEET 01
1 OF 2 SHEETS
DRAWING NO. 8457-CLV

ZON-4542
VAR-4547
SDR-4545
07-08-04 PC



ZON-4543 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY
SOUTHEAST CORNER OF LAMB BOULEVARD AND BINGHAM AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
VARIANCE RELATED TO GPA-4542, ZON-4543 AND VAR-4547 - PUBLIC HEARING - VAR-4572 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request for a Variance TO ALLOW 12,000 SQUARE FEET OF OPEN SPACE WHERE 25,870 SQUARE FEET IS THE MINIMUM REQUIRED on 3.80 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone, [Proposed: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
NOTE: See Item 25 [GPA-4542] for all related discussion on Item 25 [GPA-4542], Item 26 [VAR-4547], Item 27 [ZON-4543], Item 28 [VAR-4572] and Item 29 [SDR-4545].

(7:38 – 7:55)

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 28 – VAR-4572

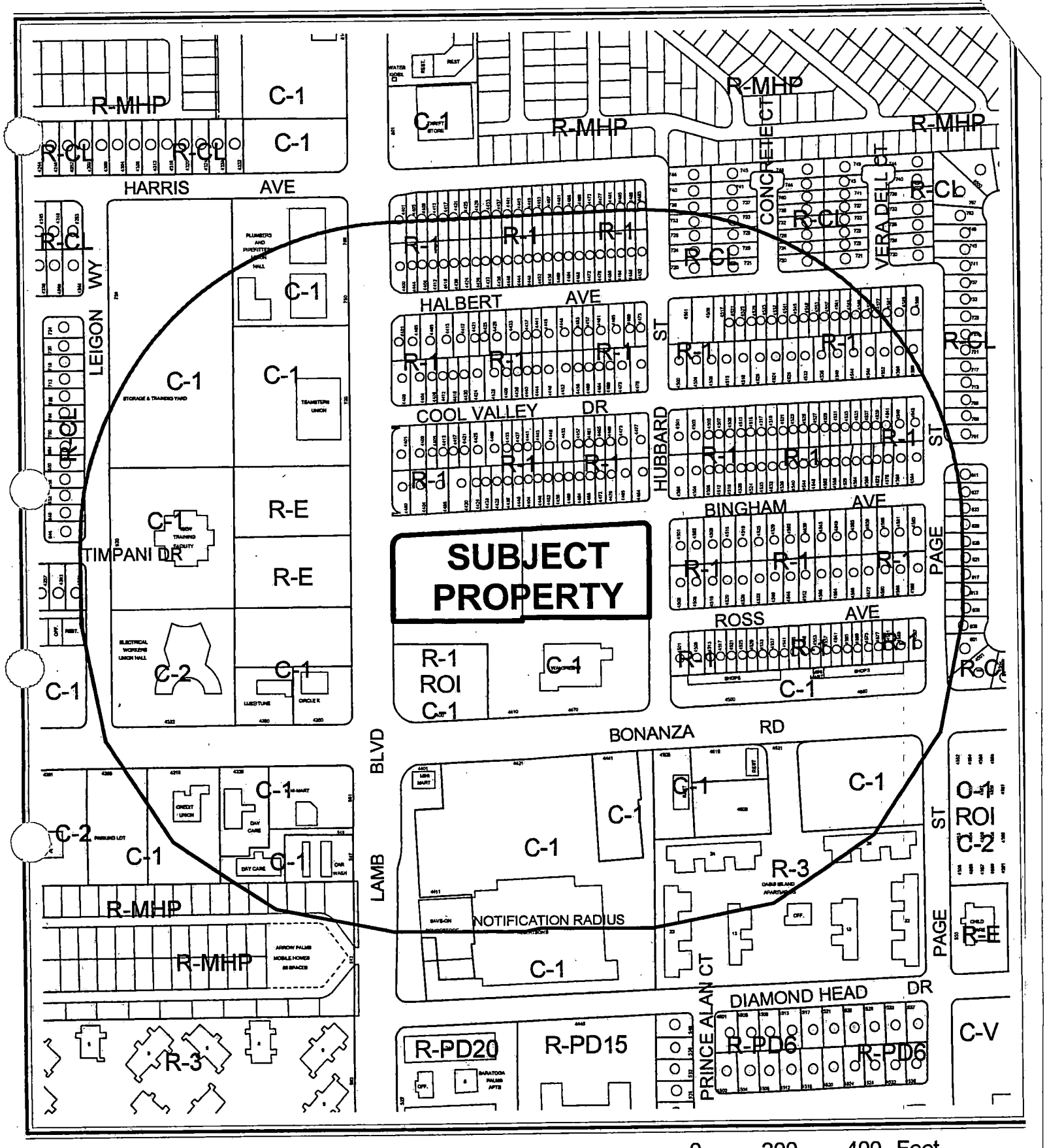
CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4542), Variance (VAR-4547), Rezoning (ZON-4543), and Site Development Plan Review (SDR-4545) by the City Council.

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. A contribution shall be made to the City Parks CIP Fund in the amount of $45,352.00 for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise, the developer will still be required to comply with the Open Space requirements in accordance with Title 19 of the Las Vegas Municipal Code.



CASE: **VAR-4572**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4572 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL. If APPROVED, subject to the following:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4542), Variance (VAR-4547), Rezoning (ZON-4543), and Site Development Plan Review (SDR-4545) by the City Council.

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. A contribution shall be made to the City Parks CIP Fund in the amount of $45,352.00 for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise, the developer will still be required to comply with the Open Space requirements in accordance with Title 19 of the Las Vegas Municipal Code.

DDS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 12,000 square feet of open space where 25, 870 square feet is required on 3.8 acres at the southeast corner of Lamb Boulevard and Bingham Avenue. Applications for a General Plan Amendment (GPA-4542) to M (Medium Density Residential), a Variance (VAR-4547) in the size of an R-PD zoning district formation, a Rezoning (ZON-4543) to an R-PD9 zoning district, and a Site Development Plan Review (SDR-4545) for 35 single-family lots have also been submitted in conjunction with this application.

B) Applicant's Justification

The applicant has submitted a letter justifying the merits of the project, but there is no explanation or basis for the granting of a variance under the criteria established by Title 19 or the Nevada Revised Statutes.

BACKGROUND INFORMATION

A) Previous Actions

11/02/00	The Planning Commission tabled a request by Clark County for a General Plan Amendment (GPA-0022-00) to amend a portion of the Southeast Sector Plan from ML (Medium Low Density Residential) to O (Office) for a proposed County-operated office building that would contain the Family and Youth Services Division and branches of the Business License Department, District Courts, and Clark County Social Services. Staff recommended approval.
11/02/00	The Planning Commission tabled a request by Clark County for a Rezoning (Z-0076-00) from R-1 (Single Family Residential) to O (Office) for the above proposed County-operated office building. Staff recommended approval.
11/02/00	The Planning Commission tabled a request by Clark County for a Site Development Plan Review [Z-0076-00(1)] for the above proposed County-operated office building. Staff recommended approval.
07/08/04	The Planning Commission is to consider companion applications including a General Plan Amendment (GPA-4542) to M (Medium Density Residential), a Variance (VAR-4547) in the size of an R-PD zoning district formation, a Rezoning (ZON-4543) to an R-PD9 zoning district, and a Site Development Plan Review (SDR-4545).

DDS

B) Pre-Application Meeting

05/10/04 The staff discussed various elements of the prospective development, including the following:

- Discussion of the present zoning and General Plan designation and the zone that would accommodate the development.
- Need for a flood study.
- Provision of private ungated streets.
- Suggestion to move the entry point to avoid a narrow offset from Bingham Avenue.
- Request to add to the site plan adjacent land uses, net and net-net acreage, open space calculations, crash gates, and wall heights.
- Present elevation drawings that show heights of structures.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	3.58 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-Family residential
South	Retail Commercial
East	Single-Family residential
West	Undeveloped

C) Planned Land Use

Subject Property	ML (Medium Low Density Residential)
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	R-1 (Single-Family Residential)
North	R-1 (Single-Family Residential)
South	C-1 (Limited Commercial)
East	R-1 (Single-Family Residential)
West	C-1 (Limited Commercial) and R-E (Residence Estates)

E) General Plan Compliance

The site is located on the Southeast Sector Map of the General Plan. The land use designation for the subject property is M-L (Medium Low Density Residential), which permits up to eight dwelling units per acre, and is zoned R-1 (Single Family Residential). The requested Variance is not related to any specific General Plan policies.

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

There are no special plans, study areas or overlays that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
3.8	9.2	1.65	15.18	25,127 sq. ft.	7.3	12,124 sq.ft.

B) General Analysis and Discussion

This variance is to reduce the required amount of open space for the proposed 35-lot development from 25,127 square feet to 12,124 square feet, a 52 percent reduction in the required amount of open space.

FINDINGS

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

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

DDS

Additionally, Title 19.18.070L states:

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

This recommendation of denial is based on the following findings:

- **No evidence is provided that a hardship exists to warrant a variance in the required amount of open space.** The onus for presenting such evidence is placed on the applicant, the person allegedly aggrieved by the requirement. No such evidence has been presented with the application.
- **The hardship is self-imposed.** Clearly the hardship is of the applicant's own making, as the reduction in the amount of open space is based upon the manner in which the applicant proposes to development the property.
- **Use of the property is not denied.** The property has no exceptional narrowness, shallowness, shape, exceptional topographic conditions or other extraordinary and exceptional situation or conditions attributed to the property. There is commercial development that has been introduced to the area, but the question is one of whether the property could be developed under another classification that would not necessitate the reduction in the amount of open space. Since profit motives and financial incentives are not a basis for the granting of a variance, clearly the property could be developed under a different scenario that does not require a reduction in the amount of open space.

NOTICES MAILED 402 (Mailed with GPA-4542, VAR-4547, ZON-4543 and SDR-4545)

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4572 APN: 140-29-401-005 & 006

Name of Property Owner: CLARK COUNTY

Name of Applicant: Joel Armstrong

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: Sandra M. Norskog

Print Name: Sandra M. Norskog

State of Nevada County of Clark

Subscribed and sworn before me

This 27th day of May, 2004

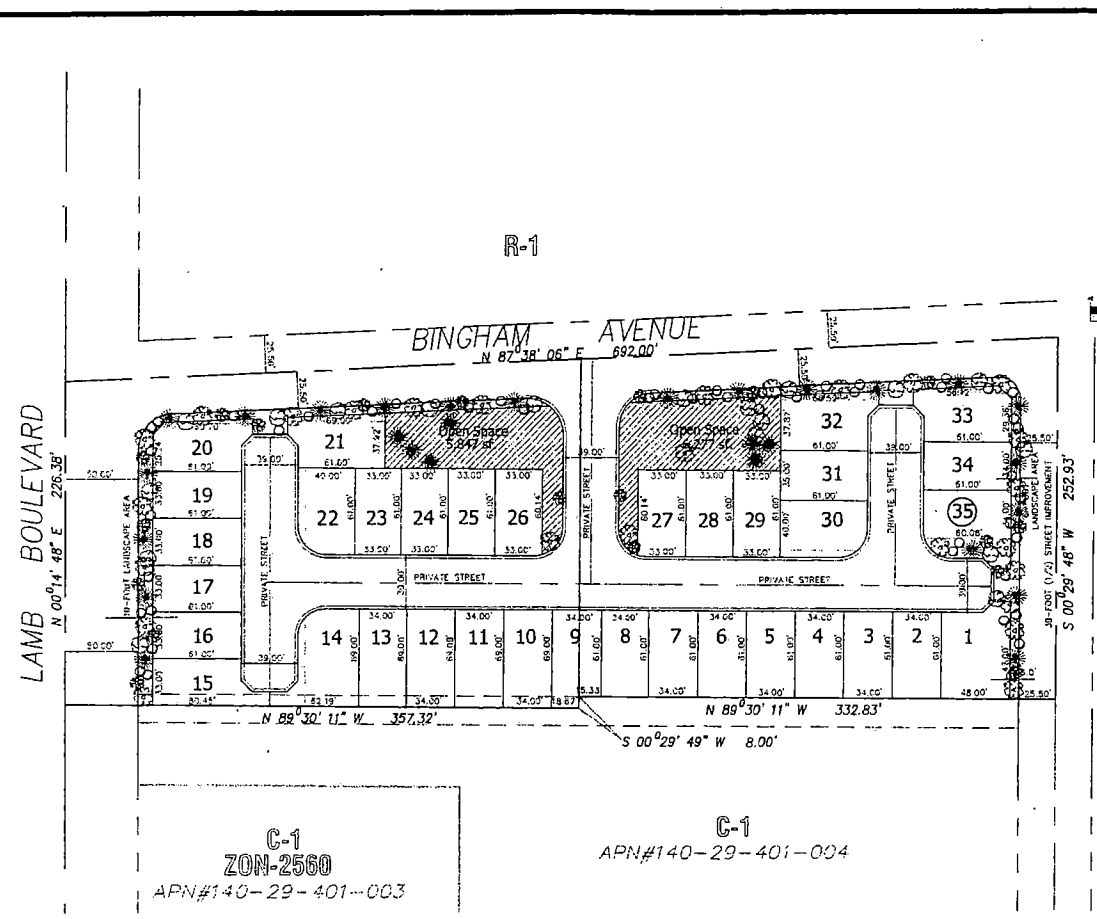
Karen S. Mulcahy

Notary Public in and for said County and State

KAREN S. MULCAHY
Notary Public State of Nevada
No. 99-58402-1
My appt. exp. May 18, 2007

Revised 2/12/02

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



TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	21	24" BOX	VARIES	MODESTO ASH
	18	24" BOX	VARIES	MONDEL PINE
	34	VARIES	N/A	DATE PALM
	7	13 GALLON	VARIES	PHOTNIA
	48	15 GALLON	VARIES	FLOWERING PLUM
	19	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 19A (City of Las Vegas).
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from this proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the amenities shown in the Open Space area

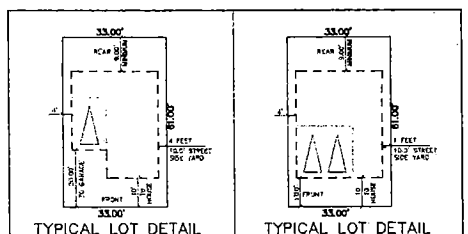
PROJECT SETBACKS

PROPOSED WINDHAM SETBACKS	
FRONT	100 FEET
GARAGE	120 FEET
SIDE YARD	40 FEET
REAR YARD	95 FEET
STREET SIDE YARD	100 FEET

NOTE: Perimeter setback to be a MINIMUM of 9 Feet

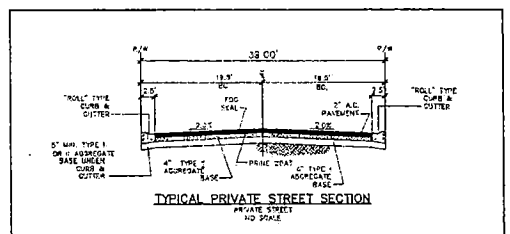
PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO.	140-29-401-005 & 006
GROSS ACRES	3.80 ACRES
CURRENT GENERAL PLAN	ML (MEDIUM-LO) 5.6 to 8.0 du/ac
PROPOSED GENERAL PLAN	ML/A (MEDIUM-LO) 8.1 to 12 du/ac
CURRENT ZONING	R-1
PROPOSED ZONING	R-PD-10
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	36
PROPOSED DENSITY	9.47 DU/AC
OPEN SPACE	
OPEN SPACE REQUIED	25,873 SF. or 0.59 ACRES (15.62%)
PROPOSED USABLE OPEN SPACE	14,532 SF
OTHER OPEN SPACE	0 SF.
TOTAL OPEN SPACE PROVIDED	14,532 SF.
PARKING	
# PER DWELLING UNIT	2C
GUEST SPACES	0
HANDICAP SPACES	0
TOTAL PARKING SPACES PROVIDED	72



TYPICAL LOT DETAIL
20 FOOT SETBACK/GARAGE w/ SINGLE-CAR GARAGE

TYPICAL LOT DETAIL
10-FOOT SETBACK/GARAGE w/ TWO-CAR GARAGE



TYPICAL PRIVATE STREET SECTION
PRIVATE STREET
NO SCALE

GENERAL NOTES:
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

CONCEPTUAL LANDSCAPE PLAN FOR LAMB & BINGHAM

City of Las Vegas

StoryBook Homes

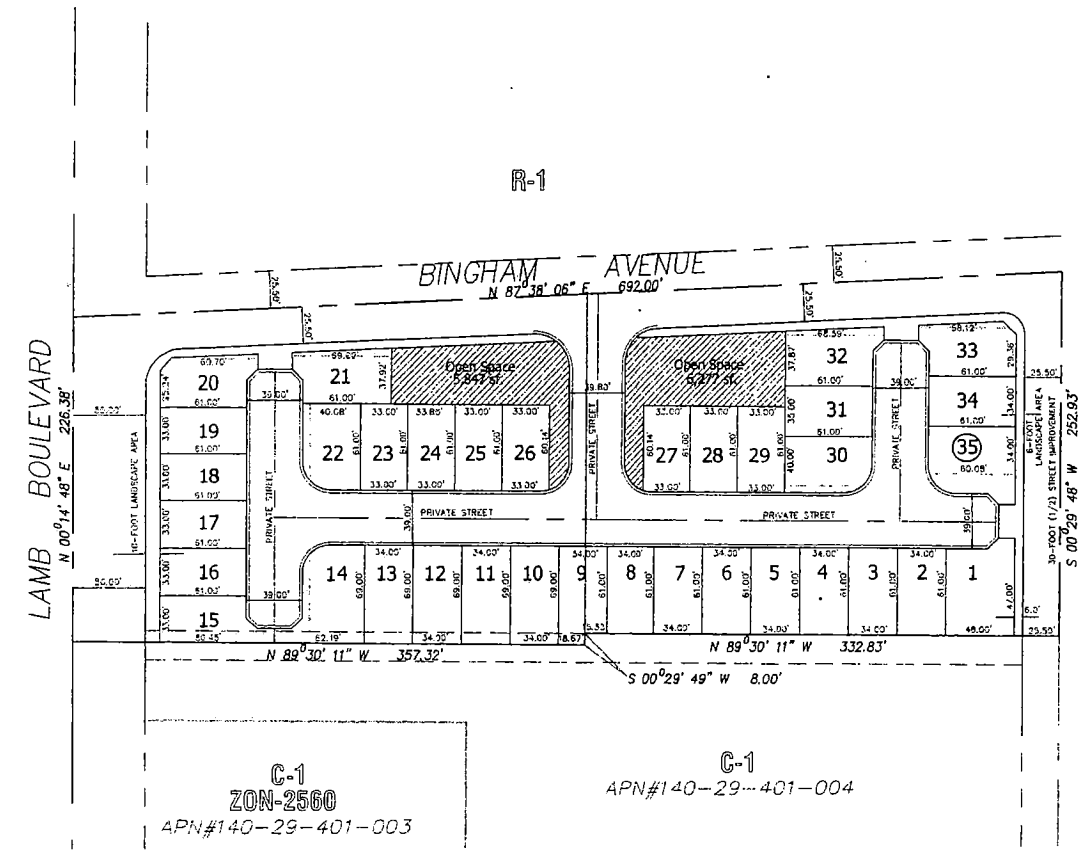
vtn Nevada

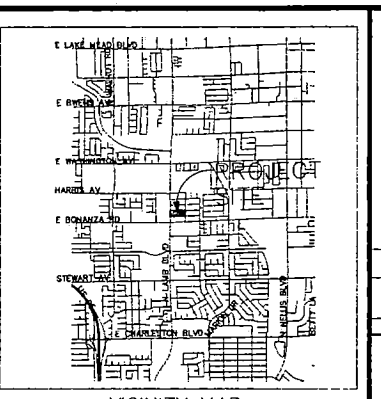
NO	DATE	BY	REVISION
1	3/31/04	JBA	CHANGED ENTRANCE TO BINGHAM / LOST 1 LOT.

DRAWN BY: JBA 4/29/2004
DESIGNED BY: JBA 4/29/2004
CHECKED BY:
PROJECT NO: 3459
SCALE: 40' HORIZ. 40' VERT.

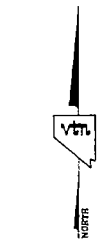
SHEET 02 2 OF 2 SHEETS
DRAWING NO. 6452-CLV

VAR-4572
07-08-04 PC





VICINITY MAP
N.T.S.

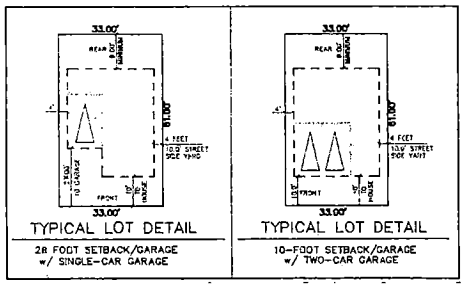


GRAPHIC SCALE
1" = 40'

PROJECT SETBACKS	
PROPOSED MINIMUM SETBACKS	
FRONT	100 FEET
GARAGE	200 FEET
SIDE YARD	40 FEET
REAR YARD	95 FEET
STREET SIDE YARD	90 FEET

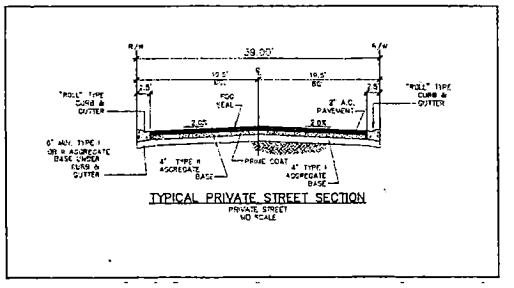
NOTE: Perimeter setback to be a minimum of 10 feet

PROJECT SUMMARY	
PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO.	140-29-401-005 & 006
GROSS ACRES	9.80 ACRES
CURRENT GENERAL PLAN	ML (MEDIUM-LOW) 5.5 to 8.0 du/ac.
PROPOSED GENERAL PLAN	ML A (MEDIUM-LOW) 8.1 to 12 du/ac.
CURRENT ZONING	R-1
PROPOSED ZONING	R-PD-2
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	35
PROPOSED DENSITY	9.21 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	85,159 SF. or 0.87 ACRES (15.19%)
PROPOSED USABLE OPEN SPACE	12,124 SF.
OTHER OPEN SPACE	0 SF.
TOTAL OPEN SPACE PROVIDED	12,124 SF.
PARKING	
2 PER DWELLING UNIT	70
GUEST SPACES	0
HANDICAP SPACES	0
TOTAL PARKING SPACES PROVIDED	70



TYPICAL LOT DETAIL
2B FOOT SETBACK/GARAGE
w/ SINGLE-CAR GARAGE

TYPICAL LOT DETAIL
10-FOOT SETBACK/GARAGE
w/ TWO-CAR GARAGE



TYPICAL PRIVATE STREET SECTION
PRIVATE STREET
NO SCALE

GENERAL NOTES:
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SITE DEVELOPMENT PLAN
FOR
LAMB & BINGHAM

REV	DATE	BY	REVISION
1	3/24/04	AM	CHANGE ENTRANCE TO BINGHAM / LOST 1 LOT.

DRAWN BY: AM 4/29/2004
DESIGNED BY: AM 3/20/2004
CHECKED BY:
PROJECT NO. 6452
SCALE: 40' HORIZ. 40' VERT.

SHEET 01
1 OF 2 SHEETS
DRAWING NO. 6452-CLV

StoryBook Homes
3800 Howard Hughes Parkway, Suite 1000
Las Vegas, Nevada 89117
(702) 873-7040

City of Los Vegas

vtn nevada CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
3227 South Jones Boulevard • Las Vegas, Nevada 89146-5148
PH. (702) 873-7500 FAX (702) 362-2060

VAR-4572
07-08-04 PC



VAR-4572 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY
SOUTHEAST CORNER OF LAMB BOULEVARD AND BINGHAM AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4542, ZON-4543, VAR-4547 AND VAR-4572 - PUBLIC HEARING - SDR-4545 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY - Request for a Site Development Plan Review FOR A PROPOSED 35-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone [Proposed: RPD-9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN – APPROVED subject to conditions and adding the following condition:
- ***The applicant shall work with staff prior to City Council to finalize programmable open space.***

– UNANIMOUS

To be heard by the City Council on 8/04/2004

MINUTES:
NOTE: See Item 25 [GPA-4542] for all related discussion on Item 25 [GPA-4542], Item 26 [VAR-4547], Item 27 [ZON-4543], Item 28 [VAR-4572] and Item 29 [SDR-4545].

(7:38 – 7:55)

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 29 – SDR-4545

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4542), Variance (VAR-4547), Variance (VAR-4572), and Rezoning (ZON-4543) approved by the City Council.

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

3. The standards for this development shall include the following:

4. The site plan shall be revised to illustrate the details and conditions of approval listed herein and shall be approved by Planning and Development Department staff prior to or at the time application is made for a tentative map.

5. A landscape plan shall be submitted and approved by Planning and Development Department staff prior to or at the time application is made for a tentative map. The landscape plan shall comply with the standards of Title 19.

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

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

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

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

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

11. All development shall be in conformance with the site plan and building elevations, date stamped 04/22/04, except as amended by conditions herein.

12. The applicant shall work with staff prior to City Council to finalize programmable open space.

CONDITIONS – Continued:

Public Works

13. Provide a minimum distance of 18 feet of driveway length between the back of sidewalk (or curb, if no sidewalk is proposed) and the face of the garage, to allow vehicles to park completely outside the vehicular or pedestrian travel corridor or provide a maximum distance of 5 feet in length to prevent a vehicle from parking in the driveway.

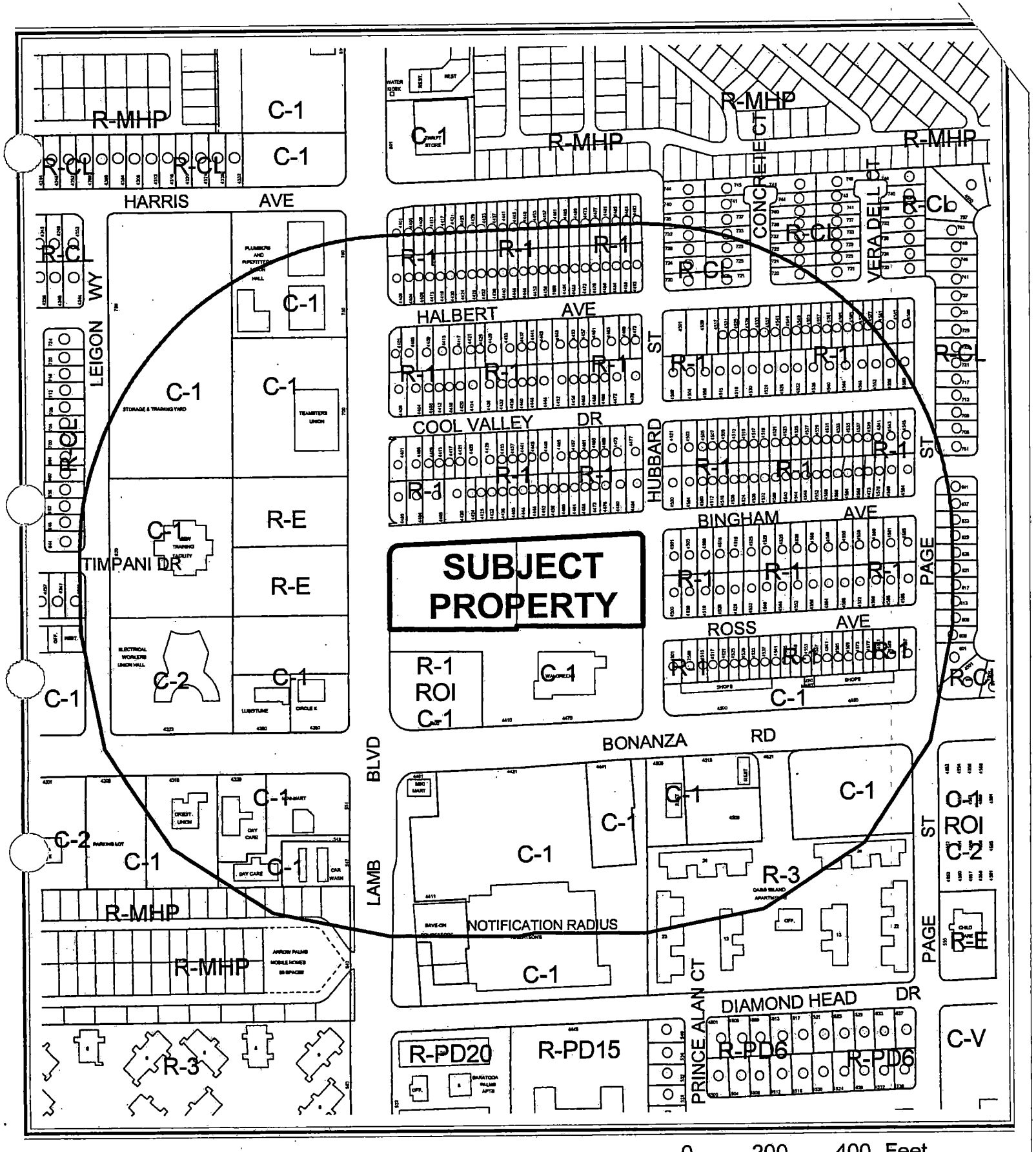
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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

16. Site development to comply with all applicable conditions of approval for ZON-4543 and all other subsequent site-related actions.

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

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


SUBJECT PROPERTY
NOTIFICATION RADIUS
HARRIS AVE
HALBERT AVE
COOL VALLEY DR
BINGHAM AVE
ROSS AVE
BONANZA RD
DIAMOND HEAD DR
TIMPANI DR
LEIGON WY
HUBBARD ST
CONCRETE ST
VERA DELL CT
PAGE ST
BLVD
LAMB
PRINCE ALAN CT
R-MHP
R-CL
R-CL
R-CL

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4545 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL. If APPROVED, subject to the following:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4542), Variance (VAR-4547), Variance (VAR-4572), and Rezoning (ZON-4543) approved by the City Council.

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

3. The standards for this development shall include the following:

4. The site plan shall be revised to illustrate the details and conditions of approval listed herein and shall be approved by Planning and Development Department staff prior to or at the time application is made for a tentative map.

5. A landscape plan shall be submitted and approved by Planning and Development Department staff prior to or at the time application is made for a tentative map. The landscape plan shall comply with the standards of Title 19.

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

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

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

DDS

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

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

11. All development shall be in conformance with the site plan and building elevations, date stamped 04/22/04, except as amended by conditions herein.

Public Works

12. Provide a minimum distance of 18 feet of driveway length between the back of sidewalk (or curb, if no sidewalk is proposed) and the face of the garage, to allow vehicles to park completely outside the vehicular or pedestrian travel corridor or provide a maximum distance of 5 feet in length to prevent a vehicle from parking in the driveway.

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

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

15. Site development to comply with all applicable conditions of approval for ZON-4543 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 35-lot single-family residential development on 3.58 acres at the southeast corner of Lamb Boulevard and Bingham Avenue. Applications for a General Plan Amendment (GPA-4542) to M (Medium Density Residential), a Variance (VAR-4547) in the size of an R-PD zoning district formation, a Rezoning (ZON-4543) to an R-PD9 zoning district, and an open space Variance (VAR-4572) have also been submitted in conjunction with this application.

B) Applicant's Justification

The applicant indicates in a letter submitted with the application the following:

> "While the existing zoning to the north and east is R-1, the proposed R-PD9 zoning is an ideal buffer to the C1 immediately adjacent and to the south and the C-1 to the west. In addition, the proposed project is buffered from the R-1 developments to the north and east by 60-foot wide streets (Bingham and Hubbard). A portion of the proposed development will be located on a 100-foot wide street, Lamb Boulevard."

BACKGROUND INFORMATION

A) Previous Actions

11/02/00 The Planning Commission tabled a request by Clark County for a General Plan Amendment (GPA-0022-00) to amend a portion of the Southeast Sector Plan from ML (Medium Low Density Residential) to O (Office) for a proposed County-operated office building that would contain the Family and Youth Services Division and branches of the Business License Department, District Courts, and Clark County Social Services. Staff recommended approval.

11/02/00 The Planning Commission tabled a request by Clark County for a Rezoning (Z-0076-00) from R-1 (Single Family Residential) to O (Office) for the above proposed County-operated office building. Staff recommended approval.

11/02/00 The Planning Commission tabled a request by Clark County for a Site Development Plan Review [Z-0076-00(1)] for the above proposed County-operated office building. Staff recommended approval.

07/08/04 The Planning Commission is to consider companion applications including a General Plan Amendment (GPA-4542) to M (Medium Density Residential), a Variance (VAR-4547) in the size of an R-PD zoning district formation, a Rezoning (ZON-4543) to an R-PD9 zoning district, and an open space Variance (VAR-4572).

B) Pre-Application Meeting

05/10/04 The staff discussed various elements of the prospective development, including the following:

- Discussion of the present zoning and General Plan designation and the zone that would accommodate the development.
- Need for a flood study.
- Provision of private ungated streets.
- Suggestion to move the entry point to avoid a narrow offset from Bingham Avenue.
- Request to add to the site plan adjacent land uses, net and net-net acreage, open space calculations, crash gates, and wall heights.
- Present elevation drawings that show heights of structures.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres:	3.58 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Single-Family residential
South	Retail Commercial
East	Single-Family residential
West	Undeveloped

C) Planned Land Use

Subject Property	M-L (Medium Low Residential)
North	M-L (Medium Low Residential)
South	S-C (Service Commercial)
East	M-L (Medium Low Residential)
West	S-C (Service Commercial)

DDS

D) Existing Zoning

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

PROJECT DESCRIPTION

The applicant is proposing a 35-lot subdivision for single-family development on 3.58 acres at a density of 9.21 residences per acre. The lots proposed are typically just over 2,000 square feet in size. A total of 12,124 square feet of open space is proposed; although, for a R-PD9 development, 25,158 square feet are required. The applicant is requesting a variance to reduce the required amount of open space. The interior streets that serve the development are proposed to be 39 feet wide and private.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Site Development Plan establishes the Development Standards for a R-PD. The Development Standards proposed are as follows:

Standards	Provided	Recommended
Min. Lot Size	2,000 sq. ft.	2,000 sq. ft.
Min. Lot Width	33 ft.	33 ft.
Min. Setbacks • Front • Side • Corner • Rear	 10 ft. 4 ft. 10 ft. 9.5 ft.	 10 ft.
Max. Lot Coverage	52.5%	52.5%
Max. Building Height	Two stories	Two stories or 35 ft.
Max. or Min. Drive Length	>18 ft. or <10 ft.	>18 ft. or <5 ft.

A condition of approval is included for the recommended Development Standards indicated above.

A3) Parking and Traffic Standards

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

Use	Dwelling Units	Required		Provided	
		Ratio	Parking	Ratio	Parking
Single- Family Residential	35	2/D.U.	70	2/D.U.	70

Two parking spaces are provided for each dwelling unit. Proposed models have the garage situated either 18 feet or 10 feet back from the street. Garages that are less than 18 feet back from the street should be provided with no more than a five-foot apron in front of the garage. Otherwise, there will be an inclination for drivers to either park their car in the driveway with the vehicle extending into the street or to park parallel to the garage. A condition of approval stipulates that drives shall be either a minimum of 18 feet in length or a maximum of five feet in length.

A4) Landscape and Open Space Standards

A detailed landscape plan has not been submitted. Such a plan is to be submitted prior to the "final engineering plan." The plan should be submitted prior to or at the same time as the submittal of the tentative map. A condition of approval addresses this matter.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
3.58	9.8	1.65	16.2	25,263 sq. ft.	7.8	12,124 sq.ft.

The development does not comply with the open space requirement. The applicant has requested a variance to reduce the amount of open space to 12,000 square feet. The staff report addressing that item (VAR-4572) recommends the variance be denied.

B) General Analysis and Discussion

The applicant is proposing a 35-lot subdivision for single-family development on 3.58 acres at a density of 9.21 residences per acre. The lots proposed are typically just over 2,000 square feet in size. A total of 12,124 square feet of open space is proposed; although, for a R-PD9 development, 25,158 square feet are required. The applicant is requesting a variance to reduce the required amount of open space. The interior streets that serve the development are proposed to be 39 feet wide and private.

The Development Standards for the development are acceptable, except for the garage setbacks. Two different models illustrate setbacks of either 20 feet or 10 feet. It is recommended that the setbacks be either no less than 18 feet or no more than five feet. A detailed landscape plan for the development, meeting the requirements of Title 19, needs to be submitted prior to or at the time a tentative map for the development is submitted.

FINDINGS

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

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

   Property to the west and south of the subject property is developed for commercial use and the property to the north and east is developed for single-family residences. The applicant proposes to develop the subject property with 35 single-family residences on lots that are approximately 2000 square feet in size. This density of development is excessive for this property.

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 proposal exceeds the density permitted by the current ML (Medium Low Density Residential) land use designation. For this reason, the applicant has requested a M (Medium Density Residential) classification that permits a density of up to 25 dwelling units per acre. The accompanying staff report for this General Plan Amendment (GPA-4542) recommends denial of this request.

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

   The subject site abuts Lamb Boulevard, a Primary (100-foot wide) Arterial Street, according to the Master Plan of Streets and Highways. The applicant, however, proposes to access the subject site from Bingham Avenue, a 60-foot wide local street that connects to Lamb Boulevard. These streets provide adequate access to the property.

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

   Although a detailed landscape plan was not submitted, a conceptual plan portrays a landscaping scheme with plant varieties that are appropriate for the area. The detailed landscape plan must comply with the landscape provisions of Title 19.

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

   The proposed dwellings maintain a consistent architectural theme. Each is two story and has an aesthetic appearance that will be harmonious and compatible with other single-family residences in the area.

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

   The site will be subject to ongoing inspection and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 402 (Mailed with GPA-4542, VAR-4547, ZON-4543 and VAR-4572)

APPROVALS 0

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4545 APN: 140-29-401-005 & 006

Name of Property Owner: Clark County

Name of Applicant: Joel Armstrong

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X Sandra M. Norskog

Print Name: Sandra M. Norskog

State of Nevada County of Clark

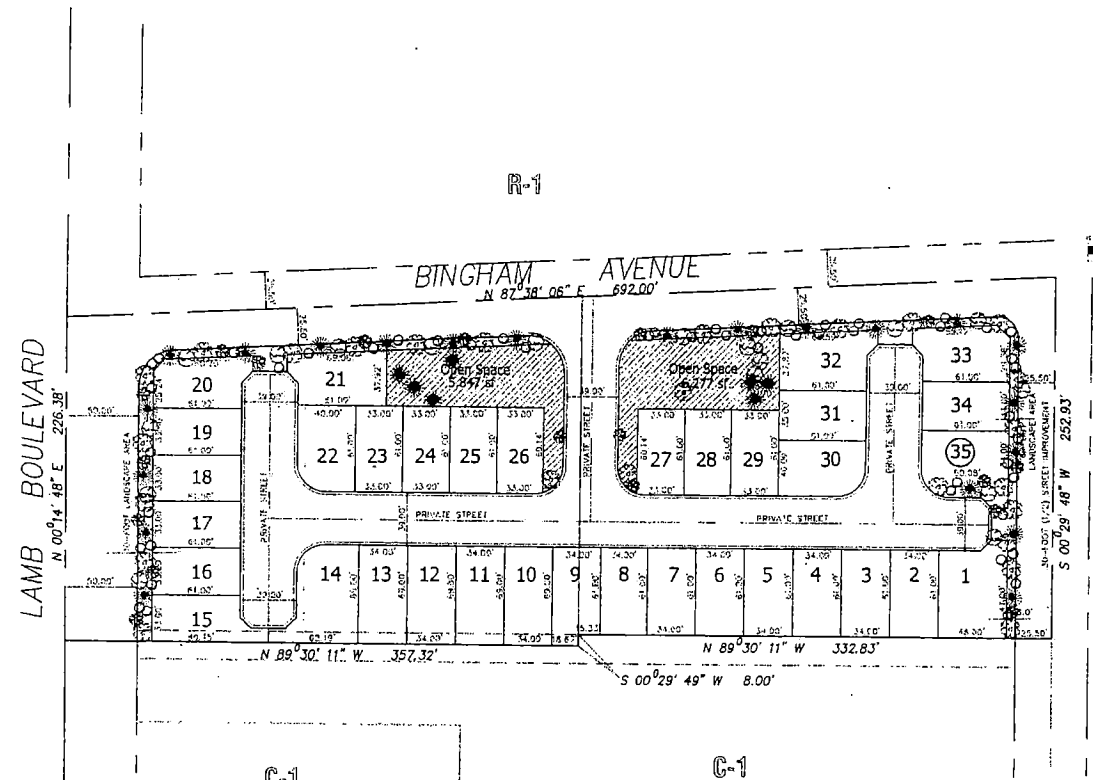
Subscribed and sworn before me

This 20th day of May, 2004

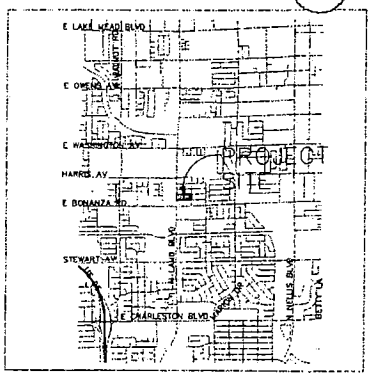
Karen S Mulcahy

Notary Public in and for said County and State

KAREN S. MULCAHY
Notary Public State of Nevada
No. 99-58482-1
My appt. exp. May 10, 2007



GRAPHIC SCALE



VICINITY MAP
N.T.S.

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	21	24" BOX	VARIES	MODESTO ASH
	18	24" BOX	VARIES	MONDEL PINE
	34	VARIES	N/A	DATE PALM
	7	13 GALLON	VARIES	PHOTNIA
	48	15 GALLON	VARIES	FLOWERING PLUM
	19	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 19A (City of Las Vegas)
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The preliminary landscaping and plants are conceptual only. A detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from this proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the amenities shown in the Open Space area

PROJECT SETBACKS

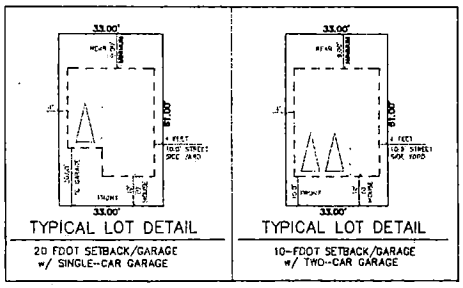
PROPOSED MINIMUM SETBACKS

FRONT	20.0 FEET
GARAGE	20.0 FEET
SIDE YARD	5.0 FEET
REAR YARD	15 FEET
STREET SIDE YARD	10.0 FEET

* 0.0 = Perimeter Setback to be a minimum of 5' wall.

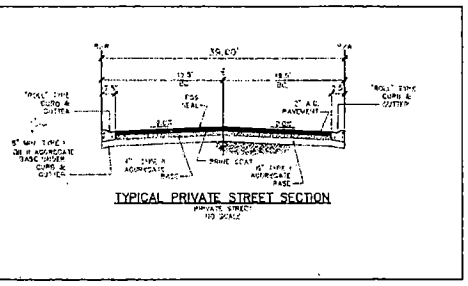
PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO.	140-29-401-005 & 006
GROSS ACRES	3.80 ACRES
CURRENT GENERAL PLAN	M: MEDIUM-LOW 5.6 to 8.0 du/ac
PROPOSED GENERAL PLAN	M-A (MEDIUM-LOW) 8.1 to 12 du/ac
CURRENT ZONING	R-1
PROPOSED ZONING	R-PD-17
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	36
PROPOSED DENSITY	9.47 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	25,020 SF, or 350 ACRES (15%)
PROPOSED USABLE OPEN SPACE	14,532 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	14,532 SF
PARKING	
# PER DWELLING UNIT	2.0
GUEST SPACES	0
HANDICAP SPACES	4
TOTAL PARKING SPACES PROVIDED	72



TYPICAL LOT DETAIL
20 FOOT SETBACK/GARAGE w/ SINGLE-CAR GARAGE

TYPICAL LOT DETAIL
10-FOOT SETBACK/GARAGE w/ TWO-CAR GARAGE



TYPICAL PRIVATE STREET SECTION
PRIVATE STREET
NO SCALE

GENERAL NOTES:
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyor boundary.
4. Some lot lines and dimensions may change during the final mapping process.

CONCEPTUAL LANDSCAPE PLAN
FOR
LAMB & BINGHAM

DRAWN BY:	DESIGNED BY:	CHECKED BY:	PROJECT NO:	SCALE:
JM	AL		6451	40'

4/23/2004 4/23/2004

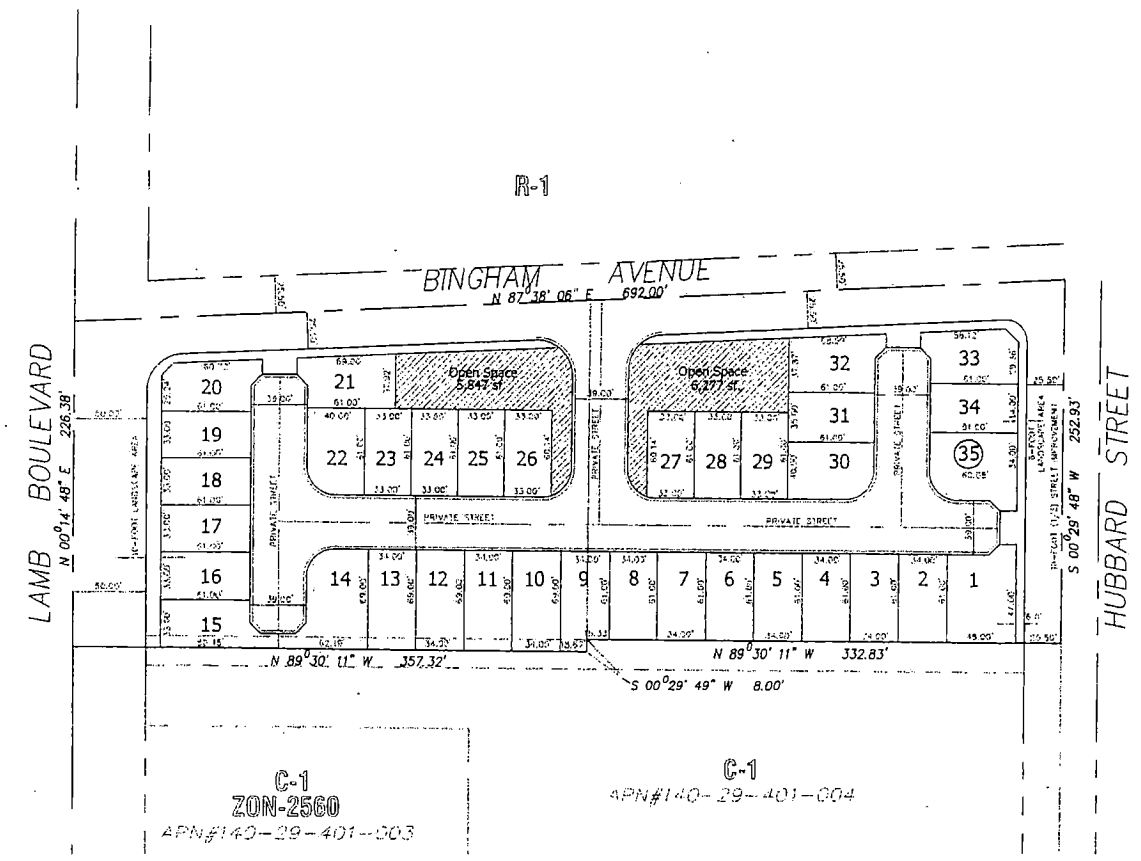
NO.	DATE	BY	REVISION
1	5/24/04	JM	CHANGED DRIVEWAY TO BINGHAM / ADDED 1 LOT

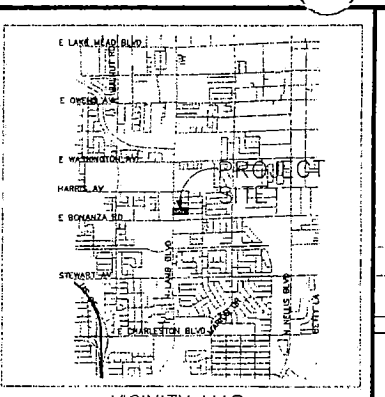
StoryBook Homes
2580 Hartwood Street
Las Vegas, Nevada 89117
(702) 877-7040

City of Las Vegas

SHEET 02 2 OF 2 SHEETS
DRAWING NO. 6451-CLV

ZON-4542
VAR-4547
SDR-4545
07-08-04 PC





VICINITY MAP
N.T.S.

GRAPHIC SCALE

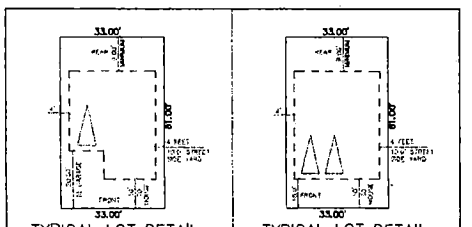
PROJECT SETBACKS

REQUIRED MINIMUM SETBACKS	
FRONT	100 FEET
GARAGE	120 FEET
SIDE YARD	15 FEET
REAR YARD	25 FEET
STREET SIDE YARD	80 FEET

NOTE: Minimum setback to be a minimum of 10 feet

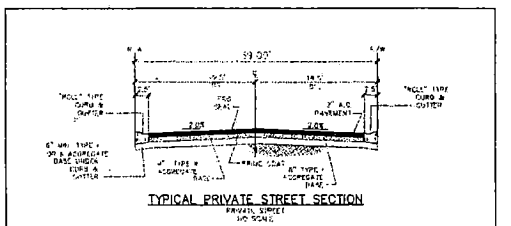
PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO.	140-29-401-003 & 004
GROSS ACRES	3.30 ACRES
CURRENT GENERAL PLAN	PR (MEDIUM-LOW) SA to ED (R1/R2)
PROPOSED GENERAL PLAN	M-A (MEDIUM-LOW) SA to ED (R1/R2)
CURRENT ZONING	R-1
PROPOSED ZONING	R-PD2
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	25
PROPOSED DENSITY	9.21 D.U./AC.
OPEN SPACE	
OPEN SPACE REQUIRED	25,138 SF OR 0.57 ACRES (15%)
PROPOSED USABLE OPEN SPACE	12,124 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	12,124 SF
PARKING	
# PER DWELLING UNIT	2.0
GUEST SPACES	3
HANDICAP SPACES	1
TOTAL PARKING SPACES PROVIDED	53



TYPICAL LOT DETAIL
20 FOOT SETBACK/GARAGE
w/ SINGLE-CAR GARAGE

TYPICAL LOT DETAIL
18-FOOT SETBACK/GARAGE
w/ TWO-CAR GARAGE



TYPICAL PRIVATE STREET SECTION
PRIVATE STREET
NO SCALE

GENERAL NOTES:
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The basis of bearings for this project is from "at record information". The at record bearings will most likely differ from the surveyed bearings.
4. Some of lines and dimensions may change during the final mapping process.

DRAWN BY:	1/29/2004
DESIGNED BY:	5/29/2004
CHECKED BY:	
PROJECT NO: 2457	SCALE: HORZ. 40' VERT.

SITE DEVELOPMENT PLAN
FOR
LAMB & BINGHAM

NO	DATE	BY	REVISION
1	5/29/04	JAA	CHANGE ENTRANCE TO BINGHAM / LOT 1 LOT

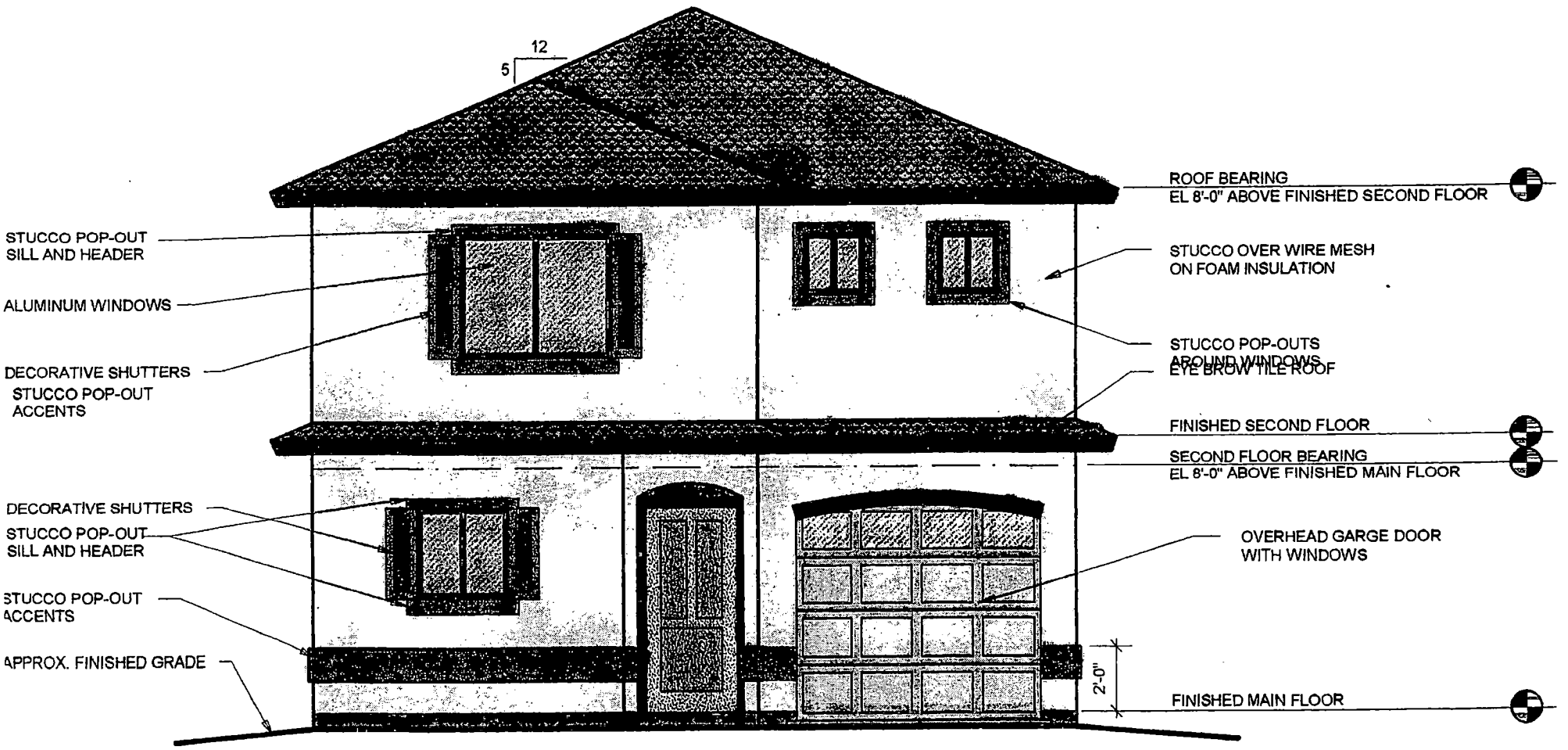
City of Las Vegas

StoryBook Homes
2360 Corporate Circle
Suite 400
Henderson, NV 89074
(702) 837-7040

VTN NEVADA
2727 North Hampton Road Las Vegas, Nevada 89128-8245
tel (702) 732-7500 fax (702) 362-2267
ENGINEERS • PLANNERS • SURVEYORS

SHEET 01
1 OF 2 SHEETS
DRAWING NO. 6457-CUV

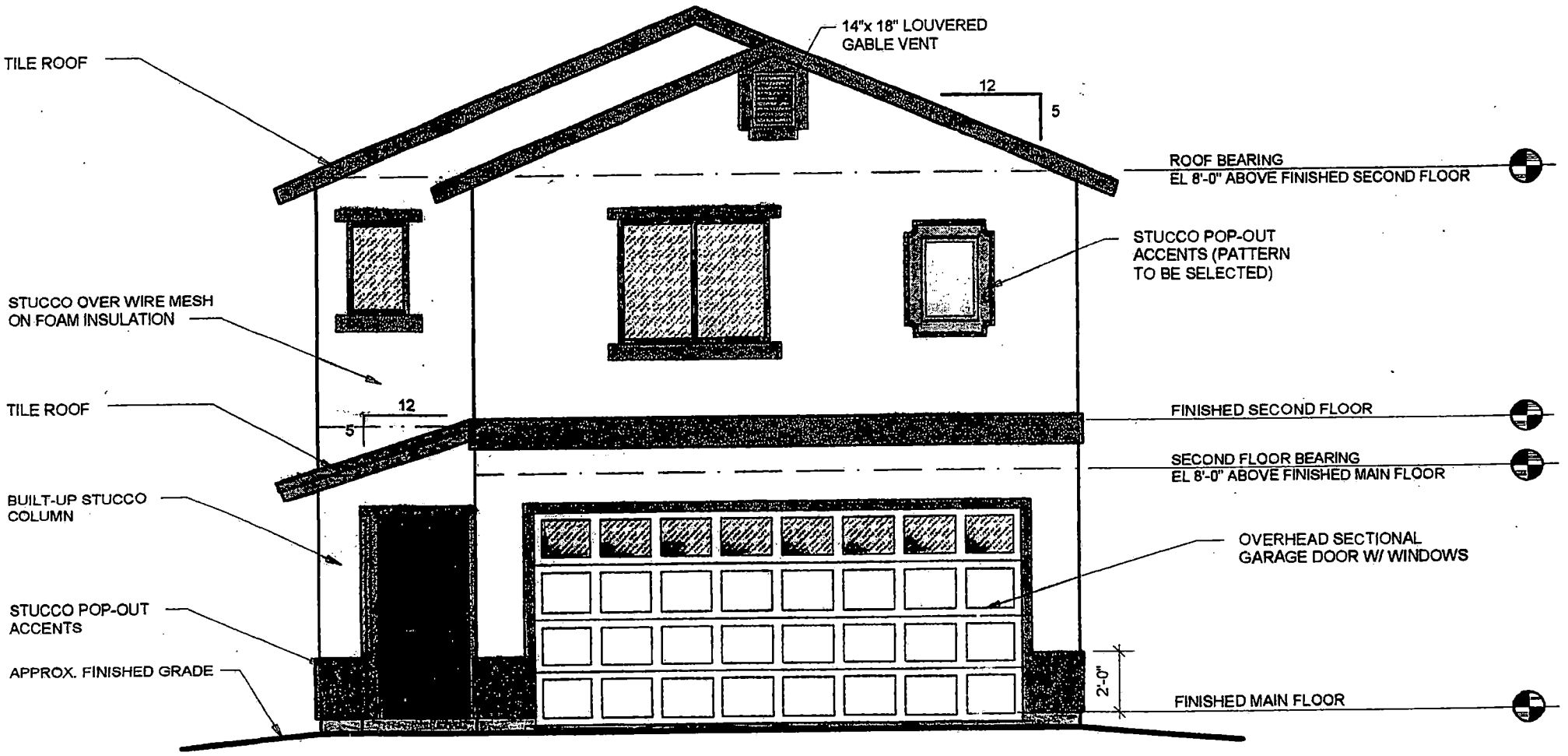
ZON-4542
VAR-4547
SDR-4545
07-08-04 PC



FRONT ELEVATION - B

Scale: 1/4" = 1'-0"

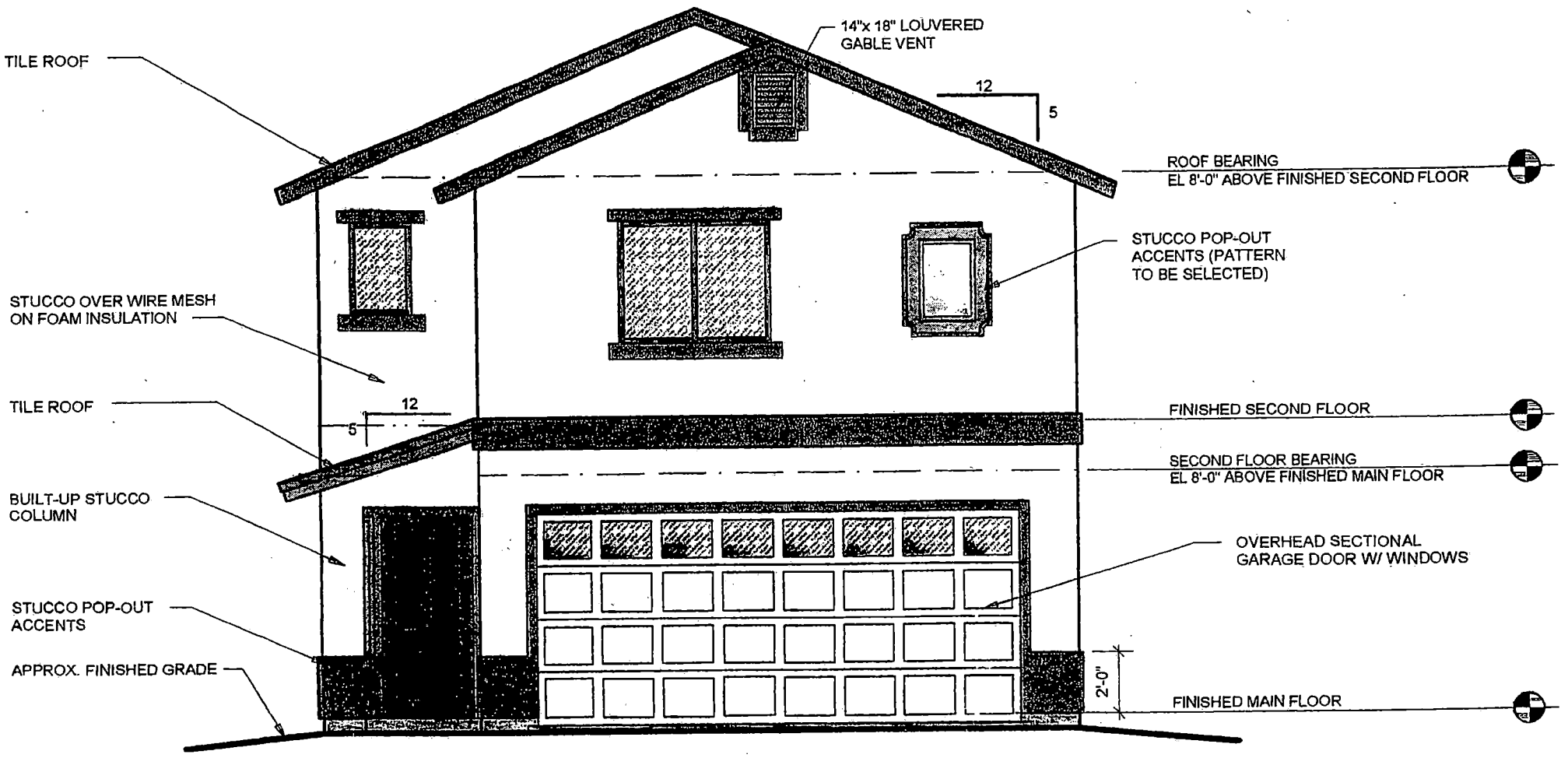
ZON-4542
VAR-4547
SDR-4545
07-08-04 PC



FRONT ELEVATION

Scale: 1/4" = 1'-0"

ZON-4542
VAR-4547
SDR-4545
07-08-04 PC



FRONT ELEVATION

Scale: 1/4" = 1'-0"

ZON-4542
VAR-4547
SDR-4545
07-08-04 PC



SDR-4545 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY
SOUTHEAST CORNER OF LAMB BOULEVARD AND BINGHAM AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: M (Medium Density Residential) on 12.88 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-002 and 140-30-520-017 through 033), Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:06 – 6:10)

GREENETINDALL

ARCHITECTURE & RESIDENTIAL DESIGN

July 2, 2004

Gary Leobold, Senior Planner
City of Las Vegas Planning & Development
731 S. Fourth St. Las Vegas, NV 89101

Re: Owens Court -**GPA-4548, ZON-4554, VAR-4677, and SDR-4555)**
Abeyance Request Letter

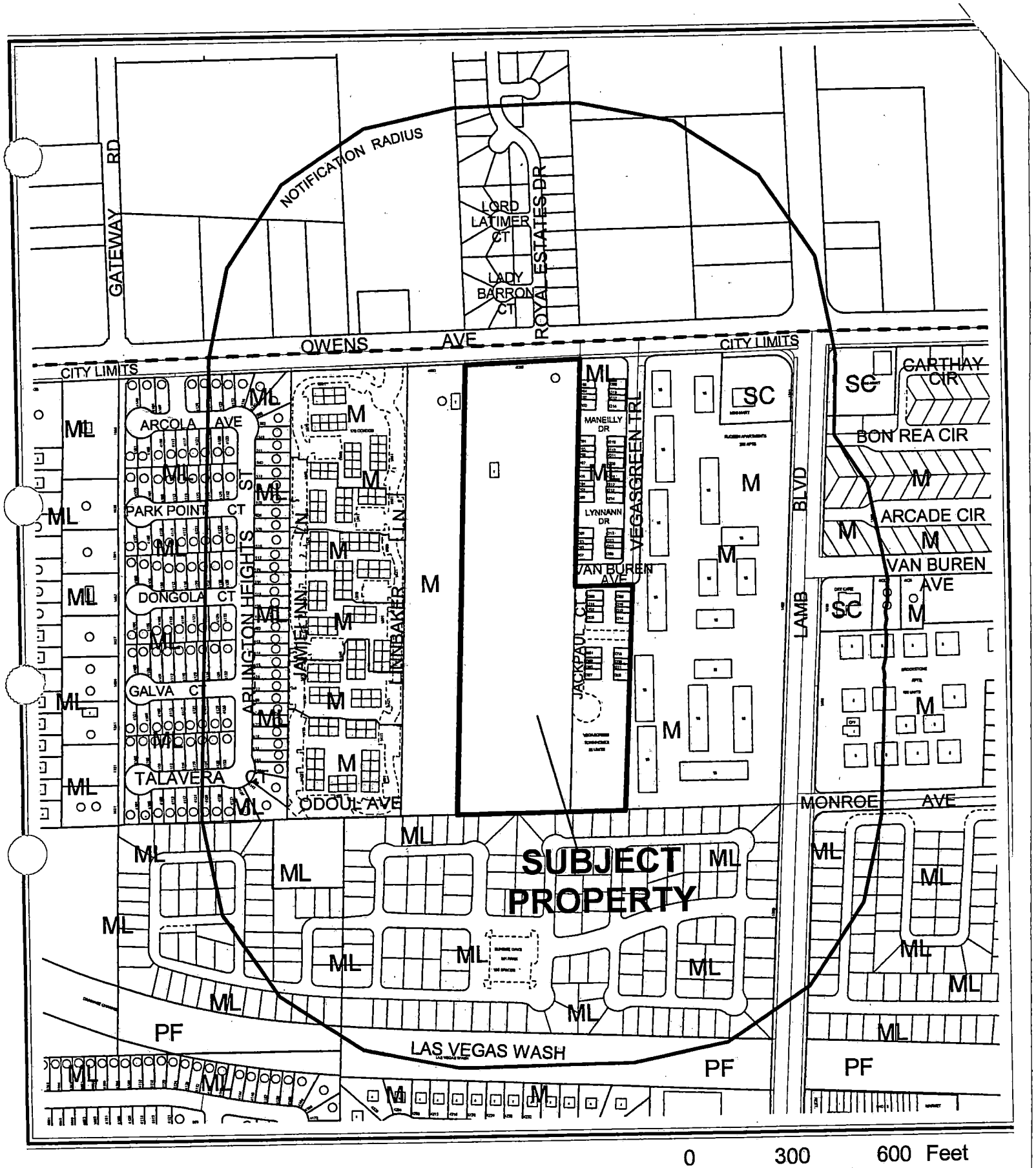
Dear Mr. Leobold,

GreeneTindall who is representing Robert Ehrlich in the above listed cases, wishes to abbey all four cases from the July 8th, 2004 Planning Commission meeting to the August 12th Planning Commission. Additional time is needed to revise the site plan to meet open space requirements.

Sincerely,

Christopher S. Dyka
Executive Administration

3531 E. Russell Road, Suite I * Las Vegas, Nevada 89120
Tel (702) 597-5292 * Fax (702) 597-5598



CASE: GPA-4548

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)



CASE: **GPA-4548**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

ON JULY 2, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 12, 2004 PLANNING COMMISSION MEETING TO REVISE THE SITE PLAN TO MEET OPEN SPACE REQUIREMENTS.

LLM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4548 APN: 140-30-503-001 ; 002 ; 140-30-528-017

Name of Property Owner: _____

Name of Applicant: ~~MARK A. RUM~~ *Richard K. Ehrlich

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Richard K. Ehrlich

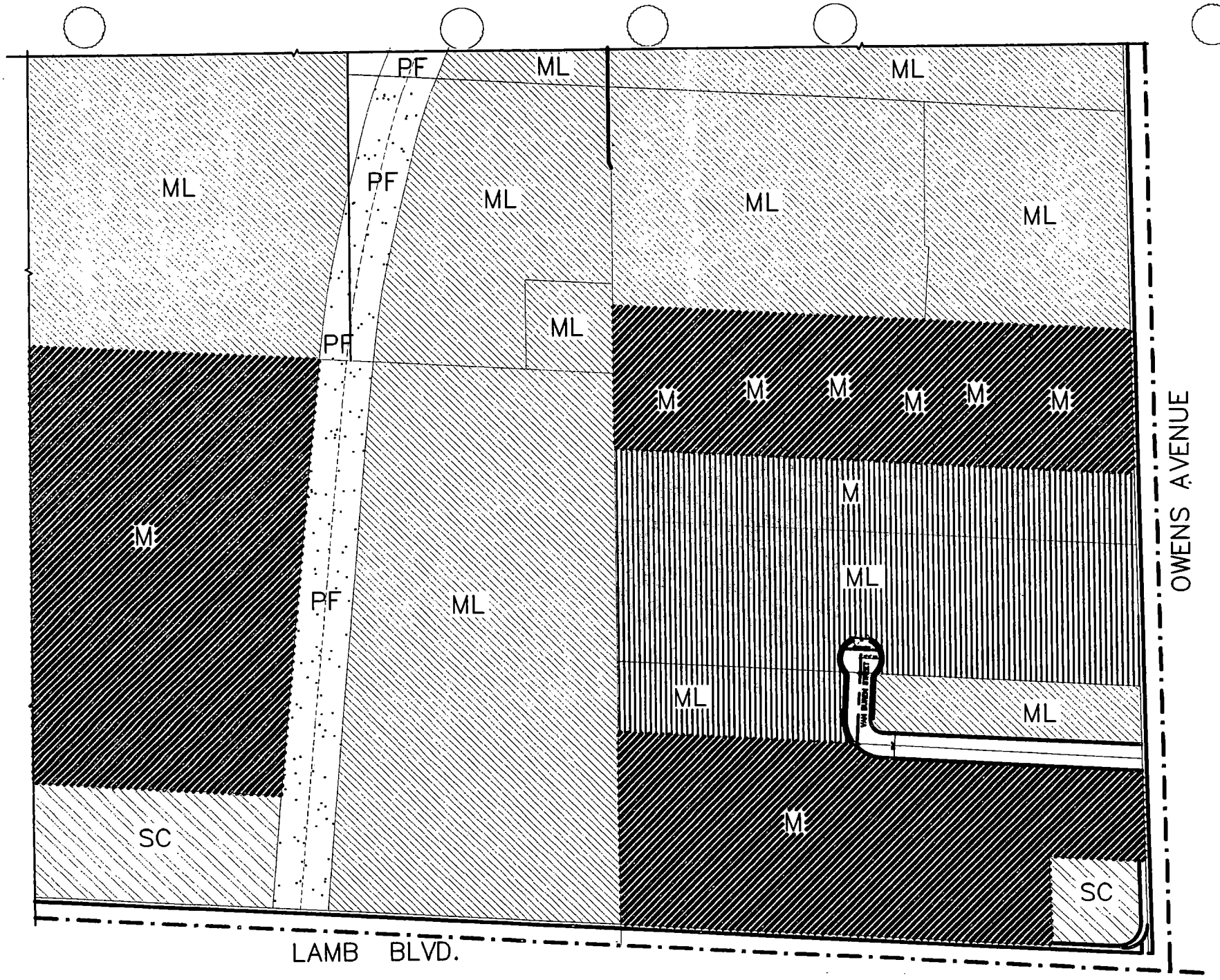
Subscribed and sworn before me

This 3rd day of March, 2004

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006



GPA-4548
07-08-04 PC

LOCATOR MAP

GREENETINDAL
3831 EAST RUSSELL ROAD, SUITE I
LAS VEGAS, NEVADA 89120
PHONE 702.597.3535
FACSIMILE 702.597.3568
EMAIL GTLTROOP@aol.com
ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING

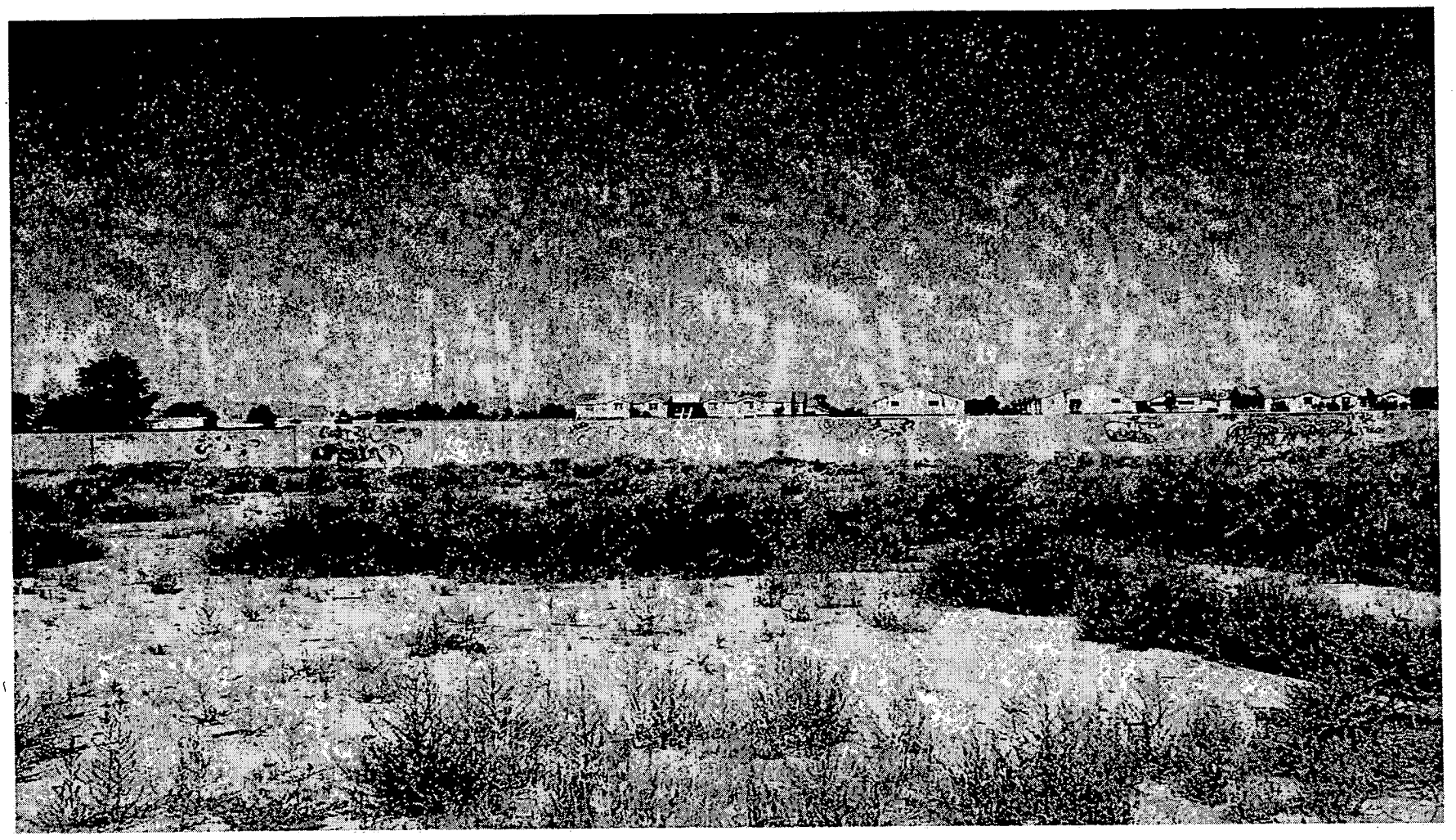
etamp

LOCATOR MAP

OWENS COURT
OWENS AVE Between Sandhill and Lamb Blvd
LAS VEGAS,
CLARK COUNTY.
NEVADA

GT041

S-2



GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
REZONING RELATED TO GPA-4548 - PUBLIC HEARING - ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:06 – 6:10)

GREENETINDALL

ARCHITECTURE & RESIDENTIAL DESIGN

July 2, 2004

Gary Leobold, Senior Planner
City of Las Vegas Planning & Development
731 S. Fourth St. Las Vegas, NV 89101

Re: Owens Court -**GPA-4548, ZON-4554, VAR-4677, and SDR-4555)**
Abeyance Request Letter

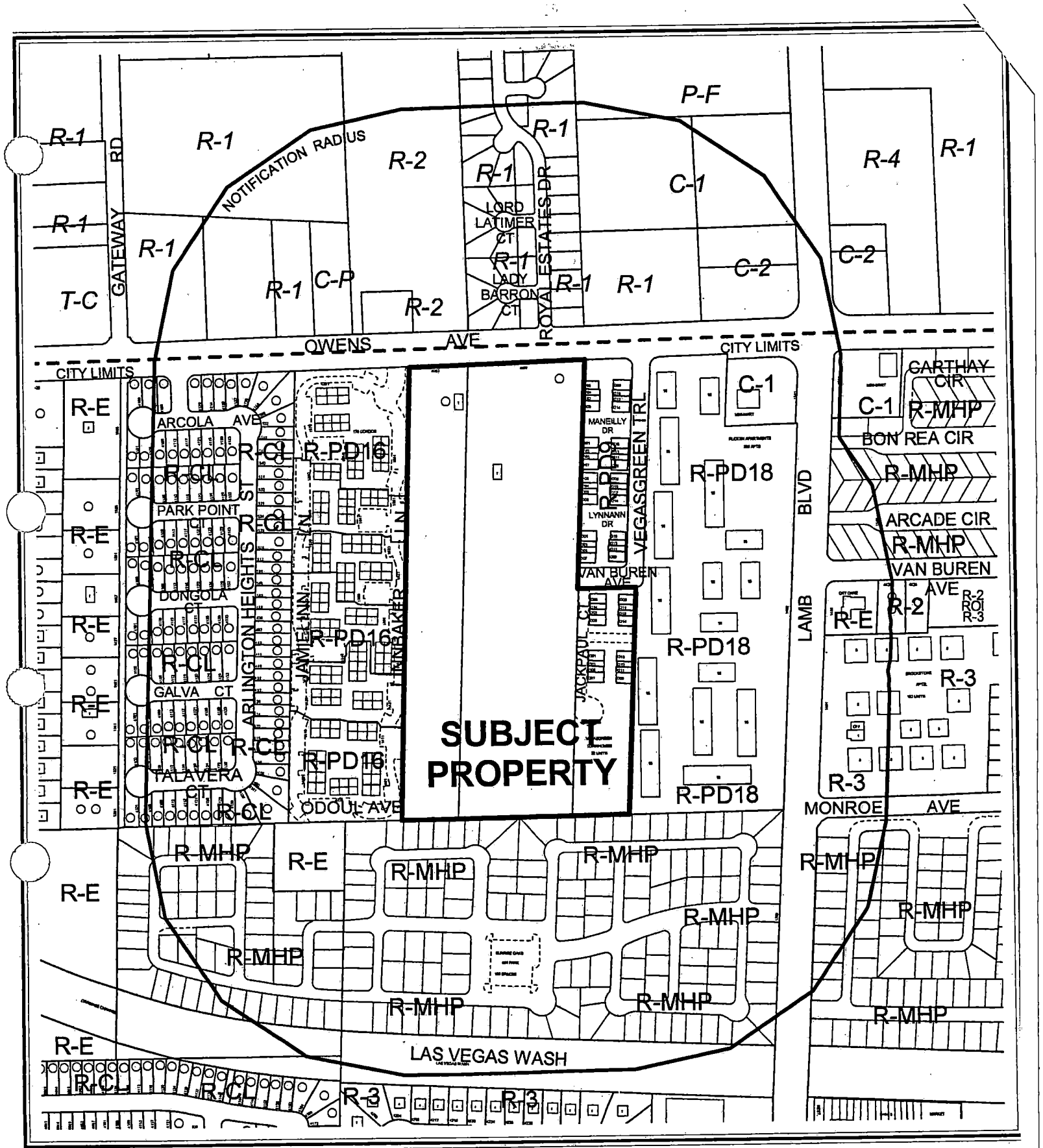
Dear Mr. Leobold,

GreeneTindall who is representing Robert Ehrlich in the above listed cases, wishes to abbey all four cases from the July 8th, 2004 Planning Commission meeting to the August 12th Planning Commission. Additional time is needed to revise the site plan to meet open space requirements.

Sincerely,

Christopher S. Dyka
Executive Administration

3531 E. Russell Road, Suite I * Las Vegas, Nevada 89120
Tel (702) 597-5292 * Fax (702) 597-5598



CASE: **ZON-4554**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)



0 300 600 Feet

CASE: **ZON-4554**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

ON JULY 2, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 12, 2004 PLANNING COMMISSION MEETING TO REVISE THE SITE PLAN TO MEET OPEN SPACE REQUIREMENTS.

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4554 APN: 140-30-503-001 ; 002 ; 140-30-520-017

Name of Property Owner: _____

Name of Applicant: ~~MARK A. RUM~~ *Richard K. Ehrlich

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

_____Yes _✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Richard K. Ehrlich

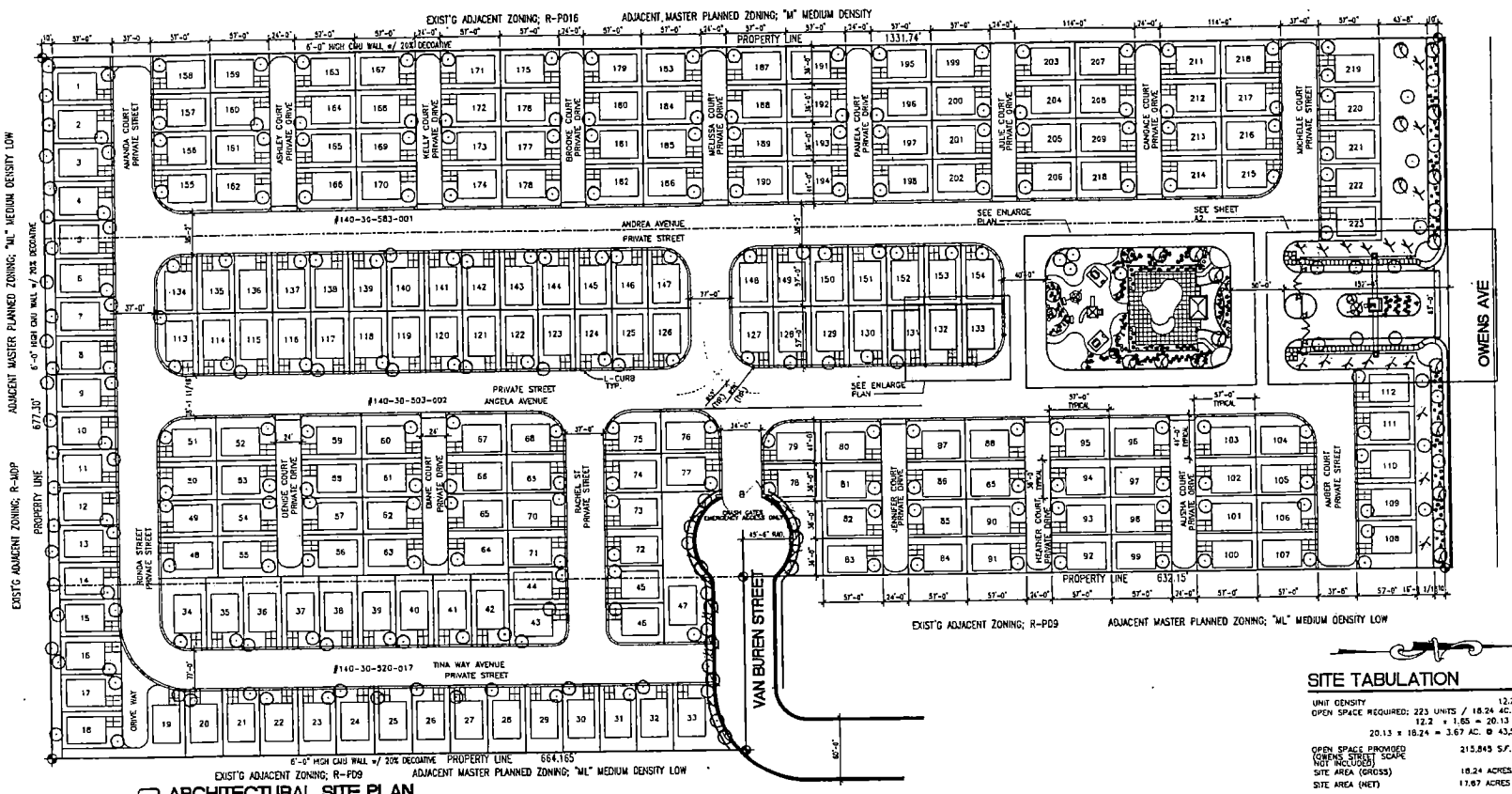
Subscribed and sworn before me

This 3rd day of March, 2004

Barbara A Bross

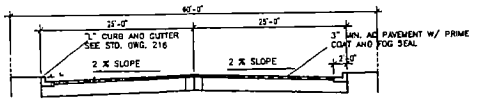
Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006



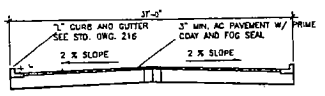
ARCHITECTURAL SITE PLAN

SCALE: 1"=300'



TYPICAL 60' PUBLIC STREET (VAN BUREN)

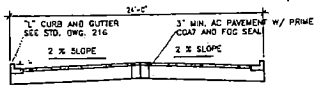
SCALE: NO SCALE



TYPICAL PRIVATE STREET

SCALE: NO SCALE

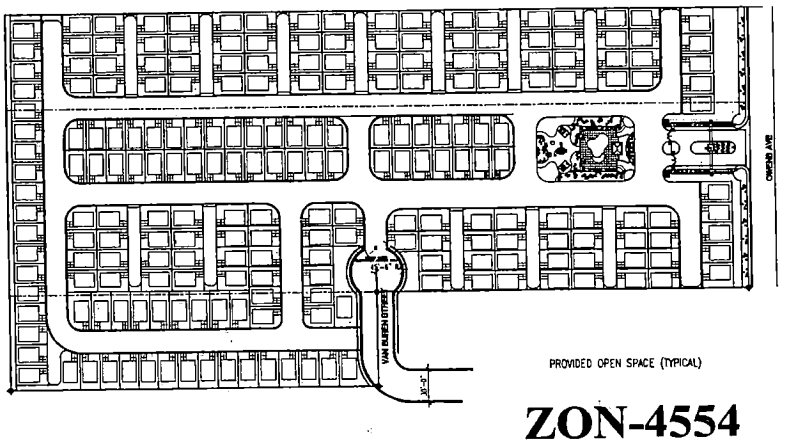
P.U.E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



TYPICAL PRIVATE DRIVE

SCALE: NO SCALE

P.U.E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



ZON-4554
SDR-4555
07-08-04 PC

SITE TABULATION

UNIT DENSITY 12.2 UNITS PER ACRE
OPEN SPACE REQUIRED: 223 UNITS / 18.24 AC. = 12.2 UNITS/AC
12.2 x 1.65 = 20.13 % OF GROSS AREA
20.13 x 18.24 = 3.67 AC. @ 43,560 = 159,939 S.F.

OPEN SPACE PROVIDED 215,845 S.F.
(OWENS STREET SCAPE NOT INCLUDED)
SITE AREA (GROSS) 18.24 ACRES
SITE AREA (NET) 17.67 ACRES

2 PARKING SPACES PER UNIT = 246 PARKING SPACES

EXIST'G ADJACENT ZONING; R-PD16
ADJACENT MASTER PLANNED ZONING; "M" MEDIUM DENSITY

EXISTING APN: 140-30-503-001; R-E
PROPOSED APN: 140-30-503-001; R-PD13 M- MEDIUM DENSITY

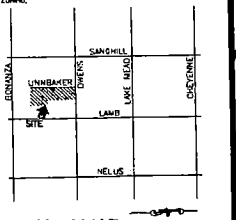
EXISTING APN: 140-30-503-002; R-E
PROPOSED APN: 140-30-503-002; R-PD12 M - MEDIUM DENSITY

ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW

APN: EXISTING 140-30-520-017; R-PD9
PROPOSED APN: 140-30-520-017; R-PD13 ML - MEDIUM DENSITY LOW

EXIST'G ADJACENT ZONING; R-PD9
ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW

EXIST'G ADJACENT ZONING; R-PD9
ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW



VICINITY MAP

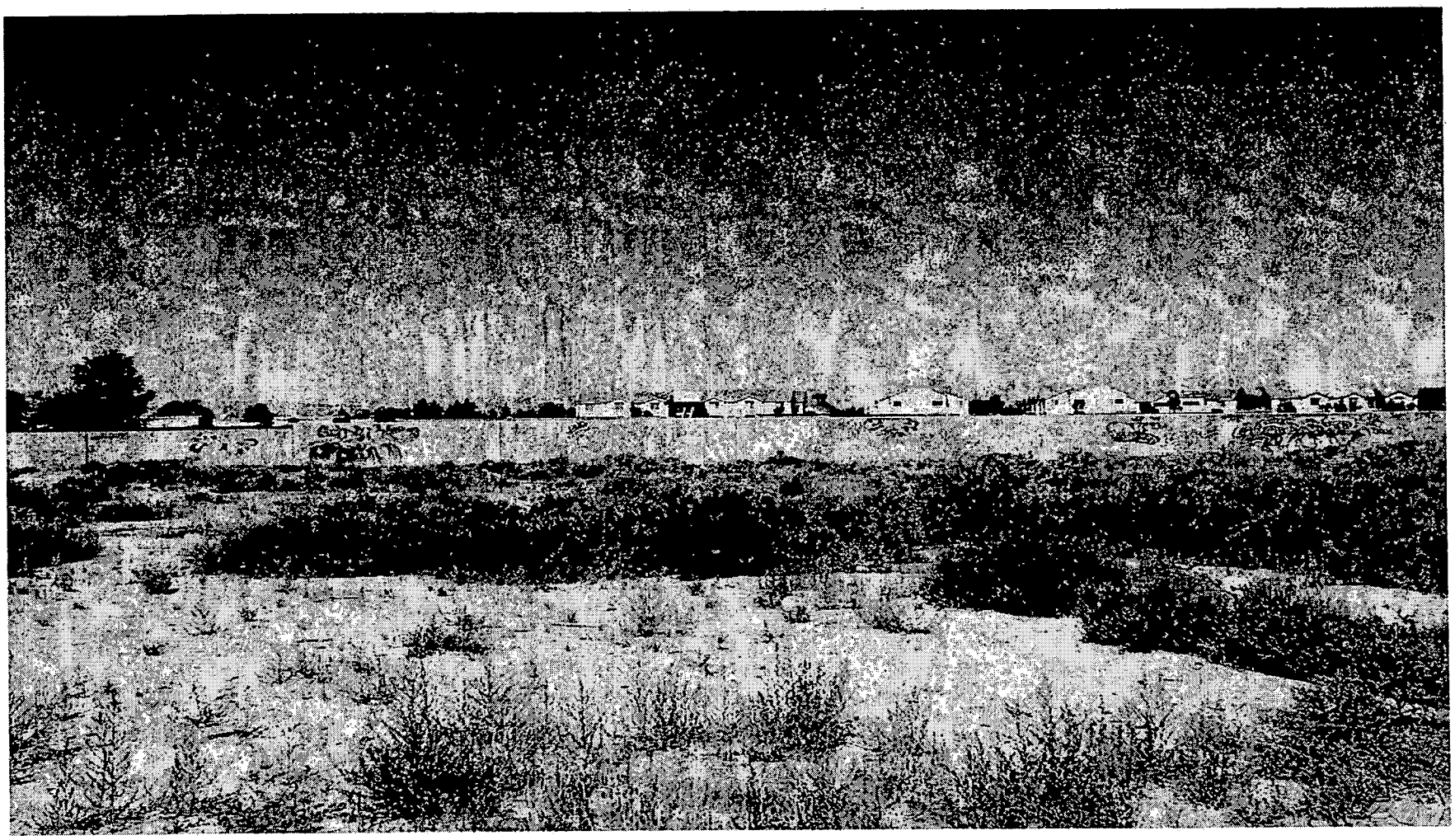
GREENE TINDALL
331 EAST STEWART ROAD, SUITE 1
LAS VEGAS, NEVADA 89115
PHONE 702.797.8333
FACSIMILE 702.797.8339
EMAIL GTLVS@COX.NET
ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING

stamp

SITE PLAN

OWENS COURT
OWENS AVE Between Sandhill and Lamb Blvd
LAS VEGAS, NEVADA
CLARK COUNTY.

job no. GT0419
date 5-25-04
sheet no. S-1
of 22 sheets



ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:

VARIANCE RELATED TO GPA-4548 AND ZON-4554 - PUBLIC HEARING - VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 3.67 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 223-unit single-family residential development on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:06 – 6:10)

GREENETINDALL

ARCHITECTURE & RESIDENTIAL DESIGN

July 2, 2004

Gary Leobold, Senior Planner
City of Las Vegas Planning & Development
731 S. Fourth St. Las Vegas, NV 89101

Re: **Owens Court -GPA-4548, ZON-4554, VAR-4677, and SDR-4555)**
Abeyance Request Letter

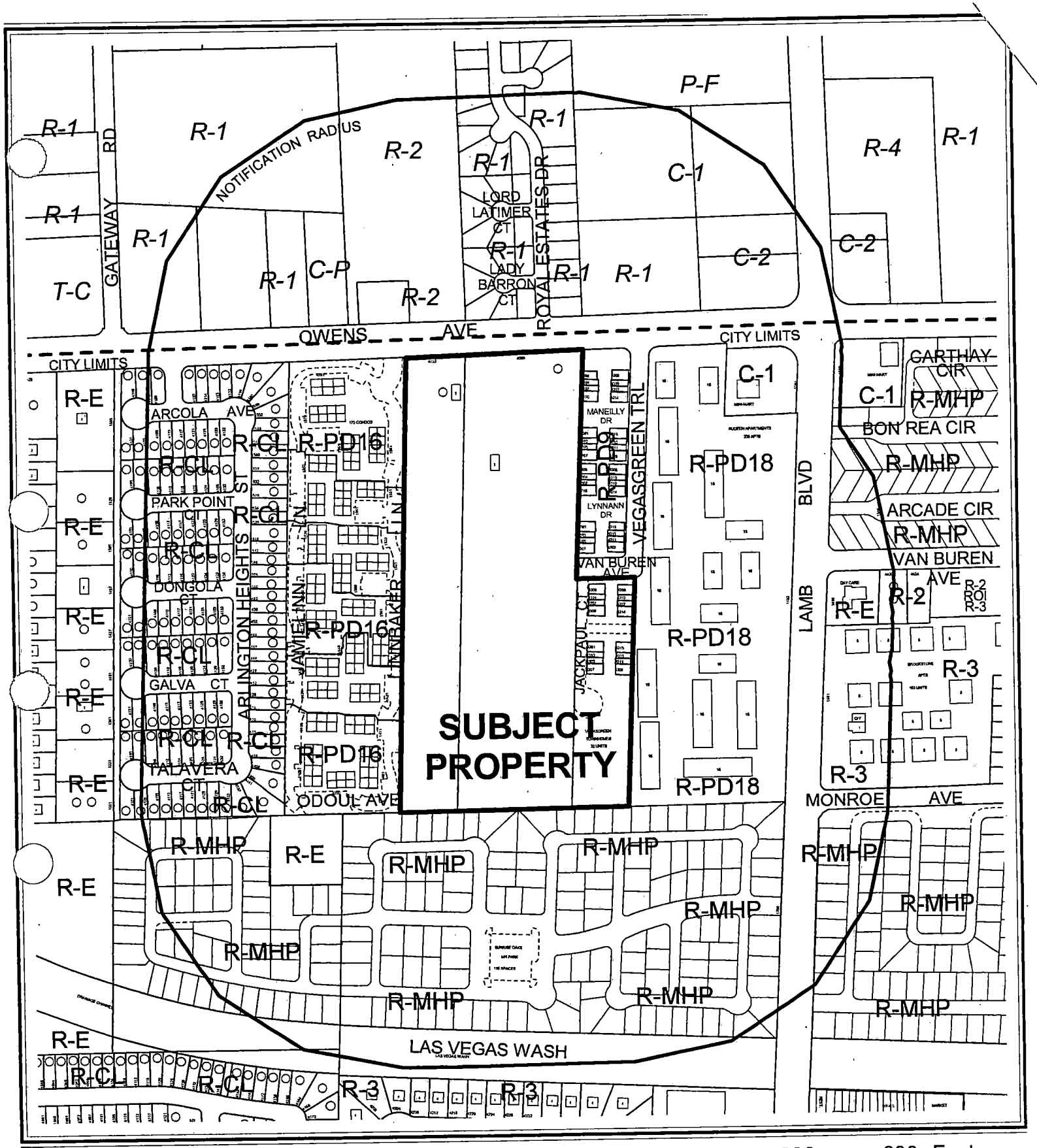
Dear Mr. Leobold,

GreeneTindall who is representing Robert Ehrlich in the above listed cases, wishes to abbey all four cases from the July 8th, 2004 Planning Commission meeting to the August 12th Planning Commission. Additional time is needed to revise the site plan to meet open space requirements.

Sincerely,

Christopher S. Dyka
Executive Administration

3531 E. Russell Road, Suite I * Las Vegas, Nevada 89120
Tel (702) 597-5292 * Fax (702) 597-5598



0 300 600 Feet

CASE: VAR-4677

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

ON JULY 2, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 12, 2004 PLANNING COMMISSION MEETING TO REVISE THE SITE PLAN TO MEET OPEN SPACE REQUIREMENTS.

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-503-001

Name of Property Owner: Phoenix Gardens

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: _____

Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

M. Matsik

Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 28, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-503-002

Name of Property Owner: Creative LLC

Name of Applicant: _____

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Richard K. Ehrlich

Subscribed and sworn before me

This 16 day of June, 2004

_____
Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4677 APN: 140-30-520-017

Name of Property Owner: Richard Erlich

Name of Applicant: Richard Ettrlich

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

_____Yes _____✓No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Richard K. Ehrlich

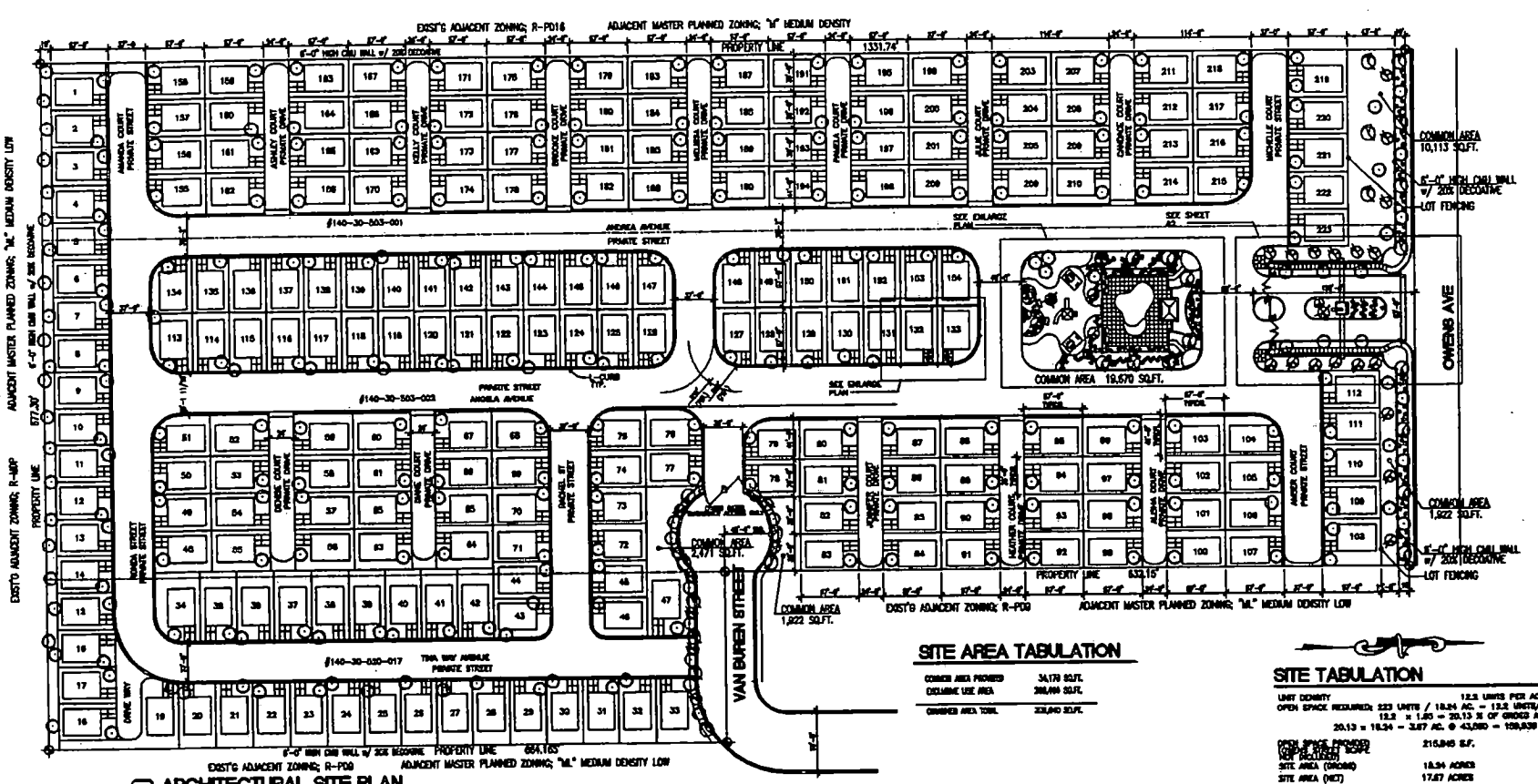
Subscribed and sworn before me

This 16 day of June, 2004

[signature]

Notary Public in and for said County and State

M. MATSIK
Commission # 1318890
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2005



ARCHITECTURAL SITE PLAN

SITE AREA TABULATION

COMMON AREA PROVIDED	34,178 SQ.FT.
EXCLUSIVE USE AREA	386,669 SQ.FT.
COMBINED AREA TOTAL	330,840 SQ.FT.

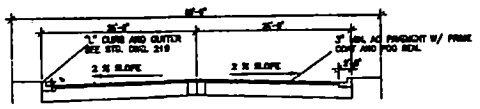
SITE TABULATION

UNIT DENSITY 12.5 UNITS PER ACRE

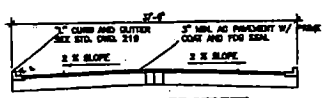
OPEN SPACE REQUIRED: 223 UNITS / 18.34 AC. = 12.2 UNITS/AC
12.2 = 1.65 = 20.13 % OF GROSS AREA
20.13 = 18.34 - 3.67 AC. @ 43,560 = 159,839 S.F.

OPEN SPACE PROVIDED	215,845 S.F.
SITE AREA (GROSS)	18.34 ACRES
SITE AREA (NET)	17.67 ACRES

2 PARKING SPACES PER UNIT = 346 PARKING SPACES

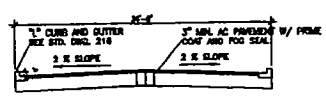


TYPICAL 60' PUBLIC STREET (VAN BUREN)



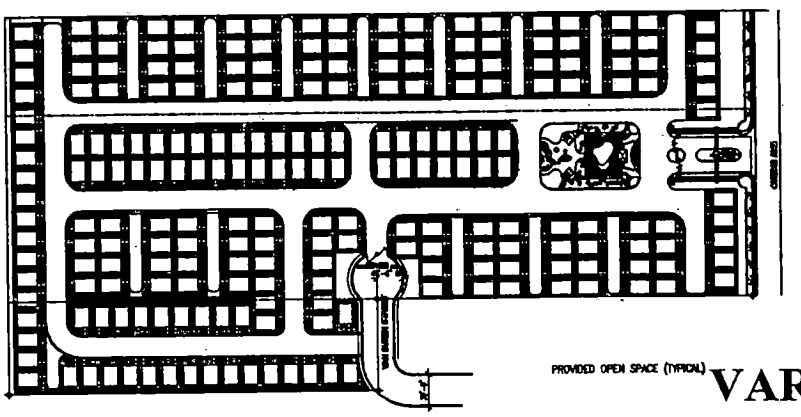
TYPICAL PRIVATE STREET

P.U.E. & C. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT. TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



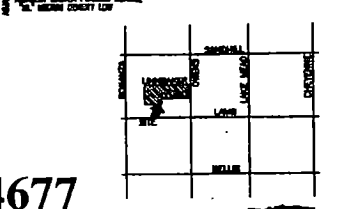
TYPICAL PRIVATE DRIVE

P.U.E. & C. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT. TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



PROVIDED OPEN SPACE (TYPICAL)

PROPOSED EXCLUSIVE USE AREA



VAR-4677
07-08-04 PC

VICINITY MAP

GREENE TINDALL

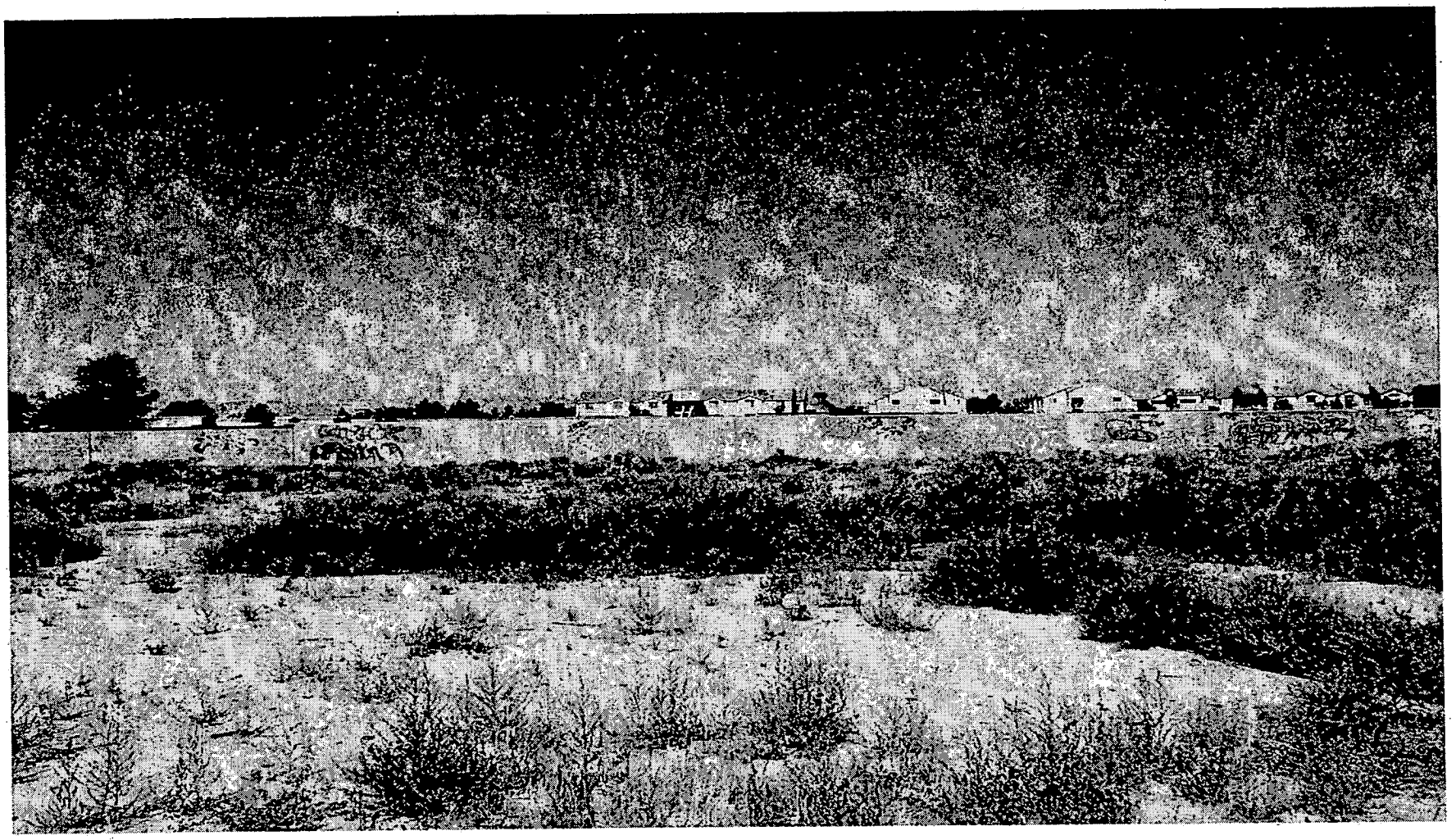
stamp

SITE PLAN

OWENS COURT

OWENS AVE. Between Rancho and Lamb Blvd
LAS VEGAS,
CLARK COUNTY, NEVADA

S-1



VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4548, ZON-4554 AND VAR-4677 - PUBLIC HEARING - SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 223-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 23 [GPA-4528], Item 24 [GPA-4535], Item 30 [GPA-4548], Item 31 [ZON-4554], Item 32 [VAR-4677] and Item 33 [SDR-4555] to 8/12/2004 Planning Commission meeting; TABLE Item 10 [ZON-4208], Item 11 [VAR-4209], Item 12 [SUP-4210], Item 13 [VAC-4212], and Item 14 [SDR-4214] – UNANIMOUS

MINUTES:
DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:06 – 6:10)

GREENETINDALL

ARCHITECTURE & RESIDENTIAL DESIGN

July 2, 2004

Gary Leobold, Senior Planner
City of Las Vegas Planning & Development
731 S. Fourth St. Las Vegas, NV 89101

Re: **Owens Court -GPA-4548, ZON-4554, VAR-4677, and SDR-4555)**
Abeyance Request Letter

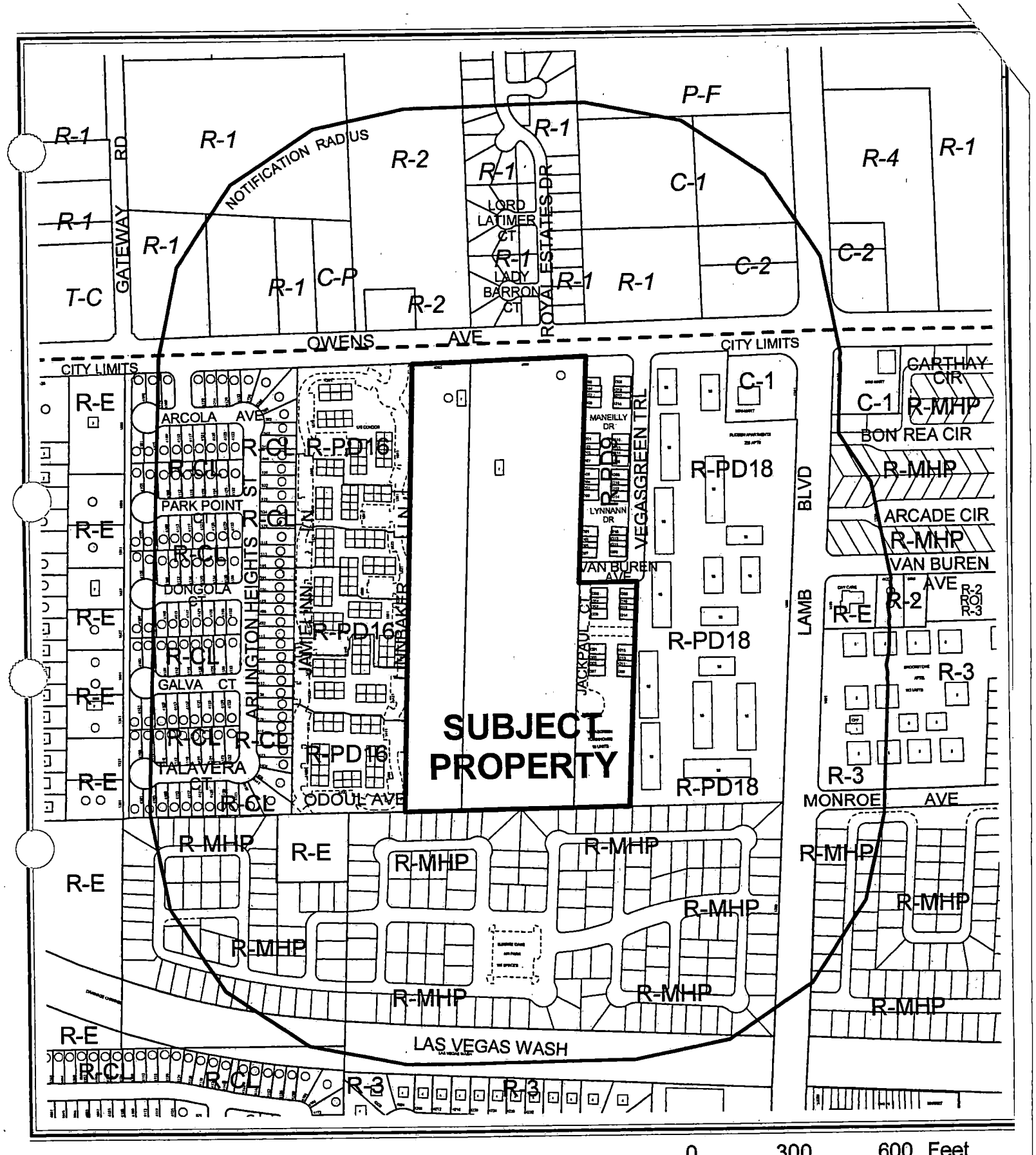
Dear Mr. Leobold,

GreeneTindall who is representing Robert Ehrlich in the above listed cases, wishes to abbey all four cases from the July 8th, 2004 Planning Commission meeting to the August 12th Planning Commission. Additional time is needed to revise the site plan to meet open space requirements.

Sincerely,

Christopher S. Dyka
Executive Administration

3531 E. Russell Road, Suite I * Las Vegas, Nevada 89120
Tel (702) 597-5292 * Fax (702) 597-5598



CASE: **SDR-4555**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL

ON JULY 2, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 12, 2004 PLANNING COMMISSION MEETING TO REVISE THE SITE PLAN TO MEET OPEN SPACE REQUIREMENTS.

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4555 APN: 140-30-503-001 & 002 & 140-30-520-017

Name of Property Owner: _____

Name of Applicant: Richard K. Ehrlich

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Richard K. Ehrlich

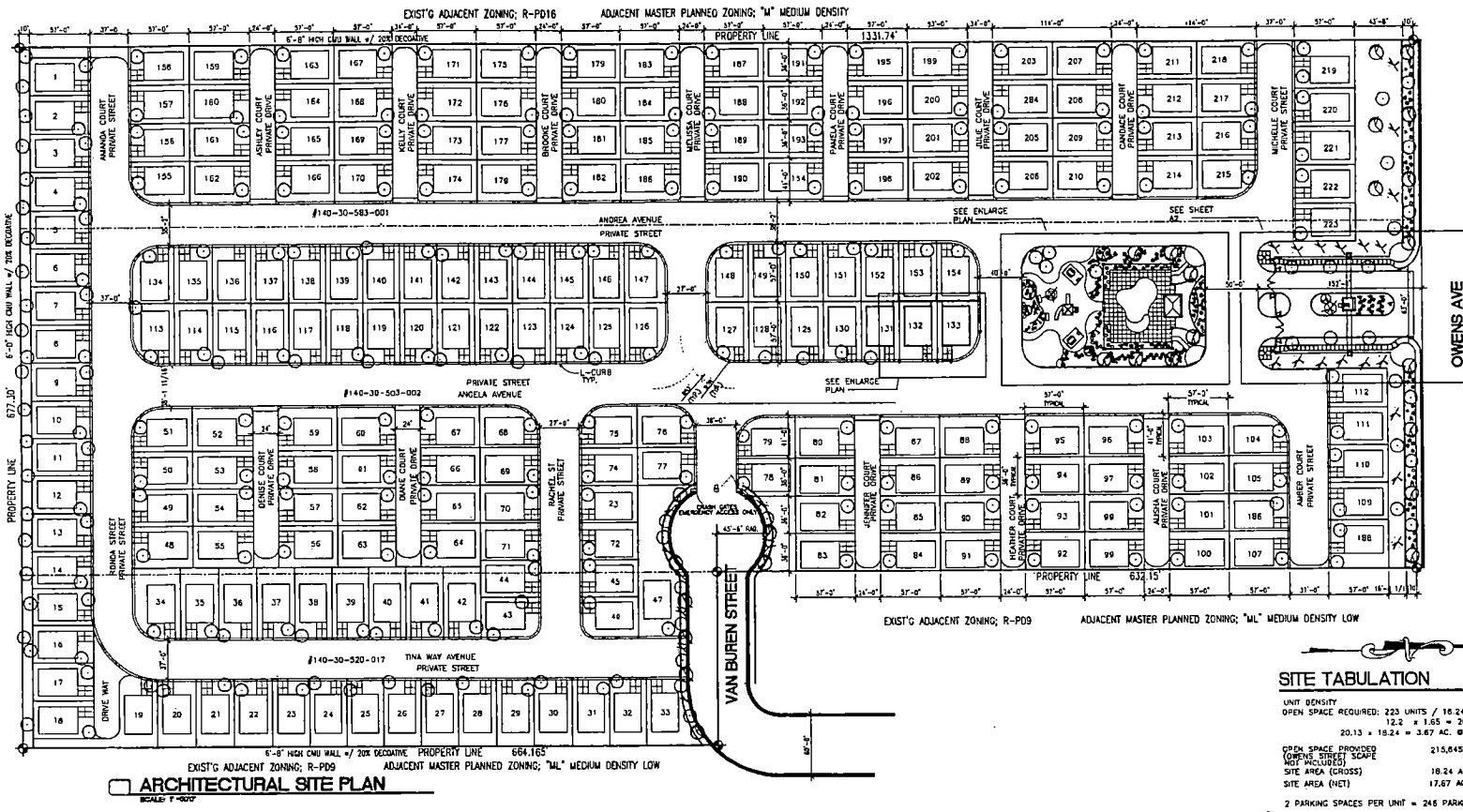
Subscribed and sworn before me

This 27th day of April, 2004

Barbara A Bross

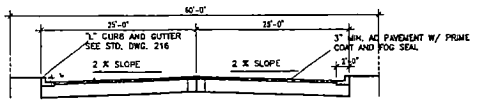
Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006



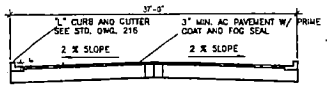
ARCHITECTURAL SITE PLAN

SCALE: 1" =60'-0"



TYPICAL 60' PUBLIC STREET (VAN BUREN)

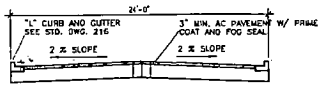
SCALE: NO SCALE



TYPICAL PRIVATE STREET

SCALE: NO SCALE

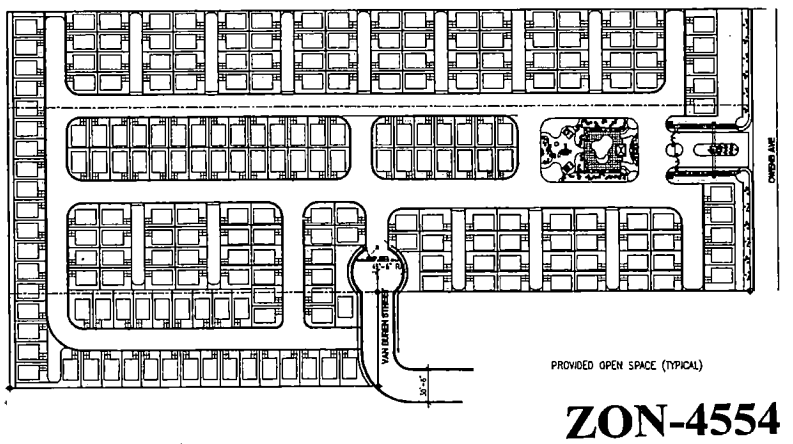
P.U & E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



TYPICAL PRIVATE DRIVE

SCALE: NO SCALE

P.U & E. CITY OF LAS VEGAS SEWER EASEMENT and PUBLIC UTILITY EASEMENT.
TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION



PROVIDED OPEN SPACE (TYPICAL)

SITE TABULATION

UNIT DENSITY	12.2 UNITS PER ACRE
OPEN SPACE REQUIRED: 223 UNITS / 18.24 AC. = 12.2 UNITS/AC	
12.2 x 1.65 = 20.13 % OF GROSS AREA	
20.13 x 18.24 = 3.67 AC. @ 43,560 = 159,939 S.F.	
OPEN SPACE PROVIDED (OWENS STREET SCAPE NOT INCLUDED)	215,645 S.F.
SITE AREA (GROSS)	18.24 ACRES
SITE AREA (NET)	17.67 ACRES

2 PARKING SPACES PER UNIT = 246 PARKING SPACES

EXIST'G ADJACENT ZONING; R-PD16
ADJACENT MASTER PLANNED ZONING; "M" MEDIUM DENSITY

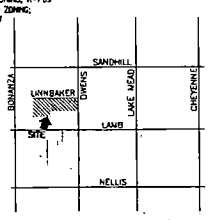
EXISTING APN:	140-30-503-001;	R-E
PROPOSED APN:	140-30-503-001;	R-PD13 M- MEDIUM DENSITY
EXISTING APN:	140-30-503-002;	R-E
PROPOSED APN:	140-30-503-002;	R-PD12 M - MEDIUM DENSITY

APN: EXISTING 140-30-520-017; R-PD9
PROPOSED APN: 140-30-524-017; R-PD13 ML - MEDIUM DENSITY LOW

EXIST'G ADJACENT ZONING; R-PD9
ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW

EXIST'G ADJACENT ZONING; R-PD9
ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW

ADJACENT MASTER PLANNED ZONING; "ML" MEDIUM DENSITY LOW



VICINITY MAP

ZON-4554
SDR-4555
07-08-04 PC

GREENE TINDALL
3231 EAST RUSSELL ROAD, SUITE 1
LAS VEGAS, NEVADA 89120
PHONE 702-597-1333
FACSIMILE 702-597-1066
E-MAIL GTVEGAS@PACBELL.net
ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING

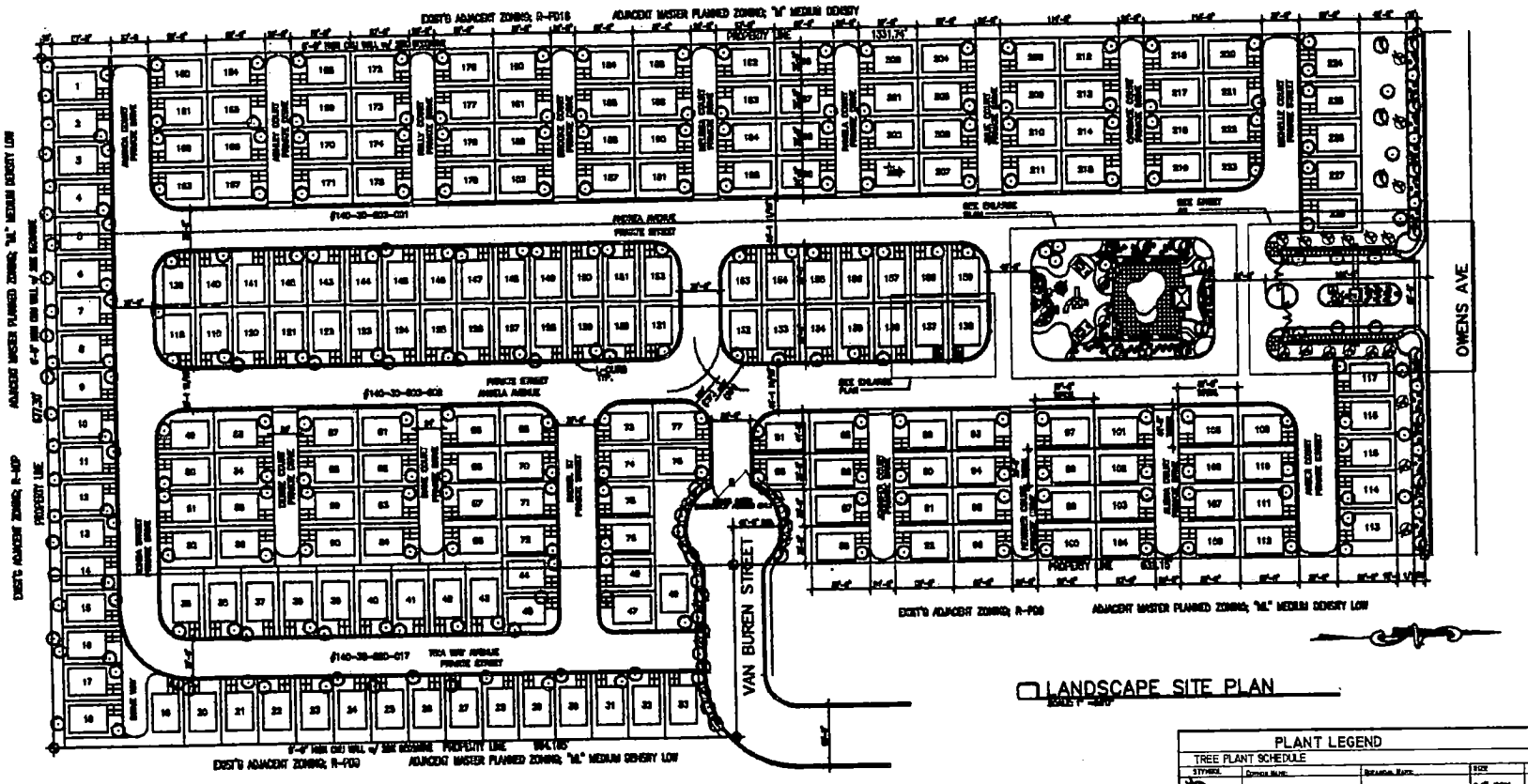
stomp

SITE PLAN

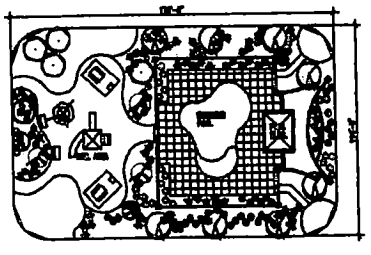
OWENS COURT

OWENS AVE Between Sandhill and Lamb Blvd
LAS VEGAS, NEVADA
CLARK COUNTY.

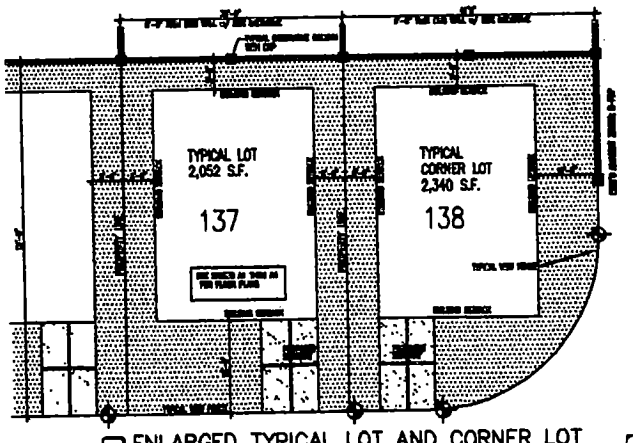
job no. GT0419
date 5-25-04
sheet no. S-1
of 11 sheets



LANDSCAPE SITE PLAN



ENLARGED REC. AREA



ENLARGED TYPICAL LOT AND CORNER LOT

PLANT LEGEND

TREE PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	No.
	AFRICAN SUMAC (D)	RHUS LANCEA	24" BOX	4
	FAN TEX ASH (D)	FRAXINUS VELUTINA	24" BOX	1
	SOUTHERN LIVE OAK (D)	QUERCUS VIRGINIANA	24" BOX	1
	JAPANESE PRIVET (D)	LIGUSTRUM LUCI	24" BOX	3
	DESERT WILLOW (D)	BIGNONIACEAE	24" BOX	243
	LACEBARK ELM	ULMACEAE	24" BOX	5
	LACEBARK ELM	ULMACEAE	24" BOX	8
	VALLEY OAK	FAGACEAE	24" BOX	9
	CHINESE PISTACHE	ANACARDIACEAE	24" BOX	12

MARK	SHRUB	SIZE	COUNT
	CASSIA	15 GAL	35
	RED TIP PHOTINIA	15 GAL	30
	RED FOUNTAIN GRASS	15 GAL	24
	GOLDEN EUYONAMOUS	15 GAL	12
	INDIAN HAWTHORN	15 GAL	37
	JAPANESE PRIVET	15 GAL	32
	SOFT YUCCA	15 GAL	43
	BLUE FESCUE	15 GAL	33

ZON-4554
SDR-4555
07-08-04 PC

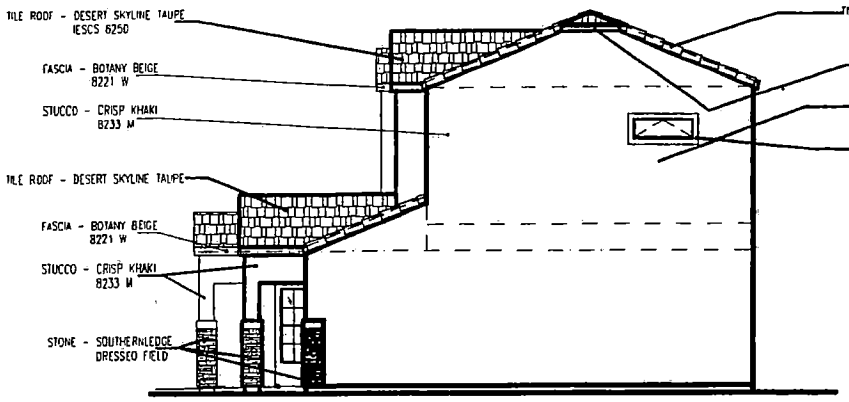
GREENETINDALE

LANDSCAPE SITE PLAN

OWENS COURT

OWENS AVE. Between Standard and Lamb BLVD
LAS VEGAS,
CLARK COUNTY,
NEVADA

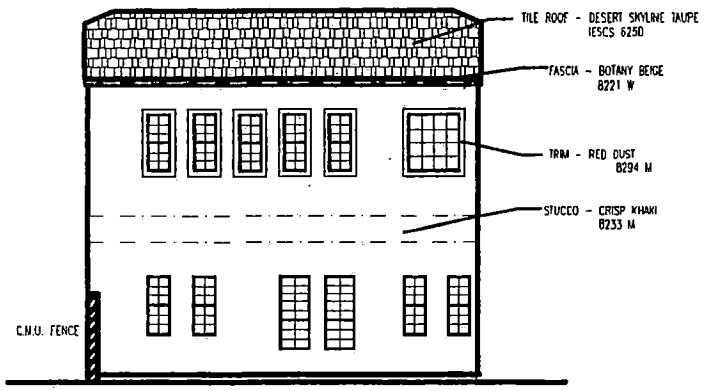
ZON-4554
SDR-4535
07-08-04 PC



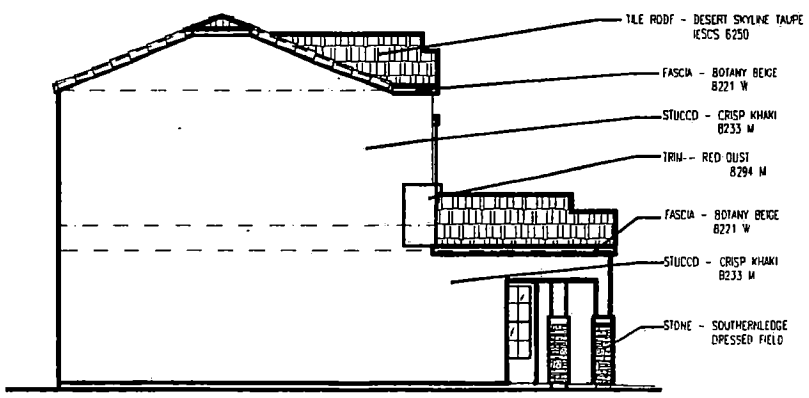
RIGHT SIDE ELEVATION



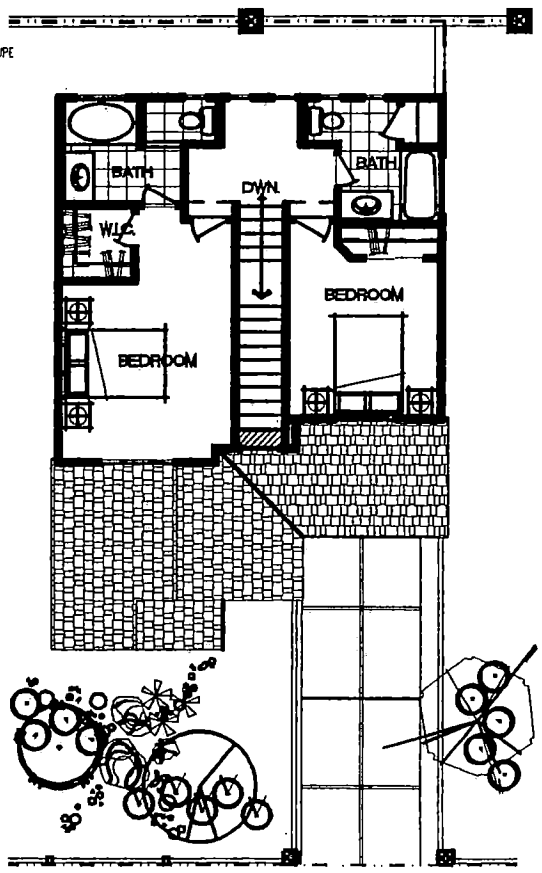
FRONT ELEVATION



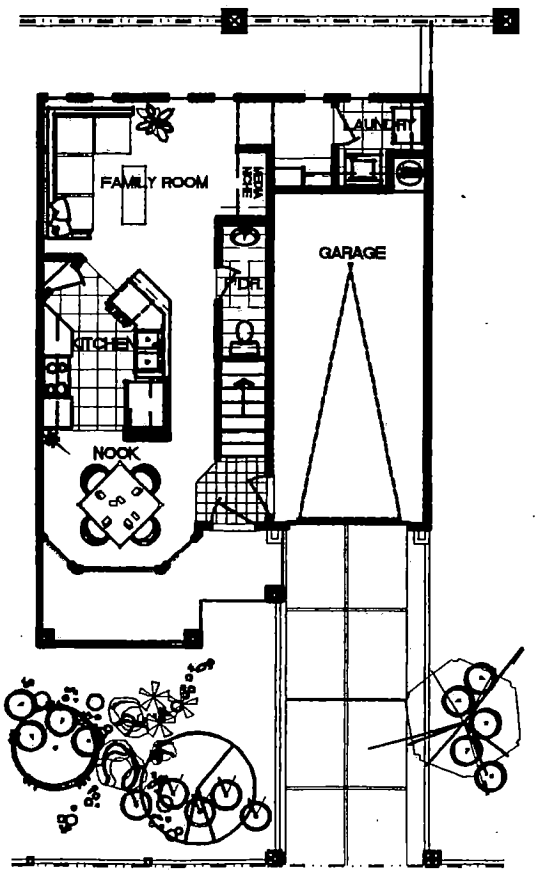
REAR ELEVATION



LEFT SIDE ELEVATION



2nd. FLOOR



1st. FLOOR

GRENDELL TINDALL

stamp

FLOOR PLAN
EXTERIOR ELEVATIONS

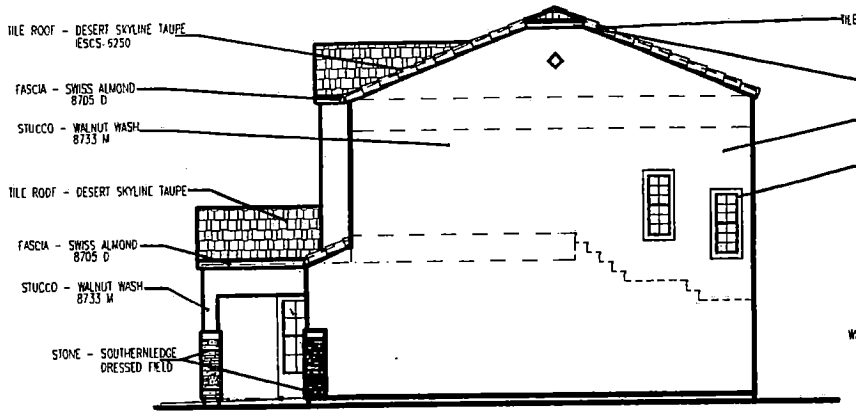
MODEL 1150
STANDARD PLAN

OWENS COURT
OWENS AVE. Between Hualapai and Lamb Blvd
LAS VEGAS,
CLARK COUNTY, NEVADA

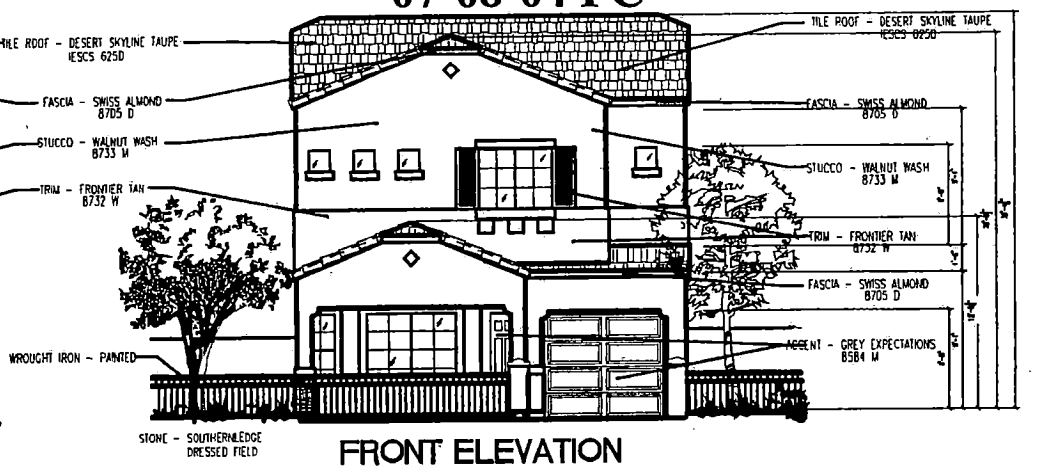
QT0418

A-1

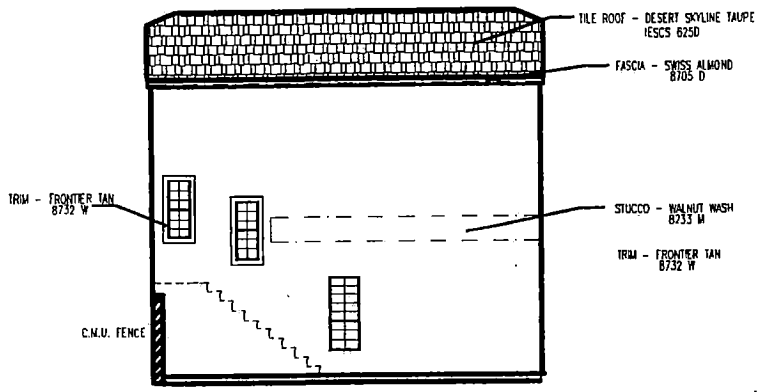
ZON-4554
S[illegible]R-4555
07-08-04 PC



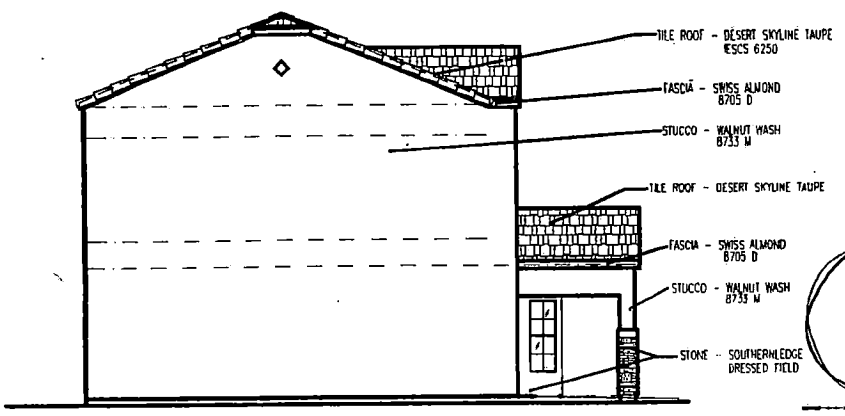
RIGHT SIDE ELEVATION



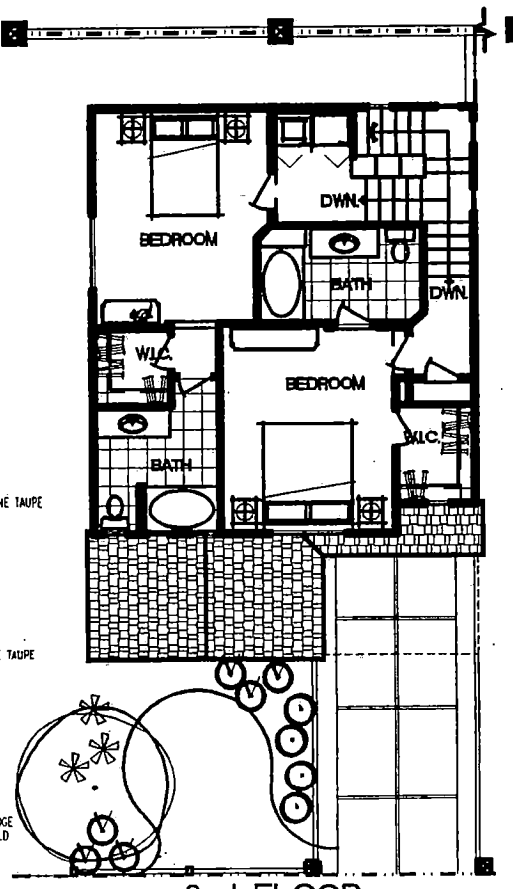
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



2nd. FLOOR

GRENNAN TINDALL

stamp

FLOOR PLAN
EXTERIOR ELEVATIONS

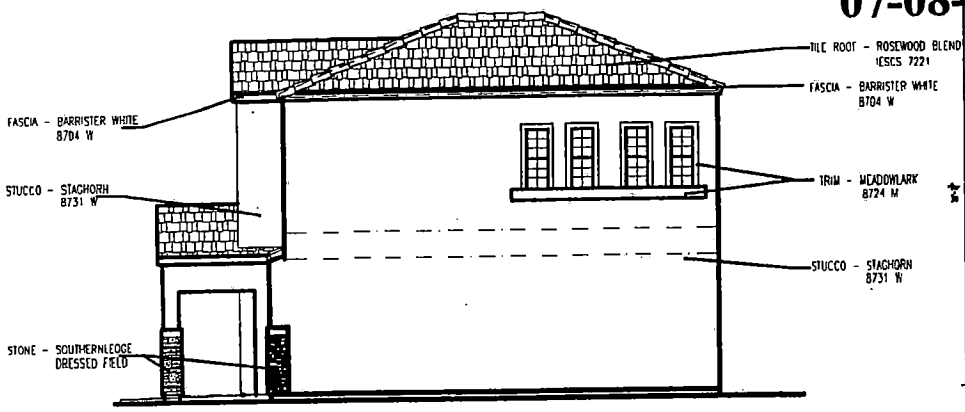
OWENS COURT
OWENS AVE Between Hualapai and Lamb Blvd
LAS VEGAS,
CLARK COUNTY, NEVADA

MODEL 1250
STANDARD PLAN

GT04198

A-2

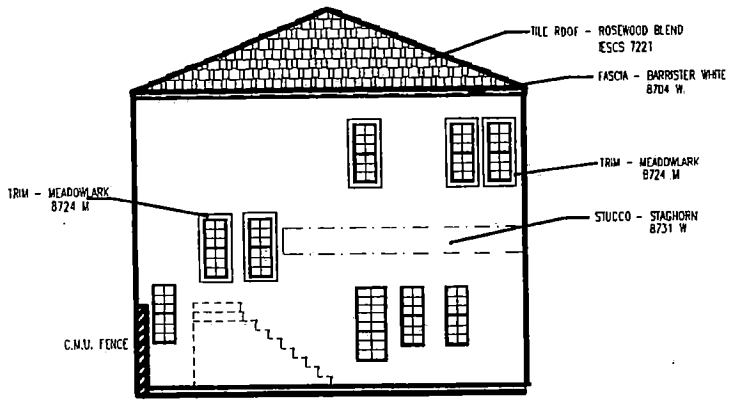
ZON-[illegible]54
SDR-4555
07-08-04 PC



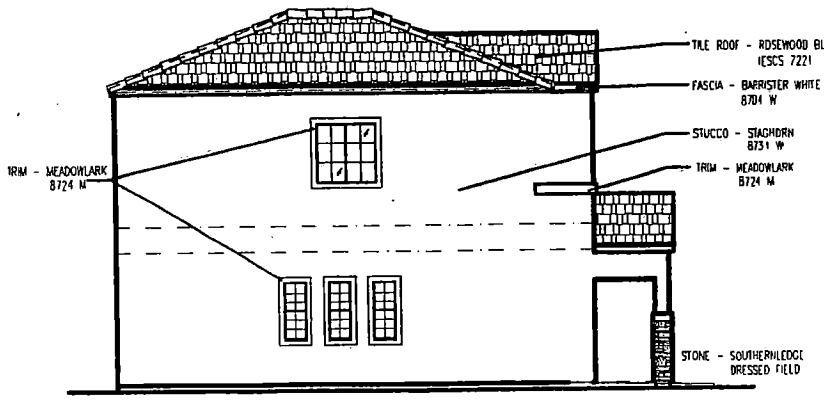
RIGHT SIDE ELEVATION



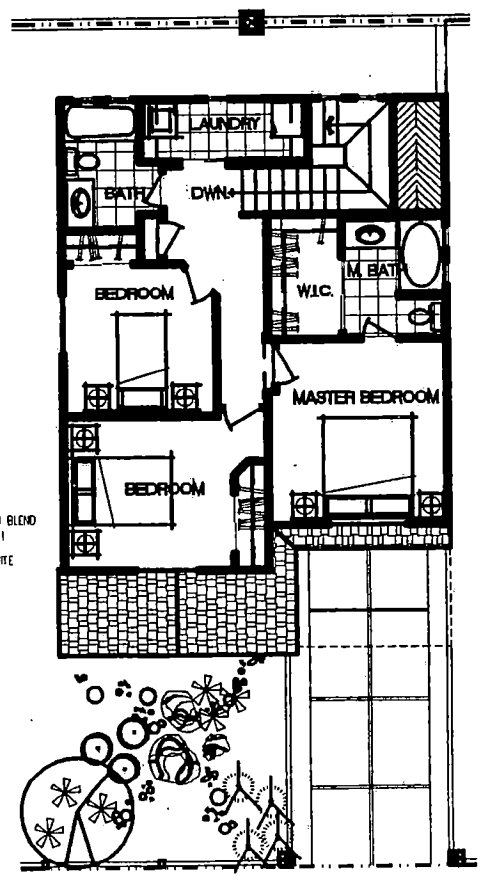
FRONT ELEVATION



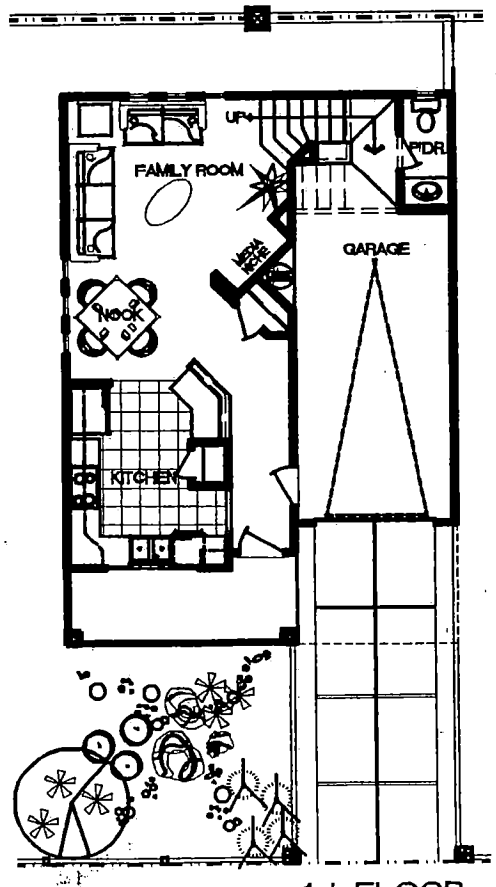
REAR ELEVATION



LEFT SIDE ELEVATION



2nd. FLOOR



1st. FLOOR

GREENTINDALL

stamp

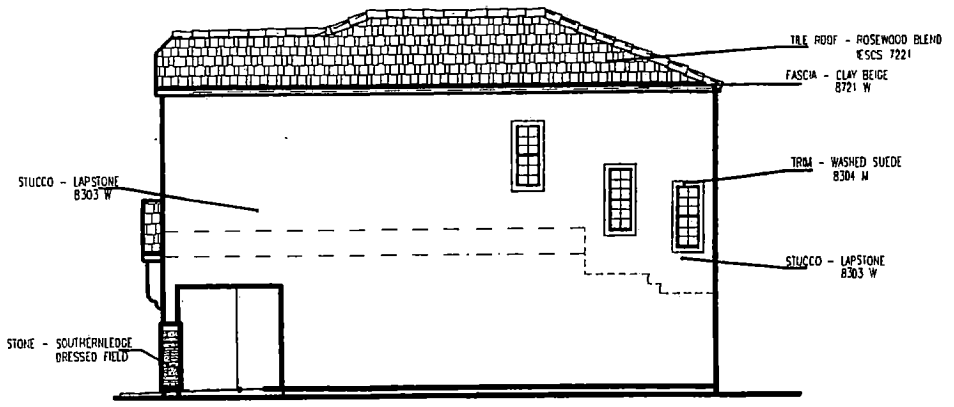
FLOOR PLAN
EXTERIOR ELEVATIONS

OWENS COURT
OWENS AVE. Between Hinkley and Lamb Blvd
LAS VEGAS, NEVADA
CLARK COUNTY.

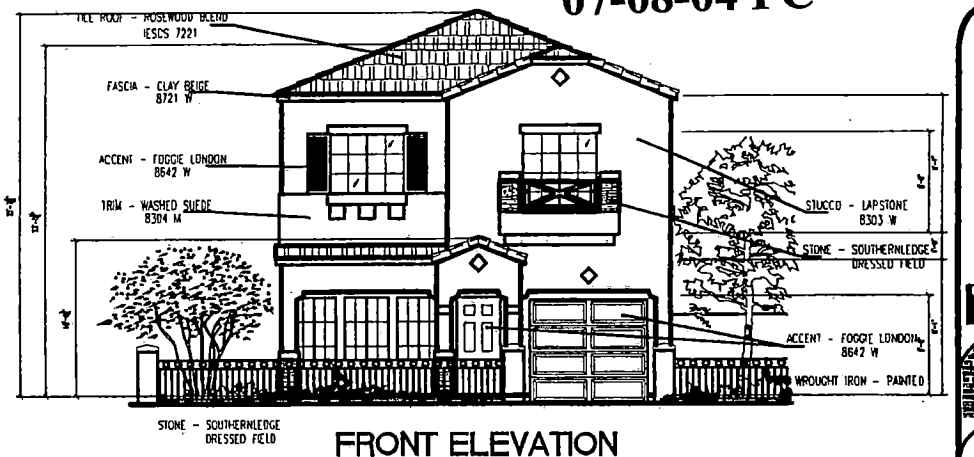
MODEL 1350
STANDARD PLAN

A-3

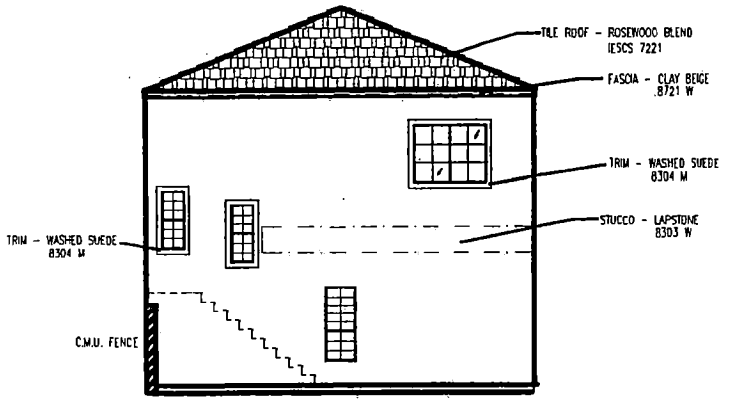
ZON-4554
SDR-4555
07-08-04 PC



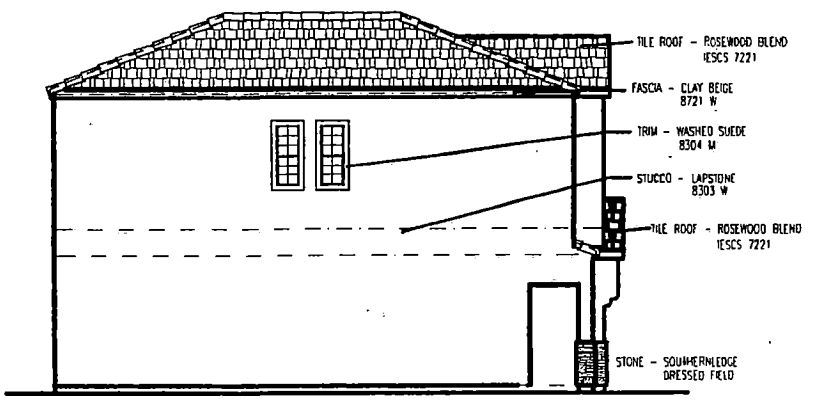
RIGHT SIDE ELEVATION



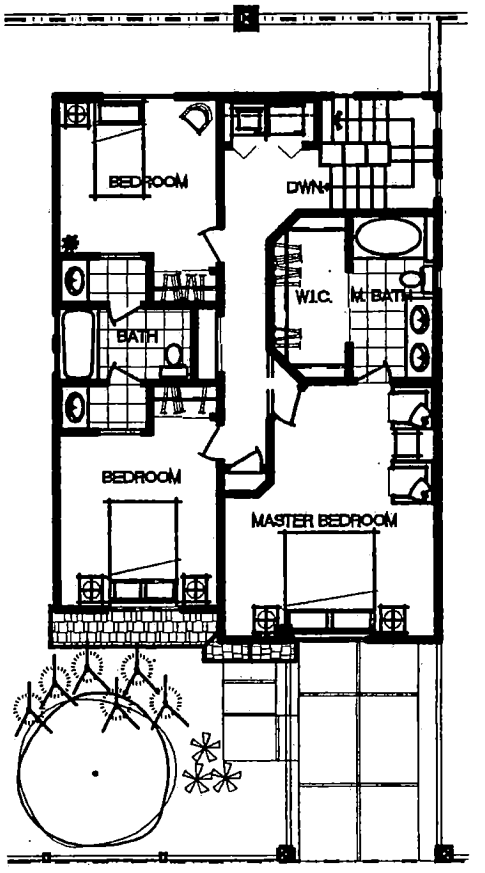
FRONT ELEVATION



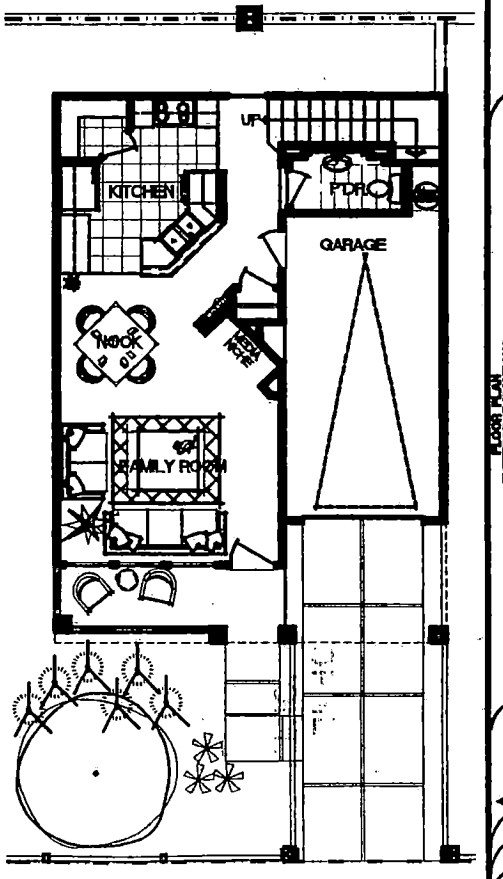
REAR ELEVATION



LEFT SIDE ELEVATION



2nd. FLOOR



1st. FLOOR

GREENTINDALL

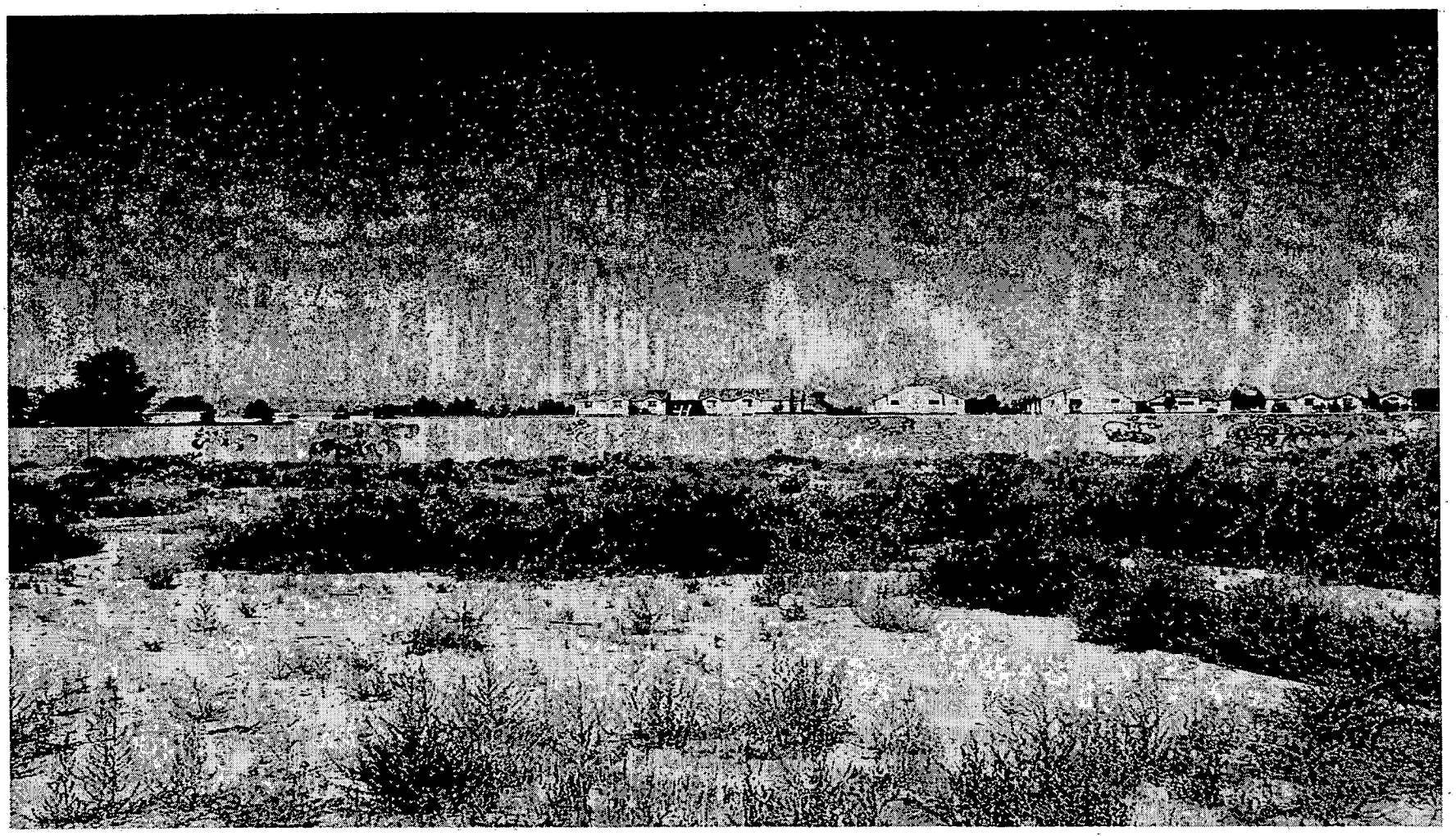
stamp

FLOOR PLAN
EXTERIOR ELEVATIONS

MODEL 1450
STANDARD PLAN

OWENS COURT

A-4



SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD
JULY 8, 2004 PLANNING COMMISSION

06/17/04

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 8, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4549 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: O (Office) and DR (Desert Rural Density Residential) TO: GC (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue (APN: 163-01-404-006 & 007), Ward 1 (Moncrief).

C.C. 08/04/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED – Motion carried with EVANS and STEINMAN voting No

To be heard by the City Council on 8/04/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 34 [GPA-4549], Item 35 [ZON-4550], Item 36 [VAR-4553], and Item 37 [SDR-4551].

DAVID CLAPSADDLE, Planning and Development, stated that the established development pattern along Sahara Avenue is a series of car dealerships and commercial uses. The property directly to the south is currently zoned C2. What would actually happen is that the current dealership would be torn down to accommodate a new dealership. Pertaining to the residential adjacency variance, that is to the RE lot to the northwest of this site. This building would not

MINUTES – Continued:

have any windows or any visual access to the west. Given the commercial nature of the area and the fact that the elevation would not have any visual interest, staff approves of the Variance.

The Site Plan meets parking, the waivers to the parking lot and foundation buffering is something that has been done for other car dealerships as well. So, staff felt the Site Plan is compatible with the surrounding area.

BILL CURRAN, Curran and Perry, 300 S. 4th Street, appeared on behalf of the applicant. He reiterated MR. CLAPSADDLE'S comments. This is a new dealership that will take the place of an old Falconi's Acura dealership, and Towbin Infiniti, currently located on the south side of Sahara, will be relocated on the north side of Sahara into the old Falconi's Acura location. Then the existing building would be torn down and build the proposed project as a Hummer dealership. Using the overhead, ATTORNEY CURRAN pointed out the location of the existing dealership, the new dealership, and plans to incorporate the beauty shop located in the rear. There are two residences and another auto dealership immediately adjacent to the proposed project and a LDS church parking immediately to the north of the proposed project. There have been several neighborhood meetings to try to work with the neighbors on their concerns. The applicant has agreed that to offer as conditions of approval some of these issues, in addition to those that are recommended by staff.

The applicant has agreed that they would not place any speaker systems behind the building to the north of the building. The paging system would be on a timer, so it would not be subject to human error. The timer would shut it off at 10:00 p.m. There has been past concerns with dealerships along Sahara Avenue with customers test-driving vehicles in the neighborhood immediately to the north along Obannon Drive and other streets. The applicant has agreed to do everything in his power to prohibit this, and the test-driving would be limited to Sahara Avenue. In addition, the transport company would transport the vehicles by way of Sahara Avenue only. The height of the west property line fencing along the neighborhood where the two single-family residences are would be the height allowed by the City. The landscaping requirements along the west and north of the property lines would increase beyond what is required to create a landscaping buffer. The applicant suggested planting 24" box trees on 20-foot diameters. One of the residents suggested having 15-foot diameters. ATTORNEY CURRAN stated that trees need both water and air to survive. In addition, it is better to put a $5 tree in a $10 hole than it is to put a $10 tree in a $5 hole, and it also depends on how well the plant and trees are maintained. The applicant's goal is to have a healthy landscape barrier that is acceptable to everyone. On the northwest corner, landscaping will not be planted. Reason being is that there is a power company pole on the citizen's property. It is difficult for Nevada Power to access that power line without driving onto the citizen's property, which the residents do not like. The applicant has agreed to

MINUTES – Continued:

take out the existing home tree blocking Nevada Power, and we would not landscape that very northeast corner to allow Nevada Power easy access to their power line.

There would be a concrete masonry site wall on the east property line along Lindell Road to screen the employee parking lot area from residents who live on the other side of Lindell Road. The parking lot would be used for employee parking and the effort would be made to take every appropriate measure to ensure that lighting does not bleed off site to the adjacent residential uses. There would be quick door openers that open and close the service bays as rapid as possible so that the service bays are not left unduly open, as it would be air conditioned and climate controlled.

Regarding Item 37 [SDR-4551], ATTORNEY CURRAN requested clarification on Condition 14 regarding property line walls. The applicant agreed with this condition for the new walls but preferred not to tear down existing walls and rebuild them according to Code. ROBERT GENZER, Planning and Development, confirmed that the condition related only to new walls. Regarding Condition 18 on the same item, regarding the radius on the northwest corner of Lindell Road and Sahara Avenue. The applicant requested deletion of Condition 18, as this is already an established neighborhood with an established intersection. A traffic signal already exists there and the street improvements are fully in place. Doing this would make it inconsistent with the other three corners. Regarding Condition 19 on the same item, relating to public street improvements and driveway cuts, the applicant agreed to take out any unused cuts; however, there is an existing driveway on the west end of the site on Sahara Avenue. The applicant felt that making changes to the driveway would be problematic. There is a bus stop in front of the property, and it is pushed as far back towards Lindell Road as it can go without being a problem.

VICE CHAIRMAN NIGRO requested comments from Public Works regarding their position on the requested changes for Conditions 18 and 19 on Item 37 [SDR-4551]. GINA VENGLASS, Public Works, stated that both of these conditions are standard. Condition 18 requires the additional dedication for the proper radius corner for the intersection of the 100-foot street. This allows Public Works the ability to enter and have access to the equipment used for the traffic signal, as well as, have the space to place any additional equipment on the traffic signal if and when required. The curb line would remain where it is and would not be reconstructed back to the 54-foot radius. Regarding Condition 19, she stated that when a Site Plan Review is submitted, it is a standard requirement to remove and replace any substandard improvements adjacent to the applicant's site. In addition, any unused driveway cuts need to be removed. Public Works is not requiring the driveway on Sahara Avenue be moved; however, it belongs to Nevada Department of Transportation (NDOT), so the final word would be from NDOT. Public Works have been in contact with NDOT and have been informed that they do not oppose to the

MINUTES – Continued:

driveway remaining, but MS. VENGLASS confirmed with the City traffic engineers that NDOT would like the driveway upgraded to meet Standard 222A.

CONITA JONES, 5645 Obannon, stated she faxed a letter of opposition to Planning and Development on July 2nd. She, as well as several other residents including those noted below, opposed the proposed project for reasons noted below and stated some suggestions:

Their neighborhood is overrun with car dealerships and Obannon Drive is a nightmare for them. Individuals test-driving vehicles come out onto Sahara, race across O'Bannon and back down around to Lindell Lane. These individuals are driving at speeds of 60-70 mph non-stop. The residents would like assistance from the City in getting the property owner to go before the County regarding Obannon and Jones and request the Vacation for the south side of the road. In addition, they would like Obannon to be closed off, just like Duneville and Westwind Road. They would like to have a barrier on Lindell Road where the employees of the dealership cannot come out and take a left onto Lindell Road. They would be forced to make a right turn but have a left hand turn lane coming back into their dealership on Lindell Road off of Sahara Avenue. They would like for the applicant to look into getting pagers from Nextel. They would like to see a two-hour parking limit on Lindell Road to stop the employees of the dealership from coming out of the parking lot and parking on the street. They would like for the transport trucks to stop driving down Obannon, as they continue to speed and run stop signs.

VICE CHAIRMAN NIGRO then confirmed for MS. JONES that this application goes before City Council on August 4th.

JOSEPH PIRACCI, 2330 Westwind Road, stated that this proposed project is not simply replacing an existing dealership. It is being moved further back into a residential area. His concern is with the sound and what the visual impact would be, as he lives in a two-story home. Instead of having the applicant place a block wall to shelter his view of the dealership, MR. PIRACCI suggested the applicant be required to place a completely new decorative block wall up with extensive landscaping on their side above the wall to block the view into the dealership. To avoid the trees being too close together, he also suggested having the trees situated at 15 feet apart and behind those trees triangulated 15 feet apart away from the wall, which would create a sufficient barrier.

Seeing that one of the main concerns with the residents was the noise from the paging system, ROBERT GENZER, Planning and Development Department, confirmed with MR. CLAPSADDLE that the City Code now prohibits any form of speaker systems other than individual pagers, so no outside paging system would exist.

MINUTES – Continued:

PAUL O'BANNON, 5710 W. Obannon Drive, stated that the residents have fought dealerships for years just to maintain the respect of their community. He felt that these dealerships are attempting to continue to flow with these types of businesses in their direction and move closer to their homes. He used the overhead to point out an adjacent area that are residential custom homes ranging from $400,000 to $3,000,000. These residents purchased these lots years ago for the sake of privacy. Should the rezoning be approved, the applicant could do what they choose to do.

MARIANNE JORGENSEN, 5625 Obannon Drive, is concerned with the traffic on Obannon Drive and hoped that assistance would be granted to the residents in controlling traffic in their neighborhood.

DUSTY BUCKEL, 2051 Red Rock, used the overhead to point out the proposed project on Sahara Avenue, Jones Boulevard and Lindell Road. The secondary property, which is currently zoned Professional with Parking, is a house that was a beauty shop. The applicant advised the residents that they would like to tear down the beauty shop and use the site for staff parking. Current zoning allows this to be staff parking. If it is rezoned to C2, there is no telling what the applicant would do with that. She requested that the Commission consider keeping the current zoning. She also pointed out that Towbin Infiniti owns the Jeep dealership across the street, the new dealership with high-end vehicles, a 2-1/2 acre parcel where Hummers are currently being stored. She would like to see Obannon Drive blocked off to protect their neighborhood and to keep the children safe.

GARY SWANSIER stated he attended a previous Planning meeting because of a similar situation with a Lincoln Mercury dealership on Sahara Avenue. He felt that the fight is a continuous one, and the main issue is the traffic on Obannon Drive. He stated that Mr. Towbin had a feeder lot on Jones Boulevard that is currently being used, but they use Obannon Drive as a surface street to get to their dealerships. Another concern he had was giving Nevada Power access to the power line, as he was happy that the applicant resolved this problem. He was also concerned with the wall height, as his property adjoins the proposed project and the LDS church, and he did not want a backyard view of Hummers. He preferred the current zoning to remain.

ATTORNEY CURRAN stated that the applicant, Mr. Towbin, would like to be a good neighbor in the neighborhood and wish to remain on positive relations with all the neighbors, as some of the neighbors are his customers. He reiterated Mr. Towbin's willingness to do all that he can to assist in resolving these concers. The neighbors have his personal telephone number for his secretary; should they become aware of any problems or have vehicle/drive information, they could call her immediately, and he would take appropriate action.

MINUTES – Continued:

He pointed out that Mr. Towbin is not the one who decides whether or not Obannon Drive would be a closed street. He would not oppose any efforts that the neighbors make with the City and the County to try to solve the traffic problems on Obannon Drive. He would also make sure his employees adhere to the policies. He stated that Mr. Towbin felt he could not make promises with the people he cannot control. There was also a question about limiting the parking on Lindell Road. ATTORNEY CURRAN suggested the time limit be three hours and not two hours but would cooperate with whatever decision made.

COMMISSIONER McSWAIN asked where would the trucks offload the vehicles. ATTORNEY CURRAN replied that the trucks would come in from Sahara Avenue, come through the driveway and off load. MR. CLAPSADDLE responded to COMMISSIONER McSWAIN'S question by stating there are no restrictions on delivery times, but the Commission could choose to make this a condition. She then asked about limited parking times and "No Parking" signs. RICK SCHROEDER, Public Works, replied that Lindell Road is a master planned street, so it would be a standard condition of the Traffic Study approval for Lindell Road to be posted "No Parking", and this could be added as an additional condition. COMMISSIONER McSWAIN then asked about the zoning change. MR. CLAPSADDLE replied that the current zoning on the proposed site is PR, which does allow professional office and parking. Should the zoning remain PR, the building would not meet the setbacks of the Code. The Commission could choose to revise Condition 4 of the Site Plan to add the dated Site Plan, July 1, 2004, which is what would be built on this site. If there were any deviations from this Site Plan, such as the portion being allocated for employee parking, it would come back to the Commission as a Public Hearing. MR. GENZER added that staff has previously taken the position that if any portion, such as parking, is part of the dealership, then it needs to carry the same zoning as the dealership. COMMISSIONER McSWAIN requested adding a condition that no paging system would be allowed. ATTORNEY CURRAN verified that at some point the applicant would be submitting a Master Sign Plan. She then asked if the applicant would be willing to restrict the signage only on Sahara Avenue, as her concern is not to have signage carry over onto the neighborhood on Lindell Road. ATTORNEY CURRAN replied that he felt this was a reasonable request but would have to first confer with the applicant. He then stated that the only signage on Lindell Road would be a monument sign that indicates "Turn here for the Service Department". COMMISSIONER McSWAIN requested a double row of trees on the back wall, not necessarily all around the site. MR. CLAPSADDLE replied that this would be more for the foundation landscaping around the building. The Commission could add this as a condition as well.

PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 34 – GPA-4549

MINUTES – Continued:

ATTORNEY CURRAN clarified with COMMISSIONER McSWAIN that her request is for a double row, off setting like a tripod alongside the rear wall, the area next to the homes. MR. CLAPSADDLE added that it would be for any property line where it abuts a single-family residence. In this case, it would be the property line along the north end. ATTORNEY CURRAN commented on the request to have no parking along Lindell Road. He stated that generally customers like the convenience of being able to get in and out of dealerships rapidly when browsing around for vehicles. He referenced the amount of curbside parking at the Valley Auto Mall in Henderson; however, COMMISSIONER McSWAIN rebutted that the Valley Auto Mall is not adjacent to residential. She also added that there is no interior landscaping on the parking lot in front of the site. VICE CHAIRMAN NIGRO reiterated that the Traffic Study requires no parking on Lindell Road.

COMMISSIONER EVANS then stated that there is clearly a problem with the traffic on Obannon Drive and the test-driving issues. This is not a new problem, as this has been ongoing since he's been a member of the Commission. His concern is with ATTORNEY CURRAN stating his client could not guarantee times of delivery and possibly where the employees are having customers test-drive. However, he felt that it is incumbent on the applicant to do everything possible to ensure that the integrity of this neighborhood is intact. There is a problem with the dealership and the customers who test-drive, so there has to be a resolution. ATTORNEY CURRAN responded that Mr. Towbin has pledged that he would do everything in his power to ensure that the test-driving problems are ceased. However, when the vehicles are test driven, the perspective buyers drive them. The salesman is in the car with them indicating which direction to go; however, the driver may not choose to do so. COMMISSIONER EVANS then replied the site is in a residential area, so there has to be a resolution. He felt that the applicant could and should control the delivery times, so ATTORNEY CURRAN concurred that the applicant would do so. Lastly, COMMISSIONER EVANS stated that Mr. Towbin needs to guarantee that he would control the test-driving issue, or maybe this site would not be the best location for Mr. Towbin. There has to be a guarantee that this neighborhood would not be destroyed by individuals racing down these streets while test-driving vehicles.

COMMISSIONER DAVENPORT stated that in one of the applicant's drawings, it appeared that one of the Hummers was parked in a buffer zone. ATTORNEY CURRAN agreed and replied that this is a design issue that would have to be addressed. MR. CLAPSADDLE verified for COMMISSIONER DAVENPORT that vehicles in car dealerships cannot be parked in the landscape planters. He added that a condition could be added indicating this restriction. ATTORNEY CURRAN replied that one of the problems with this site is that it is a very long and narrow piece of property that has a bus stop in front of it. A dealership lives by its visibility to a certain degree. He then requested if the applicant could work with staff prior to City Council.

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated that the initial application showed the Site Plan as proposed at this meeting. Subsequently, the applicant submitted a revised Site Plan and then decided to go back to the original Site Plan. Staff wanted to ensure that the Commission had the correct Site Plan, should they approve it, since staff had already distributed the documents. The correct Site Plan was what was presented on the overhead.

COMMISSIONER TRUESDELL was concerned about how they could go further north along Sahara Avenue. He felt that rebuilding the dealership is good, as this portion of Sahara Avenue consists of many dealerships. He asked if the applicant would agree to a deed restriction that there would not be a building on the north section of the property. ATTORNEY CURRAN replied that they could agree with a zoning condition. As an attorney, he is not comfortable with deed restrictions because they impede financing and property issues. COMMISSIONER TRUESDELL stated that these problems have to cease; otherwise, a valuable neighborhood north of Sahara Avenue would be destroyed. The dealerships, not the City, should be the leaders in educating their salesmen and ensure that these problems do not exist. When you have service lots away from the property, their routes of getting back to the dealership is one of the secondary streets. These secondary streets are residential streets and were never meant to be commercial thoroughfares. He stated he would prefer a deed restriction, but with the conditions, he could support the project.

COMMISSIONER STEINMAN asked if any portion of the piece of property to be rezoned was planned for construction, and if not, then why rezone it. ATTORNEY CURRAN replied no. MR. CLAPSADDLE then stated that if the parking lot would be a part of the dealership, then it needs to be zoned C2, to have a unified zoning on the site. He could not recall any other dealership where portions of the dealership had a different zoning. If the Commission desired a condition requiring that any building proposed within the area designated for employee parking to come back to the Commission as a Public Hearing, then this could be done. COMMISSIONER STEINMAN agreed with ATTORNEY CURRAN regarding deed restrictions. He felt that the best means of control is not to rezone that portion of the property. He, too, has test driven a vehicle from Lincoln Mercury and is aware that the street Desert Lincoln Mercury is located on is closed. However, he felt that the residents should approach the County or Traffic Engineering to work on getting Obannon Drive closed, even though it may move the test-driving issue over to Oakey Boulevard on down to Lindell Road. He felt that there is not a need for the rezoning, and the concern is more so the control factor.

VICE CHAIRMAN NIGRO asked if there was any status regarding closing Obannon Drive and what direction the residents should take. MR. SCHROEDER replied that the residents worked with the City of Las Vegas and Clark County Traffic Engineering and succeeded in closing

MINUTES – Continued:

Westwind and Duneville. COMMISSIONER EVANS noted that there were some individuals in attendance that worked with other dealerships in finding resolutions to their problems. DEPUTY CITY ATTORNEY BRYAN SCOTT commented that in these kinds of situations, the citizens have petitioned the traffic engineers and the traffic engineer then put it on the Traffic and Parking agenda for them to consider the street closure. A Public Hearing would take place and then the recommendation from Traffic and Parking is then sent to City Council for final approval. Because the County would be involved, a dual application would be done for both City and County. This is probably what would occur with this situation. VICE CHAIRMAN NIGRO then recommended that the residents go forward with this action, since the applicant has stated publicly that they would support this cause in trying to close off these streets to mitigate the traffic issues. He also felt that not allowing employees to make a left turn onto Lindell Road was a good suggestion by the residents because from the rear access, it does not appear to be a reason why the employees would go left from the employee parking lot. This way, the employees would be forced to use one of the other access points. ATTORNEY CURRAN replied that he is concerned about making decisions on the design aspect, as it may be subject to the Traffic Study. In addition, there may be some unintended consequences. DEPUTY CITY ATTORNEY SCOTT commented that a condition could be added stating that the applicant could work with staff prior to City Council. VICE CHAIRMAN NIGRO added that they would also need to work on the Site Plan. COMMISSIONER McSWAIN suggested having the time restrictions on the deliveries from 7 a.m. to 10 p.m.

VICE CHAIRMAN NIGRO then reiterated the following important points: a) The residents could go forward with the application regarding the closure of Obannon Drive; b) The Site Plan has a condition dealing with parking in the rear and it cannot be modified without coming back before the Commission as a Public Hearing; c) The Traffic Study deals with the no parking issue on Lindell Road; d) The Commission has suggested the landscaping offset adjacent to the residential property in the rear; e) There will be no vehicles in the buffer and f) The delivery timeframes has been recommended. Although ATTORNEY CURRAN could not commit to all of these requirements, the Commission has suggested them and felt that they are a good compromise for this application.

MR. CLAPSADDLE confirmed for COMMISSIONER DAVENPORT that in order for the front of the building to meet the setback requirements, provided the zoning was not changed on the rear lot, it would have to be rezoned or have a variance, which is not included in this application. COMMISSIONER DAVENPORT clarified for COMMISSIONER STEINMAN that it would be the building setback on the rear property line because the professional zoning would then set the residential setback requirements and the applicant would not be able to meet those requirements. It would be two separate properties but the same ownership. He added by changing the zoning to commercial, the setback requirement would not be there, so the applicant would have to apply for a waiver.

MINUTES – Continued:

COMMISSIONER McSWAIN requested clarification on how a Traffic Study ultimately translates to a no parking situation on Lindell Road. MR. SCHROEDER stated that a standard condition of a Traffic Study approval is that all master planned streets adjacent to the site be posted "No Parking" if appropriate, meaning if the outside lane is wide enough, an individual can conceivably park in it. COMMISSIONER McSWAIN commented that if individuals are allowed to park along Lindell Road, then the customers coming to the dealership would have a tendency to park in the neighborhood along the west side of Lindell Road. MR. CLAPSADDLE stated that if the Commission desired to have any condition applied to the entire site, then it needed to be placed on the Site Plan Review. The only portion that dealt with the rezoning is the northern section of the Site Plan.

ATTORNEY CURRAN reiterated that the applicant would like to work with staff prior to City Council regarding some of these concerns and conditions. He pointed out that even though he has not spoken with the applicant yet regarding these revised and/or new conditions, he believed the applicant would probably not have a problem with them. However, he is most concerned with the radius. MS. VENGLASS responded that in some cases, a traffic cord easement was done in lieu of the dedication, and the applicable departments could work with the applicant prior to City Council to see if this could be done for this application as well. He is also concerned with the suggested condition regarding no left turn onto Lindell Road, as the impact is unknown at this time and is something a traffic engineer would want to address. VICE CHAIRMAN NIGRO then reiterated that these are issues that could be addressed with staff prior to City Council. DEPUTY CITY ATTORNEY SCOTT stated the item could also be held, until the applicant determined whether or not they could agree with these conditions. VICE CHAIRMAN NIGRO then stated he felt that none of these changes would significantly impact the Site Plan. COMMISSIONER McSWAIN stressed that a commitment needs to be made by the applicant. This site is in a residential neighborhood, with existing issues relative to the traffic, and several corners are already being occupied with Mr. Towbin's businesses. These existing problems should have been resolved by now, as it is not going to get better unless some of the streets are closed. The Commission would like to see some form of protection for the neighbors. In addition, she felt that what the Commission was asking for was reasonable, as they are already allowing the business to go further north. ATTORNEY CURRAN responded that a few conditions were suggested that he preferred speaking with his client prior to commitment.

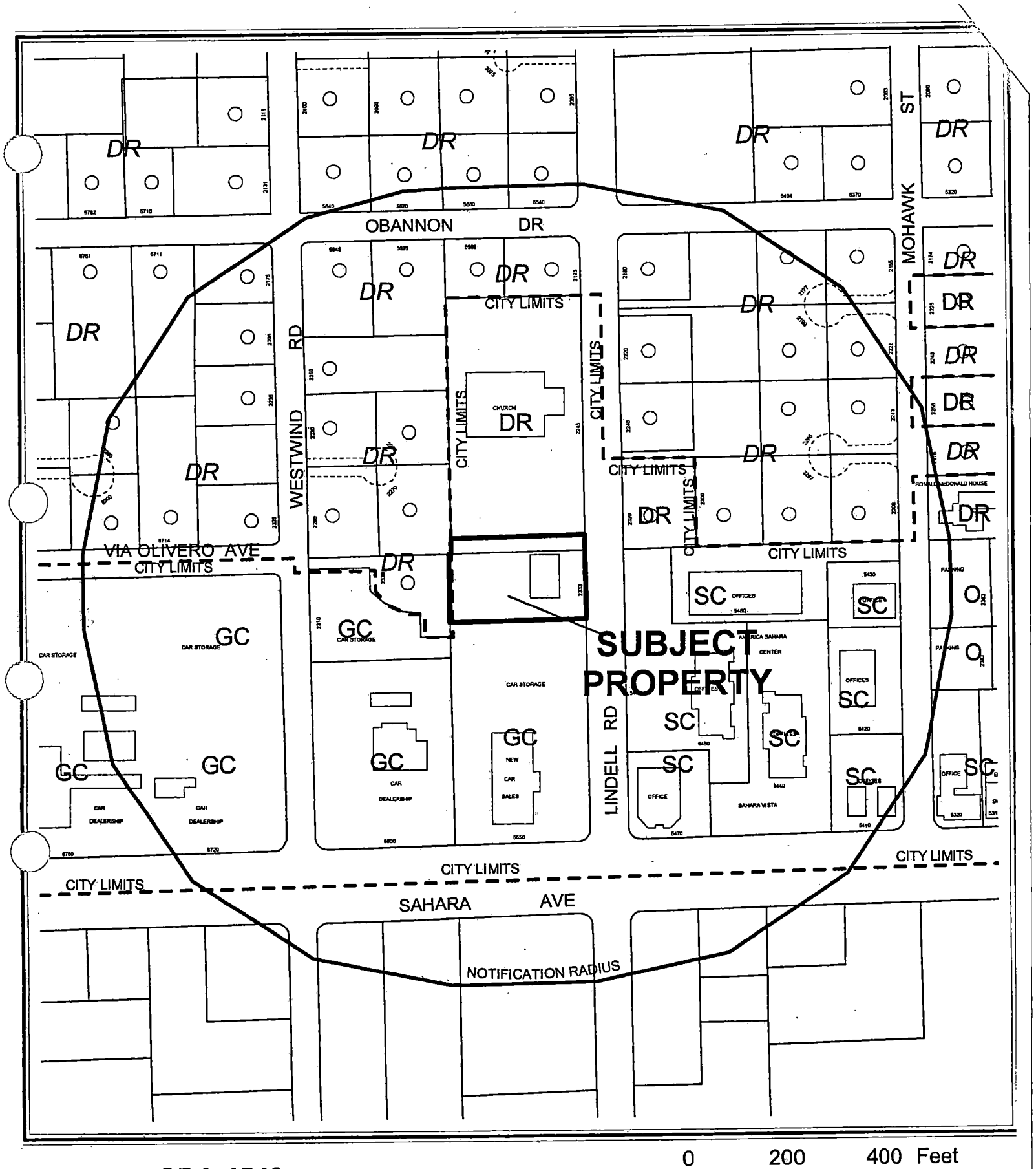
PLANNING COMMISSION MEETING OF JULY 8, 2004
Planning and Development Department
Item 34 – GPA-4549

MINUTES – Continued:

VICE CHAIRMAN NIGRO felt that the Commission has made their position clear and should move the application forward. He added that the residents need to be diligent in following through with making sure the application discussed today is what is approved at City Council. COMMISSIONER McSWAIN concurred.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 34 [GPA-4549], Item 35 [ZON-4550], Item 36 [VAR-4553], and Item 37 [SDR-4551].

(7:55 – 9:13)

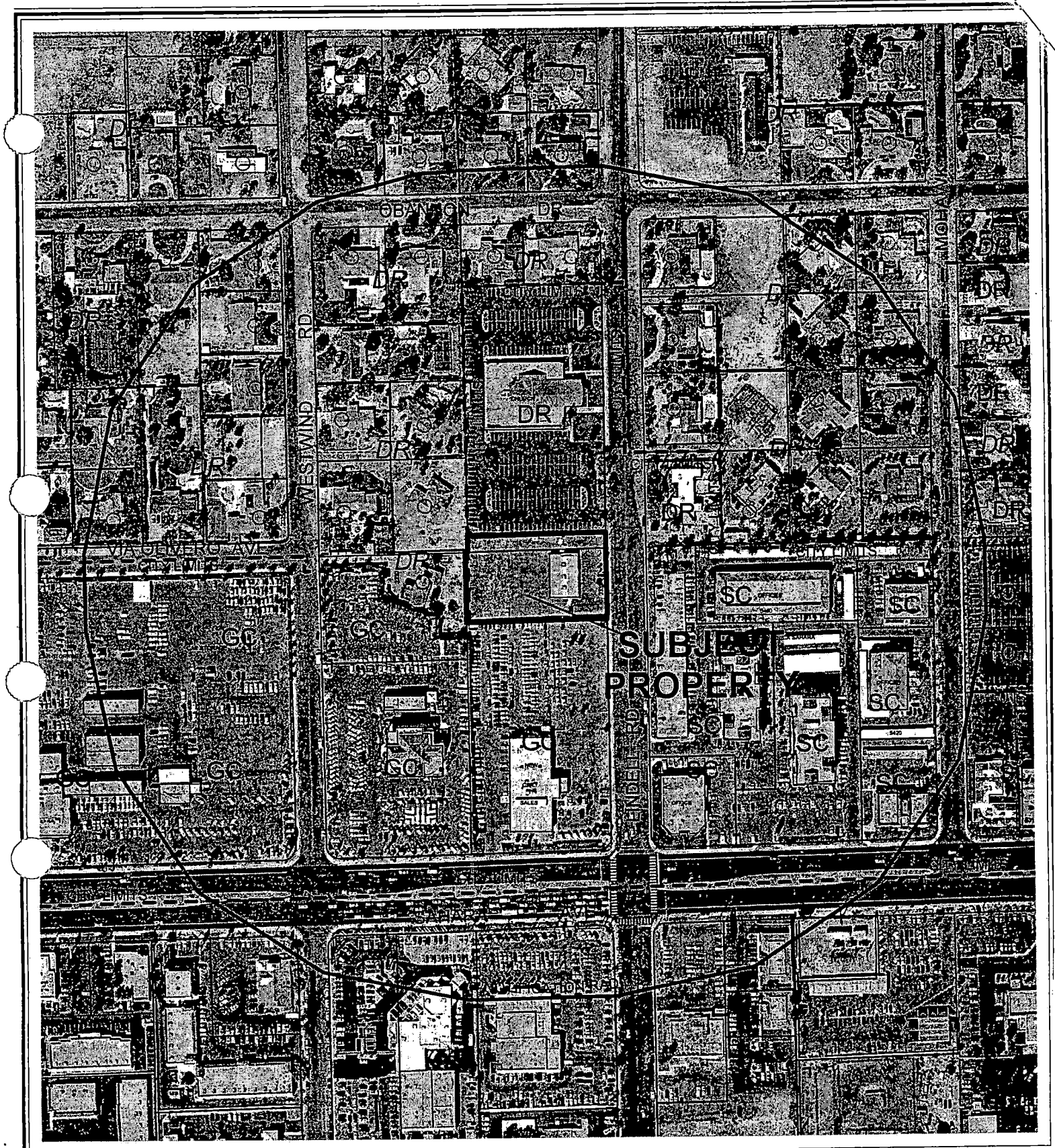


CASE: **GPA-4549**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)



0 200 400 Feet

CASE: **GPA-4549**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 8, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4549 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

LLM

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to amend a portion of the Southwest Sector Plan of the General Plan from O (Office) and DR (Desert Rural Density Residential) to GC (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue. A Rezoning (ZON-4550) from P-R (Professional Office) and R-E (Residence Estates) zone to C-2 (General Commercial) zone on a portion of the site (1.11 acres); a Variance (VAR-4553) to allow an 83-foot 1-inch residential adjacency setback where 100 feet is required; and a Site Development Plan Review (SDR-4551) for a proposed 37,950 square-foot motor vehicle sales (new) facility on 4.15 acres adjacent to the northwest corner of Sahara Boulevard and Lindell Road will be considered as companion agenda items.

APPLICANT'S JUSTIFICATION

The justification letter states the applicant is requesting a General Plan Amendment on 0.87 acres to change a lot mapped O (Office) to GC (General Commercial). Additionally there is a request for a General Plan Amendment on 0.24 acres to change the parcel mapped DR (Desert Rural Density Residential) to GC (General Commercial). GC (General Commercial) is a common designation in the area and the land will not significantly change use (currently there is parking and office and the site will remain as parking). In order to create a harmonious project on all three parcels, a change in designation is requested.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial/Office) and R (Rural Density Residential) Residential land uses with a maximum density of three dwelling units per acre.
1986	The subject properties were annexed (A-0012-86) into the City of Las Vegas.
04/24/90	The City Council approved a Reclassification of Property (Z-0038-90) to the P-R (Professional Office) zoning district (APN: 163-01-404-007). The Planning Commission recommended Approval on April 24, 2000. staff recommended Denial.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.

LLM

04/24/94	The Zoning Board of Adjustment approved a Variance (V-0061-94) to allow a Beauty Salon (APN: 163-01-404-007). Planning staff recommended Denial.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan.
07/08/04	The Planning Commission will consider three related items: A Rezoning (ZON-4550) from P-R (Professional Office) and R-E (Residence Estates) zone to C-2 (General Commercial) zone on a portion of the site (1.11 acres); a Variance (VAR-4553) to allow an 83-foot 1-inch residential adjacency setback where 100 feet is required; and a Site Development Plan Review (SDR-4551) for a proposed 37,950 square-foot motor vehicle sales (new) facility on 4.15 acres adjacent to the northwest corner of Sahara Boulevard and Lindell Road.

DETAILS OF APPLICATION REQUEST

Site Area: 1.11 Acres (GPA only)
4.15 Acres (overall site)

EXISTING LAND USE

Subject Property	Office and Parking
North	Religious Facility
South	Vacant Auto Dealership (New Sales)
East	Single Family Residence and Office
West	Single Family Residence

PLANNED LAND USE

Subject Property	O (Office) and DR (Desert Rural Density Residential)
North	DR (Desert Rural Density Residential)
South	GC (General Commercial)
East	DR (Desert Rural Density Residential) and SC (Service Commercial)
West	Clark County

LLM

EXISTING ZONING

Subject Property	O (Office) and R-E (Residence Estates)
North	R-E (Residence Estates)
South	C-2 (General Commercial)
East	R-E (Residence Estates) and C-1 (Limited Commercial)
West	Clark County

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

The site is not within any special area plan or overlay district.

DEFINITIONS

DR (Desert Rural Density Residential) (0 to 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

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

GC (General Commercial)
General Commercial allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples of General Commercial uses include: new and used car sales; recreational vehicles and boat sales; mortuaries; and other vehicle-oriented uses such as hotels, motels, apartment hotels, and similar uses. This category includes the Village and Town Center concept areas.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The proposed Towbin Hummer Auto Dealership will be located on the northwest corner of Sahara Avenue and Lindell Road. The existing vacant auto dealership building will be torn down to accommodate the new 37,950 square-foot Motor Vehicle Sales (New) Facility on 4.15 acres. The site is accessed via drives from Sahara Avenue and Lindell Road. A total of 307 parking spaces are provided where 76 are required. The west property line of the site is adjacent to single-family development and a Variance has been requested to allow an 83-foot Residential Adjacency setback where 100 feet is required. Waivers have been requested to allow a reduction of perimeter, parking lot, and foundation landscape buffering. An additional landscape waiver has been requested to allow Palm trees along Sahara Avenue where Pine or Deciduous trees are required. The elevations depict a two-story, 33-foot four-inch structure with both a flat and partially domed roof.

This request is for a General Plan Amendment from O (Office) and DR (Desert Rural Density Residential) to GC (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue. The amendment consists of two parcels, which will be utilized for employee parking in conjunction with the proposed Towbin Hummer Dealership facility to the south. To the north of the subject site is a parking area for a religious facility, to the south is the proposed related auto dealership, to the east is a single family residence and an office development and to the west is a single family residence.

FINDINGS

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

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

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

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

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

In regard to "1": The proposed GC (General Commercial) General Plan designation allows for retail, service, wholesale, office, and other general business uses of a more intense commercial character. The proposed GC (General Commercial) designation is generally not considered compatible with the adjacent DR (Desert Rural Density Residential) General Plan designation and related land uses. However the proposed GC (General Commercial) General Plan designation is acceptable in this case as the area is predominately General Commercial along the Sahara Avenue corridor. Most of the surrounding properties are developed as automobile dealerships.

In regard to "2": The proposed zoning of C-2 (General Commercial) would permit the proposed Motor Vehicle Sales (New) Facility [Towbin Hummer]. This zoning designation is generally not compatible with the existing R-E (Residence Estates) to the north and east, however the Rezoning is appropriate due to commercial nature of the area and the conglomeration of auto dealerships in the vicinity. In addition, the site plan indicates screening between the residential and religious facility uses and the project site.

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at the 5925 Spring Mountain Road (located east of Jones Boulevard). Fire Station #5, located at 1020 Hinson Street (located north of Charleston Boulevard and west of Valley View Boulevard) is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/08/04 A neighborhood meeting sponsored by the applicant was held. A total of 12 persons attended, and provided the following comments:

- Loud speakers audible in the neighborhoods. The applicant is willing to increase landscaping on the west side of the site, adjacent to residential properties to mitigate noise.
- Test drives and employees driving through the neighborhood. Mr. Towbin will instruct his employees to adhere to rules and regulations that prohibit them from driving in the neighborhoods for either reason.
- The location of unloading of new vehicles. The applicant indicated that some on-site parking could be moved to create an on-site loading area on the west side of the building. Mr. Towbin will instruct the truck deliveries to occur on site in a particular area.

LLM

- Concern with the General Plan land use change due to the potential of a high intensity commercial use adjacent to residential properties.
- Wall height adjacent to residential. Want an increase in wall height.
- A question was posed regarding moving the building closer to Sahara Avenue, Mr. Towbin stated that this request is difficult to meet because the for sale vehicles need to be located in the front of the building for viewing.
- The residents want a tall (minimum ten feet in height) block wall built along the west and north property lines, nearest to the residences. The residents also want a wall along Lindell to shield the employee parking area. Mr. Towbin is okay to build these decorative block walls.

NOTICES MAILED: 70 (Mailed with ZON-4550, VAR-4553 and SDR-4551)

APPROVALS: 0

PROTESTS: 0

LLM

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4549 APN: _____

Name of Property Owner: Daniel L. Towbin

Name of Applicant: Carl Marcello

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Carl D. Marcello

Subscribed and sworn before me

This 21st day of May, 2004

Melanie Mikovits

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MELANIE A. MIKOVITS
My Appointment Expires
No: 02-78565-1 November 5, 2006

LOCATION MAP
PROPOSED GENERAL PLAN AMENDMENT

OFFICE

GENERAL COMMERCIAL (CITY OF LAS VEGAS)

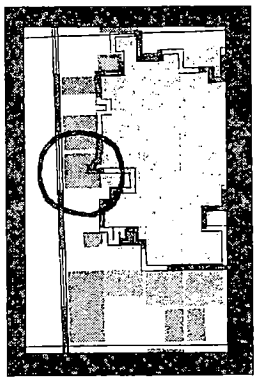
GENERAL COMMERCIAL (CLARK COUNTY)

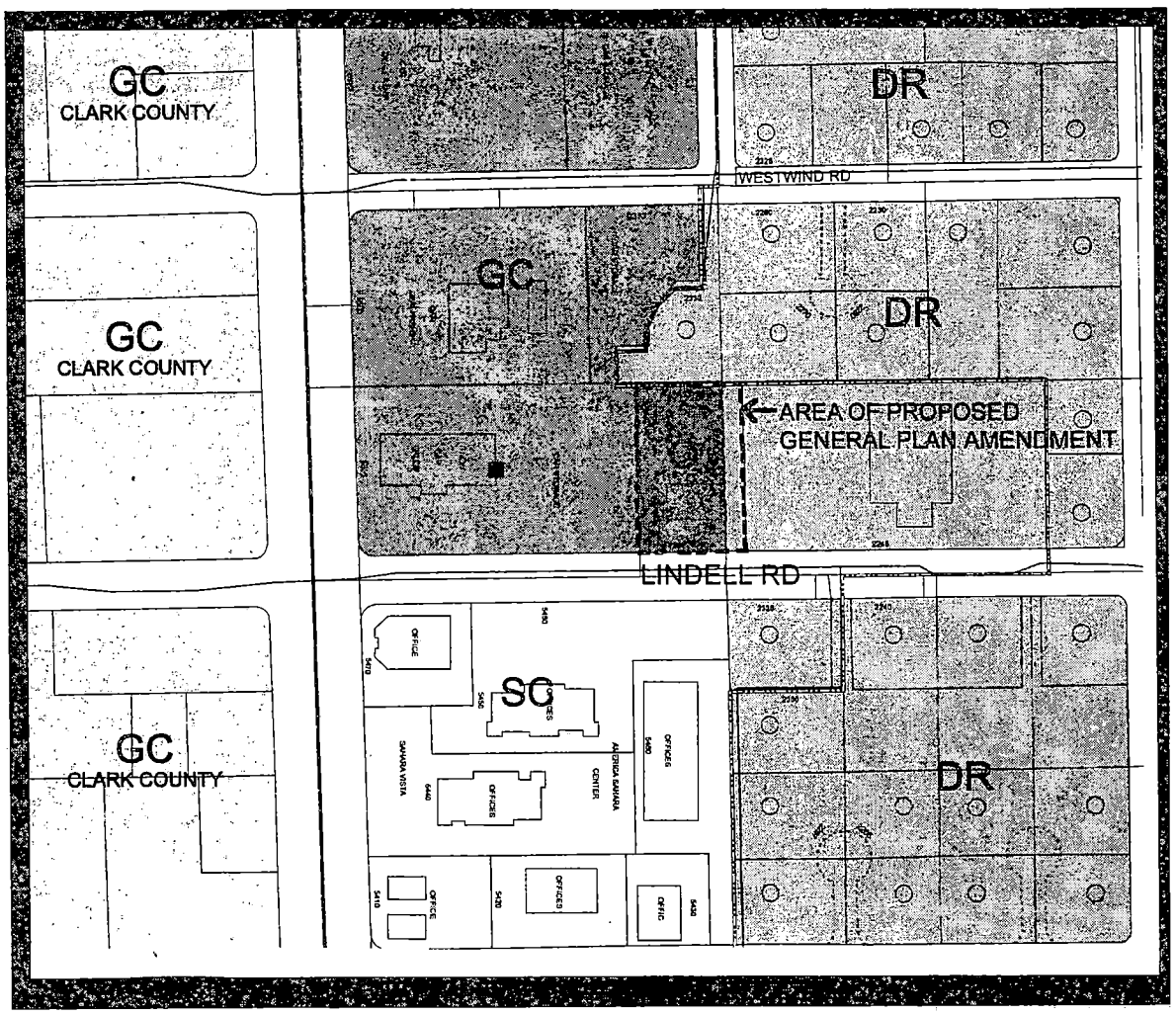
DESERT RURAL

SERVICE COMMERCIAL

RIGHT-OF-WAY

VICINITY MAP





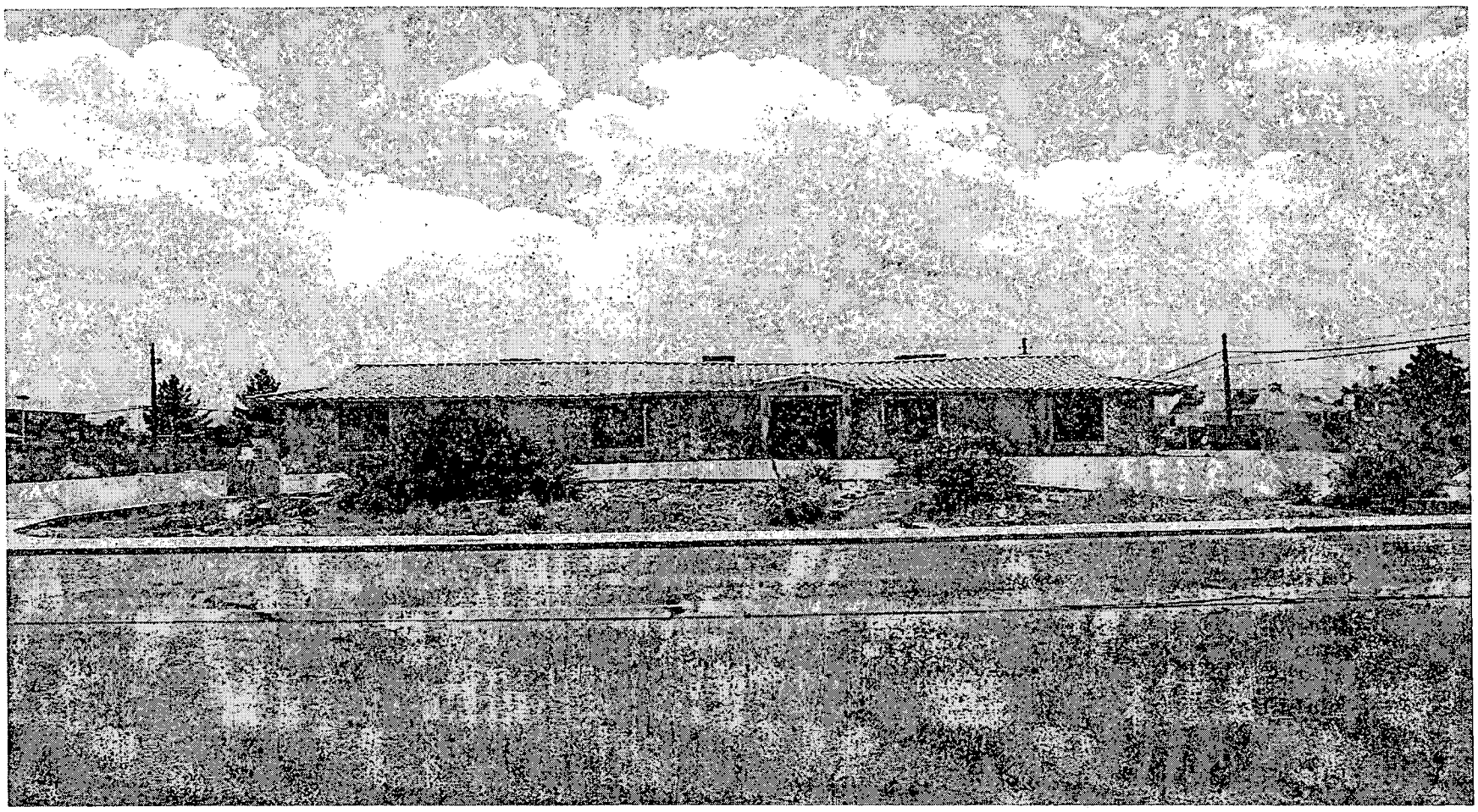
TOWBIN HUMMER - NWC SAHARA AVE. & LINDELL ROAD
LAS VEGAS, NV

GPA-4549
07-08-04 PC



GPA-4549 - APPLICANT: LAS VEGAS DEVELOPMENT COMPAPNY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY
WEST SIDE OF LINDELL ROAD, APPROXIMATELY 450 FEET NORTH OF SAHARA AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04



GPA-4549 - APPLICANT: LAS VEGAS DEVELOPMENT COMPAPNY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY
WEST SIDE OF LINDELL ROAD, APPROXIMATELY 450 FEET NORTH OF SAHARA AVENUE
JULY 8, 2004 PLANNING COMMISSION

06/17/04