Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 22, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue

MINUTES: Approval of the minutes of the June 24, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-4601 - SILVERSTONE RANCH PARCEL 17 - APPLICANT: STANTEC CONSULTING - OWNER: PN II, INC. DBA PULTE HOMES OF NEVADA** - Request for a Tentative Map FOR A 23 LOT MULTI FAMILY SUBDIVISION on 3.72 acres adjacent to the southeast corner of Iron Mountain Road and Buffalo Drive (APN: 125-10-110-015), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).

2. **TENTATIVE MAP - TMP-4627 - LONE MOUNTAIN/ TORREY PINES - APPLICANT: ROYAL CONSTRUCTION - OWNER: DESAI DIPAK K & KUSUM D. 50 AND PARAMAHAMSA R. TRUST 50** - Request for a Tentative Map FOR A 125 LOT SINGLE FAMILY SUBDIVISION on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 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 PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. **ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 – APPLICANT/OWNER: AZURE SOUTH, INC.** - Request for a Site Development Plan Review FOR A 122,477 SQUARE FOOT OFFICE DEVELOPMENT on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).

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

5. **REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-4605 - APPLICANT: JSA, INC. - OWNER; CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY** - Required Two Year Review of an approved Variance (V-0031-02) WHICH ALLOWED 817 PARKING SPACES FOR AN EXISTING COMMERCIAL CENTER, WHERE 887 PARKING SPACES ARE REQUIRED on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way (APN: 138-03-701-011, 012, 018, and 020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

6. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4576 - APPLICANT: TERRIBLE HERBST OIL COMPANY - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) adjacent to the southeast corner of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

7. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4592 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2744 Highland Drive (APN: 162-09-202-001), M (Industrial) Zone, Ward 1 (Moncrief).

8. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY** - Request for Site Development Plan Review FOR A 371 UNIT CONDOMINIUM DEVELOPMENT on 21.1 acres adjacent to the northwest corner of Alexander Road and the 215 Beltway (APN: 137-01-401-014), PD (Planned Development) Zone, Ward 4 (Brown).

9. **SITE DEVELOPMENT PLAN REVIEW - SDR-4630 - APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD OWNER: STATE OF NEVADA BUILDING & GROUNDS** - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 62,500 SQUARE FOOT DEPARTMENT OF EMPLOYMENT, TRAINING AND REHABILITATION BUILDING on 8.12 acres adjacent to the southwest corner of St. Louis Avenue and McLeod Street (a portion of APN: 162-01-402-006), C-V (Civic) Zone, Ward 3 (Reese).

10. **MASTER SIGN PLAN - PUBLIC HEARING – MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan at 620 Shadow Lane (APN: 139-33-303-024, 139-33-401-002 and 004), PD (Planned Development) Zone, Ward 5 (Weekly).

11. **VACATION - PUBLIC HEARING - VAC-4628 - APPLICANT/OWNER: HABITAT FOR HUMANITY, LAS VEGAS** - Request for a Petition to vacate a portion of the west half of La Salle Street between Hart Avenue and Hassell Avenue; and a portion of the north half Hart Avenue between La Salle Street and Concord Street, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

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

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

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

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

16. **ABEYANCE - RENOTIFICATION - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3933 - CITY OF LAS VEGAS** - Request to amend the Master Plan Transportation Trails Element of the General Plan to add and remove certain trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: 2 (Wolfson), 3 (Reese), 4 (Brown) and 6 (Mack).

17. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE AMOUNT OF REQUIRED FOUNDATION LANDSCAPING, AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING STANDARDS FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/ HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of "D" Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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

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

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

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

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

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

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

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

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

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

28. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4587 – APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: PR-OS (PARK/ RECREATION/ OPEN SPACE) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 10.00 acres along the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (a portion of APN: 125-18-201-010), Ward 6 (Mack).

29. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4607 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: PF (PUBLIC FACILITIES) TO: H (HIGH DENSITY RESIDENTIAL) on 9.33 acres approximately 200 feet west of Owens Avenue and North Main Street along the south side of Owens Avenue (APN: 139-27-502-011), Ward 5 (Weekly).

30. **REZONING RELATED TO GPA-4607 - PUBLIC HEARING - ZON-4608 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (CIVIC) TO: R-5 (APARTMENT) on 9.33 acres approximately 200 feet west of Owens Avenue and North Main Street along the south side of Owens Avenue (APN: 139-27-502-011), Ward 5 (Weekly).

31. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4609 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request to amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

32. **VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - VAR-4671 - APPLICANT: H&GG, LMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

33. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING – SDR-4606 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

34. **GENERAL PLAN AMENDMENT - PUBLIC HEARING – GPA-4621 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).

35. **REZONING RELATED TO GPA-4621 - PUBLIC HEARING - ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).

36. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4621 & ZON-4623 - PUBLIC HEARING - SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 27 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 6 (Mack).

37. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4631 – APPLICANT/OWNER: CHARLES H. SHIELDS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).

38. **REZONING RELATED TO GPA-4631 - PUBLIC HEARING - ZON-4635 – APPLICANT/OWNER: CHARLES H. SHIELDS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).

39. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631 & ZON-4635 - PUBLIC HEARING - SDR-4638 – APPLICANT/OWNERS: CHARLES H. SHIELDS** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).

40. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4634 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), Ward 6 (Mack).

41. **REZONING RELATED TO GPA-4634 - PUBLIC HEARING - ZON-4640 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC.- OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), Ward 6 (Mack).

42. **VARIANCE RELATED TO GPA-4634 & ZON-4640 - PUBLIC HEARING - VAR-4642 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 1.65 ACRES ARE REQUIRED FOR A SINGLE FAMILY DEVELOPMENT on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD6 (Residential Planned Development- 6 Units Per Acre)], Ward 6 (Mack).

43. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4634, ZON-4640 & VAR-4642 - PUBLIC HEARING - SDR-4641 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 100 LOT RESIDENTIAL DEVELOPMENT on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

44. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4637 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), Ward 5 (Weekly).

45. **WAIVER RELATED TO GPA-4637 & ZON-4644 - PUBLIC HEARING - WVR-4767 - APPLICANT/OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

46. **REZONING RELATED TO GPA-4637 - PUBLIC HEARING - ZON-4644 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), Ward 5 (Weekly).

47. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4649 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITY) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), Ward 5 (Weekly).

48. **REZONING RELATED TO GPA-4649 - PUBLIC HEARING - ZON-4646 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), Ward 5 (Weekly).

49. **VARIANCE RELATED TO GPA-4649 & ZON-4646 - PUBLIC HEARING - VAR-4648 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Variance TO ALLOW A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Weekly).

50. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646 & VAR-4648 - PUBLIC HEARING - SDR-4647 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Site Development Plan Review FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).

51. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4484 - APPLICANT/OWNER: RITTER CHARITABLE TRUST** - Request for a Major Modification to the Lone Mountain West Plan FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southwest corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

52. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4615 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Major Modification TO REMOVE PROPERTY FROM THE IRON MOUNTAIN RANCH MASTER PLAN on 4.3 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

53. **REZONING RELATED TO MOD-4615 - PUBLIC HEARING - ZON-4616 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 6.99 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006 and 009), Ward 6 (Mack).

54. **SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4615 & ZON-4616 - PUBLIC HEARING - SDR-4617 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 15 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 6.99 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006 and 009), R-E (Residence Estates) Zone [PROPOSED: R-PD-2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

55. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4633 - APPLICANT: KB HOME - OWNER: NATIONAL GROUP #1, LIMITED LIABILITY CORPORATION, ET AL** - Request for a Major Modification to the Lone Mountain West Plan FROM: NC (NEIGHBORHOOD COMMERCIAL) AND VC (VILLAGE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 10.26 acres adjacent to the southeast corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

56. **SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4633 - PUBLIC HEARING – SDR-4636 - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE AND NATIONAL GROUP #1, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 55 LOT SINGLE FAMILY SUBDIVISION on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

57. **REZONING - PUBLIC HEARING - ZON-4695 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.0 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), Ward 6 (Mack).

58. **SPECIAL USE PERMIT RELATED TO ZON-4695 - PUBLIC HEARING - SUP-4614 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER** - Request for a Special Use Permit FOR PRIVATE STREETS AND A WAIVER FROM THE REQUIREMENT THAT PRIVATE STREETS BE GATED, FOR A 30 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Mack).

59. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4695 & SUP-4614 - PUBLIC HEARING – SDR-4613 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER** - Request for a Site Development Plan Review FOR A 30 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Mack).

60. **REZONING - PUBLIC HEARING - ZON-4483 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: SOUTHWEST DESERT EQUITIES** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Puli Road (APN: 126-13-101-003), Ward 6 (Mack).

61. **VARIANCE - PUBLIC HEARING - VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 14 FOOT AND 10.3 FOOT REAR SETBACKS WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the southeast corner of Fort Apache Road and Alexander Road (APN: 138-08-101-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residence Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).

62. **VARIANCE - PUBLIC HEARING - VAR-4643 - APPLICANT/ OWNER: KEVIN R. SIPES** - Request for a Variance TO ALLOW A 20-FOOT FRONT SETBACK WHERE 50 FEET IS REQUIRED, ALLOW A 23 FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED AND TO ALLOW A 16,803 SQUARE FOOT MINIMUM LOT SIZE WHERE 20,000 SQUARE FEET IS REQUIRED on 0.96 acres adjacent to the southeast corner of Racel Street and Unicorn Street (APN: 125-12-801-016), R-E (Residence Estates), Ward 6 (Mack).

63. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4521 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BRIGHT PATH, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 820 South Valley View Boulevard (APN: 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

64. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4593 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: S & K FAMILY TRUST** - Request for a Special Use Permit FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1531 Western Avenue (APN: 162-04-605-007), M (Industrial) Zone, Ward 1 (Moncrief).

65. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4594 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SAITTA FAMILY TRUST** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2100 South Decatur Boulevard (APN: 162-06-301-006), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

66. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4603 - APPLICANT/OWNER: JOHN ELLIOTT** - Request for a Special Use Permit required FOR A CASITA WITH A WAIVER TO ALLOW A 32-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED at 5550 Carl Avenue (APN: 138-24-304-014), R-E (Residence Estates) Zone, Ward 5 (Weekly).

67. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4612 - APPLICANT: DANIEL J. MATSON - OWNER: JAMES AND NANCY BRACKIN** - Request for a Special Use Permit FOR OPEN AIR VENDING/ TRANSIENT SALES LOT adjacent to the northwest corner of Alexander Road and Rancho Drive (APN: 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

68. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING REQUIREMENTS, PARKING LOT LANDSCAPING REQUIREMENTS, AND TITLE 19 PERIMETER WALL AND BUFFER REQUIREMENTS, FOR A PROPOSED PARKING LOT on 0.72 acres adjacent to the southwest corner of Bonneville Avenue and Casino Center Boulevard (APN: 139-34-311-043 through 047), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

69. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4619 - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS** - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN: 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

70. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4639 - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 57,092 SQUARE FOOT RETAIL/ COMMERCIAL BUILDING AND FOR A WAIVER OF FOUNDATION LANDSCAPING OF THE COMMERCIAL STANDARDS on 1.61 acres approximately 260 feet north of Sahara Avenue and approximately 640 feet west of Fort Apache Road (APN: 163-06-816-027), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 2 (Wolfson).

71. **MASTER SIGN PLAN - PUBLIC HEARING - MSP-4622 - APPLICANT: AUTO NATION – OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER** - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

72. **MAJOR DEVIATION - SCD-4624 – APPLICANT/OWNER: STEPHEN AND PATRICIA McARTHUR** - Request for a Major Deviation of the Summerlin Development Standards TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED at 1500 Sedro Street (APN: 137-25-516-033), P-C (Planned Community) Zone, Ward 2 (Wolfson).

NON-PUBLIC HEARING ITEMS:

73. **SITE DEVELOPMENT PLAN REVIEW – NON-PUBLIC HEARING - SDR-4598 - APPLICANT/OWNER: CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 22,231 SQUARE FOOT OFFICE BUILDING on 3.57 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN: 138-07-411-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

DIRECTOR'S BUSINESS ITEMS:

74. **DIRECTOR'S BUSINESS - DIR-4763 - CITY OF LAS VEGAS** - Election of 2004 Planning Commission Officers.

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF POSTING

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

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

I John Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of July 15, 2004, at the hour of 4:00, there were posted copies of the July 22, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

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

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

4. City Clerk's Bulletin Board
   400 Stewart Avenue, 2nd Floor Skybridge
   (in the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)

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

John Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 15th day of July, 2004.

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

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-58749-1
MY APPT. EXPIRES JUNE 14, 2007

City of Las Vegas

Agenda

PLANNING COMMISSION MEETING

July 22, 2004

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

Las Vegas City Council

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

Commissioners

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: **Satisfaction of Open Meeting Law Requirements**

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

City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue

MINUTES: **Approval of the minutes of the June 24, 2004 Planning Commission Meeting**

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 22, 2004

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

1. **TENTATIVE MAP - TMP-4601 - SILVERSTONE RANCH PARCEL 17 - APPLICANT: STANTEC CONSULTING - OWNER: PN II, INC. DBA PULTE HOMES OF NEVADA** - Request for a Tentative Map FOR A 23 LOT MULTI FAMILY SUBDIVISION on 3.72 acres adjacent to the southeast corner of Iron Mountain Road and Buffalo Drive (APN: 125-10-110-015), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).

2. **TENTATIVE MAP - TMP-4627 - LONE MOUNTAIN/ TORREY PINES - APPLICANT: ROYAL CONSTRUCTION - OWNER: DESAI DIPAK K & KUSUM D. 50 AND PARAMAHAMSA R. TRUST 50** - Request for a Tentative Map FOR A 125 LOT SINGLE FAMILY SUBDIVISION on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 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 PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. **ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 – APPLICANT/OWNER: AZURE SOUTH, INC.** - Request for a Site Development Plan Review FOR A 122,477 SQUARE FOOT OFFICE DEVELOPMENT on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).

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

5. **REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-4605 - APPLICANT: JSA, INC. - OWNER; CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY** - Required Two Year Review of an approved Variance (V-0031-02) WHICH ALLOWED 817 PARKING SPACES FOR AN EXISTING COMMERCIAL CENTER, WHERE 887 PARKING SPACES ARE REQUIRED on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way (APN: 138-03-701-011, 012, 018, and 020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

6. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4576 - APPLICANT: TERRIBLE HERBST OIL COMPANY - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) adjacent to the southeast corner of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

7. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4592 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2744 Highland Drive (APN: 162-09-202-001), M (Industrial) Zone, Ward 1 (Moncrief).

8. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY** - Request for Site Development Plan Review FOR A 371 UNIT CONDOMINIUM DEVELOPMENT on 21.1 acres adjacent to the northwest corner of Alexander Road and the 215 Beltway (APN: 137-01-401-014), PD (Planned Development) Zone, Ward 4 (Brown).

9. **SITE DEVELOPMENT PLAN REVIEW - SDR-4630 - APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD OWNER: STATE OF NEVADA BUILDING & GROUNDS** - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 62,500 SQUARE FOOT DEPARTMENT OF EMPLOYMENT, TRAINING AND REHABILITATION BUILDING on 8.12 acres adjacent to the southwest corner of St. Louis Avenue and McLeod Street (a portion of APN: 162-01-402-006), C-V (Civic) Zone, Ward 3 (Reese).

10. **MASTER SIGN PLAN - PUBLIC HEARING – MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan at 620 Shadow Lane (APN: 139-33-303-024, 139-33-401-002 and 004), PD (Planned Development) Zone, Ward 5 (Weekly).

11. **VACATION - PUBLIC HEARING - VAC-4628 - APPLICANT/OWNER: HABITAT FOR HUMANITY, LAS VEGAS** - Request for a Petition to vacate a portion of the west half of La Salle Street between Hart Avenue and Hassell Avenue; and a portion of the north half Hart Avenue between La Salle Street and Concord Street, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

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

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

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

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

16. **ABEYANCE - RENOTIFICATION - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3933 - CITY OF LAS VEGAS** - Request to amend the Master Plan Transportation Trails Element of the General Plan to add and remove certain trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: 2 (Wolfson), 3 (Reese), 4 (Brown) and 6 (Mack).

17. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE AMOUNT OF REQUIRED FOUNDATION LANDSCAPING, AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING STANDARDS FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/ HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of "D" Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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

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

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

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

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

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

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

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

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

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

28. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4587 – APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: PR-OS (PARK/ RECREATION/ OPEN SPACE) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 10.00 acres along the south side of Gilcrease Avenue, approximately 660 feet east of Hualapai Way (a portion of APN: 125-18-201-010), Ward 6 (Mack).

29. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4607 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: PF (PUBLIC FACILITIES) TO: H (HIGH DENSITY RESIDENTIAL) on 9.33 acres approximately 200 feet west of Owens Avenue and North Main Street along the south side of Owens Avenue (APN: 139-27-502-011), Ward 5 (Weekly).

30. **REZONING RELATED TO GPA-4607 - PUBLIC HEARING - ZON-4608 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (CIVIC) TO: R-5 (APARTMENT) on 9.33 acres approximately 200 feet west of Owens Avenue and North Main Street along the south side of Owens Avenue (APN: 139-27-502-011), Ward 5 (Weekly).

31. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4609 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request to amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

32. **VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - VAR-4671 - APPLICANT: H&GG, LMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

33. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING – SDR-4606 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

34. **GENERAL PLAN AMENDMENT - PUBLIC HEARING – GPA-4621 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).

35. **REZONING RELATED TO GPA-4621 - PUBLIC HEARING - ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).

36. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4621 & ZON-4623 - PUBLIC HEARING - SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 27 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 6 (Mack).

37. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4631 – APPLICANT/OWNER: CHARLES H. SHIELDS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).

38. **REZONING RELATED TO GPA-4631 - PUBLIC HEARING - ZON-4635 – APPLICANT/OWNER: CHARLES H. SHIELDS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).

39. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631 & ZON-4635 - PUBLIC HEARING - SDR-4638 – APPLICANT/OWNERS: CHARLES H. SHIELDS** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).

40. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4634 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), Ward 6 (Mack).

41. **REZONING RELATED TO GPA-4634 - PUBLIC HEARING - ZON-4640 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC.- OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), Ward 6 (Mack).

42. **VARIANCE RELATED TO GPA-4634 & ZON-4640 - PUBLIC HEARING - VAR-4642 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 1.65 ACRES ARE REQUIRED FOR A SINGLE FAMILY DEVELOPMENT on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

43. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4634, ZON-4640 & VAR-4642 - PUBLIC HEARING - SDR-4641 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 100 LOT RESIDENTIAL DEVELOPMENT on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN: 125-07-710-001 and 125-08-322-001), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

44. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4637 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), Ward 5 (Weekly).

45. **WAIVER RELATED TO GPA-4637 & ZON-4644 - PUBLIC HEARING - WVR-4767 - APPLICANT/OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

46. **REZONING RELATED TO GPA-4637 & WVR-4767 - PUBLIC HEARING - ZON-4644 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN: 138-14-701-003), Ward 5 (Weekly).

47. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4649 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITY) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), Ward 5 (Weekly).

48. **REZONING RELATED TO GPA-4649 - PUBLIC HEARING - ZON-4646 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), Ward 5 (Weekly).

49. **VARIANCE RELATED TO GPA-4649 & ZON-4646 - PUBLIC HEARING - VAR-4648 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Variance TO ALLOW A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Weekly).

50. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646 & VAR-4648 - PUBLIC HEARING - SDR-4647 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL** - Request for a Site Development Plan Review FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN: 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).

51. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4484 - APPLICANT/OWNER: RITTER CHARITABLE TRUST** - Request for a Major Modification to the Lone Mountain West Plan FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southwest corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

52. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4615 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Major Modification TO REMOVE PROPERTY FROM THE IRON MOUNTAIN RANCH MASTER PLAN on 4.3 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

53. **REZONING RELATED TO MOD-4615 - PUBLIC HEARING - ZON-4616 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 6.99 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006 and 009), Ward 6 (Mack).

54. **SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4615 & ZON-4616 - PUBLIC HEARING - SDR-4617 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 15 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 6.99 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN: 125-12-601-006 and 009), R-E (Residence Estates) Zone [PROPOSED: R-PD-2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

55. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4633 - APPLICANT: KB HOME - OWNER: NATIONAL GROUP #1, LIMITED LIABILITY CORPORATION, ET AL** - Request for a Major Modification to the Lone Mountain West Plan FROM: NC (NEIGHBORHOOD COMMERCIAL) AND VC (VILLAGE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 10.26 acres adjacent to the southeast corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

56. **SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4633 - PUBLIC HEARING – SDR-4636 - APPLICANT: KB HOME - OWNER: BRIAN AND JULIE LEE AND NATIONAL GROUP #1, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 55 LOT SINGLE FAMILY SUBDIVISION on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

57. **REZONING - PUBLIC HEARING - ZON-4695 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.0 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), Ward 6 (Mack).

58. **SPECIAL USE PERMIT RELATED TO ZON-4695 - PUBLIC HEARING - SUP-4614 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER** - Request for a Special Use Permit FOR PRIVATE STREETS AND A WAIVER FROM THE REQUIREMENT THAT PRIVATE STREETS BE GATED, FOR A 30 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Mack).

59. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4695 & SUP-4614 - PUBLIC HEARING – SDR-4613 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER** - Request for a Site Development Plan Review FOR A 30 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5 acres adjacent to the southeast corner of Elkhorn Road and Fort Apache Road (APN: 125-20-101-001), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], Ward 6 (Mack).

60. **REZONING - PUBLIC HEARING - ZON-4483 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: SOUTHWEST DESERT EQUITIES** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Puli Road (APN: 126-13-101-003), Ward 6 (Mack).

61. **VARIANCE - PUBLIC HEARING - VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 14 FOOT AND 10.3 FOOT REAR SETBACKS WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the southeast corner of Fort Apache Road and Alexander Road (APN: 138-08-101-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residence Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).

62. **VARIANCE - PUBLIC HEARING - VAR-4643 - APPLICANT/ OWNER: KEVIN R. SIPES** - Request for a Variance TO ALLOW A 20-FOOT FRONT SETBACK WHERE 50 FEET IS REQUIRED, ALLOW A 23 FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED AND TO ALLOW A 16,803 SQUARE FOOT MINIMUM LOT SIZE WHERE 20,000 SQUARE FEET IS REQUIRED on 0.96 acres adjacent to the southeast corner of Racel Street and Unicorn Street (APN: 125-12-801-016), R-E (Residence Estates), Ward 6 (Mack).

63. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4521 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BRIGHT PATH, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 820 South Valley View Boulevard (APN: 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

64. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4593 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: S & K FAMILY TRUST** - Request for a Special Use Permit FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1531 Western Avenue (APN: 162-04-605-007), M (Industrial) Zone, Ward 1 (Moncrief).

65. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4594 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SAITTA FAMILY TRUST** - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2100 South Decatur Boulevard (APN: 162-06-301-006), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

66. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4603 - APPLICANT/OWNER: JOHN ELLIOTT** - Request for a Special Use Permit required FOR A CASITA WITH A WAIVER TO ALLOW A 32-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED at 5550 Carl Avenue (APN: 138-24-304-014), R-E (Residence Estates) Zone, Ward 5 (Weekly).

67. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4612 - APPLICANT: DANIEL J. MATSON - OWNER: JAMES AND NANCY BRACKIN** - Request for a Special Use Permit FOR OPEN AIR VENDING/ TRANSIENT SALES LOT adjacent to the northwest corner of Alexander Road and Rancho Drive (APN: 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

68. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING REQUIREMENTS, PARKING LOT LANDSCAPING REQUIREMENTS, AND TITLE 19 PERIMETER WALL AND BUFFER REQUIREMENTS, FOR A PROPOSED PARKING LOT on 0.72 acres adjacent to the southwest corner of Bonneville Avenue and Casino Center Boulevard (APN: 139-34-311-043 through 047), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

69. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4619 - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS** - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN: 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

70. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4639 - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 57,092 SQUARE FOOT RETAIL/ COMMERCIAL BUILDING AND FOR A WAIVER OF FOUNDATION LANDSCAPING OF THE COMMERCIAL STANDARDS on 1.61 acres approximately 260 feet north of Sahara Avenue and approximately 640 feet west of Fort Apache Road (APN: 163-06-816-027), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 2 (Wolfson).

71. **MASTER SIGN PLAN - PUBLIC HEARING - MSP-4622 - APPLICANT: AUTO NATION – OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER** - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

72. **MAJOR DEVIATION - SCD-4624 – APPLICANT/OWNER: STEPHEN AND PATRICIA McARTHUR** - Request for a Major Deviation of the Summerlin Development Standards TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED at 1500 Sedro Street (APN: 137-25-516-033), P-C (Planned Community) Zone, Ward 2 (Wolfson).

NON-PUBLIC HEARING ITEMS:

73. **SITE DEVELOPMENT PLAN REVIEW – NON-PUBLIC HEARING - SDR-4598 - APPLICANT/OWNER: CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 22,231 SQUARE FOOT OFFICE BUILDING on 3.57 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN: 138-07-411-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

DIRECTOR'S BUSINESS ITEMS:

74. **DIRECTOR'S BUSINESS - DIR-4763 - CITY OF LAS VEGAS** - Election of 2004 Planning Commission Officers.

CITIZENS PARTICIPATION:

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

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **July 9, 2004**, a copy of the **July 22, 2004 Planning Commission Agenda**, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman L Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

9th day of July, 2004

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 22, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:36 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

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

EXCUSED: MEMBER LAURA McSWAIN

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

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, stated that on Item 34 [GPA-4621], the applicant has requested this item to be withdrawn without prejudice. The related items, Item 35 [ZON-4623] and Item 36 [SDR-4626], the Rezoning and the Site Plan Review, the applicant requested to change from R-PD5 to R-PD3 and to allow the site plan to come back at R-PD3 densities. Staff felt that this is not in accordance with the Code. An R-PD cannot be heard without a Site Plan. Staff did not have a Site Plan reflecting a R-PD3 development; therefore, staff requested Item 35 and 36 be held for 30 days.

Regarding Item 71 [MSP-4622], staff received today a request from the applicant to hold this item for two weeks, August 12th.

Regarding Item 2 [TMP-4625], there was a misunderstanding between the applicant and staff, as staff original recommendation was for denial. However, the Site Plan was approved at City Council for 125 lots, as indicated by the map. So, staff does not object and would like this item to remain under the Consent items.

Regarding Item 5 [RQR-4605], staff and the applicant has requested this item be removed from One Motion One Vote to allow a discussion to take place. The applicant has submitted a new table reflecting a new parking study. The original variance was for 70 spaces, but the information submitted now indicates a need for a greater variance. Based on this new information, staff now does not object to the variance.

Regarding Item 9 [SDR-4630], the applicant has requested this item be removed from One Motion One Vote.

Regarding Item 10 [MSP-4481], the applicant has requested this item be removed from One Motion One Vote.

Regarding Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094] and Item 15 [SDR-4095], staff has received a revised Site Plan, which changes the amount of lots from 88 to 71 to 62. A neighborhood meeting recently took place. The variance is now for zero open space, where 10,000 square feet is required. The original variance was for approximately 30,000 square feet of open space; the applicant is now requesting a 10,000 square foot open space variance.

Regarding Item 18 [SDR-4182], it is a revised Site Plan that is much more efficient. However, it still reflects access to Torrey Pines Drive. When the zoning was done, there was no mention of access to Torrey Pines Drive. Subsequently, when it was a commercial project, access to Torrey Pines Drive was deleted. Now, this Site Plan reflects access to Torrey Pines Drive. Staff felt that the Commission should review the new submitted Site Plan.

Regarding Item 22 [VAR-4462], this is a two-part variance, one for open space and the other is for wall height. MR. CLAPSADDLE informed the Commission that their backup documentation reflected 163 lots; however, staff received a revised Site Plan reflecting a change from 163 lots to 162 lots, so the open space variance would no longer be necessary.

Regarding Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370], this application would held for 30 days. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that a representative from Cliff's Edge would be in attendance to request this item be held for an additional two weeks or another 30 days because they have not had sufficient time to review Carina's documentation. He suggested that the Commission hear the item as it was agendaed, and then Cliff's Edge would have the opportunity to submit any comments with regards to the project between now and the City Council meeting on August 18th.

Regarding Item 64 [SUP-4593], this is a Special Use Permit for a billboard along Western Avenue. MR. CLAPSADDLE pointed out that the distance separation, 300 feet, is not waivable, and staff believed the application did not meet the standards of the Code for billboards. He informed the Commission that after further review of the application and inspecting the site, there was an area on the site where the applicant could meet this distance separation requirement. So, the application is valid and staff would like to discuss this application and their recommendation for denial.

Regarding Item 74 [DIR-4763], this item is for the Chair's election and staff suggested moving this item up to the first item of discussion.

Regarding Item 73 [SDR-4598], the applicant has a conflict with prior travel arrangements and requested that this item be moved up to one of the first items of discussion.

Regarding Item 29 [GPA-4607], the representative, DAVID ROARKE, recently had knee surgery and requested expediting this item to one of the first items of discussion.

MEETING ADJOURNED AT 5:44 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:05 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, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER LAURA McSWAIN

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

VICE CHAIRMAN NIGRO requested moving Item 74 [DIR-4763] to the first item of discussion. He recommended COMMISSIONER TRUESDELL as Chairman of the Planning Commission.

DAVID CLAPSADDLE, Planning and Development Department, referenced the following items that were requested to be held in abeyance or withdrawn without prejudice. Letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

Item 17 [SDR-3938]	Withdrawn Without Prejudice
Item 27 [SUP-4439]	Withdrawn Without Prejudice
Item 31 [GPA-4609]	Abeyance to 9/09/2004 Planning Commission meeting
Item 32 [VAR-4671]	Abeyance to 9/09/2004 Planning Commission meeting
Item 33 [SDR-4606]	Abeyance to 9/09/2004 Planning Commission meeting
Item 34 [GPA-4621]	Withdrawn Without Prejudice
Item 35 [ZON-4623]	Abeyance to 8/26/2004 Planning Commission meeting
Item 36 [SDR-4626]	Abeyance to 8/26/2004 Planning Commission meeting
Item 37 [GPA-4631]	Abeyance to 8/26/2004 Planning Commission meeting
Item 38 [ZON-4635]	Abeyance to 8/26/2004 Planning Commission meeting

Item 39 [SDR-4638]	Abeyance to 8/26/2004 Planning Commission meeting
Item 47 [GPA-4649]	Abeyance to 8/26/2004 Planning Commission meeting
Item 48 [ZON-4646]	Abeyance to 8/26/2004 Planning Commission meeting
Item 49 [VAR-4648]	Abeyance to 8/26/2004 Planning Commission meeting
Item 50 [SDR-4647]	Abeyance to 8/26/2004 Planning Commission meeting
Item 71 [MSP-4622]	Abeyance to 8/12/2004 Planning Commission meeting

JOHN FIELD, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, and requested a discussion on Item 35 [ZON-4623] and Item 36 [SDR-4626]. The applicant would like to request the items be held in abeyance for two weeks, as there was a revised Site Plan that staff had not received but MR. FIELD offered to distribute this revision at the meeting. MR. CLAPSADDLE responded that two weeks is not sufficient time for staff to distribute and review the Site Plan and would like to see a 30-day abeyance. MR. FIELD stated the applicant originally requested a General Plan Amendment and a Zone change from RE to R-PD5. A meeting was held with the neighbors, and their main concern was the density and conformance to the Centennial Hills Sector Master Plan. As a result, the Site Plan was reconfigured to conform to the Master Plan. The applicant would like to move forward with the application, as there are contractual obligations. With respect to the applicant bringing forward the revised Site Plan, CHAIRMAN TRUESDELL asked if the items could be set for an earlier meeting since it is not a General Plan Amendment, even though staff would not have sufficient time to review the revised Site Plan. MR. CLAPSADDLE stated staff would have to look into this. MR. FIELD requested moving forward with a two-week abeyance on the zone change and then a 30-day abeyance on the Site Development Plan Review. CHAIRMAN TRUESDELL responded that the zone change requires having the Site Plan with it in order to change the zoning to R-PD3. MR. CLAPSADDLE concurred and reiterated that in most cases, two weeks is not sufficient timing to get staff's backup to City Council meeting and to fast track the items.

CRAIG PLATT, 7025 Eula Street, stated he lives across the street from the proposed site. He stated that he and other residents do not agree with fast tracking the item, as he felt that the applicant was trying to rush the application forward. He agreed with abeying Item 35 [ZON-4623] and Item 36 [SDR-4626] for 30 days and suggested the applicant hold another meeting with the residents to get their input on the revised Site Plan.

MARY SANDERS, 9945 Wittig Avenue, stated the residents within their community have met and she had a signed petition.

CHAIRMAN TRUESDELL confirmed that MS. SANDERS was speaking on the Site Plan. He then advised her that the Commission was only deciding upon whether or not to hold the item. Should they hold the item, then she could speak at that time. MS. SANDERS then suggested that the residents would like to see the item be held in abeyance for 30 days.

(6:06 – 6:08)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 22, 2004

SUBJECT:
Approval of the minutes of the June 24, 2004, Planning Commission Meeting

MOTION:
TRUESDELL - APPROVED – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:08 – 6:10)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 22, 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 22, 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 22, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4601 - SILVERSTONE RANCH PARCEL 17 - APPLICANT: STANTEC CONSULTING - OWNER: PN II, INC. DBA PULTE HOMES OF NEVADA - Request for a Tentative Map FOR A 23 LOT MULTI FAMILY SUBDIVISION on 3.72 acres adjacent to the southeast corner of Iron Mountain Road and Buffalo Drive (APN: 125-10-110-015), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4601] and Item 2 [TMP-4627] – UNANIMOUS with McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

For the record, DAVID CLAPSADDLE, Planning and Development, stated that staff does not object to Item 2 [TMP-4627].

(6:18 – 6:19)

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 1 – TMP-4601

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 Z-0075-91, Z-0075-91(13), the Mountain Spa Development Agreement as amended, and any other site related actions.

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. Petition of Vacation VAC-3307 must record prior to the recordation of a Final Map for this site.

7. Provide a public sewer stub to the northwest corner of this site at a depth and location 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 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.

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

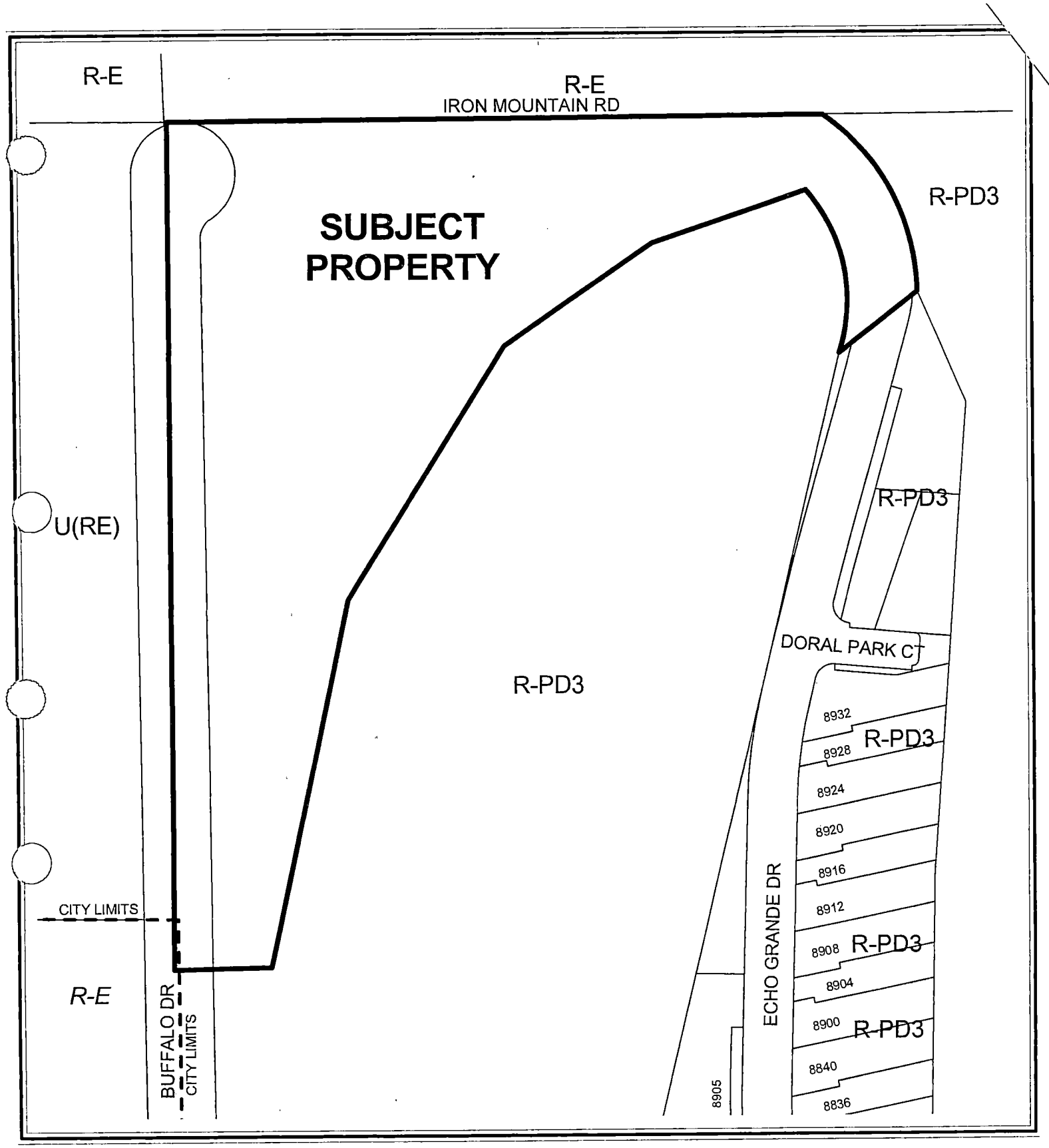
CONDITIONS – Continued:

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.

9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

10. Site development to comply with all applicable conditions of approval for Z-75-91 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 public 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.

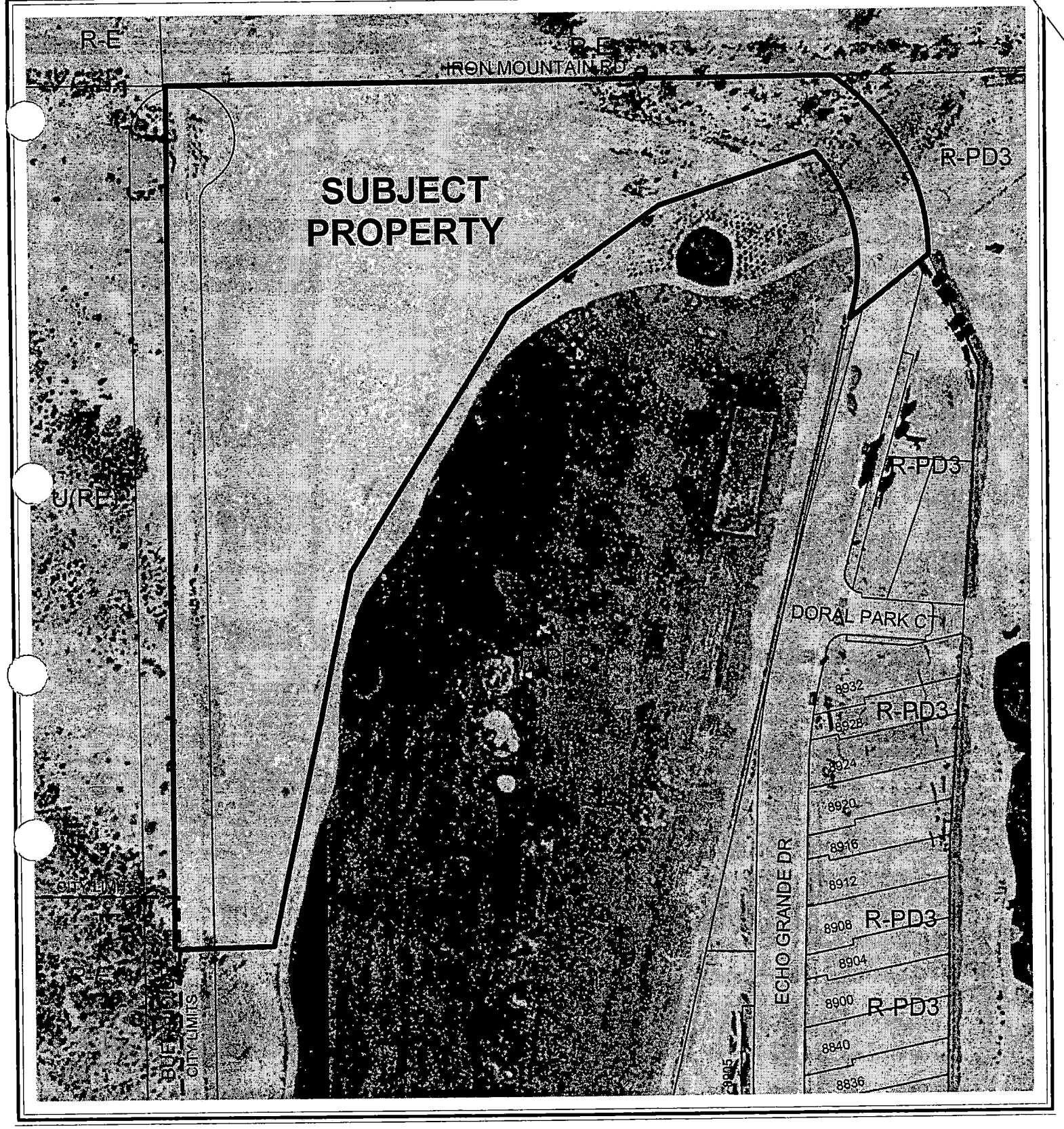


CASE: TMP-4601

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 90 180 Feet

CASE: TMP-4601

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-4601 - SILVERSTONE RANCH PARCEL 17 - APPLICANT: STANTEC CONSULTING - OWNER: PN II, INC. DBA PULTE 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 Z-0075-91, Z-0075-91(13), the Mountain Spa Development Agreement as amended, and any other site related actions.

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. Petition of Vacation VAC-3307 must record prior to the recordation of a Final Map for this site.

7. Provide a public sewer stub to the northwest corner of this site at a depth and location 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 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.

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.

9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

10. Site development to comply with all applicable conditions of approval for Z-75-91 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 public 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.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 23 lot multi-family subdivision on 3.72 acres adjacent to the southeast corner of Iron Mountain Road and Buffalo Drive. This is a request for a Tentative Map review for a portion of a Revised Master Development Plan containing 1,873-lots on 635.80 acres that was approved with Site Development Review [Z-0075-91(13)] by the City Council on September 4, 2002. This Map is located in Parcel 17, containing 3.73 acres. The applicant is proposing 23 unit duplex and triplex multi-family homes that meet the overall density of 2.95 units per acre.

B) Applicant's Justification

No justification letter is required for this application.

BACKGROUND INFORMATION

A) Previous Actions

10/02/91 The City Council approved a Rezoning (Z-0075-91) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on a portion of the property east of this request for what was then known as Mountain Spa. The Planning Commission and staff recommended approval on September 12, 1991.

11/14/91 The City Council approved a Development Agreement (DA-0001-91) for the Mountain Spa Master Development Plan.

07/01/92 The City Council approved a Rezoning (Z-0036-92) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on a portion of the property east of this request for what was then known as Mountain Spa. The Planning Commission recommended approval on June 11, 1992.

04/20/94 The City Council approved a Petition to Vacate (VAC-0007-94) portions of the following dedicated public right-of-way: Buffalo Drive, Tioga Way, Pioneer Way, Tenaya Way, Desperado Street, Rio Vista Street, Iron Mountain Road, Brent Lane, Guy Avenue, Horse Drive, Teasha Avenue, Racel Street, and Ackerman Avenue. Planning Commission and Staff both recommended approval.

09/04/02 The City Council approved a Site Development Plan Review [Z-0075-01(13)] Review for a revised master development plan containing 1873 lots on 635.80 acres the property east of this request for what is now known as Silverstone Ranch. The Planning Commission recommended approval on August 8, 2002. Staff also recommended approval.

11/20/02 The City Council approved a Request for a modification to an existing development agreement (DIR-1133) in order to modify completion dates related to the completion for off-site improvements for Tenaya Way, Rainbow Boulevard and Coke Street.

10/23/03 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Petition to Vacate (VAC-2946) the east half of Buffalo Drive, between Brent Lane and Iron Mountain Road. Staff recommended approval.

01/21/04 The City Council approved a Petition to Vacate (VAC-3307) the east half of Buffalo Drive between Brent Lane and Iron Mountain Road. The Planning Commission and staff both recommended approval.

B) Pre-Application Meeting

05/27/04 The site plan now contained 23 units, unlike the originally approved site development plan review that showed 17. Therefore, an overall dwelling unit per gross acre calculation for the entire Silverstone Ranch [(Mountain Spa) 635.8 acres] was requested. Issued concerning interior walls adjacent to the golf course as well as perimeter walls were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.72

B) Existing Land Use

Subject Property:	Vacant
North:	Vacant
South:	Golf Course
East:	Golf Course
West:	Vacant

C) Existing Zoning

Subject Property:	R-PD3 (Residential Planned Development - 3 Units Per Acre)
North:	R-E (Residence Estates)
South:	R-PD3 (Residential Planned Development - 3 Units Per Acre)
East:	R-PD3 (Residential Planned Development - 3 Units Per Acre)
West:	U (Undeveloped) [R-E (Residence Estates)]

D) General Plan Compliance

The subject parcel is located within the Centennial Hills Sector of the General Plan. The site is designated PCD (Planned Community Development) within the Centennial Hills Interlocal Land Use Plan Map, which allows for a mix of residential uses that maintain an average overall density ranging from two to eight units per acre, depending upon compatibility with adjacent uses. The existing R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning designation is in conformance with the General Plan.

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

Equestrian Trail
A recreational trail designed and intended strictly for equestrians. According to the 'Master Plan Recreation Trails Element' (or the 'Joint Parks and Trails Plan'), an equestrian trail is required along the northern portion of Iron Mountain Road. The trail shall be constructed in conformance with the 'Master Plan Recreation Trails Element,' particularly with the design standards of Exhibit 1. The subject property has vacated Iron Mountain Road (VAC-0007-94) and is not responsible for the development of Iron Mountain Road nor is it responsible for the development of the equestrian trail, due to its alignment being that of on the north portion of the right-of-way.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review [Z-0075-91(13)], the following Development Standards apply to the subject proposal:

Townhouses:

Standards	Required
Min. Setbacks • Front: • Front: • Side: • Side: • Corner: • Rear:	 18 Feet (front entry garage) 14 Feet (Side entry garage, casita, or courtyard) 5 Feet (minimum 10 feet between buildings) 0 Feet 10 Feet 15 Feet
Max. Building Height	2 Stories / 35 Feet

* Balconies on the rear of the dwellings are allowed to encroach within ten feet (10') of the rear property line, except on lots that are on the periphery of the development.

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
3.73 acres	6.16*	1.65	10.2 %	16,515 SF	16.6%	26,961

* The dwelling units per acre for the subject development are to be calculated into the dwelling units per acre for the entire Silverstone Ranch (Mountain Spa) Planned Development. The impact of the subject parcel on the entire master planned development resulted in a dwelling units per acre of 2.31, well within the provisions of an R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district and the approved overall development density of 2.95 dwelling units per acre, per rezoning [Z-0075-91]. The applicant proposes to utilize the existing golf course for open space requirements.

B) General Analysis Discussion

- General information (Residential)

The proposed development is that of a 23 lot multi-family subdivision composed of 1 and 2 story triplexes, 2 story duplexes, and single story duplexes. The subject site is currently zoned R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone. The proposed overall development density of 2.95 dwelling units per acre on the 635.80-acre site is consistent with the approved rezoning [Z-0075-91] to R-PD3 (Residential Planned Development – 3 Units Per Acre). The approved R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning designation compliments the adjacent rural residential zoning designations.

- Cross Section

Cross-sections have been provided showing the natural grade is between 2 - 4% across this site. Per Table A Subdivision Code 18.08.110 a development with these slopes, such as this development, is allowed a maximum 6-foot retaining wall. No retaining walls appear to be greater than 6-foot in height.

- Trails

The proposed subdivision is not impacted by the equestrian trail located along the north alignment of Iron Mountain Road.

- Special Conditions of Approval

Pursuant to the Site Development Review [Z-0075-91(13)] the following development standards will apply for this development.

The setbacks for this development shall be as follows:

<u>Townhouses</u>		
Front:	18	Feet (front entry garage)
Front:	14	Feet (side entry garage, casita, or courtyard)
Side:	5	Feet (minimum 10 feet between buildings)
Side:	0	Feet
Corner Side:	10	Feet
Rear:	15	Feet
<u>Single Family Homes</u>		
Front:	18	Feet (front entry garage)
Front:	14	Feet (side entry garage, casita, or courtyard)
Side:	5	Feet
Corner Side:	10	Feet
Rear:	15	Feet

Balconies on the rear of the dwellings are allowed to encroach to within ten feet (10') of the rear property line, except on lots that are on the periphery of the development.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4601 APN: 125.10.110.015

Name of Property Owner: PNII, Inc. d/b/a Pulte Homes

Name of Applicant: Pulte Homes

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Jeremy Fritz

Subscribed and sworn before me

This 15TH day of April, 2004

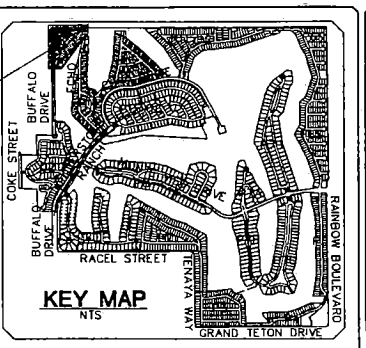
Annette M. Watkins

Notary Public in and for said County and State

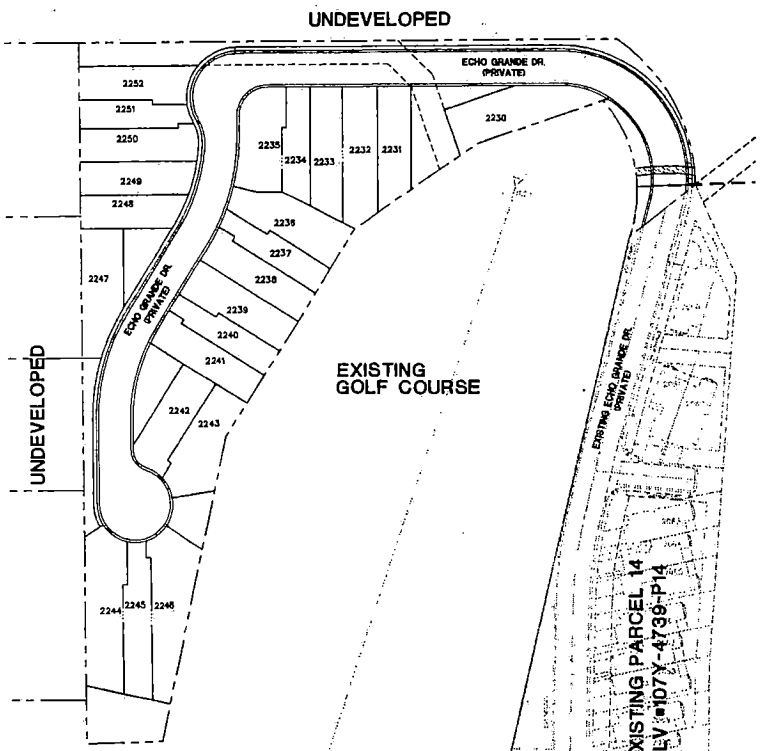
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNETTE M. WATKINS
Appt. No. 03-80701-1
My Appt. Expires March 19, 2007

SILVERSTONE RANCH
TENTATIVE MAP
FOR
PARCEL 17
(RESIDENTIAL SUBDIVISION)

PROJECT SITE



KEY MAP
NTS



SITE PLAN
NTS

NORTH

INDEX OF DRAWINGS

SHEET NO	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	GRADING DETAILS
4	CROSS-SECTIONS

APN #125-10-110-015

CITY OF LAS VEGAS
STATE OF NEVADA
Project Number: 88147079

TMP-4601
7-22-04 PC

DATE: 6/4/2004
BY:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
JOB NO: 88147079
SCALE: AS SHOWN

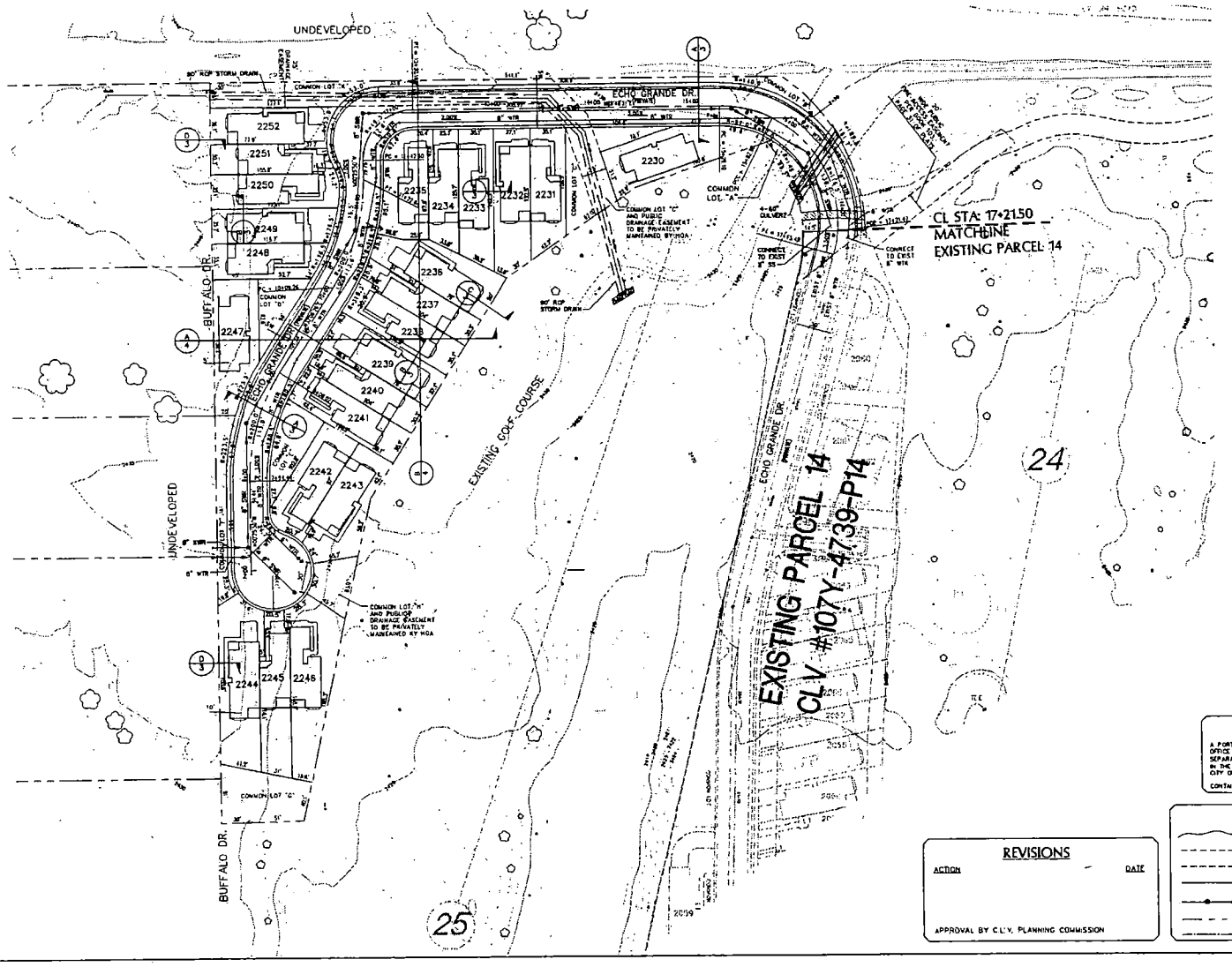
Stanley Consulting Inc.
7251 W. Lake Mead Blvd.
Las Vegas, NV U.S.A.
89117
Tel. 702.259.8115
Fax. 702.259.4955
www.stanleyinc.com

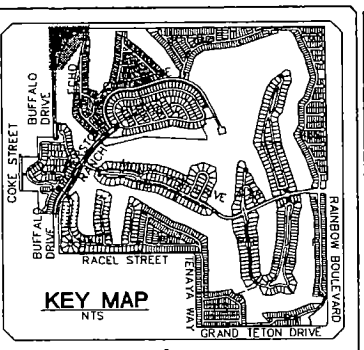
Pulte Homes

PULTE HOMES
SILVERSTONE RANCH
PARCEL 17
TENTATIVE MAP
COVER SHEET

SHEET 1 OF 4

TENTATIVE MAP
FOR
PARCEL 17
(RESIDENTIAL SUBDIVISION)





NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

NOTES:
1. THERE ARE NEW STORM DRAIN FACILITIES PROPOSED WITH THIS DEVELOPMENT
2. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES
3. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

UTILITY SERVICES BY
LAS VEGAS VALLEY WATER DISTRICT SEWER BY CITY OF LAS VEGAS
REPUBLIC SERVICES OF SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION

ENGINEER / SURVEYOR
STANTEC CONSULTING, INC.
7251 W. CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89117
(702) 358-0115

OWNER/DEVELOPER
PULTE HOMES
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NV. 89134
PHONE: (702) 254-7900

EST. SEWAGE CONTRIBUTION
SEWER AVERAGE DAILY FLOWS = 0.0058 MGPD
PEAK FLOWS = 0.0201 MGPD

LEGAL DESCRIPTION
A PORTION OF LOT 19 AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 125 OF PLATS, AT PAGE 3 AND A PORTION OF BUFFALO DRIVE TO BE VACATED PER SEPARATE DOCUMENT OF OFFICIAL RECORDS, ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.
CONTAINING 3.73 ACRES.

REVISIONS
ACTION — DATE

APPROVAL BY C.L.V. PLANNING COMMISSION

LEGEND
- EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE

SITE DATA

Area	3.73 Acres (Gross)
Existing Zoning	RPD3
Number of Units	23
Density Overall (#)	6.16 DU/AC
Open Space Provided	28961 sf
Area	3.36 Acres (Net)
SSR Over All Density	2.31 DU/AC

NO.	DESCRIPTION	DATE	APP'D

DATE : 8/7/2004
Plot :
Drawing by :
DESIGNED BY :
CHECKED BY :
APP. CHECKED :
JOB NO : 8314109
SCALE : AS SHOWN

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Las Vegas NV 89117
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Fax 702.258.9055
www.stantec.com

Stantec

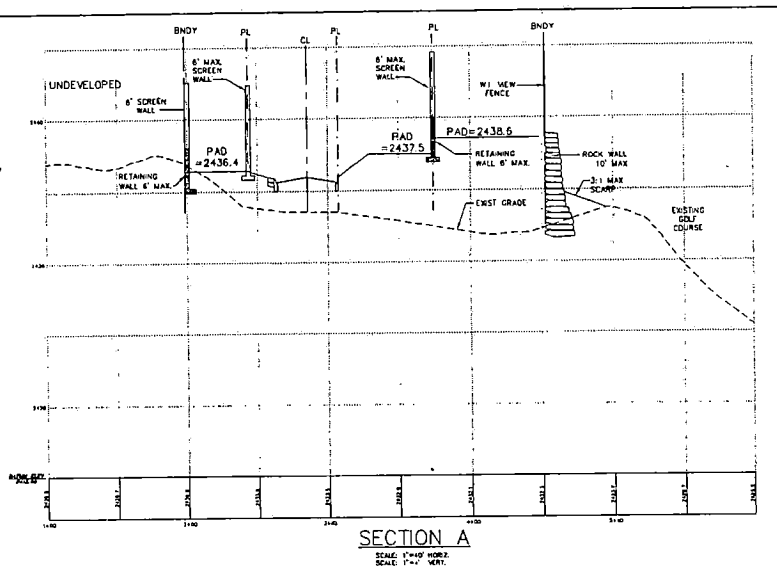
Pulte Homes
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134
(702) 254-7900

PULTE HOMES
SILVERSTONE RANCH
PARCEL 17
TENTATIVE MAP

PROFESSIONAL ENGINEER — STATE OF NEVADA
SAMIR ALHWAYER
CIVIL
12-31-04
10583

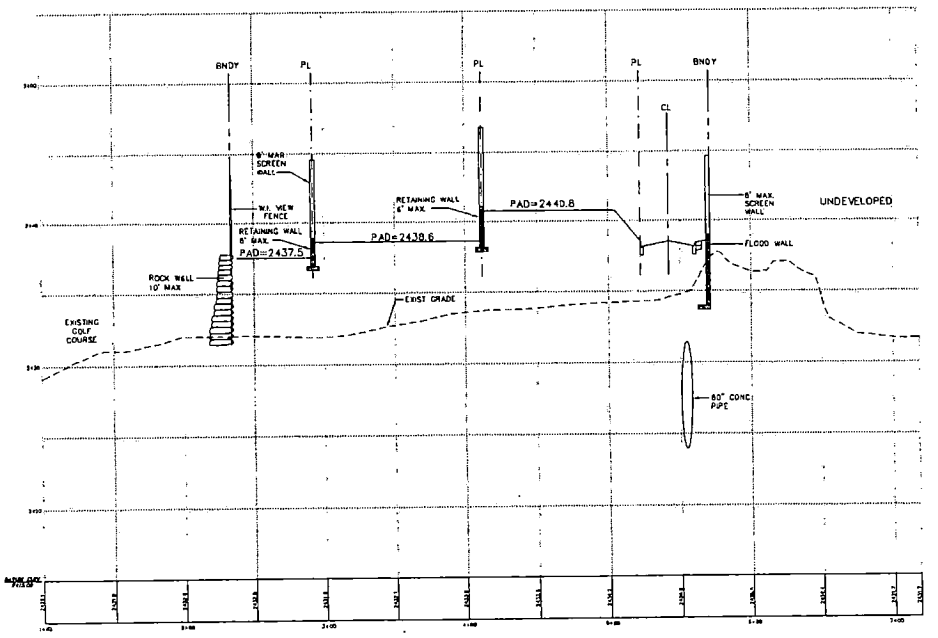
SHEET 2 OF 4
C.L.V. DWG.#

TMP-4601
7-22-04 PC



SECTION A

SCALE: 1"=40' HORIZ.
SCALE: 1"=4' VERT.



SECTION B

SCALE: 1"=40' HORIZ.
SCALE: 1"=4' VERT.

DATE: 6/4/2004
PM:
DRAWN BY:
DESIGNED BY
CHECKED BY:
QA CHECKED
JOB NO: 881-1070
SCALE: AS SHOWN

NO | DESCRIPTION | DATE | APPD

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www.stantec.com
Stantec

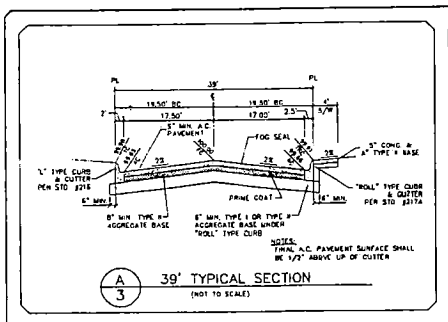
Pulte Homes
1815 Village Center Circle, Suite 250
Las Vegas, Nevada 89134
Tel: (702) 794-7900

PULTE HOMES
SILVERSTONE RANCH
PARCEL 17
CROSS SECTIONS

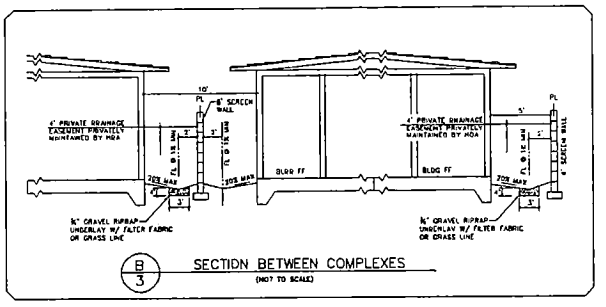
PROFESSIONAL ENGINEER - STATE OF NEVADA
SAMIH ALMAWEK
CIVIL
10503

SHEET 4 OF 4
C.L.V. DWG.#

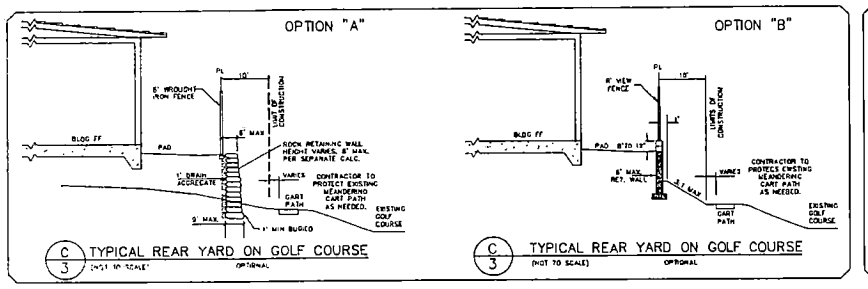
TMP-4601
7-22-04 PC



A/3 39' TYPICAL SECTION
(NOT TO SCALE)

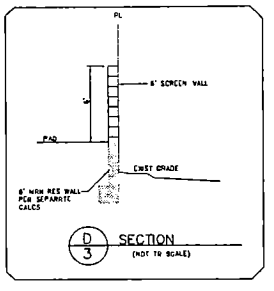


B/3 SECTION BETWEEN COMPLEXES
(NOT TO SCALE)



C/3 TYPICAL REAR YARD ON GOLF COURSE
(NOT TO SCALE)

C/3 TYPICAL REAR YARD ON GOLF COURSE
(NOT TO SCALE)



D/3 SECTION
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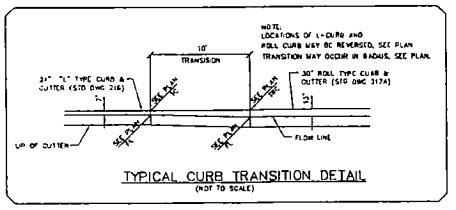
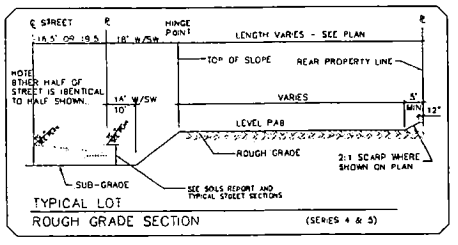


TYPICAL CURB TRANSITION DETAIL
(NOT TO SCALE)



TYPICAL LOT
ROUGH GRADE SECTION (SERIES 4 & 5)

NO.	DESCRIPTION	DATE	APP'D

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DATE : 8/17/2004
PM : SK
Drawn BY :
DESIGNED BY :
CHECKED BY :
QA/QC CHECKED :
JOB NO : 1881070
SCALE : AS SHOWN

Stantec Consulting Inc.
7251 W. Christina Rd.
Las Vegas NV USA.
89113
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Fax 702.258.4955
www.stantec.com

Stantec

Pulte Homes

1835 VILLAGE CENTER CIRCLE, SUITE 350
LAS VEGAS, NEVADA 89134
(702) 254-7909

PULTE HOMES
SILVERSTONE RANCH
PARCEL 17
GRADING DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
SAMMY ALHAYEK
CIVIL
No. 10502

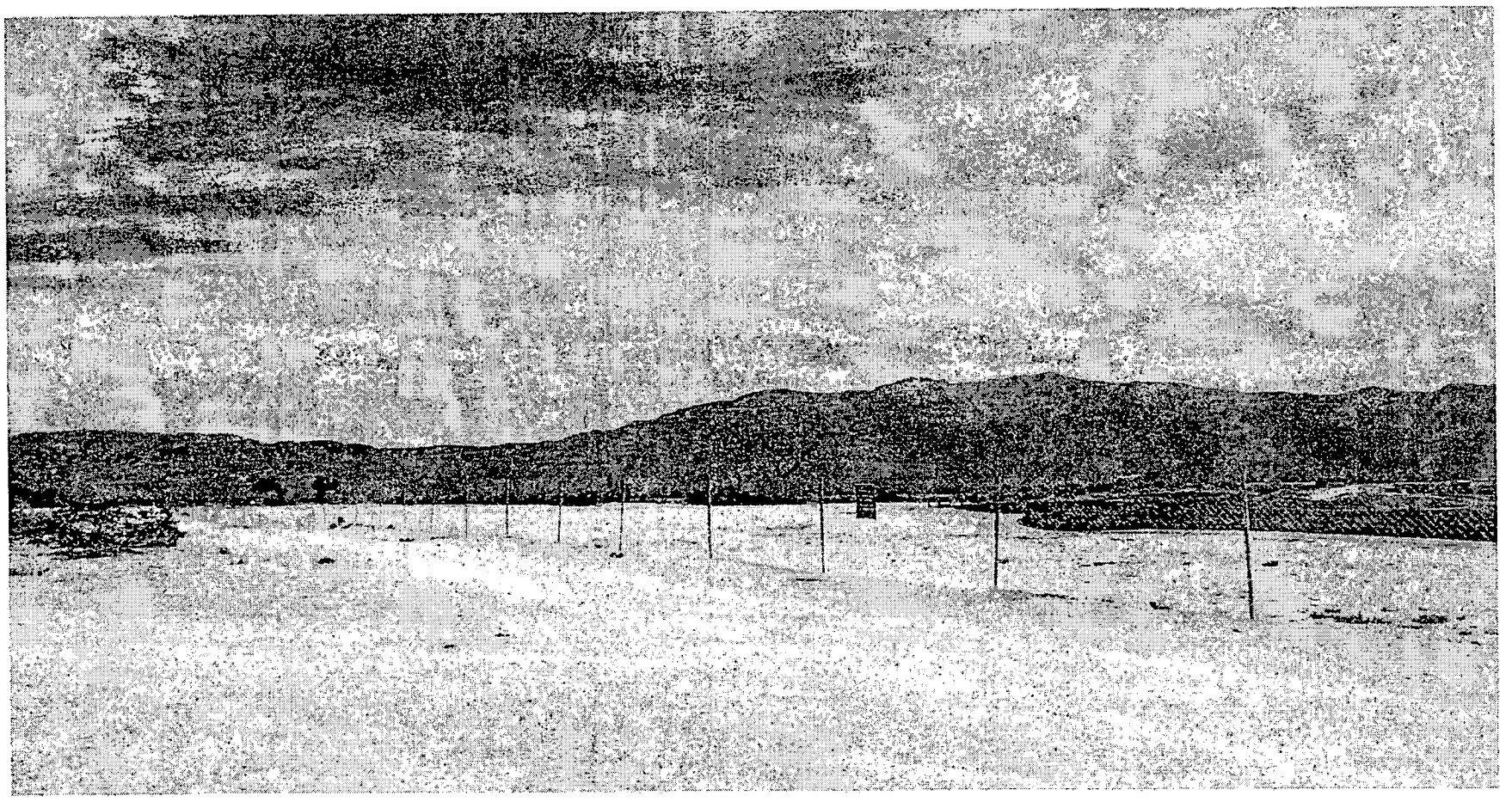
SHEET 3 OF 4

C.L.V. DWG.#

Call before you Dig. 1-800-227-2600

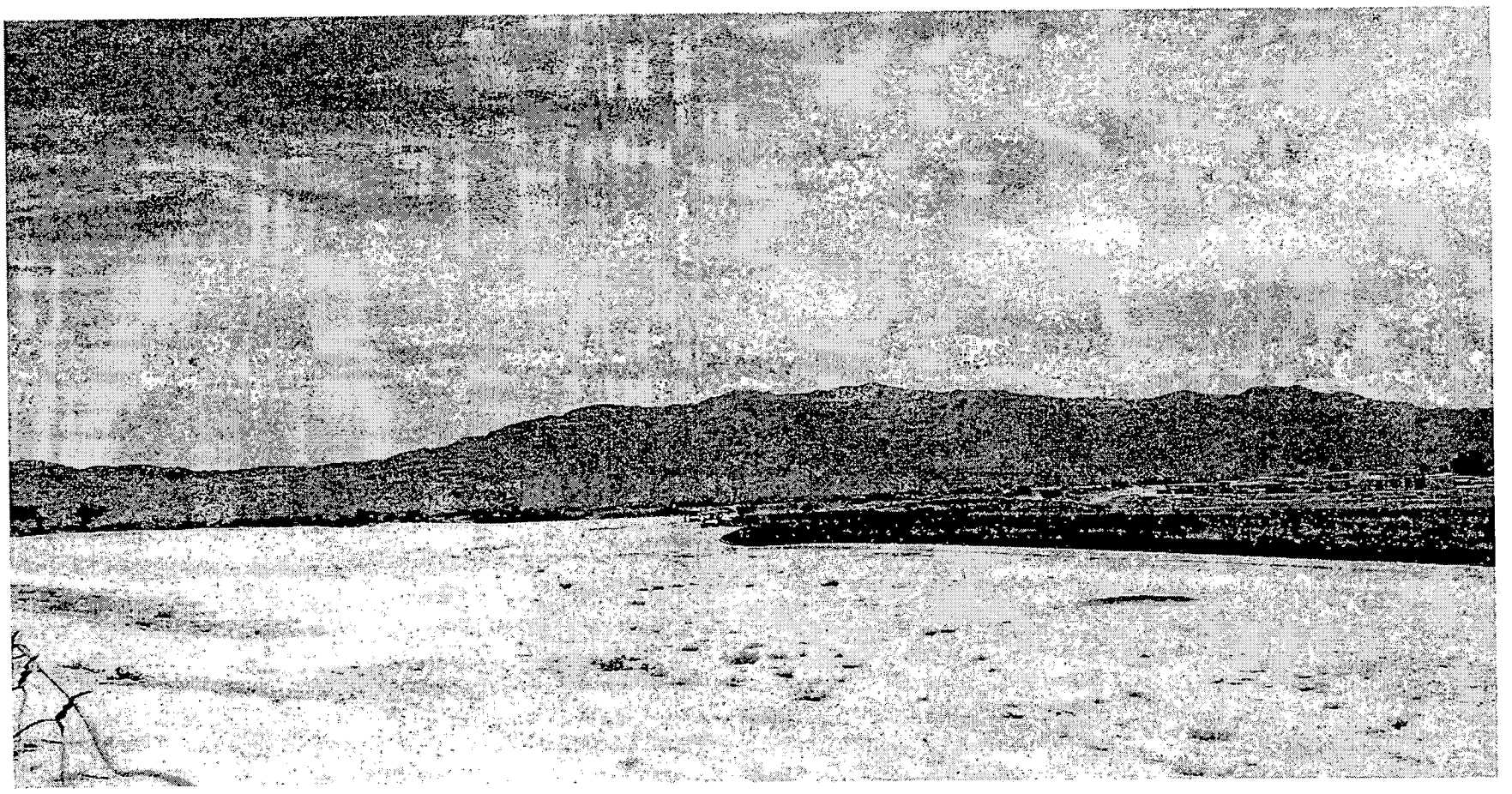
Call before you do Overhead 1-702-227-2929

TMP-4601
7-22-04 PC



TMP-4601 - SILVERSTONE RANCH PARCEL 17 - APPLICANT: STANTEC CONSULTING - OWNER: PN II, INC. DBA PULTE HOMES OF NEVADA
SOUTHEAST CORNER OF IRON MOUNTAIN ROAD AND BUFFALO DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04



TMP-4601 - SILVERSTONE RANCH PARCEL 17 - APPLICANT: STANTEC CONSULTING - OWNER: PN II, INC. DBA PULTE HOMES OF NEVADA
SOUTHEAST CORNER OF IRON MOUNTAIN ROAD AND BUFFALO DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
TENTATIVE MAP - TMP-4627 - LONE MOUNTAIN/ TORREY PINES - APPLICANT: ROYAL CONSTRUCTION - OWNER: DESAI DIPAK K & KUSUM D. 50 AND PARAMAHAMSA R. TRUST 50 - Request for a Tentative Map FOR A 125 LOT SINGLE FAMILY SUBDIVISION on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 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:
NIGRO – APPROVED subject to conditions Consent Item 1 [TMP-4601] and Item 2 [TMP-4627] – UNANIMOUS with McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

For the record, DAVID CLAPSADDLE, Planning and Development, stated that staff does not object to Item 2 [TMP-4627].

(6:18 – 6:19)

City of Las Vegas

Agenda Item No.: 2

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 2 – TMP-4627

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 Site Development Plan Review (SDR-4204) approved July 21, 2004.

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

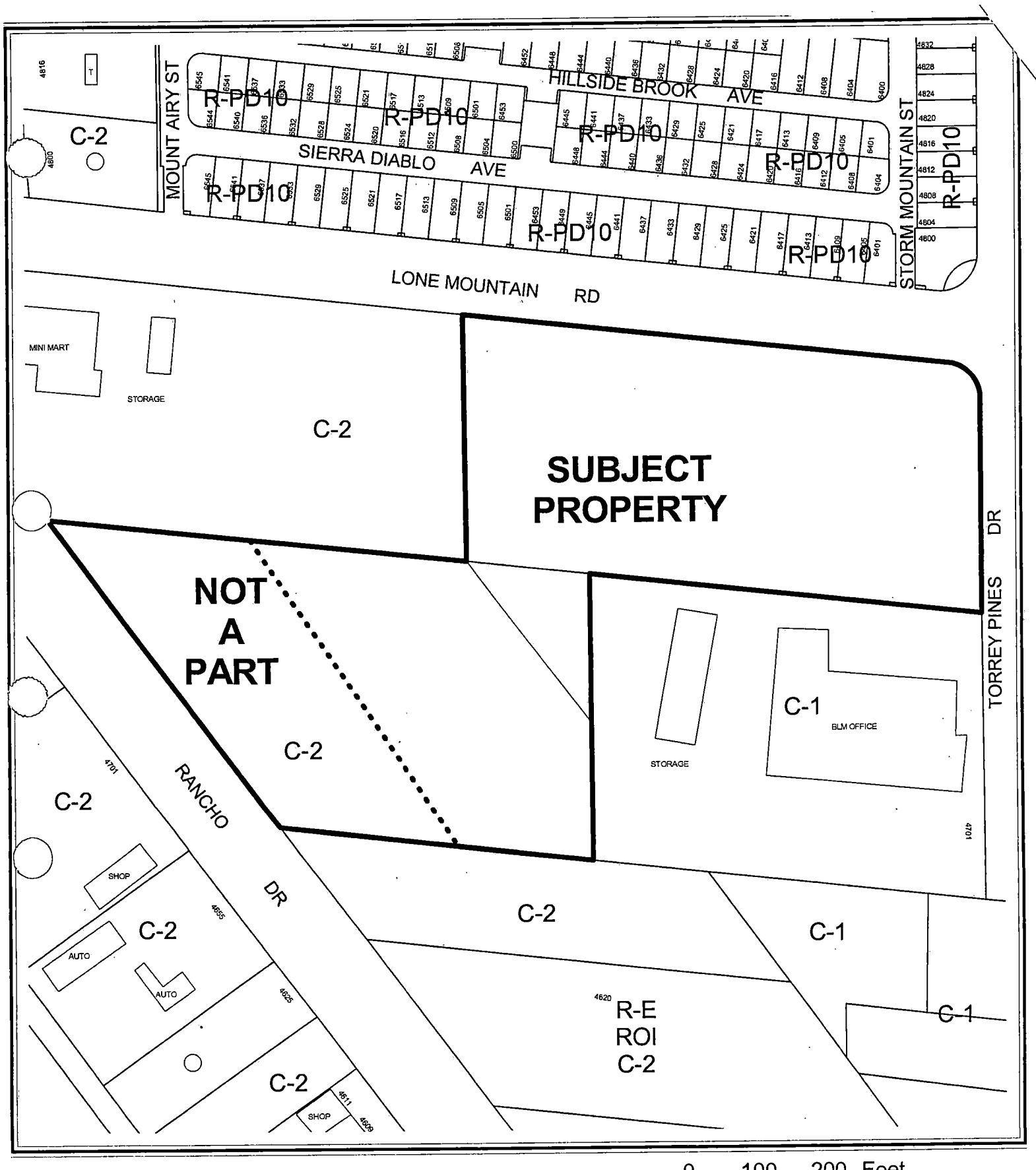
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Since this site does not incorporate all of Assessor's Parcel Number 138-02-102-012, coordinate with the City Surveyor to determine how this site shall be separated from the remainder of the parcel and what mapping mechanism is required; such mapping shall record prior to the recordation of a Final Map for this site or the issuance of any permits, whichever may occur first.

6. Site development to comply with all applicable conditions of approval for ZON-4202, SDR-4204, and all other applicable 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.



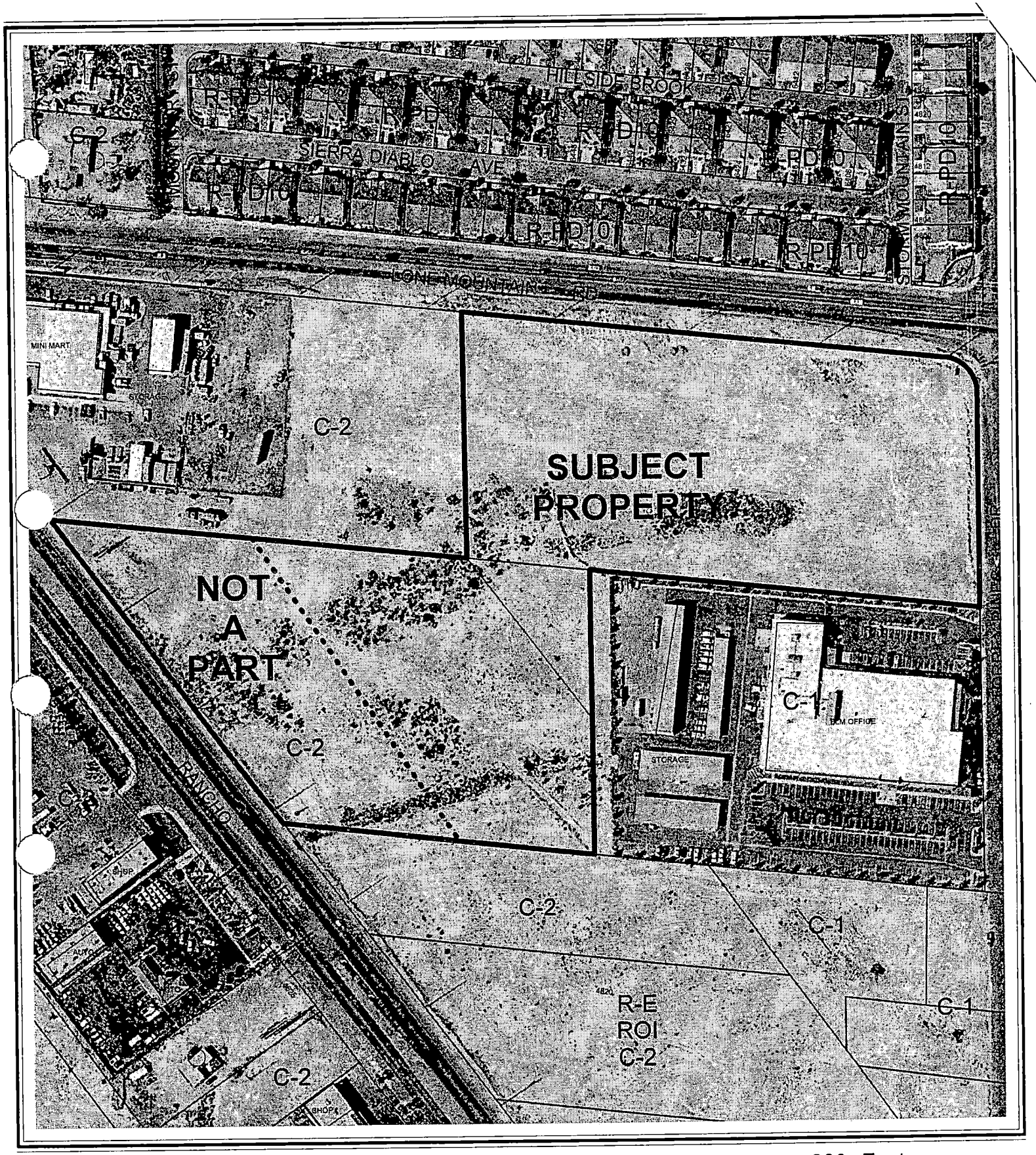
0 100 200 Feet

CASE: **TMP-4627**

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES), O (OFFICE) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N



0 100 200 Feet

CASE: **TMP-4627**

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES), O (OFFICE) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-4627 - LONE MOUNTAIN/ TORREY PINES - APPLICANT: ROYAL CONSTRUCTION - OWNER: DESAI DIPAK K & KUSUM D. 50 AND PARAMAHAMSA R. TRUST 50

** 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 Site Development Plan Review (SDR-4204) approved July 21, 2004.

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

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

Public Works

5. Since this site does not incorporate all of Assessor's Parcel Number 138-02-102-012, coordinate with the City Surveyor to determine how this site shall be separated from the remainder of the parcel and what mapping mechanism is required; such mapping shall record prior to the recordation of a Final Map for this site or the issuance of any permits, whichever may occur first.

6. Site development to comply with all applicable conditions of approval for ZON-4202, SDR-4204, and all other applicable 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 125-lot single-family residential subdivision on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application, nor was one submitted for this request.

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved a Rezoning Request (Z-0007-99) from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission recommended approval on March 11, 1999.

04/02/03 The City Council approved a General Plan Amendment (GPA-1363) for a request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). The Planning Commission and staff recommended approval on February 27, 2003.

04/02/03 The City Council approved a Rezoning Request (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped). The Planning Commission and staff recommended approval on February 27, 2003.

06/10/04 The Planning Commission approved a related General Plan Amendment (GPA-4072) from O (Office) and a related Rezoning request (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units Per Acre). Staff recommended denial.

B) Pre-Application Meeting

07/22/04 The elements of a Tentative Map application were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.95

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residential/ Commercial
South:	Undeveloped / Office
East:	Office/ Single Family Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	O (Office) GC (General Commercial)
North:	MLA (Medium-Low Attached Density Residential)
South:	GC (General Commercial) SC (Service Commercial)
East:	SC (Service Commercial) and L (Low Density Residential)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	O (Office) R-E (Residence Estates) C-2 (General Commercial)
North:	R-PD10 (Residential Planned Development – 10 Units Per Acre)
South:	C-1 (Limited Commercial) C-2 (General Commercial)
East:	C-1 (Limited Commercial) R-1 (Single Family Residential)
West:	C-2 (General Commercial)

D) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an O (Office), and GC (General Commercial) land use designation. A General Plan Amendment (GPA-4272) will be heard July 7, 2004 by the City Council to amend the General Plan designation to MLA (Medium Low Density Attached Residential), which allows residential development with up to 12 Units Per Acre. The proposed R-PD11 (Residential Planned Development – 11 Units Per Acre) zoning district is consistent with the proposed 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

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	1,548 Feet	2,405	Y
Min. Lot Width	N/A	43 Feet	Y
Min. Setbacks			
• Front	5 Feet	5 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	5 Feet	5 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	3 Stories	Not Shown	N/A
Number of Lots	125	125	Y
Max. Density	11.41 DUA	11.41 DUA	Y
Private/Public Street	Private	Private	Y
Min. Street Width	40 Feet	40 Feet	

The proposal meets the requirement established by the Site Development Plan review application SDR-4204.

KW

- R-PD ONLY

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
10.95 acres	11.41	1.65	18 %	89,779 SF	19 %	92,802 SF

The proposal exceeds Title 19 Open Space Standards.

B) General Analysis Discussion

- General information

The subject Tentative Map consists of 125 single-family residential lots on 10.95 gross acres for a density of 11.41 dwelling Units Per Acre. Access to the subdivision is provided by one entrance from Lone Mountain Road on the northern perimeter of the development. A secondary gated emergency fire access the Torrey Pines Drive is shown on the map as part of a public utility and drainage easement.

- Cross Section

The submitted north/south cross sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross sections appear to depict a maximum natural grade between 2% and 4% across this site. Per Table A, Title 18.08.110 a development with natural slope between 2% to 4%, such as this development, is allowed a maximum six-foot retaining wall. The submitted cross sections show "retaining walls as required," but do not show specific heights. Any retaining walls that exceed the limits established in Title 18 would require a waiver of Municipal Code and/or a public hearing as outlined.

- Special Conditions of Approval from ZON-4202 or SDR-4204.

1. A General Plan Amendment (GPA-4272) and a Rezoning (ZON-4202) to a R-PD11 (Residential Planned Development – 11 Units Per Acre) Zoning District approved by the City Council.

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

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

KW

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 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 a six-foot wall along the perimeter of the site.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a 15-gallon trees instead of 15" box tress located along the streetscape buffer in order to comply with Tree Spacing Alternative #3 for Single-family Residential development as outlined in the Landscape, Wall and Buffer Standards Manual.

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

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

This Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4627 APN: 138-02-102-002,012

Name of Property Owner: DESAI DIPAK K & KUSUM D 50 PARAMAHAMSA R TRUST 50

Name of Applicant: ROYAL CONSTRUCTION

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: Dipak Desai, M.D.

Subscribed and sworn before me

This 29th day of March, 2004

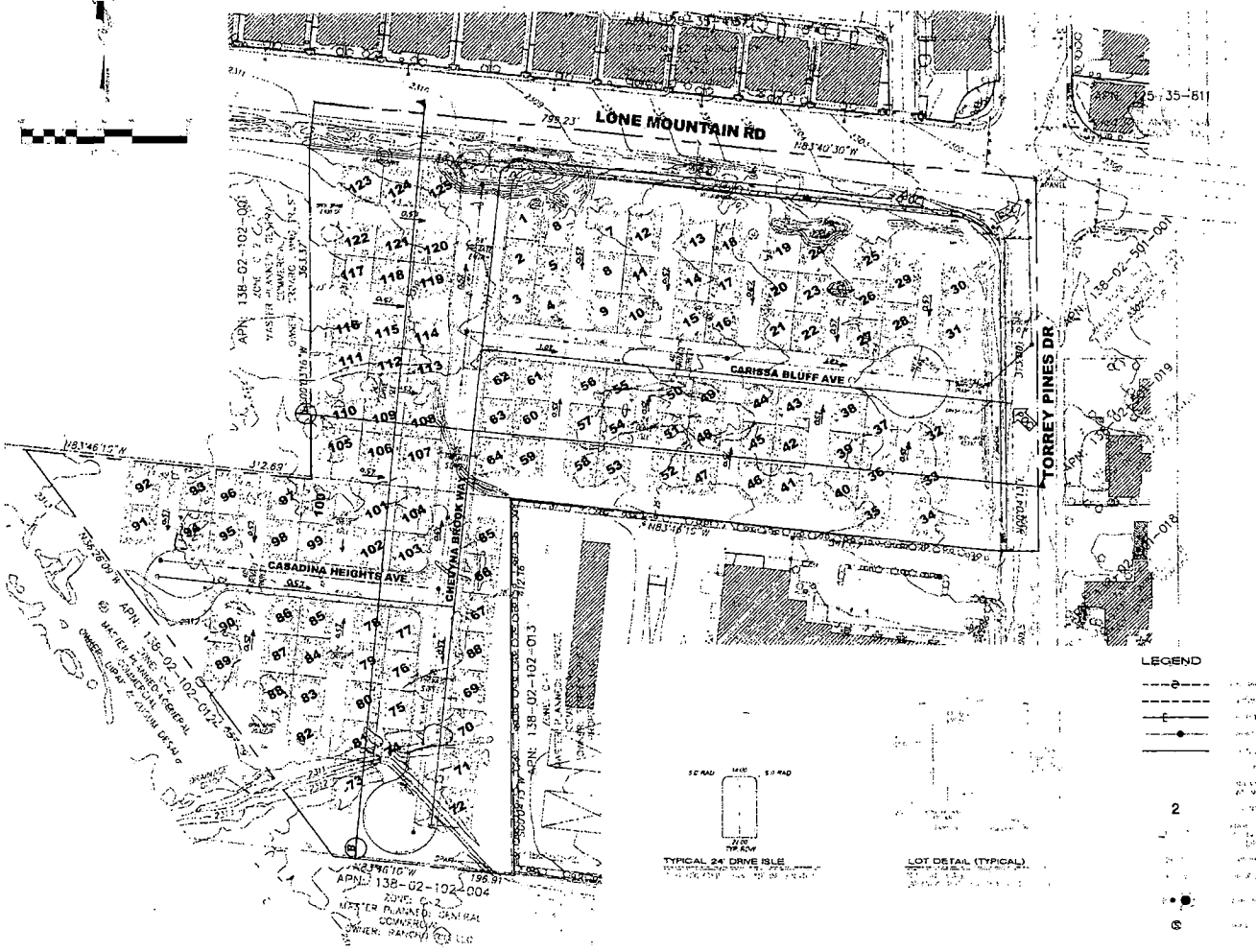
Charlene Harrison

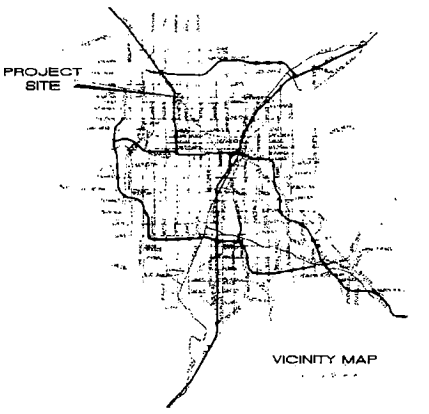
Notary Public in and for said County and State

CHARLENE HARRISON
Notary Public, State of Nevada
Appointment No. 01-68716-1
My Appt. Expires Feb. 1, 2005

Revised 2/12/02

LONE MOUNTAIN / TORREY PINES





DEVELOPER

OWNERS

ASSESSORS PARCEL NUMBER:

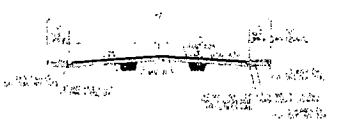
OVERALL TABULATIONS

LEGAL DESCRIPTION

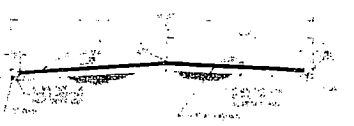
GENERAL NOTES

LEGEND

100' PUBLIC STREET HALF-SECTION SECTION (LONE MOUNTAIN RD)


80' PUBLIC STREET HALF-SECTION (TORREY PINES DR)

50' PRIVATE ENTRY SECTION


40' PRIVATE STREET SECTION (INTERIOR)

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

TMP-4627

7-22-04 PC

RICHMOND AMERICAN HOMES

CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
2320 NICHOLAS AVENUE LAS VEGAS NEVADA

TENTATIVE MAP

LONE MOUNTAIN / TORREY PINES
CITY OF LAS VEGAS, NEVADA

RA-0050

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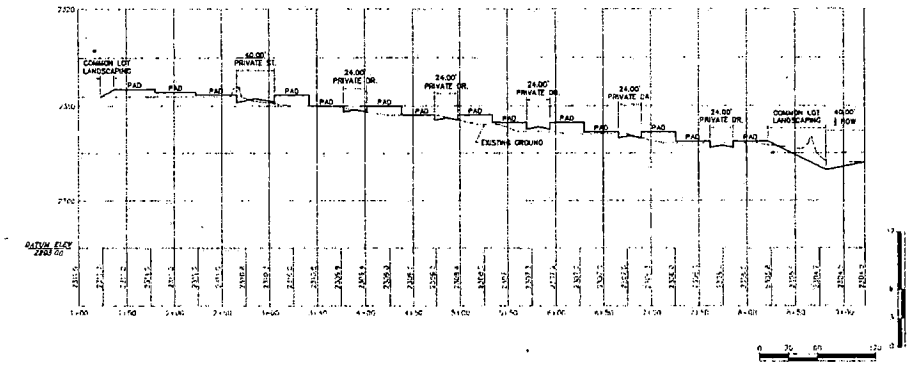
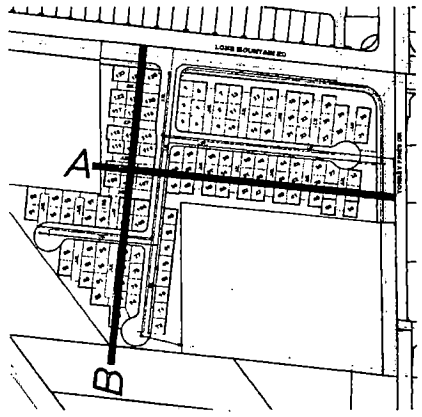
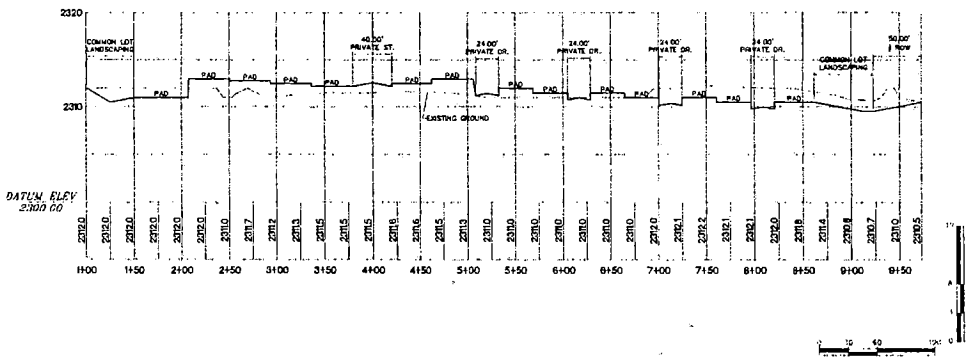


CROSS SECTION A



NOTE



CROSS SECTION B

TMP-4627
7-22-04 PC

CLIENT
RICHMOND AMERICAN HOMES
7670 W. LAKE MEAD BLVD., SUITE 210
LAS VEGAS, NEVADA
(702) 240-5600

CONSULTING INC.
STRATEGIC PLANNING SOLUTIONS
1215 S. FIELDING AVENUE · LAS VEGAS, NEVADA

SHEET
TENTATIVE MAP

TITLE
LONE MOUNTAIN / TORREY PINES
CITY OF LAS VEGAS, NEVADA

DATE
JULY 26, 2004

DRAWN BY:
S. SHULER

DESIGNED BY:
S. SHULER

CHECKED BY:
S. RANE

SCALE:
1"=50'-0"

PROJECT NO.
RA-0050

ENGINEERING SEAL

SHEET
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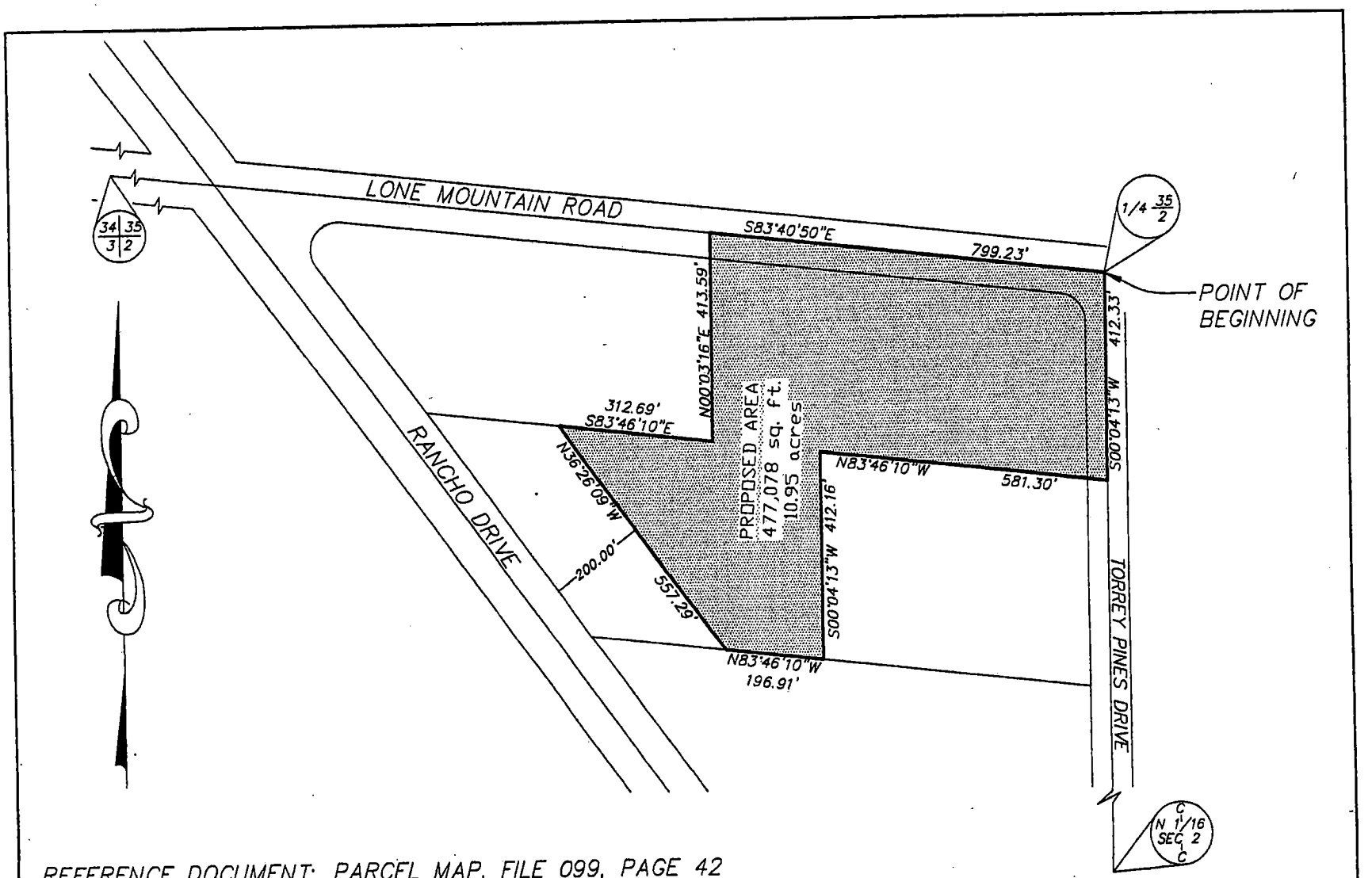
OF
1

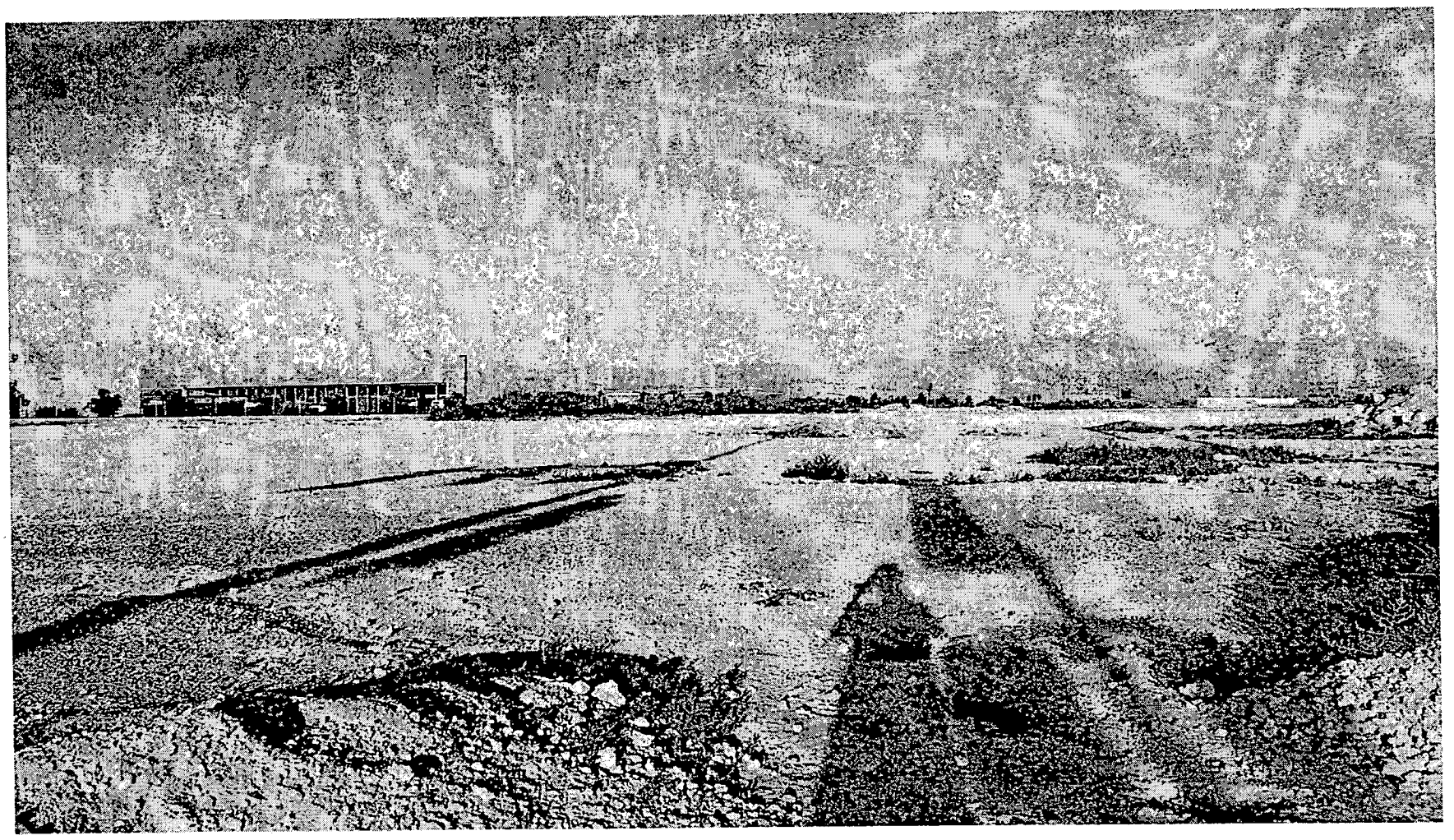
DRAWING NO.
1



REFERENCE DOCUMENT: PARCEL MAP, FILE 099, PAGE 42

TETRA TECH, INC. 401 N. BUFFALO DR., STE. 100 LAS VEGAS, NV 89145 (702) 242-4200	LEGAL DESCRIPTION TO ACCOMPANY	3-08-04	NOT TO SCALE
	GENERAL PLAN AMENDMENT	H: \Dennis.Jensen \Drawings \LONE MOUNTAIN	

TMP-4627
7-22-04 PC



TMP-4627 - LONE MOUNTAIN/ TORREY PINES - APPLICANT: ROYAL CONSTRUCTION - OWNER: DESAI DIPAK K & KUSUM D. 50 AND PARAMAHAMSA R. TRUST 50
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/2/04

TMP-4627 - LONE MOUNTAIN/ TORREY PINES - APPLICANT: ROYAL CONSTRUCTION - OWNER: DESAI DIPAK K & KUSUM D. 50 AND PARAMAHAMSA R. TRUST 50
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND TORREY PINES DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 – APPLICANT/OWNER: AZURE SOUTH, INC. - Request for a Site Development Plan Review FOR A 122,477 SQUARE FOOT OFFICE DEVELOPMENT on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – UNANIMOUS with McSWAIN excused

This is Final Action

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

COMMISSIONER EVANS requested pulling Item 6 [SUP-4576] from One Motion One Vote, as he would like to address some concerns regarding the application. In addition, he would be abstaining on Item 9 [SDR-4630], as the applicant is his employer.

CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Herbst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

(6:19 – 6:23)

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 June 24, 2004, except as amended by conditions herein.

CONDITIONS – Continued:

3. The correct number of handicap accessible parking spaces shall be provide as required by the standards set forth in Title 19.10.

4. The supper club located on the eastern portion of the site shall be limited to a maximum of 8,000 square feet as required by a Condition of Approval for Special Use Permit U-0013-01.

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, if not already done as part of the master development. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

6. Conformance to all applicable Conditions of approval for Rezoning Z-0076-98 and Special Use Permit U-0012-01.

7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

CONDITIONS – Continued:

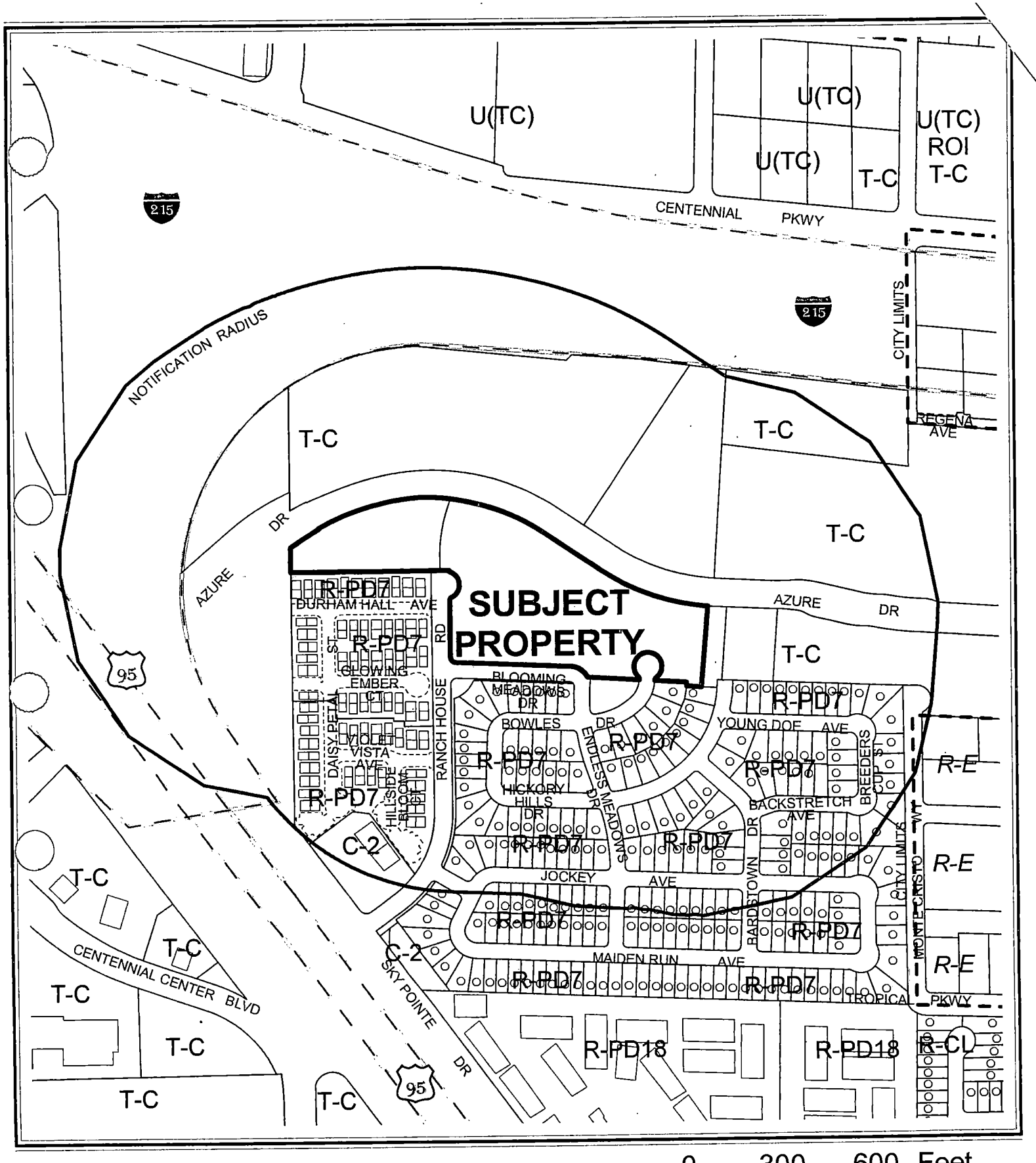
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove monument signs from sight visibility restriction zones at proposed driveways.

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

16. Site development to comply with the Montecito East Commercial Subdivision, and all other subsequent site-related actions.



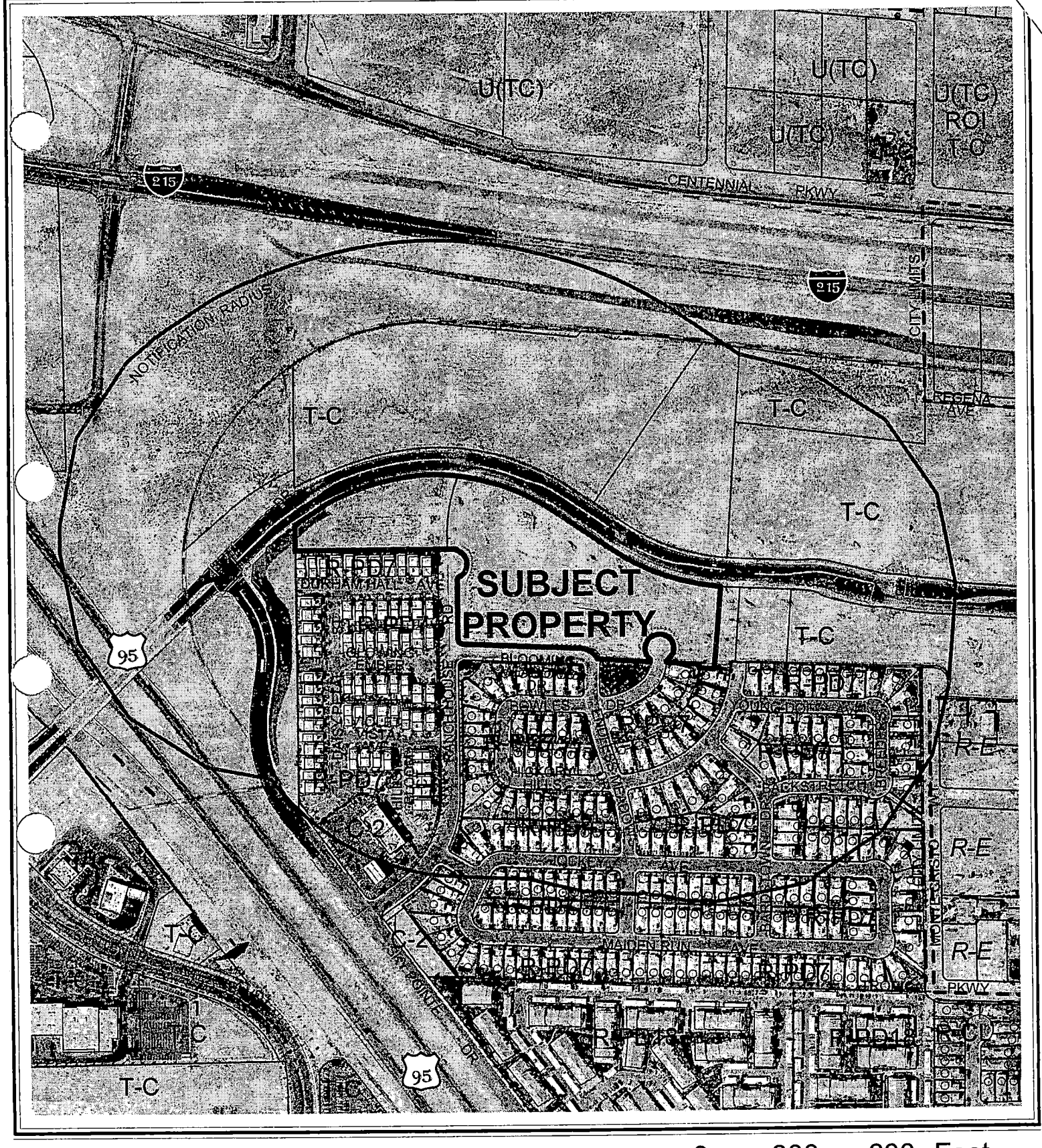
0 300 600 Feet

CASE: **SDR-4447**

RADIUS: 750 FT

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

N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U(TC)
ROI
T-C
CENTENNIAL PKWY
215
215
NOTIFICATION RADIUS
CITY LIMITS
REGENCY AVE
T-C
T-C
T-C
SUBJECT PROPERTY
DURHAM HALL AVE
BLOOMING GLEN CT
EMPEROR CT
BOWLES RD
OAKMONT DR
HILLSIDE DR
MAIDEN RUN AVE
R-PD7
R-PD7
R-PD7

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICTAION - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 – APPLICANT/OWNER: AZURE SOUTH, INC.

** 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 1, 2004, except as amended by conditions herein.

3. The correct number of handicap accessible parking spaces shall be provide as required by the standards set forth in Title 19.10.

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, if not already done as part of the master development. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

5. Conformance to all applicable Conditions of approval for Rezoning Z-0076-98.

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

Public Works

13. Remove monument signs from sight visibility restriction zones at proposed driveways.

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

15. Site development to comply with the Montecito East Commercial Subdivision, and all other subsequent site-related actions.

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 122,477 square foot office development on 10.00 acres adjacent to the south side of Azure Drive, between Tenaya Way and US-95.

B) Applicant's Justification

The applicant's justification letter indicates the project consists of 7 office buildings, 6 of which are one story and one being two story.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on this as part of a larger request. The Planning Commission and staff recommended approval on November 5, 1998.
04/04/01	The City Council approved a Site Development Plan Review [Z-0076-98 (20)] for a commercial development on this site as part of a larger request, and two Special Use Permits (U-0012-01 and U-0013-01) for the supper clubs on this site. The Planning Commission and staff recommended approval of the Site development Plan Review and Special Use Permit U-0012-01on February 22, 2001. The Planning Commission denied Special Use Permit U-0013-01, which was appealed to the City Council on February 27, 2001. The Planning and Development Department recommended approval of this Special Use Permit.
06/18/03	The City Council approved Extensions of Time (EOT-2158 and EOT-2159) for the approved Special Use Permits (U-0012-01 and U-0013-01) for the two supper clubs on this site. The Planning Commission and staff recommended approval on May 22, 2003.
06/24/04	The Planning Commission voted to hold this item in abeyance in order to allow the applicant to submit revised plans and to re-notify this request with the correct applicant and new layout.

B) Pre-Application Meeting

04/27/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Site Development Plan Review.

07/01/04 The applicant submitted revised plans that changed this development to a 122,477 square foot office development.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 10.00

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Single Family Residences and Condominiums
East:	Undeveloped
West:	US 95/Beltway Interchange

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed-Town Center)
North:	SX-TC (Suburban Mixed-Town Center)
	GC-TC (Suburban Mixed-Town Center)
South:	ML (Medium Low Density Residential)
East:	SX-TC (Suburban Mixed-Town Center)
West:	ROW (Right-of-Way)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	R-PD7 (Residential Planned Development – 7 Units Per Acre)
East:	T-C (Town Center)
West:	ROW (Right-of-Way)

MP

E) General Plan Compliance

This site is designated SX-TC (Suburban Mixed Use Commercial-Town Center). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The T-C (Town Center) zoning and proposed uses are in compliance with this land use designation.

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

This site is located in the Town Center Master Plan Area and designated SX-TC (Suburban Mixed Use Commercial-Town Center). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. All development shall be in conformance with the Town Center Development Standards.

A multi-use transportation trail is required along the south side of the site and is shown on the submitted plans.

PROJECT DESCRIPTION

The revised site plan depicts a total of 7 separate office buildings. Two driveways provide access from Azure Drive, with parking located throughout the entire site. Landscaping is shown around the perimeter of the site and throughout the parking area. The building elevations depict 6 of the buildings will be one story with one two story building that will be located towards the center of the site. All buildings are one story and have stucco exteriors with concrete tile roofs and various accents and are similar to other developments approved in this area of Town Center. The revised site plan also indicates there no longer will be any supper clubs on this site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

	Proposed Standards
Setbacks • Front • Side • Rear	 20 Feet 20 Feet 30 Feet
Lot Coverage	28.1 %
Max. Building Height	2 Stories / 34 Feet
Mech. Equipment	Screened on roof

The proposed development is planned to match the setbacks and appearance of other commercial development projects within the Montecito East development site.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposed two-story office located on the south side of the site towards the center of the development is subject to the Residential Adjacency Standards. In order to meet the required the 3 to 1 proximity slope, this building with a height of 34 feet requires a setback of 102 feet from the single family residential to the south. A setback of 155 feet is provided, thereby satisfying this requirement.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office	122,477 square feet.	1 Space/300 square feet of gross floor area	409	17	435	12

Based on the proposed office use shown on the site plan, a total of 409 parking spaces are required. The plan indicates 435 spaces are provided. However, the number handicap accessible spaces are not adequate. A total of 17 handicap accessible spaces are required where 12 are shown. There is adequate room to provide required spaces; therefore a condition has been added requiring the additional handicap spaces in compliance with the standards set forth in Title 19.10.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree/6 Spaces	81 Trees	130
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet around the perimeter of the site	158 Trees	180
• Min. Zone Width	20 Feet		20 Feet

The proposed landscape plan is in compliance with the requirements for landscaping around the perimeter of the site and parking lot area.

A5) Sign Standards

Pursuant to Title 19.14, a Master Sign Plan is not required for this development as it is less than 15 acres. All signage shall comply with the standards set forth in the Town Center Development Standards Manual and will be subject to review by the Centennial Hills Architectural Review Committee.

B) General Analysis and Discussion

- Zoning

The proposed offices are allowed in the SX-TC (Suburban Mixed Use – Town Center) land use designation of the Town Center Master Plan. The proposed Supper Clubs require Special Use Permits, which have been approved.

- Site Plan

The proposed site plan is appropriate for an office development of this type.

MP

- Landscape Plan

The proposed landscaping plan depicts a layout that is in conformance with the applicable standards.

- Elevation

The proposed elevations are appropriate for this development and are similar to other commercial developments in the Montecito East project.

FINDINGS

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

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

   The proposed development meets the minimum code requirements and proposes uses that, with the implementation of the added conditions, can be conducted in a manner that are harmonious and compatible with the surrounding land uses.

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 in conformance with the standards set forth in Title 19 and the Town Center Development Standards Manual for commercial developments with the exception of the minimum required handicap accessible spaces. A condition has been added requiring the adequate of handicap accessible spaces be provided.

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

   Access is provided via two drives from Azure Drive, a 90-foot wide Town Center Loop Road. The street facilities are adequate in size to meet the requirements of the proposed use.

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

   The proposed building elevations and landscaping with implementation of the recommended conditions will be appropriate for a commercial development of this type.

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

   The building elevations proposed are comparable to similar developments within the overall commercial site, and appear to meet the standards contained in the Town Center Development Standards Manual.

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

   The proposed development will be subject to inspections for Certificate of Occupancy and for Emergency Preparedness, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 288 [7/22/04 PC]
288 [6/24/04 PC]

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

125-27-113-003, 125-27-222-003 + 002

Case Number: SDR-4447 APN: ~~125-27-222-~~002

Name of Property Owner: AZURE SOUTH, INC ~~AND CENTENNIAL RANCH, LLC~~

Name of Applicant: SHEA COMMERCIAL

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Frank Nielsen

Subscribed and sworn before me

This 10 day of May, 2004

Marsha Bloss
Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

125-27-113-003, 125-27-222-003 + 002

Case Number: SDR-4447 APN: ~~125-27-222-002~~

Name of Property Owner: ~~AZURE SOUTH, INC~~ AND CENTENNIAL RANCH, LLC

Name of Applicant: SHEA COMMERCIAL

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Frank Nielsen.

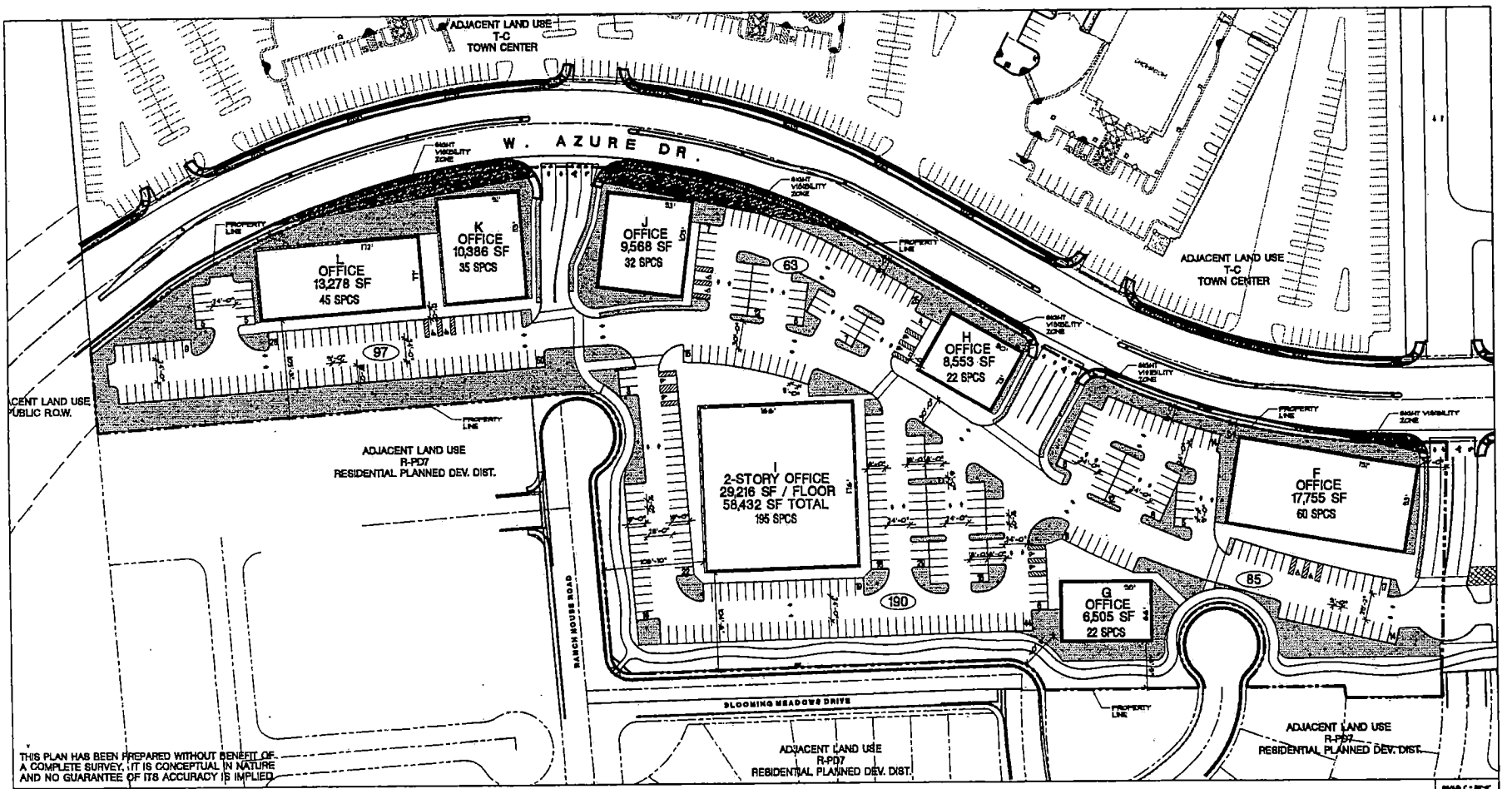
Subscribed and sworn before me

This 11 day of May, 2004

Marsha Bloss

Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005



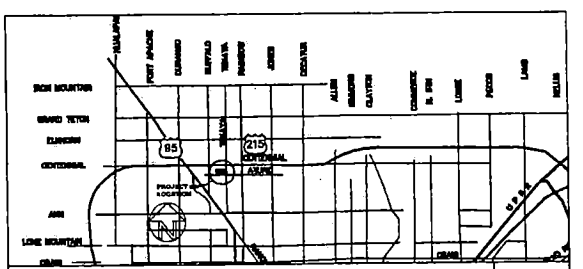
STANDARD PARKING STALL DIMENSIONS

SUMMARY

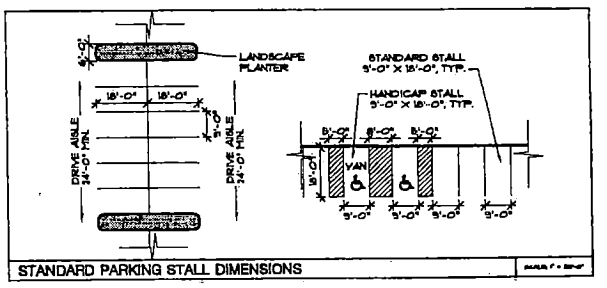
LAND AREA (NET)	• APPROX. 10.0 ACRES (436,347 SF±)
BUILDING AREA	• 122,477 SF
LAND/BUILDING RATIO	• 2.6/1 28.1%
PARKING REQUIRED	• 409 STALLS
PARKING PROVIDED	• 435 STALLS
PARKING RATIO	• 3.6/1,000

PARKING REQUIRED BASED UPON THE FOLLOWING:
OFFICE (122,477 SF) @ 1 STALL/300 SF = 409 STALLS

SUMMARY / PARKING ANALYSIS / F.A.R.



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

REVISED
7.1.04

SDR-4447
7/22/04 PC

Parkworks Ruth Architects
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Suite 450
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702-822-8614 fax
www.parkworksarchitects.com
Corporate Office:
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Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
Centennial Ranch, LLC
and/or
Azure South, Inc.

TENAYA BUSINESS PARK
Las Vegas, NV

Revisions

Date 10/29/04
Drawn By JS
Checked By JR
Project No. 02-045.02
File Name D:\02045\02-sdr04.dwg
Scale 1" = 50'

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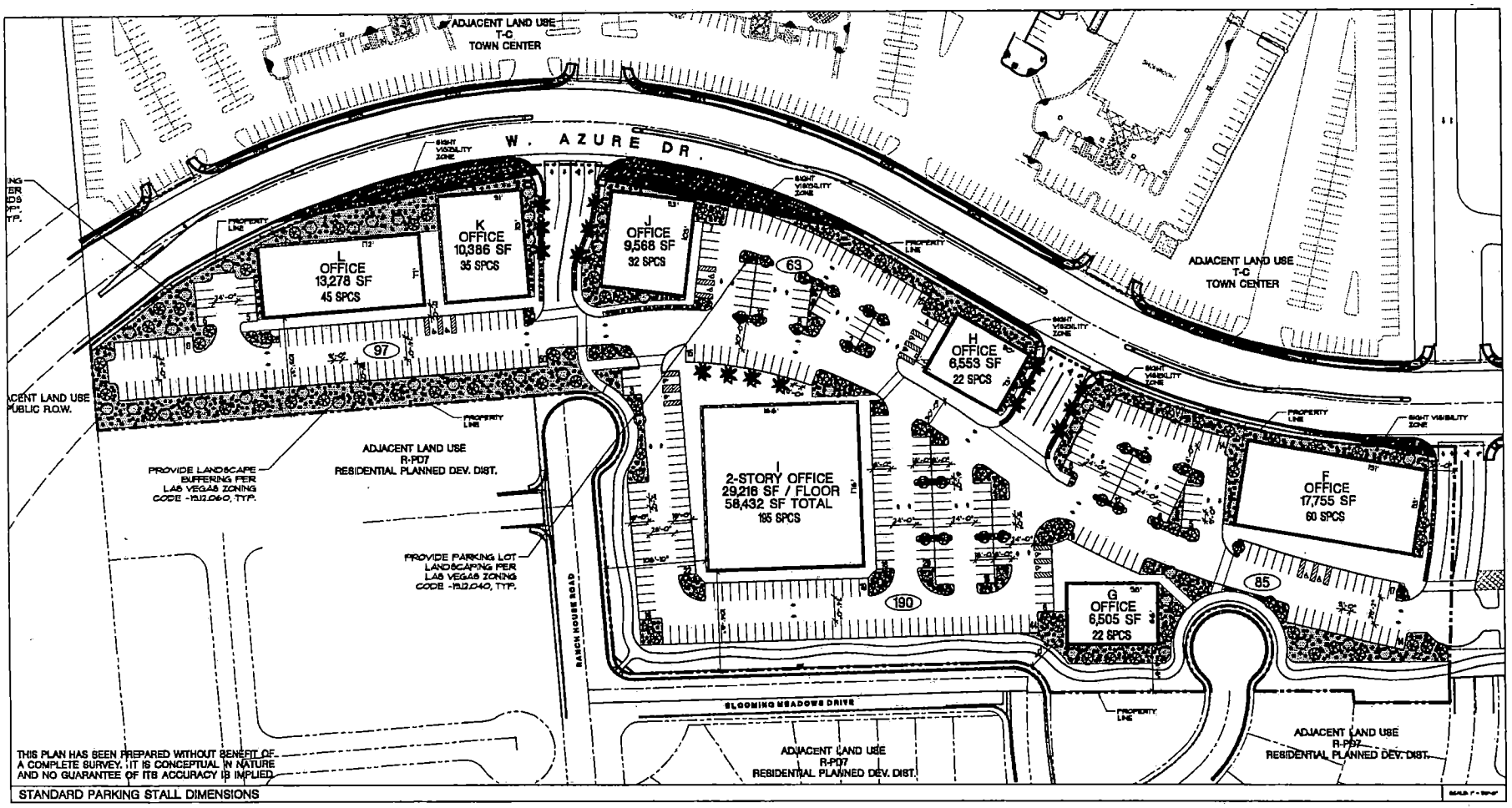
Conceptual
Site Plan



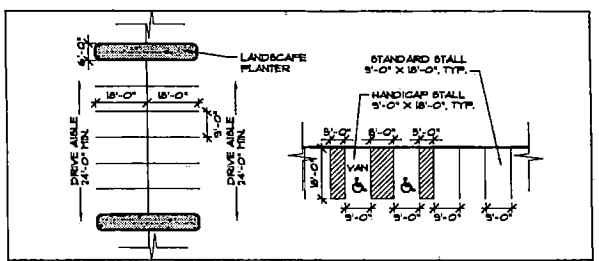
STANDARD PARKING STALL DIMENSIONS

TREES			
SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
✱	36" BOX	MEXICAN FAN PALM or EQUIVALENT	WASHINGTON ROBUSTA HYBRID or EQ.
○	15 GAL.	AFRICAN SUMAC or EQUIVALENT	RHUS LANCEA or EQUIVALENT
○	15 GAL.	ARGENTINE MESQUITE or EQUIVALENT	PROSOPIS or EQUIVALENT
●	24" BOX	TAMARISK or EQUIVALENT	TAMARIX or EQUIVALENT
SHRUBS			
SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
⊙	5 GAL.	BRITTLEBUSH or EQUIVALENT	ENCELIA or EQUIVALENT
⊙	5 GAL.	DESERT HONEYSUCKLE or EQUIVALENT	ANISACANTHUS or EQUIVALENT
GROUND COVER			
SYMBOL	COVERAGE	COMMON NAME	
▓▓▓	100%	DECORATIVE GRAVEL or EQUIVALENT	

LANDSCAPE PALETTE

LANDSCAPE AREA PROVIDED - 79,953 SF
LANDSCAPE/LAND RATIO - 4.5/1 18.3% LANDSCAPE COVERAGE

LANDSCAPE AREA



STANDARD PARKING STALL DIMENSIONS

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Client Information
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TENAYA BUSINESS PARK
Las Vegas, NV

Revisions

Date	06/29/04
Drawn By	ak
Checked By	ak
Project No.	03-05412
File Name	D:\05412-dbd04.dwg
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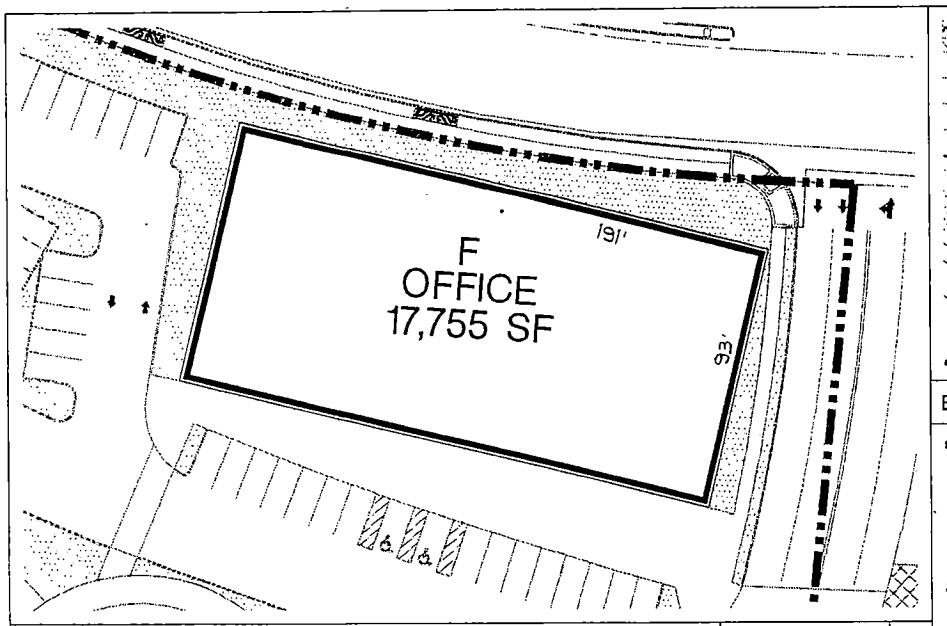
Conceptual Landscape

REVISED 7.1.04

SDR-4447
7/22/04 PC



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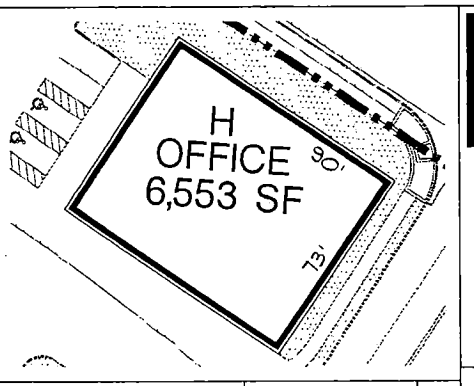
BUILDING "G" — SCALE: 1" = 30'-0" — G



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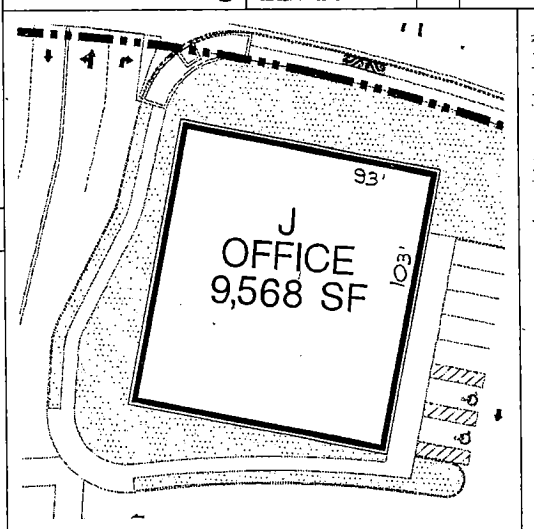

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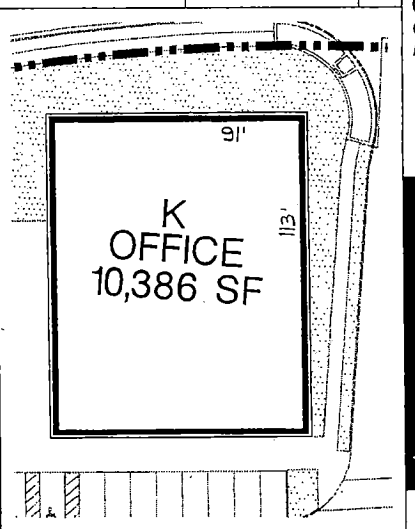

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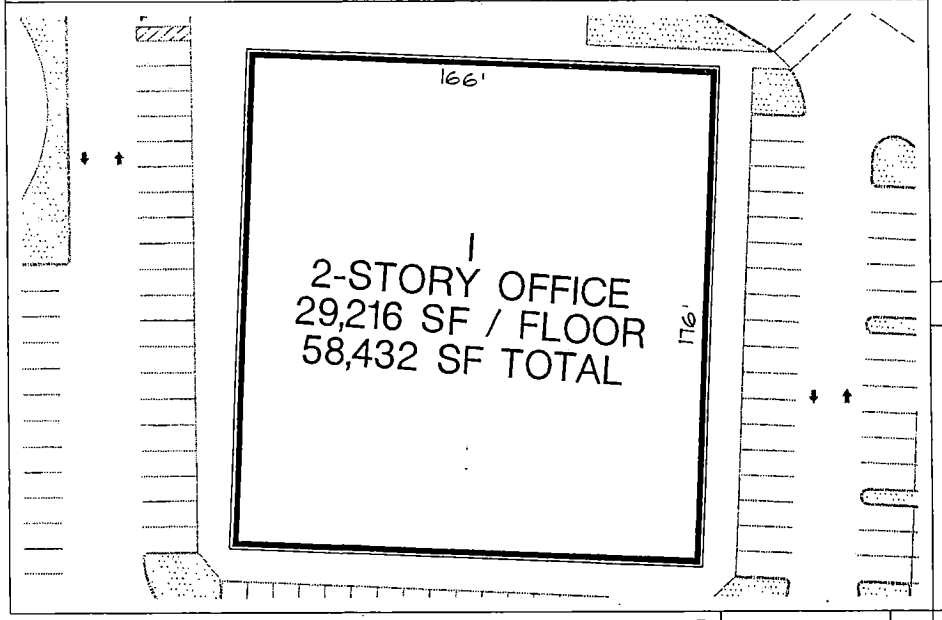

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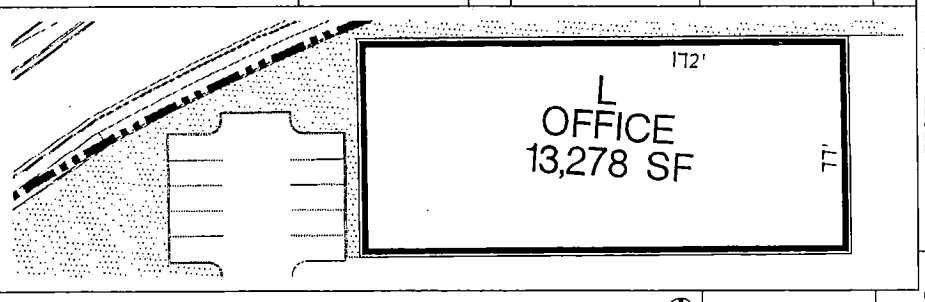

BUILDING "L" — SCALE: 1" = 30'-0" — L

PR

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Client Information

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Perkowitz Ruth ARCHITECTS

HWC of Tenaya Way + Azure Drive

TENAYA BUSINESS PARK
Las Vegas, NV

Revisions

Date	05/25/04
Drawn By	DK
Checked By	JE
Project No.	02-049.12
File Name	0502049.12-Rec04.dwg
Scale	1" = 50'

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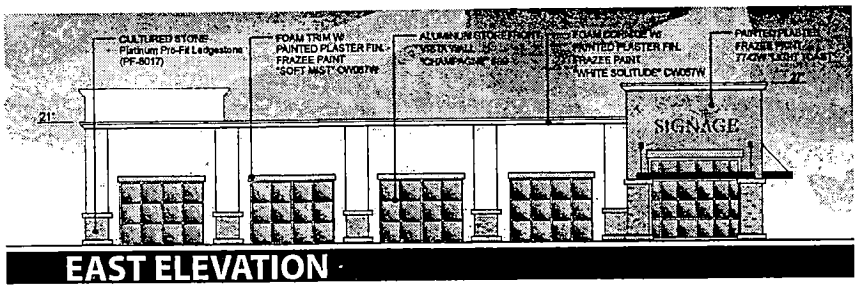
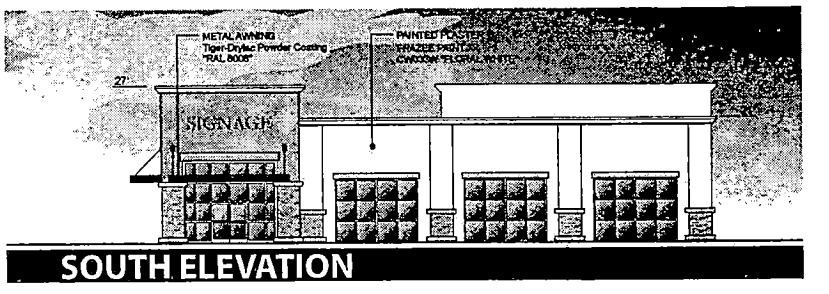
Conceptual Floor Plan

REVISED 7.1.04

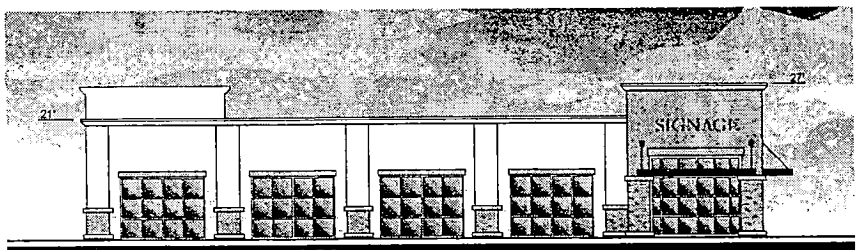
SDR-4447
7/22/04 PC



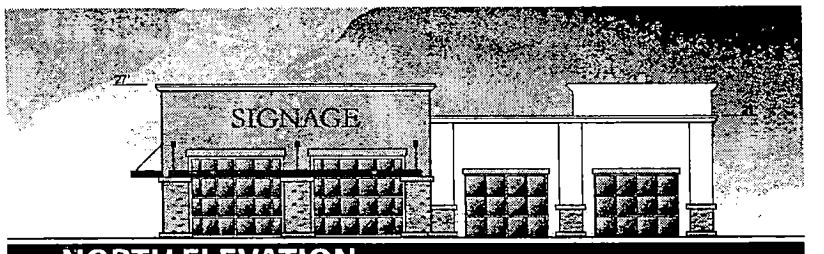
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

TENAYA BUSINESS PARK

CONCEPTUAL ELEVATIONS - TYPICAL ONE STORY BUILDING

Scale: 1" = 10'

Job #: 02-864.11
Date: 06/29/04
File Name: Tenaya BP-2 elev.ai

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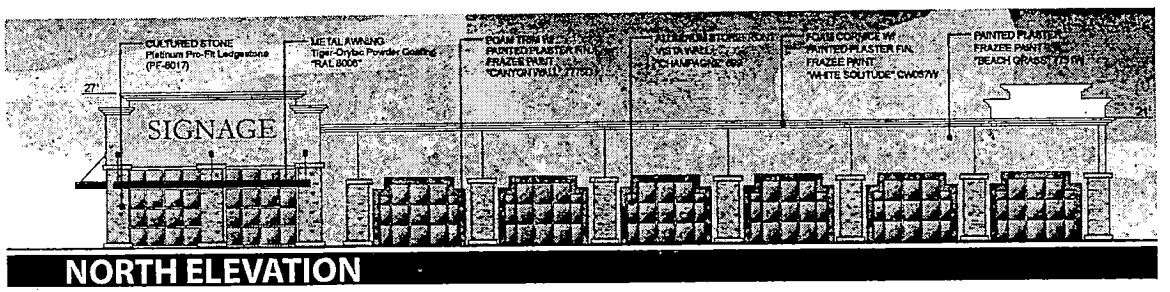
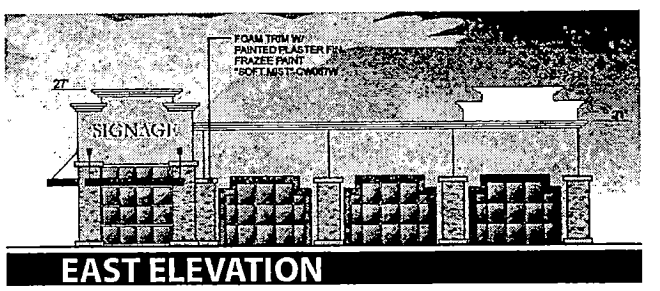
3980 Howard Hughes Parkway
Suite 450, Las Vegas, NV 89109
702.892.8500 fax 702.892.8514

REVISED 7.1.04

SDR-4447
7/22/04 PC



NORTH ELEVATION



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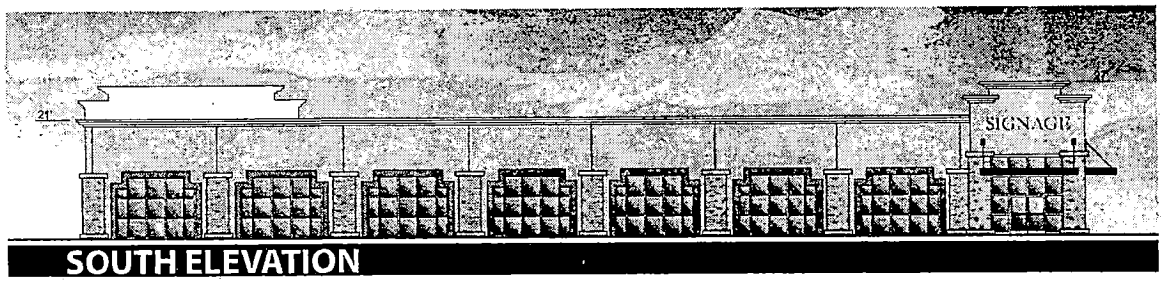

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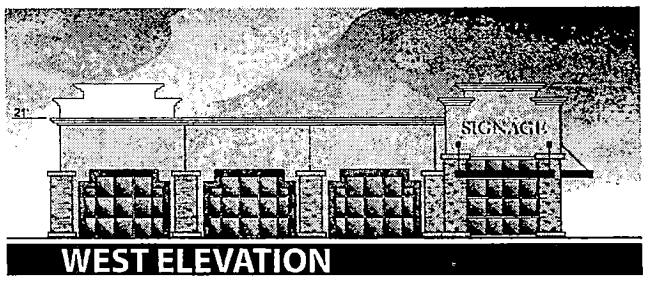


WEST ELEVATION

TENAYA BUSINESS PARK

CONCEPTUAL ELEVATIONS - TYPICAL ONE STORY BUILDING

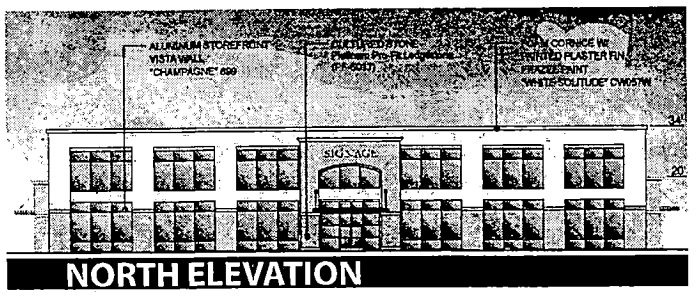
Scale: 1" = N.T.S.

Job #: 02-864.11
Date: 06/29/04
File Name: Tenaya BP-1 elev.ai

Perkowitz+Ruth ARCHITECTS
3980 Howard Hughes Parkway
Suite 450, Las Vegas, NV 89109
702.892.8500 fax 702.892.8514

REVISED 7.1.04

SDR-4447
7/22/04 PC



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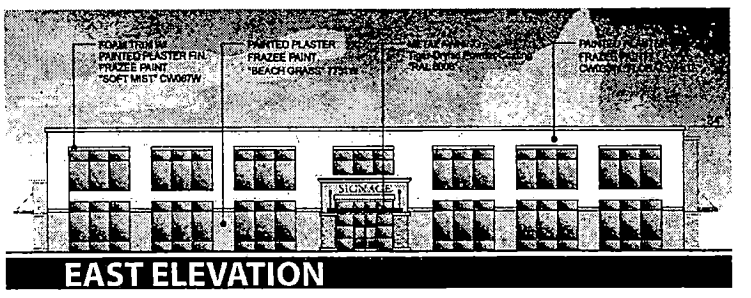

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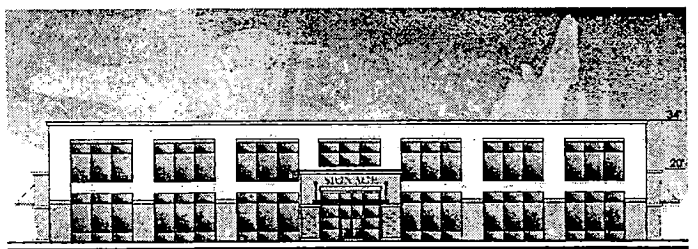
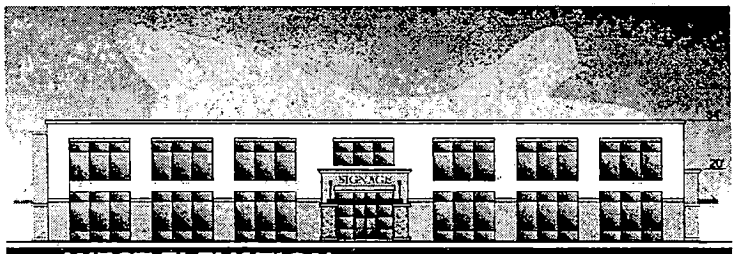


SOUTH ELEVATION



WEST ELEVATION

TENAYA BUSINESS PARK

CONCEPTUAL ELEVATIONS - TYPICAL TWO STORY BUILDING

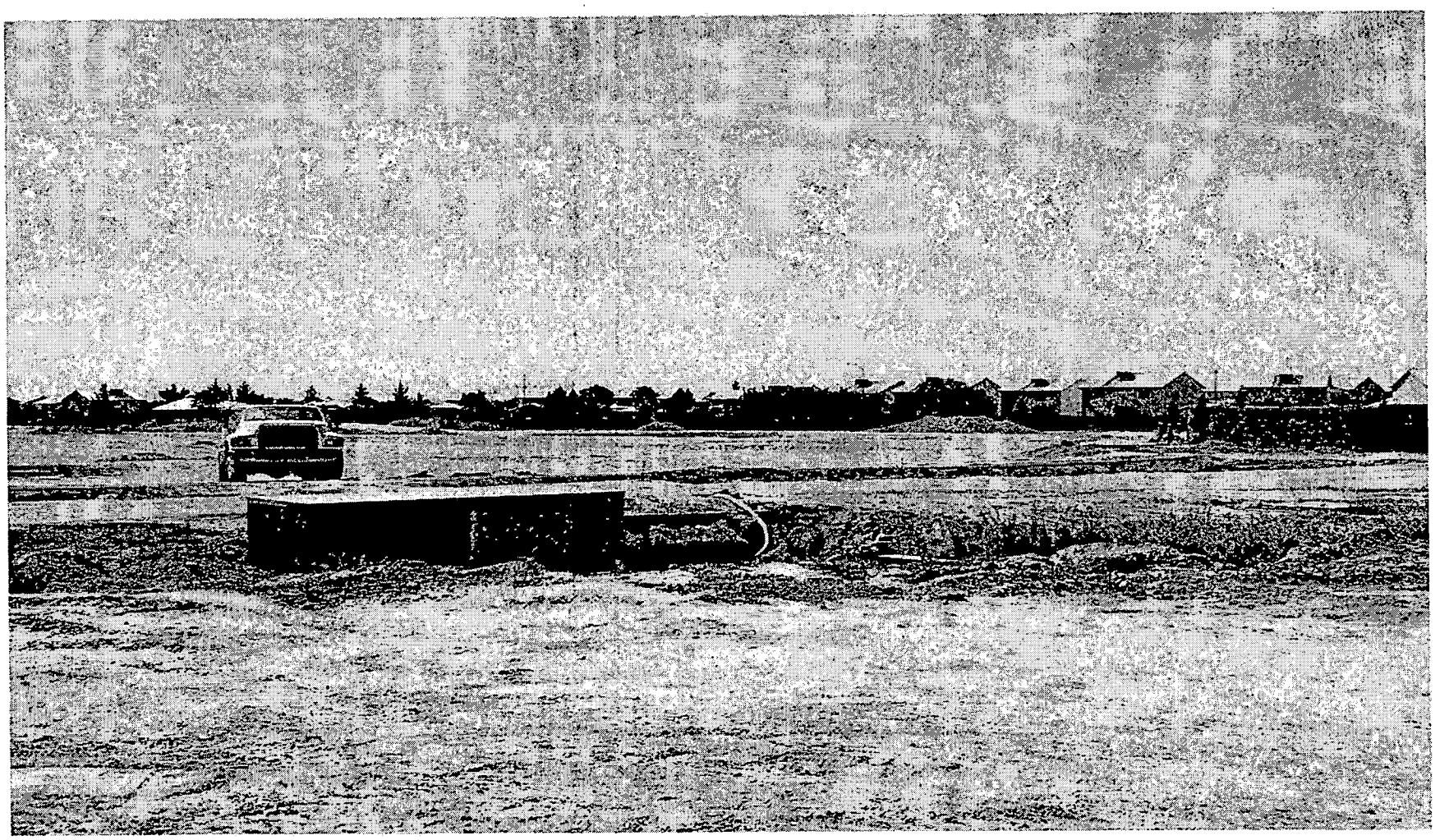
Scale: 1" = 16'

Job #: 02-864.11
Date: 06/29/04
File Name: Tenaya BP-3 elev.ai

Perkowitz+Ruth ARCHITECTS
3980 Howard Hughes Parkway
Suite 450, Las Vegas, NV 89109
702.892.8500 fax 702.892.8514

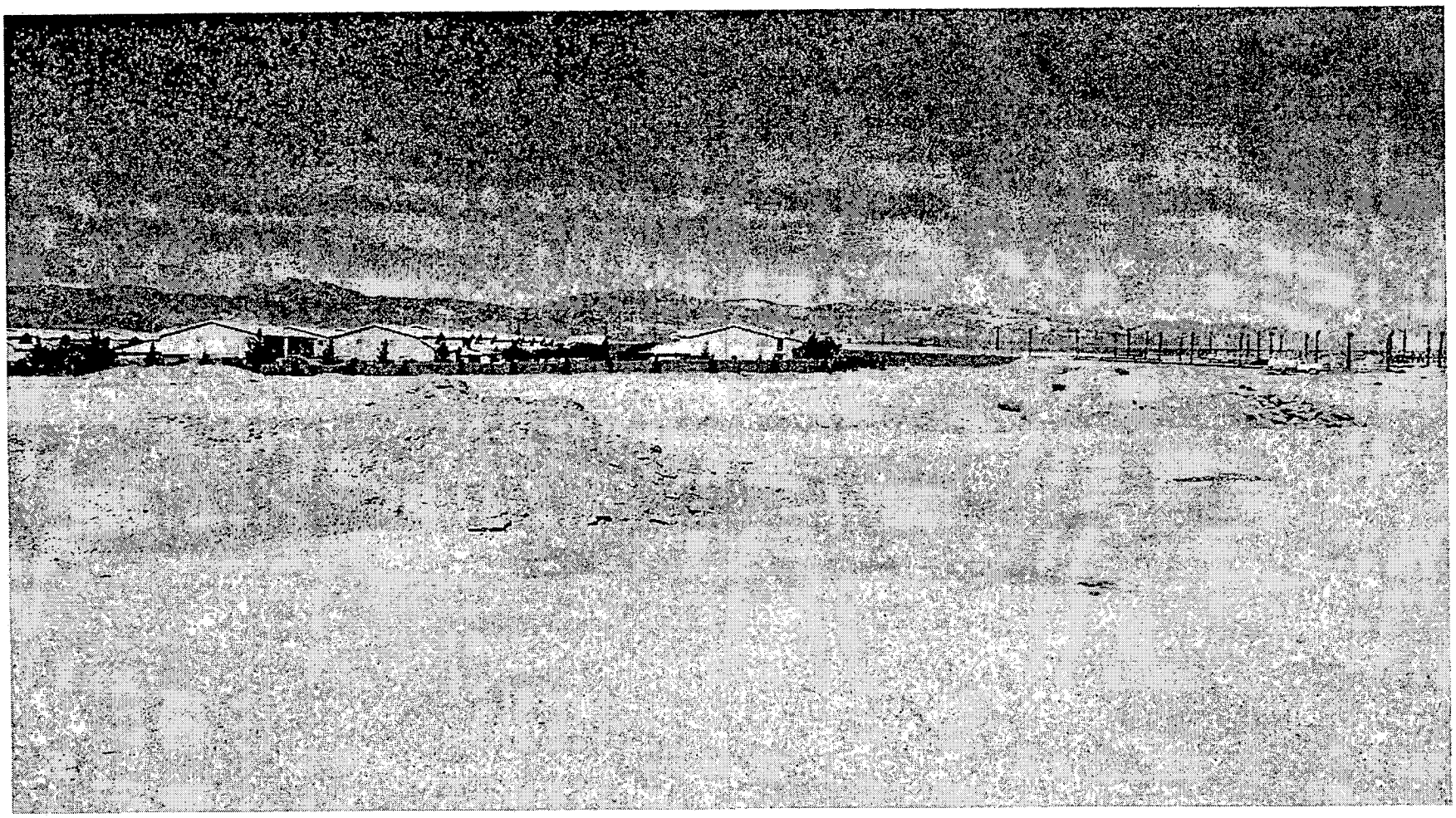
REVISED 7.1.04

SDR-4447
7/22/04 PC



SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC.
SOUTH SIDE OF AZURE DRIVE, BETWEEN TENAYA WAY AND US-95
JULY 22, 2004 PLANNING COMMISSION

6/7/04



SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC.
SOUTH SIDE OF AZURE DRIVE, BETWEEN TENAYA WAY AND US-95
JULY 22, 2004 PLANNING COMMISSION

6/7/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

SET DATE: 08/04/04
C.C.: 08/18/04

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:
NIGRO – APPROVED subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 4 – SNC-4254

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

COMMISSIONER EVANS requested pulling Item 6 [SUP-4576] from One Motion One Vote, as he would like to address some concerns regarding the application. In addition, he would be abstaining on Item 9 [SDR-4630], as the applicant is his employer.

CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Herbst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

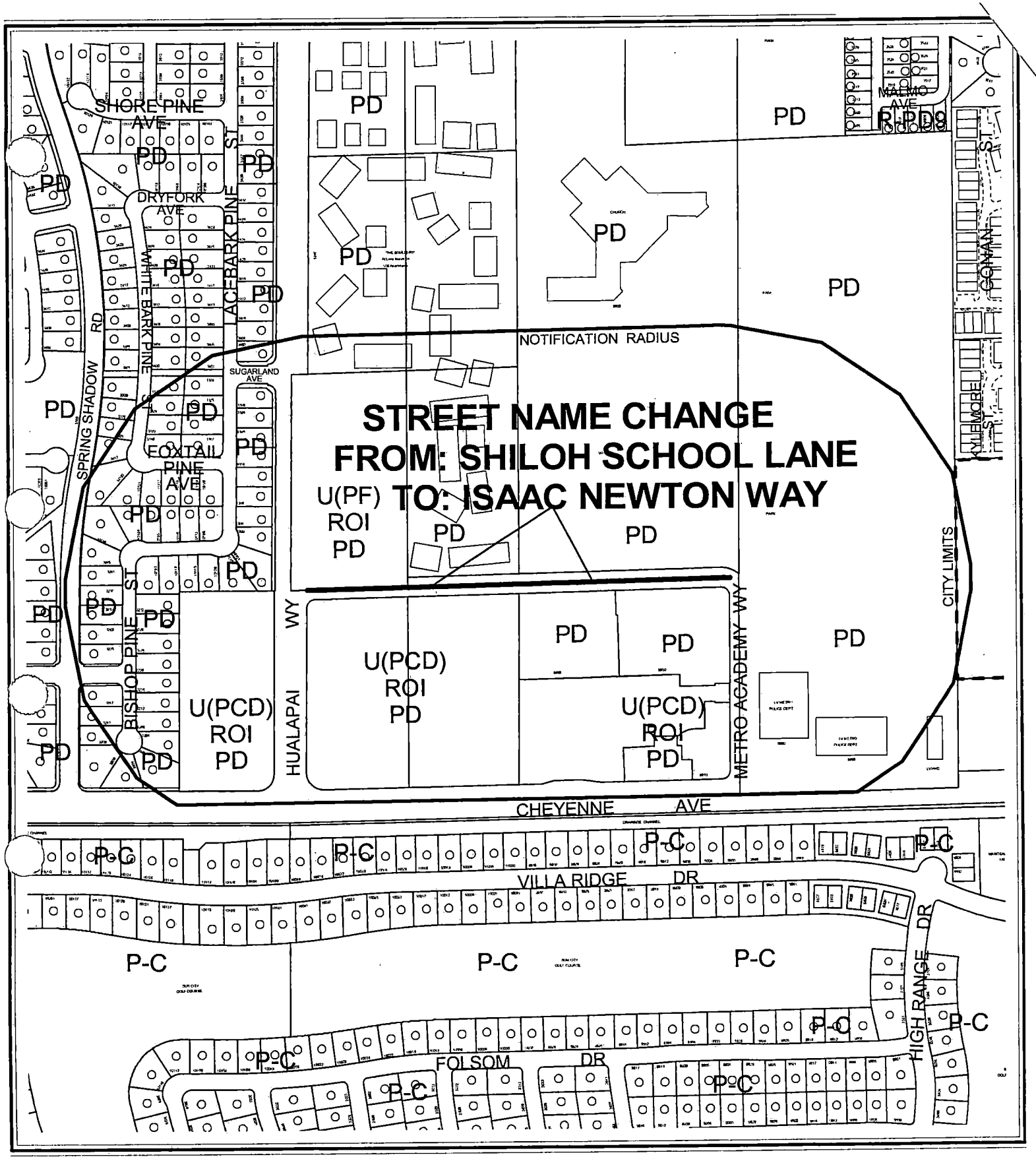
(6:19 – 6:23)

1-438

CONDITION:

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.



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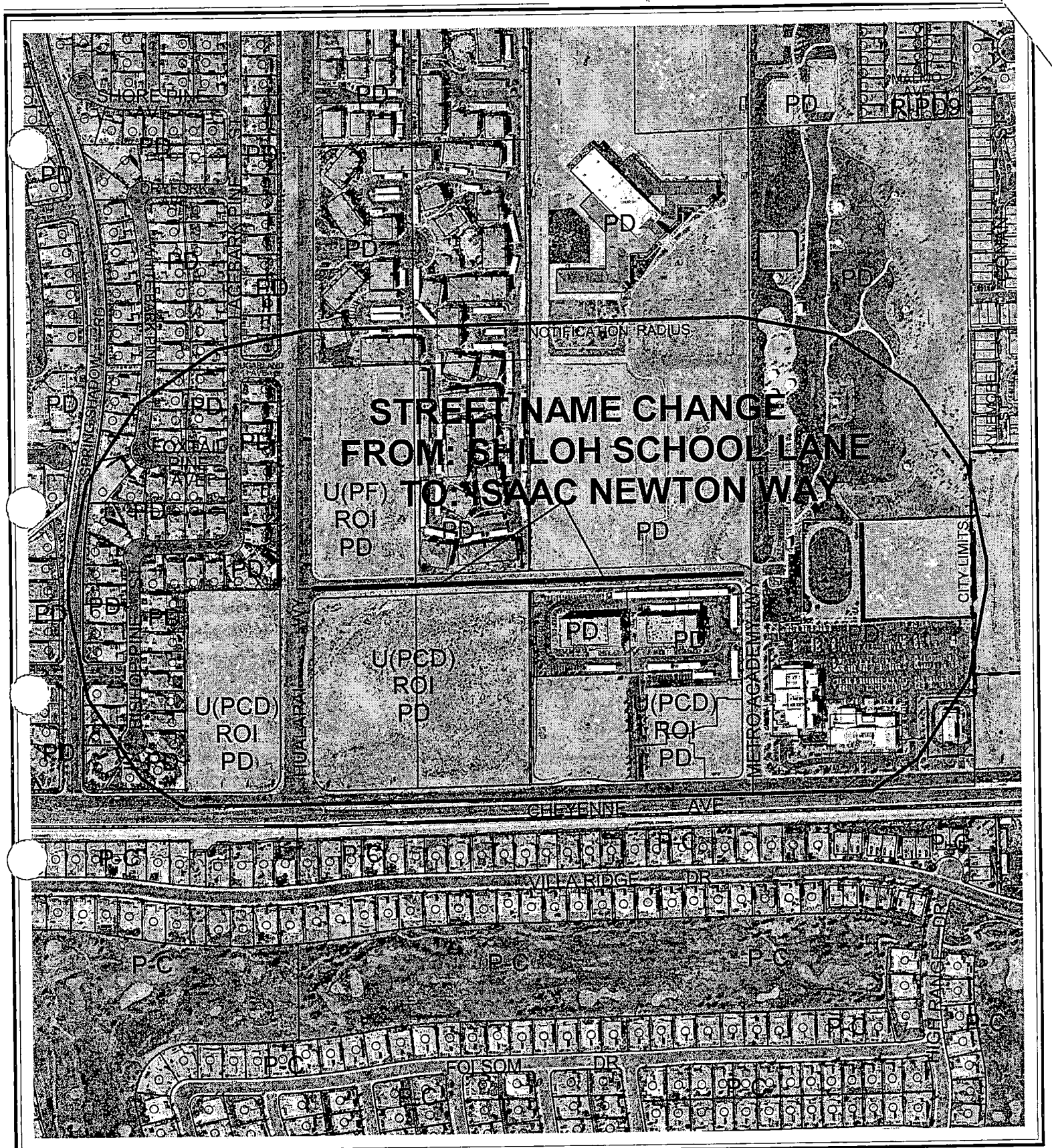
CASE: **SNC-4254**

RADIUS: SPECIAL

N



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CASE: **SNC-4254**

RADIUS: SPECIAL

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY

** CONDITIONS **

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

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Street Name Change from Shiloh School Lane to Isaac Newton Way, between Hualapai Way and Metro Academy Way.

B) Applicant's Justification

The applicant's justification letter indicates the Shiloh Christian School no longer exists at this location. The applicant is requesting the name change because the school is now known as the Challenger School, and the new name would eliminate confusion.

BACKGROUND INFORMATION

Previous Actions

11/21/01	The City Council approved a Street Name Change (SNC-0003-01) from Atwood Avenue to Shiloh School Lane in this location, which was subsequently recorded. The Planning Commission and staff recommended approval on October 4, 2001.
06/24/04	The Planning Commission voted to hold this item in abeyance to give the applicant the opportunity to be present.

ANALYSIS

General Analysis and Discussion

The proposed name change is acceptable as it only affects the applicant's property with regards to addressing. The new street name has been approved by the Fire Department.

NOTICES MAILED 70

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SNC-4254 APN: _____

Name of Property Owner: BABB INVESTMENT COMPANY

Name of Applicant: CLAY STRINGHAM

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Barbara B Baker

Print Name: Barbara B Baker

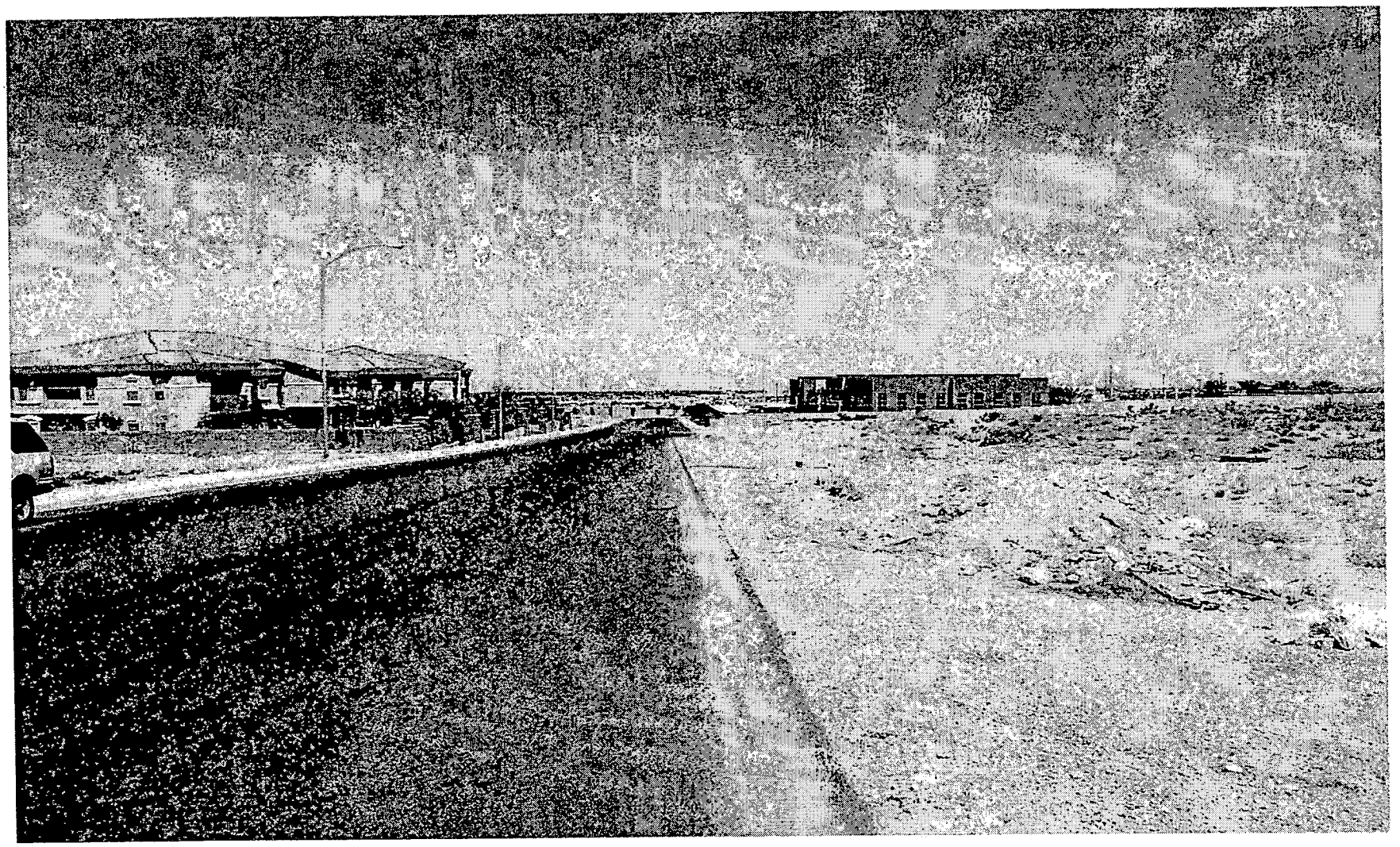
Subscribed and sworn before me

This 31st day of March, 2004

Laurie L. Barr

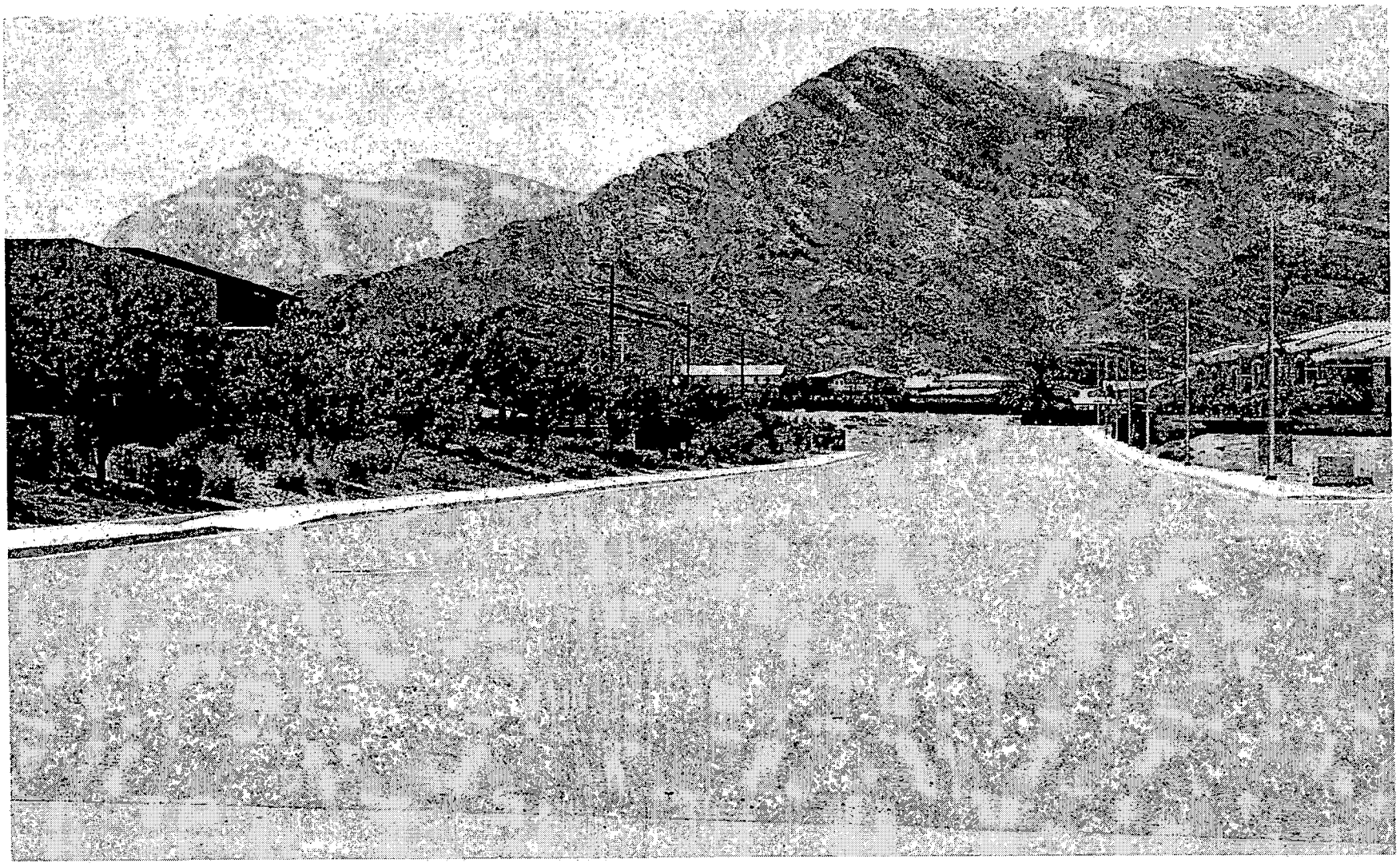
Notary Public in and for said County and State

LAURIE L. BARR
NOTARY PUBLIC • STATE OF UTAH
571 WEST 9320 SOUTH
SANDY, UT. 84070
COMM. EXP. 06-07-2005



SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY
JULY 22, 2004 PLANNING COMMISSION

6/3/04



SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY
JULY 22, 2004 PLANNING COMMISSION

6/3/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-4605 - APPLICANT: JSA, INC. - OWNER; CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY - Required Two Year Review of an approved Variance (V-0031-02) WHICH ALLOWED 817 PARKING SPACES FOR AN EXISTING COMMERCIAL CENTER, WHERE 887 PARKING SPACES ARE REQUIRED on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way (APN: 138-03-701-011, 012, 018, and 020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 08/18/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff originally recommended denying this application based upon the information provided by the applicant. The information indicated that the applicant would need a variance due to insufficient parking spaces. The applicant is now providing 817 parking spaces, and the Code requires 829, but the variance

MINUTES – Continued:

would allow the difference and staff does not object to the variance. In addition, staff does not object to deleting Conditions 1 and 2. The applicant would like to discuss Condition 3.

JIM STROBE, JSA Architect, 1955 Pamela Lane, appeared on behalf of the developer. He thanked staff for working with them and resolving some issues on the conditions. He commented on Condition 3 regarding the two-year review. To the applicant's knowledge, there has not been any problems with parking on this site and would like for a five-year review instead of two years.

MR. CLAPSADDLE confirmed for CHAIRMAN TRUESDELL that the original variance went from 887 parking spaces to 817 parking spaces. In addition, unless the applicant's uses change and exceed the 887 parking spaces, the applicant would not have to submit a variance. MR. CLAPSADDLE added that parking is tight on this site and staff would like to monitor the site. Staff preferred a two-year review because some of the uses may change and have a more intense use, thereby needing additional parking. DEPUTY CITY ATTORNEY BRYAN SCOTT verified for CHAIRMAN TRUESDELL that an Administrative Review might not be possible because if additional conditions need to be added, then only the Commission or City Council could do so. He also verified for MR. STROBE that staff would request the Administrative Review, probably due staff already having a reason to deny the application. He added that, per Code, the applicant could appeal any administrative decision.

VICE CHAIRMAN NIGRO felt that the existing two-year review condition was sufficient time for staff to monitor the parking situation. In his opinion, he would have to question the validity of ever having the applicant reappear before the Commission if there is still not any parking problems at that time.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing open.

(6:23 – 6:30)

1-575

CONDITIONS:

Planning and Development

1. Pad 1 of approved Site Development Plan Review [Z-0071-99 (1)] shall not be constructed and revert to additional parking for the overall commercial center.

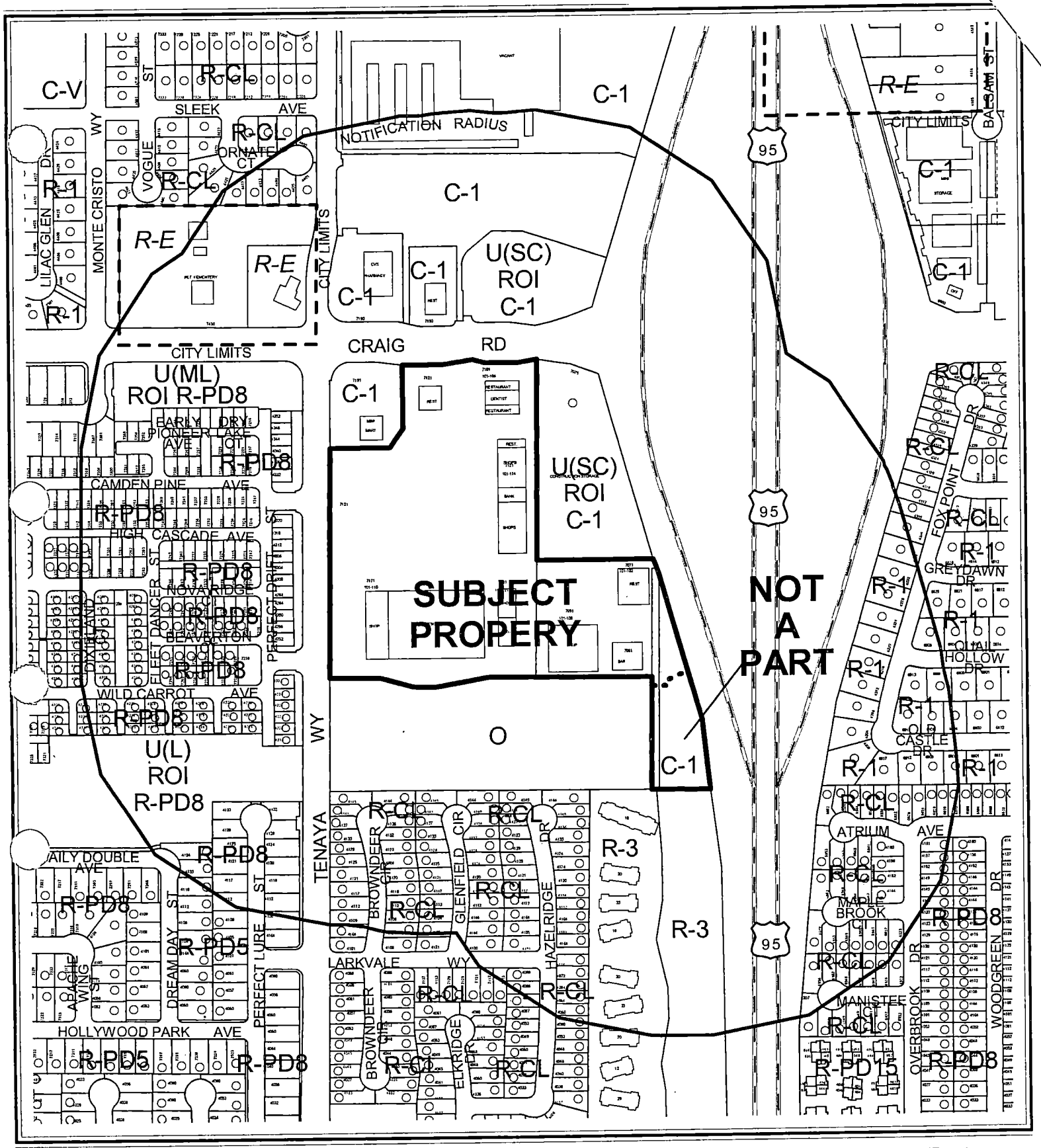
2. The subject site shall be limited to the introduction of new office or general retail uses only. No new restaurants are to be permitted within the Craig Marketplace Commercial Center.

CONDITIONS – Continued:

3. The Variance shall be reviewed in two years at which time the Planning Commission may require the applicant obtain additional parking. The applicant shall be responsible for notification costs of the review.

4. Any proposed change in use, from general retail, will require a parking analysis to be submitted and reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or Certificates of Occupancy.

5. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.



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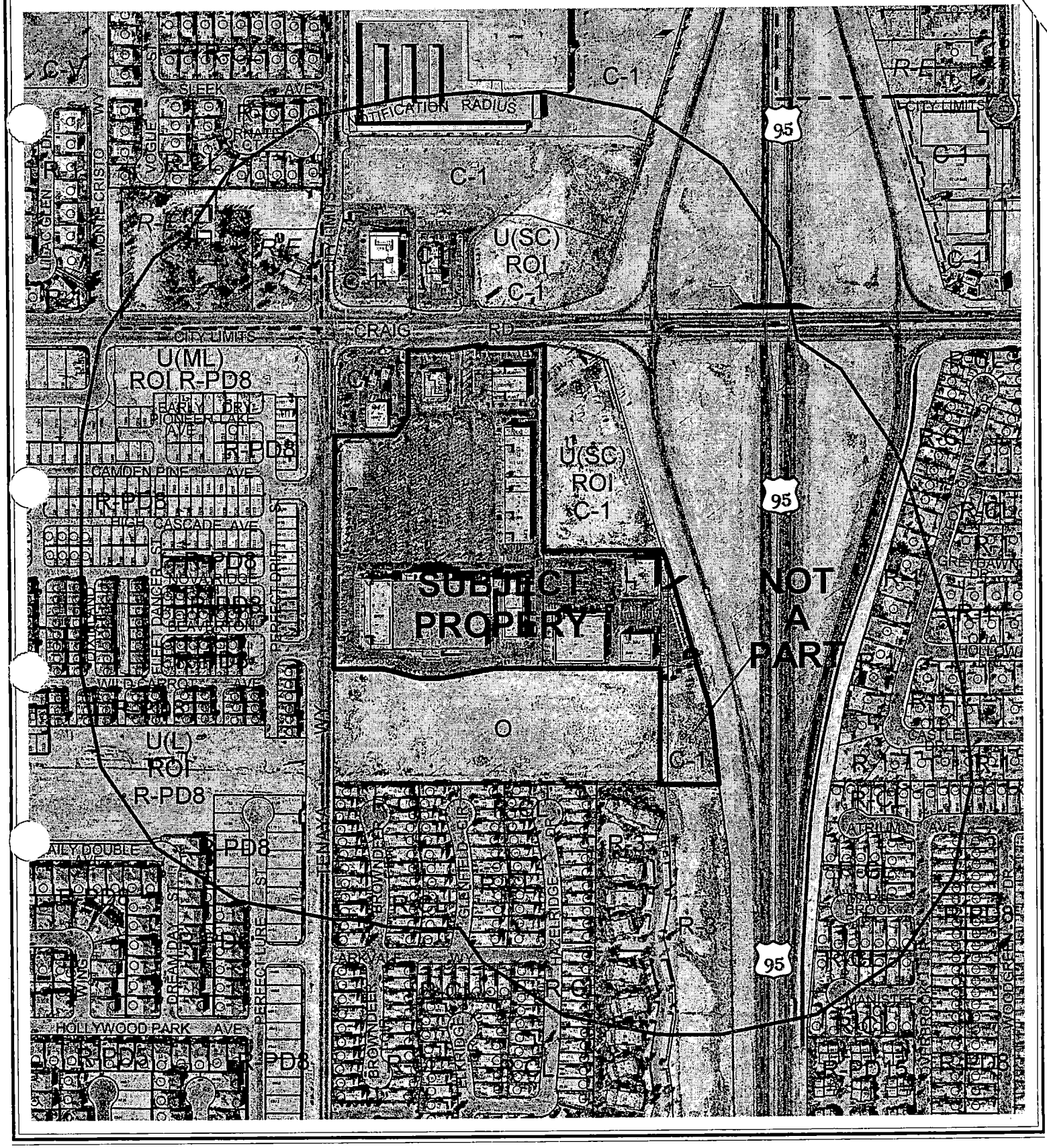
CASE: **RQR-4605**

RADIUS: 750 FT

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

N



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CASE: **RQR-4605**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REQUIRED TWO YEAR REVIEW - PUBLIC HEARING – RQR-4605 - APPLICANT: JSA, INC. - OWNER; CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Pad 1 of approved Site Development Plan Review [Z-0071-99 (1)] shall not be constructed and revert to additional parking for the overall commercial center.

2. The subject site shall be limited to the introduction of new office or general retail uses only. No new restaurants are to be permitted within the Craig Marketplace Commercial Center.

3. The Variance shall be reviewed in two years at which time the Planning Commission may require the applicant obtain additional parking. The applicant shall be responsible for notification costs of the review.

4. Any proposed change in use, from general retail, will require a parking analysis to be submitted and reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or Certificates of Occupancy.

5. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Required Two-Year Review of an approved Variance (V-0031-02) application to allow for 817 parking spaces for an existing commercial center, where 887 parking spaces are required on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way.

B) Applicant's Justification

No Justification letter is required for this application.

BACKGROUND INFORMATION

A) Previous Actions

01/19/00	The City Council approved a Rezoning (Z-0071-99) on the subject site from U (Undeveloped) to C-1 (Limited Commercial) and O (Office). Planning Commission recommended denial. Staff recommended approval.
03/01/00	The City Council approved a Site Development Plan Review [Z-0071-99(1)] for a 156,603 square foot commercial retail center and a 90,200 square foot office complex. Staff recommended approval.
7/03/02	The City Council approved a Variance (V-0031-02) to allow 817 parking spaces for an existing commercial center, where 887 parking spaces are required. This application was subject to a two-year review. The Planning Commission recommended approval. Staff recommended denial.

B) Pre-Application Meeting

No pre-application conference is required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 17.8

B) Existing Land Use

Subject Property:	Commercial Center
North:	Commercial
South:	Vacant
East:	Single Dwelling/ Construction Yard
West:	Residential

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	O (Office)
East:	ROW (Right-of-Way)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial) U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
South:	O (Office) R-3 (Medium Density Residential)
East:	US-95
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The current C-1 (Limited Commercial) zoning on the subject site is in conformance with the General Plan.

PL

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 in any special planned area or overlay district.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Location	Building Area	Required Parking
Major A Grocery Store	60,773	243.09
Shops A		
Hollywood Video	6,000	24.00
Restaurant	*1,974*	*29.12*
Am. Family Insurance	1,500	5.00
State Farm Insurance	1,214	4.04
Black Tie Cleaners	1,820	7.28
Shop B		
Roni Joseph	6,927	34.64
Purrfect Auto	3,729	11.00
Major B		
Goodwill	7,600	30.40
Retail	*12,000*	*48.00*
Pad 1	*2,500*	*25.00*
Pad 3 Jack in the Box	3,700	37.00
Pad 4		
Starbucks	1,500	15.00
Sushi KO	2,399	35.39

PL

Dentaland	3,120	16.40*
Pad 5		
Tan Factory	2,606	10.42
Cingular	1,305	5.22
Post Net	1,303	5.21
Washington Mutual	3,500	17.50
Deli	*2,976*	*29.76*
Subway	1,374	13.74
Papa John's	1,499	14.99
Smoke Shop	1,303	5.21
Place to Party	1,787	7.15
Great Clips	1,303	6.52
Honey Tree	3,215	32.15
Pad 6		
Denny's	5,000	73.75
Dance Studio	2,000	12.00
Pad 7		
Timbers (dining area)	4,521	90.42
Timbers (non-dining area)	2,502	12.51
Total	152,950	901.91
Total Parking Required:	902	Spaces (including 18 Handicap accessible)
Total Parking Provided:	817	Spaces (including 25 Handicap accessible)
Parking Deficiency:	9.42%	

* Dental Office: One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf.

Note: Italicized spaces are currently vacant.

The number of and the intensity of uses have increased since the original approval Variance (V-0031-02). Previously the deficiency in parking equaled 7.89%. Based upon a review of the parking analysis provided it has been found that parking deficiency has increased to 9.42% as a result of above mentioned, as well as due to parking spaces required increasing from 887 to 902. Therefore, it is being recommended that the site be held to no new restaurant usages and be limited only to new office and general retail uses. It also is recommended that Pad 1 not be permitted and reverted into additional parking.

PL

ANALYSIS & FINDINGS

Title 19.18.070B states the following:

> **"B. Scope and Limitations**
>
> A Variance shall not be granted in order to:
>
> **1.** Permit a use in a zoning district in which the use is not allowed;
> **2.** Vary any minimum spacing requirement between uses;
> **3.** Relieve a hardship which is solely personal, self-created or financial in nature."

Title 19.18.070.L. states:

> **"L. Determinations**
>
> **1.** In order to recommend approval of, or to approve a Variance application, the Planning Commission, hearings officer or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
>
> **2.** Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property ... or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition... 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 submitted site plan depicts a total of 150,638 square feet of building space on the overall site. Using the submitted site plan, the commercial center will require 902 parking spaces, for the existing uses, per Title 19.10.010 requirements. The site plan depicts a total of 817 parking spaces, approximately 91% of the parking required for the proposed development.

There were nine suites, totaling approximately 17,393 square feet of additional retail space that were vacant during the original parking analysis. The majority of these suites are no longer vacant, therefore increasing the number parking spaces to be required. The amount of parking provided onsite still fails to meet the required amount. The applicant had in the past reduced the current minimum parking requirement by 7.89 percent, currently the applicant is requesting a continuation of such a reduction, but based upon current parking standards the reduction would be that of 9.42 %. Since the application is held to the standards by which was approved it has been found that the continuation of Variance (V-0031-02) represents excessive deviation from the Code requirements. In view of the absence of any hardships imposed by the site's physical characteristics such as exceptional narrowness, shallowness, or shape or exceptional topographic conditions, the conclusion that the applicant's hardship is financial in nature, and thereby outside the realm of NRS Chapter 278 for the granting of a continuation to Variances (V-0031-02).

NOTICES MAILED 246

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-4605 APN: 138-03-701-020,018,011 & 012

Name of Property Owner: _____

Name of Applicant: _____

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

_____ Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: _____

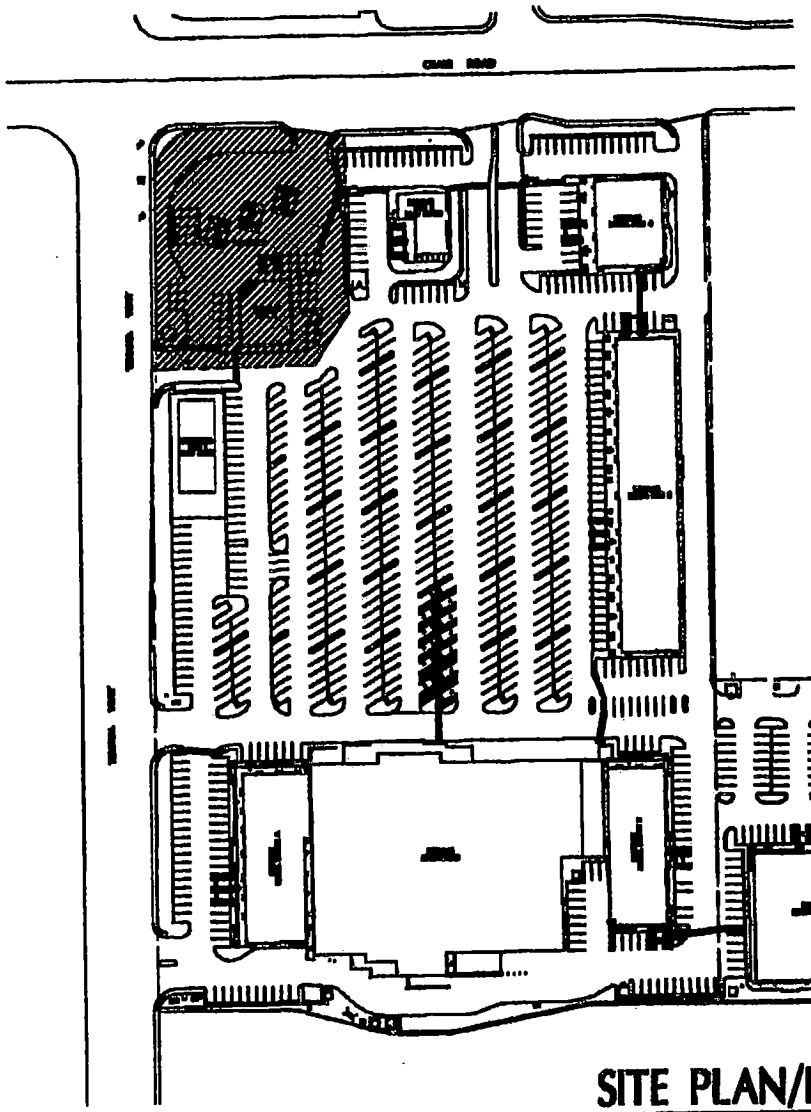
Subscribed and sworn before me

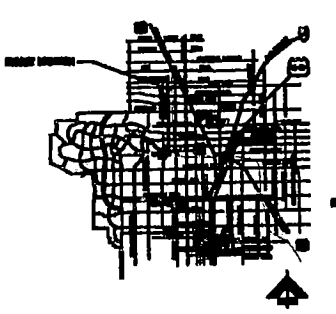
This 3rd day of June, 2004

Jennifer L. Roberts

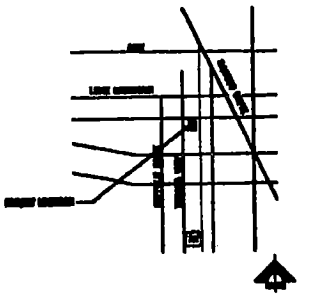
Notary Public in and for said County and State

JENNIFER L. ROBERTS
Notary Public State of Nevada
No. 97-4318-1
My appt. exp. Sept. 23, 2005





VICINITY MAP



LOCATION MAP

Craig Marketplace
Parking Analysis
July 1, 2003

Tenant		Gross Leasable Area	Parking Required		
Major A	Grocery Store	60,273	60,273	4	241.09
Shops A	Retail		13,200		
Hollywood Video		6,200		4	24.00
Restaurant		1,972		16.25	32.11
Am. Family Insurance		1,000		3.33	6.66
State Farm Insurance		1,314		3.33	4.38
Stark Tile Distributor		1,939		4	7.76
Shops B	Retail		19,800		
Red Jewel*		8,957		5	44.79
Fairfield Auto **		9,729		6	11.66
Major B	Retail		19,800		
Goodwill		7,800		4	30.40
Retail		12,000		7	46.90
Pad 1	Fast Food	3,000	3,000	10	30.00
Pad 5	Coffee			HOT A PAD?	
Pad 2	Fast Food	3,700	3,700	10	37.00
Pad 4	Retail		7,010		
Starbucks		1,800		20	12.00
Subshop		2,300		14.78	68.10
Dunkin'		2,110		4	11.40
Pad 3	Retail		22,121		
Tan Tannery		2,000		4	10.40
Regular		1,500		4	6.33
Pest Mat		1,200		4	6.11
Washington Mutual		3,500		4	17.50
Dell		3,570		16	28.71
Subway		1,374		10	13.74
Papa John's		1,100		10	14.00
Smoke Shop		1,200		4	6.11
Pizza by Party		1,267		4	7.16
Great Clips		1,200		4	6.33
Honey Tree		5,310		10	53.16
Pad 6			7,000		
Dunkin'		2,200		14.78	72.72
Donut Studio (20 max staff, 2 employ.)		2,800		---	13.00
Pad 7	Restaurant		7,000		
Restaurant (drive-in)		4,621		20	92.42
Restaurant (non-drive-in)		2,400		9	19.61
		111,500	111,500		817

Parking Provided 817
Variance Percentage Requested 0.00%

* Based on assumption that it is a warehouse with parts
** 1 for each bay plus 1 for each employee
*** 1 space per 2 students plus 1 space per per employee

Note: Italicized spaces are currently vacant

SITE PLAN/PARKING DIAGRAM

Craig Marketplace

RQR-4605
7-22-04 PC

RQR-4605 - APPLICANT: JSA, INC. - OWNER; CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 220 FEET EAST OF TENAYA WAY
JULY 22, 2004 PLANNING COMMISSION

7/2/04

RQR-4605 - APPLICANT: JSA, INC. - OWNER; CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 220 FEET EAST OF TENAYA WAY
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4576 - APPLICANT: TERRIBLE HERBST OIL COMPANY - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) adjacent to the southeast corner of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 08/18/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
EVANS – APPROVED subject to conditions – Motion carried with DAVENPORT abstaining as he resides within the Notification area and TRUESDELL abstaining as Terrible Herbst is one of his clients and McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, deferred to COMMISSIONER EVANS, as he requested the item to be removed from One Motion One Vote to discuss the application.

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 6 – SUP-4576

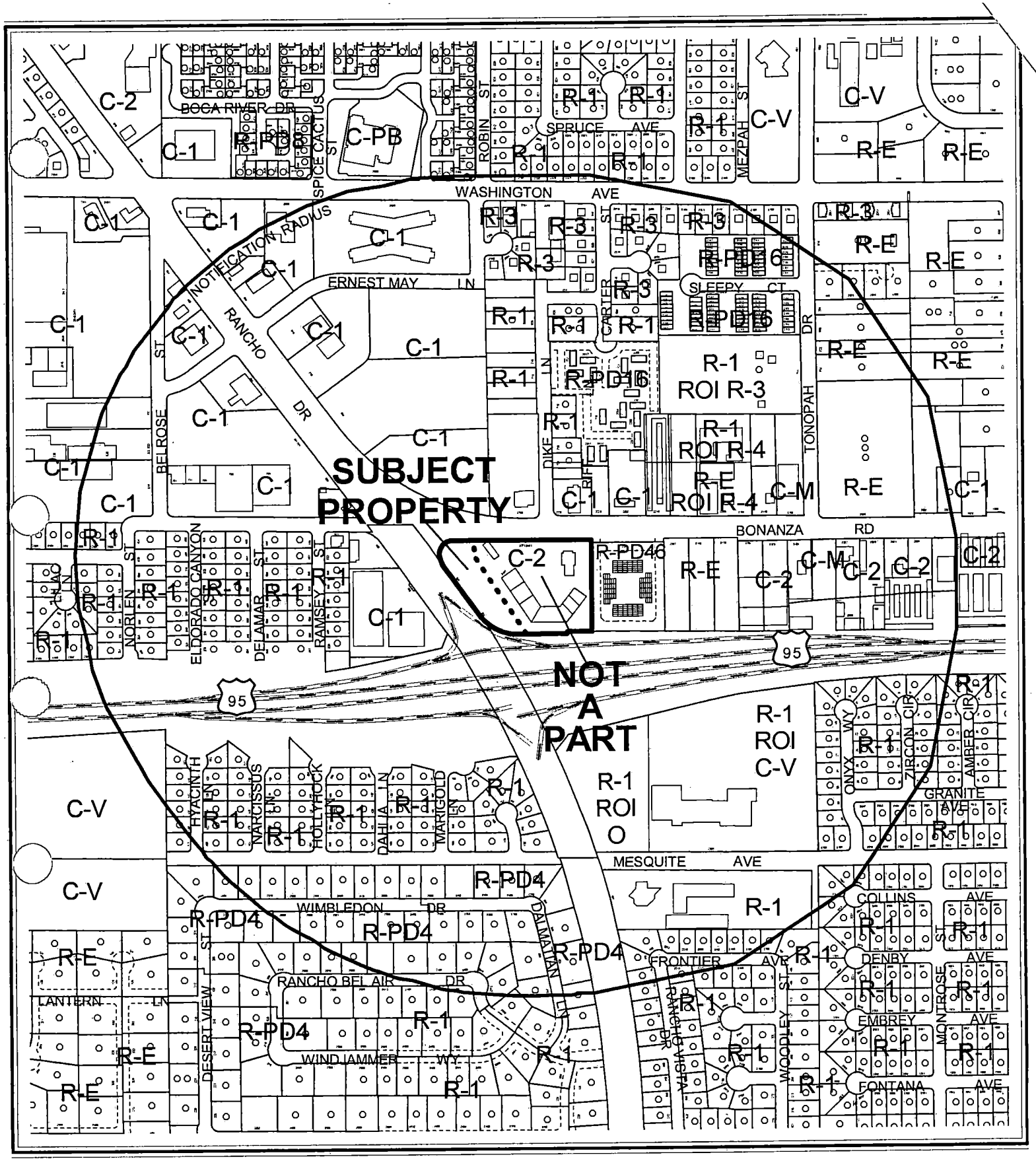
MINUTES – Continued:
COMMISSIONER EVANS stated that his draft report did not contain the pages with the conditions for this item. However, he has had the opportunity to review the report and obtained his answer, which is covered under Condition 2 that allows for the sale of alcoholic beverages but limited to beer and wine only. MR. CLAPSADDLE added, for the record, that the condition permits beer and wine to be sold in individual containers also. COMMISSIONER EVANS had no objections to the application.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.
(6:30 – 6:32)
1-794

CONDITIONS:
Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. The sale of alcoholic beverages shall be limited to beer and wine only.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



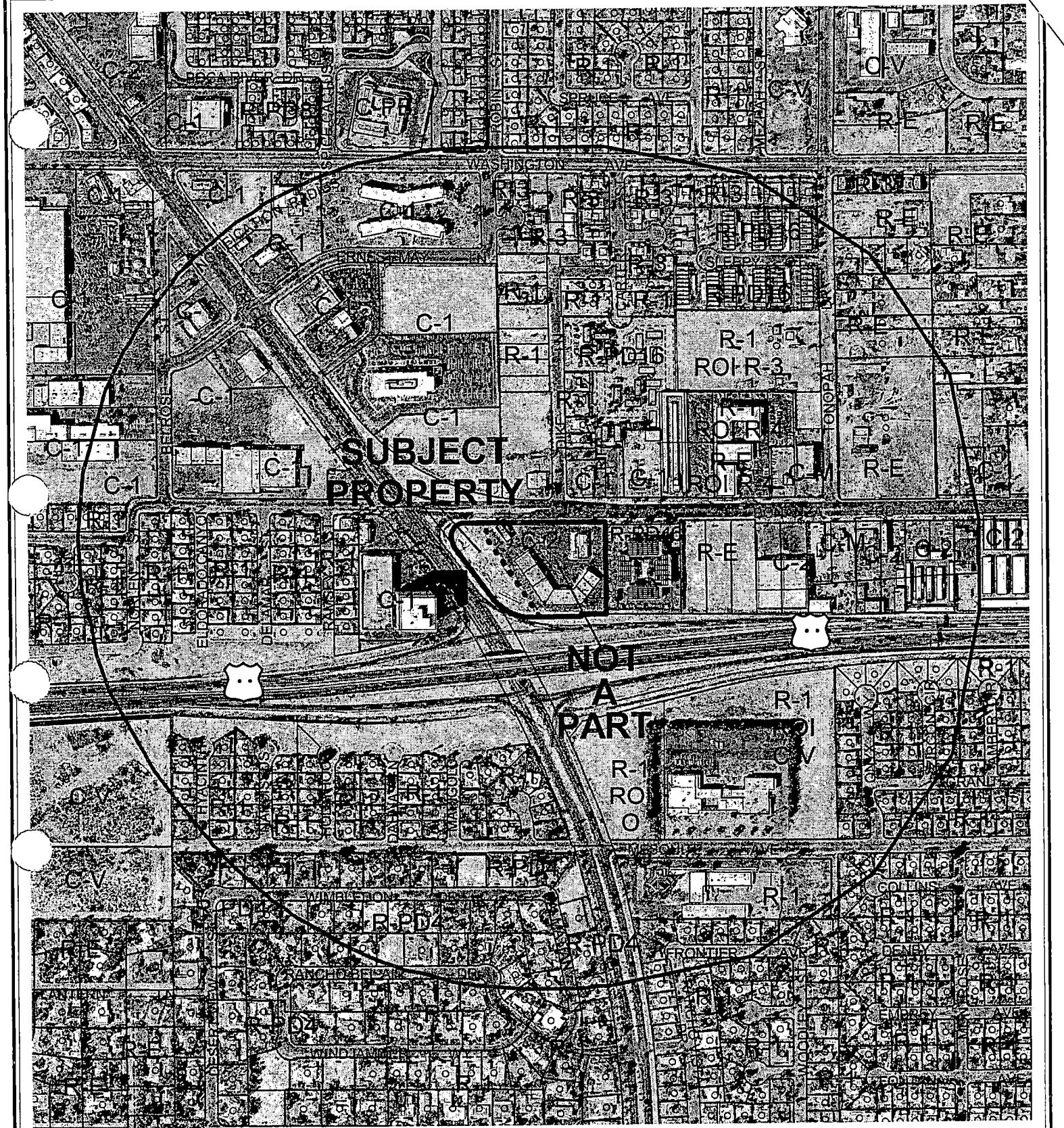
0 400 800 Feet

CASE: **SUP-4576**

RADIUS: 1500 FT

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

N

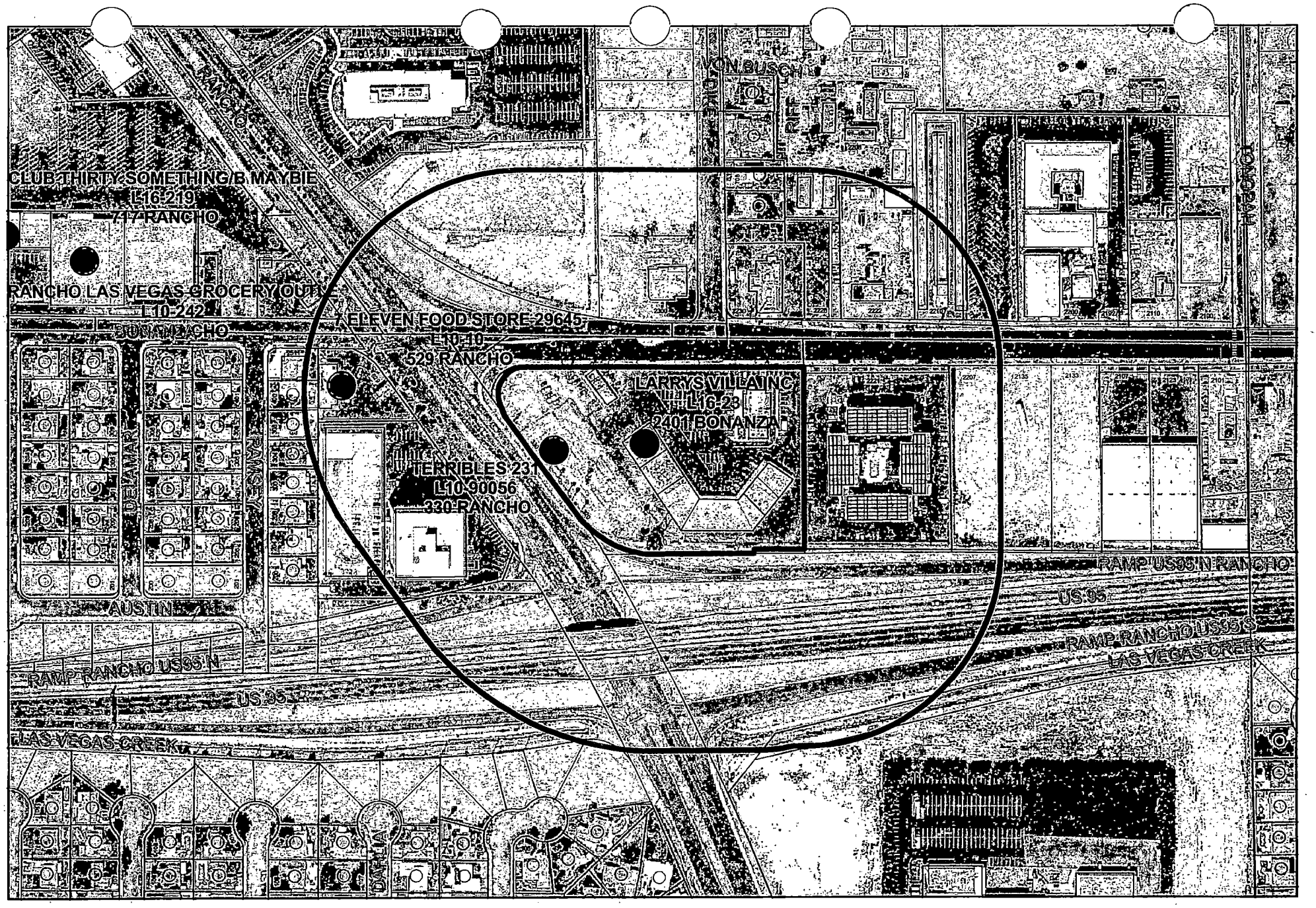


CASE: **SUP-4576**

RADIUS: 1500 FT

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

N



SUP-4576

Business Licenses

- Package Liquor Sales
- Tavern
- Supper Club/ Restaurant Service Bar

Package Liquor Sales

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4576 - APPLICANT: TERRIBLE HERBST OIL COMPANY - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.

2. The sale of alcoholic beverages shall be limited to beer and wine only.

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

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Special Use Permit for a liquor establishment (off-premise consumption) adjacent to the southeast corner of Rancho Drive and Bonanza Road.

B) Applicant's Justification

The proposed project meets the basic conditions and there are no protected uses within 400 feet of the project location.

BACKGROUND INFORMATION

A) Previous Actions

10/13/66 The City Council approved a Rezoning (Z-0058-66) from Residential to C-1 (Limited Commercial), with a small plot set aside for C-2 (General Commercial), to be a Car Wash.

11/22/83 The Planning Commission approved a Plot Plan Review [Z-0058-66 (1)].

08/01/84 The City Council approved a Rezoning from C-1 (Limited Commercial) to C-2 (General Commercial), to include an Adult Oriented Business, Larry's Villa. The Planning Commission recommended approval.

01/18/94 The City Council approved Special Use Permit (U-0284-94) for an On-Premise Beer/Wine Sales in conjunction with a proposed Restaurant/Bakery. Board of Zoning Adjustment had recommended approval.

12/18/97 The City Council approved a Site Development Review [Z-0058-66 (2)] for a convenience store, gasoline station, and carwash. The Planning Commission had recommended approval.

05/02/01 The City Council approved a request for a Site Development Review [Z-0058-66 (3)] of a Gasoline Station and Convenience Store; and a Special Use Permit (U-0032-01) for a Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed convenience store (U-0284-94). The Planning Commission had recommended approval.

05/15/02 The City Council approved a Special Use Permit (U-0021-02) for a Restaurant Service Bar in conjunction with a proposed restaurant (China Buffet). The Planning Commission had recommended approval.

03/05/03 The City Council approved a request by Terrible Herbst Oil Company for a Master Sign Plan (MSP-1194) for a convenience store, gas canopy and car wash. The Planning Commission had made no recommendation (tie vote).

B) Pre-Application Meeting

04/17/04 Other SUPs to be submitted for this property: service station, and general business-related gaming establishment. Elements of the SUP application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, and no neighborhood meeting was held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.65

B) Existing Land Use

Subject Property:	Shopping center
North:	Cable Company, Restaurant, City facility
South:	Freeway US95
East:	Apartments
West:	Office building

C) Planned Land Use

Subject Property:	LI-R (Light Industrial/ Research)
North:	SC (Service Commercial)
South:	ROW (Right of Way)
East:	LI-R (Light Industry/Research)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-1 (Limited Commercial) C-V (Civic)
South:	ROW (Right of Way)
East:	R-PD46 (Residential Planned Development - 46 Units Per Acre)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

Southeast General Plan

Liquor Establishment (Off-Premise Consumption) is a permitted use in C-2 (General Commercial) with a Special Use Permit, and is consistent with the General Plan.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Liquor Establishment (Off-Premise Consumption)	3,225 SF.	1/300 GFA	11	1	16	1

The proposal exceeds the requirement for regular parking, and meets the requirement for handicap parking. This calculation includes only the parking that is directly outside the convenience store where the use will occur. The entire facility, which includes a car wash and self-service gasoline pumps, includes 24 regular parking spaces. Because the car wash and gas pumps generally accommodate vehicles as they are being serviced, there is a generous amount of parking for the various uses on this site.

Right of Way/Circulation (Public Works): Applicant must dedicate an additional 13 feet of right-of-way adjacent to this site for a total half street width of 50 feet on Bonanza Road. Construction of these improvements is not required at this time. Applicant must contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents.

A2) Minimum Distance Separation Requirements

Standards	Code Requirement	Provided
Liquor Establishment (Off-premise)	Shall not be located within 400 feet of any church, synagogue, school, child care facility, or City park	Greater than 400 feet from protected uses

The request meets Code standards.

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

Standards	Code Requirement	Provided
Trash Enclosure	50 feet to residential property line	Much greater than 50 feet

The proposal exceeds the trash enclosure requirement.

SRS

B) General Analysis and Discussion

- Zoning

The Liquor Establishment (Off-Premise Consumption) use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes the criteria for the approval of alcohol-related uses within the city. The Code requires this Liquor Establishment (Off-Premise Consumption) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or city park as measured from property line to property line. In this case, there are no protected uses within the required minimum 400-foot distance separation radius.

- Conditions

The following conditions are stipulated for the Liquor Establishment (Off-Premise Consumption) use within a C-1 zoning district. The conditions with asterisks are non-waivable:

* 1. Except as otherwise provided in this Chapter, no liquor establishment (on-sale/off-sale/on-off-sale) use (hereinafter "liquor establishment") shall be located within four hundred feet of any church, synagogue, school, childcare facility licensed for more than twelve children, or city park.

* 2. Except as otherwise provided in Subsection (3) below, the distances referred to in Subsection 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or

b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection 1.

* 3. In the case of a liquor establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the liquor establishment will be located, without regard to intervening obstacles; or

b. In the case of a proposed liquor establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the liquor establishment will be located, without regard to intervening obstacles.

* 4. All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The application as proposed appears to meet all the applicable conditions of Title 19.04.050.

FINDINGS

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

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

   The proposed Liquor Establishment (Off-Premise Consumption) use is a relatively minor portion of the other uses associated with this site, which include a convenience store, gasoline sales, and carwash. This use is typical of the type of business arrangement, located in a commercial area, which includes offices and restaurants. The proposed use is compatible with these existing land uses.

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

   This use, Liquor Establishment (Off-Premise Consumption), is essentially part of the floor plan of the convenience store, plus parking areas. There are no physical constraints that would hinder the proposed use.

SRS

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

   Access is proposed from Rancho Drive and Bonanza Road. According to the Master Plan of Streets and Highways, Rancho Drive in the vicinity of US 95 is a Major Arterial with a 150-foot right-of way, and Bonanza Road is identified as a Major Arterial with a 120-foot wide right-of-way. Adequate access would be provided.

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

   The proposed Liquor Establishment (Off-Premise Consumption) will be an accessory use to the proposed grocery store on this site that will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 468

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4576 APN: 139-29-801-004

Name of Property Owner: RANCHO CIRCUS STRIP LVA, LLC

Name of Applicant: TERRIBLE HERBST OIL CO.

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: JAMES CIRCUS

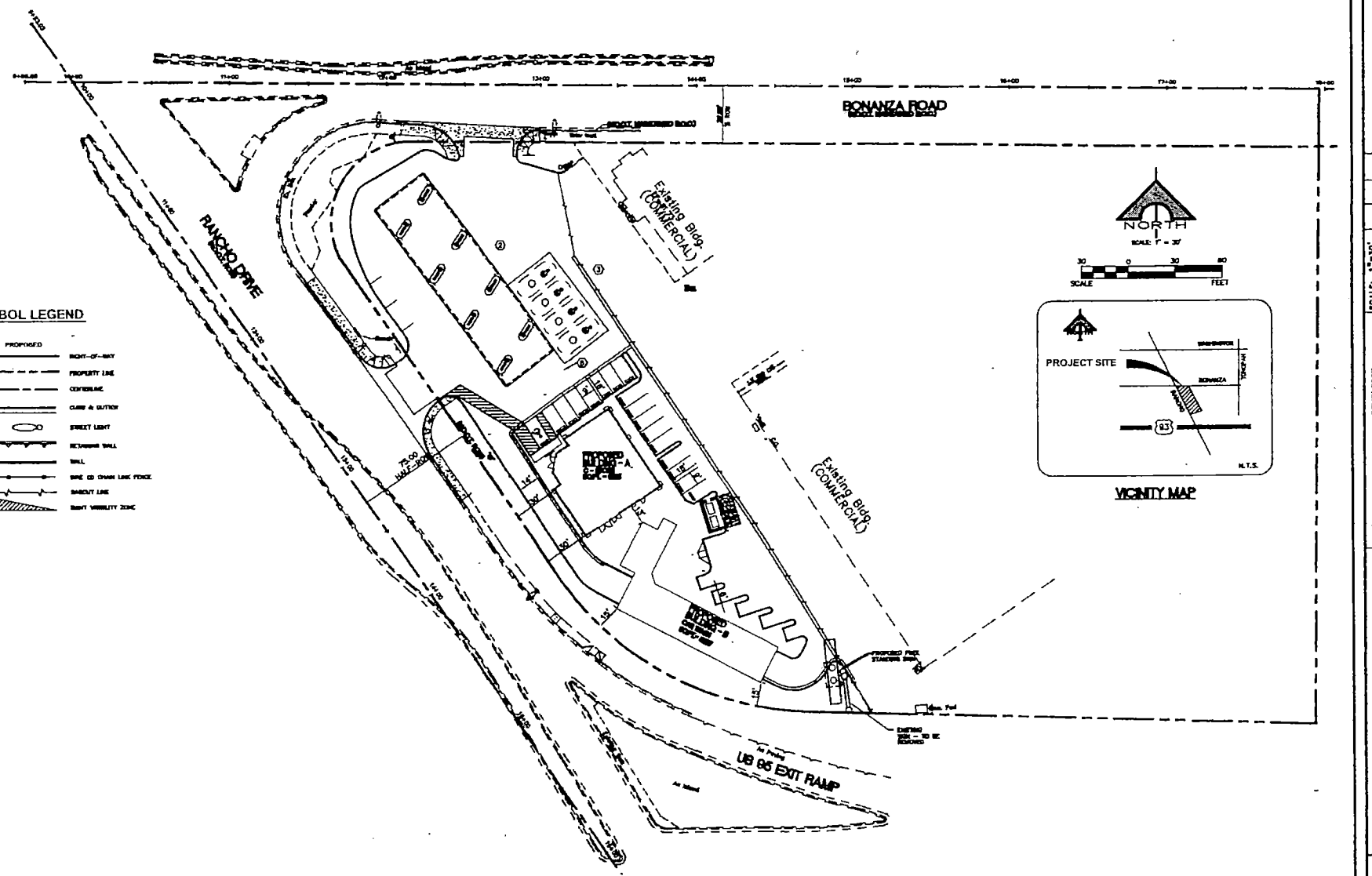
Subscribed and sworn before me

This 28 day of May, 2004

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DEBRA G. MARTIN
My Appointment Expires
No: 98-0896-1 February 25, 2006


BONANZA ROAD
RANCHO DRIVE
Existing Bldg. (COMMERCIAL)
Existing Bldg. (COMMERCIAL)
PROPOSED 24' ACCESS
PROPOSED 30' ACCESS
PROPOSED 24' ACCESS
PROPOSED 30' ACCESS
PROPOSED POLE STANDARD SIGN
PROPOSED MONUMENT SIGN
PROPOSED TRASH ENCLOSURE
PROPOSED CANOPY
PROPOSED CARWASH BUILDING
PROPOSED C-STORE BUILDING
PROPOSED CANOPY
PROPOSED 12' ACCESS
PROPOSED 24' ACCESS
PROPOSED 30

CODE COMPLIANCE RECAP HERSHEY OIL COMPANY MARKET (TYPE 94/00) 1997 UBC

I OCCUPANCY - M (NOT MIXED, INTERNAL)

II. CONSTRUCTION TYPE VN (NON SPRINKLED)

III FLOOR AREAS
A. ACTUAL FLOOR AREA = 3,200 S.F. GROSS
B. ALLOWABLE FLOOR AREA = 6,000 S.F. (BASE, TABLE 5-B)
SEE SHEET SD-1 FOR ALLOWABLE AREA MARKET/CARWASH COMBINED

IV. OCCUPANT LOAD (TO-A)
A. SALES AREAS/PUBLIC AREAS
1. SALES AREA 2,112 S.F.* @ 1/30 S.F. = 71.0 OCC.
2. BEER COOLER (14)179 S.F. @ 1/30 S.F. = 6.0 OCC.
TOTAL OCCUPANTS (1 THRU 2) = 77
TWO EXITS REQUIRED
TWO EXITS PROVIDED
* INCLUDES AREAS OF TOILET ROOMS, (10 & 11) VESTIBULE TO TOILE TROOMS AND HALL (6).

B. STORAGE/SERVICE AREAS
1. STORAGE
W.I. COOLER (9) 363 S.F. @ 1/300 = 1.3
STORAGE (7) 136 S.F. @ 1/300 = .5
FREEZER (13) 101 S.F. @ 1/300 = .3
UNIFORM CL (9) 19 S.F. @ 1/300 = .1

2. PREP/UTILITY
SERVICE (3) 129 S.F. @ 1/200 = .6
UTILITY (4) 122 S.F. @ 1/200 = .6

3. OFFICE/CASHIER
OFFICE - (5) 86 S.F. @ 1/100 = .9
CASHIER (2) 178 S.F. @ 1/100 = 1.8
TOTAL OCCUPANTS - (1 THRU 3) = 6.0
ONE EXIT REQUIRED EACH
ONE EXIT PROVIDED EACH

C. TOTAL BUILDING OCCUPANCY = 83
TWO EXITS REQUIRED EXIT WIDTH REQUIRED = 83 x .2 = 17"
TWO EXITS PROVIDED EXIT WIDTH PROVIDED = 72"

V. EXTERIOR WALLS (5-A, VI, V-N)

WALL	DISTANCE TO P.L.	EXT. WALL PROTECTION (1 HR. LESS THAN 20')	OPENINGS PROTECTED LESS THAN 10', N.A. LESS THAN 5'
N.	23'-0"	N/A	N/A
E.	36'-0"	N/A	N/A
S.	COURTYARD NO. 1	SEE SHEET SD-1 CODE COMPLIANCE	
W.	100'-0"	N/A	N/A

* DISTANCE TO C.L. PUBLIC WAY
** DISTANCE TO ASSUMED P.L. BETWEEN MARKET & GAS CANOPY
*** DISTANCE TO C.L. OF DEDICATED COMMON DRIVE
(1) PARAPET NOT PROVIDED PER UBC 709.4.1 EXCEPTION 5.5.1.&.3

ENERGY CODE COMPLIANCE CALC (MODEL ENERGY CODE)

1. AREAS
AO = 236 L.F. = 14.7+1'0" = 3,196 S.F.
AFW (WINDOWS) = 33'X16' = 530 S.F.
AFD (DOOR) = 3'X7' = 21 S.F.
AW(1) (2X6) = AO-AFW-AW(2)-AFD = 2,645 S.F.
AW(2) (2X4) = 10'X20' = 200 S.F.
AR = 3,200 S.F.

2. OTTV (PER UNIT AREAS, B.F.)

ITEM	ELEMENT	R
2X6 STUD WALL	AIR FILM (EXT. @ 15 MPH)	.17
	PLASTER	.16
	3/8" SHEATHING	1.03
	R19 BATTS	19.0
	5/8" DRYWALL	.56
	AIR FILM (INT.)	.68
	TOTAL R	21.59

U = 1/R = .046, TD EQW = 43.5
OTTV (S.F.) = UXTD = .046 X 43.5 = 2.02

2X4 STUD WALL	AIR FILM (EXT. @ 15 MPH)	.17
	5/8" DRYWALL	.56
	R11 BATTS	11.0
	5/8" DRYWALL	.56
	AIR FILM (INT.)	.68
	TOTAL R	12.97

U = 1/R = .077, TD EQW = 43.5
2. OTTV (S.F.) = UXTD = .077 X 43.5 = 3.80

HOLLOW METAL DOOR U = .30
TD = 48
OTTV (S.F.) = .30 X 48 = 14.4

3. OTTV (TOTAL WALL) =
2.02 X 2645 + 3.80 X 200 + 14.4 X 21 + 330 X 124 + 1.08 X 330 X 48
3,196 S.F.
= 20.04 OK LESS THAN 22

ITEM	ELEMENT	R
ROOF	AIR FILM (EXT. @ 15 MPH	.17
	B.U. ROOF	.35
	SHEATHING	1.49
	R30 BATTS	30.0
	AIR FILM (INT.)	.61
	TOTAL R	32.54

U = 1/R = .030

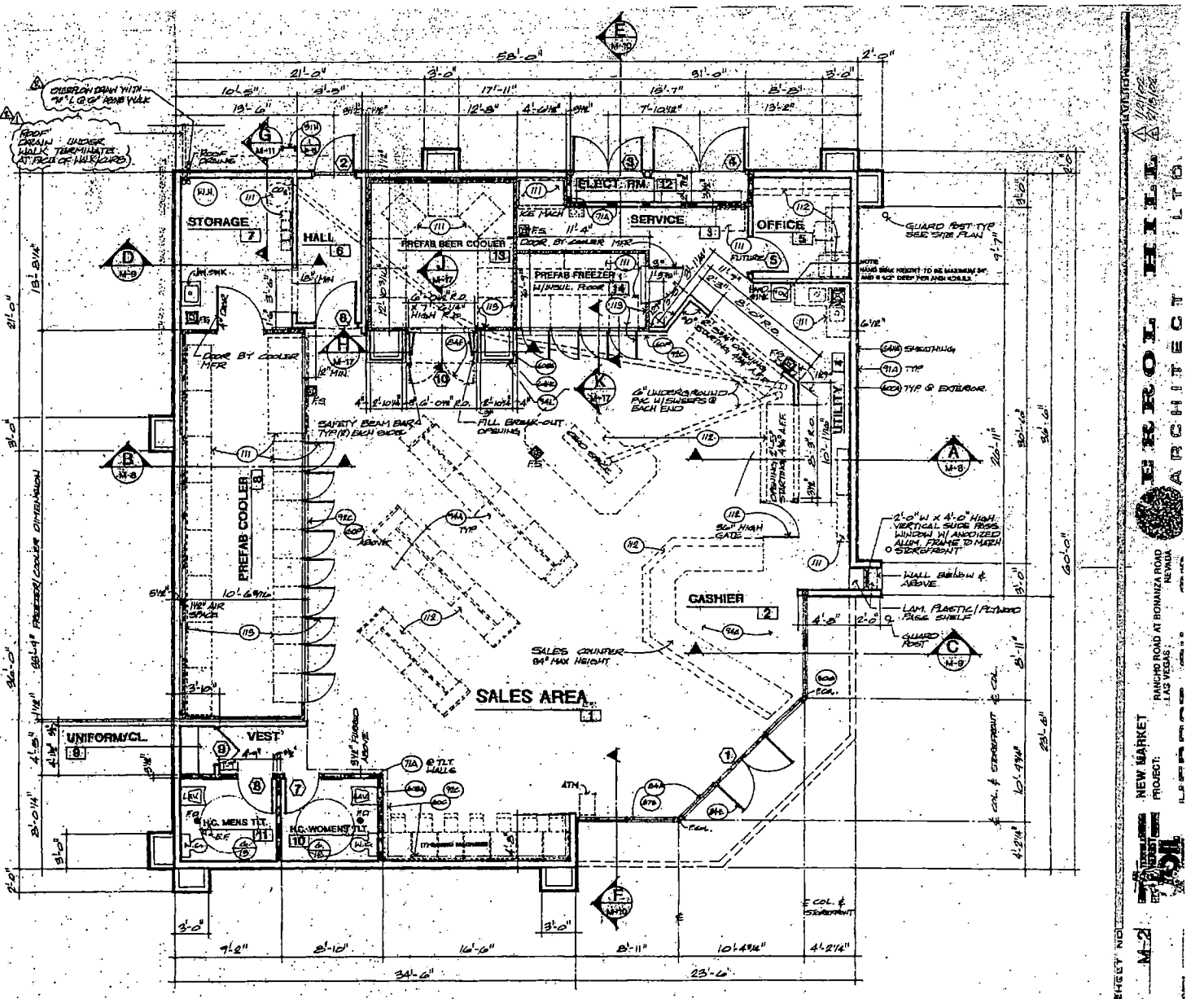
4. OTTV ROOF = .030 X 3200 S.F. X 44 = 1.32 OK LESS THAN 8
3,200 S.F.

5. UoWALL = UW1xAW1+UW2xAW2+UoAFD+UWAFD / A
= .044x2,645+.077x200+.30x21+1.08x330 = .184 OK LESS THAN .34
3,196 S.F.

6. UoROOF = UR xAR + .03x3200 = .03 OK LESS THAN .10
A

CODE COMPLIANCE RECAP / ENERGY CODE COMPLIANCE CALC.

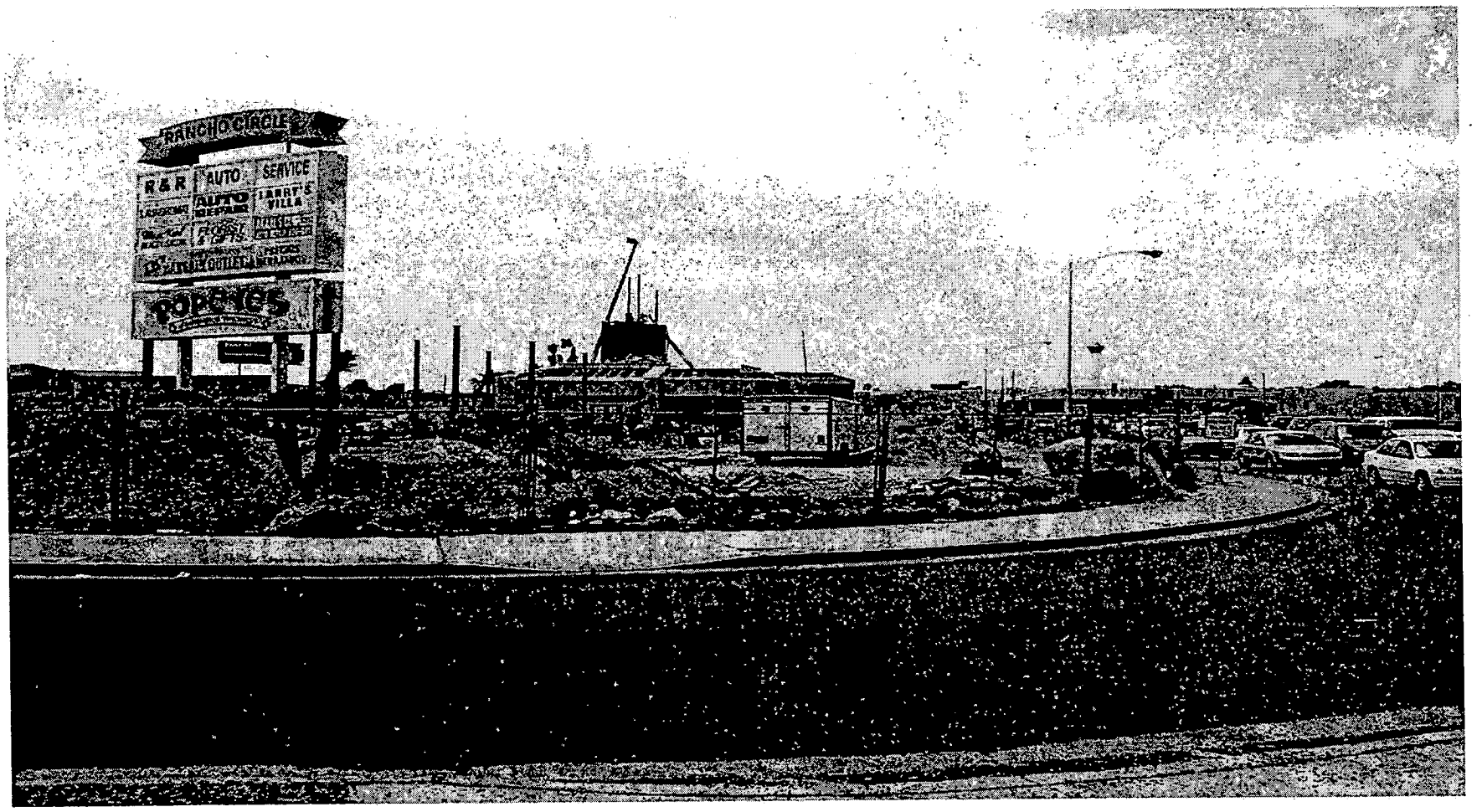
MASTER TYPE 94/00



FLOOR PLAN SCALE 1/4" = 1'-0"

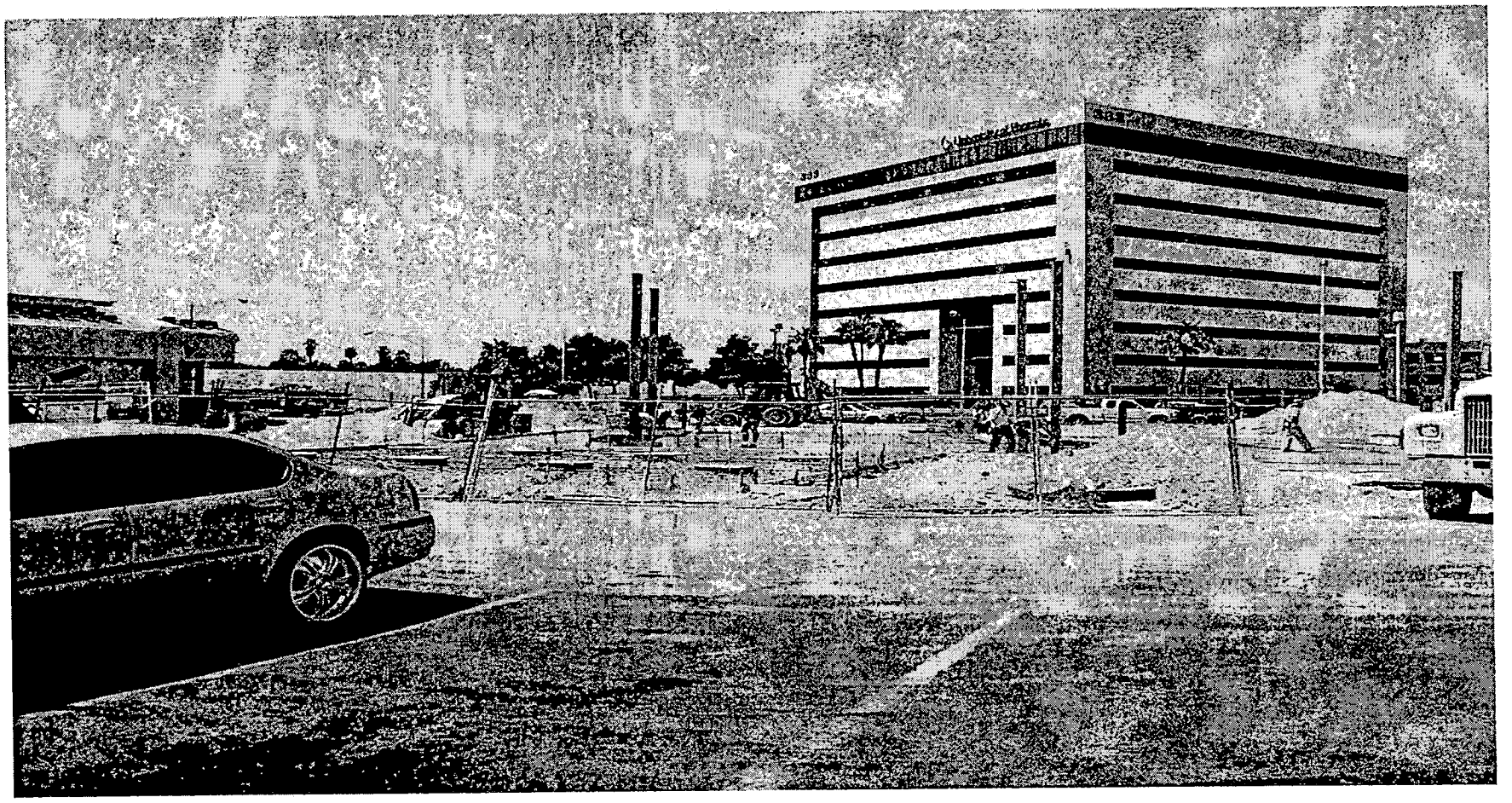
SUP-4576 7-22-04 PC

HERSHEY OIL COMPANY LTD.
ARCHITECT
11/21/02
4/16/03
NEW MARKET
PROJECT:
RANCHO ROAD AT BONANZA ROAD
LAS VEGAS, NEVADA
SHEET NO. M-2



SUP-4576 - APPLICANT: TERRIBLE HERBST OIL COMPANY - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF RANCHO DRIVE AND BONANZA ROAD
JULY 22, 2004 PLANNING COMMISSION

7/1/04



SUP-4576 - APPLICANT: TERRIBLE HERBST OIL COMPANY - OWNER: RANCHO CIRCLE SHOPPING CENTER, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF RANCHO DRIVE AND BONANZA ROAD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4592 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA - Request for a Special Use Permit FOR A 40 FOOT HIGH, 10 FOOT X 40 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2744 Highland Drive (APN: 162-09-202-001), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 08/18/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

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

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

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CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Hurst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

(6:19 – 6:23)

1-438

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

CONDITIONS – Continued:

2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

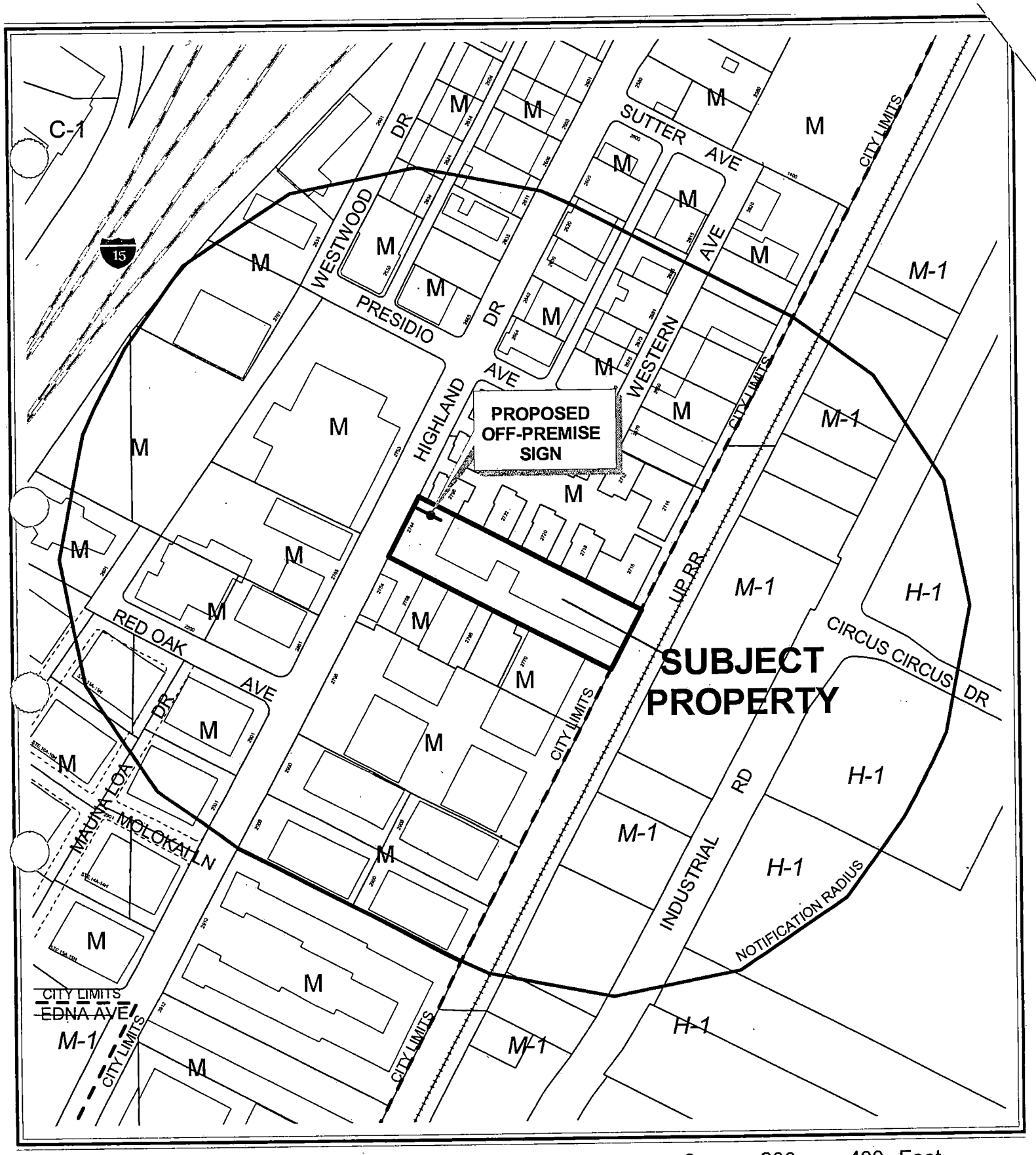
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

5. Only one advertising sign is permitted per sign face.

6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

Public Works

7. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

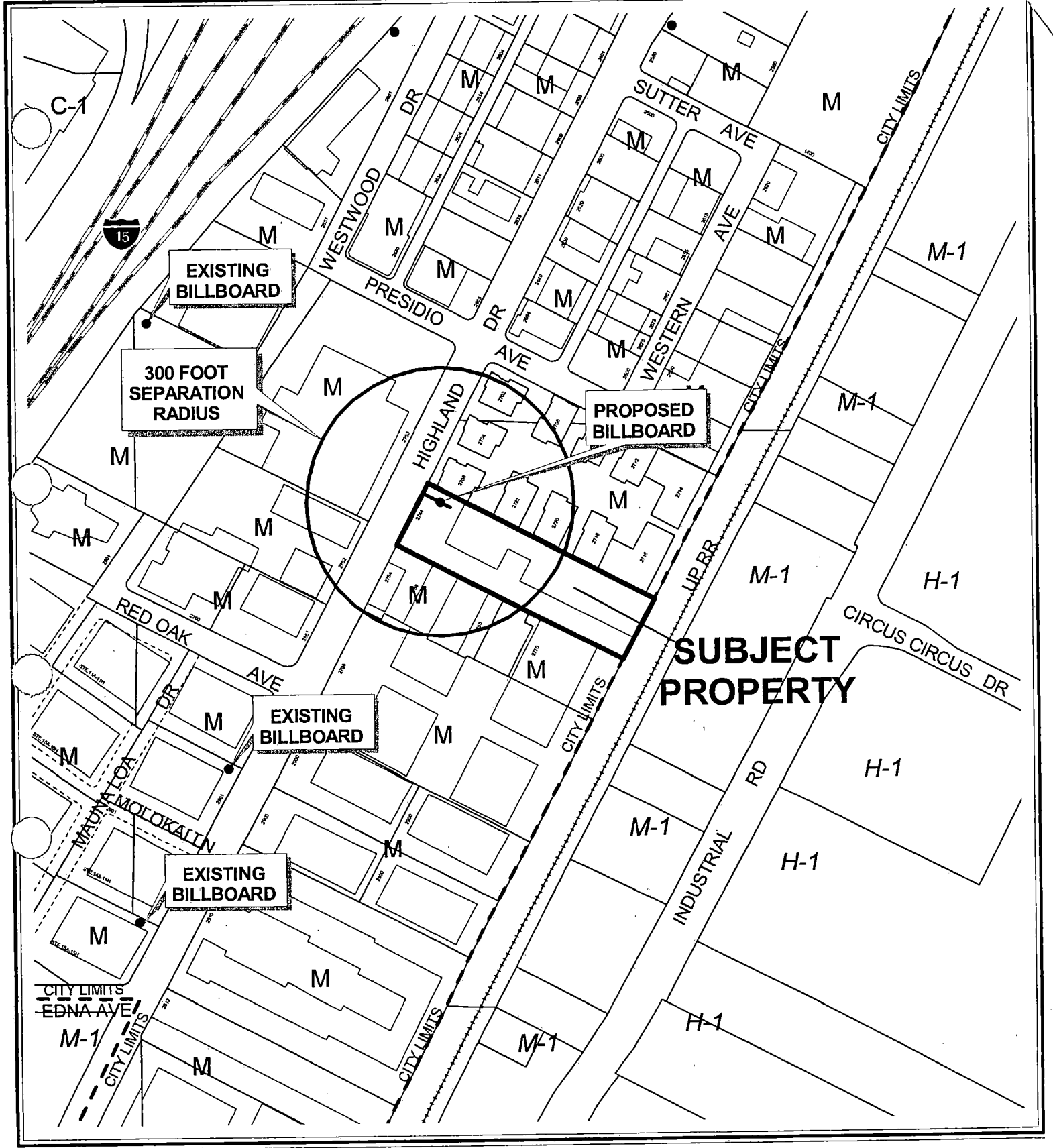


CASE: **SUP-4592**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

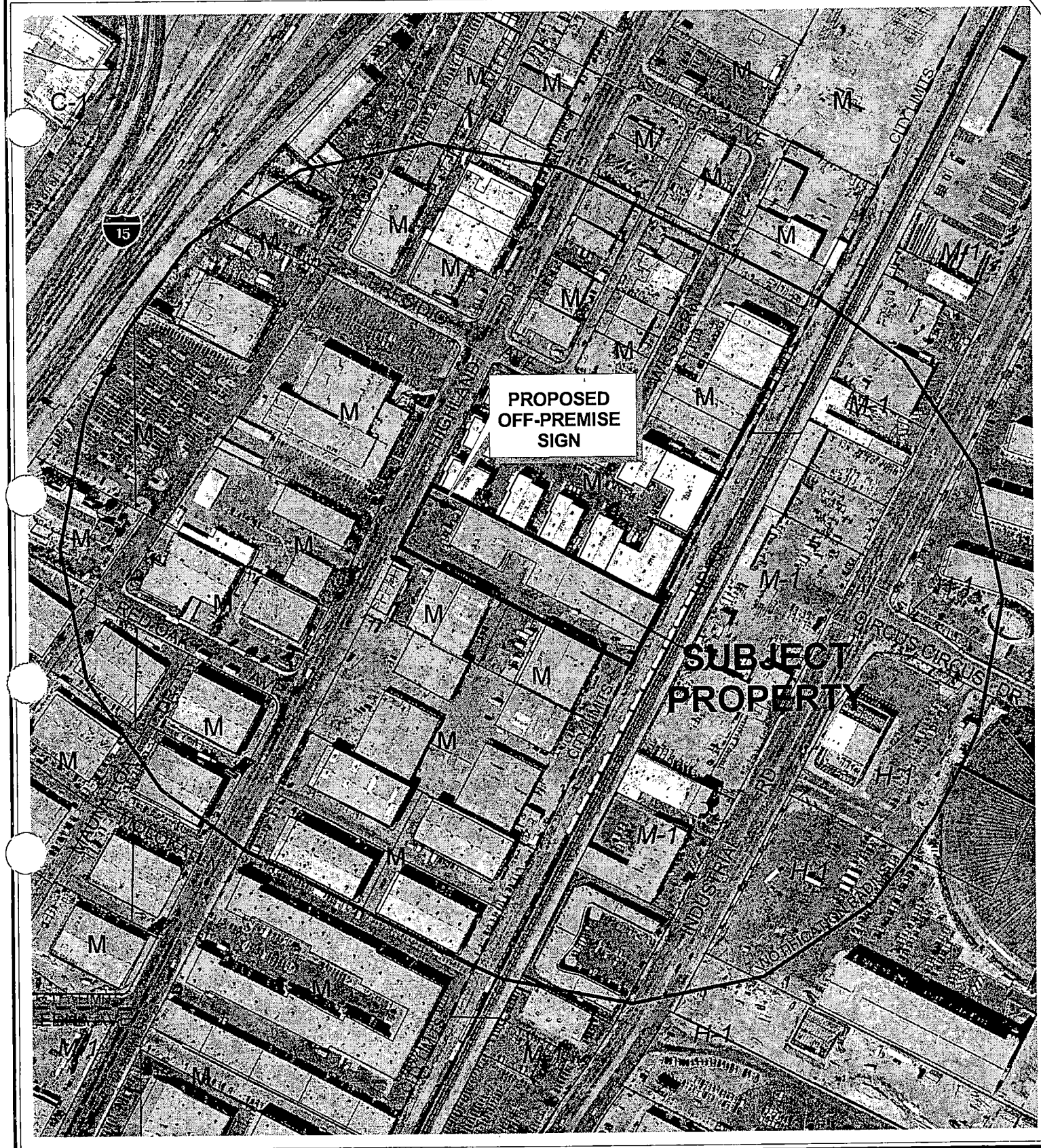
N



CASE: **SUP-4592**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



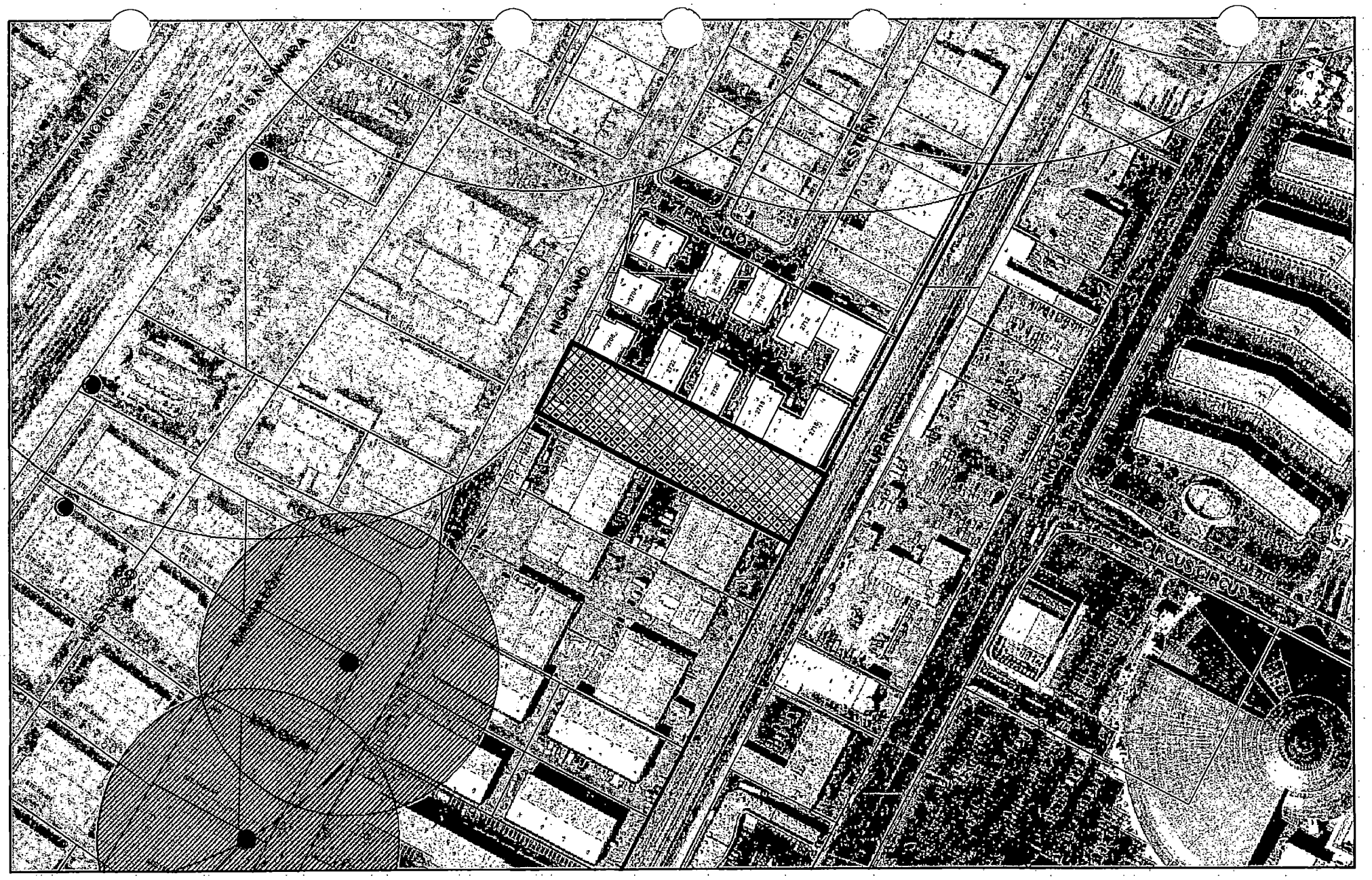
0 200 400 Feet

CASE: **SUP-4592**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-4592

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4592 -
APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA

** CONDITIONS **

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

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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SRS

Public Works

7. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

SRS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a 40-foot high, 10 foot x 40 foot off-premise advertising sign (billboard) on at 2744 Highland Drive.

B) Applicant's Justification

The off-premise sign will be located in an industrial area that is zoned for this use. The off-premise sign is located more than 300 feet from any other off-premise sign located on Highland Drive. The proposed billboard meets or exceeds all of the location provisions outlined in Title 19.

BACKGROUND INFORMATION

A) Previous Actions

01/25/61 The City Council approved a rezoning (Z-0062-60) of subject property from R-E (Residence Estates) to C-1 (Limited Commercial).

B) Pre-Application Meeting

04/07/04 Elements of this type of special use permit were discussed.

C) Neighborhood Meetings

Neighborhood meetings are neither required for this type of application, nor were any held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.01

B) Existing Land Use

Subject Property:	Industrial park, warehouses, shops, storage
North:	Industrial park, warehouses, shops, storage
South:	Industrial park, warehouses, shops, storage
East:	Industrial park, warehouses, shops, storage
West:	Industrial park, warehouses, shops, storage

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	LI/R (Light Industry/Research)
South:	LI/R (Light Industry/Research)
East:	LI/R (Light Industry/Research) Clark County: M-1 (Light Industrial)
West:	LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial), Clark County
West:	M (Industrial)

***E) General Plan Compliance:* Southeast General Plan**

The subject site is located within the Southeast Sector of the General Plan with a LI/R (Light Industry/Research) land use designation, which allows for industrial use, commercial/industrial use, and planned business parks. The site is zoned M (Manufacturing) and the proposed sign is a permitted use with the approval of a Special Use Permit.

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

SRS

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of another jurisdiction recognized by the Southern Nevada Regional Policy Plan.

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

No impact on transportation and traffic, schools, emergency services, housing, mass transit, open space and recreation, hydrology, water quality, or utilities and service systems.

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

ANALYSIS

A) Zoning Code Compliance

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.14.100 (C) (11), the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Minimum distance separation from another Off-Premise Advertisement (Billboard) in any direction. Minimum distance separation from "R" zoned property and any other Off-Premise Advertising (Billboard) Sign	300 Feet 300 Feet	No other Off-Premise Advertising (Billboard) Signs or residential properties are within 300 feet of this proposal

This proposed Off-Premise Advertising (Billboard) Sign is located approximately 2,165 feet from the "R" zoned property to the north and in excess of 300 feet from any other Off-Premises Advertising (Billboard) Sign; it therefore complies nominally with Zoning Code standards.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the M (Industrial) zoning district with approval of a Special Use Permit.

- Use

Title 19.14.100 establishes the criteria for the approval of Off-Premises Advertising (Billboard) Signs within the City. Overall height of an Off-Premises Advertising Sign is limited to 40 feet. The Code also requires Off-Premises Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premises signs. The proposed sign meets these Code requirements with regards to distance separation.

FINDINGS

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

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

   This proposed use is allowed in the LI/R (Light Industrial/ Research) General Plan designation and in the M (Industrial) zoning district. As there are no other billboards within approximately 700 feet, visual clutter in this area of the City is not a major concern.

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

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

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

   Not applicable to this type of special use.

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

   The proposed Off-Premise Advertising (Billboard) Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

NOTICES MAILED 49

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4592 APN: 162092002001

Name of Property Owner: JOHN HERDA

Name of Applicant: MOUNTAIN VIEW ESTATES

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: John F. Herda

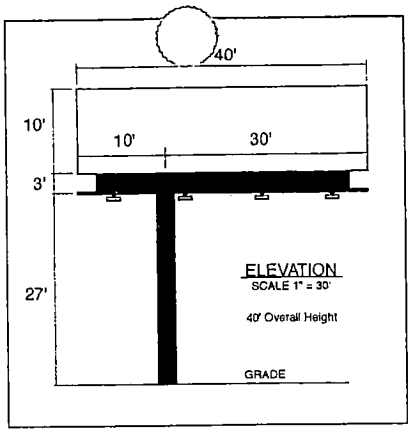
Subscribed and sworn before me

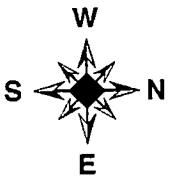
This 20th day of May, 2004

[signature]

Notary Public in and for said County and State

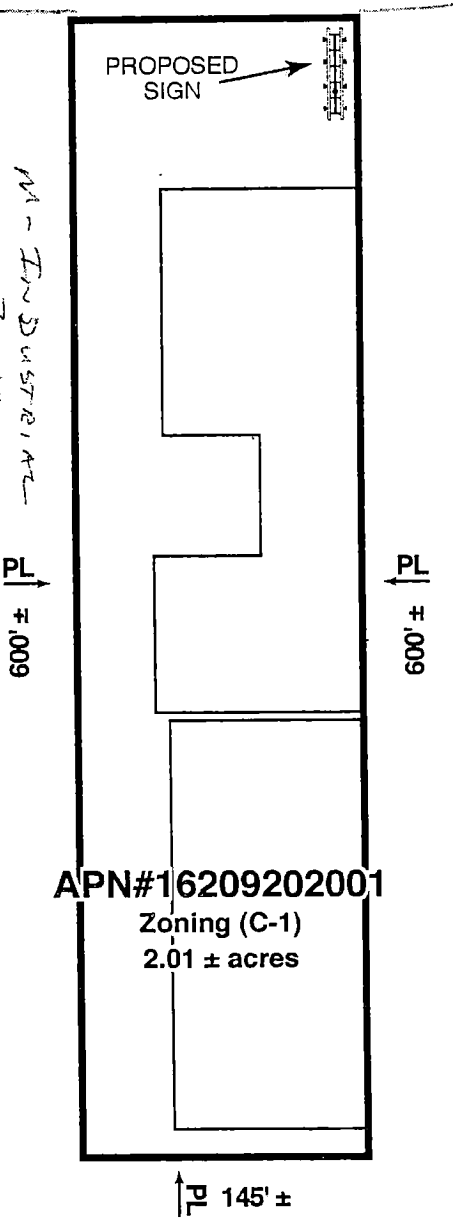
TINA FAGIN
Notary Public State of Nevada
No. 99-54312-1
My appt. exp. Mar. 29, 2007





HIGHLAND DR.

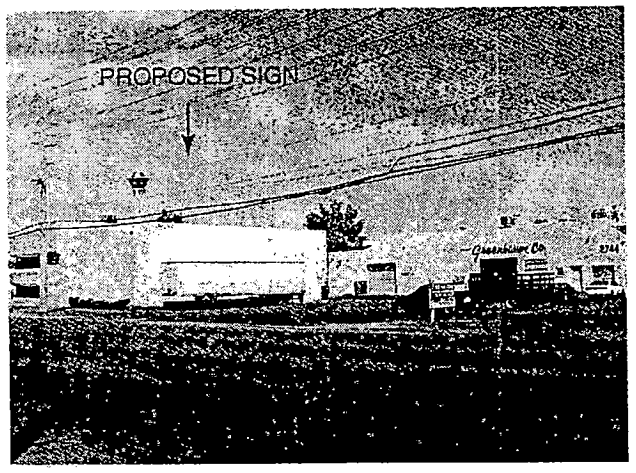
TOP VIEW
SCALE 1" = 100'



M - Industrial Zone

APN#16209202001
Zoning (C-1)
2.01 ± acres

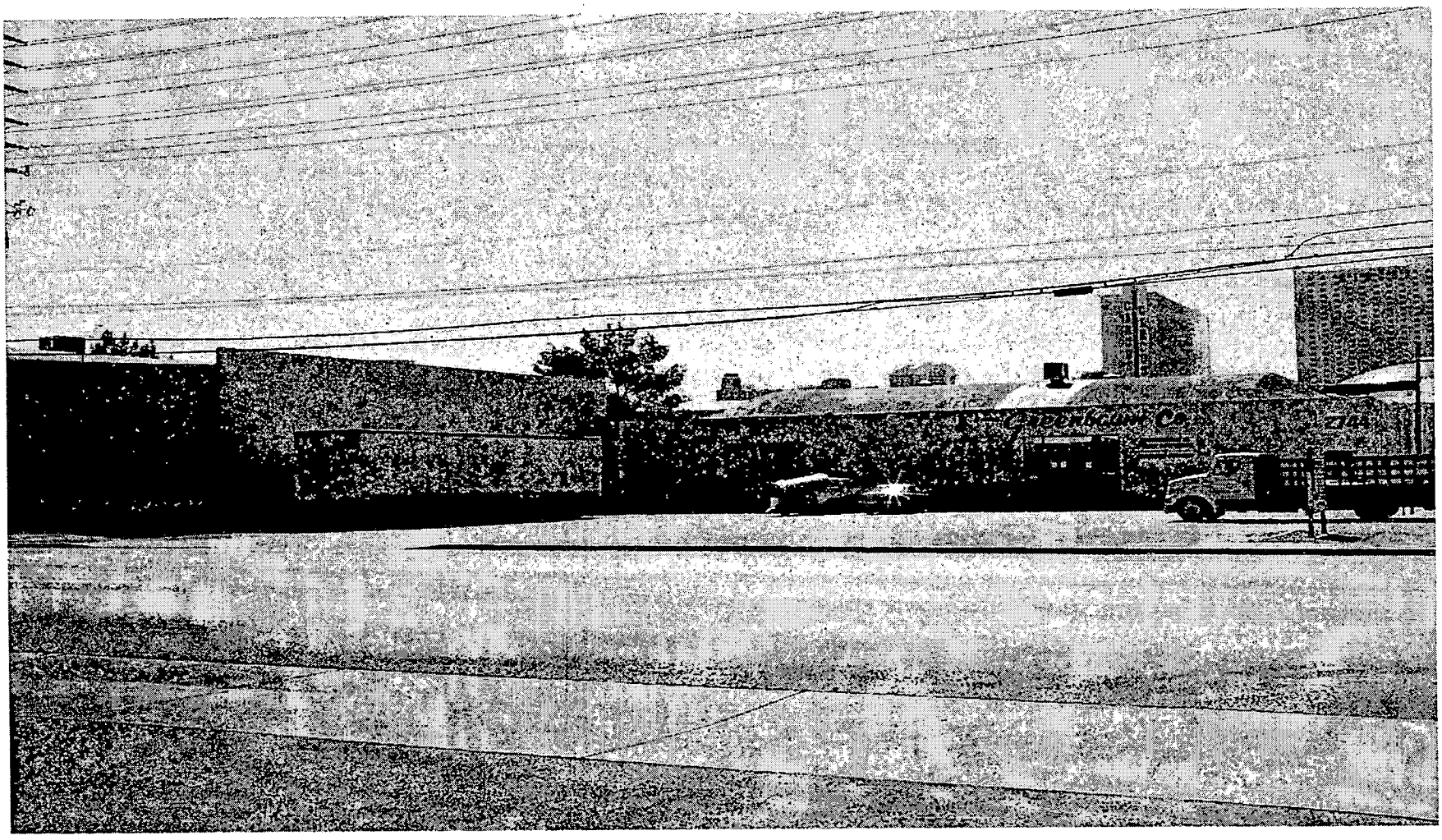
M - Industrial Zone



GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. not within 200 foot of an on-premise sign on adjoining property.
3. Not within 300 foot radius of residential use.
4 No parking spaces will be taken for this location.

SUP-4592
7-22-04 PC

OWNER: NYP CORPORATION		
SCALE: NOTED	APPROVED BY:	DRAWN BY:
DATE: 05/12/04		REVISED:
LOCATION: 2744 HIGHLAND DRIVE 89109		
APN#16209202001		DRAWING NO.:



SUP-4592 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: JOHN HERDA
2744 HIGHLAND DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY - Request for Site Development Plan Review FOR A 371 UNIT CONDOMINIUM DEVELOPMENT on 21.1 acres adjacent to the northwest corner of Alexander Road and the 215 Beltway (APN: 137-01-401-014), PD (Planned Development) Zone, Ward 4 (Brown).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – Motion carried with STEINMAN abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors and NIGRO abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity and McSWAIN excused

This is Final Action

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

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

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VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

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(6:19 – 6:23)

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 8 – SDR-4625

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 of Site Development Plan Review [Z-0024-99(33)], except as amended by conditions herein.

3. Prior to the submittal of a Final Map, 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.

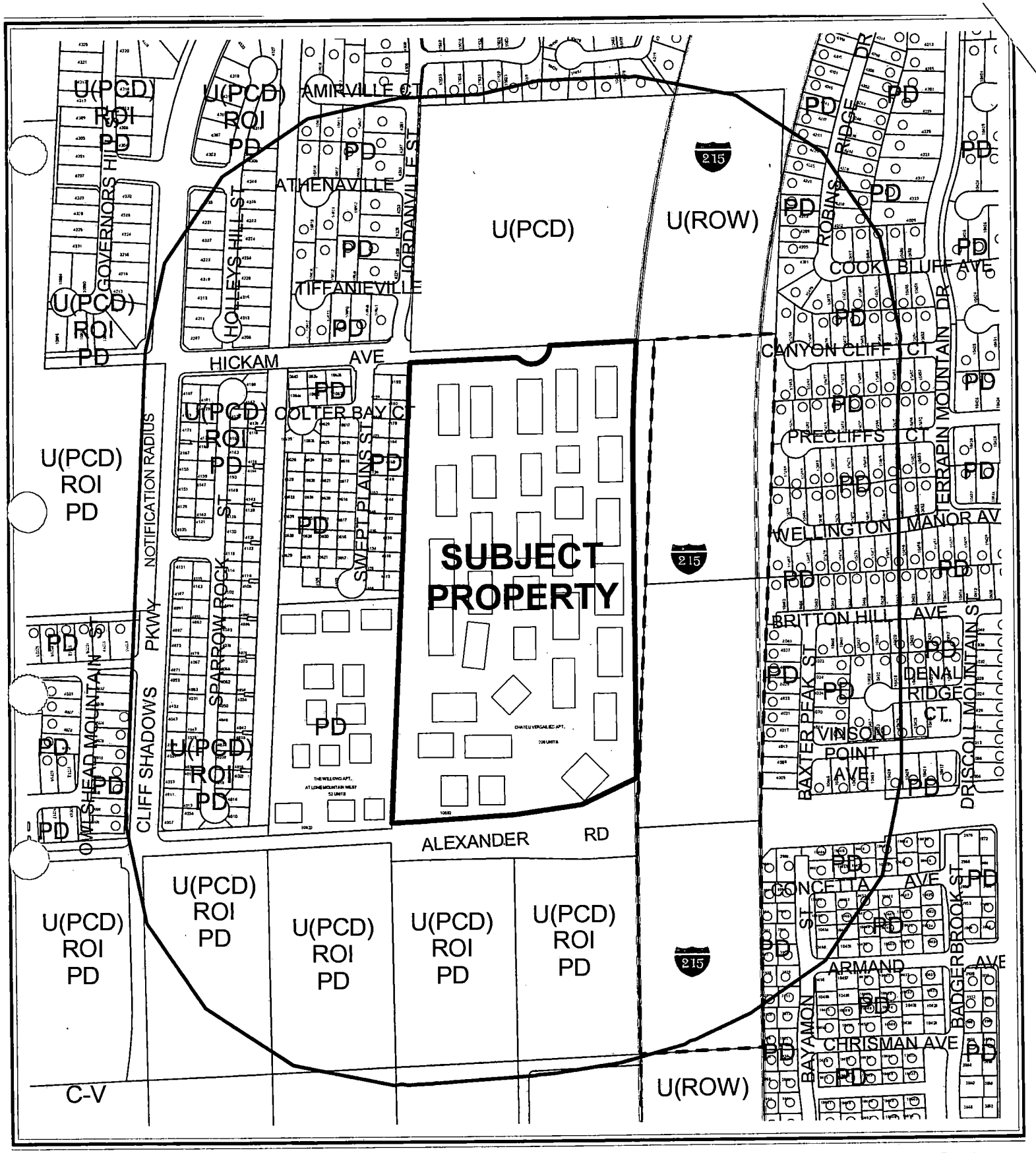
4. All City Code requirements and design standards of all City departments must be satisfied.

5. A Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

Public Works

6. 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.

7. Meet with the Flood Control section of the Department of Public Works to determine if a drainage study update is required. If a drainage study update is required, the update must be approved prior to approval of the Final Map Technical Review. Provide and improve all drainageways as recommended.



CASE: **SDR-4625**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

CASE: **SDR-4625**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, 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 of Site Development Plan Review [Z-0024-99(33)], except as amended by conditions herein.

3. Prior to the submittal of a Final Map, 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.

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

5. A Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.

Public Works

6. 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.

7. Meet with the Flood Control section of the Department of Public Works to determine if a drainage study update is required. If a drainage study update is required, the update must be approved prior to approval of the Final Map Technical Review. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This Request is for a Site Development Plan Review for an existing 371-unit apartment complex conversion to a 371-unit condominium development on 21.1 acres adjacent to the northwest corner of Alexander Road and the 215 Beltway.

B) Applicant's Justification

The applicant justifies the request by stating that it is an existing complex that is compatible with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

09/24/98 The Planning Commission approved a request to annex (A-0017-98) twenty-two (22) unimproved parcels totaling 402.5 acres. Staff recommended approval.

06/14/99 The City Council approved a Rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission and staff recommended approval on May 13, 1999.

09/20/01 The Planning Commission approved a request for a Site Development Plan Review [Z-0024-99(33)] for a proposed 371-Unit Multi-Family Residential Development on 21.24 acres located north of Alexander Road and west of the 215 Beltway. This was Final Action. Staff recommended approval.

B) Pre-Application Meeting

05/26/04 A pre-application conference was held resulting in the following comments:

1. A comprehensive addressing plan must be submitted for prior to the final map process.
2. The Tentative Map must be heard after the Site Development Plan Review has been granted approval.
3. The changing of Building Department permits is subject to fees.

PL

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	21.1

B) Existing Land Use

Subject Property:	371-Unit Apartment Complex
North:	Vacant & Residential Dwellings
South:	Vacant
East:	215 Beltway & Residential Dwellings
West:	98-Unit Apartment Complex & Residential Dwellings

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	ROW (Right-Of-Way) PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
South:	U (Undeveloped) [(PCD) (Planned Community Development) General Plan Designation] roi to PD (Planned Development)
East:	215 Beltway
West:	PD (Planned Development)

E) Lone Mountain Land Use Designation

Subject Property:	MFM (Multi-Family Medium Residential)
North:	PF (Public Facility) L (Low Density Residential)
South:	MFM (Multi-Family Medium Residential)
East:	MFM (Multi-Family Medium Residential)
West:	ML (Medium-Low Density Residential)

F) 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 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.

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 subject site is located within the Lone Mountain West Master Plan area. The parcel has a special land use designated of MFM (Multi-Family Medium Residential).

MFM (Multi-Family Medium Residential)
The Multi-Family Medium Residential category provides for the development of up to 25 dwelling units per gross acre. Product types include a higher density variety of multi-family units such as condominiums and low-density multi-family, and residential buildings with a maximum of three stories. This category also permits senior housing and related facilities for senior care, including: independent living, assisted living, and skilled nursing facilities.

Trails
Multi-Use Non-Equestrian Trail
A Multi-Use Non-Equestrian Trail is required along the eastern boundary of the property, as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan. The applicant has illustrated a 43-foot wide trail along the eastern portion of the site.

Multi-Use Equestrian Trail
A Multi-Use Equestrian Trail has been constructed along the southern portion of the site in accordance with the approved Site Development Plan Review [Z-0024-99(33)].

PROJECT DESCRIPTION

Site Area:	21.24	Acres
Residential Buildings:	33	Buildings
Building Height:	28	Feet (2 stories)
Number of Units:	371	Units
Density:	17.47	Units per Acre
Parking Required:	649	Spaces
Parking Provided:	710	Spaces
Open Space Required:	51,812	Square Feet
Open Space Provided:	222,592	Square Feet

Access to the subject site is from two driveways off of Alexander Road. Parking is supplied throughout the site, in either garages or covered or uncovered spaces. Landscaping is provided around all of the buildings and in planters around the perimeter of the existing complex. Elevations depict stucco exteriors with varying facades, which include patios, balconies, and arched windows, with tile roofs. An existing Multi-Use Equestrian Trail is located along the southern portion of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development standards for the existing apartment complex are as set forth by Site Development Plan Review Z-0024-99(33).

A3) Parking and Traffic Standards

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

Uses	Units	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Multi-family and Condominium Developments	371 Units	**	636	13	697	13

** The existing development is composed of one, two, and three bedroom units. The parking standards for such development is as follows:

Multi-family and Condominium Developments	**Required**
Studio and one bedroom	One and one-quarter spaces per unit, plus one guest space for every six units.
Two bedrooms	One and three-quarter spaces per unit, plus one guest space for every six units.
Three bedrooms and above	Two spaces per unit, plus one guest space for every six units.

The parking standards of the Code are met.

A4) Landscape and Open Space Standards

The existing site is to be in conformance with Site Development Plan Review [Z-0024-99(33)] and the landscape standards of Title 19.12.

B) General Analysis and Discussion

- Zoning

The proposed conversion of apartments to condominiums is in conformance with PD (Planned Development) zoning district. Such development is also permitted and in conformance with the Lone Mountain West Special Land Use designation of MFM (Multi-Family Medium Residential).

- Site Plan

The site plan matches that of the originally approved Site Development Plan Review [Z-0024-99(33)]. The site plan depicts an orderly arrangement of buildings and vehicle driveway and parking areas. The site plan depicts community facilities, including a recreation building and outdoor pool, at the entrance to the site off Alexander Road.

- Waivers

There have been no waivers requested for this application.

- Landscape Plan

Landscaping is provided around all of the buildings and in planters around the perimeter of the existing complex. The existing site is to be in conformance with Site Development Plan Review [Z-0024-99(33)] and the landscape standards of Title 19.12.

- Elevation

Elevations depict stucco exteriors with varying facades, which include patios, balconies, and arched windows, with tile roofs.

- Floor Plan

The provided floor plans indicate four building types, which are composed of one, two, and three bedroom units.

FINDINGS

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

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

   The proposed development is compatible with the adjacent development and development in the area, since the site is not physically changing and therefore, will continue to have the same impact on the community as it has in the past.

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 conversion of the existing apartments into condominiums is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly adopted City Plans, policies and Standards.

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

The ingress/egress points on Alexander Road, a 100-foot Primary Arterial, provides adequate access to the site.

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

The existing project, as amended by the conditions of [Z-0024-99(33)], regarding mechanical equipment screening and conformance to the approved plant palate, has provided an appropriate appearance of the site from surrounding existing development and surrounding streets.

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

The design of the development is harmonious with existing development around the site.

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

The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

NOTICES MAILED 189

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4625 APN: 137-01-401-014

Name of Property Owner: Chateau Alexander, LLC

Name of Applicant: Pacific Properties

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: Chateau Alexander, LLC
By Chateau Alexander, Mm Inc Managing Member

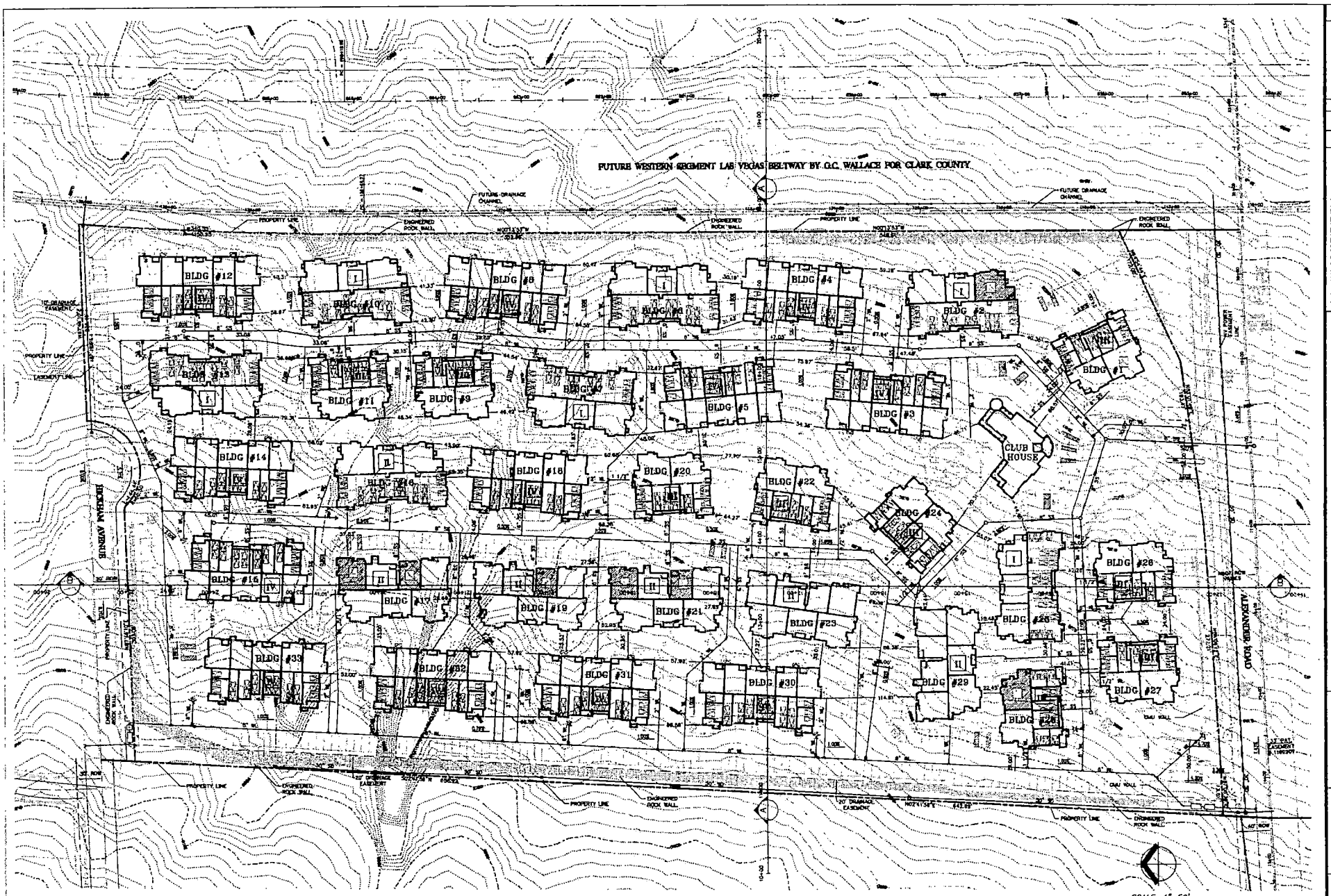
Print Name: _____
Mark Cassidy, President

Subscribed and sworn before me

This 26th day of May ,2004

Sharon D Pribil
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SHARON D. PRIBIL
My Appointment Expires
September 30, 2006
No: 94-0197-1



SDR-4625

7-22-04 PC

FORD AVENUE INVESTMENTS, LLC
8275 S. EASTERN AVENUE, SUITE #200
LAS VEGAS, NEVADA 89117
(702) 385-6000

W R G

DESIGN GROUP
Las Vegas, Nevada 89014
PHONE: (702) 990-9300 FAX: (702) 990-9305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

NO.	DATE	BY	DESCRIPTION

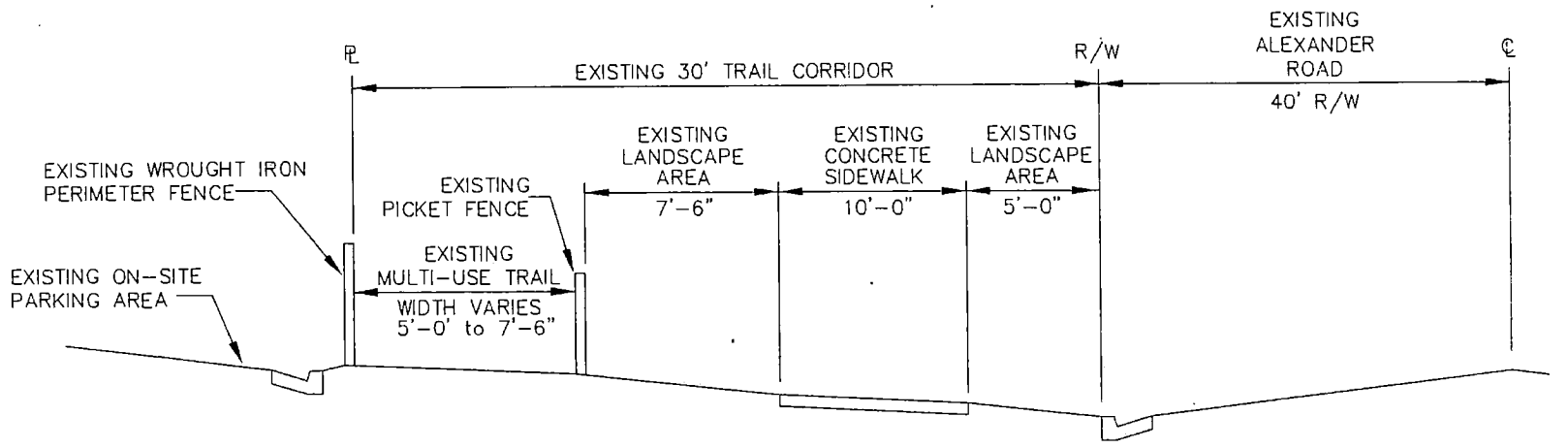
TENTATIVE MAP

CHATEAU ALEXANDER CONDOMINIUMS
CITY OF LAS VEGAS

DATE 5/10/04
DESIGNED J.R. BOHMAN
CHECKED J.R. PRICE
ENGINEER B. JONES
SCALE 1"=50' HORIZ
1"=5' VERT

WRG PROJECT NO.
PCP4148

SHEET TITLE
TENTATIVE MAP
SHEET NUMBER
TM 2
2 OF
NTE NUMBER



06/04/04
Not To Scale

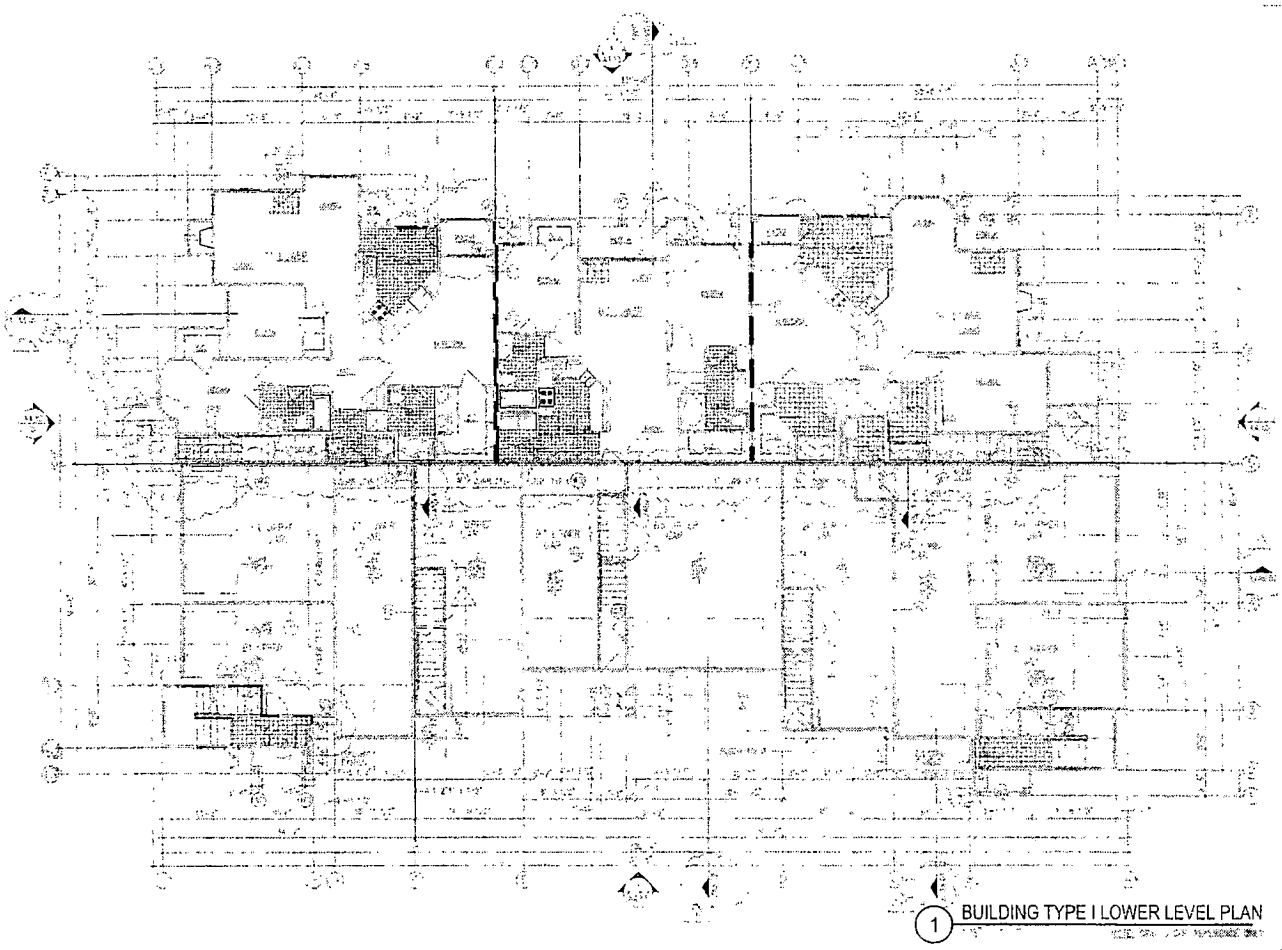
W R G DESIGN INC.

Chateau Alexander Condominiums

Pacific Properties

SDR-4625
7-22-04 PC

Section Detail



1 BUILDING TYPE I LOWER LEVEL PLAN

SDR-4625
7-22-04 PC

PERMIT ISSUE

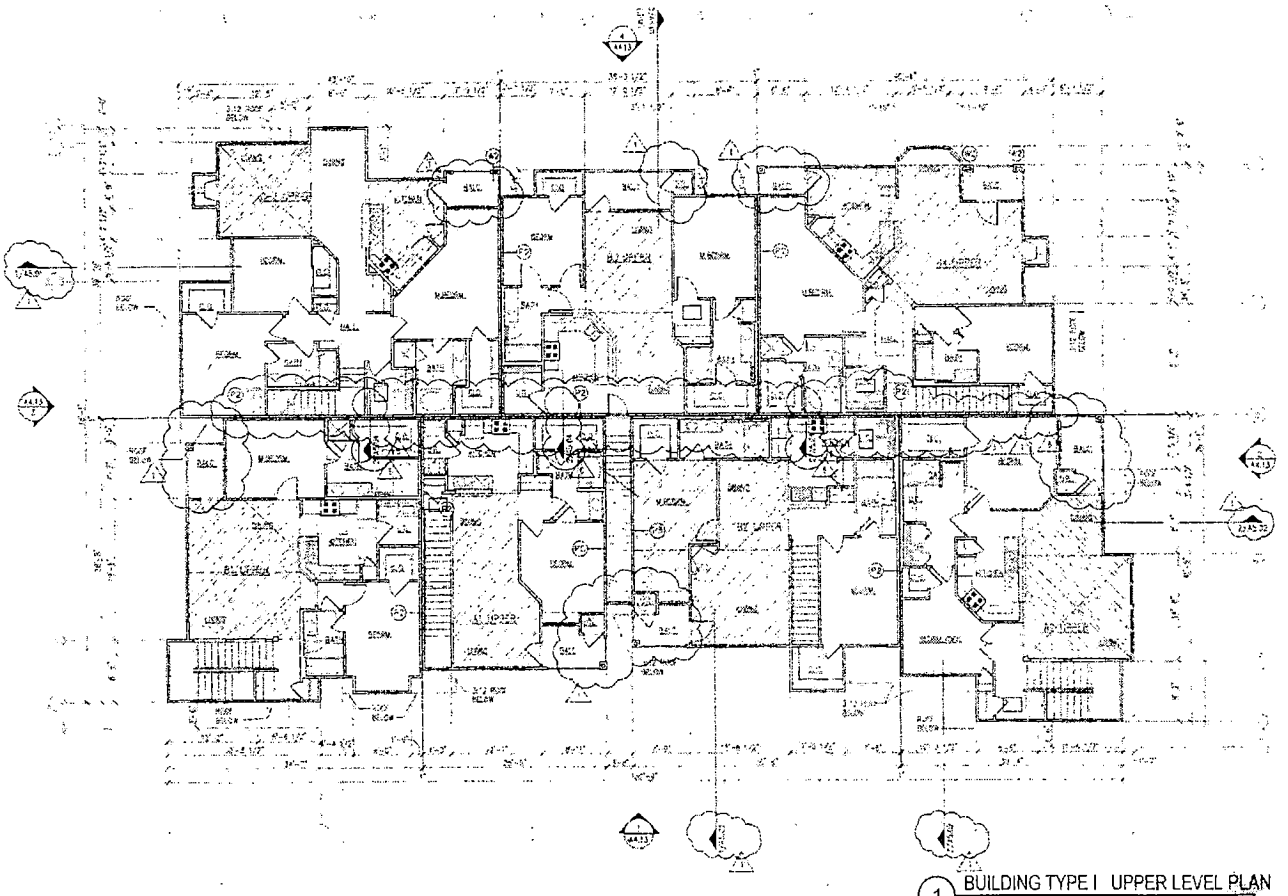
Alexander Road Apts.
Las Vegas, Nevada
Pacific Development

HUMPHREYS & PARTNER
ARCHITECT / NEVADA L.L.C.

BLDG TYPE I
FLOOR PLANS

SHEET NO.
A4.10
OF SHEETS

01139



1 BUILDING TYPE I UPPER LEVEL PLAN

SDR-4625
7-22-04 PC

PERMIT ISSUE

Drawn By:
Checked By:
Date Plotted:
Plot:

Issue for Permit Application 04.15.04
Issue for Pricing / Bidding:
Issue for Construction:

Revisions:

#	DATE	COMMENTS
1	01.26.02	1-VCCREV
2	01.28.02	1-VCCPTY
3	06.22.02	2-HPWALL
4	07.17.02	2-HPREV
5	07.19.02	2-HPREV
6	9.03.02	1-VCCREV

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Alexander Road Apts.

Las Vegas, Nevada

Pacific Development

HUMPHREYS & PARTNER ARCHITECT / NEVADA L.L.C.
2800 S. RANCHO DR. LAS VEGAS, NEVADA 89102
(702) 365.9308 (702) 365.9363 FAX
DALLAS LAS VEGAS

SHEET CONTENTS
BLDG.TYPE I
FLOOR PLANS

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A4.11
OF SHEETS

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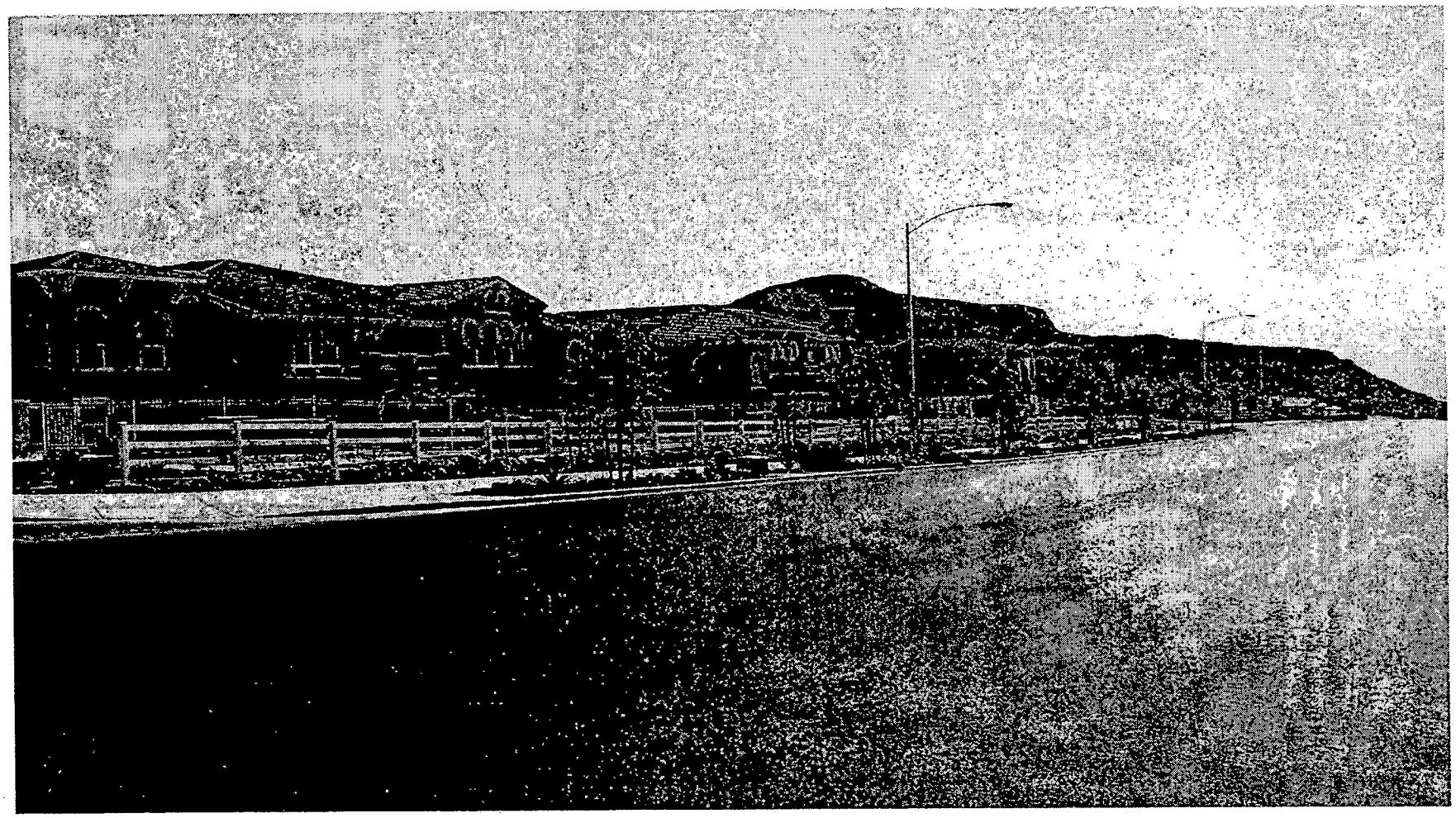
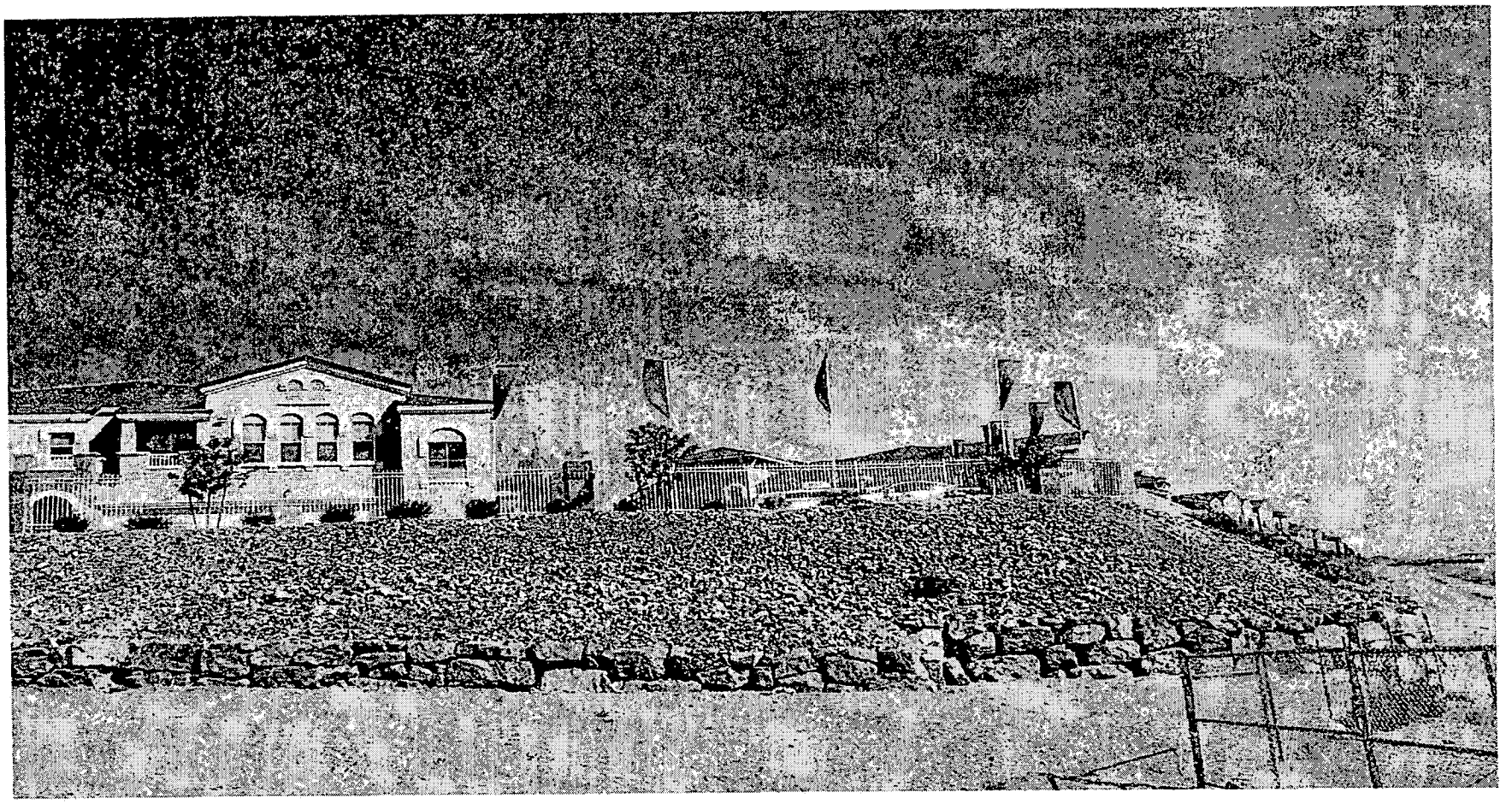


SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF ALEXANDER ROAD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

7/6/04

SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF ALEXANDER ROAD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

7/6/04



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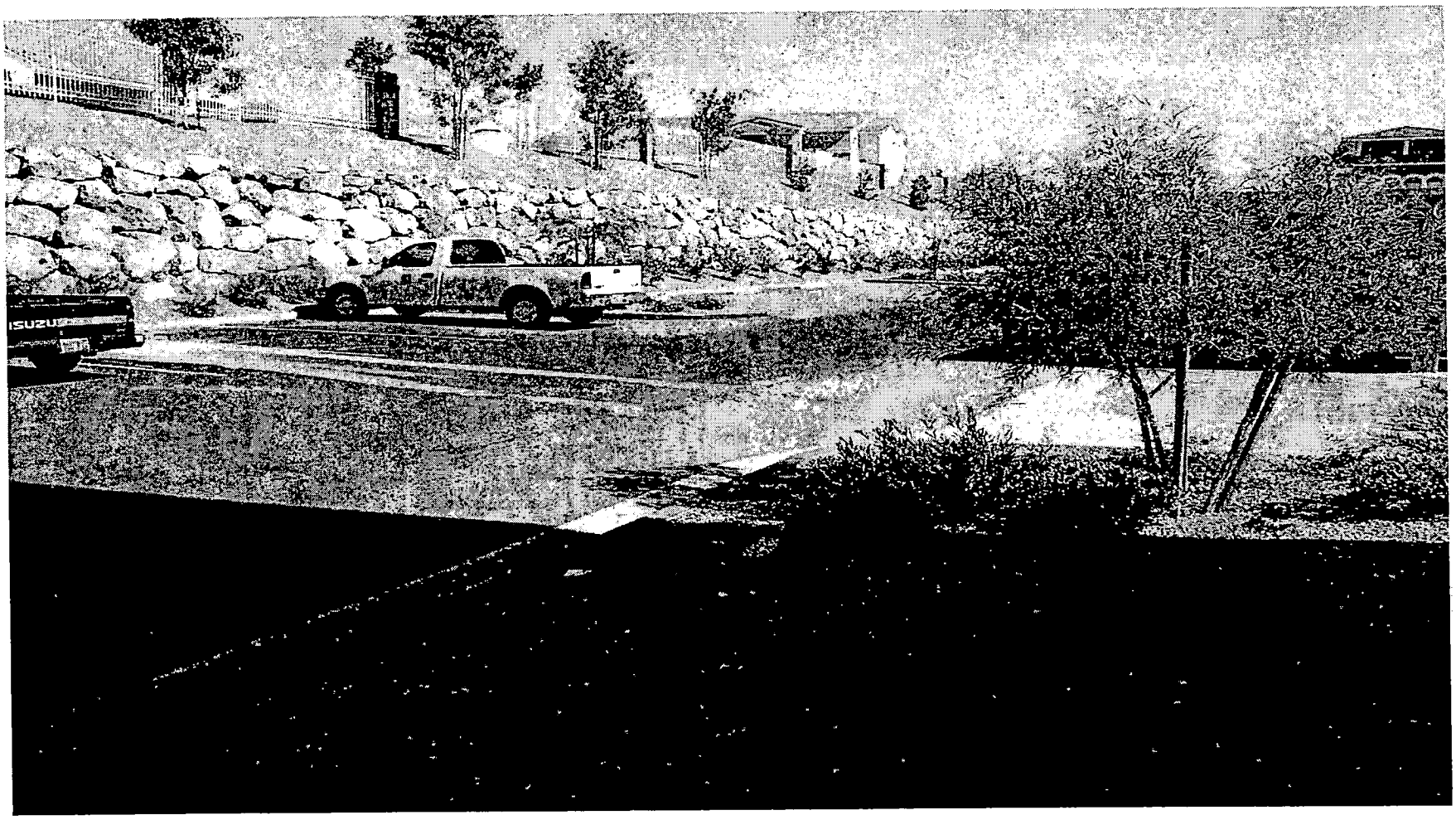
JULY 22, 2004 PLANNING COMMISSION

7/6/04



SDR-4625 - APPLICANT: PACIFIC PROPERTIES - OWNER: CHATEAU ALEXANDER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF ALEXANDER ROAD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

7/6/04

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - SDR-4630 - APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD OWNER: STATE OF NEVADA BUILDING & GROUNDS - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 62,500 SQUARE FOOT DEPARTMENT OF EMPLOYMENT, TRAINING AND REHABILITATION BUILDING on 8.12 acres adjacent to the southwest corner of St. Louis Avenue and McLeod Street (a portion of APN: 162-01-402-006), C-V (Civic) Zone, Ward 3 (Reese).

C.C.: 08/18/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions and amending the following conditions to read as follows:

1. **A revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf, prior to the start of construction.**

4. **The applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site.**

– Motion carried with EVANS abstaining as the applicant is his employer and McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this property is located north of the Department of Motor Vehicles on Sahara Avenue. Staff did not find any major issues or concerns with this application.

DAVE SCHMIDT, registered Architect, and a Project Manager for the State Public Works Board, requested clarification on Conditions 1, 4 and 6 regarding building permits. This parcel is state property, so the jurisdiction is separate from the City. So, a building permit would not be required from the City, unless it was a right-of-way issue.

MR. CLAPSADDLE responded that these conditions, such as Condition 1, exist to make applicants aware of the terms of the drought code. CHAIRMAN TRUESDELL added that the drought codes are Citywide/ Countywide, as MR. SCHMIDT understood and concurred with Condition 1. He also mentioned there was a discussion with staff and questioned if there was going to be a condition requiring the applicant contributing towards future traffic signal costs. Because of a previous similar project, he was cautious and wanted to be sure that the applicant is not being required to do something that the Nevada Revised Statutes (NRS) prohibits them from doing. DEPUTY CITY ATTORNEY BRYAN SCOTT responded that he was not familiar with this provision within the NRS and suggested approving the conditions as is, and he would meet with MR. SCHMIDT prior to City Council to review these conditions. ROBERT GENZER, Planning and Development Department, concurred with MR. SCHMIDT regarding the State is not required to obtain a building permit from the City of Las Vegas. As a result, he suggested removing the first seven words of Condition 1 ("Prior to the issuance of building permits") and adding at the end of Condition 1 (", prior to the start of construction."). This would allow staff to have met with the applicant and ensured that the condition is enforced. In addition, he suggested removing the first eight words of Condition 4 ("Prior to the submittal of a building permit,") and remove the last sentence on Condition 4. CHAIRMAN TRUESDELL confirmed with MR. SCHMIDT that the applicant concurred with these changes.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:32 – 6:37)

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 9 – SDR-4630

CONDITIONS:

Planning and Development

1. A revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf, prior to the start of construction.

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 August 18, 2004 except as amended by conditions herein.

4. The applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site.

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

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

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CONDITIONS – Continued:

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

Public Works

12. Dedicate a 20 foot radius on the southwest corner of St. Louis Street and McLeod Street prior to the issuance of any permits.

13. Construct all incomplete half-street improvements on St. Louis Street and McLeod Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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.

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.

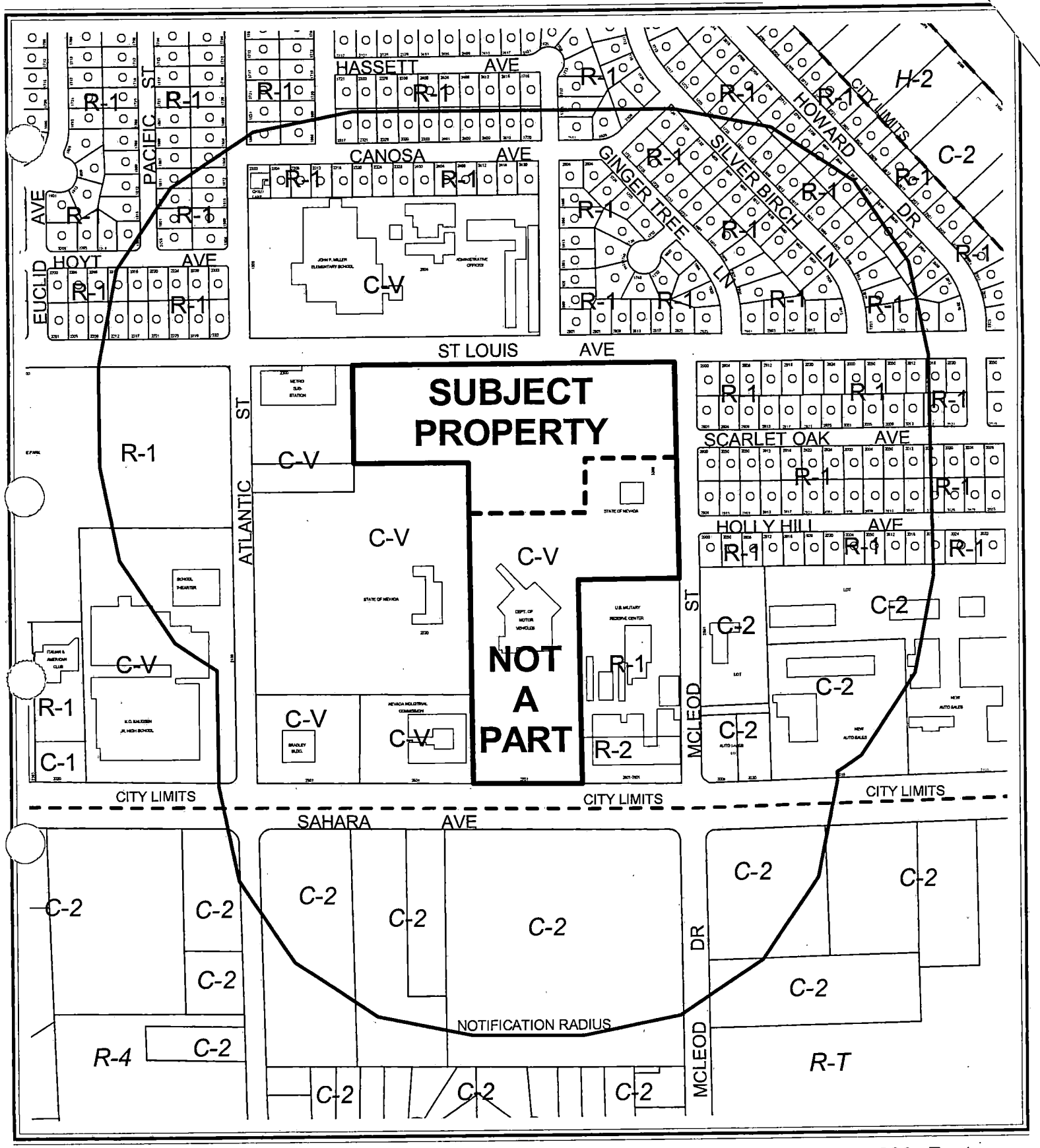
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such

CONDITIONS – Continued:

devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the 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.



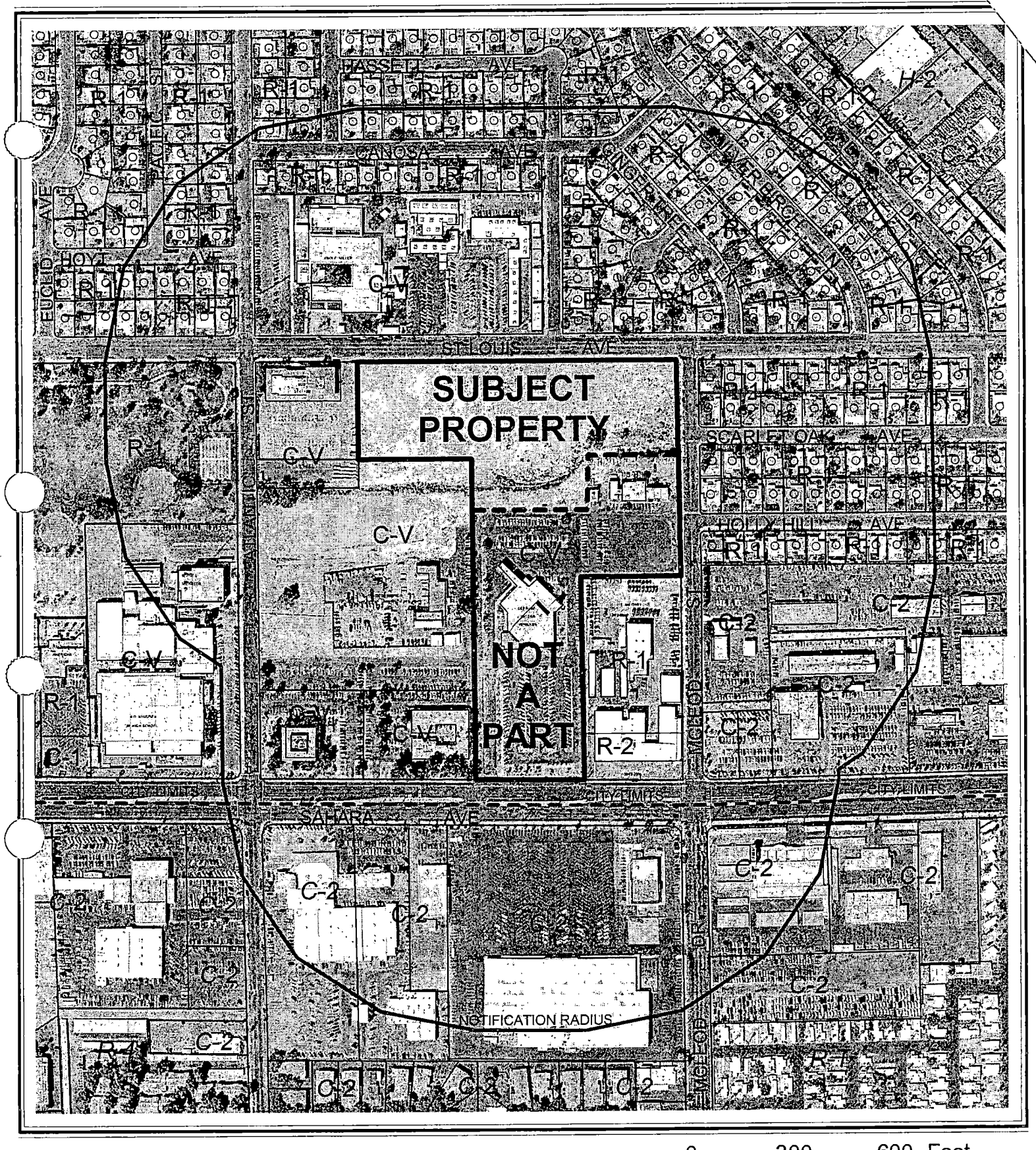
0 300 600 Feet

CASE: **SDR-4630**

RADIUS 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **SDR-4630**

RADIUS 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - SDR-4630 - APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD OWNER: STATE OF NEVADA BUILDING & GROUNDS

** CONDITIONS **

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

Planning and Development

1. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

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 August 18, 2004 except as amended by conditions herein.

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

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

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

Public Works

12. Dedicate a 20 foot radius on the southwest corner of St. Louis Street and McLeod Street prior to the issuance of any permits.

13. Construct all incomplete half-street improvements on St. Louis Street and McLeod Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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.

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. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such

devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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. 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

The request is for a Site Development Plan Review for a 62,500 square-foot office building to be located at the southwest corner of St. Louis Avenue and McLeod Street.

B) Applicant's Justification

The proposed office building will be an asset to the community by integrated walking paths and native landscaping, by implementing stormwater detention swales to detain flood water along the south edge of the site, and by utilizing materials and colors that reflect the desert environment while creating a warm, inviting place for the public to take advantage of the State of Nevada's employment assistance programs.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous zoning actions that pertain to the development site.

B) Pre-Application Meeting

05/26/04 The following issues were discussed at the meeting with applicant.

- A traffic study will be required.
- A contribution to the traffic signal fund is required.
- The gated employee parking lot will need to meet gated entry standards.
- The meandering sidewalk will need an encroachment agreement.
- A drainage study is needed or will need to be updated.
- Substandard improvements will need to be removed or replaced.
- A standard corner radius will need to be dedicated.
- The driveway may need to be aligned with the school's across St. Louis.
- The parking lot will need to be screened from the street.
- 1 tree per six spaces is required.

C) Neighborhood Meetings

A neighborhood meeting is not needed for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 8.12

B) Existing Land Use

Subject Property:	Public Facility
North:	Single Family Residential/Public Facility
South:	Public Facility
East:	Single Family Residential
West:	Public Facility

C) Planned Land Use

Subject Property:	PF (Public Facility)
North:	PF (Public Facility) L (Low Density Residential)
South:	Clark County
East:	PF (Public Facility) L (Low Density Residential)
West:	POS (Park Open Space) PF (Public Facility)

D) Existing Zoning

Subject Property:	C-V (Civic)
North:	C-V (Civic) R-1 (Single Family Residential)
South:	C-V (Civic)
East:	R-1 (Single Family Residential)
West:	C-V (Civic)

E) General Plan Compliance

Southeast General Plan

The subject site is designated PF (Public Facility) on the southeast Sector Map of the General Plan. The proposed C-V (Civic) zoning district is consistent with the General Plan designation, and the proposed office building is a permitted use.

KW

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 project does not fall within any special districts or zones.

PROJECT DESCRIPTION

The site consists of a 62,500 square-foot office building with parking accessed from St. Louis Street. Access to the site is provided via three driveways from St. Louis, a 60-foot Collector Street. There are 320 parking spaces on site, 226 for employees and 94 for the public.

The building elevations depict aesthetically pleasing buildings that are compatible with the surrounding development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Under the C-V (Civic) development standards are established by condition and the approved plan. The Development Standards Pursuant to Title 19.08 do not apply to the subject proposal.

A2) Residential Adjacency Standards

Under the C-V (Civic) development standards are established by condition and the approved plan. The Residential Adjacency Standards Pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
General Office	62,500 SF.	1 space/ 300 GFA	208	7	320	12

The proposal exceeds the requirements for parking per Title 19.10.

A4) Landscape and Open Space Standards

Under the C-V (Civic) development standards are established by condition and the approved plan. The Landscape and Open Space Standards Pursuant to Title 19.12 do not apply to the subject proposal.

B) General Analysis and Discussion

- Zoning

The proposed C-V (Civic) zoning district is consistent with the PF (Public Facility) land use designation as described in the General Plan and Title 19. The proposed office building is a permitted use.

Civic uses are compatible with even the lowest intensity uses because C-V (Civic) uses are typically low intensity, have short hours of operation, and usually not open on the weekend.

- Site Plan

The site plan shows the building in the middle of the site with landscaped berms and pathways between the building and the street. The parking lots are separated from the building and the streets by landscaped berms and trails. The effect is a park-like environment with the building as an accessory.

- Waivers

Waivers are not necessary as the standards of this development are established by the approval of this Site Development Plan Review.

- Landscape Plan

Under the C-V (Civic) development standards are established by condition and the approved plan. The Landscape and Open Space Standards Pursuant to Title 19.12 do not apply to the subject proposal.

KW

- Elevation

The elevation shows a low profile two story building that will be unobtrusive to neighboring uses and fit in well with the rolling landscaping around the building.

- Floor Plan

The floor plan shows an office-building layout typical for this type of use.

FINDINGS

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

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

   The proposed development is in a predominantly public use area along a collector street that is a short distance of Maryland Parkway to the west and Sahara Avenue to south.. The proposed office building is compatible with 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;"**

   Under the C-V (Civic) development standards are established by condition and the approved plan. The **Landscape, Wall and Buffer Standards** and other development standards do not apply to the subject proposal.

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

   Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials will be appropriate for this area and for the City.

KW

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 buildings are not unsightly and will be harmonious and compatible with development in the area.

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

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

NOTICES MAILED 213

APPROVALS 0

PROTESTS 2

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4630 APN: 162-01-402-006

Name of Property Owner: State of Nevada

Name of Applicant: Nevada State Public Works Board

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: P C R

Print Name: Pamela B. Wilcox

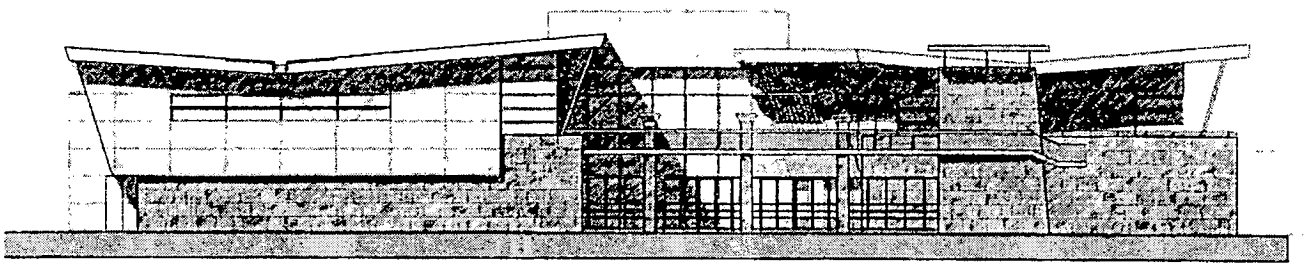
Subscribed and sworn before me

This 4th day of June, 2004

Kim Neuerburg
Notary Public in and for said County and State

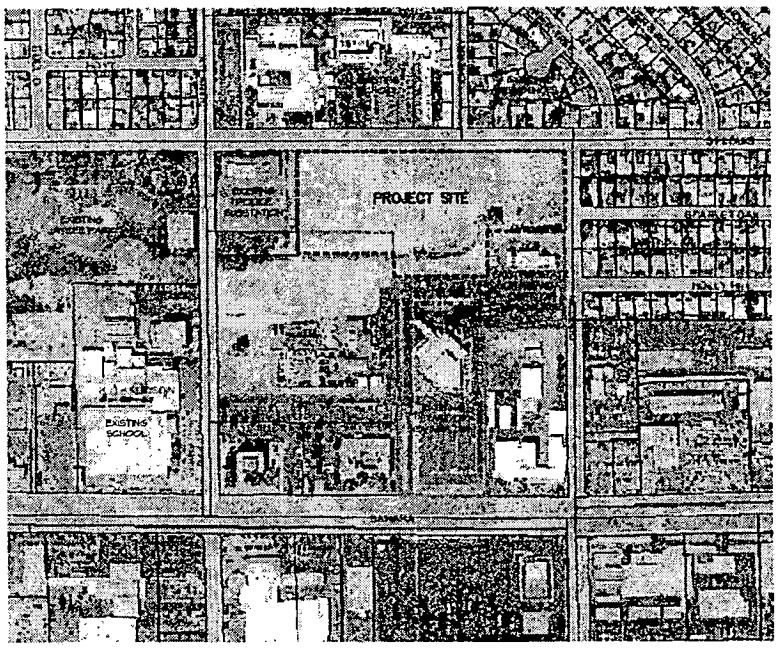
KIM NEUERBURG
NOTARY PUBLIC - NEVADA
Appt. Recorded in CARSON CITY
No. 02-77071-3 My Appt. Exp. Oct. 4, 2006

State of Nevada
Department of Employment, Training and Rehabilitation



SITE DEVELOPMENT REVIEW SUBMITTAL
5.27.04

PROJECT LIMITS:



PROJECT DATA:

BUILDING GROSS SF:	62,500 gsf
PROPERTY SIZE:	555,036 SF OR 6.12 ACRES
F.A.R.:	.45
DENSITY:	N/A

TITLE 19A TABLE 1 PARKING REQUIREMENTS

OFFICE: ONE SPACE PER 300 SF OF GFA

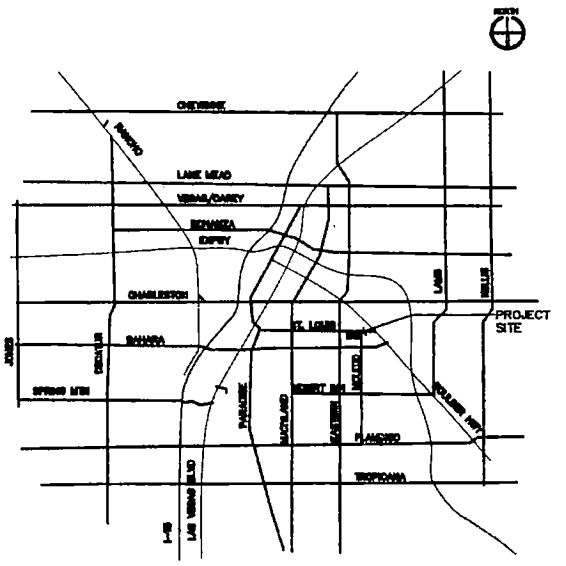
62,500 GROSS SQUARE FEET (BUILDING)

62,500 / 300 = 208 SPACES

208 PARKING SPACES REQUIRED
320 PARKING SPACES PROVIDED

7 HANDICAPPED PARKING SPACES REQUIRED
12 HANDICAPPED PARKING SPACES PROVIDED

VICINITY MAP:



SDR-4630
7-22-04 PC

Dekker Perich Holmes Sabatini

ARCHITECT

ENGINEER

PROJECT

State of Nevada
Department of Employment, Training and Rehabilitation
2300 E. St. Louis Avenue
Las Vegas, NV 89104

REVISIONS

DRAWN BY

REVIEWED BY

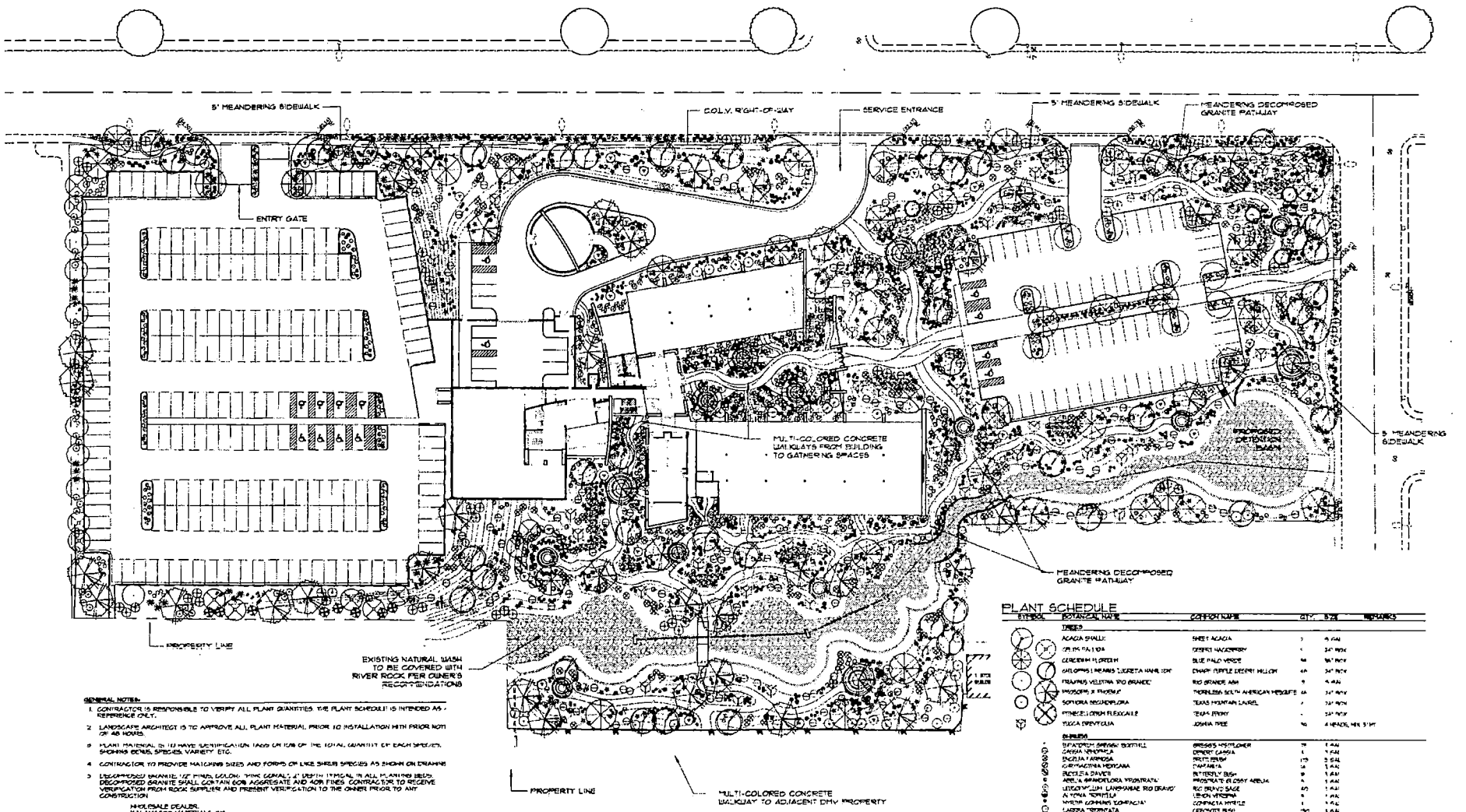
DATE 05.27.04

PROJECT NO 03800

DRAWING NAME

SITE & PARKING ANALYSIS / VICINITY MAP

DRAWING NO



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
	TREES				
	ACACIA SMALLII	SWEET ACACIA	7	15 GAL	
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	46	36" BOX	
	CHILOPSIS LINEARIS 'CURLY TWIST'	CHARP TWISTED DESERT WILLOW	44	24" BOX	
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	9	15 GAL	
	PROSOPIS X 'PHOENIX'	THORNLESS SOUTH AMERICAN MESQUITE	44	24" BOX	
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	7	24" BOX	
	STENOCEREUS FLEXUOSUS	TEXAS RANNY	-	24" BOX	
	YUCCA BREVIFOLIA	JOSHUA TREE	16	4 HEADS, MIN. 5' HT	
	SHRUBS				
	BUDDLEIA DAVIDII 'BOOMERANG'	BREEDS HYBRIDS FLOWER	19	5 GAL	
	CASSIA ARTEMISIOIDES	DESERT CASSIA	1	5 GAL	
	ENCELIA FARINOSA	BRITTLEBUSH	173	5 GAL	
	LEUCOPHYLLUM MINUTIFOLIUM	TEXAS RANGER	1	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS	1	5 GAL	
	PENSTEMON PARRYI	PARRY'S PENSTEMON	6	5 GAL	
	YUCCA SCHIDIGERA	MOJAVE YUCCA	44	5 GAL	
	GROUNDCOVERS				
	ACACIA REDONDA 'DESERT CARPET'	TRAILING ACACIA	1,100	1 GAL	
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1	1 GAL	
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1	1 GAL	
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1	1 GAL	
	NANDINA DOMESTICA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	1	1 GAL	
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	1	1 GAL	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1	1 GAL	
	SALVIA X 'HOT TRUNDITA'	DESERT MARVELOUS	1	1 GAL	
	TECOMA CAPENSIS 'PROSTRATUM'	PROSTRATE APRICOT	1	1 GAL	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1	1 GAL	8' ART 3' O.C.
	AGAVE & CACTUS				
	FEROCACTUS WISLIZENII	BARREL CACTUS	1	1 GAL	
	OPUNTIA X 'PINK PRINCESS'	PRINCESS CACTUS	1	1 GAL	
	OPUNTIA ENGELMANNII 'OCCIDENTALIS'	TEXAS PRICKLY PEAR	1	1 GAL	
	CARNEGIEA GIGANTEA	SAGUARO	1	5 GAL	NOT INTENDED ON P.A.R.
	OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA	1	5 GAL	
	OPUNTIA VIOLACEA 'SANTA RITA'	PURPLE PRICKLY PEAR	16	5 GAL	
	FOUQUIERIA SPLENDENS	OCOTILLO	28	BARE ROOT	6'-8' MIN.
	ACCENTS				
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	9	5 GAL	
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	7	5 GAL	
	DASYLIRION WHEELERI	DESERT SPOON	4	1 GAL	
	DIETES BICOLOR	EVERGREEN IRIS	10	1 GAL	
	HESPERALOE PARVIFLORA	RED YUCCA	14	1 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS	14	1 GAL	
	PENSTEMON PARRYI	PARRY'S PENSTEMON	6	5 GAL	
	YUCCA RUPICOLA	TWISTLEAF YUCCA	44	1 GAL	

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWING.
5. DECOMPOSED GRANITE 1/2" FINES, COLOR: "PINK CORRAL", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   2251 SOUTH FORT APACHE ROAD, SUITE 2019
   LAS VEGAS, NV 89117
   TELEPHONE: 219-1139

6. LANDSCAPE BOULDERS ARE TO BE GRANITE AND ROUND IN SHAPE, COLOR TO MATCH OR COMPLIMENT GROUND COVER. CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 3' - 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:

   20% 4' LARGEST DIAMETER
   40% 3' LARGEST DIAMETER
   40% 2' LARGEST DIAMETER

   TOTAL QUANTITY OF BOULDERS: 161

SDR-4630
7-22-04 PC

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

NORTH

Dekker Perich Holmes Sabatini

NUZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING

State of Nevada
Department of Employment, Training and Rehabilitation
2300 E. St. Louis Avenue
Las Vegas, NV 89104

REVISIONS

DRAWN BY:
REVIEWED BY:
DATE: 08.04
PROJECT NO.: JNDY 2004
DRAWING NAME: LANDSCAPE PLANTING PLAN

DRAWING NO. L1.0

EXISTING
SCHOOL
APN#:162-01-301-001
ZONING: R-1

EXISTING
RESIDENCE
APN#:162-01-314-001
ZONING: R-1

EXISTING
RESIDENCE
APN#:162-01-314-002
ZONING: R-1

EXISTING
RESIDENCE
APN#:162-01-314-003
ZONING: R-1

EXISTING
RESIDENCE
APN#:162-01-314-004
ZONING: R-1

EXISTING
RESIDENCE
APN#:162-01-314-005
ZONING: R-1

EXISTING
RESIDENCE
APN#:162-01-314-006
ZONING: R-1

ST. LOUIS STREET

EXISTING
RESIDENCES
APN#:162-01-181-001
ZONING: R-1

EXISTING
RESIDENCES
APN#:162-01-811-001
ZONING: R-1

EXISTING STATE OF NEVADA
DEPARTMENT OF AGRICULTURE
APN#:162-01-402-006
ZONING: C-V

EXISTING STATE OF NEVADA
DEPARTMENT OF MOTOR VEHICLES
APN#:162-01-402-006
ZONING: C-V

SITE PLAN
1" = 30'-0"

SDR-4630
7-22-04 PC

Dekker
Perich
Holmes
Sabatini

ARCHITECT

ENGINEER

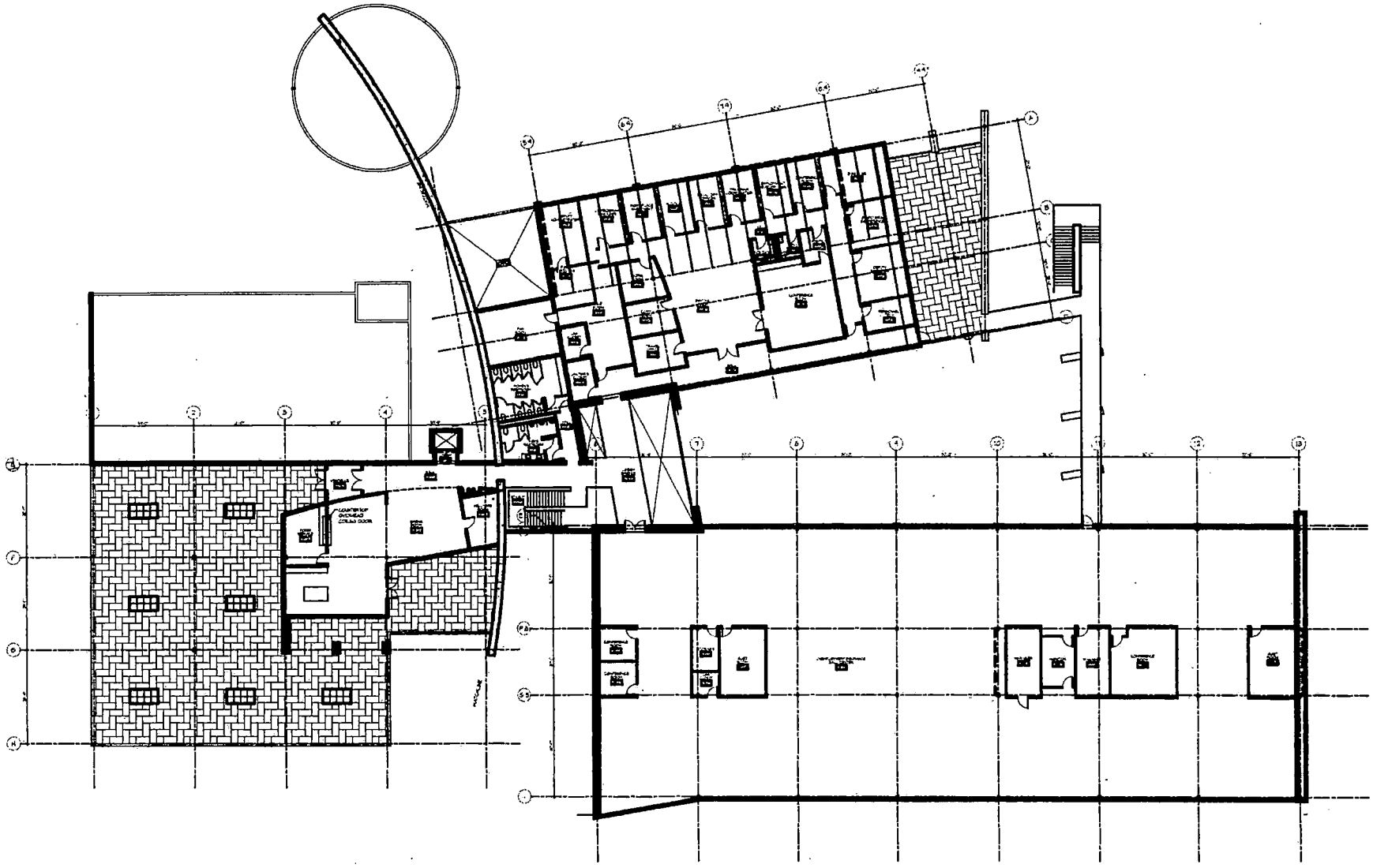
PROJECT

State of Nevada
Department of Employment, Training and Rehabilitation
2300 E. St. Louis Avenue
Las Vegas, NV 89104

REVISIONS

DRAWN BY
REVIEWED BY
DATE 05.21.04
PROJECT NO 03800
DRAWING NAME
SITE PLAN

DRAWING NO



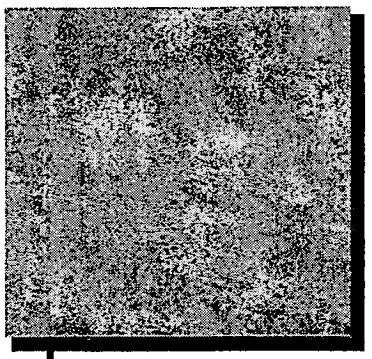
OVERALL FLOOR PLAN, LEVEL 2

SDR-4630
7-22-04 PC

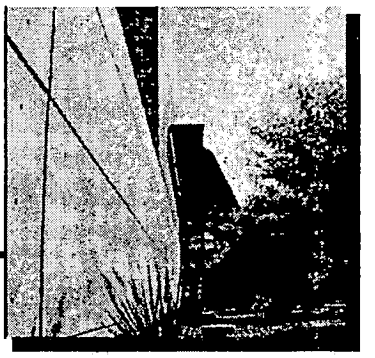
Dekker
Perich
Holmes
Sabatini

State of Nevada
Department of Employment, Training and Rehabilitation
2300 E. St. Louis Avenue
Las Vegas, NV 89104

OVERALL FLOOR PLAN
LEVEL 2

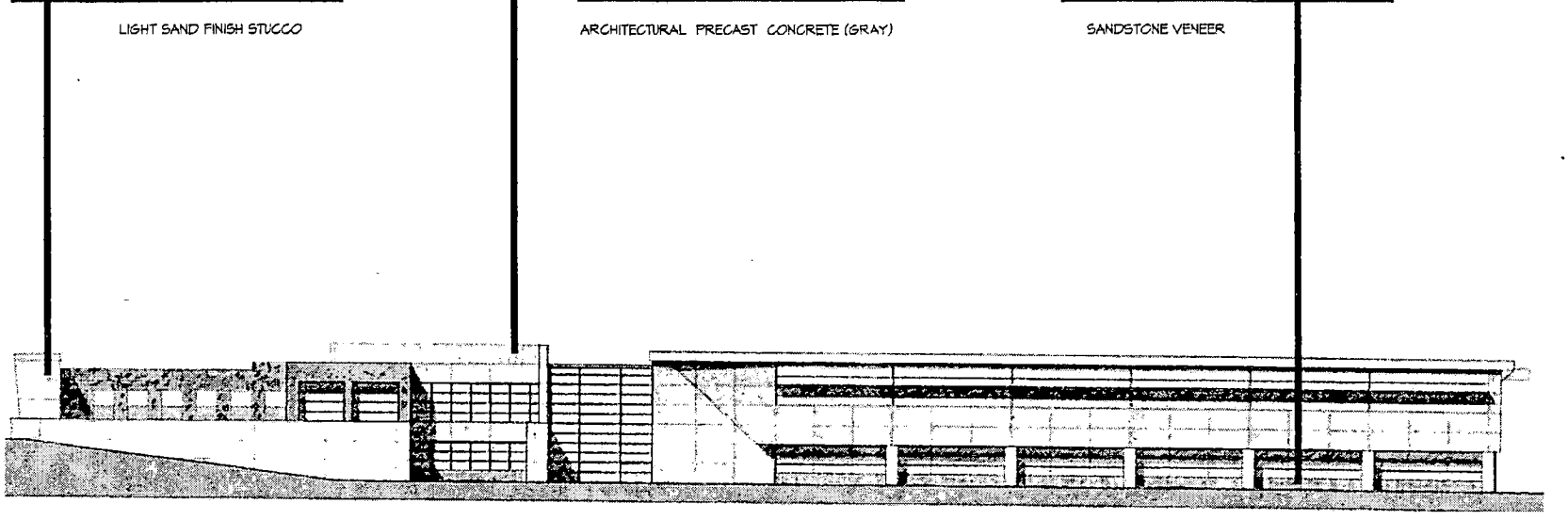


LIGHT SAND FINISH STUCCO



ARCHITECTURAL PRECAST CONCRETE (GRAY)

SANDSTONE VENEER



Dekker
Perich
Holmes
Sabatini

ARCHITECT

ENGINEER

PROJECT

State of Nevada
D.E.T.R. Office Building
2300 E. St. Louis Avenue
Las Vegas, Nevada 89104

REVISIONS
△
△
△
△

DRAWN BY

REVIEWED BY

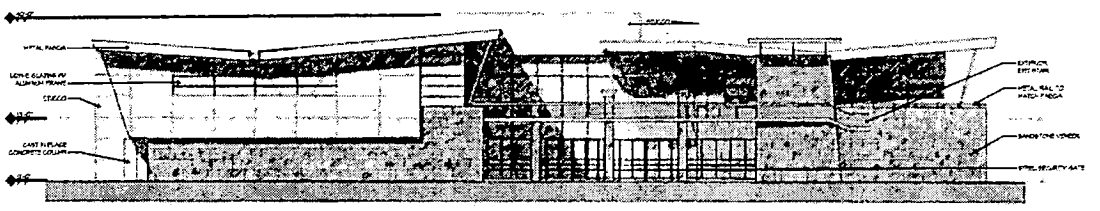
DATE 06.08.04

PROJECT NO. 0585.00

DRAWING NAME
EXTERIOR
COLOR/MATERIAL
BOARD

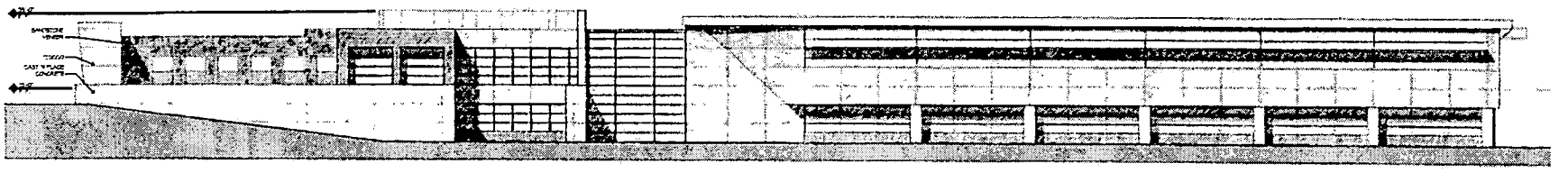
SHEET NO.

SDR-4630
7-22-04 PC



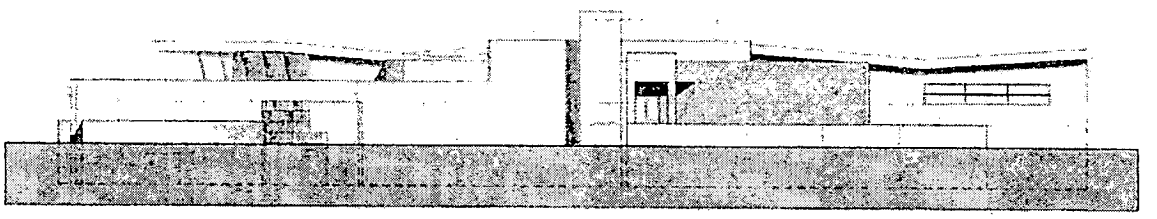
EAST ELEVATION

3/32"=1'-0"



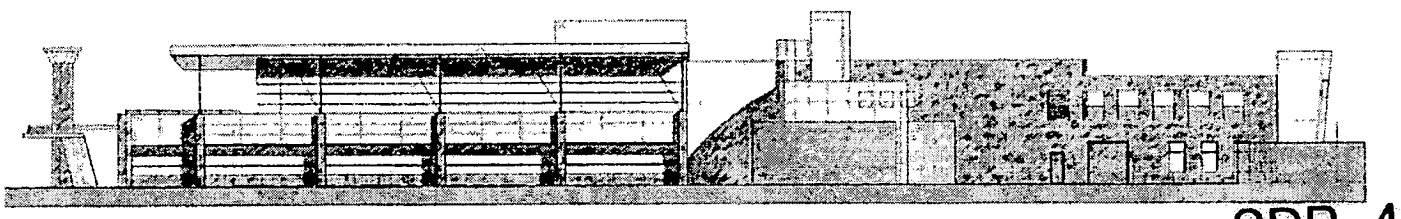
SOUTH ELEVATION

3/32"=1'-0"



WEST ELEVATION

3/32"=1'-0"



NORTH ELEVATION

3/32"=1'-0"

SDR-4630
7-22-04 PC

Dekker
Perich
Holmes
Sabatini

ARCHITECT

OWNER

PROJECT

State of Nevada
Department of Employment, Training and Rehabilitation
2300 E. St. Louis Avenue
Las Vegas, NV 89104

REVISIONS

DRAWN BY

REVIEWED BY

DATE

PROJECT NO.

DRAWING NAME

EXTERIOR ELEVATIONS

DRAWING NO.

SDR-4630 - APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD OWNER: STATE OF NEVADA BUILDING & GROUNDS
SOUTHWEST CORNER OF ST. LOUIS AVENUE AND MCLEOD STREET
JULY 22, 2004 PLANNING COMMISSION

7/1/04

James & Margaret Jackson
1908 Silver Birch Lane
Las Vegas, NV 89104

RECEIVED
04 JUL 15 PM 4:31
PLANNING & DEV.

July 10, 2004

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
La Vegas, Nevada 89101

Planning Commission:

We are writing in response to the notice of public hearing to be held July 22, 2004 in reference to SDR-4630. (The proposed erection of a 62,500sf Department of Employment, Training and Rehabilitation Building)

We are unable to attend the meeting but would like to voice our concern and opposition to the erection of a Department of Employment, Training and Rehabilitation Building at the corner of St. Louis Avenue and McLeod Street. It has been our experience in other cities that such a facility increases loitering and lowers property values in the surrounding neighborhoods. It increases traffic and unless adequate parking is in the plans, creates parking problems on the surrounding side streets. Unless there is a significant security presence, the incidence of theft and burglaries also rises.

The Department of Employment, Training and Rehabilitation provides a very necessary service but it should <u>not</u> be a detriment to the neighborhood. We have found that the most efficient and productive place for these facilities is in a business district, not in the middle of a residential neighborhood.

We would not object to the facility IF the police substation on the next corner (Atlantic and St. Louis) were still open and the plans have sufficient parking to handle the number of people who must utilize the services of the agency. However, presently the parking at the DMV in the same lot and the National Guard is inadequate and causes problems. Add the Dept. of E.T &R to that, the parking and traffic is just going to be worse.

Sincerely

James L. Jackson
Margaret M. Jackson

Telephone Protest/ Approval Log

Meeting Date: 1/22 **Case Number:** SDR-4630

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 1-14-04
Name: Nancy Thames
Address: 1900 Silver Birch Ave 89104
Phone: 457-1882
☒ **PROTEST** ☐ **APPROVE**
Concerns: Traffic & People Littering

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
MASTER SIGN PLAN - PUBLIC HEARING – MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan at 620 Shadow Lane (APN: 139-33-303-024, 139-33-401-002 and 004), PD (Planned Development) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff has met with the applicant on several occasions regarding the Master Sign Plan and do not oppose to it. Staff requested removing this item from One Motion One Vote to discuss Condition 5. Under the current Code, roof signs are not allowed. There has been a long-standing roof sign on Valley Hospital.

MINUTES – Continued:
The applicant has proposed a revised roof sign, in which the letters are italicized and smaller. There is very little change to the height and width of the roof sign. Staff pointed out, for the record, that there is a new logo with a star that is used to identify the signage throughout the campus. The star would exceed the height of the roof sign by a few feet, but staff did not object to this.

ED STAGNER, Young Electric Sign Company, 5119 S. Cameron Avenue, reiterated MR. CLAPSADDLE'S comments regarding the existing roof sign and added that the goal was to try and maintain consistency.

CHAIRMAN TRUESDELL thanked MR. STAGNER for the submittal of the Master Sign Plan, as previously requested.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:37 – 6:40)
1-1043

CONDITIONS:
Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with this application, except as modified by conditions herein.

2. All freestanding signage shall be have a five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).

3. Sign D shall have an architectural pole cover in accordance with the requirements of Title 19.14.020(N).

4. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

5. The proposed roof sign shall not be any larger than the existing roof sign. The applicant shall provide the Planning and Development Department details on the size of the existing roof sign prior to issuance of a permit for the new roof sign. The old roof sign shall be removed prior to final approval of the new sign.

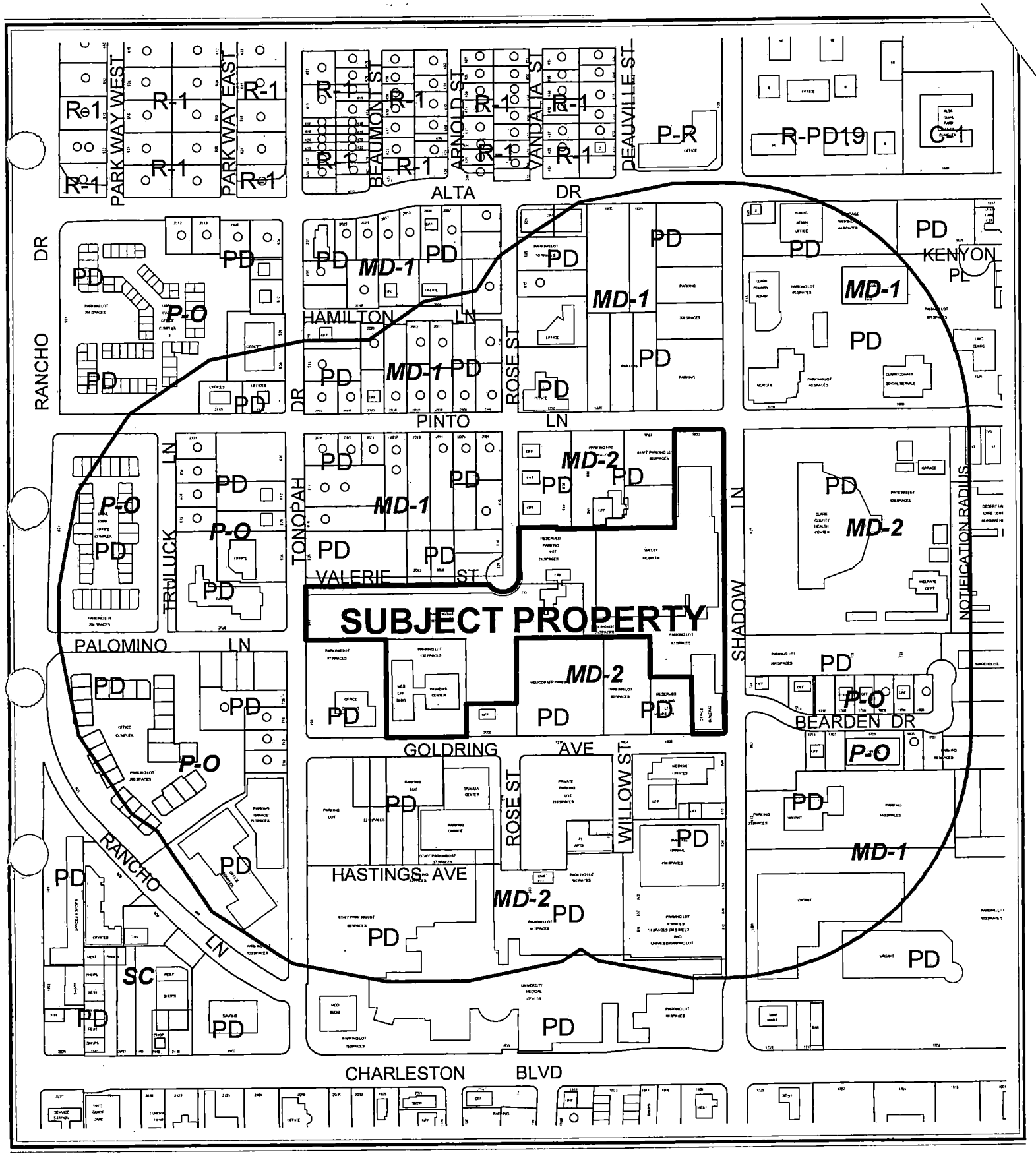
CONDITIONS – Continued:

6. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

7. Site development to comply with all applicable conditions of approval for the related rezoning for the Las Vegas Medical District, Z-20-97, and all other subsequent site-related actions.

8. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



0 300 600 Feet

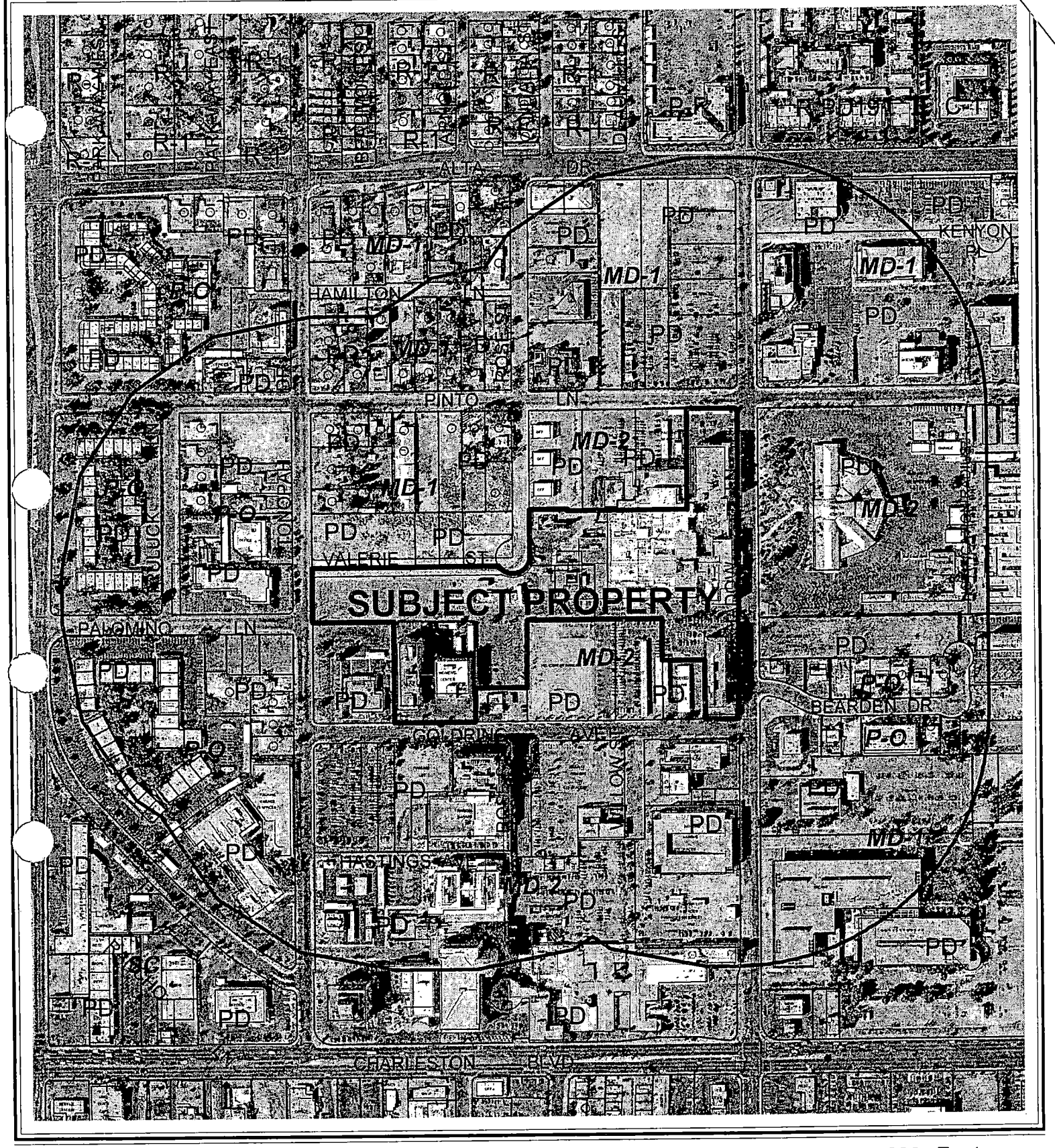
CASE: **MSP-4481**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) [LAS VEGAS MEDICAL DISTRICT LAND USE DESIGNATION MD-2 (MAJOR MEDICAL)

NOTE: LAS VEGAS MEDICAL DISTRICT LAND USE DESIGNATION IN BOLD ITALIC

N



CASE: **MSP-4481**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) [LAS VEGAS MEDICAL DISTRICT LAND USE DESIGNATION MD-2 (MAJOR MEDICAL)

NOTE: LAS VEGAS MEDICAL DISTRICT LAND USE DESIGNATION IN BOLD ITALIC

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MASTER SIGN PLAN - PUBLIC HEARING – MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to the sign elevations and documentation submitted in conjunction with this application, except as modified by conditions herein.

2. All freestanding signage shall be have a five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).

3. Sign D shall have an architectural pole cover in accordance with the requirements of Title 19.14.020(N).

4. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

5. The proposed roof sign shall not be any larger than the existing roof sign. The applicant shall provide the Planning and Development Department details on the size of the existing roof sign prior to issuance of a permit for the new roof sign. The old roof sign shall be removed prior to final approval of the new sign.

6. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

7. Site development to comply with all applicable conditions of approval for the related rezoning for the Las Vegas Medical District, Z-20-97, and all other subsequent site-related actions.

8. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for the Valley Hospital Medical Center, located at 620 Shadow Lane.

B) Applicant's Justification

The applicant states the proposed sign plan will standardize all signage on the property, and that the new signs will be more visible, which will make it easier for people to find entrances and be directed to correct locations.

BACKGROUND INFORMATION

A) Previous Actions

09/15/65	The City Council approved a Rezoning (Z-0053-65) to C-1 (Limited Commercial) zoning on this site.
04/21/71	The City Council approved a Site Development Plan Review [Z-0053-65(3)] for a proposed hospital and convalescent home on this site.
05/27/97	The City Council approved a Rezoning (Z-0020-97) to PD (Planned Development) to form the Las Vegas Medical District.
06/19/02	The City Council approved a Major Modification to the Las Vegas Medical District Neighborhood Plan [Z-0020-97(33)] to revise the plan document.
09/18/02	The City Council approved a Site Development Plan Review [Z-0020-97(38)] for a 27,000 square foot addition to an existing hospital at 620 Shadow Lane. The Planning Commission recommended approval.
05/22/03	The Planning Commission recommended denial of a Master Sign Plan (MSP-2220) for the subject property. The application was withdrawn without prejudice.

B) Pre-Application Meeting

05/18/04 At the pre-application conference, it was noted that freestanding signs should include a pole cover in accordance with the requirements of Title 19.14, and that the new roof sign should not exceed the area of the existing roof sign.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Hospital
North:	Parking Lot, Offices
South:	UMC-Medical Offices
East:	Clark County Health District
West:	Residential, Offices

B) Existing Zoning

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

C) General Plan Compliance

The parcel is located within the Medical District, and is designated UMC (University Medical Center) District by the Southeast Sector Land Use Map. The UMC (University Medical Center) designation allows medical, medical support, professional office, service commercial, and residential uses.

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

The site is located within the Las Vegas Medical District with a MD-2 (Major Medical) sub-district designation. The Major Medical category is intended to allow the most intense development within the LVMD. It is designated to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage larger scale development.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
To establish requirements/limitations for signs in a specific development	X	

A Master Sign Plan is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among the building elevations, signage and circulation. An effective Master Sign Plan encourages integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding/monument signs along the street frontage.

ANALYSIS

A) Zoning Code Compliance

The proposed Master Sign Plan for the property involves the replacement of existing directional signs on Shadow Lane with new freestanding signs, and the reconfiguration of an existing freestanding sign on Tonopah Drive to match the new signage. Wall signage will be upgraded to match the new logo for the hospital; the existing wall signage identifying the emergency room will remain in place, as it is generally consistent with the new signage. The existing roof sign will be removed; it will be replaced with a new roof sign that incorporates the new design, and will be relocated to the easternmost building on the property, facing the freeway.

A1) Residential Protection Standards

Title 19.14.070 stipulates height, setback, and illumination requirements for any signage within 200 feet of property planned or zoned for residential use. While there are properties being utilized as residential properties within the vicinity of the subject site, the properties are planned and zoned for medical or office uses, and therefore the Protection Standards do not apply.

A2) Sign Standards

The Las Vegas Medical District Plan dictates that signage within the district shall conform to the same standards set forth in Title 19.14 for signage in the P-R, N-S, and O Zoning Districts:

Freestanding Signs: Sign A, Sign B, Sign D

Standards	**Allowed**	**Provided**
Maximum Number	1/Street frontage 4 total	2 – Shadow Lane 1- Tonopah Drive 3 total
Maximum Area (A, B)	48 SF[1]	70 SF
Maximum Area (D)	48 SF[1]	120 SF
Maximum Height (A,B)	12 Feet[1]	15 Feet
Maximum Height (D)	12 Feet[1]	25 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Internal, Direct External	Internal

[1]Per Title 19.14.060(C), freestanding signage in the Office District may be up to 20 feet in height, with 100 square feet of text area, which is greater than the height and area allowed in the P-R and N-S districts. The Medical District Plan does not specifically state which standard is to be applied.

Roof Sign: Sign E

Standards	**Allowed**	**Provided**
Maximum Number	Not permitted	1-Shadow Lane
Maximum Area	N/A	805 SF
Maximum Height	N/A	16 Feet
Illumination	N/A	External-Neon

Wall Signs: Sign C/E1, Sign E2, Sign E3, Sign F

Standards	**Allowed**	**Provided**
Maximum Number	1/Bldg. Elevation 4 total	1/Bldg. Elevation 4 total
Maximum Area	10%/Elevation	Not indicated
Maximum Projection	2 Feet	3 inches
Illumination	Internal/External	Internal

Signs A and B conform with the height and area limitations for freestanding signage permitted in the Office District. Sign D exceeds the height and area limitations, but is an existing sign that is being retrofitted to conform to the new design of the other signage on the property. The proposed and existing wall signage appears to conform with the 10% area limitation, based on the size of the building and the square footage identified for each sign. The illumination of the freestanding and wall signage conforms with Code requirements. The proposed replacement of the roof sign does not conform with the requirements of Title 19.14, as roof signage is not permitted in the Office District.

B) General Analysis and Discussion

Typically, the standards listed in Title 19.14 are used as a guideline for evaluating Master Sign Plans. It is common for applicants to use the Master Sign Plan process as a method to propose sign standards that are outside the realm of the zoning district standards.

The sign requirements for developments in the Las Vegas Medical District are the same as those for the P-R (Professional Office and Parking), N-S (Neighborhood Service), and O (Office) zoning districts, and are more restrictive in terms of height and sign area than typical commercial districts. The more restrictive signage is due to the lower intensity of uses permitted in those zoning districts.

The proposed sign plan utilizes a similar color and material palette for all signage on the property, and will generally upgrade the existing signage that is in place. The illumination of the new signage is consistent with Code requirements.

The proposed freestanding signs on Shadow Lane, identified as Sign A and Sign B, conform to the height and area requirements of the O (Office) zoning district. Sign D exceeds the height and area requirements for freestanding signage, but is an existing sign that is being reconfigured to match the new signage. It is recommended that the design of Sign D include a pole cover in conformance with the requirements of Title 19.14.020(N), so that it is consistent with the other freestanding signs proposed as part of this master plan.

The proposed roof sign is intended to replace the existing roof sign; however, roof signs are not permitted in the P-R (Professional Office and Parking), N-S (Neighborhood Service), and O (Office) districts, and would not typically be allowed. As the new roof sign is consistent with the color and materials of the other signage, it contributes to a cohesive design statement; however, the area of the sign should not exceed the area of the existing roof sign.

NOTICES MAILED 106

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-4481 APN: 139-33-303-024/ 139-33-401-004

Name of Property Owner: Valley Health System, LLC

Name of Applicant: Valley Hospital

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: Gregory E. Boyer

Print Name: Gregory E. Boyer

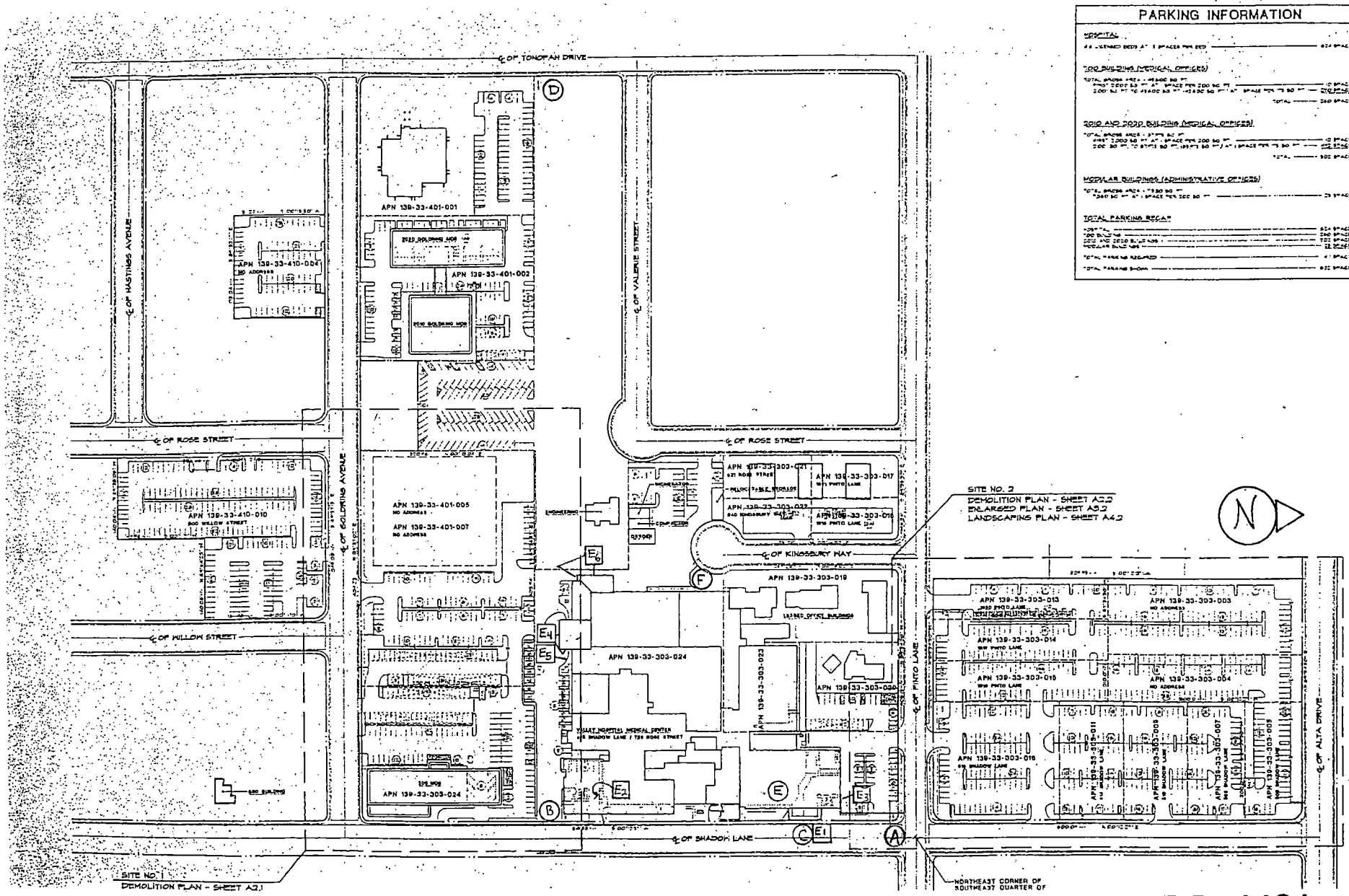
Subscribed and sworn before me

This 12 day of May, 2004

Tina M Sprague

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TINA M SPRAGUE
Appt. No 00-63725-1
My Appt. Expires Aug. 15, 2004



PARKING INFORMATION

HOSPITAL

[illegible] BEDS AT 3 SPACES PER BED ——— 624 SPACES

700 BUILDING (MEDICAL OFFICES)

TOTAL GROSS AREA = 49,600 SQ. FT.
FIRST 2,000 SQ. FT. AT 1 SPACE PER 200 SQ. FT. ——— 10 SPACES
2,001 SQ. FT. TO 49,600 SQ. FT. AT 1 SPACE PER 250 SQ. FT. ——— 190 SPACES
TOTAL ——— 200 SPACES

2010 AND 2020 BUILDING (MEDICAL OFFICES)

TOTAL GROSS AREA = 97,975 SQ. FT.
FIRST 2,000 SQ. FT. AT 1 SPACE PER 200 SQ. FT. ——— 10 SPACES
2,001 SQ. FT. TO 97,975 SQ. FT. (95,975 SQ. FT.) AT 1 SPACE PER 250 SQ. FT. ——— 292 SPACES
TOTAL ——— 302 SPACES

MODULAR BUILDINGS (ADMINISTRATIVE OFFICES)

TOTAL GROSS AREA = 7,350 SQ. FT.
7,350 SQ. FT. AT 1 SPACE PER 300 SQ. FT. ——— 25 SPACES

TOTAL PARKING RECAP

624 SPACES
200 SPACES
302 SPACES
25 SPACES
1,151 SPACES
[illegible] SPACES
1,151 SPACES

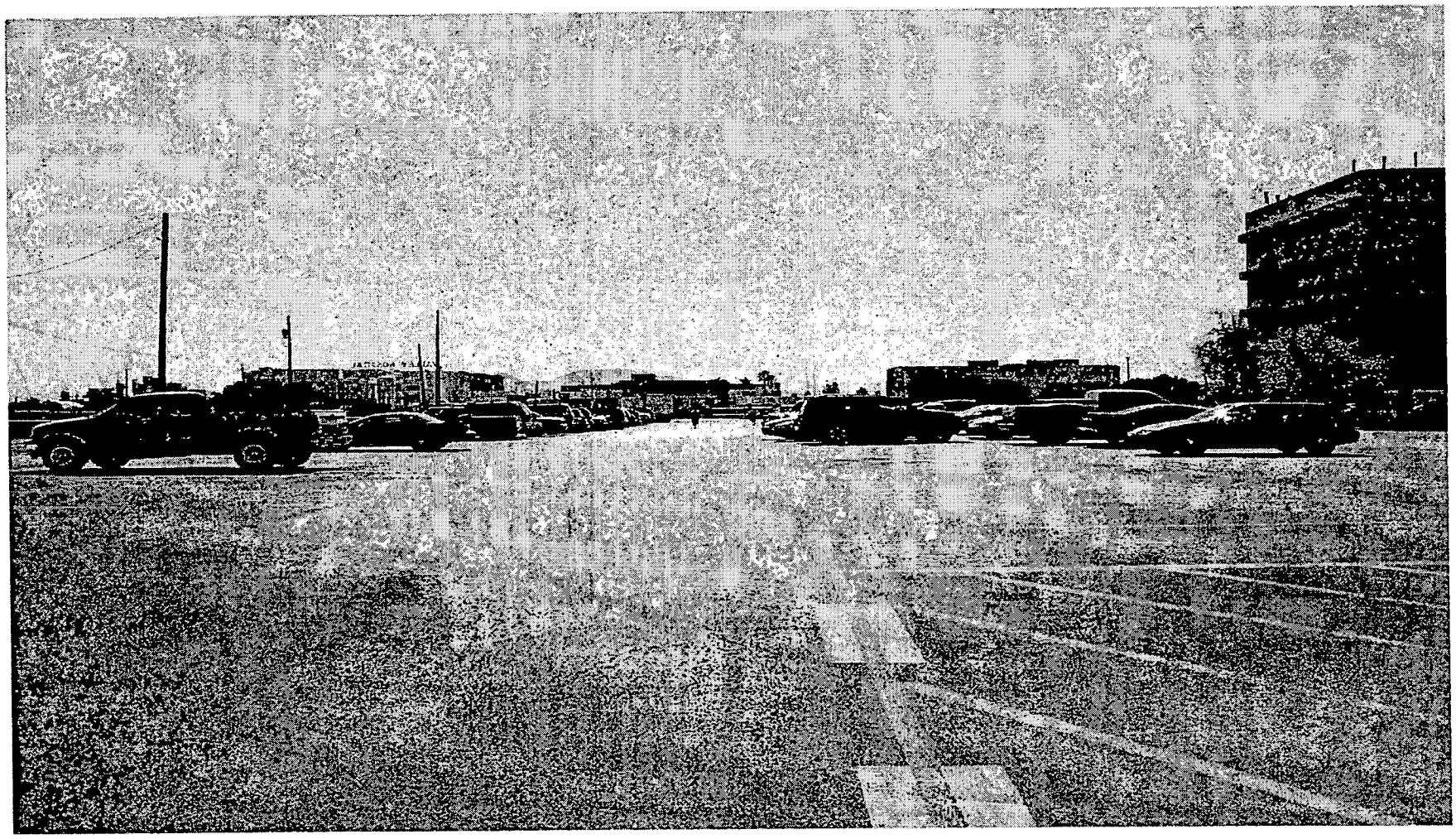
NOWICKI MASSAHARI PARTNERSHIP

UHS

Valley Hospital Medical Center

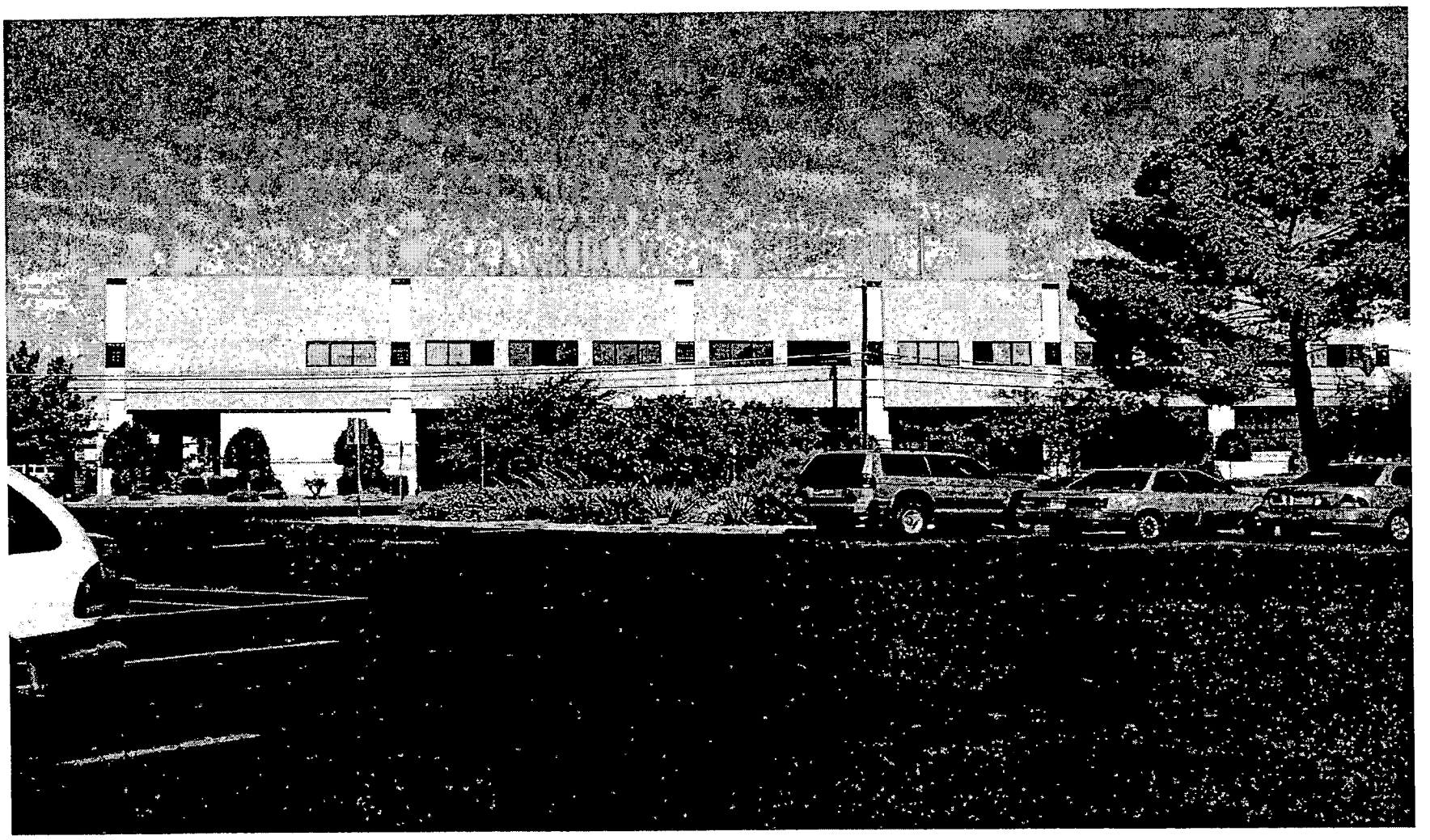
OVERALL VALLEY HOSPITAL
SITE PLAN
PARKING LOT ADDITIONS at:
VALLEY HOSPITAL MEDICAL CENTER
UNIVERSAL HEALTH SERVICES, INC.

MSP-4481
7-22-04 PC

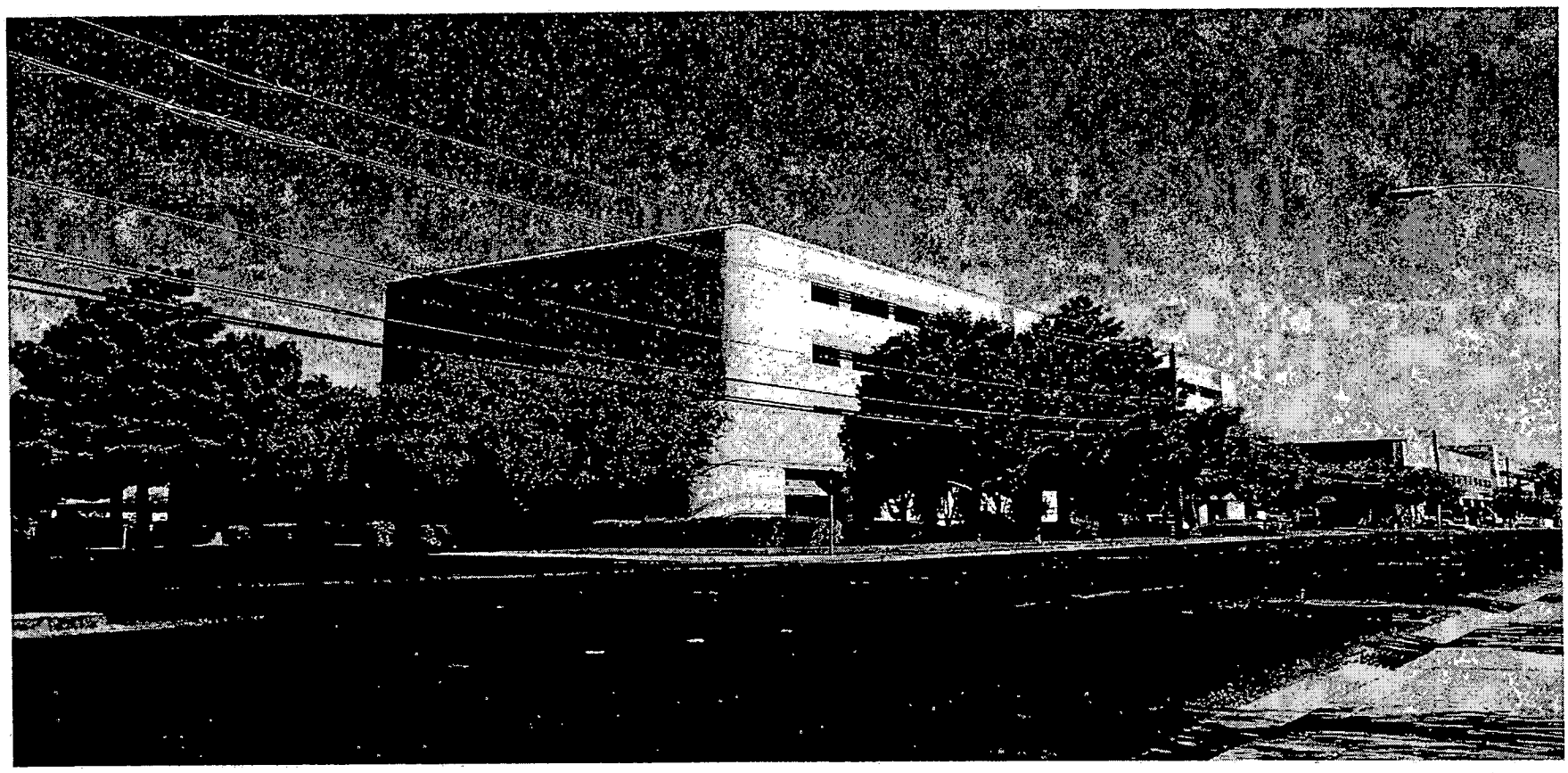


MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY
620 SHADOW LANE
JULY 22, 2004 PLANNING COMMISSION

7/1/04



MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY
620 SHADOW LANE



MSP-4481 - APPLICANT: VALLEY HOSPITAL - OWNER: VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY
620 SHADOW LANE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
VACATION - PUBLIC HEARING - VAC-4628 - APPLICANT/OWNER: HABITAT FOR HUMANITY, LAS VEGAS - Request for a Petition to vacate a portion of the west half of La Salle Street between Hart Avenue and Hassell Avenue; and a portion of the north half Hart Avenue between La Salle Street and Concord Street, Ward 5 (Weekly).

SET DATE: 08/04/04
C.C.: 08/18/04

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:
NIGRO – APPROVED subject to conditions on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628] – Motion carried with STEINMAN abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors and NIGRO abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity and McSWAIN excused

To be heard by the City Council on 8/18/2004

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

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 11 – VAC-4628

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested Item 5 [RQR-4605] and Item 10 [MSP-4481] be removed from One Motion One Vote.

Regarding Item 9 [SDR-4630], the applicant has requested to remove this item from One Motion One Vote so a discussion could take place.

Regarding Item 7 [SUP-4592], staff did not receive a letter from the applicant. However, staff has met with the applicant today and the applicant does not object to the conditions in staff's report.

COMMISSIONER STEINMAN stated he would be abstaining on Item 8 [SDR-4625], as the subject property is across the street from a property owned by Southern California Presbyterian Homes, in which he is a member of the Board of Directors.

COMMISSIONER EVANS requested pulling Item 6 [SUP-4576] from One Motion One Vote, as he would like to address some concerns regarding the application. In addition, he would be abstaining on Item 9 [SDR-4630], as the applicant is his employer.

CHAIRMAN TRUESDELL stated he would be abstaining on Item 6 [SUP-4576], as Terrible Hurst is one of his clients.

COMMISSIONER DAVENPORT stated he would be abstaining on Item 6 [SUP-4576], as he lives within the Notification area.

VICE CHAIRMAN NIGRO stated he would be abstaining on Item 11 [VAC-4628], as he is a member of the Board of Directors for the Habitat for Humanity.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 3 [SDR-4447], Item 4 [SNC-4254], Item 7 [SUP-4592], Item 8 [SDR-4625] and Item 11 [VAC-4628].

(6:19 – 6:23)

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 11 – VAC-4628

CONDITIONS:

Planning and Development

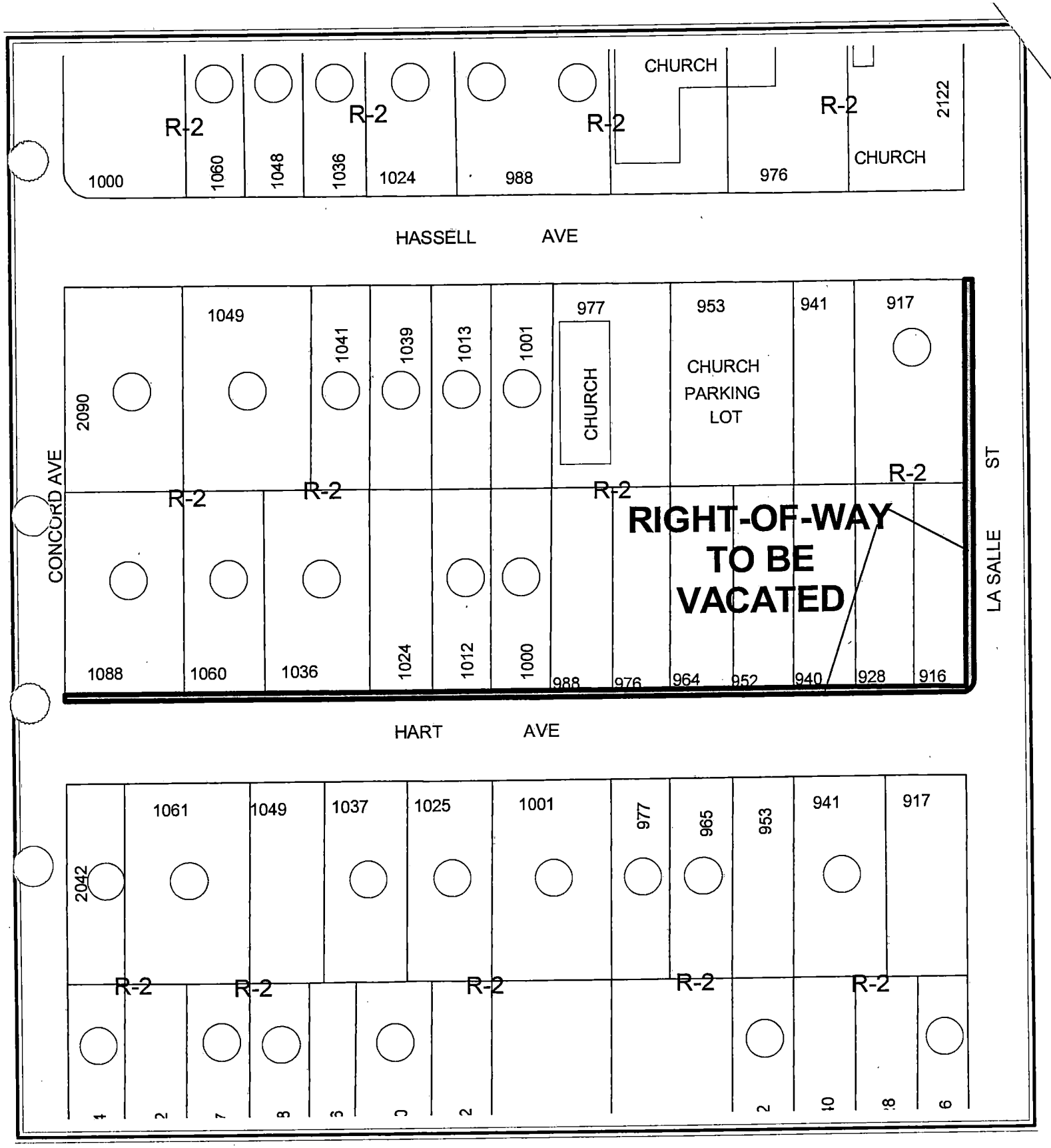
1. This Vacation shall be revised to retain 15-foot radius corners on the northwest corner of Hart Avenue and LaSalle Street, the northeast corner of Hart Avenue and Concord Street and the southwest corner of Hassell Avenue and LaSalle Street. Also this site shall dedicate any remnant pieces of property needed to complete the 15-foot radius corner on the northwest corner of Hart Avenue and LaSalle Street.2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

2. 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.

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

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

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



CASE: VAC-4628

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-4628 -
APPLICANT/OWNER: HABITAT FOR HUMANITY, LAS VEGAS

** CONDITIONS **

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

1. This Vacation shall be revised to retain 15-foot radius corners on the northwest corner of Hart Avenue and LaSalle Street, the northeast corner of Hart Avenue and Concord Street and the southwest corner of Hassell Avenue and LaSalle Street. Also this site shall dedicate any remnant pieces of property needed to complete the 15-foot radius corner on the northwest corner of Hart Avenue and LaSalle Street.

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

3. 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.

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

5. The Order of Vacation shall not be recorded until all of the above conditions 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.

6. 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.

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate a portion of La Salle Street between Hart Avenue and Hassell Avenue, and a portion of Hart Avenue between La Salle Street and Concord Street.

B) Applicant's Justification

The applicant's justification letter indicates the request to vacate the rights-of-way will allow for development of single-family dwellings on the adjacent property.

BACKGROUND INFORMATION

A) Previous Actions

1928 The Board of County Commissioners approved the Final Map for Vegas Heights Tract, which was subsequently recorded and dedicated the subject rights-of-ways.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public right-of-way located in the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 21, Township 20 South, and Range 61 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public rights-of-way because they are no longer needed in their current configuration. This request is appropriate, as the subject rights-of-way are not needed and will not result in reduced access traffic handling capability for the area

MP

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? *N/A, several properties within this overall area have vacated excess right-of-way; creating varying widths from one property to another.*

B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the width of the street will remain the same.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Not at this time, the properties will be developed as Habitat For Humanity housing in the future.*

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 8

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4628 APN: 139-21-612-091, 090, 089, 092, 088, 087

Name of Property Owner: Habitat for Humanity Las Vegas, Inc.

Name of Applicant: Habitat for Humanity Las Vegas, 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: Susan Mackert

Print Name: Susan Mackert

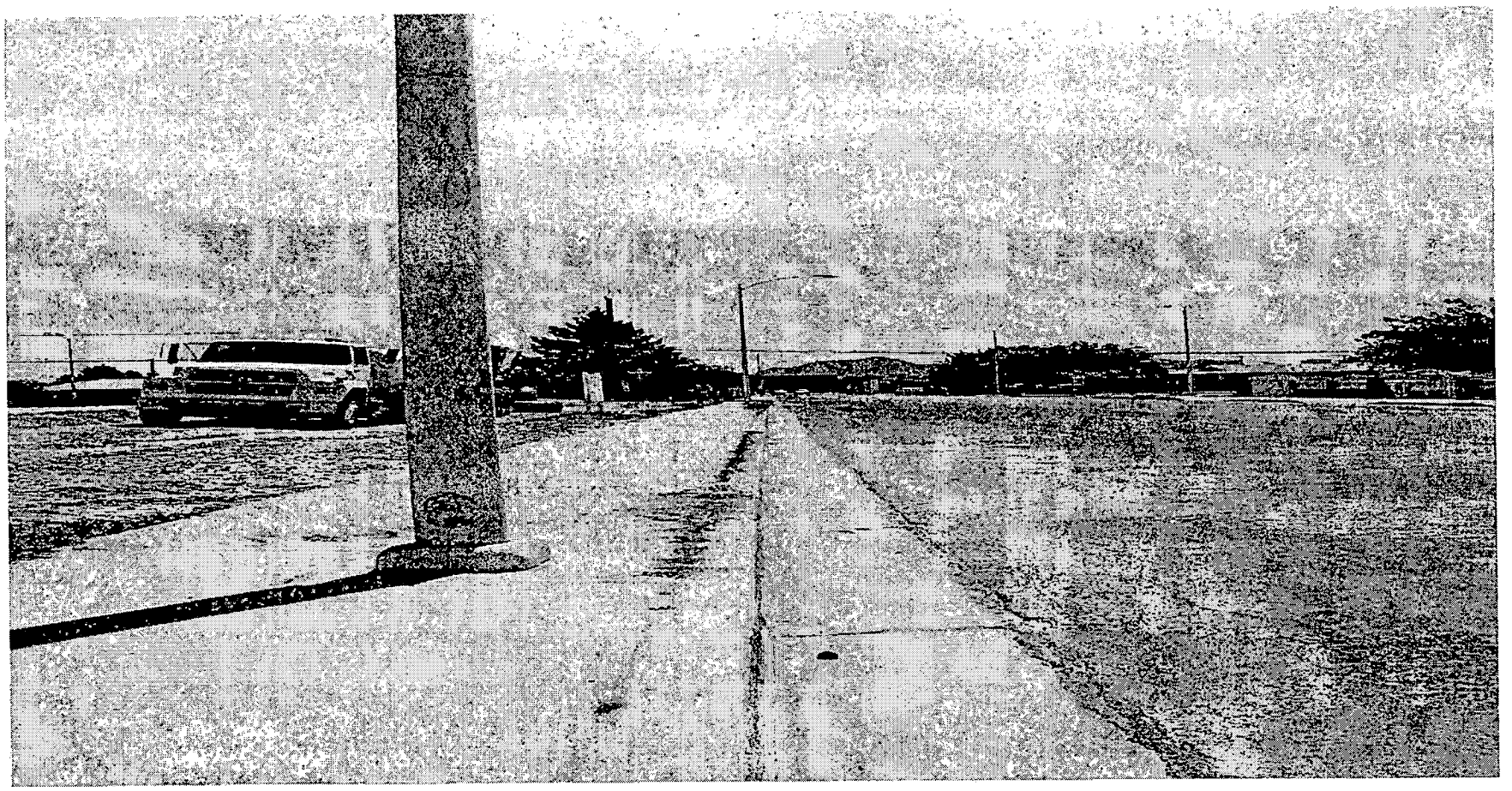
Subscribed and sworn before me

This 8 day of June, 2004

Barbara J. Hardy

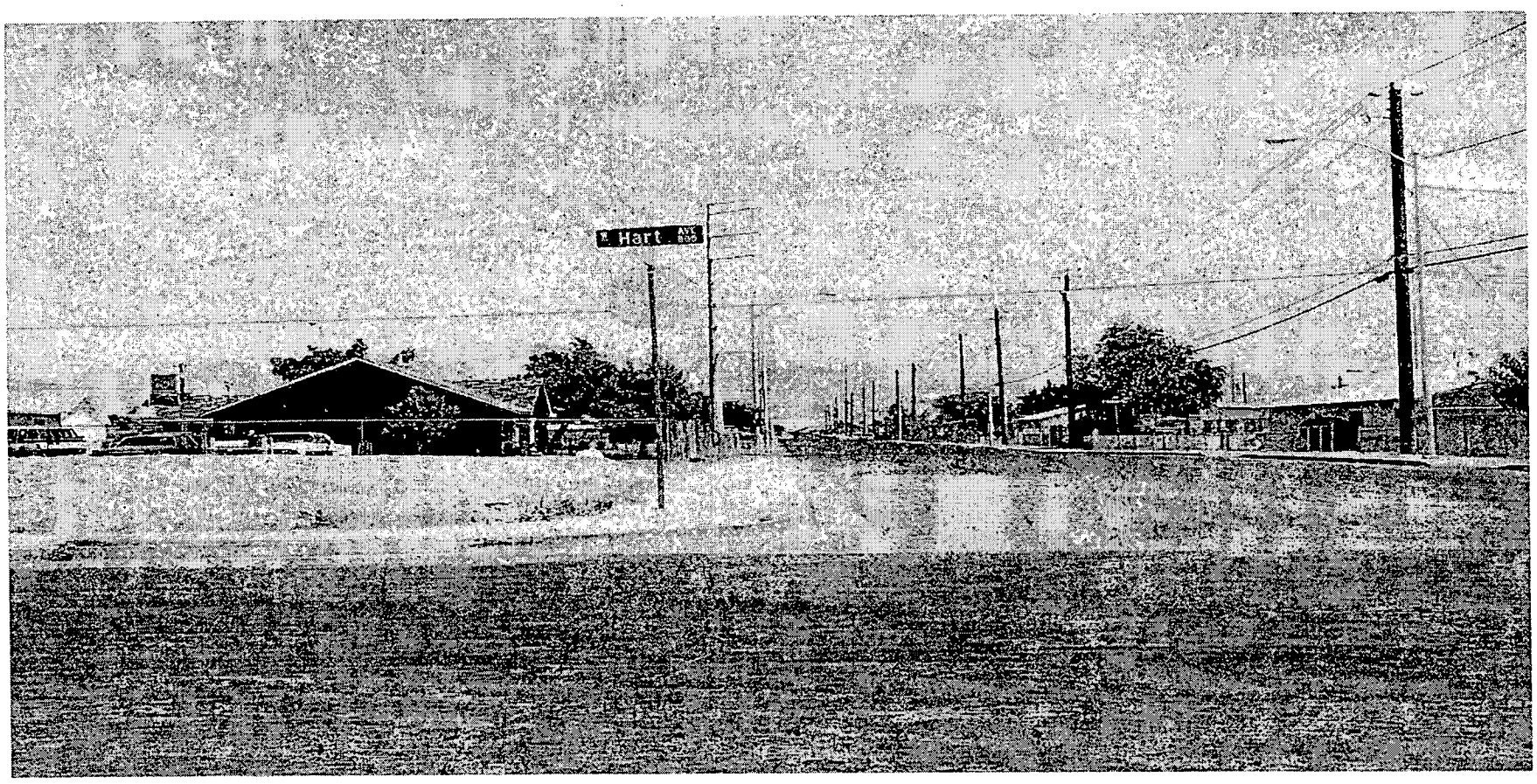
Notary Public in and for said County and State

BARBARA J. HARDY
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 02-12-2007
Certificate No: 97-2956-1



VAC-4628 - APPLICANT/OWNER: HABITAT FOR HUMANITY, LAS VEGAS
LA SALLE STREET BETWEEN HART AVENUE AND HASSELL AVENUE; AND A PORTION OF THE NORTH HALF HART AVENUE BETWEEN LA SALLE STREET AND CONCORD STREET
JULY 22, 2004 PLANNING COMMISSION

7/1/04



VAC-4628 - APPLICANT/OWNER: HABITAT FOR HUMANITY, LAS VEGAS
LA SALLE STREET BETWEEN HART AVENUE AND HASSELL AVENUE; AND A PORTION OF THE NORTH HALF HART AVENUE BETWEEN LA SALLE STREET AND CONCORD STREET
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to an added condition amending the application from DR (Desert Rural Density Residential) to R (Rural Density Residential) – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094], and Item 15 [SDR-4095].

DAVID CLAPSADDLE, Planning and Development, stated that this item has been held several times. The original Site Plan reflected 88 lots, then a revised Site Plan reflected 71 lots, and now, the applicant submitted another revised Site Plan reflecting 62 lots. The new Site Plan would be 3.35 units per acre. Should the Commission choose to go forward with the General Plan Amendment, staff recommended changing the General Plan Amendment to R instead of

MINUTES – Continued:

Low. In addition, staff requested Condition 1 on Item 13 [ZON-4093] be changed to reflect R-PD3 instead of R-PD4.

MR. CLAPSADDLE continued by stating along Horse Drive and Jones Boulevard, the lot sizes have increased, approximately 17,000 to 22,000 square feet. On the north side of the proposed project, there are 15 lots that back up to 12 existing lots and on the east side, there are seven lots that back up to five existing lots, which is a positive adjustment. The new Site Plan does not reflect any open space, where approximately 10,000 feet is required. Staff is concerned with the zero open space and the adjustments in the number of lots.

BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant/owner. He concurred with staff's recommendations on the General Plan Amendment. Using the overhead, he gave an overview of the proposed project. The applicant's goal was to meet the intent and standards of the Iron Mountain Ranch, as the 20-acre proposed project is adjacent to the Iron Mountain Ranch Master Planned Community. The applicant has met with the residents to address their concerns and still achieve the standards of Iron Mountain Ranch. The residents preferred that the larger lots be situated around the perimeter of the project. Their main concern was the lot sizes and would rather have the open space used within the lot sizes, which would give the residents some private open space in their backyards. He thanked the residents, particularly MS. BEVERLY BLASKEY, the core group and Planning and Development staff for working with them on this convoluted application.

BRUCE MEACHAM, 8305 Fulton Ranch Street, stated his property is adjacent to the proposed property. He purchased his property in January 2004 specifically because of the zoning, and he opposed to any rezoning on this parcel. He stated he was not aware of any previous meeting, only this one.

MR. GRONAUER clarified for COMMISSIONER DAVENPORT that an identical project was done within a year that is located across the street from this proposed project. At that time, the residents requested a condition allowing them to have horses on their properties. The proposed project is not designed for horse properties; however, there may be some guidelines that would allow horses on the properties that meet the ½ acre requirements. COMMISSIONER DAVENPORT was concerned about a potential problem with the larger lots being able to have horses and the smaller ones not being able to do so. MR. GRONAUER agreed to a stipulation that no horses would be allowed on these properties.

MINUTES – Continued:

COMMISSIONER EVANS stated he would not oppose to the change on the General Plan Amendment or the zoning. He is concerned with the lack of open space, as it is a critical component of the project. MR. GRONAUER commented that the question would be just how much of the open space would be usable. The majority of the residents would probably be using their backyards, as they would have large backyards.

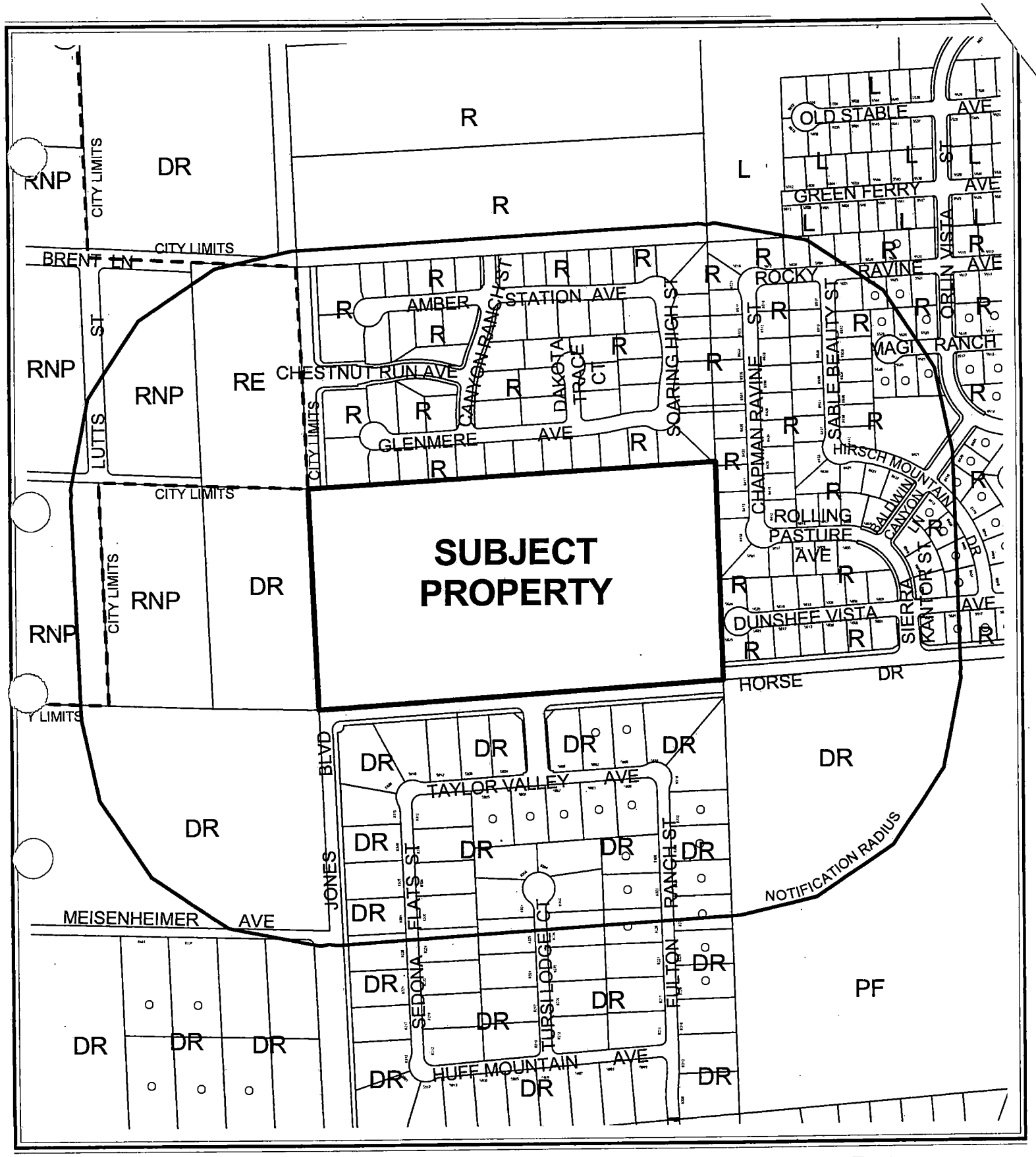
VICE CHAIRMAN NIGRO stated that sometimes priorities do exist that are worth making concessions, such as zero open space, because lots are significantly larger, the density is higher and the open space is not programmable in nature.

COMMISSIONER DAVENPORT concurred with VICE CHAIRMAN NIGRO'S comments. He added that he would have a concern if the number of lots increased without open space. Since this is not the case, as the number of lots has decreased, so he would support the application.

CHAIRMAN TRUESDELL thanked MR. GRONAUER for working with staff in resolving the residents' concerns.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094], and Item 15 [SDR-4095].

(6:49 – 7:07)

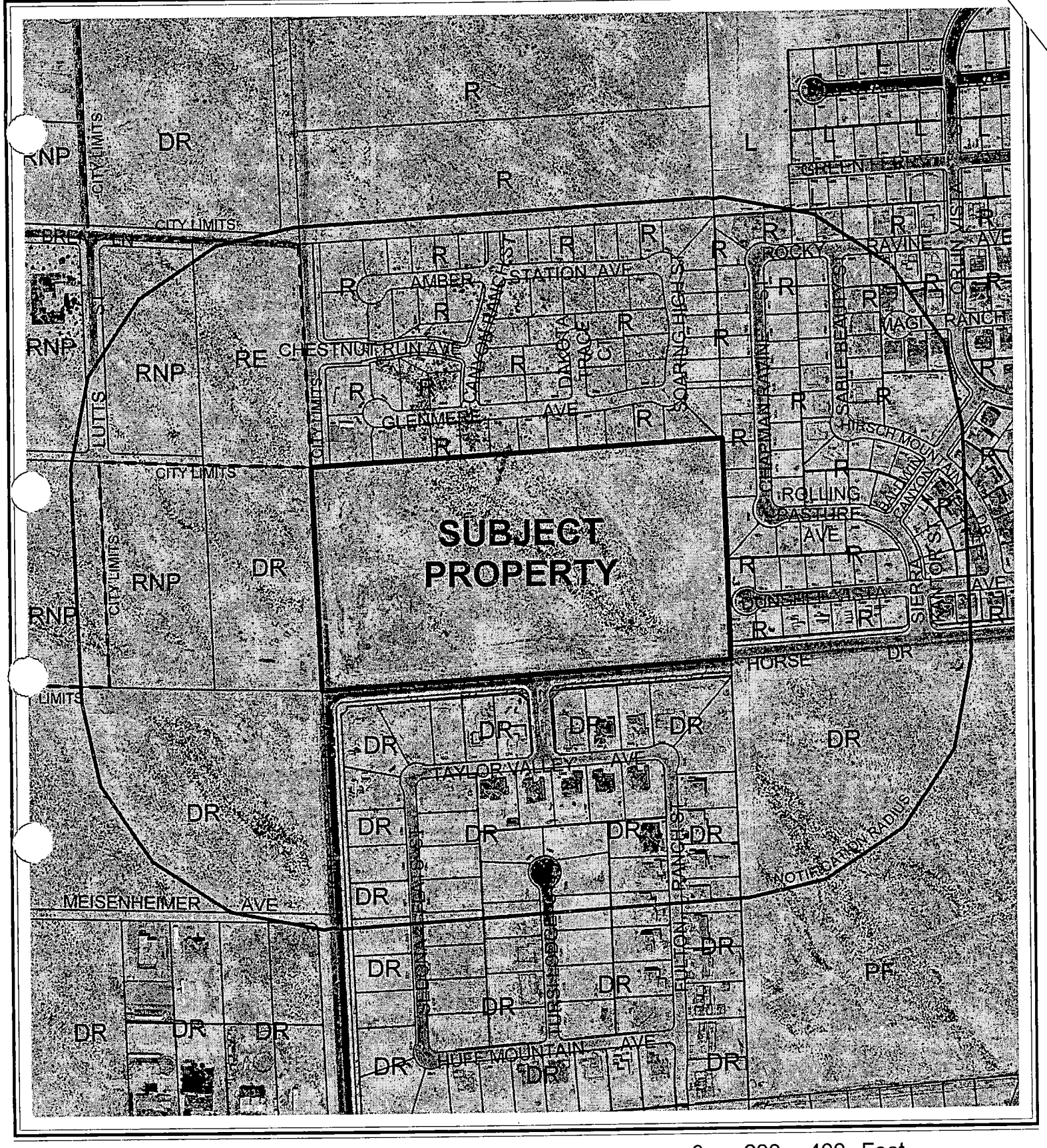


CASE: **GPA-4091**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L(LOW DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: **GPA-4091**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR(DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L(LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northeast corner of Horse Drive and Jones Boulevard from DR (Desert Rural) to L (Low Density Residential). A companion rezoning application (ZON-4093), variance (VAR-4094), and site development plan review (SDR-4095) were filed with this proposed amendment.

JUSTIFICATION LETTER

The applicant has indicated that it is their belief that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density residential the increase in the cost of land since the General plan was adopted plays a mitigating role in the desire for increased density.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Density Residential) Residential land uses (if residential) with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2.49 dwelling units per acre).
04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this item in abeyance to the June 10, 2004 meeting to provide the applicant's representative to review the request.
06/10/04	The Planning Commission abeyed this request to the June 24, 2004 Planning Commission meeting.
06/24/04	The Planning Commission voted to TABLE this request.

KCW

DETAILS OF APPLICATION REQUEST

Site Area: 20.35 Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

EXISTING ZONING

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to (R-PD3 Residential Planned Development - 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

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

DEFINITIONS

DR (Desert Rural Density Residential) (2.1 to 2.49 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

KCW

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

Low Density Residential (L) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments and planned community developments.

Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

ANALYSIS

The west property line of the subject parcel is along Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. The site is surrounded on all four sides with planned residential. The planned subdivision to north and east are approved for development with a density of three dwelling units per acre. The development approved to the south and west is approved for a density of two dwelling units per acre.

The proposed L (Low Density Residential Density) land use is totally inconsistent with the neighborhood. Jones Boulevard and Horse Drive have, historically, been a boundary between Rural Density Residential and Desert Rural Density development. Rural densities are developing north and east of Jones Boulevard and Horse Drive. Desert Rural is west of Jones and south of Horse. The closest Low Density Residential in this neighborhood to the subject parcel is at the southwest corner of Decatur and Horse, a quarter mile to the east of the subject parcel. The proposed development would result in a spot zoning. The conditions of the neighborhood have not changed so this request is also not appropriate.

FINDINGS

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

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

   The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation to L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

KCW

Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural land uses.

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

The proposed L (Low Density residential) land use designation would allow the R-1 (Single Family Residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development) with a density up to 5.49 dwellings unit per acre) zoning districts. These zoning districts would not be compatible with the existing zoning districts of the neighborhood surrounding the subject site, which are U (Undeveloped), R-PD3 (Residential Planned Development – 3 Units Per Acre), U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) and R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning districts.

In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

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

The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

The traffic capacity of Jones and Horse is consistent with the very low-density residential development as planned for the immediate area. The potential traffic generated by proposed density on the subject site will exceed that capacity.

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

There are no other plans or policies that support the proposed land use amendment.

By introducing a density potential of up to 5.49 dwelling units per acre where the greatest nearby planned density is 3.49 is nearby the application is in fact in conflict with the city policy of preserving the rural areas of the city.

The proposal is in conflict with Program C.1.2 of the General Plan which calls for the use of very low density, equestrian oriented, residential land use designated districts such as the subject parcel's Rural designation as a protection and enhancement of the existing rural development and established life-style.

KCW

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/23/04 The meeting was held at the Silverstone Golf Club. Fourteen residents were in attendance, with concerns regarding the square footage of the homes, density, setbacks, gated entry, if there will be a home owners association and ground breaking in about 18 months. There was unanimous opposition to lots smaller than a quarter acre.

NOTICES MAILED: 51 [Mailed with ZON-4093, VAR-4095 & SDR-4095 7/22/04 PC]
51 [Mailed with ZON-4093, VAR-4095 & SDR-4095 5/27/04 PC]

APPROVALS: 0

PROTESTS: 7

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4091 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____ Yes ___X✓___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Sharon L Marchiol

Print Name: SHARON MARCHIOL

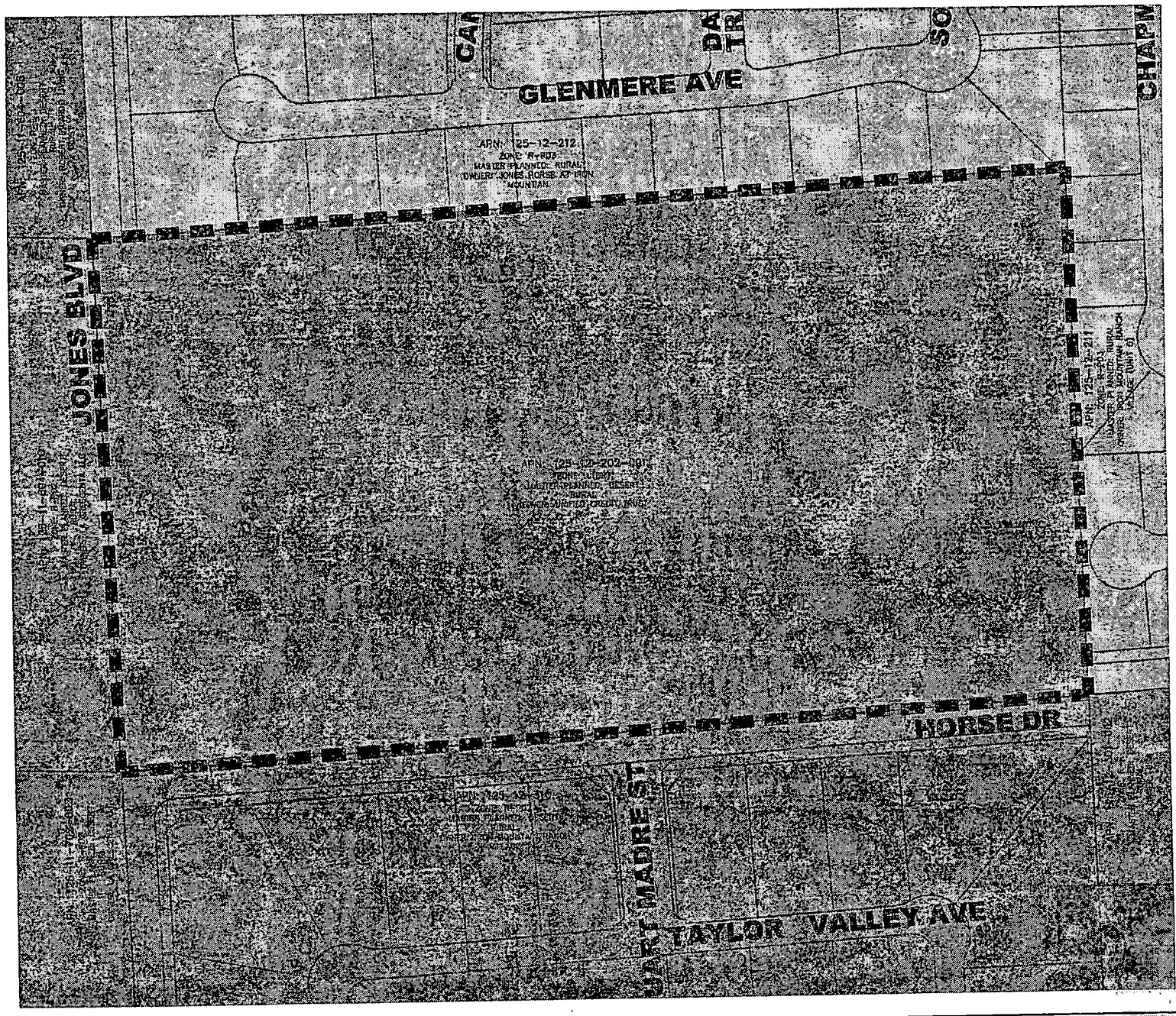
Subscribed and sworn before me

This 9th day of March, 2001

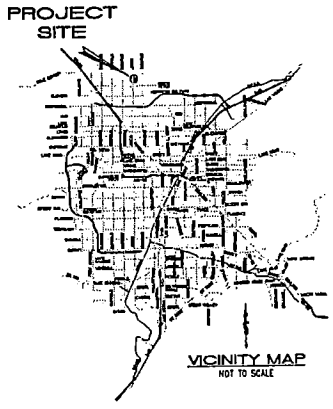
Ralynn K Cooper

Notary Public in and for said County and State

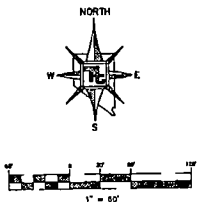
Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
Appointment Expires
Mar 15, 2004
No: 00-662



PROJECT SITE



VICINITY MAP
NOT TO SCALE



DEVELOPER
UNITED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

OWNERS
UNITED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

ASSESSORS PARCEL NUMBER:
125-12-202-001

TABULATIONS

EXISTING ZONING	U(DR)
EXISTING LAND USE	DESERT RURAL
PROPOSED LAND USE	LDW
GROSS ACREAGE	20.35 ACRES ±

GPA-4091
7/22/04 PC

UNIFIED CREDIT TRUST
3952 S. ATCHISON WAY #D
AURORA, CO

TETRA TECH, INC.

SITE PLAN TO ACCOMPANY
GENERAL PLAN AMENDMENT

JONES / HORSE
CITY OF LAS VEGAS, NEVADA

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date: 4-12-04
Name: H.W.H. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Marion Spence Dennye Spence

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:47
PLANNING & DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
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James Mayrow Linda Mayrow

Address: 6280 Brent Lane, Las Vegas, NV 89131

cc: Councilman Michael Mack

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Erma S. Davis _____

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
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Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

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Current Planning Division
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Please deny GPA-4091, ZON-4093 and SDR-4095.

Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING & DEVELOPMENT

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions and amending the following condition:
1. **The request shall be amended to *R-PD3* (Residential Planned Development – *3* units per acre.**

And adding the following condition:
No horses will be allowed on any of the properties.
– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:
NOTE: See Item 12 [GPA-4091] for all related discussion on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094] and Item 15 [SDR-4095].

(6:49 – 7:07)

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 13 – ZON-4093

CONDITIONS:

Planning and Development

1. The request shall be amended to *R-PD3* (Residential Planned Development – *3* units per acre).
2. No horses will be allowed on any of the properties.

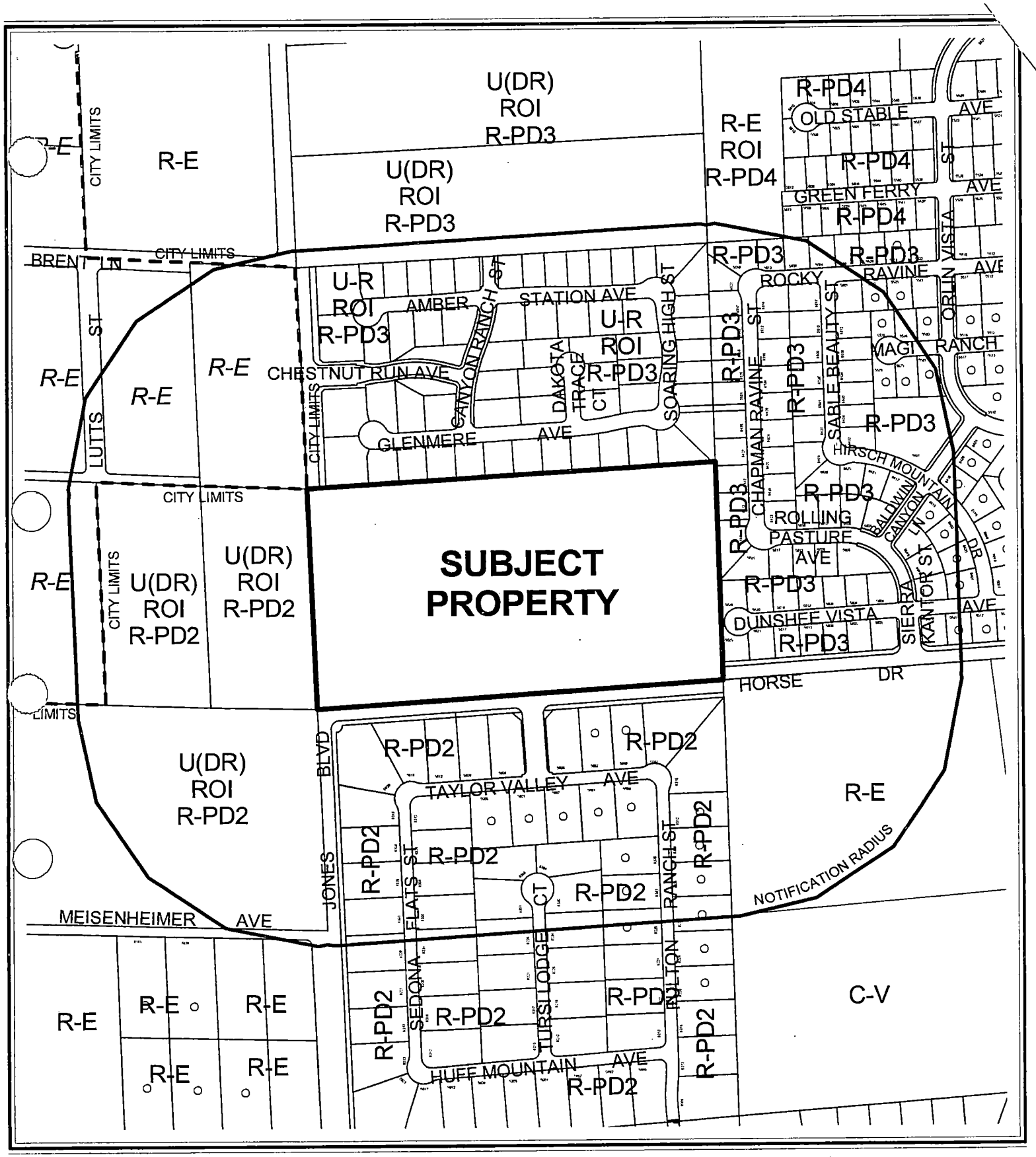
Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Jones Boulevard, 40 feet for Horse Drive and a 54-foot radius on the northeast corner of Jones Boulevard and Horse Drive. Additional dedications in accordance with Standard Drawing #234.1 along Jones Boulevard shall also be provided unless otherwise allowed by the City Traffic Engineer.

4. Construct half-street improvements, including appropriate overpaving if legally able, on Jones Boulevard and Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

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



0 200 400 Feet

CASE: **ZON-4093**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

0 200 400 Feet

CASE: **ZON-4093**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - REZONING - PUBLIC HEARING - ZON-4093 –
APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. The request shall be amended to R-PD4 (Residential Planned Development – 4 Units Per Acre).

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

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Jones Boulevard, 40 feet for Horse Drive and a 54-foot radius on the northeast corner of Jones Boulevard and Horse Drive. Additional dedications in accordance with Standard Drawing #234.1 along Jones Boulevard shall also be provided unless otherwise allowed by the City Traffic Engineer.

4. Construct half-street improvements, including appropriate overpaving if legally able, on Jones Boulevard and Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A companion General Plan Amendment application (GPA-4091), Variance (VAR-4094), and Site Development Plan Review (SDR-4095) were filed with this proposed amendment.

Since the last Planning Commission meeting, the applicant has submitted a revised site development plan showing 71 lots, with a minimum lot size of 6,300 square feet. The new plan has a density of 3.3 units per acre, which qualifies as an R-PD4 (Residential Planned Development – 4 Units Per Acre) development.

B) Applicant's Justification

The applicant has indicated that it is their belief that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density residential the increase in the cost of land since the General plan was adopted plays a mitigating role in the desire for increased density.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this and all related items in abeyance to the June 10, 2004 meeting to provide the applicant's representative to review the request.
06/10/04	The Planning Commission voted to hold this item in abeyance to the June 24, 2004 meeting to provide time for the applicant time to meet with the neighborhood.

06/24/04 The Planning Commission voted to TABLE this request.

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

C) Neighborhood Meetings

03/23/04 The required General Plan Amendment was held with 14 residents in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	20.35

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General plan Designation]
North	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre)

E) General Plan Compliance

The site is located in the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR (Desert Rural) land use designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

B) General Analysis and Discussion

The site is surrounded on all four sides with planned residential. The planned subdivisions to north and east are approved for development with a density of three dwelling units per acre. The development approved to the south and west is approved for a density of two dwelling units per acre.

The project depicted on the revised site plan remains inconsistent with the neighborhood. Jones and Horse are seen to be a boundary between Rural Density and Desert Rural development. Rural densities are also developing north and east of Jones Boulevard and Horse Drive. Desert Rural is west of Jones and south of Horse. The closest Low Density Residential in this neighborhood is at the southwest corner of Decatur and Horse, a quarter mile to the west of the subject parcel.

FINDINGS

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

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

   The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

   Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural land uses.

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

   The proposed L (Low Density residential) land use designation would allow the R-1 (Single family residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development) with a density up to 5.49 dwellings unit per acre) zoning districts. The uses that are allowed in these zoning districts would not be compatible with the existing zoning districts in place in the neighborhood surrounding the subject site, which are U (Undeveloped) [DR (Desert Rural) General Plan Designation], R-PD3 (Residential Planned Development – 3 Units Per Acre), U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) and R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning districts.

   In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

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

   The proposed development would result in a spot zoning. The conditions of the neighborhood have not changed so this request is also not appropriate.

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

   The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

   The traffic capacity of Jones and Horse is consistent with the development as planned (very low density residential) for the immediate area. The potential traffic generated proposed density on the subject site may exceed that capacity.

NOTICES MAILED 51 [Mailed with GPA-4091, VAR-4094 & SDR-4095] – 07/22/04 PC
51 [Mailed with GPA-4091, VAR-4094 & SDR-4095] – 05/27/04 PC

APPROVALS 0

PROTESTS 7

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4093 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____ Yes _____ X _____ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: SHARON MARCHIO

Print Name: Sharon L Marchio

Subscribed and sworn before me

This 9th day of March, 2004

Ralynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
My Appointment Expires
No: 00-66[illegible] December 15, 2004

Revised 2/12/02

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

TABULATION

APN # _____ 125-12-202-001
EXISTING ZONING _____ U
PROPOSED ZONING _____ RPD-4
EXISTING LAND USE _____ DR
EXISTING LAND USE _____ L
NUMBER OF LOTS _____ 71
ACREAGE _____ 18.5 AC ±
D.U.A. _____ 3.83 ±

OWNERS

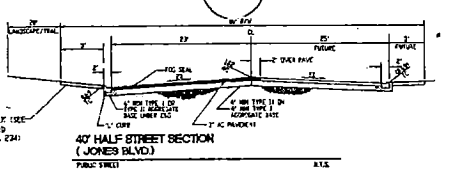
APN: 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #D
AURORA, CO 80014-5195

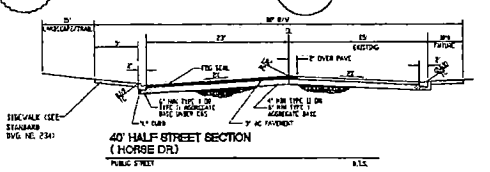
DEVELOPER

APN: 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #D
AURORA, CO 80014-5195

OPEN SPACE TABULATION

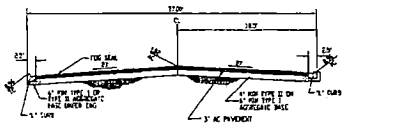
OPEN SPACE PROVIDED _____ 30,164 SQ.FT. (.69 AC.)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES?
OPEN SPACE REQUIRED _____ 50,926 SF (1.16 AC.)

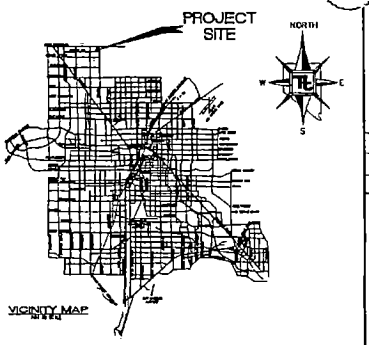


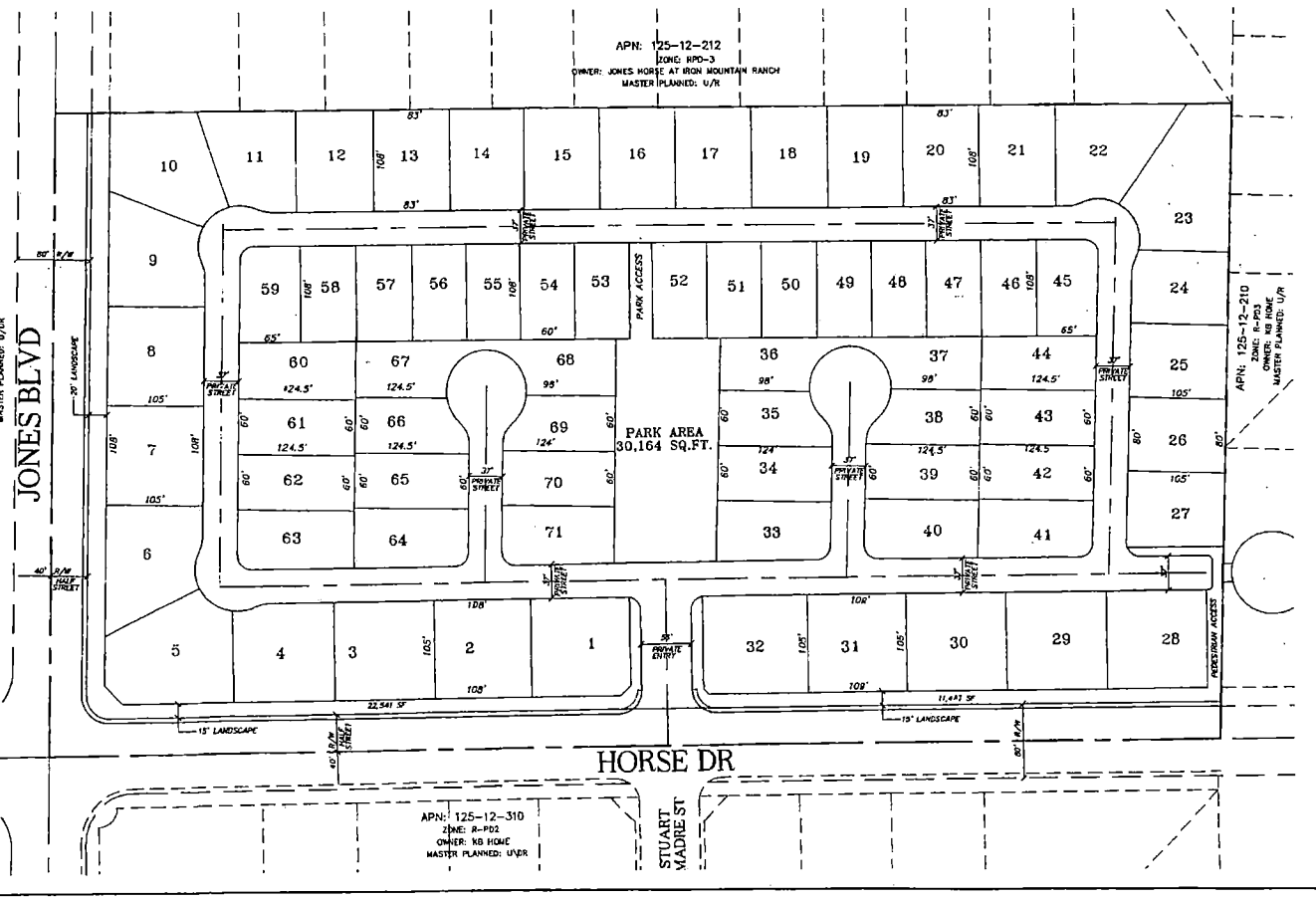


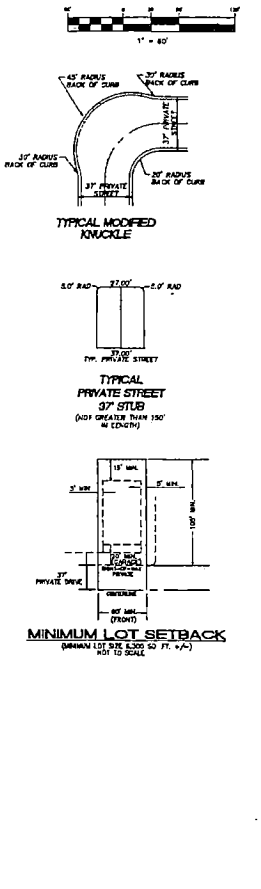
GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES, &VAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS. MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.









UNIFIED CREDIT TRUST
ATTN: SHARON MARICHOL
3952 S. ATCHISON WAY, #D
AURORA, CO 80014-5195
(720) 493-7711

TETRA TECH, INC.
3670 N. RANCHO DR., SUITE 101, LAS VEGAS, NEVADA 89130 (702) 838-0000

SITE PLAN
ACCOMPANY ZC/SDPR

JONES/HORSE
CITY OF LAS VEGAS

PROJECT NO. P09106-0004
SCALE: 1"=40'
SHEET 1 OF 1

REVISIONS NO.6 (5-28-04)

ZON-4093
VAR-4094
SDR-4095
7/22/04 PC
REVISED 05/28/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 4-12-04
Name: H.WH. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Marion Pearce Dennye Spence

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

PLANNING & DEVELOPMENT
04 APR 19 PM 3:47
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

James Marynow Linda Marynow

Address: 6280 Brent Lane, Las Vegas, NV 89131

cc: Councilman Michael Mack

PLANNING & DEVELOPMENT DEPARTMENT
04 APR 19 PM 3:47
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Erma S. Davis

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING AND DEVELOPMENT

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
ABEYANCE - RENOTIFICATION - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 11,000 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre], Ward 6 (Mack).

C.C.: 08/18/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:
NOTE: See Item 12 [GPA-4091] for all related discussion on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094] and Item 15 [SDR-4095].

(6:49 – 7:07)

1-1460

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 14 – VAR-4094

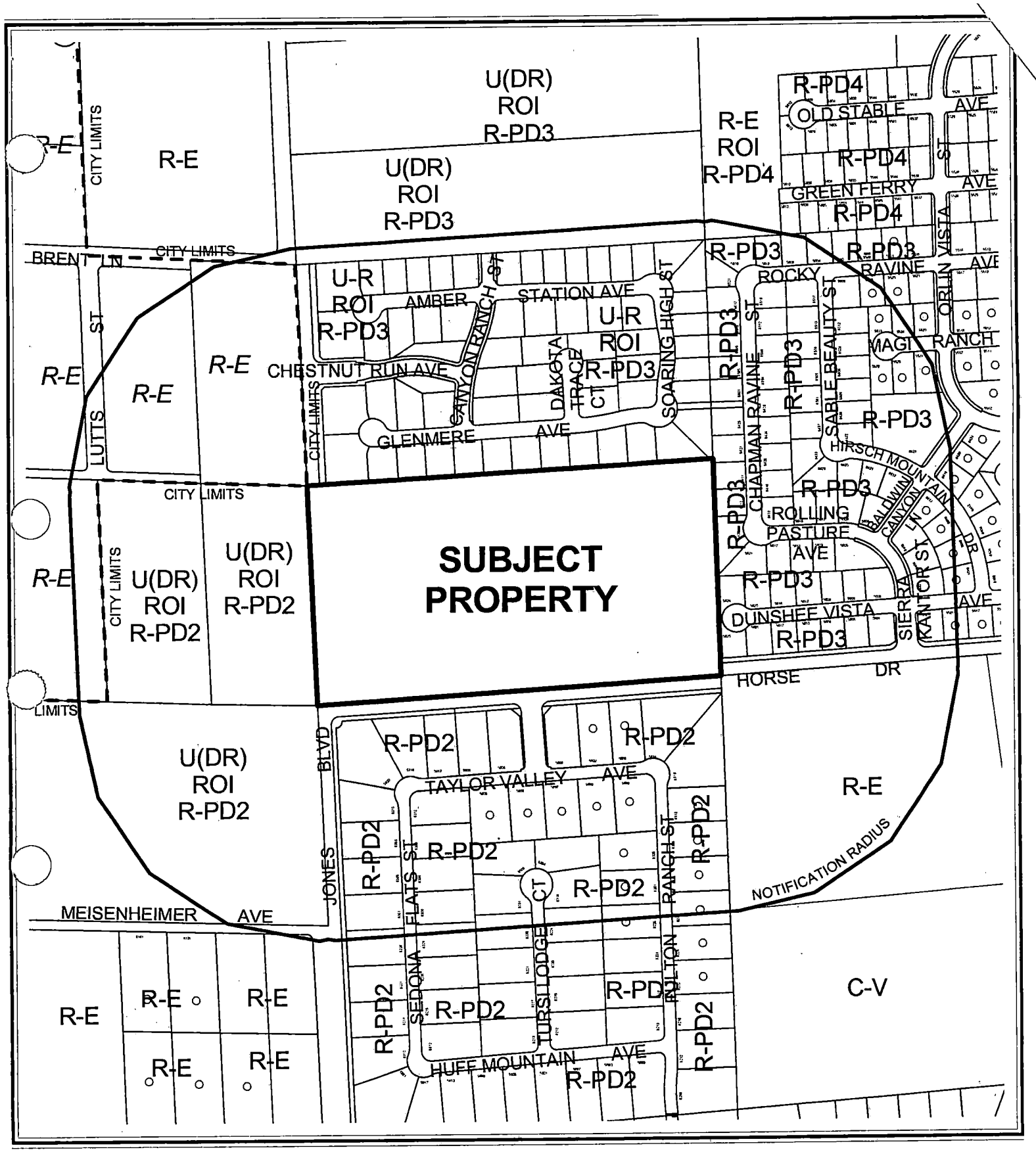
CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4093) and Site Development Plan Review (SDR-4095).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $116,092 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



CASE: **VAR-4094**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-4094 -
APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4093) and Site Development Plan Review (SDR-4095).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $116,092 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Variance to allow 34,340 square feet of open space where 65,363 square feet of open space is required for a 20.35-acre single-family detached development adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A companion general plan amendment application (GPA-4091), rezoning (ZON-4093), and site development plan review (SDR-4095) were filed with this proposed variance.

Since the last Planning Commission meeting, the applicant has submitted a revised site development plan for 71 lots. This new plan is providing 30,164 square feet of open space where 50,926 square feet is required.

B) Applicant's Justification

It is the position of the applicant that providing larger lots for each of the homeowners is preferable to providing increased usable open space.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04 The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.

05/27/04 The Planning Commission voted to hold this and all related items in abeyance to the June 10, 2004 meeting to provide the applicant's representative to review the request.

06/10/04 The Planning Commission voted to hold this item in abeyance to the June 24, 2004 meeting to provide time for the applicant time to meet with the neighborhood.

06/24/04 The Planning Commission voted to TABLE this item.

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

C) Neighborhood Meetings

03/23/04 A neighborhood meeting was held for the companion General Plan Amendment application. Fourteen residents attended the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.35 Acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) [R (Rural) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
South	R-PD2 (Residential Planned Development - 2 Units Per Acre)
East	R-PD3 (Residential Planned Development - 3 Units Per Acre)
West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development- 2 Units Per Acre)

E) General Plan Compliance

The site is located on the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR land use designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

A) Zoning Code Compliance

A1) Landscape and Open Space Standards: R-PD (Residential Planned Development)

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
20.35 acres	4.32 DUA	1.65	7.37 %	65,363 SF	3.87	34,340 SF

This application requests relief from this standard. The subject deviation is 31,023 square feet.

B) General Analysis and Discussion

The applicant proposes a central park area located just inside of the subdivision. The park is connected to the interior street of the subdivision by a trail corridor. There is a pedestrian access shown that will be at the southeastern corner of the subdivision. The access will connect the interior of the subdivision to Horse Drive. The total area of 30,154 square feet does not meet the required 50,889 square feet required by the Code.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of

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

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by proposing too many lots within the subdivision. An alternative subdivision design that has fewer lots would allow conformance to the Title 19 requirements for open space.

In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 51 [Mailed with ZON-4093, GPA-4091 & SDR-4095] – 07/22/04 PC
51 [Mailed with ZON-4093, GPA-4091 & SDR-4095] – 05/27/04 PC

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4094 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Sharon L Marchiol

Print Name: SHARON MARCHIOL

Subscribed and sworn before me

This 9th day of March, 2004

Ralynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
Appointment Expires
2004
No: 00-6820

Revised 2/12/02

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

TABULATION

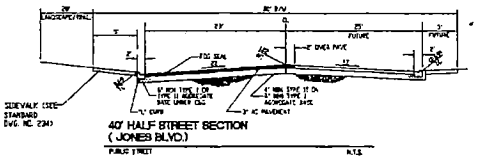
APN # 125-12-202-001
EXISTING ZONING U
PROPOSED ZONING RPD-4
EXISTING LAND USE DR
EXISTING LAND USE L
NUMBER OF LOTS 71
ACREAGE 18.5 AC ±
D.U.A. 3.83 ±

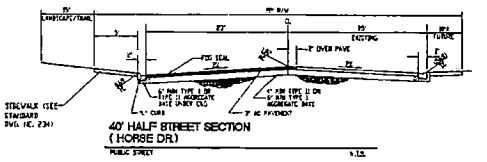
OWNERS
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #B
AURORA, CO 80014-5185

DEVELOPER
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHOL TRUST
3952 S. ATCHISON WAY, #B
AURORA, CO 80014-5185

OPEN SPACE TABULATION

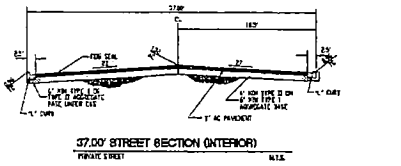
OPEN SPACE PROVIDED 30,164 SQFT (.69 AC.)
.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±
OPEN SPACE REQUIRED 50,926 SF (1.16 AC.)

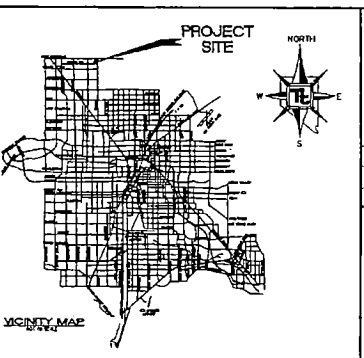


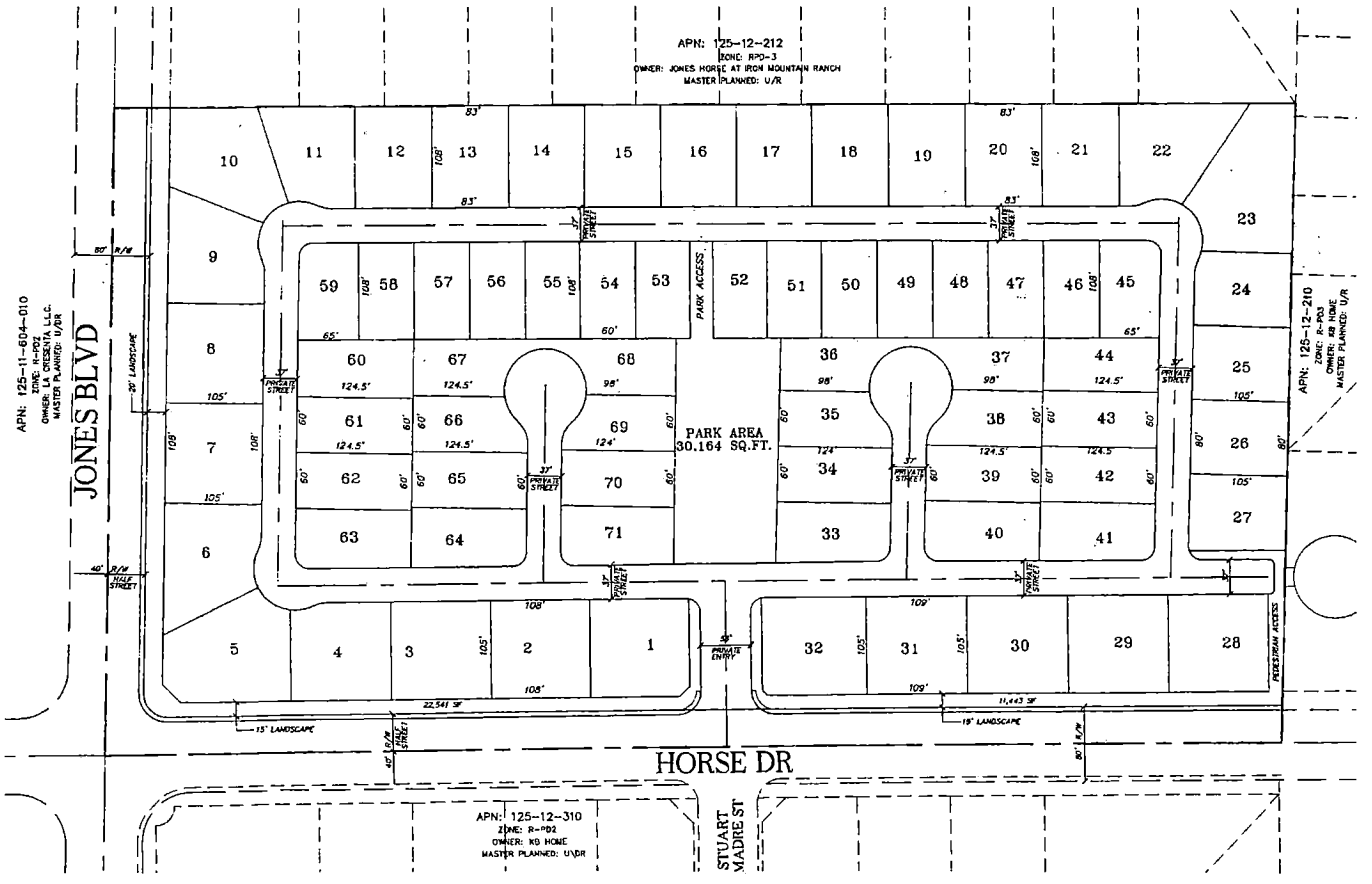


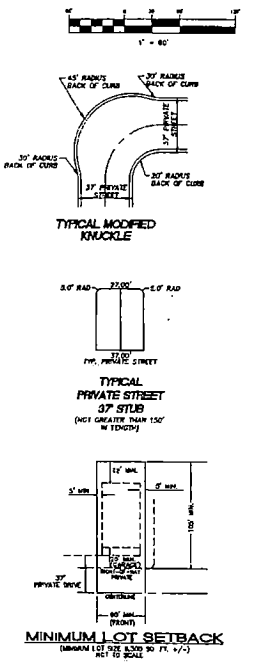
GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES. AVAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS, MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.









REVISIONS NO.8 (5-28-04)

UNIFIED CREDIT TRUST
SHARON MARICHOL, TRUSTEE
3952 S. ATCHISON WAY #B
AURORA, CO. 80014-5185
(720) 493-7711

TETRA TECH, INC.
1470 WALNUT ST., SUITE 200, BOULDER, COLORADO 80302 (303) 447-2700
400 N. ASHLEY DR., SUITE 900, TAMPA, FLORIDA 33602 (813) 262-4500

SITE PLAN
ACCOMPANY ZC/SDPR

JONES/HORSE
CITY OF LAS VEGAS

PROJECT NO. P09106-0004

SHEET 1 OF 1

ZON-4093
VAR-4094
SDR-4095
7/22/04 PC
REVISED 05/28/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 4-12-04
Name: H.WH. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Site Development Plan Review FOR AN 66 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	**Planning Commission Mtg.**	0
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends DENIAL.

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

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

4. All development shall be in conformance with the site plan and building elevations, date stamped July 17, 2004 for a maximum of 62 lots, except as amended by conditions herein.

And adding the following condition:

No horses will be allowed on any of the properties.

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:
NOTE: See Item 12 [GPA-4091] for all related discussion on Item 12 [GPA-4091], Item 13 [ZON-4093], Item 14 [VAR-4094] and Item 15 [SDR-4095].

MINUTES -- Continued:

(6:49 – 7:07)
1-1460

CONDITIONS:

Planning and Development

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

2. A Rezoning (ZON-1025) to an R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District approved by the City Council.

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

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

5. Maximum building height shall not exceed two stories or 35 feet, whichever is less.

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 7.5 feet on the corner side, and 15 feet in the rear.

7. The landscaping plan shall be amended to show conformance to Code Standards.

8. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of 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. All City Code requirements and design standards of all City departments must be satisfied.

CONDITIONS – Continued:

Public Works

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

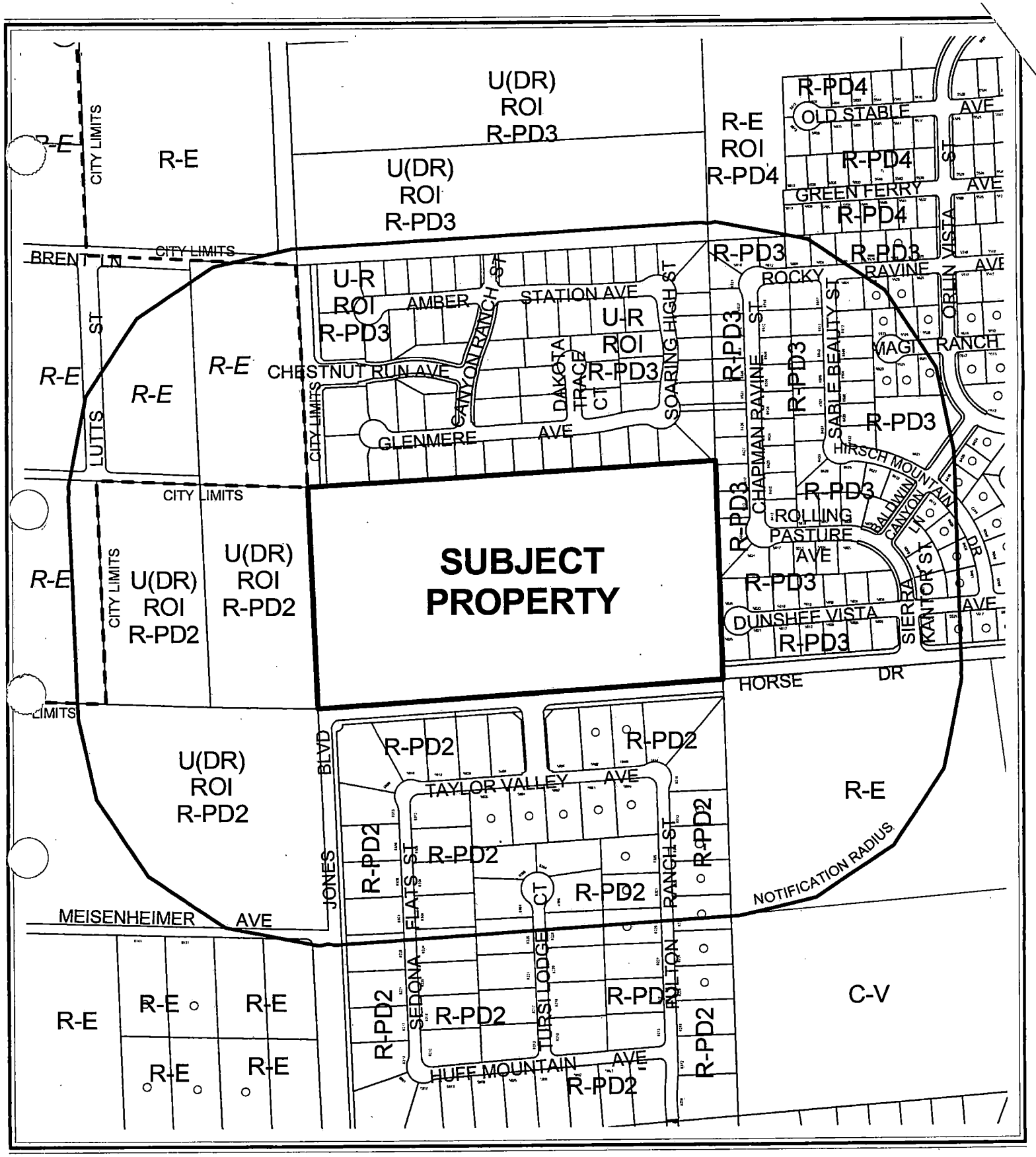
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4093 and all other subsequent site-related actions.

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

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



CASE: **SDR-4095**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4091), Rezoning (ZON-4093), Variance (VAR-4094) approved by the City Council.

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

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

4. All development shall be in conformance with the site plan and building elevations, date stamped August 18, 2004, except as amended by conditions herein.

5. Maximum building height shall not exceed two stories or 35 feet whichever is less.

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 7.5 feet on the corner side, and 15 feet in the rear.

7. The landscaping plan shall be amended to show conformance to Code Standards.

8. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

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

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

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

Public Works

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

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

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

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4093 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review and a waiver of perimeter landscaping requirements for an 88 lot residential subdivision on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive.

A General Plan Amendment (GPA-4091) and a Rezoning (ZON-4093) application were submitted as companion items.

Since the May 27th Planning Commission meeting, the applicant has submitted a revised plan showing 71 lots, with a minimum lot size of 6,300 square feet. A centralized park area of 30,164 square feet is provided for common open space in this project.

B) Applicant's Justification

According to the applicant, growth within the City of Las Vegas confines is developing at a rapid pace. They believe that the area in question would easily lend itself to slightly more intense residential development. While surrounded by very low density single family residential development, the increase in the cost of land since the General Plan was adopted plays a mitigating role in the desire for increased density.

The minimum lot size is 6,300 square feet. A total of 30,164 square feet of open space, instead of the required 50,889 square feet, is proposed. A companion Variance (VAR-4094) has been filed to address the difference in open space.

BACKGROUND INFORMATION

A) Previous Actions

04/22/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to redesign the site.
05/27/04	The Planning Commission voted to hold this and all related items in abeyance to the June 10, 2004 meeting to provide the applicant's representative to review the request.
06/10/04	The Planning Commission voted to hold this item in abeyance to the June 24, 2004 meeting to provide time for the applicant time to meet with the neighborhood.
06/24/04	The Planning Commission voted to TABLE this item.
07/22/04	The Planning Commission will hear related items GPA-4091 and ZON-4093 as a part of this agenda.

B) Pre-Application Meeting

02/27/04 At the pre-application conference meeting the following was discussed:

- The lots along the north property line should match those planned in the subdivision to the north.
- R-PD Open Space standards apply.
- Trail on Jones not required.
- Area for the streetscape to be shown as a common lot.
- Landscaping in the common lot will be one 24-inch box tree spaced thirty feet on center.

C) Neighborhood Meetings

03/23/04 The required General Plan Amendment meeting was held with 14 residents in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20.35

B) Existing Land Use

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

C) Planned Land Use

Subject Property	DR (Desert Rural)
North	R (Rural)
South	DR (Desert Rural)
East	R (Rural)
West	DR (Desert Rural)

D) Existing Zoning

Subject Property	U (Undeveloped) [DR (Desert Rural) General Plan Designation]
North	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East	R-PD3 (Residential Planned Development – 3 Units Per Acre)

West	U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent R-PD2 (Residential Planned Development – 2 Units Per Acre)

E) General Plan Compliance

The site is located on the Centennial Hills Sector Plan area. The Centennial Hills Interlocal Land Use Plan designates this site as DR (Desert Rural). The density range for lands so designated is in the range of 0 to 2 units per acre. The Plan states that within such areas, "...the predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals." The proposed development is outside the density range allowed under this land use designation. The proposed zoning change to the R-PD5 (Residential Planned Development - 5 Units Per Acre) is not in conformance with the DR (Desert Rural) land use designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review and a waiver of perimeter landscaping requirements for a 71 lot residential subdivision on 20.35 acres located adjacent to the northeast corner of Jones Boulevard and Horse Drive. The west property line of the subject parcel is Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. Access to subdivision will be from Horse via a private entry. A 30,164 square foot park area is centrally located just inside of the subdivision. A trail is planned that will allow pedestrian access to the park from the northern most street in the subdivision.

ANALYSIS

Zoning Code Compliance

A1) Development Standards

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

Standards	Proposed	Compliance
Min. Lot Size	6,300 Sq. Feet	Y
Min. Lot Width	60 Feet	Y
Min. Setbacks		
• Front	20 Feet	Y
• Side	5 Feet	Y
• Corner	7.5 Feet	Y
• Rear	15 Feet	Y
Max. Lot Coverage	60 %	Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposal meets the requirements for an R-PD (Residential Planned Development) development.

A2) Residential Adjacency Standards

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

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
SFD	N/A	2 per Unit	2	N/A	2	N/A

The proposal meets the requirements of Title 19.10 for parking.

A4) Landscape Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	N/A	N/A	N/A
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	1,880/30= 63 Trees	39
• Min. Zone Width	6 Feet		5 feet
• Wall height	6 Feet		Not Shown

The proposal does not meet the landscaping requirements of the Urban Design Guidelines and Standards. A waiver of the perimeter landscaping standards has been requested by the applicant and is a part of this application.

A5) Open Space Standards:

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
20.35 acres	3.83 DUA	1.65	7.37 %	50,889 SF	3.87	30,164 SF

The proposal has requested relief from this standard. The subject deviation is 31,023 square feet. A companion variance (VAR-4094) has been submitted to address the applicant's proposal.

B) General Analysis and Discussion

- **Zoning**

The proposed L (Low Density residential) land use designation would allow the R-1 (Single Family Residential), R-MH (Manufactured Home) and R-PD (Residential Planned Development) with a density up to 5.49 dwellings unit per acre) zoning districts. The uses that are allowed in these zoning districts would not be compatible with the existing zoning districts in place in the neighborhood surrounding the subject site, which are U (Undeveloped) [DR (Desert Rural) General Plan Designation], R-PD3 (Residential Planned Development – 3 Units Per Acre), U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) and R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning districts.

In terms of existing land uses, the zoning districts that would be allowed under an L (Low Density residential) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site.

- **Site Plan**

The west property line of the subject parcel is Jones Boulevard and the south property line follows Horse Drive, both 80-foot Secondary Collectors on the Master Plan of Streets and Highways. Access to subdivision will be from Horse via a private entry. A park area, that comprises approximately 2/3rds of the provided open space, is located just inside of the subdivision. A trail is planned that will allow pedestrian access to the park from the northern most street in the subdivision.

- **Waivers**

A waiver of the perimeter landscaping standards has been requested by the applicant and is a part of this application. The applicant has not provided sufficient justification for waiving this standard.

- **Landscape Plan**

The proposal does not meet the landscaping requirements of the Urban Design Guidelines and Standards.

- **Elevation**

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

- **Floor Plan**

The floor plans are typical of single-family residential developments and will be compatible with surrounding development

FINDINGS

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

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

   The site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan for Desert Rural and Rural land uses. The change in land use designation L (Low Density Residential) will allow uses, densities and intensities incompatible with the surrounding planned development.

Approval of Low Density Residential on the subject site would represent a "spot zoning" designation that would be inappropriate in the context of surrounding long-term, very low-density rural land uses.

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

   The proposed development is inconsistent with the General Plan. It is inconsistent with the open space standards of the Code. A companion variance (VAR-4094) has been submitted to address the applicant's proposal. It is inconsistent with the Landscape, Wall and Buffer Standards and a waiver of the perimeter standards is part of this application for a Site Development Plan Review.

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

   The subject site has access to Horse Drive and Jones Boulevard, both of which are designated as Secondary (80-foot) Collectors on the Master Plan of Streets and Highways.

   The traffic capacity of Jones and Horse is consistent with the development as planned (very low density residential) for the immediate area. The traffic generated by the proposed density on the subject site will exceed that capacity.

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

   The building and landscape materials are appropriate for this type of development. The issue is, however, that this type of project should not be located in this rural area of the City.

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

   The building elevations are typical of single-family residential developments and will be compatible with surrounding development; it is, however, a development that exceeds the density characteristic of the area that will not be compatible with existing rural development and the aesthetics of that development in the area.

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

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

NOTICES MAILED 51 [Mailed with ZON-4093, VAR-4094 & GPA-4079] – 07/22/04 PC
51 [Mailed with ZON-4093, VAR-4094 & GPA-4079] – 05/27/04 PC

APPROVALS 0

PROTESTS 7

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4095 APN: 125-12-202-001

Name of Property Owner: UNIFIED CREDIT TRUST

Name of Applicant: UNIFIED CREDIT TRUST

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

____ Yes (X) No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Sharon R. Marchio

Print Name: SHARON MARCHIO

Subscribed and sworn before me

This 9th day of March, 2001

Ralynn K Cooper

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
RALYNN K. COOPER
My Appointment Expires
No: 00-66201-1 Date: Jan 11, 2004

TABULATION

APN # 125-12-202-001
EXISTING ZONING U
PROPOSED ZONING RPD-4
EXISTING LAND USE DR'
EXISTING LAND USE L
NUMBER OF LOTS 71
ACREAGE 18.5 AC ±
D.U.A. 3.83 ±

OWNERS

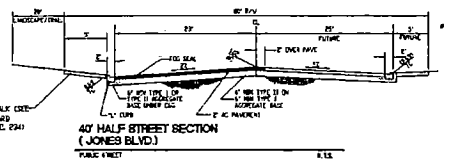
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHAL TRUST
3952 T. ATCHISON WAY, #0
AURORA, CO 80014-5195

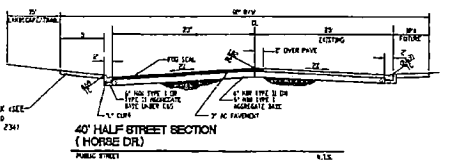
DEVELOPER

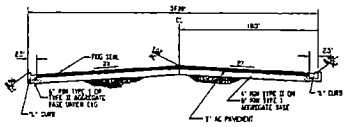
APN 125-12-202-001
UNIFIED CREDIT TRUST
SHARON MARICHAL TRUST
3952 S. ATCHISON WAY, #0
AURORA, CO 80014-5195

OPEN SPACE TABULATION

OPEN SPACE PROVIDED 30,164 SQ.FT. (.69 AC)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±
OPEN SPACE REQUIRED 50,926 SF (1.16 AC.)

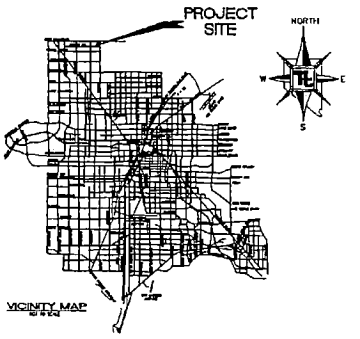


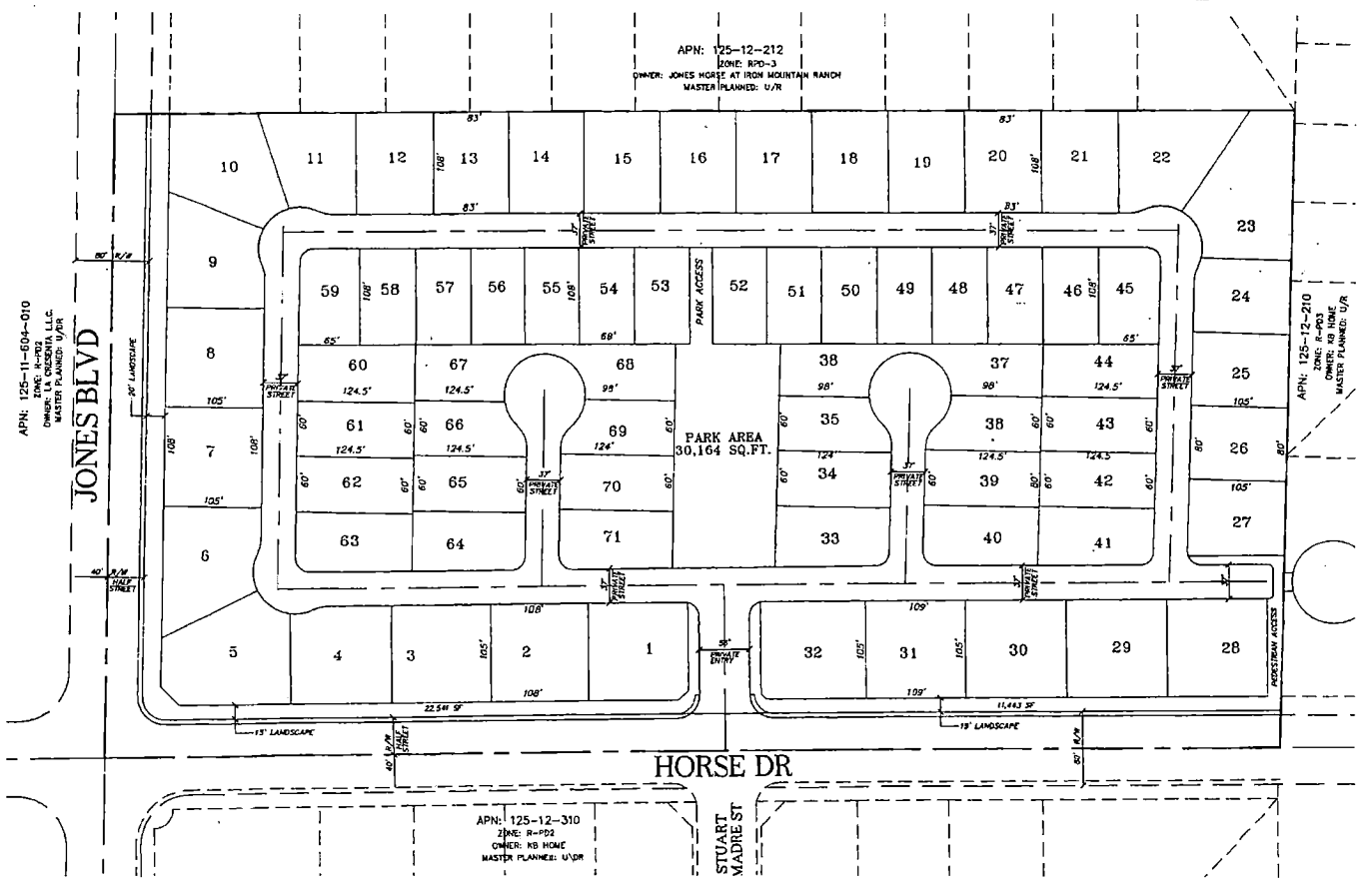


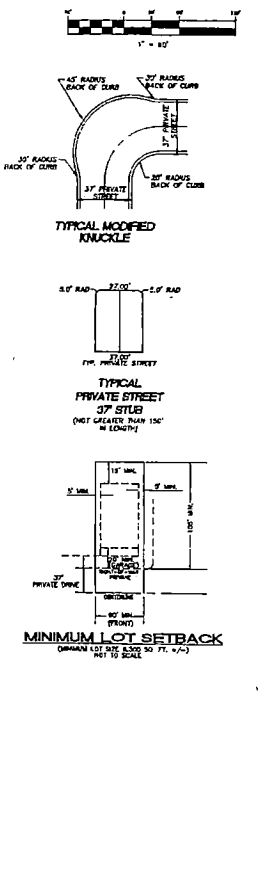


GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES, AVAILABLE PARKING IN THE DRIVEWAYS AND ON 37 FOOT STREETS, MEETING THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.







UNIFIED CREDIT TRUST
3952 T. ATCHISON WAY #0
AURORA, CO. 80014-5195
(720) 493-7711

TETRA TECH, INC.
1475 E. WOODMEN DR., SUITE 105, LONE TREE, COLORADO 80124
(303) 340-8500

SITE PLAN
ACCOMPANY ZC/SDPR
JONES/HORSE
CITY OF LAS VEGAS

PROJECT NO. P09106-0004
SHEET 1 of 1

REVISIONS NO.6 (5-28-04)

ZON-4093
VAR-4094
SDR-4095
7/22/04 PC
REVISED 05/28/04

Telephone Protest/ Approval Log

GPA-4091
VAR-4094
SDR-4095

Meeting Date: 4-22-PC **Case Number:** ZON-4093

Date: 4-12-04
Name: ARTHUR VANDERHARDEN
Address: 8780 MAVERICK ST
Phone: 395-0213
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date: 4-12-04
Name: H.WH. VANDERHARDEN
Address: 8775 LUTTS ST.
Phone: 658-5791
[Y] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

Re: Object to GPA-4091 Amend Centennial Hills General Plan from DR to L (R-PD5)
ZON-4093 U-DR to R-PD5
SDR-4095 88 lots on 20 acres & waive Perimeter Landscaping
N/E corner of Jones and Horse Unified Credit Trust
Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Marion Pierce Penrose Spense

Address: 8301 Mustang St, Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:47
DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

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Please deny GPA-4091, ZON-4093 and SDR-4095.

James Marygrow Linda Marygrow

Address: 6280 Brent Lane, Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:47
PLANNING AND DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

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Please deny GPA-4091, ZON-4093 and SDR-4095.

Erma L. Davis

Address: 8351 N. Mustang St., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING & DEVELOPMENT

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Melanie Alexander

Address: 8820 Maverick St., Las Vegas, NV 89131

cc: Councilman Michael Mack

DEVELOPMENT
04 APR 19 PM 3:46
RECEIVED

Planning and Development Department
Current Planning Division
631 South Fourth Street
Las Vegas, NV 89101

April 14, 2004

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Agenda items for April 22, 2004

We are neighbors of the referenced property and object to the proposed changes to the General Plan, the Zoning and the Site Development Plan for the following reasons:

West of Jones - directly across from the referenced project - our neighborhood is designated Rural Preservation. The existing properties range from 1.1 acres net to nearly 10 acres net, including several working horse ranches. Even American Premier's La Cresenta, now under construction, (68 units - 40 acres -1.7 units per acre) is zoned for horses.

South of Horse the existing neighborhood is zoned RPD-2, east of the property the existing neighborhood is zoned RPD-3, as is the under construction neighborhood on the north side.

RPD-5 (88 units on 20 acres without perimeter landscaping) would be incompatible, non-conforming, lowest and worst use.

Please deny GPA-4091, ZON-4093 and SDR-4095.

Jim Allen Diane Allen

Address: 6291 Meisenheimer Ave., Las Vegas, NV 89131

cc: Councilman Michael Mack

RECEIVED
04 APR 19 PM 3:46
PLANNING AND DEVELOPMENT

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

ABEYANCE - RENOTIFICATION - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3933 - CITY OF LAS VEGAS - Request to amend the Master Plan Transportation Trails Element of the General Plan to add and remove certain trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: 2 (Wolfson), 3 (Reese), 4 (Brown) and 6 (Mack).

C.C.: 08/18/04

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 - Not Applicable
3. Staff Report

MOTION:

NIGRO – APPROVED – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this application is to amend the City's Master Plan Transportation Trails Element of the General Plan to bring it into conformance with the Regional Transportation Commission's (RTC's) Non-Motorized Alternative Transportation Mode Master Plan.

MINUTES – Continued:

Trails would be deleted in the Kyle Canyon Gateway area, as they would be required as part of the development agreement between the City of Las Vegas and the appointed developer. In addition, there would be changes in the Lone Mountain Master Plan area because the trails have been made obsolete by recent development that includes its own circulation plan in that area. Lastly, trails would be added to link the City's trail system to the Summerlin and Peccole Ranch trails system. MS. WHEELER thanked TOM PERRIGO, Comprehensive Planning Manager, for the aforementioned information.

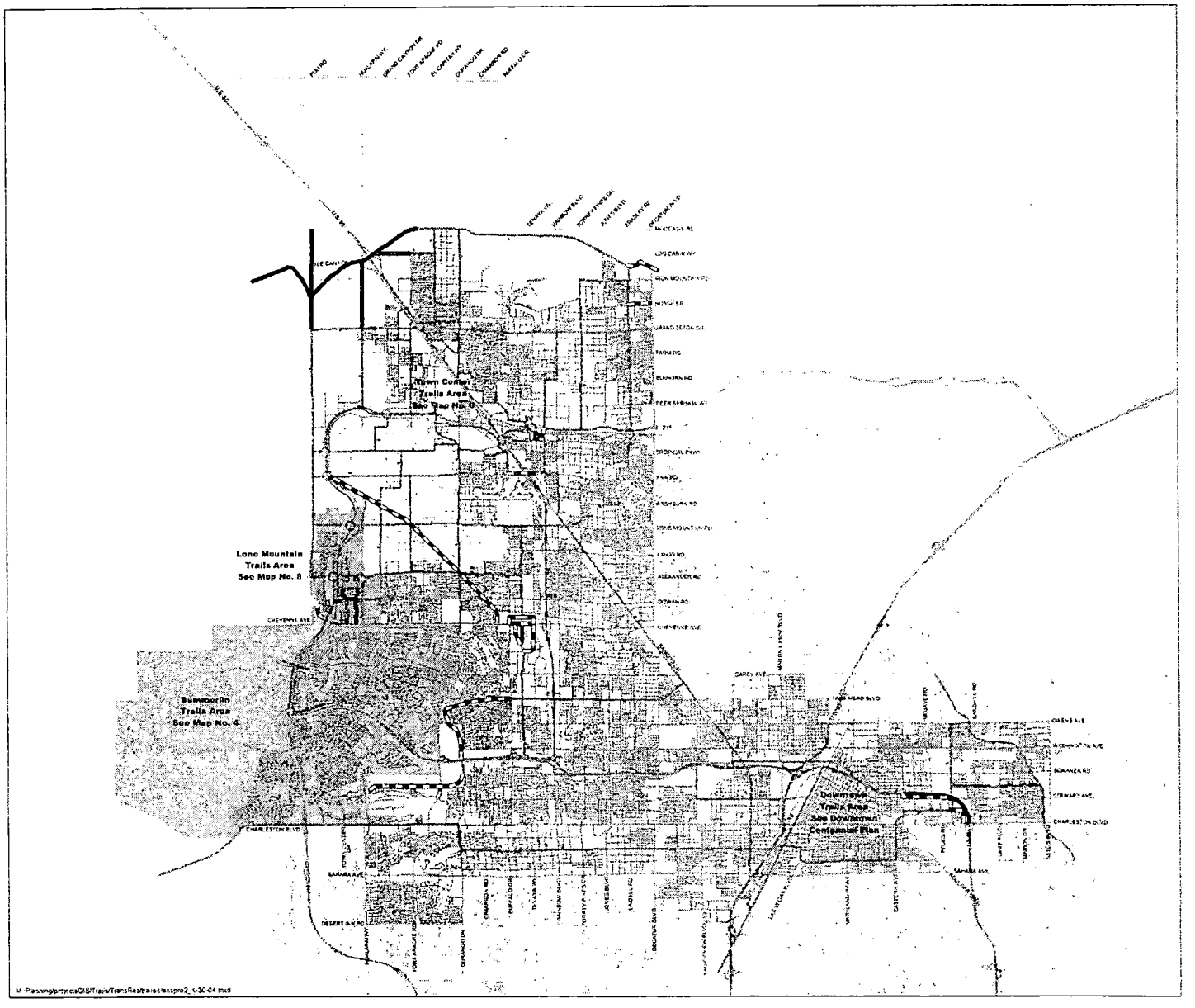
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:07 – 7:09)

Existing and Proposed Areas

TRAILS



City of Las Vegas

OFF-STREET MULTI-USE TRANSPORTATION TRAIL ALIGNMENTS

Map No. 2
Proposed

- Portion Proposed for Removal
- Portion Proposed for Addition
- Trail Crossings
- Multi-use Trails
- Freeway
- Street Centerline
- Railroad
- Corporate Limits
- Lone Mountain
- Summerlin
- Town Center
- nlvparks arc

N

Amended May 21, 2003 GPA-1983
Adopted January 16, 2002 Ordinance No. 5417

0 0.5 1 2 3 Miles

Map Created: June 15th, 2004

REVISED
6.7.04

GPA-3933
7-22-04 PC

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3933 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application is to amend the City's *Master Plan Transportation Trails Element* of the General Plan to bring it into conformance with the Regional Transportation Commission's (RTC's) *Non-Motorized Alternative Transportation Mode Master Plan.*

BACKGROUND DATA:

01/16/2002 The City Council adopted the *Master Plan Transportation Trails Element* of the General Plan

11/20/02 The City Council adopted the *Centennial Hills Interlocal Agreement Joint Parks and Trails Plan*

04/22/04 The Planning Commission approved the request to abey this application to the May 27, 2004 Planning Commission.

05/27/04 The Planning Commission approved the request to table this application.

DETAILS OF APPLICATION REQUEST

This application represents a significant change to the City's *Master Plan Transportation Trails Element* to bring the *Trails Element* into conformance with the RTC's *Non-Motorized Alternative Transportation Mode Master Plan.* Approval of this request will add and delete trails to Map No. 2 of the *Trails Element* entitled "Off-Street Multi-Use Transportation Tail Alignments."

DEFINITIONS

Trail: A designated route for persons driving or riding non-motorized vehicles, for pedestrians, and for other trail users. There are two major types of trails: transportation trails and recreation trails.

Trail, Transportation: A trail to be used for transportation purposes. A transportation trail may be characterized as a trail that provides access from one part of the community to another.

Trail, Recreation: A trail to be used for recreation purposes. A recreation trail may be characterized as a path that begins and ends in approximately the same locality, such as in a park or subdivision; it may constitute a path that is incorporated in a cultural or societal experience; or it may provide access to a destination that is generally oriented for recreation purposes. Trails intended for riding horses are considered to be recreation trails.

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

Many of the trails are located within the Centennial Hills Sector area where an *Interlocal Agreement Joint Parks and Trails Plan* has been established between the city of Las Vegas and the County of Clark County. The changes in the trail standards do not affect this agreement, as the *Plan* stipulates that where trails cross-jurisdictional boundaries, the trails are to be constructed according to each agency's standards.

ANALYSIS

The RTC contracted for the services of a consulting firm to prepare a Valley wide regional trails system. After more than two years of preparation, the *Non-Motorized Alternative Transportation Mode Master Plan* is done. The *Plan* is comprehensive in its approach to trail alignments and standards for a transportation trails system. Although the *Plan* does not depart significantly from the City's adopted trail plans, Map No. 2 of the *Master Plan Transportation Trails Element* will require changes which include the following:

- The deletion of proposed trails in the vicinity of the Kyle Canyon Gateway area. The trails for this area will be addressed when the City is presented with a plan for the overall development of the area.
- Amendment of the Trails Element for those trails in the Lone Mountain and Lone Mountain West areas previously revised by resolution
- The addition of a trail corridor along a power line easement that extends northwest from Alexander Avenue and Durango Drive
- Realignment of the U.S. 95 transportation trail
- Realignment of the Lone Mountain Trail in the vicinity of Tenaya Way and Cheyenne Avenue
- The addition of a trail along Alta Drive from Durango Drive to Summerlin
- The addition of a trail extending east from the intersection of Iron Mountain Road and Bradley Road to the city limits

FINDINGS

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

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

   The subject application does not involve changes in density and intensity of existing land use designations.

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

   The subject application does not involve changes in land use or conjunctive zoning designations.

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

   The trail amendments will enhance the alternative mode transportation system.

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

   The subject application proposes to improve a regional trails system that is a goal of the city of Las Vegas General Plan. One of the areas of interest specifically referenced, states:

   "A multi-use trails system (bicycle, pedestrian and equestrian trails) is another important element of a successful multi-modal circulation system. Such a multi-use trail system will utilize dedicated rights-of-way or easement to connect other exiting trail systems..."

Enhanced connectivity proposed by these changes supports this goal.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Since the proposed amendments to the Master Plan Recreation Trails Element are not site specific, a neighborhood meeting was not held. The amendments were, however, referred to the Southern Nevada Regional Trails Partnership, which is the leading trail organization in the Valley that represents the interest of all trail users. No comments have been received.

NOTICES MAILED: NEWSPAPER ONLY

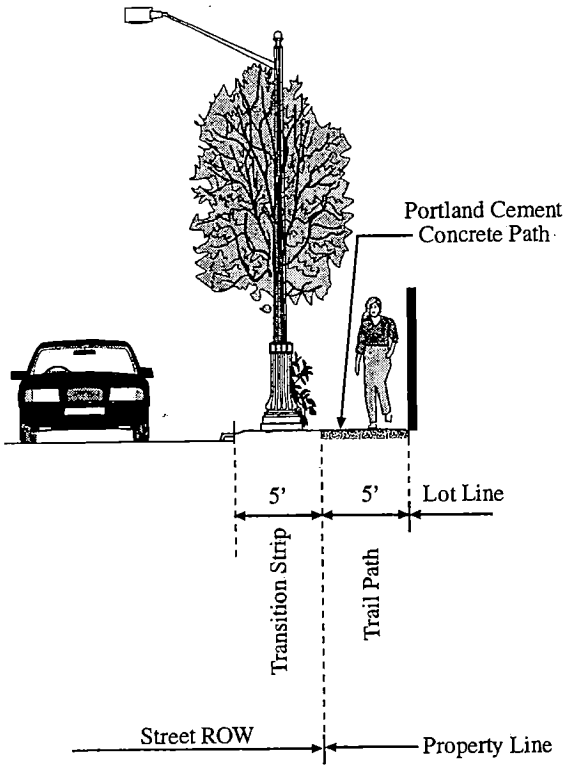
APPROVALS: 0

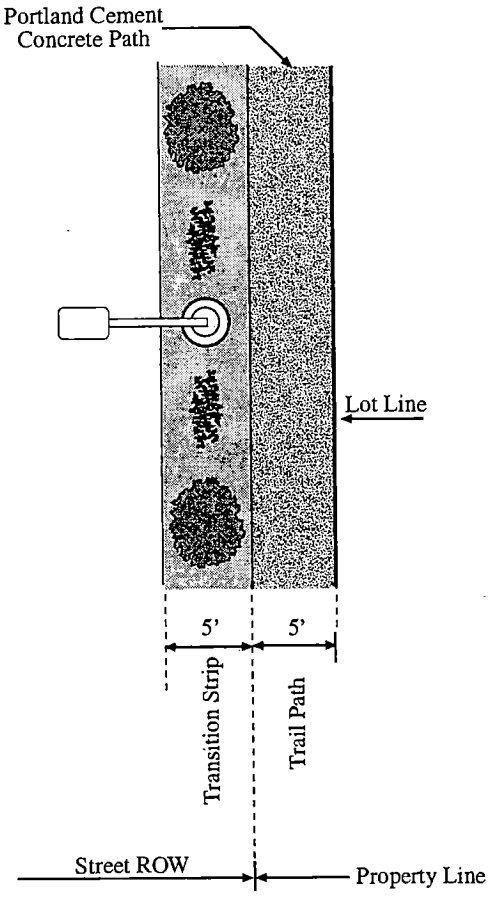
PROTESTS: 0

Proposed

CITY OF LAS VEGAS
Transportation
Trails Element

Exhibit 2
Connector Trail





Notes:
The transition strip, transportation trail path, and landscaped corridor are **constructed** by a developer. The trail path is **deeded** to the City. The transition strip and trail path are **maintained** by a homeowners association/private property owner.

GPA-3933
4-22-04 PC

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE AMOUNT OF REQUIRED FOUNDATION LANDSCAPING, AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING STANDARDS FOR A PROPOSED 4,594 SQUARE-FOOT CHURCH/ HOUSE OF WORSHIP on 0.48 acres adjacent to the northeast corner of "D" Street and Monroe Avenue (APN: 139-27-111-061 and 062), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 08/18/04

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

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

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

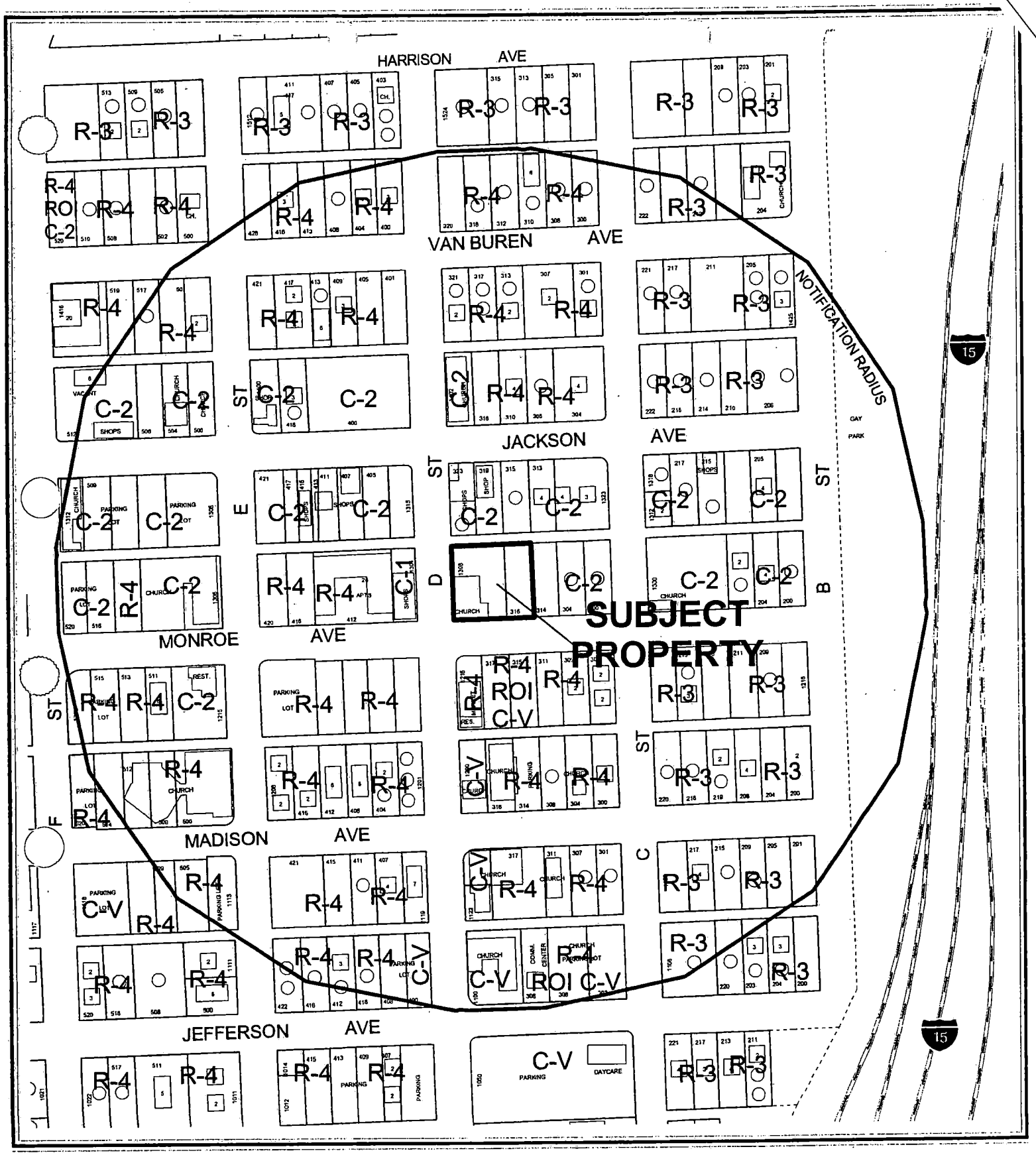
MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 71 [MSP-4622] to 8/12/2004 Planning Commission meeting, Item 35 [ZON-4623], Item 36 [SDR-4626], Item 37 [GPA-4631, Item 38 [ZON-4635], Item 39 [SDR-4638], Item 47 [GPA-4649], Item 48 [ZON-4646], Item 49 [VAR-4648] and Item 50 [SDR-4647] to 8/26/2004 Planning Commission meeting, Item 31 [GPA-4609], Item 32 [VAR-4671] and Item 33 [SDR-4606] to 9/09/2004 Planning Commission meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [SDR-3938], Item 27 [SUP-4439] and Item 34 [GPA-4621] – UNANIMOUS with McSWAIN excused

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated that letters are on file for each of the requests, with the exception of Item 35 [ZON-4623] and Item 36 [SDR-4626].

(6:10 – 6:13)



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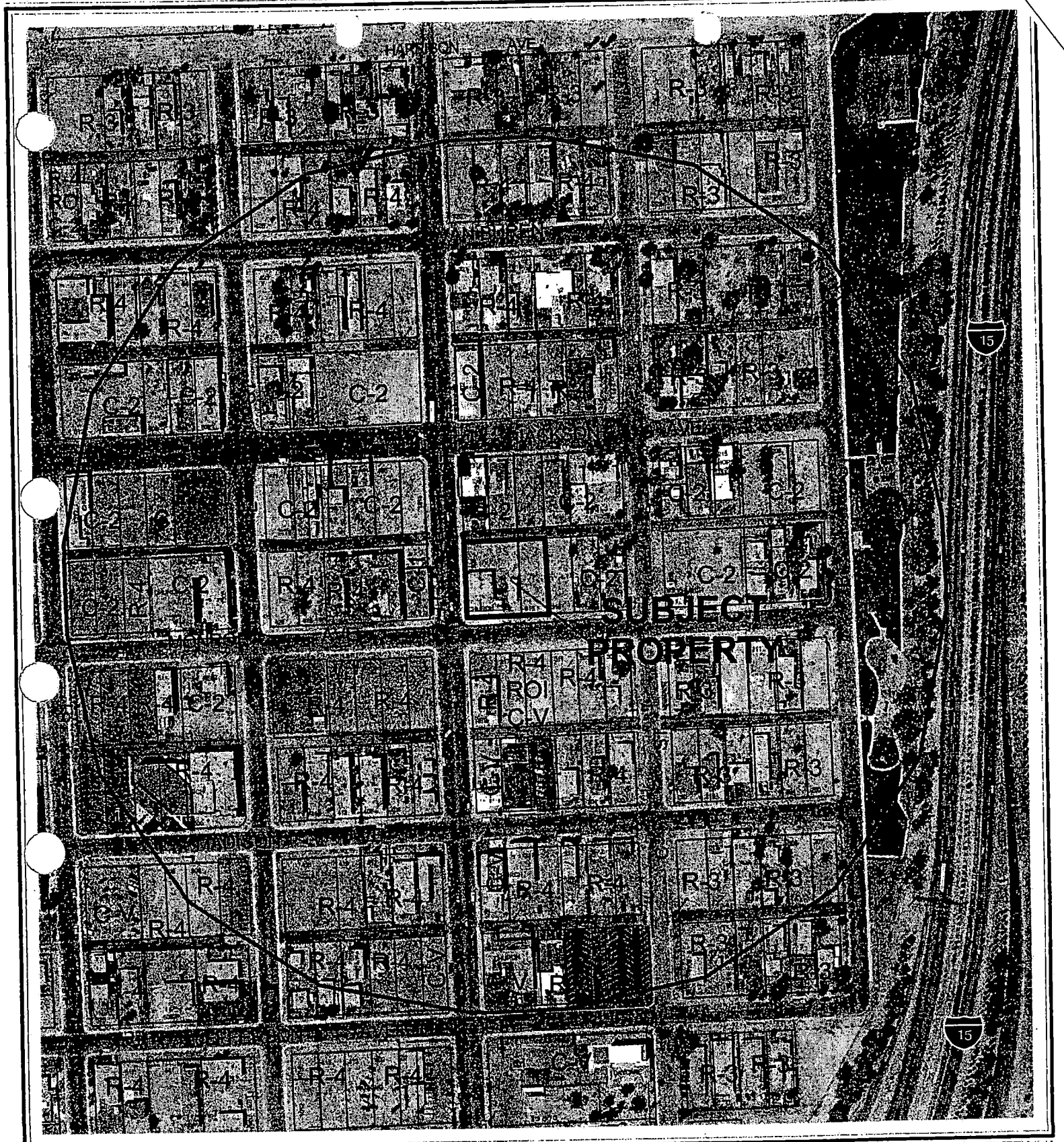
CASE: **SDR-3938**

RADIUS: 750 FT

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

N



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CASE: **SDR-3938**

RADIUS: 750 FT

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

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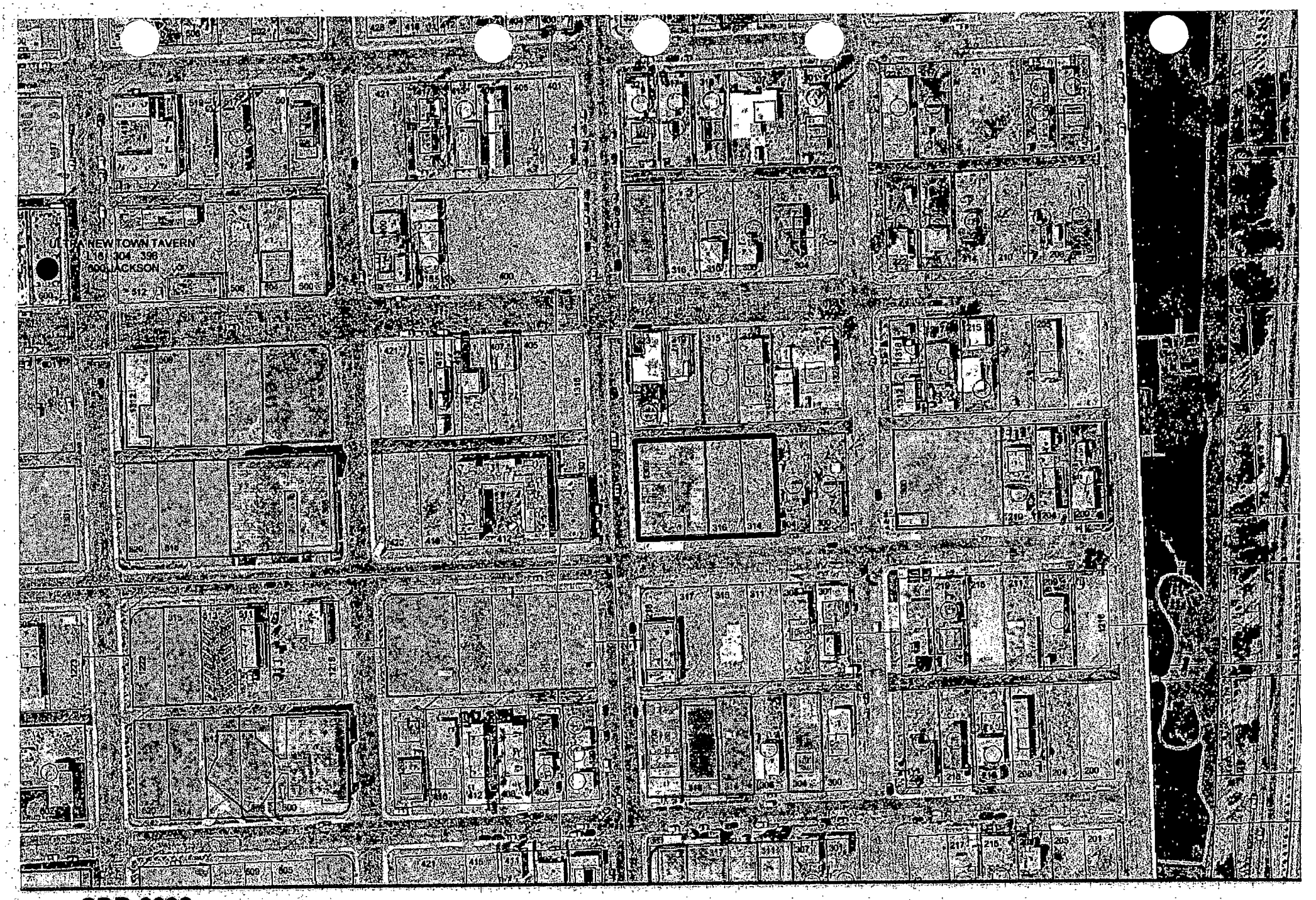


SDR-3938

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Child Care/ Children Facility

Subject Property

0 140 280 560 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST

ON JULY 8, 2004 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

SRS

Neway C.O.G.I.C.
1308 N. "D" Street
Las Vegas, NV 89106
July 7, 2004

Bob Genzer
Las Vegas Planning & Development Services
731 S. Fourth Street
Las Vegas, NV 89101-2986

Subject: Withdrawal

Mr. Genzer,

I am writing to request a withdrawal without prejudice of SDR-3938, more commonly known as the Neway Church of God in Christ.

The technical assistance we had relied upon to initiate this project has not been successful. This withdrawal will allow us the needed time to acquire the professional help needed for its completion

Thanks for your understanding and consideration in this matter.

Sincerely,

Harold A. Dorsey
Pastor of Neway C.O.G.I.C.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3938 APN: 139-27-111-061, 062, 063

Name of Property Owner: NEWAY CHURCH.

Name of Applicant: HAROLD A. DORSEY.

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: Harold Dorsey

Print Name: HAROLD DORSEY

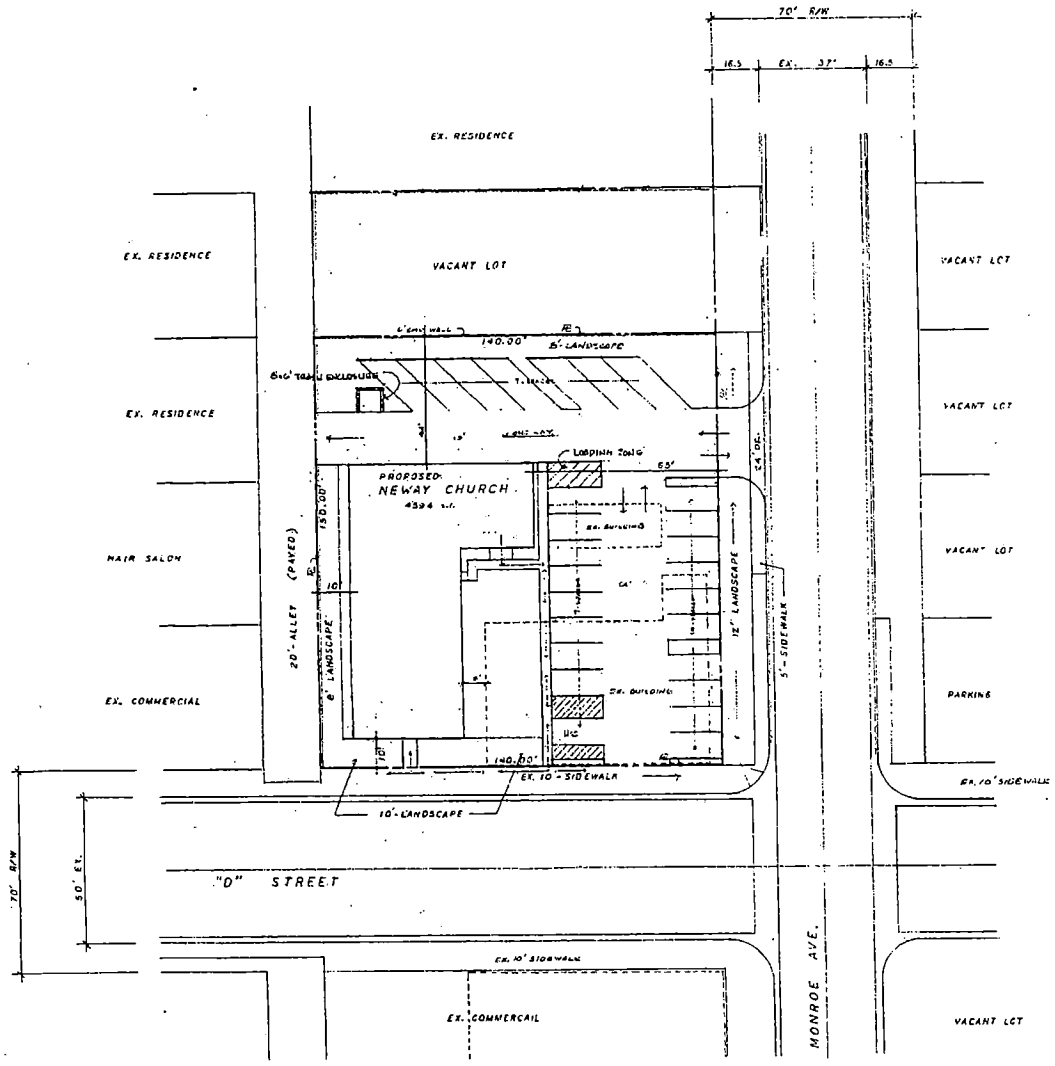
Subscribed and sworn before me

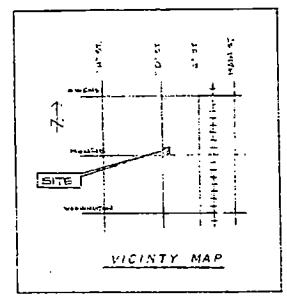
This 10 day of February, 2004

Brenda B. Williams

Notary Public in and for said County and State

BRENDA B. WILLIAMS
NOTARY PUBLIC STATE OF NEVADA
COMMISSION NO. 94-2760-1
Comm. Expires April 11, 2004





VICINTY MAP

APN. 139-27-110-151,162,163

LOT SIZE 21000 S.F.

BUILDING SIZE 4594 S.F.

PARKING.

SANCTUARY 2613 S.F. ÷ 100 S.F.

REQUIRED 26 SPACES

PROVIDED 26 SPACES
: H/C

SITE PLAN 1"=20'

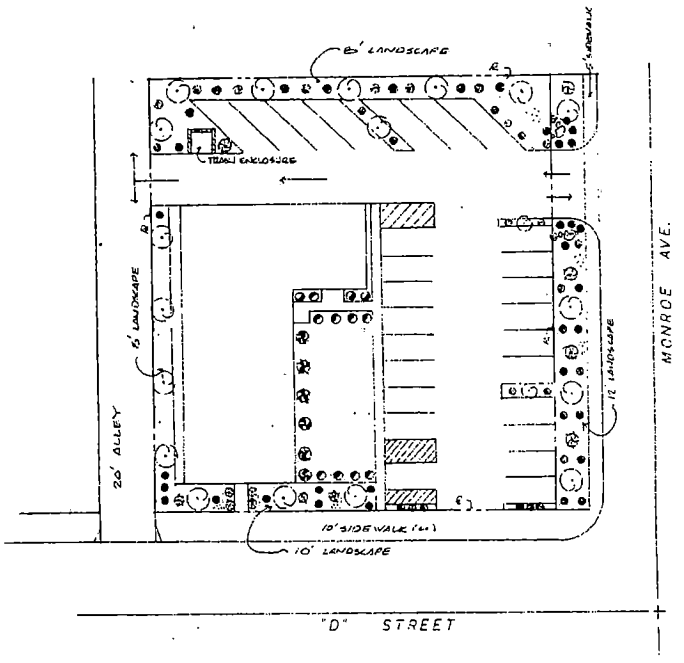
NEWAY CHURCH
1308 "D" STREET
LV, NV.

REVISIONS | BY

Date
Scale 1"=20'
Drawn
Job
Sheet S1
Of Sheets

SDR-3938
7-22-04 PC

REVISIONS	BY



LEGEND

- MONDALE PINE (24" box)
- DWARF OLEANDER (5-GAL.)
- JUNIPERS (5-GAL.)
- EVERGREEN EUONYMUS (15-GAL.)
- TRAILING AFRICAN DAISY (5-GAL.)
- TRAILING LANTANA (5-GAL.)

LANDSCAPE PLAN

SDR--3938
7-22-04 PC

NEWAY CHURCH
1308 "D" STREET

Date	
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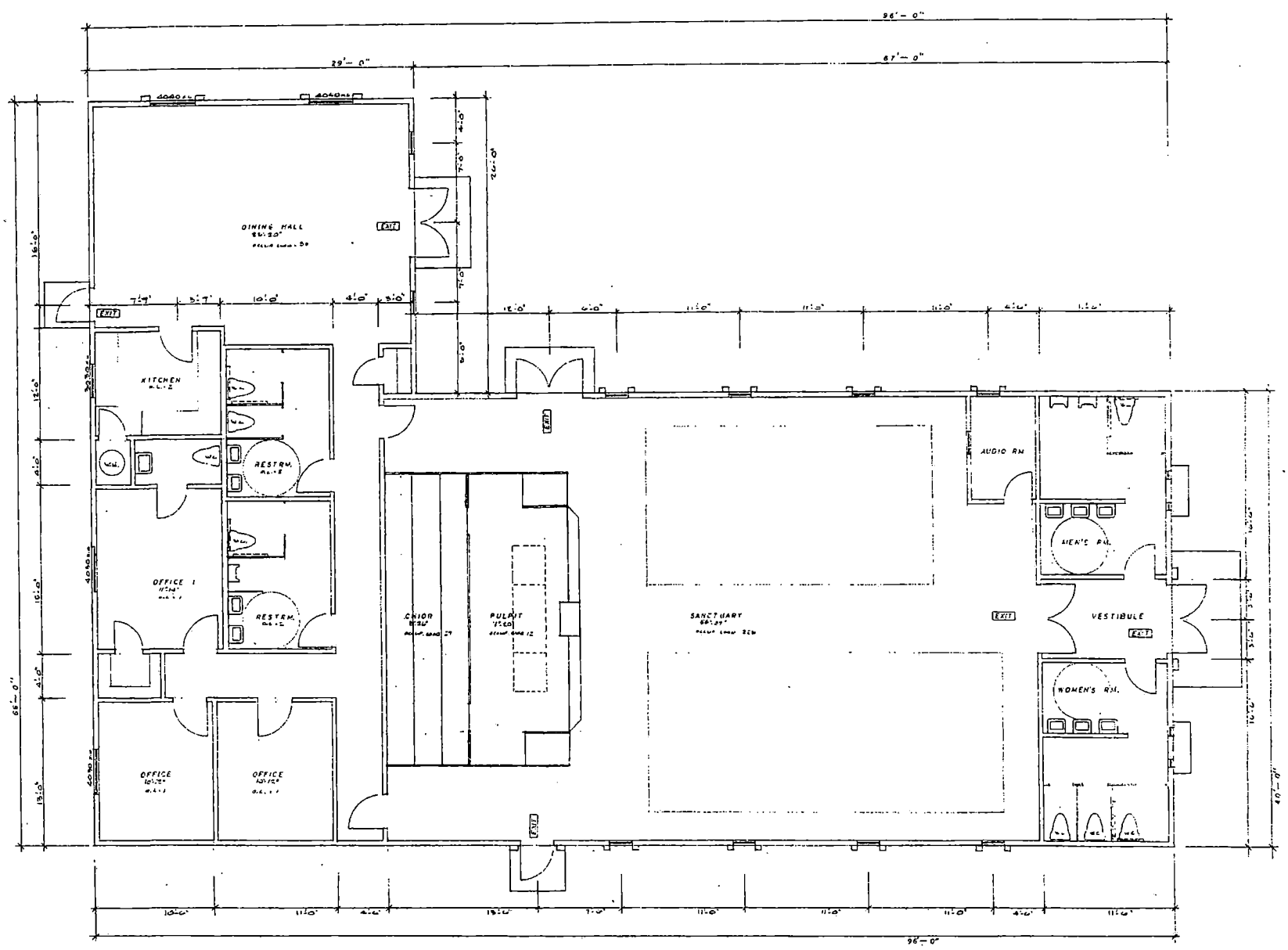
Drawn	
Job	
Sheet	LD
Of	Sheets

REVISIONS	BY



NEWAY CHURCH
1308 "D" STREET
LV. NV.

FLOOR PLAN

4594 S.F.

OCCUPANT LOAD : 266

SDR-3938
7-22-04 PC

Date	
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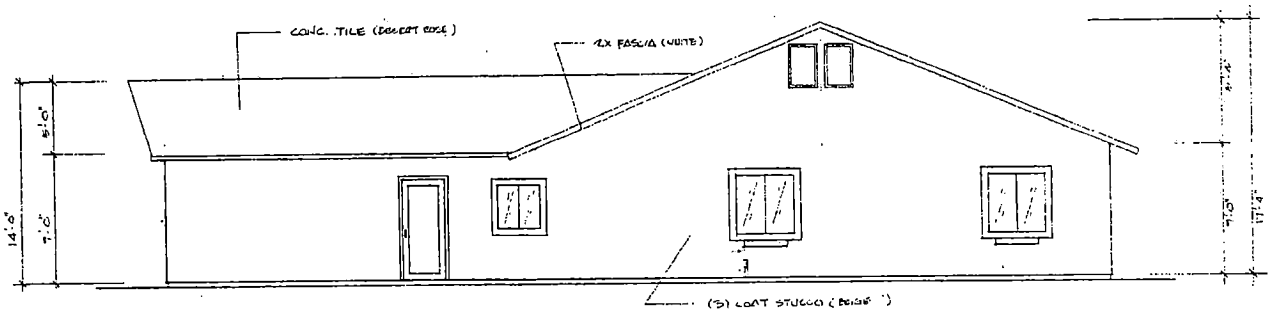
Of	Sheets

REVISIONS	BY



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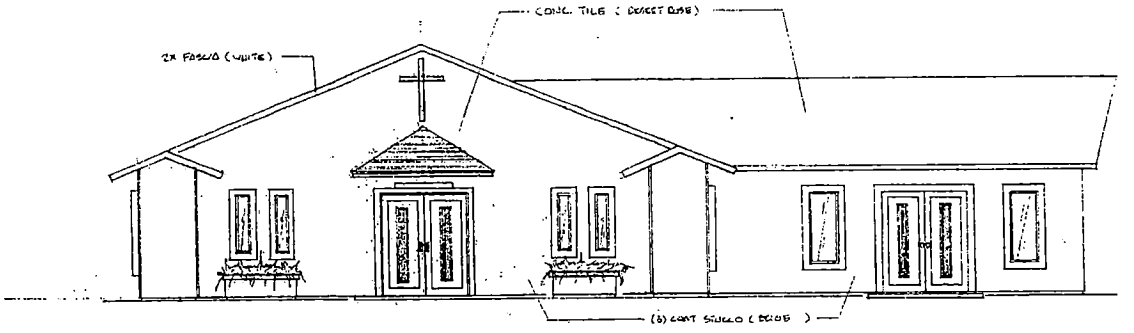


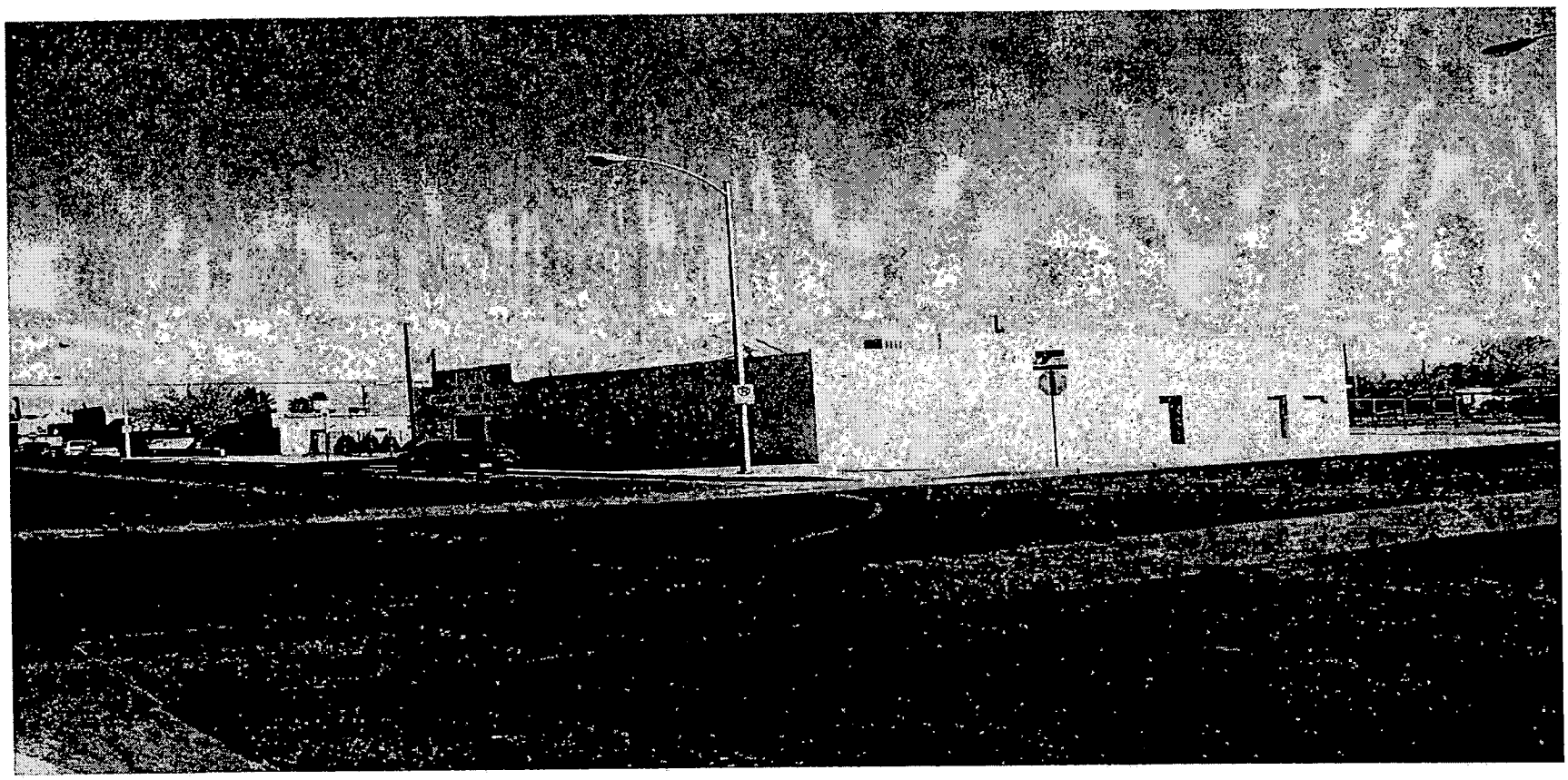
WEST ELEV

ELEVATIONS

SDR--3938
7-22-04 PC

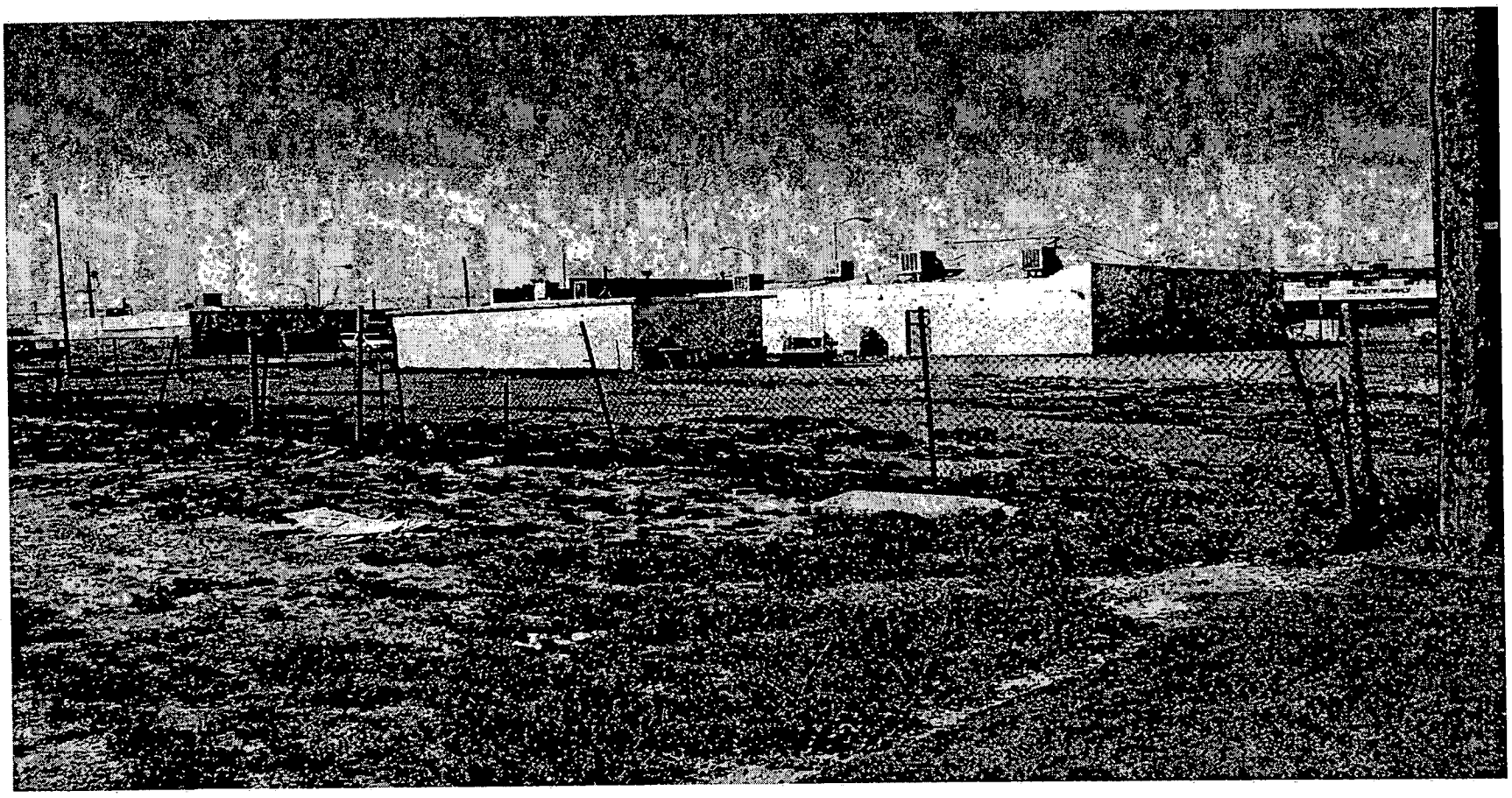
NEWAY CHURCH
1306 "D" STREET
IV, NV.

Date
Scale
Drawn
Job
Sheet E.3
01 Sheets



SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST
ADJACENT TO THE NORTHEAST CORNER OF "D" STREET AND MONROE AVENUE
JULY 22, 2004 PLANNING COMMISSION

03/18/04



SDR-3938 - APPLICANT: NEWAY CHURCH OF GOD IN CHRIST
ADJACENT TO THE NORTHEAST CORNER OF "D" STREET AND MONROE AVENUE
JULY 22, 2004 PLANNING COMMISSION

03/18/04

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

C.C.: 08/18/04

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:
NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the application was held in abeyance so that the applicant could redesign the Site Plan. There are three 5,000 square-foot office buildings, the interior circulation was improved and the parking is more compatible. With the exception of one additional tree required in the parking lot landscape, the project conforms to the standards of the Code.

MINUTES – Continued:

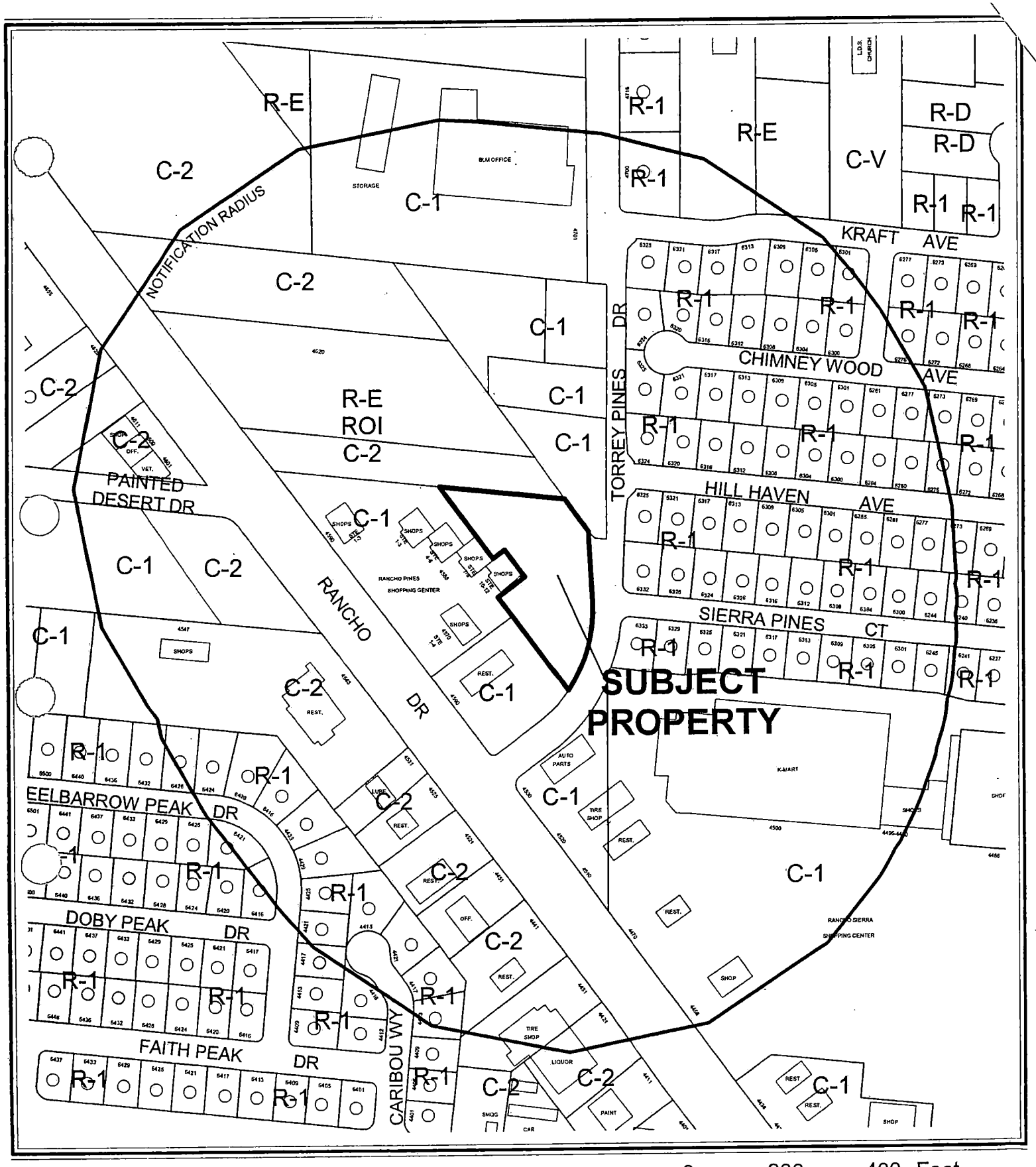
He continued by giving a brief history on the access point to Torrey Pines Drive. He then stated that this application has access to Torrey Pines Drive, which aligns with Sierra Pines Court. Being that this new application is for medical office use and not commercial use, as well as, the applicant met with residents to discuss access to Torrey Pines Drive, staff suggested that the Commission could review the application based on merit. MR. CLAPSADDLE pointed out that office use has lower traffic generation rate, decreased parking and lower in intensity than commercial development.

DOUG RICH, 3664 N. Rancho Drive, appeared on behalf of the applicant. He added that the previous request in 1998 was a separate application for a 90,000 square-foot storage unit, as this proposed project is different. Although the parking complied with the Code, the layout was revised so that it would be more aesthetically pleasing and accessible.

CHAIRMAN TRUESDELL complimented the plan and its improvements. COMMISSIONER STEINMAN pointed out, for the record, that initially there was 16,000 square feet in four buildings and with the revised proposed project, it is now 16,500 square feet in three buildings. However, he complimented how the project flows through the center of the project and out to Torrey Pines, even if there is additional square footage in the center portion of the project. VICE CHAIRMAN NIGRO added that it is more efficient.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:09 – 7:13)



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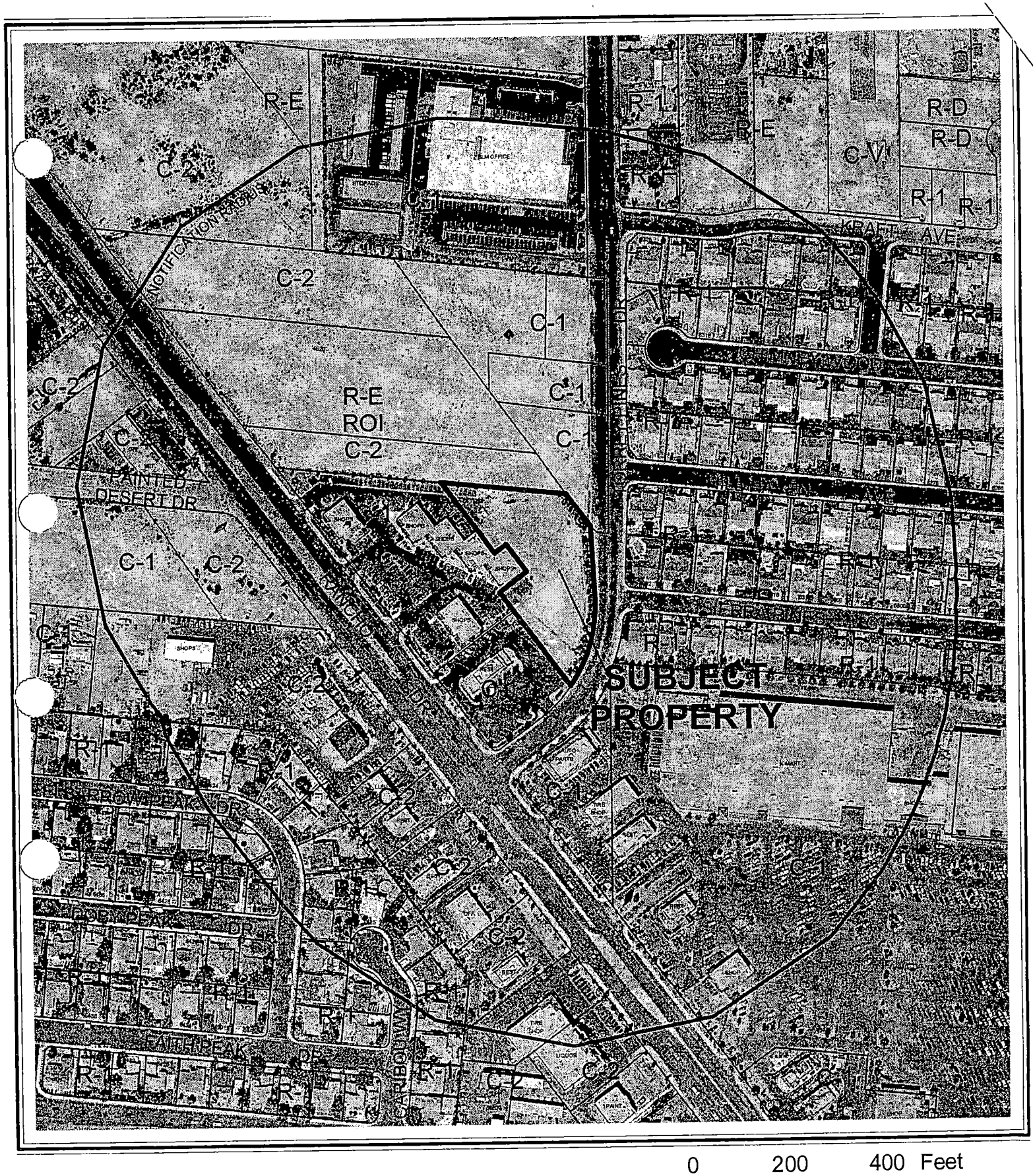
N

CASE: **SDR-4182**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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



0 200 400 Feet

N

CASE: **SDR-4182**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II

** 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 August 18, 2004, except as amended by conditions herein.

3. 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.

4. 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 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Turf shall not exceed a maximum of 12.5% of the landscape area.

5. The waiver request from the parking lot landscape island requirement is hereby approved. The landscaping in the parking lot area shall conform to the requirements listed in Title 19.12.

6. 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. The trash enclosure shall be walled and roofed in accordance with the requirements of Municipal Code Section 19.08.045.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

11. 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.

12. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

13. Vehicle access must be provided and maintained to and through the existing sewer easement along the easterly section of this site and no permanent structures or trees shall be placed in the existing sewer easement along the easterly section of this site.

14. These pad sites must always allow for the perpetual common access between the various parcels/owners within the Rancho Pines commercial subdivision area.

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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a professional and medical office development on 1.49 acres approximately 275 feet northeast of the intersection of Rancho Drive and Torrey Pines Drive.

B) Applicant's Justification

This applicant states that the proposed development is consistent with the General Plan, the zoning regulations and the City's design standards, and is scaled to be compatible with the adjacent residential neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

04/03/96	The City Council approved a request for a Rezoning (Z-0002-96) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval of March 6, 1996.
10/09/03	The Planning Commission voted to table applications for a Site Development Plan Review (SDR-2980), Special Use Permit (SUP-2995) and Review of Conditions (ROC-2996) for a 85,170 square foot Mini-Warehouse building on the subject site. The applications were tabled at the request of the applicant.
05/27/04	The Planning Commission voted to hold this and all related items in abeyance to the 06/24/04 meeting to provide the applicant's representative opportunity time to work with City staff.
06/24/04	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant an opportunity to work with staff.

B) Pre-Application Meeting

03/17/04	At the pre-application conference, it was noted that the buildings would need to meet Residential Adjacency requirements, and that parking counts for the entire commercial center would be needed in order to verify conformance with parking regulations. Public Works noted that inter-site access with the commercial center was preferable.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.49

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Fast Food Restaurant Use
East:	Single-Family Residential Use
West:	Shopping Center Use

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-E (Residence Estates) under Resolution of Intent C-1 (Limited Commercial) C-2 (General Commercial)
South:	C-1 (Limited Commercial)
East:	R-1 (Single Family Residential)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Centennial Hills Sector Plan of the General Plan. The existing C-1 (Limited Commercial) zoning is compatible with this land use district and allows for low- to medium-intensity retail, office, or other commercial uses that serve primarily local area patrons. The proposed office uses are compatible with the General Plan.

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

Rancho Corridor Study Area
The subject site was reviewed under the Rancho Corridor study (GPA-1363). It was concluded that the existing SC (Service Commercial) General Plan designation was the most appropriate land use designation for the site, and no zoning or General Plan modifications were recommended for the subject site.

PROJECT DESCRIPTION

The proposed development consists of the construction of three office buildings with 5,500 square feet of floor area each. The buildings will be one story in height, and their scale and appearance will be compatible with the residential dwellings to the east. A combination of stucco and stone veneer will be used on the exterior of the buildings, with barrel-tile roofs. The subject site is part of a larger commercial subdivision; a total of 41 parking spaces will be provided on the office complex portion of the site, with the remainder of the required parking spaces located on the commercial center portion of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.49 acres	N/A
Min. Lot Width	100 Feet	250 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
Max. Lot Coverage	50%	26%	Y
Max. Building Height	None	23 Feet	N/A
Trash Enclosure	Walled/Roofed	Not indicated	N/A
Mech. Equipment	Screened	Not indicated	N/A

The proposal meets standards for minimum lot size, width and setbacks. Additional information will be needed relative to the trash enclosure and screening of mechanical equipment.

A2) Residential Adjacency Standards

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

e) Proximity slope. As depicted in the submitted drawings, the proposed structures comply with the required proximity slope.

f) Building setback. The proposed buildings will be located approximately 100 feet from the nearest residential property line, and will comply with the minimum setback requirements.

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 (New)	8,250	1/300 GFA	27.50			
Office (Exist.)	8,010		26.70			
Medical (New)	2,000	1/200 GFA	10.00			
Medical (New)	6,250	1/175 GFA	35.71			
Medical (Exist.)	2,000	1/175 GFA	11.43			
Retail (Exist.)	9,365	1/175 GFA	53.51			
Total	35,375		164.85	6	175	11

The proposed development will provide adequate parking in conformance with code requirements. Additional handicap parking spaces may be required by the Building and Safety Department due to the proposed medical uses on the site.

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	7 Trees	6 Trees
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	32 Trees	14 Trees
• Min. Zone Width—Front	15 Feet		20 Feet
• Min. Zone Width—Side	8 Feet		8 Feet

An additional shade tree is needed in the parking area in order to conform to minimum code requirements. The number of trees in the perimeter buffer areas will need to be increased as well to meet code requirements. The landscape buffers meet the minimum depth requirements specified by the Code.

A5) Sign Standards

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

Monument Signs:

Standards	**Allowed**	**Provided**
Maximum Number	1/200' street frontage 2 total	1 total
Maximum Area	75 SF/sign	Not indicated
Maximum Height	10 Feet	Not indicated
Minimum Setback	5 Feet	7.5 Feet
Illumination	Direct/Internal	Not indicated

Wall Signs:

Standards	**Allowed**	**Provided**
Maximum Number	N/A	N/A
Maximum Area	20%/elevation	4%
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External	Not indicated

Signage for the project will be permitted under a separate application. The initial information included with this submittal indicate that the monument sign will conform to the location requirements listed in Title 19.14, and that the proposed wall signage will conform to the area limitations. The monument sign and any wall signage facing the residential neighborhood will be subject to the Residential Protection Standards listed in Title 19.14, which prohibits bare bulbs, exposed neon tubing, animation or electronic message units.

B) General Analysis and Discussion

- Zoning

The proposed professional and medical office uses are in conformance with the C-1 (Limited Commercial) zoning district. The structures will conform to the setback, height, and lot coverage requirements of the C-1 (Limited Commercial) district.

- Site Plan

The site has been designed so as to minimize impacts to the adjacent residential neighborhood. The three proposed buildings are located along the perimeter of the site, but most of the entrances will be located inward. The parking areas are generally located towards the center of the parcel, and are shielded from surrounding properties by the proposed buildings. A single driveway will be located on Torrey Pines Drive, minimizing impacts to the residential neighborhoods to the east, and will be aligned directly with Sierra Pines Court. In addition, two cross-access points will be provided to the existing commercial development to the south, so that the development is easily accessible from Rancho Drive.

- Waivers

A waiver is required from the parking lot landscaping requirements, due to the fact that landscape islands are not provided every six parking spaces. This is due to the unusual shape of the parcel and the difficulty in providing a conforming access driveway and parking spaces. The applicant has addressed this issue by providing generous landscape islands wherever possible that exceed the minimum area requirements.

- Landscape Plan

As noted previously, additional trees will be required in the perimeter buffer areas in order to conform to code requirements. An additional tree needs to be provided in the parking lot area in order to conform to minimum landscaping requirements. In addition, a waiver is required to address the placement of landscape islands in the parking lot.

- Elevation

The submitted elevations indicate the use of stone and stucco pilasters to add depth to the wall surfaces, and gable elements will be utilized to give variety to the roof form. Although the building entrances are oriented to the interior parking lot, the rear elevation of the buildings facing Torrey Pines Drive has been detailed so as to provide the appropriate fenestration for the street frontage. The buildings have been scaled so as to be compatible with the adjacent residential neighborhood.

- Floor Plan

The submitted floor plans depict the option of providing three tenant spaces within each building. The actual layout of the tenant spaces will be determined as the spaces are leased to tenants.

FINDINGS

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

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

   The proposed development is a low-intensity use that will be compatible with both the adjacent commercial and residential development.

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 development is consistent with the General Plan and the requirements of the C-1 (Limited Commercial) zoning district. Additional landscaping will be required in the perimeter buffer areas and parking lot in order to conform to code requirements.

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

   The office complex will have access from the commercial development to the south, as well as access from Torrey Pines Drive. The office uses will have little impact on neighborhood traffic and adjacent roadways.

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

   The proposed building and landscape materials are appropriate for the area.

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 materials utilized on the exterior of the buildings are appropriate for the area, and have been scaled so as to be compatible with the adjacent residential neighborhood.

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

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

NOTICES MAILED 113

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4182 APN: 138-02-214-003

Name of Property Owner: KANCIL PINES II

Name of Applicant: TESA PARTNERS I

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: Eli Shlomovich, Managing Member of General Partner of Owner

Subscribed and sworn before me

This 2nd day of March, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KAREN L. JACKSON
No: 01-72151-1
My Appointment Expires Dec. 7, 2005

SITE INFORMATION

ACREAGE:	5.44 ACRES (GROSS)	
JURISDICTION:	CITY OF LAS VEGAS	
LOCATION:	350 FT +/- TO CL OF TEE INT OF RANCHO DR & TORREY PINES	
APN:	138-02-201-003	
OWNER:	RANCHO PINES II	
EXISTING GENERAL PLAN:	GC SERVICE COMMERCIAL	
EXISTING ZONING:	C-1 LIMITED COMMERCIAL DISTRICT	
LOT COVERAGE PERMITTED:	N/A	47.5 ACRES
LOT COVERAGE PROPOSED:	3.5	0.21 ACRES (19,000 SF)
SETBACKS:	REQUIRED	PROPOSED
	20 FEET FRONT	20 FEET
	10 FEET SIDE	10 FEET
	15 FEET CORNER	N/A
	20 FEET REAR	N/A
AISLE WIDTH REQUIRED:	24 FEET	
AISLE PROVIDED:	24 FEET MINIMUM	
BUILDING HEIGHT PERMITTED:	11 FEET	
BUILDING HEIGHT PROPOSED:		

PARKING ANALYSIS (COMM. SUBD.)

PROPOSED DEVELOPMENT		EXISTING DEVELOPMENT	
BLDG A	5,000 SF.	BLDG 1	12,010 SF.
BLDG B	5,000 SF.	BLDG 2	3,385 SF.
BLDG C	5,000 SF.	BLDG 3	4,000 SF.
TOTAL FLR. AREA	15,000 SF.	TOTAL FLR. AREA	19,395 SF.
4,000 SF. OFFICE (1/250 SF.)	16 SPACES	12,010 SF. MEDICAL (1/175 SF.)	69 SPACES
4,000 SF. MEDICAL (1/175 SF.)	23 SPACES	7,385 SF. OFFICE (1/250 SF.)	30 SPACES
7,000 SF. MEDICAL (1/175 SF.)	40 SPACES	4,000 SF. MEDICAL (1/175 SF.)	23 SPACES
TOTAL PARKING REQ'D	79 SPACES	TOTAL PARKING REQ'D	122 SPACES

TOTAL PARKING REQUIRED (EXISTING + PROPOSED): 201 SPACES
TOTAL PARKING PROVIDED (EXISTING + PROPOSED): 214 SPACES

TOTAL HANDICAP PARKING REQUIRED (EXISTING + PROPOSED): 6 SPACES
TOTAL HANDICAP PARKING PROVIDED (EXISTING + PROPOSED): 7 SPACES

LEGEND

ADA ACCESSIBLE ROUTE

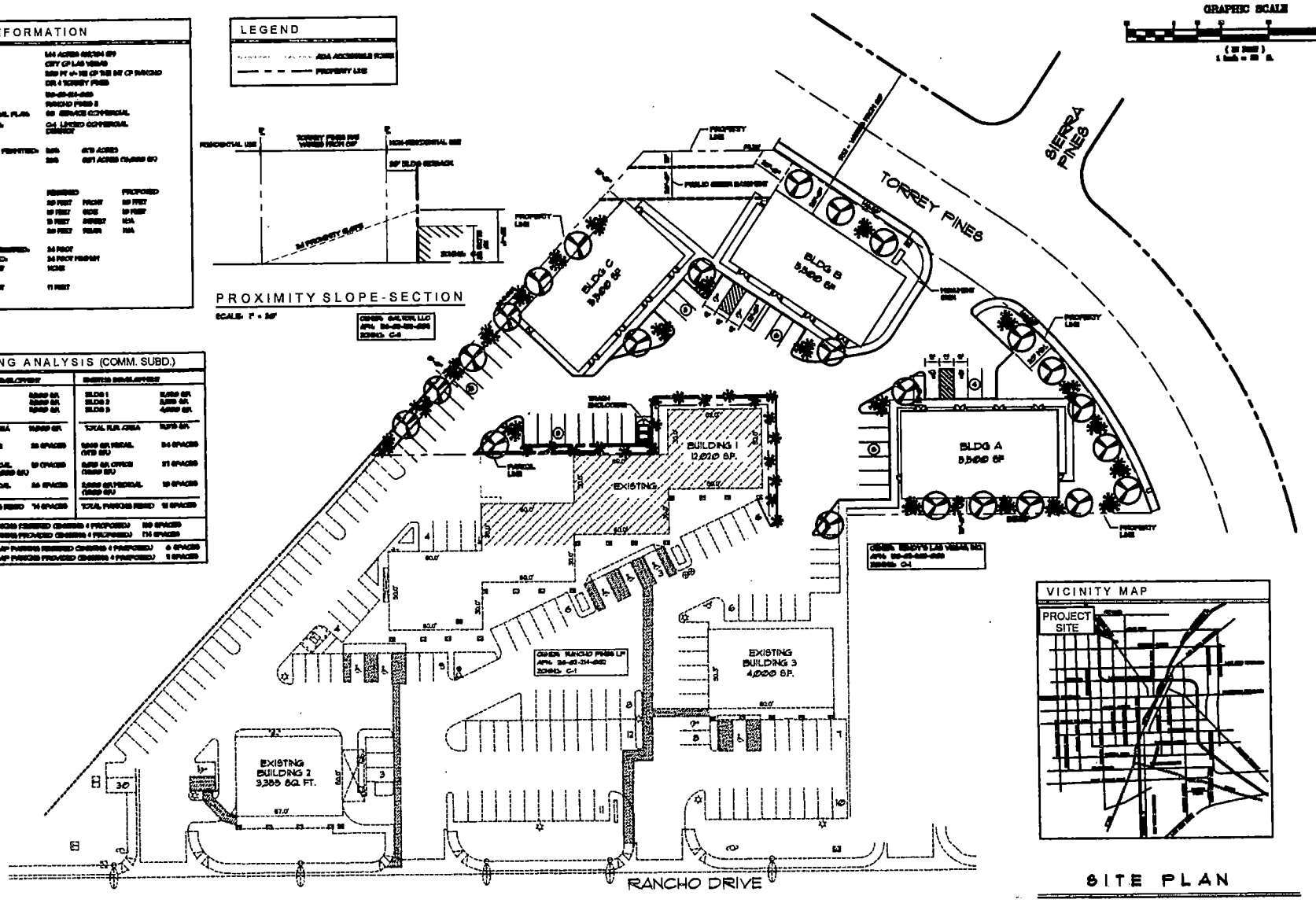
PROPERTY LINE

PROXIMITY SLOPE-SECTION

SCALE: 1" = 30'

OWNER: SALYER, LLC
APN: 138-02-201-005
ZONING: C-1

GRAPHIC SCALE



VICINITY MAP

SITE PLAN

SDR-4182

7-22-04 PC

REVISED 7-14-04

PROPERTY MANAGEMENT
CIVIL ENGINEERING • COMMERCIAL REAL ESTATE
10120 S. Eastern Ave. • Suite 245 • Henderson • Nevada • 89052
Phone: (702) 363-9266 • Fax: (702) 492-1218

Rancho Pines Office Park
(APN: 138-02-214-003)

SITE PLAN

city of las vegas nevada

PROJECT NO.	20200DV
DESIGNED BY	JY
DRAWN BY	JY
CHECKED BY	JD
DATE	7/14/04

Sheet A1

2004-07-09 14:35:07 (GMT) 17029758065 From: Jaimee Yoshizawa
To: Hillsgrove Page 3 of 3

PROPOSED DEVELOPMENT		EXISTING DEVELOPMENT	
BLDG A	5,500 S.F.	BLDG 1	12,020 S.F.
BLDG B	5,500 S.F.	BLDG 2	3,355 S.F.
BLDG C	5,500 S.F.	BLDG 3	4,000 S.F.
TOTAL FLR. AREA	16,500 S.F.	TOTAL FLR. AREA	19,375 S.F.
8,250 S.F. OFFICE (1/300 S.F.)	28 SPACES	9,365 S.F. RETAIL (1/175 S.F.)	54 SPACES
2,000 S.F. MEDICAL (1/200 S.F. 1ST 2,000 S.F.)	10 SPACES	8,010 S.F. OFFICE (1/300 S.F.)	27 SPACES
6250 S.F. MEDICAL (1/175 S.F.)	36 SPACES	2,000 S.F. MEDICAL (1/200 S.F.)	10 SPACES
TOTAL PARKING REQ'D	74 SPACES	TOTAL PARKING REQ'D	91 SPACES

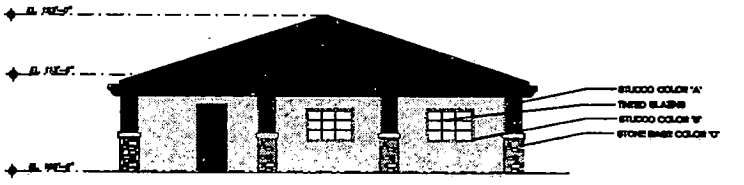
TOTAL PARKING REQUIRED (EXISITNG & PROPOSED)	165 SPACES
TOTAL PARKING PROVIDED (EXISITNG & PROPOSED)	175 SPACES
TOTAL HANDICAP PARKING REQUIRED (EXISITNG & PROPOSED)	6 SPACES
TOTAL HANDICAP PARKING PROVIDED (EXISITNG & PROPOSED)	11 SPACES

SDR-4182
REVISED 7-22-04 PC
7.13.04

BLDG A & B - WEST ELEVATION
BLDG C & D - NORTH ELEVATION

BLDG A & B - NORTH ELEVATION
BLDG C & D - WEST ELEVATION

BLDG A & B - EAST ELEVATION
BLDG C & D - SOUTH ELEVATION



BLDG A & B - SOUTH ELEVATION
BLDG C & D - EAST ELEVATION

ELEVATIONS

DEVELOPMENT • PROPERTY MANAGEMENT

CIVIL ENGINEERING COMMERCIAL REAL ESTATE
10120 S. Eastern Ave. • Suite 245 • Henderson • Nevada 89052
Phone: (702) 369-9266 • Fax: (702) 492-1218

Date | No. | Revisions | Approved

Rancho Pines Office Park
(APN: 138-02-214-003)

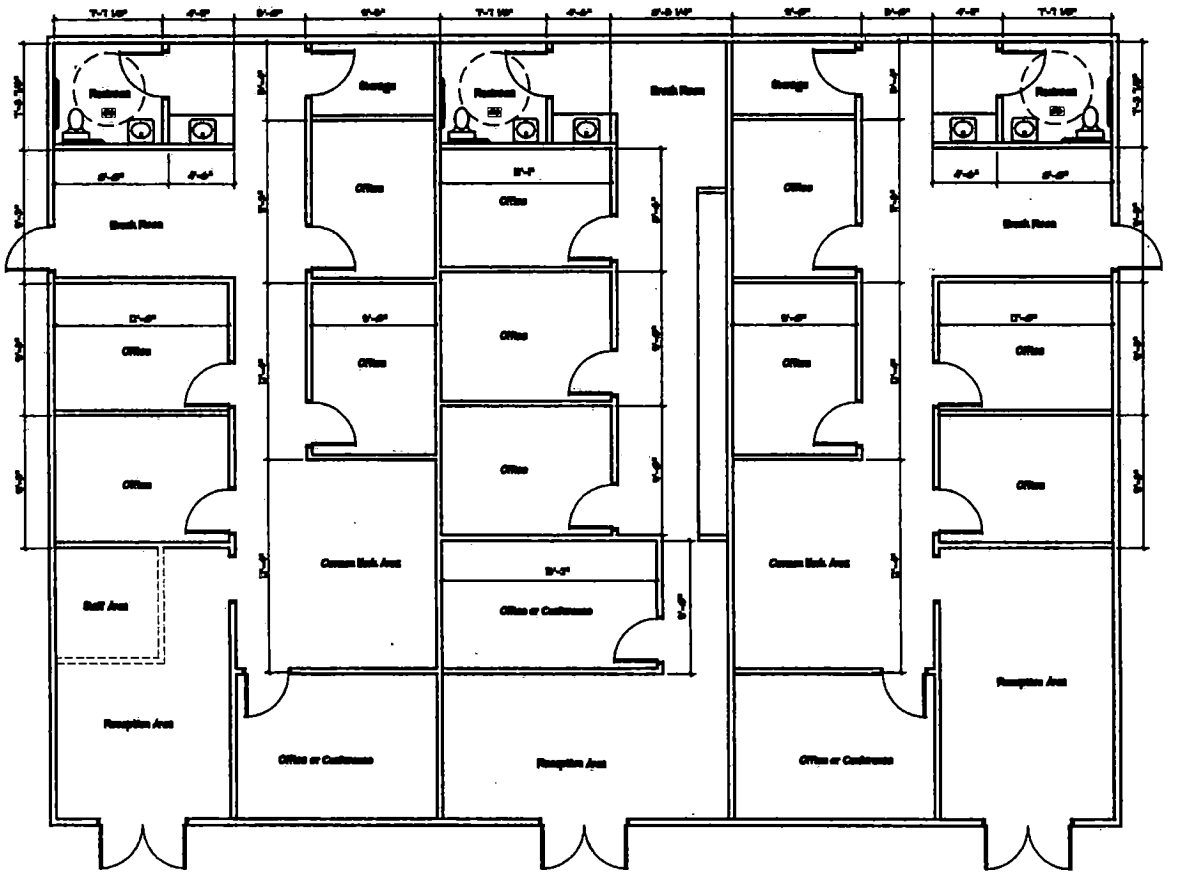
ELEVATIONS

city of las vegas nevada

PROJECT 2020DV
DESIGNED JV
DRAWN JV
CHECKED JD
DATE 3/29/04

Sheet A3

7/22/04 PC
SDR-4182



BLDGS A, B, C & D - FLOOR PLAN (TYP.)

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

Date	No.	Revisions	Approved

pacific
DEVELOPMENT | PROPERTY MANAGEMENT
concepts
CIVIL ENGINEERING & REAL ESTATE
10120 S. Eastern Ave. ● Suite 245 ● Henderson ● Nevada ●89052
Phone: (702) 363-9266 ● Fax: (702) 492-1218

Rancho Pines Office Park
(APN: 138-02-214-003)

FLOOR PLAN

city of las vegas nevada

JOB NO.	20200DV
DESIGNED	JV
DRAWN	JV
CHECKED	JD
DATE	3/29/04

Sheet
A4

7/22/04 PC
SDR-4182

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

C.C.: 08/18/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – APPROVED subject to conditions and amending Condition 3 to read:
3. **The site plan shall be revised and approved by the Planning and Development Department prior to the time of application is made for a tentative map to reflect an average lot size of 11,000 square feet and no lot being smaller than 8,800 square feet**

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 8/18/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 19 [ZON-4452] and Item 20 [SDR-4455].

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, stated that this item was held in abeyance from the last meeting due to new representation. There is R-PD development to the east of this proposed property, which is also for 29 lots. Staff objects to this application due to the close proximity of the RE lots to the south side of Deer Springs, which are ½ acre lots. On the west side of Jones, there are lots zoned RE and are developed on very large rural estate lots. The property to the north is also RE. Further north, there are no pending applications for that portion. The lot sizes range from 8,900 to 17,882 square feet. The surrounding lots are ½ acre so there is a compatibility issue.

PAUL LARSEN, Attorney, 300 South 4th Street, used the overhead and reiterated MR. CLAPSADDLE'S comments. He added that there would be no landscaping in the area of the existing bus turnout. He made one correction by stating the proposed project is for 28 lots. Lot 29 was eliminated so there would be open space throughout the site. This project is consistent with the project to the east of this site, there would be less density and it is compatible with the Master Plan. It was ATTORNEY LARSEN'S opinion that there is some consistency with the neighborhood, even though there is an existing cemetery catty corner across the intersection of Deer Springs and Jones, but the residents would probably not object to this project.

RON UNGER, 5920 Mello Avenue, made reference to another proposed project appearing before the Commission today relating to open space, Item 22 [VAR-4462]. He stated he opposed the project. However, if the application is approved, he requested that the entrance be moved from Deer Springs Way to Jones Boulevard and the egress and ingress would be directly across the street from his backyard. He can enter into his property from Deer Springs Way and Mello Avenue, and his back entrance would be directly opposite Talon Drive. He felt that this, along with the outcome of Item 22 would have an impact on his property relative to traffic.

CRAIG SHIRLEY, 5901 Mello Avenue, stated he opposed the project. One of the requirements of the R-PD zone is that the proposed project is compatible with the surrounding land use. He gave a brief history on the R-PD3 development immediately to the east of this proposed property. The lots immediately to the south of the proposed development between Deer Springs Way and Mello Avenue are one-acre lots with horses, including a very large property to the west of the proposed project. He referenced a previous item that the Commissioned approved stipulating that no horses would be allowed. He felt that approval of the proposed project would create a neighborhood conflict by placing high-density units immediately next to horse properties.

MINUTES – Continued:

ATTORNEY LARSEN stated that the developer would be the same for this proposed project and the one immediately to the east of the proposed project. Some of the proposed lots are smaller than 11,000 square feet; however, one of the conditions limits the lots to 11,000 square feet. So, the applicant would like this condition deleted from the Site Development Plan Review. The residents have requested to have either fewer lots or greater landscaping along Deer Springs Way and Leon Avenue. The applicant agreed to provide the enhanced landscaping.

MR. CLAPSADDLE responded to CHAIRMAN TRUESDELL that the Tentative Map was presented to the Commission on February 12, 2004.

COMMISSIONER EVANS questioned if the application was approved with removing the condition relating to the minimum lot size of 11,000 square feet, then the Site Plan would be irrelevant. The applicant would then have to come forward with another Site Plan. MR. CLAPSADDLE responded that if the application was approved, the Commission would see the Tentative Map.

COMMISSIONER DAVENPORT discussed with staff looking into relocating the entrance to Jones Boulevard. DAVID GUERRA, Public Works, expressed a concern since Jones is a larger right-of-way with a higher volume of traffic than Deer Springs. In addition, there may be a problem with median cuts at that location. COMMISSIONER DAVENPORT complimented the site plan and configuration of the open space, which creates a pleasing visual. He urged that the same concept be included into any redesign.

COMMISSIONER NIGRO indicated that this is a difficult project to evaluate. Relying on recent Commission actions, this project compares well as far as layout, compliance with the open space and larger lots on the corners and perimeter of the project. MR. CLAPSADDLE questioned whether Condition 3 would be included or deleted. CHAIRMAN TRUESDELL stated he was concerned with the lots under the 11,000 square feet and equally with possible compromise of a well-liked site plan as a result of redesigning. ATTORNEY LARSEN pointed that another project to the east has the same layout where the 11,000 square foot condition was eliminated by City Council. COMMISSIONER NIGRO agreed that the condition should be deleted. While he would prefer is to see the maximum number of lots achieve that size, it would be inappropriate to redesign the project at this meeting. ROBERT GENZER, Director of Planning and Development Department, suggested that staff work with the applicant pursuant to that direction prior to the City Council hearing. Perhaps the condition could be amended for the lots to average 11,000, but staff will work with the applicant. ATTORNEY LARSEN agreed to work with staff.

No one appeared in opposition.

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 19 [ZON-4452] and Item 20 [SDR-4455].

(7:13 – 7:33)
1-2507

CONDITIONS:
Planning and Development

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

2. A Site Development Plan Review application (SDR-4455) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. The site plan shall be revised and approved by the Planning and Development Department prior to the time of application is made for a tentative map to reflect an average lot size of 11,000 square feet and no lot being smaller than 8,800 square feet

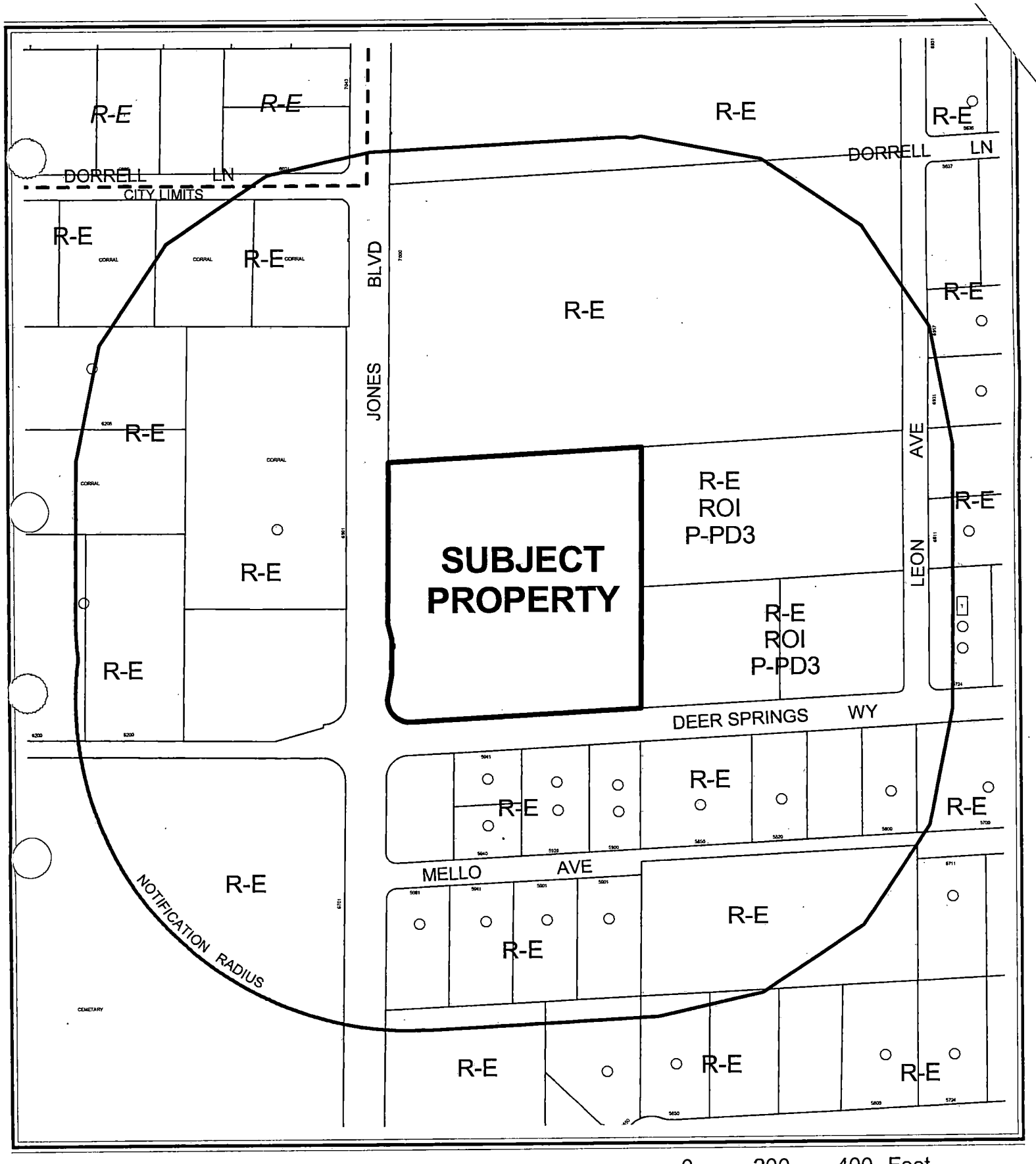
Public Works

4. Construct half-street improvements including appropriate overpaving on Jones Boulevard and Deer Springs Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. If not already constructed, extend public sewer from Bradley Road to this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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-4452**

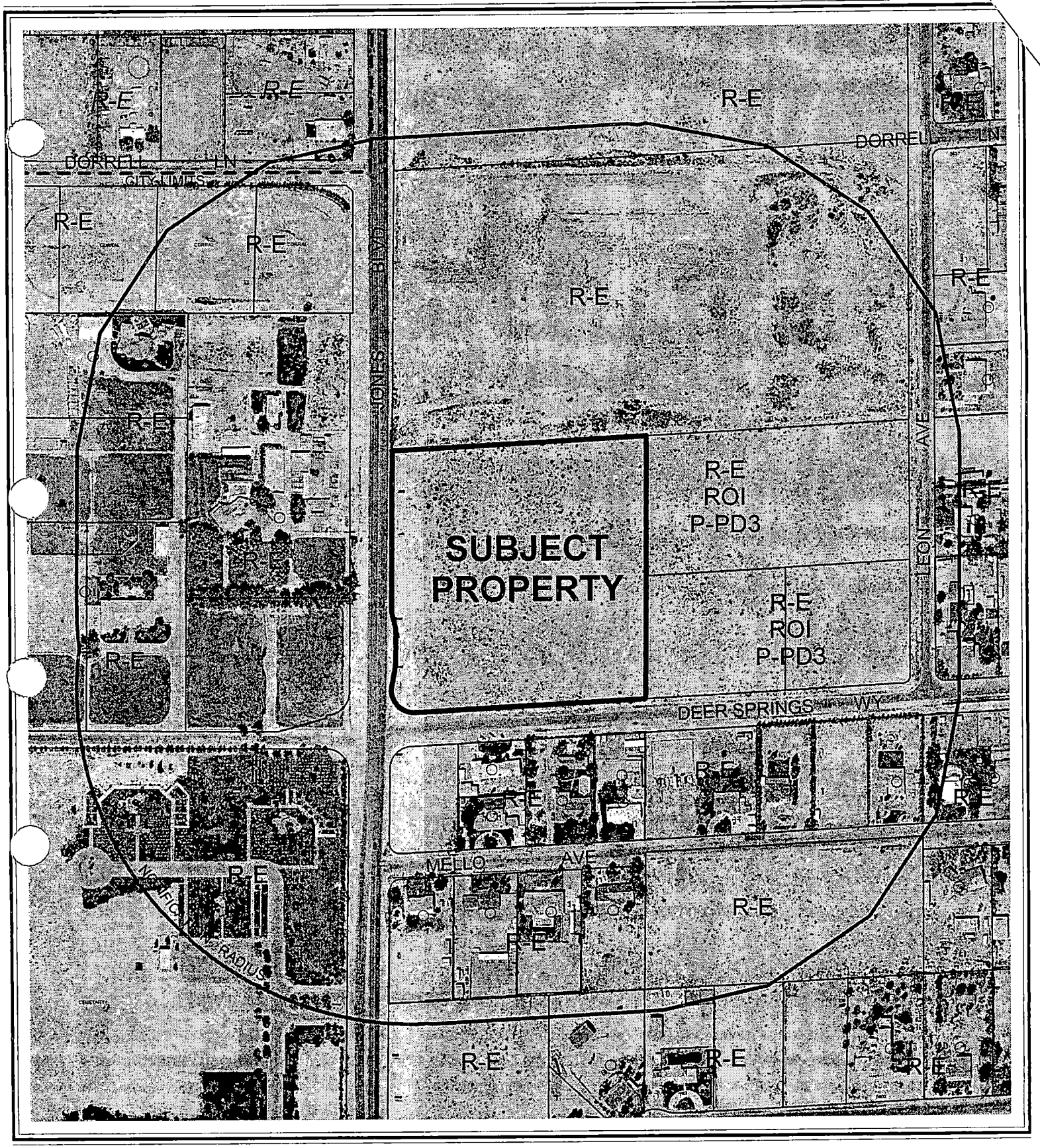
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



CASE: **ZON-4452**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - REZONING - PUBLIC HEARING - ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN

** CONDITIONS **

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

Planning and Development

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

2. A Site Development Plan Review application (SDR-4455) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. The site plan shall be revised and approved by the Planning and Development Department; prior to the time application is made for a tentative map to reflect a minimum lot size of 11,000 square feet.

Public Works

4. Construct half-street improvements including appropriate overpaving on Jones Boulevard and Deer Springs Way 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.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) on 8.79 acres located adjacent to the northeast corner of Deer Springs Way and Jones Boulevard.

B) Applicant's Justification

The proposed subdivision will be as a site for upscale homes with CC&Rs established to promote harmony with existing developments in the area and to be aesthetically pleasing.

BACKGROUND INFORMATION

A) Previous Actions

06/24/04 The Planning Commission voted to abey this application to the July 22, 2004 Planning Commission so the applicant's new representative can review the project.

07/22/04 The Planning Commission will hear related item SDR-4455 as a part of this agenda.

B) Pre-Application Meeting

4/20/04 Elements of a complete rezoning application were discussed.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.0
Net Acres: 8.79

KW

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD3 Residential Planned Development - 3 Units Per Acre)
West:	R-E (Residence Estates)

E) General Plan Compliance

The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

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

KW

ANALYSIS

A) Zoning Code Compliance

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. Development standards are established through the consideration of the Site Development Plan Review (SDR-4455), a related item.

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
8.79 acres	3.2	1.65	5.28 %	20,037.6 SF	7.5%	28,749.6 SF

The proposed development meets the amount of open space required for a R-PD (Residential Planned Development) zoning district.

B) General Analysis and Discussion

This rezoning application is consistent with the proposed R (Rural Density Residential) General Plan designation for the site. The proposed development will result in the construction of 28 lots on 8.79 acres, for a density of 3.2 dwelling units per acre. A 37-foot wide, private street will be provided. Open space, in the form of a centrally located park is provided in accordance with R-PD (Residential Planned Development) requirements. However, the proposed development is not compatible with the rural atmosphere of the surrounding area. Dwellings to the south and west of the subject site are rural, equestrian estates developed at a density of approximately one-acre in size. The land to the north is zoned for 20,000 minimum square foot development lots.

FINDINGS

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

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

   The proposed rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) is consistent with the existing R (Rural Density Residential) General Plan designation.

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

   The proposed development shown on the site plan complies both the R (Rural Density Residential) land use designation and the RPN buffer standards. However, the lot sizes of the proposed development is not compatible with the rural atmosphere of the surrounding area where the lots are developed in excess of 20,000 square feet. Lots to the south and east of the subject site are rural, equestrian estates approximately one-acre in size. Approval of the request, with lots as small as 8,942 square feet, would represent a major change to the established land use pattern and lifestyle enjoyed by the residents of this area of the City.

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

   The rapid growth of the Centennial Hills area has not extended into this neighborhood, as only one rezoning exists in the area roughly bounded by Elkhorn Road to the north, the 215 beltway to the south, Maverick Street to the west and Bradley Road to the east.

   While a few large tracts of land remain undeveloped, the majority of the land within the area contains one-acre home sites, thus creating a rural environment. This fact minimizes the potential for future large-scale, single-family development in the area, as the acquisition of land becomes more difficult. A gated, walled subdivision is not appropriate in this area, as the predominant single-family product consists of large, rural lots that face the existing street grid.

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 has access to Deer Springs Way, which will be developed as an 80-foot secondary collector on the Master Plan of Streets and Highways, which is adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 36 [Mailed with SDR-4455 6/24/04 PC]

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4452 APN: _____

X Name of Property Owner: KEVIN GOLSHAN

Name of Applicant: GARETT 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: _____

Print Name: KEVIN GOLSHAN

Subscribed and sworn before me

This 7 day of May, 2004

_____
Notary Public in and for said County and State

PIROUZ M. ADELI
Commission # 1476432
Notary Public - California
Los Angeles County
My Comm. Expires Mar 14, 2008

Revised 2/12/02

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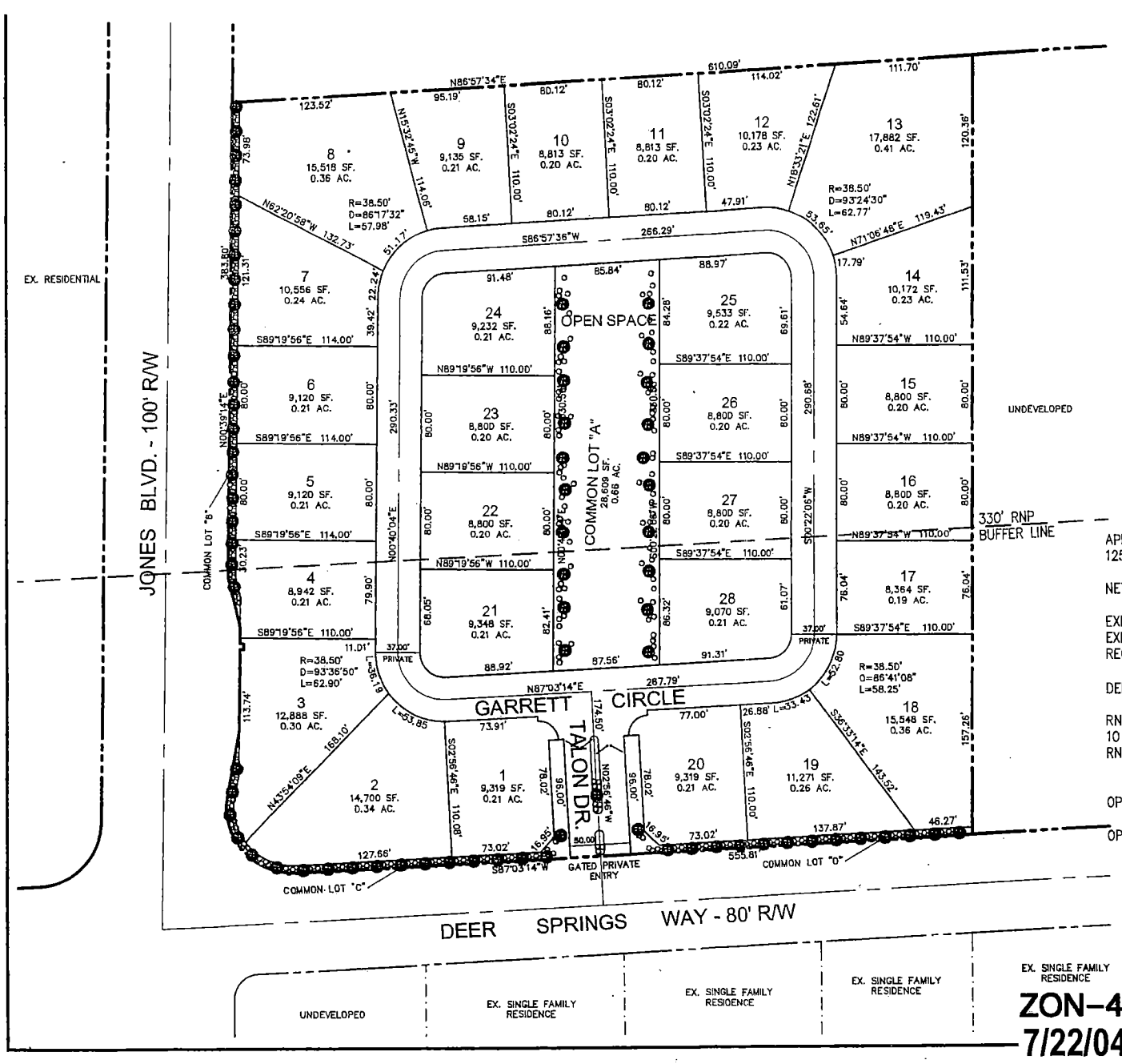


APN:
125-24-201-002

NET ACREAGE: 8.79 AC

EXISTING LAND USE: R
EXISTING ZONING: R-E
REQUESTED ZONING: RPD-3

DENSITY: 3.2 UNITS/ACRE NET

RNP BUFFER ZONE: 3.5 ACRES
10 LOTS IN BUFFER ZONE
RNP BUFFER ZONE DENSITY: 2.9

OPEN SPACE REQ. = 3.2*1.65=5.28%
.0528*8.79 AC = .46 AC
OPEN SPACE GIVEN = .66 AC

LEGEND

TREE - 24" BOX (20' O.C.)
ULMUS PARVIFOLIA (TRUE GREEN ELM)

5 GALLON SHRUB
LEUCOPHYLLUM LANGMANAIE
(LYNN'S LEGACY)

ZON-4452
7/22/04 PC

DEVELOPER
BRAMBLE HOMES
2590 LINDELL ROAD
LAS VEGAS, NV. 89146
PHONE: FRANK (702) 242-3606
FAX: FAX (702) 242-8612

DESIGNED: K.P.A.
CHECKED: K.P.A.
SCALE: HOR. 1"=80' VER. N/A
FILE No.
DATE: 5/10/04

LANDSCAPE PLAN
JONES AND DEER SPRINGS NEC
GARRETT SPRINGS BY BRAMBLE HOMES
CLARK COUNTY NEVADA

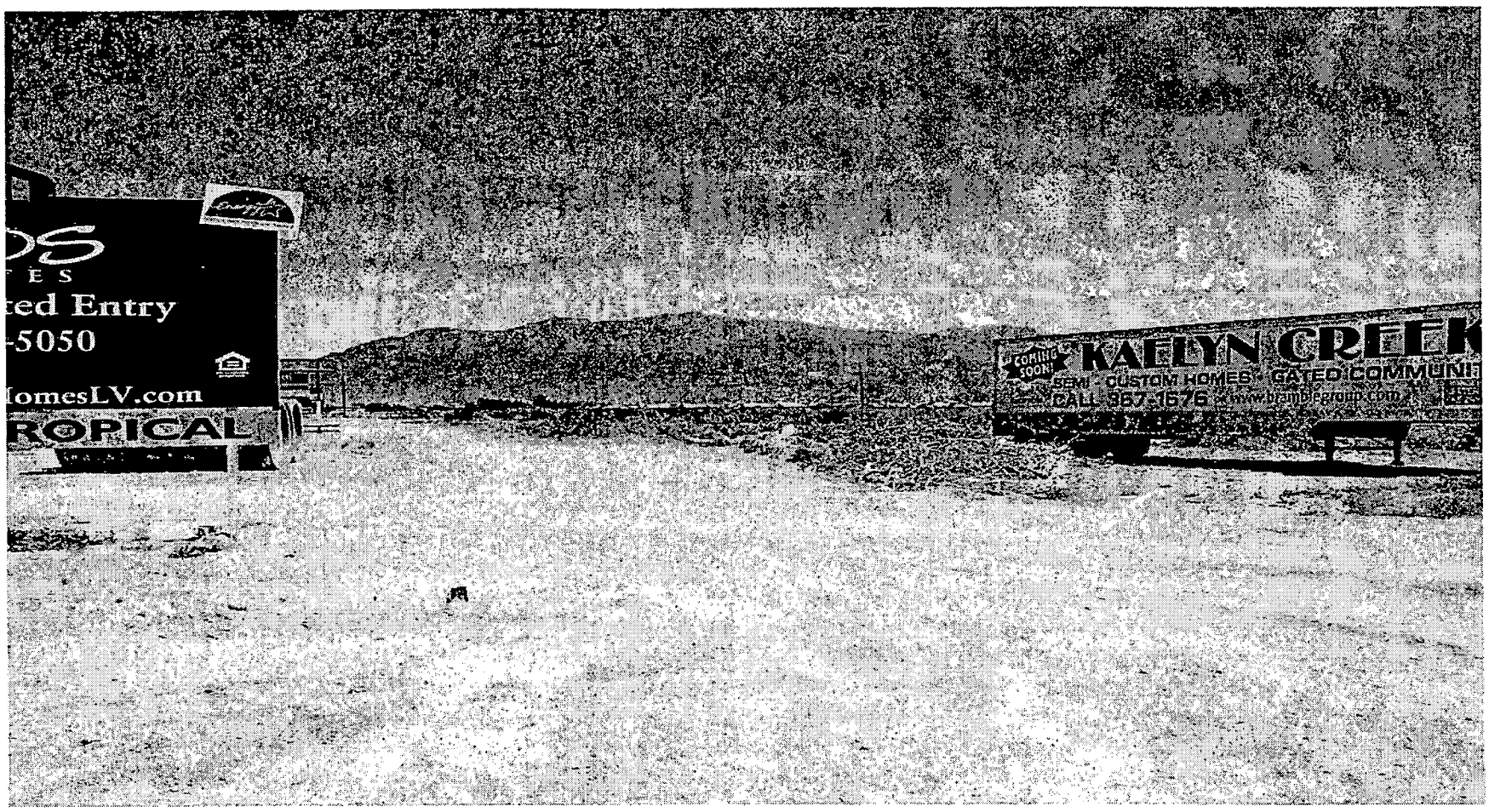
REV.	DATE	DESCRIPTION	BY	APP'D

SEAL

SHEET
C1
1 OF 1 SHEETS

ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN
NORTHEAST CORNER OF JONES BOULEVARD AND DEER SPRINGS WAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04



ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN
NORTHEAST CORNER OF JONES BOULEVARD AND DEER SPRINGS WAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04