City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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).

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 – Not Applicable
3. Staff Report

MOTION:

STEINMAN – DENIED – Motion carried with NIGRO and DAVENPORT voting NO, TRUESDELL abstaining because one of the agents in his office is involved in a contract with DR Horton and McSWAIN excused

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

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].

DAVID CLAPSADDLE, Planning and Development Department, outlined staff's consistent concern with converting commercial property to residential in this northwest area. As for the variance, there is no justification for the variance and the failure to meet the code requirements for granting such a variance. The z-lot configuration of this site plan raises issues with identifying the lot lines during inspection. Staff recommended denial of all four applications.

MINUTES – Continued:

JEFF ANDERSON, DR Horton Homes, 3513 East Russell Road, Suite D, submitted photographs of the area. Residential zoning is more compatible with the existing R-PD2 on two sides, park across the street and a public facility/residential uses to the north. The commercial land use is isolated, with the bulk of commercial zoning for the area in Town Center on the other side of the freeway. There is additional commercial property which includes a grocery store and fast food restaurant to support residential use within two miles of this site.

As to the variance, this project is directly across from a public park. In addition, there will be a dedication for right-of-way that will further impact such a small project. There is a small amount of interior open space over and above the perimeter open space and anticipated right-of-way taking. Lastly, the design providers larger lots as private open space versus the public open space. The developer agreed to put in the fencing on the property line to alleviate the concerns with the z-lot design.

JEFF CHRISMAN, 8447 Bandit's Bluff, appeared as a representative of the Spring Mountain Ranch Master Homeowners Association. As a resident, he opposed changing the commercial property zoning which serves as a buffer from the freeway frontage street. Horse Street will eventually be a major street and future commercial development will be highly utilized by area residents. As a board member, his association is concerned with homes being developed in an area that was excluded from the master association. The association owns and maintains the private park across the street from the property in question. Therefore the park should not be viewed as an alternative to open space within the proposed project. His association further agrees with staff's evaluation requiring the developer to contribute to park land.

TODD SCHWARTZ, 9112 Watermelon Seed, stated he lives adjacent to the park. He and his neighbors are excited about the rezoning. He submitted preliminary plans for the exit. Commercial development at that site would create a traffic situation. There is sufficient commercial development at Durango. He questioned what homeowners association this project would fall under and supported the park contribution by the developer. While he supports the rezoning, he remained concerned about the reduction of open space.

MR. ANDERSON rebutted that the intent is to annex into the Spring Mountain Ranch homeowners association and that would provide access to the private park as well.

COMMISSIONER STEINMAN indicated the City would be in trouble in the future by failing to provide for necessary commercial zoning. This is the perfect site for commercial uses that will serve that portion of the community well. Those opposed knew the land was zoned commercial when they purchased their homes. He would not support rezoning the property. COMMISSIONER EVANS concurred.

MINUTES – Continued:

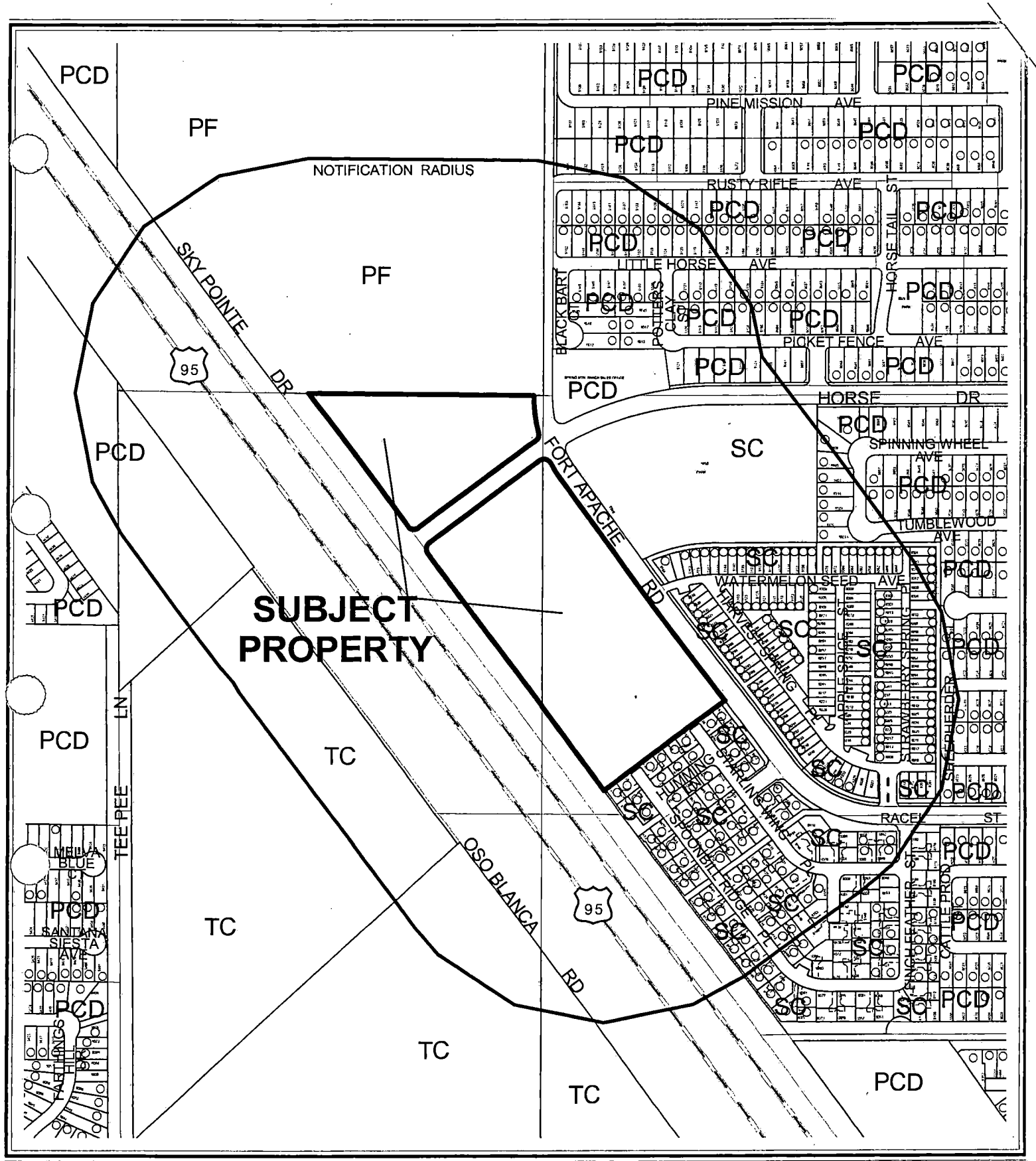
There was discussion to locate the park currently zoned SC. The designs of off-ramps exist to place the parcel into the residential area. MR. ANDERSON clarified that the actual freeway exit is up from Horse Drive. The City owns the land itself and that which is not used will be returned to the Bureau of Land Management. CHAIRMAN TRUESDELL suggested Public Works would be better able to clarify the situation. MR. GUERRA answered that MR. ANDERSON had explained it very well, including the return to BLM of the unused land and its eventual disposal through sale.

COMMISSIONER NIGRO noted that developing the parcel commercially involved various challenges, including the interchange issue. Everything cannot be considered during a master planning process. In this instance, the interchanges were not designed at the time of the master plan. There will be significant traffic along Horse Drive and around the park and that traffic will be different for commercial development versus residential development. It is compatible for residential development. He would strongly suggest or impose a condition that the project be included into the homeowners association that maintains the park. In addition, some of the park contribution by the developer should go to that private park.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified for the Commission that a super majority of five was only required for approval. Denial required only a majority vote.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].

(8:58 – 9:20)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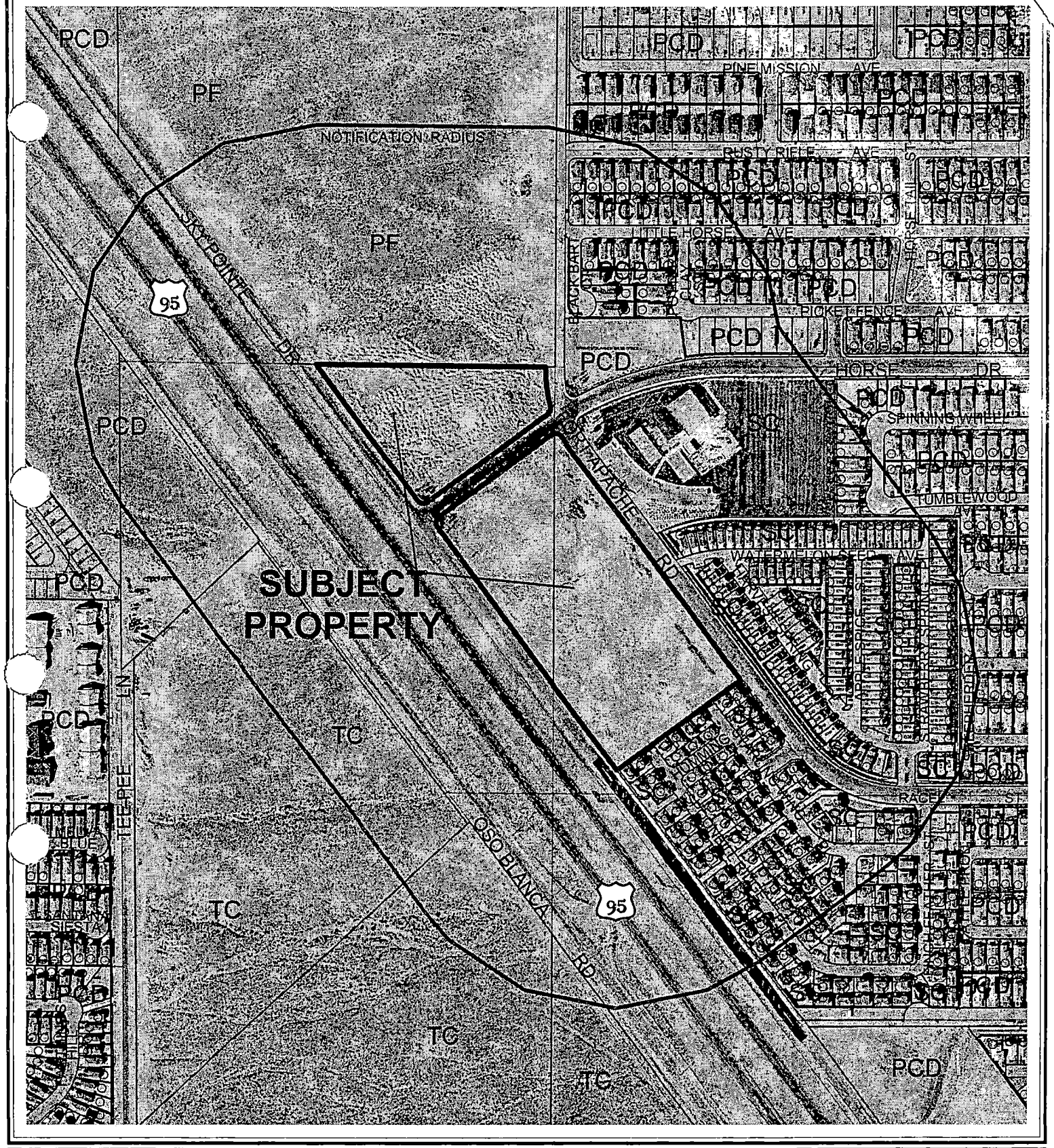
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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4634 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northwest and southwest corners of Horse Drive and Fort Apache Road from SC (Service Commercial) to ML (Medium-Low Density Residential).

BACKGROUND DATA:

03/06/91	The City Council approved a Rezoning (Z-0072-90) application for the Reclassification of Property to R-PD3 (Residential Planned Development – 3 Units Per Acre), R-PD6 (Residential Planned Development – 6 Units Per Acre), R-PD12 (Residential Planned Development – 12 Units Per Acre), and C-1 (Limited Commercial). Planning Commission recommended denial. Staff recommended approval.
01/13/94	The City Council approved a Rezoning (Z-0132-93) application for the Reclassification of Property located on the east side of Rancho Drive, between Ackerman Avenue and Iron Mountain Road, from: C-2 (General Commercial) and R-E (Residence Estates), TO: R-PD3 (Residential Planned Development – 3 Units Per Acre), R-PD6 (Residential Planned Development – 6 Units Per Acre), R-PD12 (Residential Planned Development – 12 Units Per Acre) and C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
09/06/00	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 SC (Service Commercial) land uses.

07/22/04 The Planning Commission will consider companion items ZON-4640, VAR-4642, and SDR-4641 as part of this agenda.

DETAILS OF APPLICATION REQUEST

Site Area: 17.83 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Vacant
South	Single Family Residences
East	Private Park, Single Family Residences, Vacant
West	U.S. 95, Vacant

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	PF (Public Facilities)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	ROW (Right-of-Way) TC (Town Center) PCD (Planned Community Development)

EXISTING ZONING

Subject Property	C-2 (General Commercial) R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
South	R-PD10 (Residential Planned Development – 10 Units Per Acre)
East	R-PD12 (Residential Planned Development – 12 Units Per Acre)
West	ROW (Right-of-Way) TC (Town Center) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

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

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

This proposed amendment to the plan is located along the north and south sides of Horse Drive, between Sky Pointe Drive and Fort Apache Road. Sky Pointe Drive is a 70-foot wide Frontage Street, Fort Apache Road, an 80-foot Secondary Collector, and Horse Drive, also an 80-foot Secondary Collector. Fort Apache Road and Horse Drive are depicted Master Plan of Streets and Highways.

The surrounding area east of Highway US 95 composes a master development known as Spring Mountain Ranch. The development to the east is primarily residential, with the exception of private parks dispersed throughout the master planned community. The subject parcels are part of the Spring Mountain Ranch Overall Master Development Plan (Z-0132-93).

The location of this proposed plan amendment is currently designated as SC (Service Commercial). The primary uses of the SC (Service Commercial) District are low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. To the south of the subject site is the intersection of two arterial streets, Fort Apache Road and Grand Teton Drive, each with a right-of-way width of a minimum 100 feet. A future intersection and overpass is slated to be built to the north of the subject area, providing even more access to the site. The district is easily accessible from the rest of the Northwest area and the highway. The amount of land planned for SC (Service Commercial) is of vital importance because there is ever declining amount of commercial property in the northwest, due to the higher profitability of residential development.

The Centennial Hills Interlocal Land Use Plan was carefully conceived with a balance of commercial and residential development. Commercial development was concentrated in the Town Center area to avoid scattered sites of commercial development throughout the Centennial Hills area. The amount of commercial area is based on the proportion of residential and commercial development elsewhere in the Las Vegas valley. Since 1999, 270 acres of commercially designated land has been converted to residential development. This equates to an estimated loss of three million square feet of commercial floor space. The result of this action and any further action to reduce the commercial area in Town Center is to increase the pressure for the equivalent amount of commercial to be scattered about the Centennial Hills area, which would be indirect conflict with the intent of the Centennial Hills Sector Plan.

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.**

   Digressing from the Spring Mountain Ranch Master Plan and removing more commercial from the Centennial Hills sector is premature. The concept of a balanced amount of specified land uses that will take care of the needs of the Centennial Hills sector should be protected. More of the area should develop and evolve before the projected amount of Service Commercial northwest is reduced.

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

   The R-PD (Residential Planned Development) zoning district dominates the Spring Mountain Ranch Master Planned Community except for the subject parcels and one other parcel adjacent to the northeast corner of Horse Drive and Fort Apache Road. The additional residential use would be consistent with the surrounding area, but would be detrimental to the area as a source of potential commercial would be lost and require the residents to travel outside of the community to procure goods and services.

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

   The proposed development has adequate site accessibility, but fails to accommodate the appropriate amount of open space for recreation.

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

   The proposed amendment does not conform to the Spring Mountain Ranch Overall Master Development Plan (Z-0132-93), which proposes a business park for the subject site.

   The policies for the development of the Centennial Hills Sector are outlined in the Centennial Hills Sector Plan. Section 1.2.2 (page 2) states:

   "The concept of locating (non-residential) types of activities in a defined area is seen an acceptable alternative to standard development that usually is widely dispersed. As a result of concentrating intensive commercial in one area (Town Center) the preservation of residential areas will be enhanced. Necessary commercial, service and employment opportunities will be readily available without intruding into northwest residential neighborhoods."

   As discussed in the Analysis section above, the proposed amendment would not be consistent with the Centennial Hills Sector Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on June 22, 2004 a neighborhood meeting sponsored by the applicant at the Cimarron Rose Community Center, 5591 North Cimarron Street. Four people attended and had no concerns with this request.

NOTICES MAILED: 298 [Mailed with ZON-4640, SDR-4641, & VAR-4642]

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4634 APN: 125-07-710-001 & 125-08-322-001

Name of Property Owner: Spring Mtn Ranch LLC

Name of Applicant: D.R. Horton, 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: Erik Lassar

Print Name: Erik S. Lassar

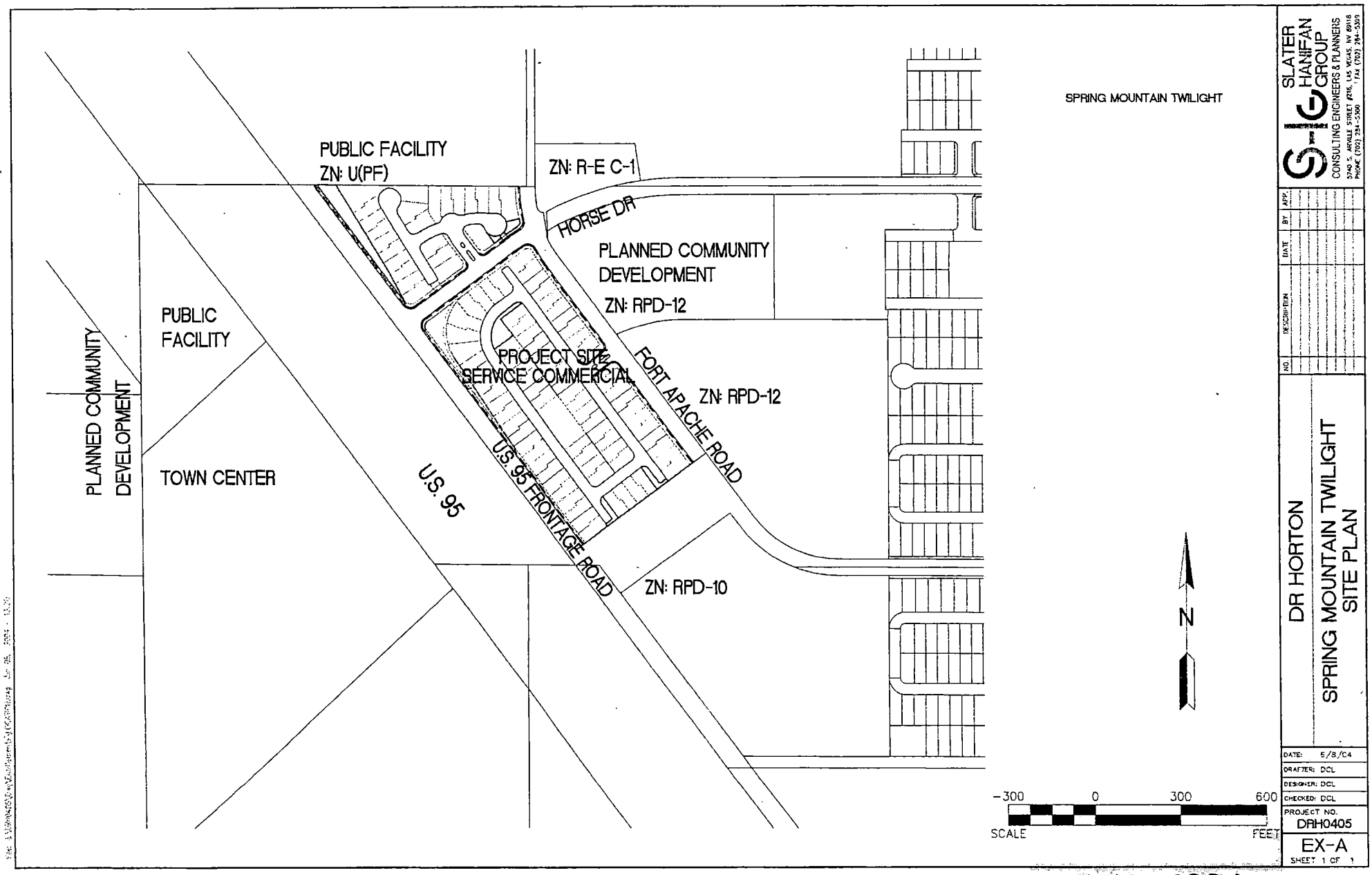
Subscribed and sworn before me

This 27th day of May, 2004

Freda C. Yore

Notary Public in and for said County and State

FREDA C. YORE
Commission # 1377648
Notary Public - California
San Francisco County
My Comm. Expires Oct 23, 2006



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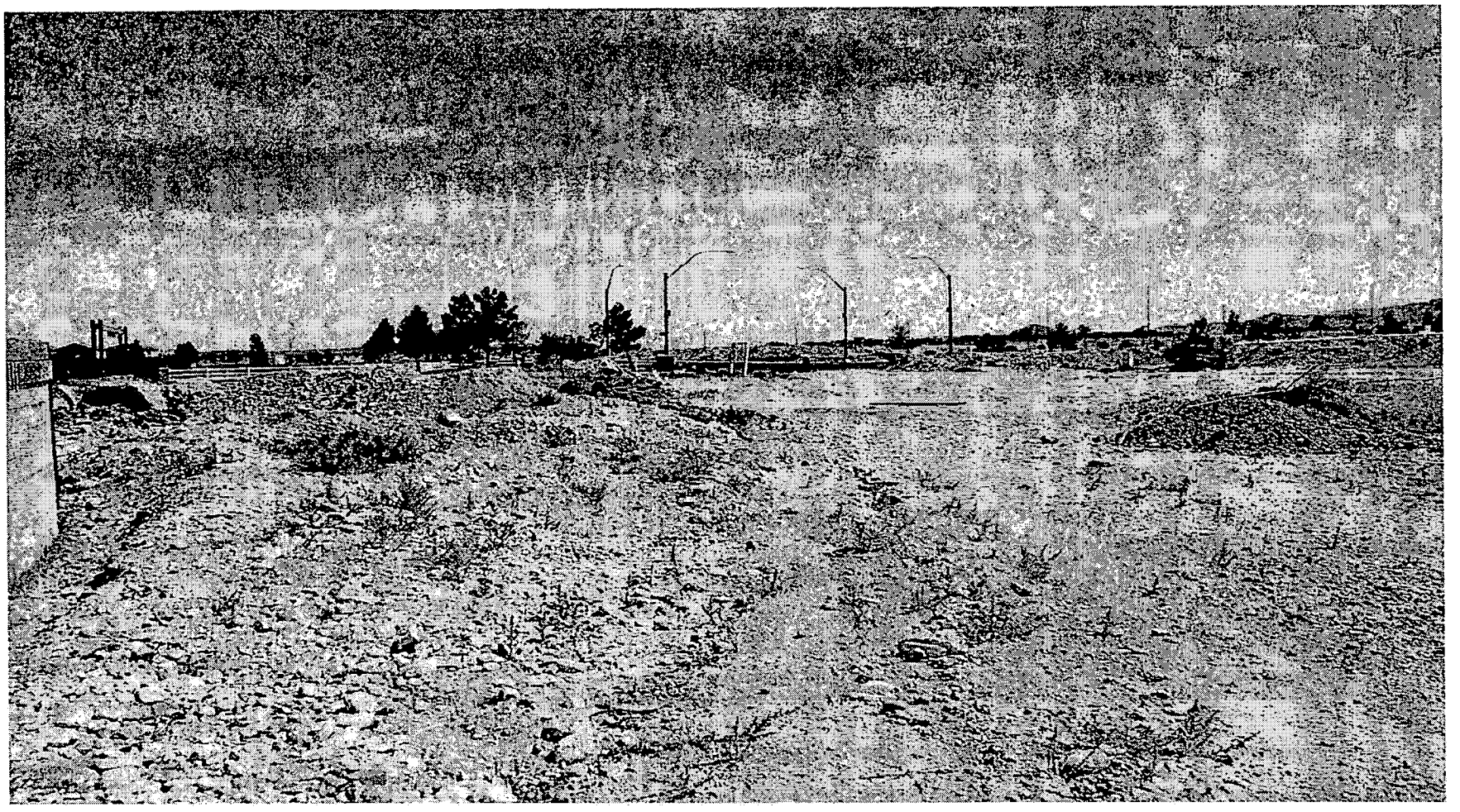
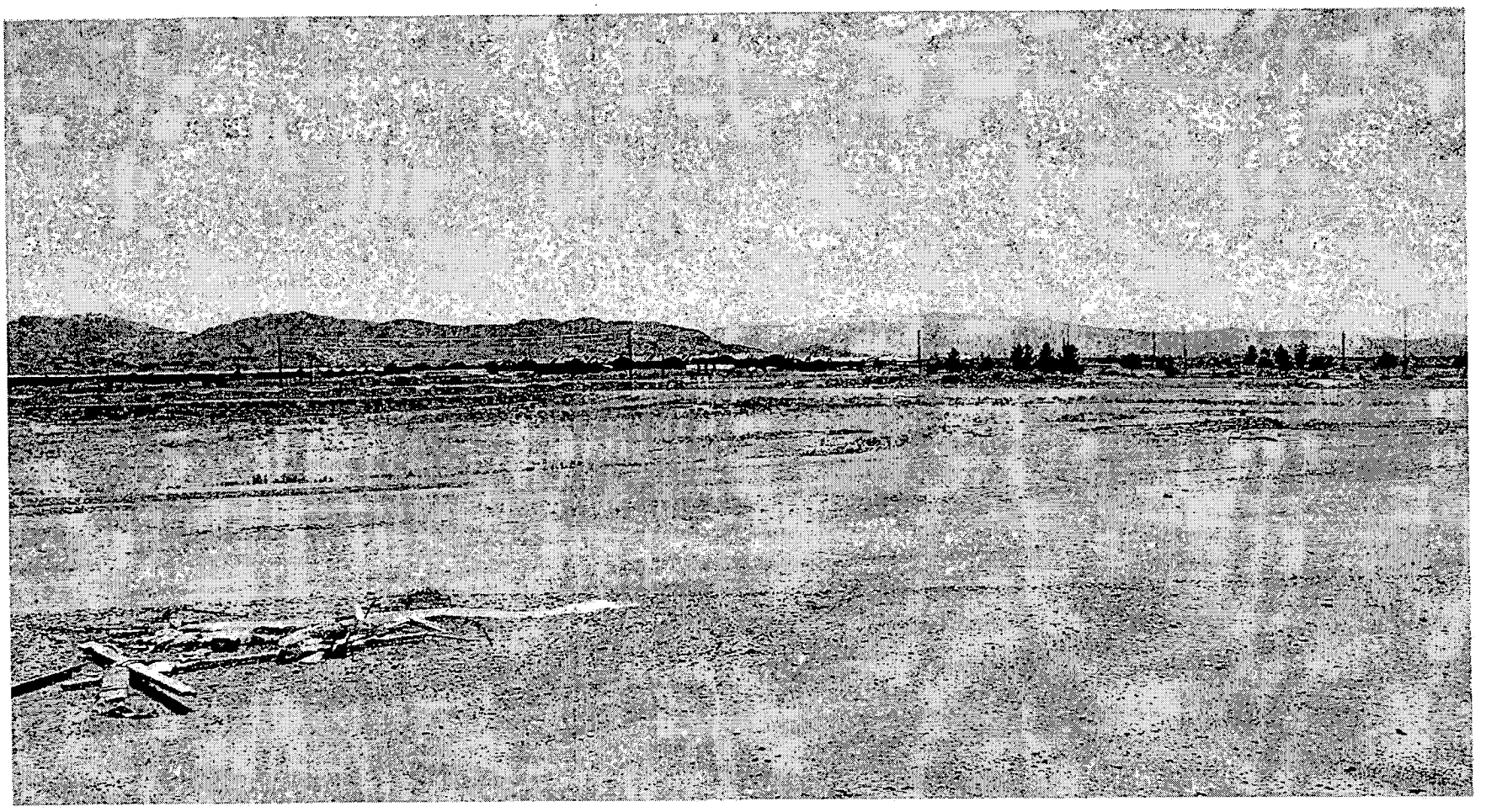


GPA-4634 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

6/29/04



GPA-4634 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

6/29/04

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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:
STEINMAN – DENIED – Motion carried with NIGRO and DAVENPORT voting NO, TRUESDELL abstaining because one of the agents in his office is involved in a contract with DR Horton and McSWAIN excused

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

MINUTES:
NOTE: See Item 40 [GPA-4634] for all related discussion on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].

(8:58 – 9:20)

2-3067

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 41 – ZON-4640

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-4634) to a Medium-Low Density Residential land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

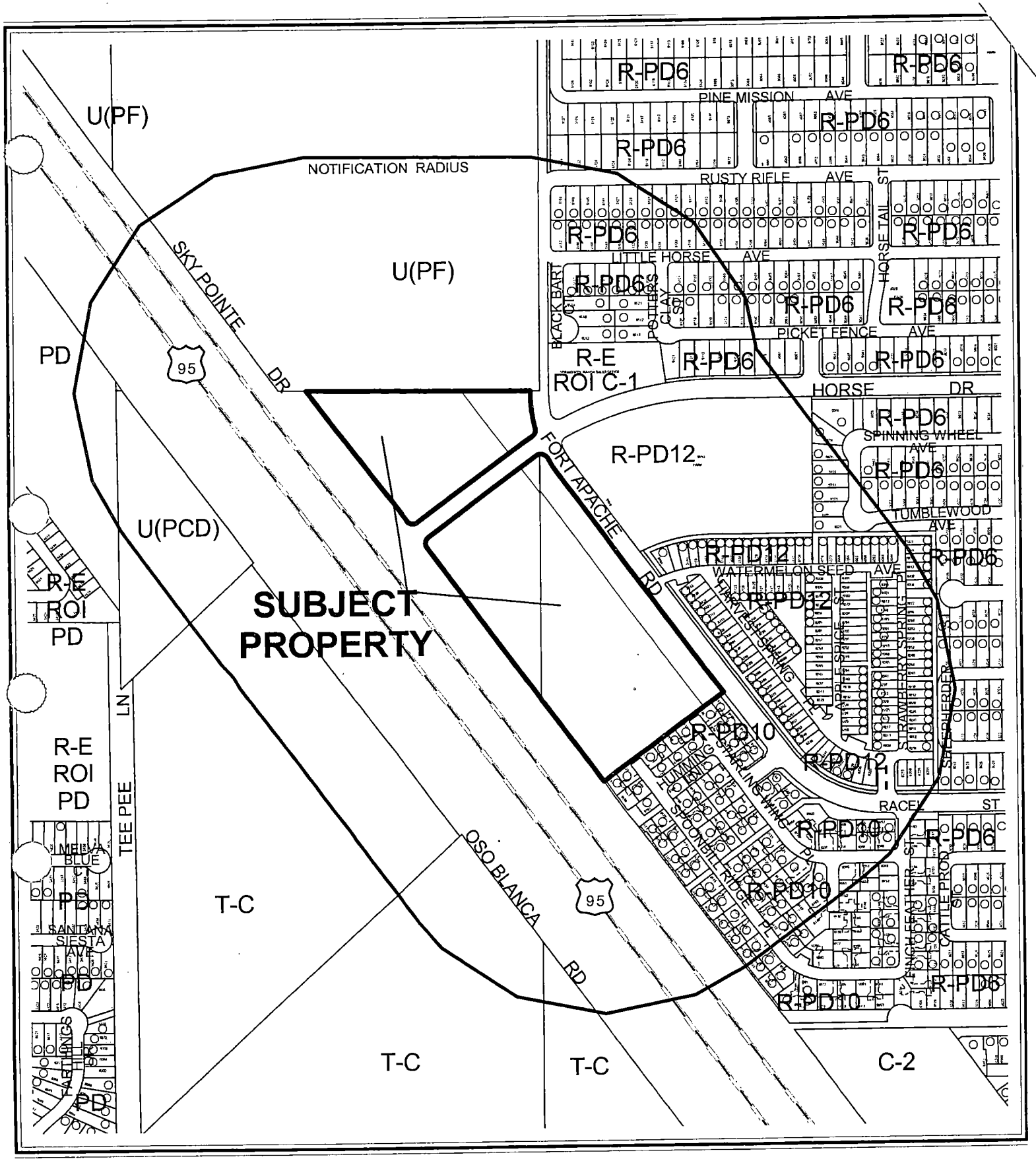
4. Coordinate with the City Engineer's Division to determine what impacts, if any, the proposed Horse Drive interchange may have on this site. Final right-of-way and required improvements for Horse Drive and Sky Pointe Drive (AKA U.S. 95 Frontage Road) adjacent to this site shall be determined at the time of approval of the Tentative Map. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

CONDITIONS – Continued:

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

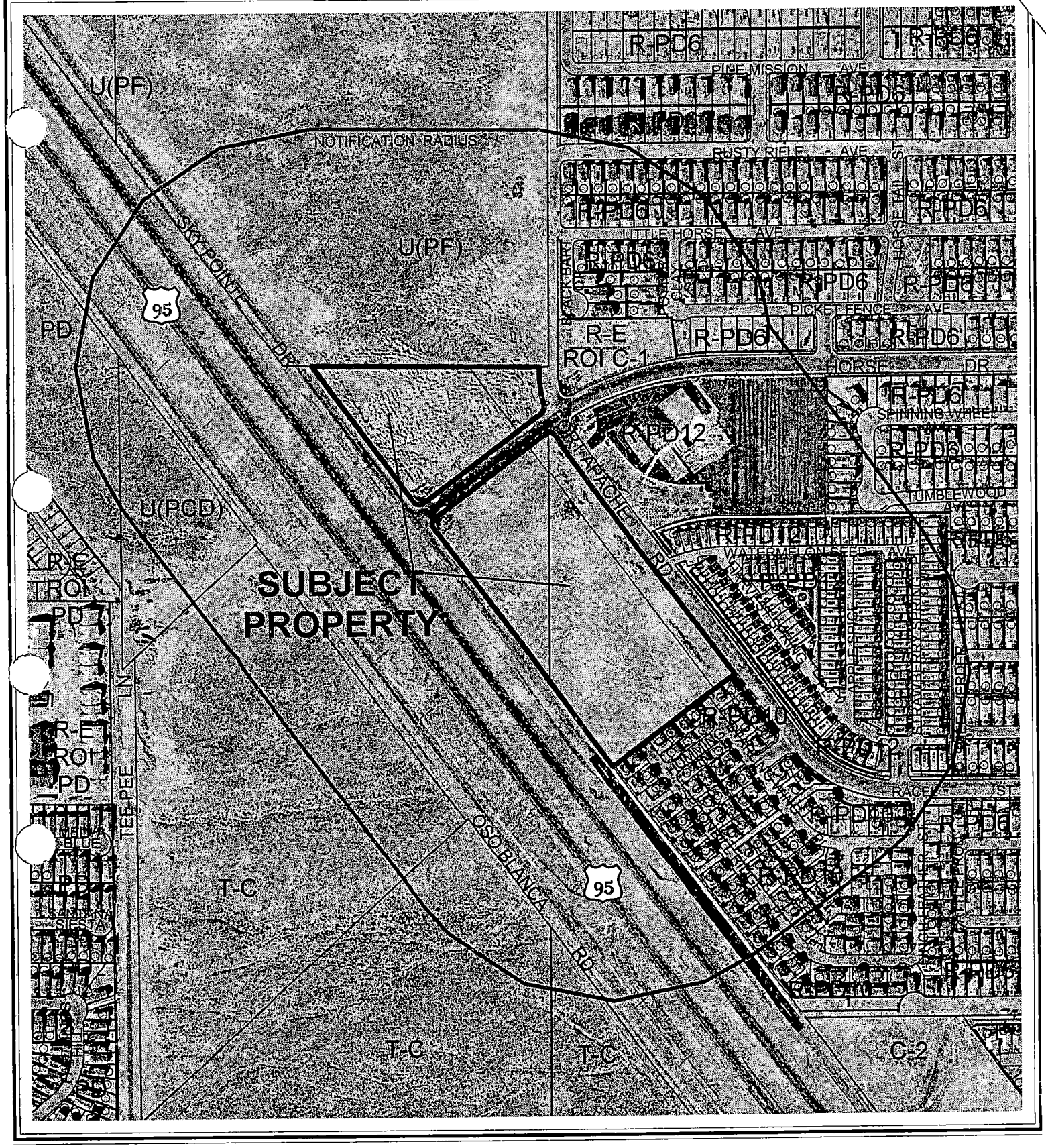


CASE: **ZON-4640**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)



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CASE: **ZON-4640**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO GPA-4634 - PUBLIC HEARING - ZON-4640 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC.- OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4634) to a Medium-Low Density Residential land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Engineer's Division to determine what impacts, if any, the proposed Horse Drive interchange may have on this site. Final right-of-way and required improvements for Horse Drive and Sky Pointe Drive (AKA U.S. 95 Frontage Road) adjacent to this site shall be determined at the time of approval of the Tentative Map. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting an approval for the rezoning of the subject property from C-2 (General Commercial) & R-E (Residence Estates) Under Resolution of Intent to C-1 (Limited Commercial), to R-PD6 (Residential Planned Development – 6 Units Per Acre). Approval of this application is first contingent with the approval of General Plan Amendment (GPA-4634) application.

B) Applicant's Justification

The applicant justification for this application states that several of commercial parcels of the Spring Mountain Twilight project have been reclassified for residential land use and that by amending the land use for this project would be consistent with the adjacent uses in the area.

BACKGROUND INFORMATION

A) Previous Actions

03/06/91	The City Council approved a Rezoning (Z-0072-90) application for the Reclassification of Property to R-PD3 (Residential Planned Development – 3 Units per Acre), R-PD6 (Residential Planned Development – 6 Units Per Acre), R-PD12 (Residential Planned Development – 12 Units Per Acre), and C-1 (Limited Commercial). The Planning Commission recommended denial. Staff recommended approval.
01/13/94	The City Council approved a Rezoning (Z-0132-93) application for the Reclassification of Property located on the east side of Rancho Drive, between Ackerman Avenue and Iron Mountain Road, from: C-2 (General Commercial) and R-E (Residence Estates), TO: R-PD3 (Residential Planned Development), R-PD6 (Residential Planned Development), R-PD12 (Residential Planned Development) and C-1 (Limited Commercial). The Planning Commission and staff both recommended approval.
07/22/04	The Planning Commission will hear related items VAR-4642 and SDR-4641 as part of this agenda.

PL

B) Pre-Application Meeting

05/27/04 A pre-application conference was held, in which no comments concerning the rezoning application were made.

C) Neighborhood Meetings

06/22/04 Four people attended the meeting with no comment

DETAILS OF APPLICATION REQUEST

Site Area: 17.83 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Vacant
South	Single Family Residences
East	Private Park, Single Family Residences, Vacant
West	U.S. 95, Vacant

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	PF (Public Facilities)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	ROW (Right-of-Way)
	TC (Town Center)
	PCD (Planned Community Development)

EXISTING ZONING

Subject Property	C-2 (General Commercial) R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
South	R-PD10 (Residential Planned Development – 10 Units Per Acre)

East	R-PD12 (Residential Planned Development – 12 Units Per Acre)
West	ROW (Right-of-Way)
	TC (Town Center)
	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

E) General Plan Compliance

The subject site is composed of two parcels, both of which are designated SC (Service Commercial) within the Centennial Hills Sector Interlocal Land Use Map of the General Plan. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

The subject site is proposed, per GPA-4634, as being designated ML (Medium-Low Density Residential). The ML (Medium-Low Density Residential) designation allows for a range of 5.6 to 8 dwelling units/per gross acre. This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

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 part of the Spring Mountain Ranch Overall Master Development Plan (Z-0132-93), which has designated the location in question as a business park.

PL

A) Zoning Code Compliance

A1) Development Standards

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-4641), 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
17.83 acres	5.61	1.65	9.26%	71,874 SF	1.88%	14,566 SF

The applicant fails to meet the required amount of open space set forth by the R-PD (Residential Planned Development) design standards. Therefore, the applicant has submitted a Variance (VAR-4642) request to allow zero open space where 1.65 acres is required.

B) General Analysis and Discussion

The proposed rezoning is tentative upon the approval of General Plan Amendment (GPA-4634), so as to be able to accommodate the number of dwelling units per acre requested. The site plan for the site fails to illustrate the required amount of open space, as dictated by Title 19.06. Per the Residential Planned Development standards a development with 100 lots, would require 1.65 acres of open space. The supplied site plan indicates that the development will provide .33 acres of open space, composed of four common lots ranging in size from 1,802 square feet to 7,372 square feet. However only two of the four common lots depicted could be considered as viable open space meanwhile the other common lots show no signs of being usable open space.

The northern portion of the subject site will have access off of Horse Drive and the southern portion of the subject site will have access from Fort Apache Road. Both streets are 80-foot Secondary Collectors as defined and depicted Master Plan of Streets and Highways. In addition, the Department of Public Works has noted that that there is an existing 10-foot roadway corridor easement behind the right-of way along Horse Drive and Fort Apache Road.

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 proposal is not in conformance to the current General Plan designation of SC (Service Commercial). Commercial land uses were allocated to prevent commercial uses from being "stripped out" over major arterials and from encroaching into residential areas.

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 subject site is bordered by Highway US 95 on the west, vacant property slated for public facilities to the north, a private park, a commercially zoned parcel, residential to the east, and residential to the south. The Spring Mountain Ranch Overall Master Development Plan has designated the parcel in question, commercial; therefore any change in that plan would be incompatible with the surrounding planned area.

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

   The majority of the surrounding area has been developed in accordance with the Spring Mountain Ranch Overall Master Development Plan and has substantiated the need for commercial for the area. The continual reclassifying of commercial properties to residential will only increase the pressure for commercial property elsewhere within the Centennial Hills sector. Therefore, approal of this rezoning could result in long-term detrimental effects to the surrounding community

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 can be accessed from Fort Apache Road and Horse Drive, 80-foot Secondary Collectors as defined and depicted Master Plan of Streets and Highways.

NOTICES MAILED 298 [Mailed with GPA-4634, SDR-4641 & VAR-4642]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4640 APN: 125-07-710-001 & 125-08-322-001

Name of Property Owner: Spring Mtn Ranch LLC

Name of Applicant: D. R. Horton, 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: Erik Lassar

Print Name: Erik Lassar

Subscribed and sworn before me

This 27th day of May, 2004

Freda C. Yore

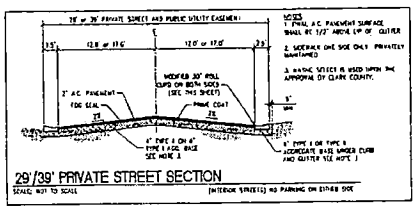
Notary Public in and for said County and State

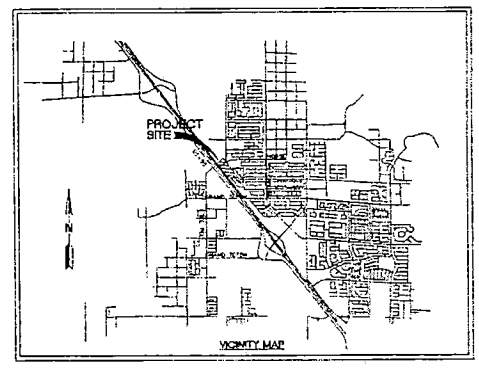
FREDA C. YORE
Commission # 1377648
Notary Public - California
San Francisco County
My Comm. Expires Oct 23, 20

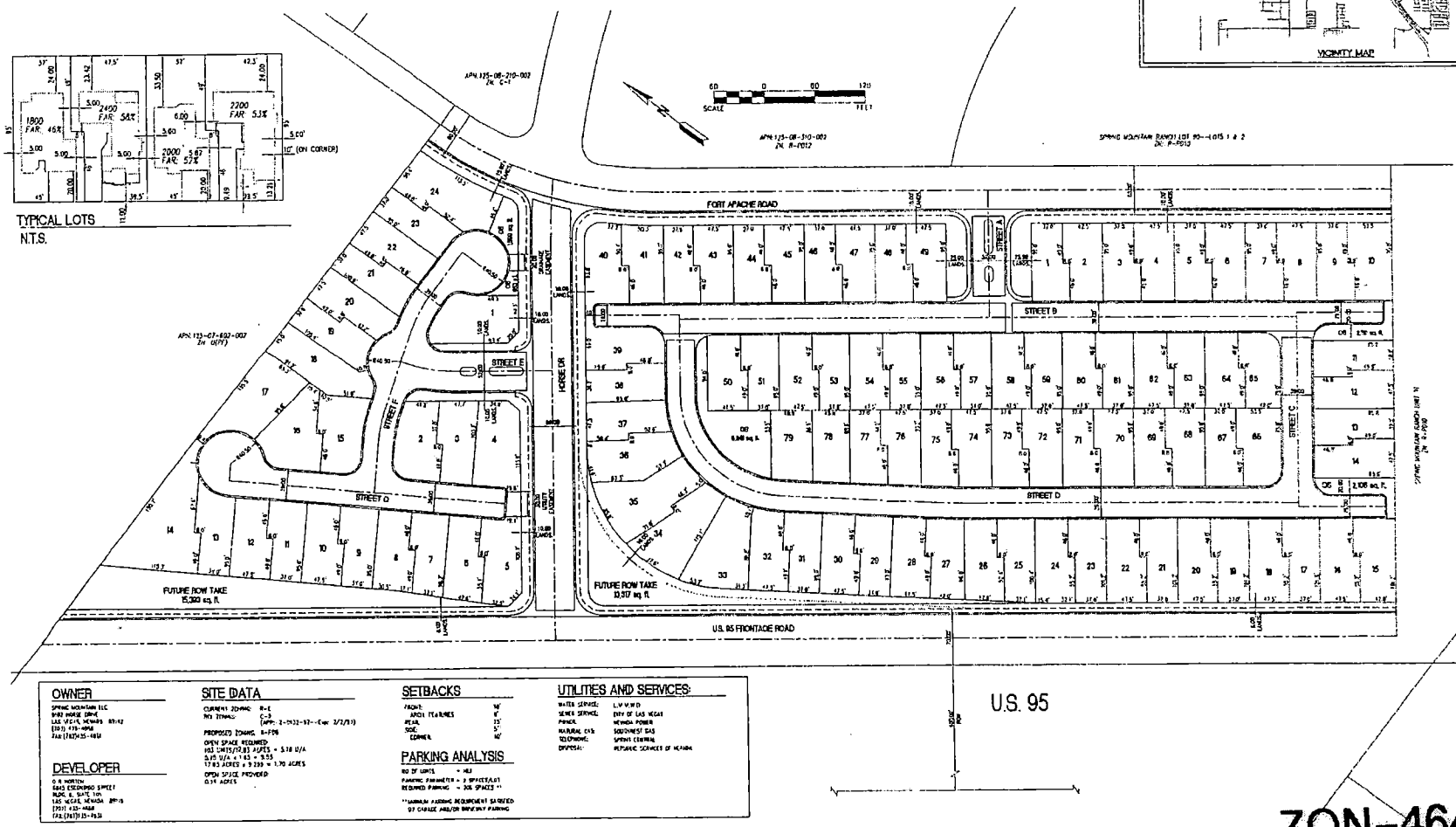
SITE MAP
FOR
SPRING MOUNTAIN TWILIGHT

A.P.N. #125-08-332-001 & A.P.N. #125-07-710-001

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







OWNER

SPRING MOUNTAIN LLC
9181 ARROW DRIVE
LAS VEGAS, NEVADA 89147
(702) 478-4958
FAX (702)735-4818

DEVELOPER

D.R. HORTON
1563 SOUTHRIDGE STREET
BLDG. B, SUITE 100
LAS VEGAS, NEVADA 89119
(702) 435-4668
FAX (702)735-4818

SITE DATA

CURRENT ZONING: R-E
PER ZONING: C-3 (APP. Z-0122-97--Exp. 2/2/03)

PROPOSED ZONING: R-PD8

OPEN SPACE REQUIRED
163 UNITS/19.83 ACRES = 8.18 U/A
8.18 U/A x 1.65 = 13.55
17.83 ACRES x 0.239 = 1.70 ACRES

OPEN SPACE PROVIDED
0.14 ACRES

SETBACKS

FRONT:
LOCAL STREETS 15'
ARTERIAL 15'
REAR 15'
SIDE 5'
CORNER 10'

PARKING ANALYSIS

NO OF UNITS = 163
PARKING PARAMETER = 2 SPACES/UNIT
REQUIRED PARKING = 326 SPACES **

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

UTILITIES AND SERVICES:

WATER SERVICE: L.V.V.W.D.
SEWER SERVICE: CITY OF LAS VEGAS
POWER: NEVADA POWER
NATURAL GAS: SOUTHWEST GAS
TELEPHONE: SPRINT CENTRAL
CATV: PREFERRED SERVICES OF NEVADA

ZON-4640
7-22-04 PC

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5710 S. APACHE STREET #215, LAS VEGAS, NV 89118
PH-NE (702) 794-5300 FAX (702) 794-5310

NO.	DESCRIPTION	DATE	BY	APP'D

LAS VEGAS, NEVADA

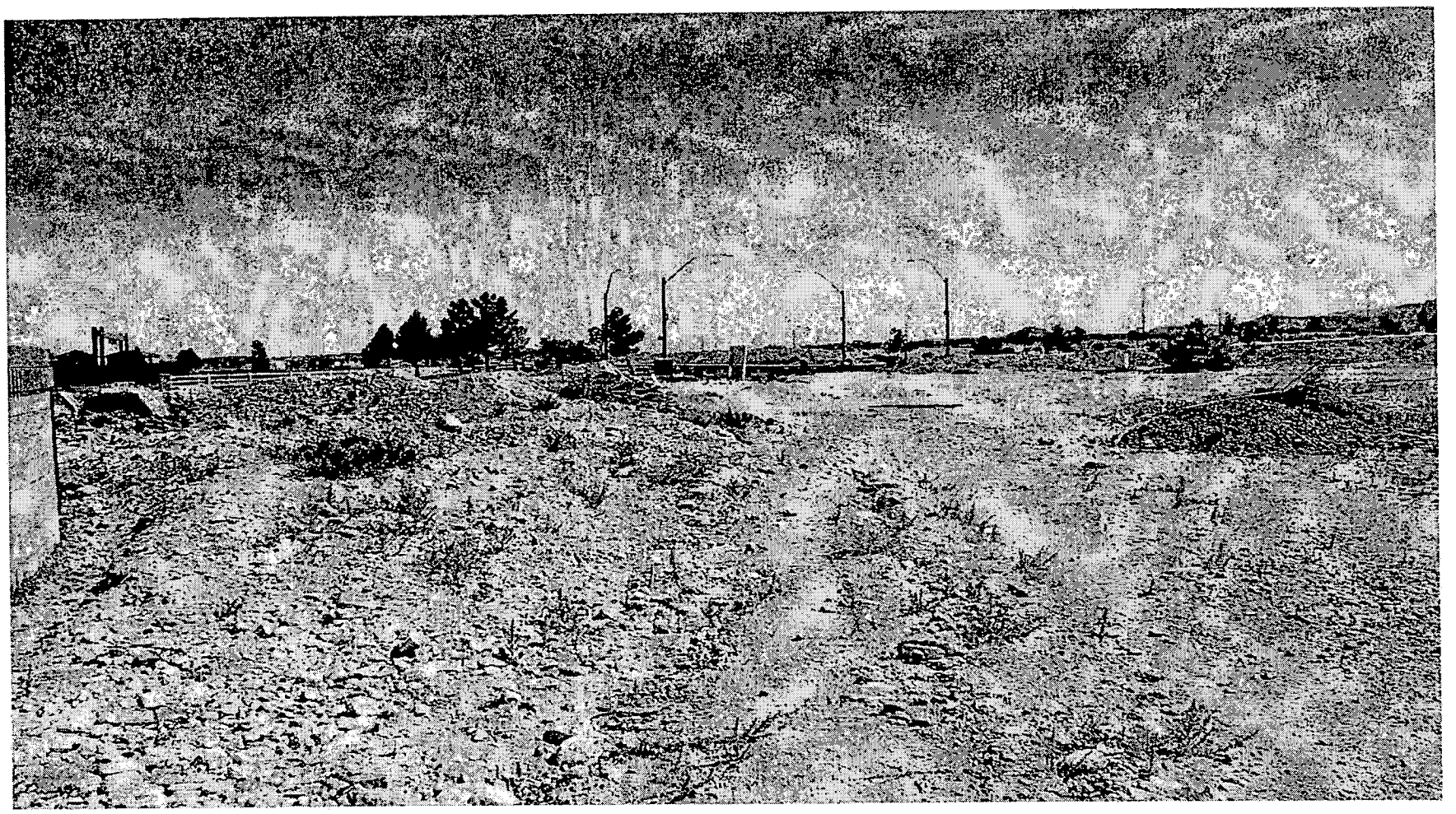
DR HORTON

SPRING MOUNTIAN TWILIGHT

SITE PLAN

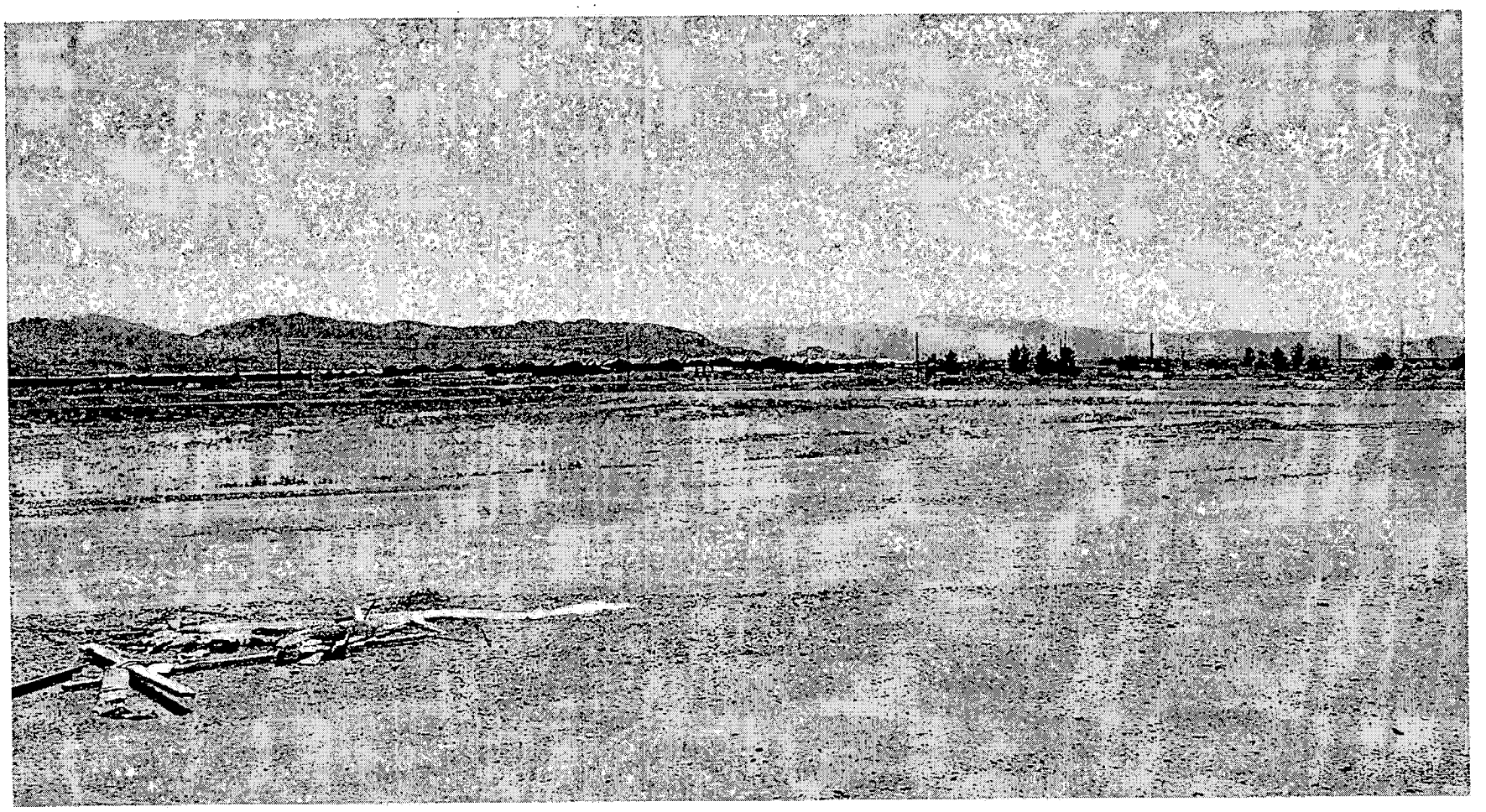
DATE: 6/28/04
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. DRH0405

EX-A
SHEET 1 OF 1



ZON-4640 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

6/29/04



ZON-4640 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

6/29/04

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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).

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

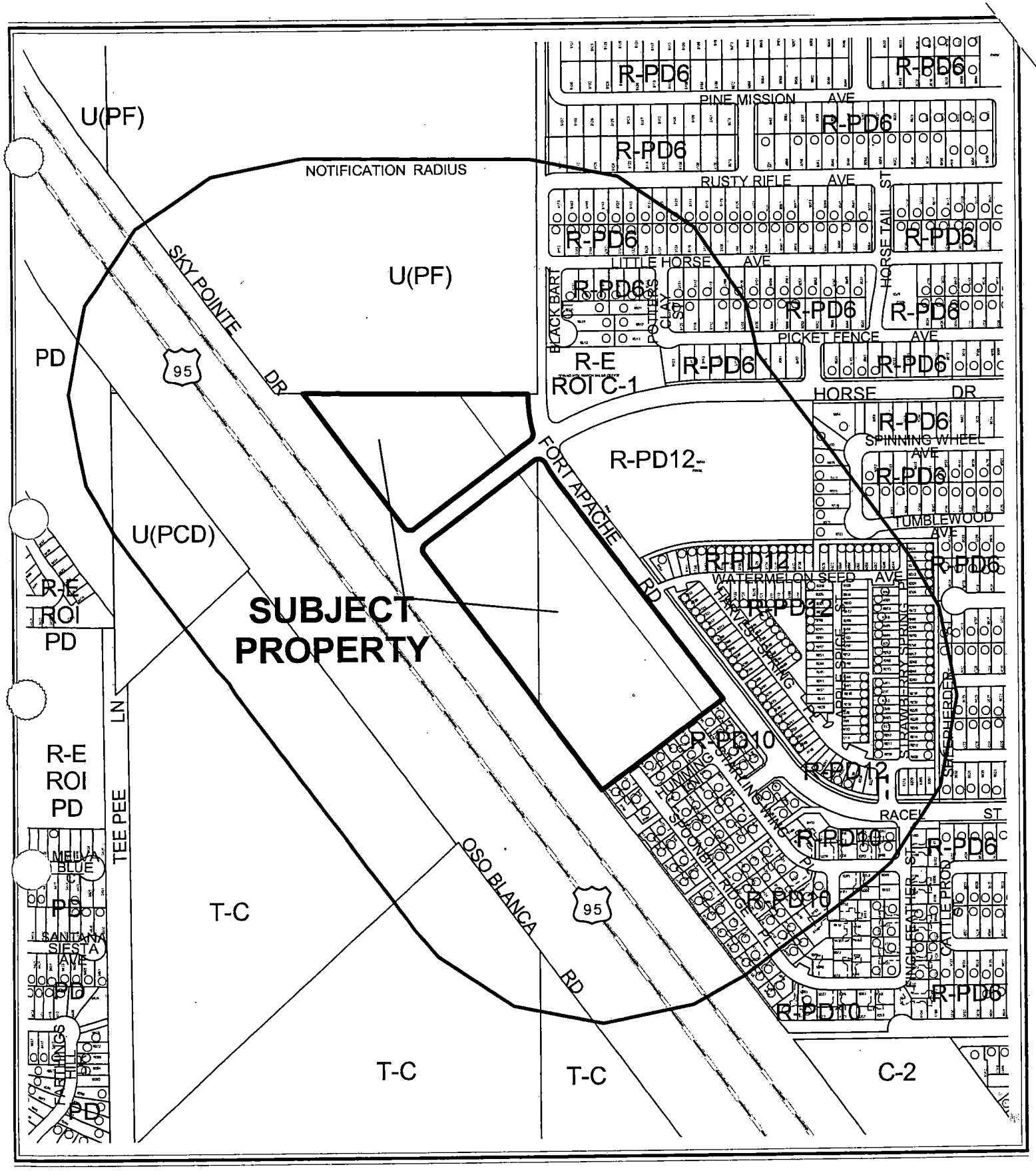
MOTION:
STEINMAN – DENIED – Motion carried with NIGRO and DAVENPORT voting NO, TRUESDELL abstaining because one of the agents in his office is involved in a contract with DR Horton and McSWAIN excused

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

MINUTES:
NOTE: See Item 40 [GPA-4634] for all related discussion on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].

(8:58 – 9:20)

2-3067



CASE: **VAR-4642**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VARIANCE RELATED TO GPA-4634 & ZON-4640 - PUBLIC HEARING - VAR-4642 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4640) and Site Development Plan Review (SDR-4641).

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 $285,755.00 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

The applicant is requesting approval of a Variance to allow zero open space where 1.65 acres is required. Approval of this application is first contingent with the approval of General Plan Amendment (GPA-4634) application.

B) Applicant's Justification

The applicant states, "an existing master developer 7.1 acre park is located northeast of the project site and should provide adequate recreational facilities for this new project and the surrounding community." Additionally, the applicant states, "The development is encumbered by a potential right-of-way (ROW) taking for the Horse Drive interchange...." Said ROW taking adversely affected the lotting study for this project and the potential for additional open space.

BACKGROUND INFORMATION

A) Previous Actions

03/06/91 The City Council approved a Rezoning (Z-0072-90) application for the Reclassification of Property to R-PD3 (Residential Planned Development – 3 Units per Acre), R-PD6 (Residential Planned Development – 6 Units per Acre), R-PD12 (Residential Planned Development – 12 Units Per Acre), and C-1 (Limited Commercial). Planning Commission recommended denial. Staff recommended approval.

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07/22/04 The Planning Commission will hear related items GPA-4634, ZON-4640 and SDR-4641 as part of this agenda.

B) Pre-Application Meeting

05/27/04 A pre-application conference was held, in which no comments concerning the variance application were made.

C) Neighborhood Meetings

06/22/04 Four people attended the meeting, with no comment.

DETAILS OF APPLICATION REQUEST

Site Area: 17.83 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Vacant
South	Single Family Residences
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Subject Property	SC (Service Commercial)
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Subject Property	C-2 (General Commercial) R-E (Residence Estates) Under Resolution of Intent to C-1 (Limited Commercial)
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The subject site is composed of two parcels, both of which are designated SC (Service Commercial) within the Centennial Hills Sector Interlocal Land Use Map of the General Plan. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

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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 part of the Spring Mountain Ranch Overall Master Development Plan (Z-0132-93), which has designated the location in question as a business park.

PL

A) Zoning Code Compliance

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
17.83 acres	5.61	1.65	9.26%	71,874 SF	1.88%	14,566 SF

The applicant fails to meet the required amount of open space set forth by the R-PD (Residential Planned Development) design standards. The applicant is requesting zero open space to be provided, yet on the submitted site plan it has been indicated that .33 acres has been provided. The open space provided within the proposed subdivision is composed of four common lots ranging in size from 1,208 square feet to 7,372 square feet.

B) General Analysis and Discussion

The site plan for the site fails to illustrate the required amount of open space, as dictated by Title 19.06. Per the Residential Planned Development standards a development with 100 lots, would require 1.65 acres of open space. The supplied site plan indicates that the development will provide .33 acres of open space, composed of four common lots ranging in size from 1,208 square feet to 7,372 square feet. However only two of the four common lots depicted could be considered as viable open space

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 reverting a proposed commercial property into residential, and attempting to overbuild the site. The lack of open space will result in a project that does not provide the innovation and flexibility required of a residential planned development. Clearly, alternative site design or the development of a commercial property would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 298 [Mailed with GPA-4634, ZON-4640, & SDR-4641]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4642 APN: 125-07-710-001 & 125-08-322-001

Name of Property Owner: Spring Mtn Ranch LLC

Name of Applicant: D.R. Horton 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: Erik Lassar

Print Name: Erik Lassar

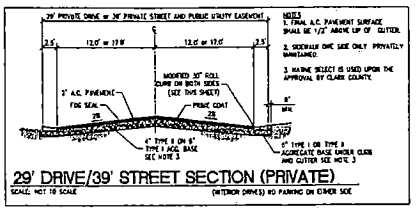
Subscribed and sworn before me

This 27th day of May, 2004

Freda C. Yore

Notary Public in and for said County and State

FREDA C. YORE
Commission # 1377648
Notary Public - California
San Francisco County
My Comm. Expires Oct 23, 2006



29' DRIVE/39' STREET SECTION (PRIVATE)

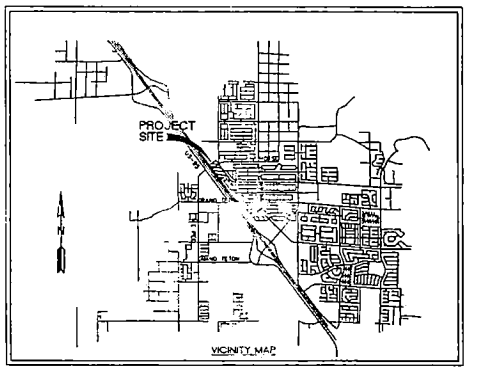
SCALE: NOT TO SCALE (INTERIOR DRIVES) NO PARKING ON OTHER SIDE

SITE MAP
FOR
SPRING MOUNTAIN TWILIGHT

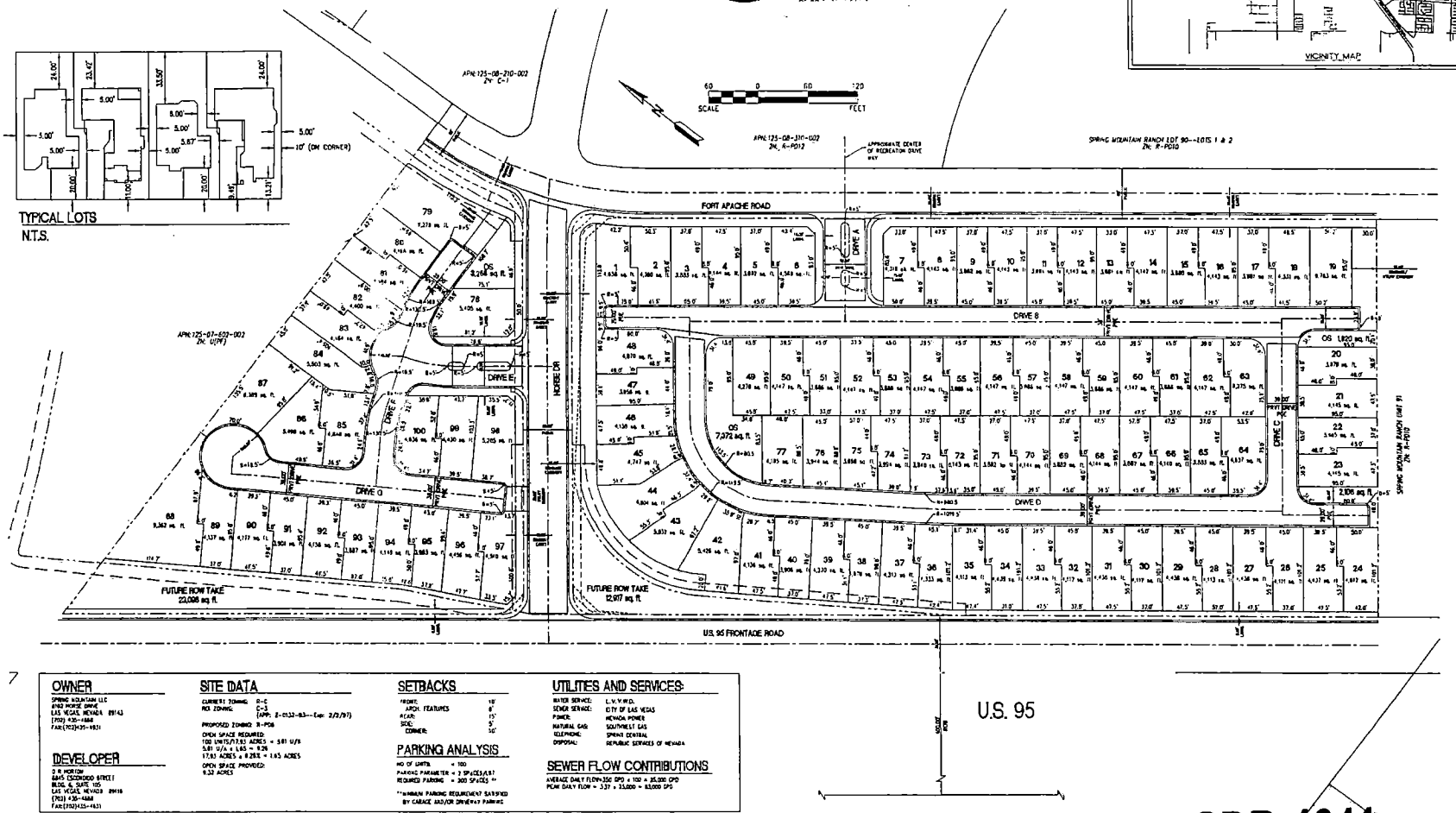
A.P.N. #125-08-322-001 & A.P.N. #125-07-710-001

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

RANCHERS
A DIVISION OF D.R. HORTON



TYPICAL LOTS
N.T.S.



OWNER
SPRING MOUNTAIN LLC
8160 HORSE DRIVE
LAS VEGAS, NEVADA 89143
(702) 435-4868
FAX:(702)435-4831

DEVELOPER
D.R. HORTON
8845 GUSCONDO STREET
BLDG. 6, SUITE 105
LAS VEGAS, NEVADA 89116
(702) 435-4868
FAX:(702)435-4831

SITE DATA
CURRENT ZONING: R-E
PER ZONING: C-1
[APP. #-0132-03---Exp: 2/2/07]

PROPOSED ZONING: R-PD8

OPEN SPACE REQUIRED:
100 UNITS/17.83 ACRES = 5.61 U/A
5.61 U/A x 1.65 = 9.26
17.83 ACRES x 9.26% = 1.65 ACRES

OPEN SPACE PROVIDED:
9.33 ACRES

SETBACKS
FRONT: 15'
ARCH. FEATURES 8'
REAR: 15'
SIDE: 5'
CORNER: 10'

PARKING ANALYSIS
NO OF UNITS = 100
PARKING PARAMETER = 3 SPACES/UNIT
REQUIRED PARKING = 300 SPACES **

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

UTILITIES AND SERVICES:
WATER SERVICE: L.V.V.W.D.
SEWER SERVICE: CITY OF LAS VEGAS
POWER: NEVADA POWER
NATURAL GAS: SOUTHWEST GAS
TELEPHONE: SPRINT CENTRAL
DISPOSAL: REPUBLIC SERVICES OF NEVADA

SEWER FLOW CONTRIBUTIONS
AVERAGE DAILY FLOW=350 GPD x 100 = 35,000 GPD
PEAK DAILY FLOW = 3.37 x 35,000 = 83,000 GPD

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

NO.	DESCRIPTION	DATE	BY	APP

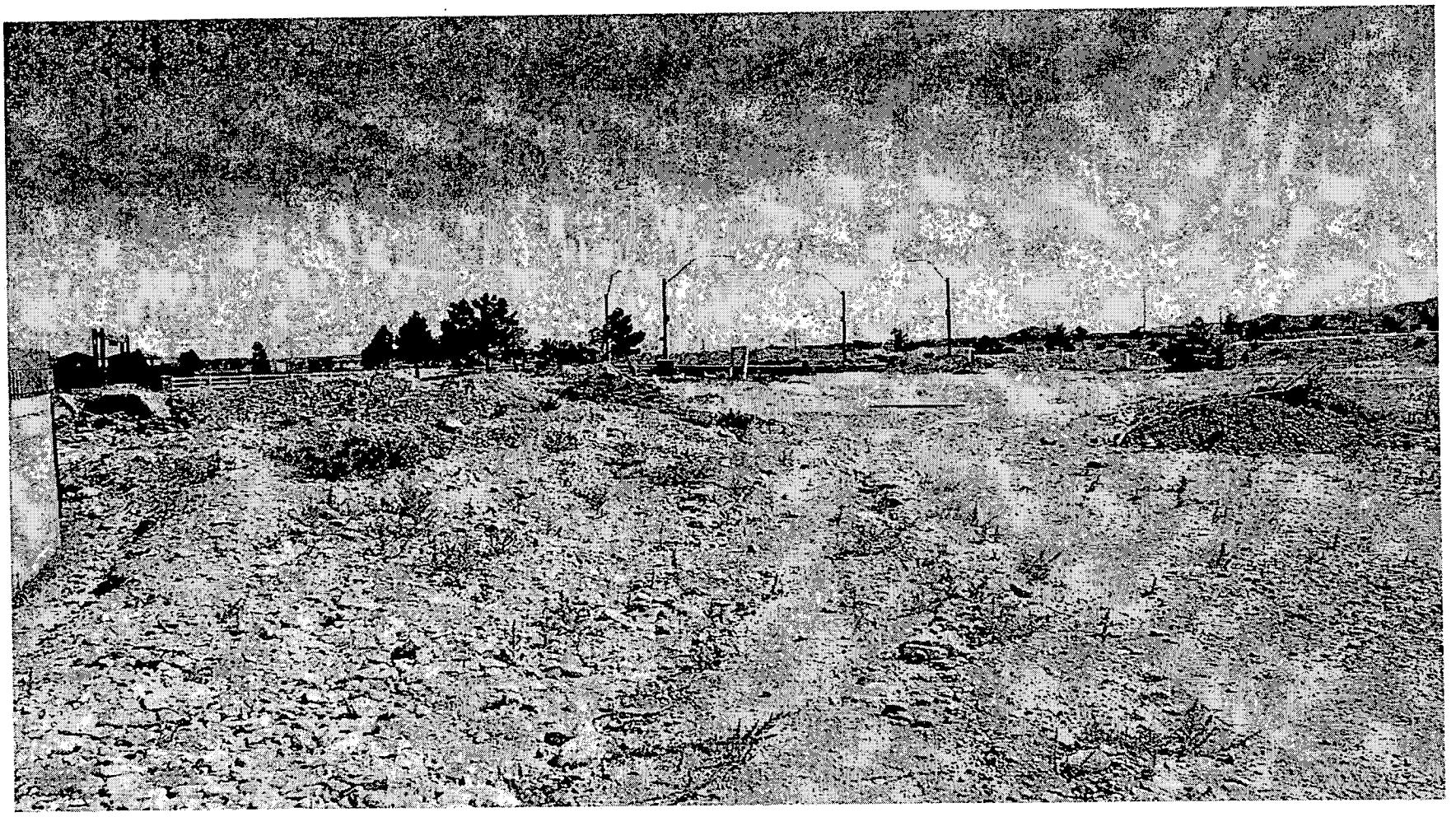
LAS VEGAS, NEVADA
RANCHERS A Division of DRHorton, Inc.
SPRING MOUNTIAN TWILIGHT
SITE PLAN

DATE: 6/29/04
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. DRH0405

EX-A
SHEET 1 OF 1

SDR-4641
VAR-4642
7/22/04 PC

REVISED
6.30.04



VAR-4642 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

6/29/04

VAR-4642 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

6/29/04

City of Las Vegas

Agenda Item No.: 43

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 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).

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

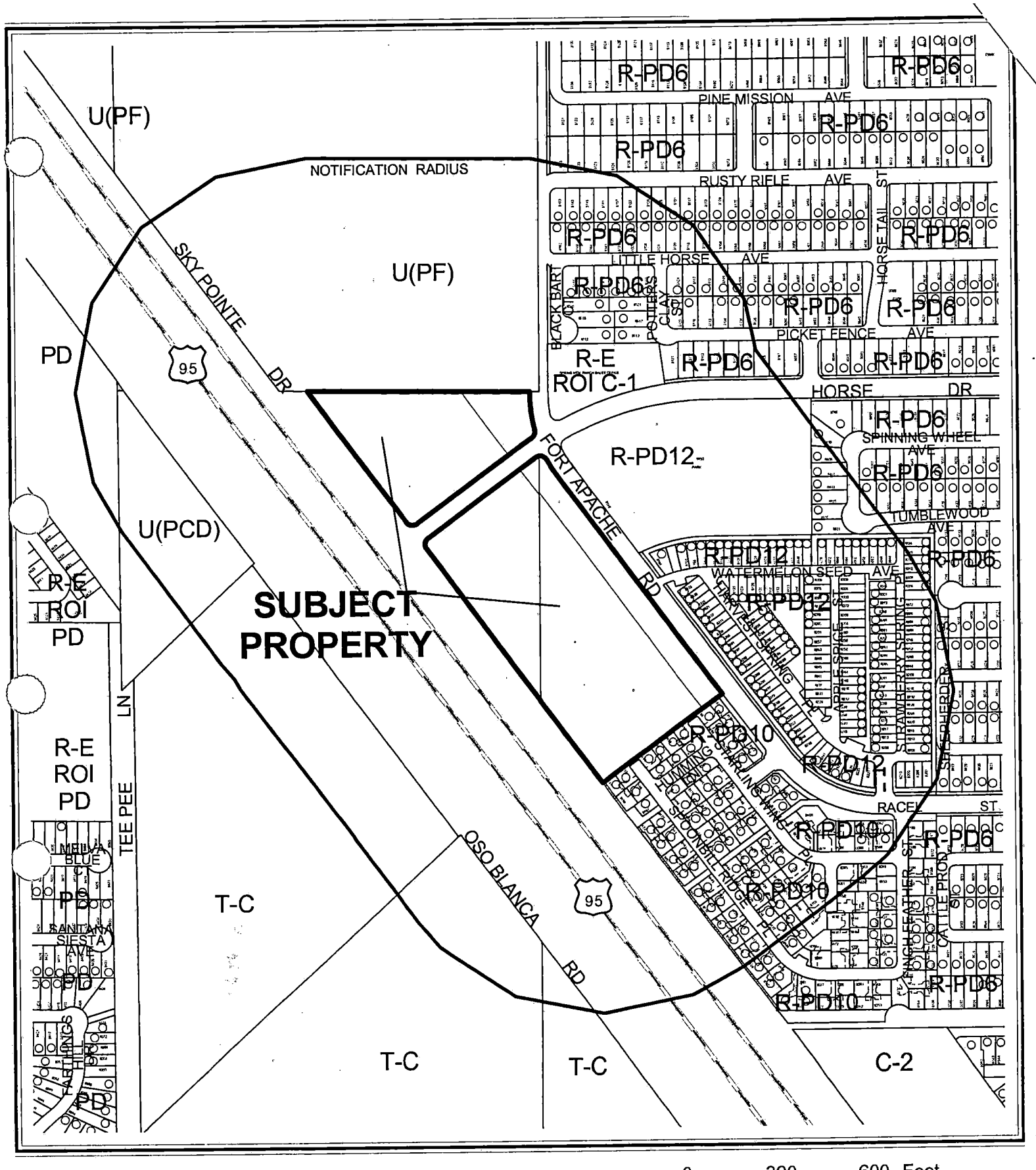
MOTION:
STEINMAN – DENIED – Motion carried with NIGRO and DAVENPORT voting NO, TRUESDELL abstaining because one of the agents in his office is involved in a contract with DR Horton and McSWAIN excused

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

MINUTES:
NOTE: See Item 40 [GPA-4634] for all related discussion on Item 40 [GPA-4634], Item 41 [ZON-4640], Item 42 [VAR-4642] and Item 43 [SDR-4641].

(8:58 – 9:20)

2-3067



CASE: **SDR-4641**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: 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

** CONDITIONS **

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

Planning and Development

1. At such time of the right-of-way (along Sky Pointe Drive and Horse Drive) taking the required perimeter landscaping shall be provided along the newly established property lines of the subject parcels.

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

3. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4640) and Variance (VAR-4642).

4. 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.

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

6. The setbacks for this development shall be 10 feet to the front of the garage and house as measured from back of sidewalk or from back of curb if no sidewalk is provided, 9 feet to the front architectural features, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

7. Air conditioning units shall not be mounted on rooftops

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

9. 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.

10. 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 landscape planter areas to match the submitted site plan and to reflect minimum 24-inch box shade trees planted a maximum of 30 feet on-center with shrubs, vines and ground cover.

11. 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.

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

Public Works

13. Gated entries 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. Coordinate with the Clark County School District to discuss issues related to pedestrian access.

17. Site development to comply with all applicable conditions of approval for ZON-4640 and all other subsequent site-related actions.

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

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City

Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard private street/private drive intersections are proposed within this subdivision.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a Site Development Plan Review for a proposed 103-lot single-family residential subdivision on 17.83 acres located adjacent to the southwest corner of Horse Drive and Fort Apache Road.

B) Applicant's Justification

The applicant presents no clear justification regarding the site development plan review, but does state that they are providing 10 feet of landscaping along Fort Apache Road and Horse Drive, as well as a 6-foot landscape buffer along the US 95 frontage road (Sky Pointe Drive).

BACKGROUND INFORMATION

A) Previous Actions

03/06/91	The City Council approved a Rezoning (Z-0072-90) application for the Reclassification of Property to R-PD3 (Residential Planned Development – 3 Units Per Acre), R-PD6 (Residential Planned Development – 6 Units Per Acre), R-PD12 (Residential Planned Development – 12 Units Per Acre), and C-1 (Limited Commercial). Planning Commission recommended denial. Staff recommended approval.
01/13/94	The City Council approved a Rezoning (Z-0132-93) application for the Reclassification of Property located on the east side of Rancho Drive, between Ackerman Avenue and Iron Mountain Road, from: C-2 (General Commercial) and R-E (Residence Estates), TO: R-PD3 (Residential Planned Development), R-PD6 (Residential Planned Development), R-PD12 (Residential Planned Development) and C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
07/22/04	The Planning Commission will hear related items GPA-4634, ZON-4640 and VAR-4642 as part of this agenda.

PL

B) Pre-Application Meeting

05/27/04 A pre-application conference was held, in which no comments concerning the site development plan review application were made.

C) Neighborhood Meetings

06/22/04 Four people attended the meeting, with no comment.

DETAILS OF APPLICATION REQUEST

Site Area: 17.83 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Vacant
South	Single Family Residences
East	Private Park, Single Family Residences, Vacant
West	U.S. 95, Vacant

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	PF (Public Facilities)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	ROW (Right-of-Way) TC (Town Center) PCD (Planned Community Development)

EXISTING ZONING

Subject Property	C-2 (General Commercial) R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
South	R-PD10 (Residential Planned Development – 10 Units Per Acre)
East	R-PD12 (Residential Planned Development – 12 Units Per Acre)
West	ROW (Right-of-Way) TC (Town Center) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

E) General Plan Compliance

The subject site is composed of two parcels, both of which are designated SC (Service Commercial) within the Centennial Hills Sector Interlocal Land Use Map of the General Plan. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services. The site development plan does not conform to the General Plan as currently designated.

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 part of the Spring Mountain Ranch Overall Master Development Plan (Z-0132-93), which has designated the location in question as a business park.

PROJECT DESCRIPTION

The proposed project is a 100-unit Z-lot configured single-family residential subdivision on 17.83 acres located adjacent to the southwest corner of Horse Drive and Fort Apache Road. Horse Drive, an 80-foot Secondary Collector as defined and depicted Master Plan of Streets and Highways, separates the subject parcels that compose the proposed residential subdivision. The northern portion of the subject site will have access to Horse Drive. The southern portion of the subject site will have access from Fort Apache Road. Both streets are 80-foot Secondary Collectors as defined and depicted Master Plan of Streets and Highways.

The proposed subdivision will consist of lots ranging from approximately 3,700 to 9,362 square feet, which results in a density of 5.61 units per acre. Based on R-PD standards such a density would require 1.65 acres of open space to be supplied for the purpose of public use or enjoyment. The supplied site plan indicates .33 acres of open space scattered through the proposed subdivision by means of common lots, which range in size from 1,802 square feet to 7,372 square feet. However only two of the four common lots depicted could be considered as viable open space meanwhile the other common lots show no signs of being usable open space for the purpose of public use or enjoyment.

The models being presented consist of only two story buildings, roughly 27 feet in height. Four different floor plans for are being presented ranging in square footage from 1,800 to 2,400 square feet. Of the four models two contain options for patio covers, and one contains an option for a balcony/deck. Each model has the option between two different elevations.

The proposed landscaping meets the requirements of Title 19. It must be noted that there exists a future right-of-way taking along the western portion of the subject site. As a result the landscaping being provided along said frontage will in the future have to be relocated to the future property line. Therefore, it will be recommended that at such time of the right-of-way taking the required landscaping be provided along the newly established property lines of the subject parcel.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for an R-PD (Residential Planned Development) zoning district are established at the time of Site Development Plan Review. The applicant is proposing the following development standards:

Standards	Proposed	Acceptable
Min. Setbacks		
• Front to House	10 Foot	Y
• Front to Arch. Feature	9 Foot	Y
• Side	5 Foot	Y
• Corner	10 Foot	Y
• Rear	15 Foot	Y
Building Height	2 Stories/ 35-Feet	

The proposed lot sizes, setbacks and building height are appropriate for a residential project of this nature.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/ 30 Linear Feet	124 Trees	136+
• Min. Zone Width	6 Feet		Yes

The proposed landscaping meets the requirements set forth by Title 19.12.

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
17.83 acres	5.61	1.65	9.26%	71,874 SF	1.88%	14,566 SF

The proposed development does not meet the amount of open space required for a R-PD (Residential Planned Development) zoning district. A variance (VAR-4642) has been filed with this application to allow for a reduction in the required open space and will be discussed in the before mentioned case file.

B) General Analysis and Discussion

- Zoning

The proposed rezoning is not appropriate for this location. These parcels were designated to accommodate a future business park within the Spring Mountain Ranch Master Development Plan; these types of commercial services will be needed to meet the needs of future residents of the area.

- Site Plan

The proposed site plan indicates a 100-lot Z-lot configured single-family residential subdivision on 17.83 acres located adjacent to the southwest corner of Horse Drive and Fort Apache Road. The proposed subdivision will consist of lot sizes ranging from approximately 3,700 to 9,362 square feet, which results in dwelling Units Per Acre (DUA) of 5.61. The proposed site plan indicates that Horse Drive splits the subdivision. The northern portion of the subject site will have access to Horse Drive; the southern portion of the subject site will have access from Fort Apache Road. Both streets are 80-foot Secondary Collectors as defined and depicted Master Plan of Streets and Highways. The site plan illustrates a five-foot sidewalk abutting a six-foot landscape planter that runs the entire perimeter of the parcels.

The site plan for the site fails to illustrate the required amount of open space, as dictated by Title 19.06. Per the Residential Planned Development standards a development with 100 lots would require 1.65 acres of open space. The supplied site plan indicates that the development will provide .33 acres of open space, composed of four common lots ranging in size from 1,208 square feet to 7,372 square feet. However only two of the four common lots depicted could be considered as viable open space.

- Waivers

The proposed development requires a variance for the lack of provided open space, which is a companion item on this agenda. The variance does not meet the standards for granting a variance.

- Landscape Plan

The landscape plan indicates the use of 24-inch box Purple leaf Plum, Live Oak, Flowering Chitalpa, Wilson Olive, Mondell Pine, Desert Willow, Thornless Argentine Mesquite, Shoestring Acacia trees 30 feet on center along Sky Pointe Drive, Horse Drive, and Fort Apache Road, accompanied by 4 5-gallon shrubs per tree. The future right-of-way taking along Sky Pointe Drive will require the provided landscaping to be relocated to the new property line, once the new boundaries are drawn. Therefore, it will be recommended that at such time of the right-of-way taking the required landscaping be provided along the newly established property lines of the subject parcel.

- Elevation

The models being presented consist of only two story buildings, roughly 27 feet in height. Of the four models two contain options for patio covers, and one contains an option for a balcony/deck. Each model has the option between two different elevations.

- Floor Plan

Four different floor plans for are being presented ranging in square footage from 1,800 to 2,400 square feet.

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:

PL

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

   The proposed development is not compatible with the surrounding area. The Spring Mountain Ranch Master Development Plan has designated this site for commercial uses. Any change in that plan would be incompatible with the surrounding planned area and shift the commercial elsewhere.

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 does not advance the Goals, Objectives and Policies of the General Plan. As future business and commercial uses become necessary as the northwest area continues to grow, they may need to be located in areas outside of Town Center if additional commercially designated lands continue to be converted to residential uses. This is contrary to Plan policies to have all commercial properties located in Town Center.

   The request does not meet the open space standards of the Code. Should the companion General Plan Amendment, Rezoning and Variance applications be approved, this site development plan would still be contrary to Title 19.06.040 (A), which states: "the R-PD district is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic and homogeneity of land use patterns. " Single-Family Residential development, at a density of 5.26 dwelling units per gross acre,

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

   The subject site can be accessed from Fort Apache Road and Horse Drive, 80-foot Secondary Collectors as defined and depicted Master Plan of Streets and Highways. The future development of the US 95 frontage road (Sky Pointe Drive, will impact the flow of traffic along Horse Drive and could possibly create an access problem for the northern portion of the proposed development. Additionally, the increased number of residential dwellings will increase the number of daily trips traveled within the Spring Mountain Ranch community, especially since residents will have to go outside of the planned area to access commercial services.

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

Building and landscape materials are appropriate for the greater Las Vegas Valley area as desert building tones and indigenous landscape materials are proposed.

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;"**

Each of the four models has two optional elevations that will create visual interest and an aesthetically pleasing environment. All buildings are proposed to be two stories that will create conformity within the subdivision and allow for appropriate densities.

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

Development, including any grading, on and off-site improvements, and building plans are required to receive approval from the Department of Public Works and the Building and Safety Department prior to any construction or development on the property. In addition, the proposed development will be subject to inspections by various City Departments that will secure and protect the public health, safety and general welfare.

NOTICES MAILED 298 [Mailed with GPA-3634, ZON-4640, & VAR-4642]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4641 APN: _____

Name of Property Owner: Spring Mountain Ranch LLC

Name of Applicant: D.R. Horton, Inc.

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Erik Lassar

Subscribed and sworn before me

This 27th day of May, 2004

_____
Notary Public in and for said County and State

FREDA C. YORE
Commission # 1377648
Notary Public - California
San Francisco County
My Comm. Expires Oct 23, 2006

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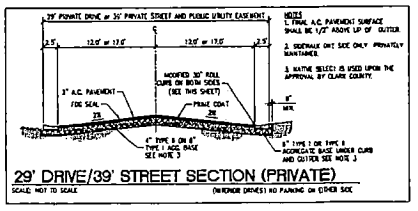
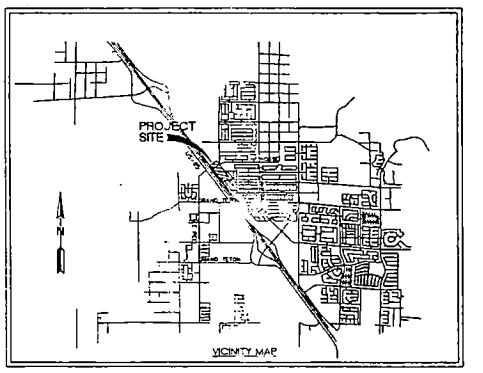


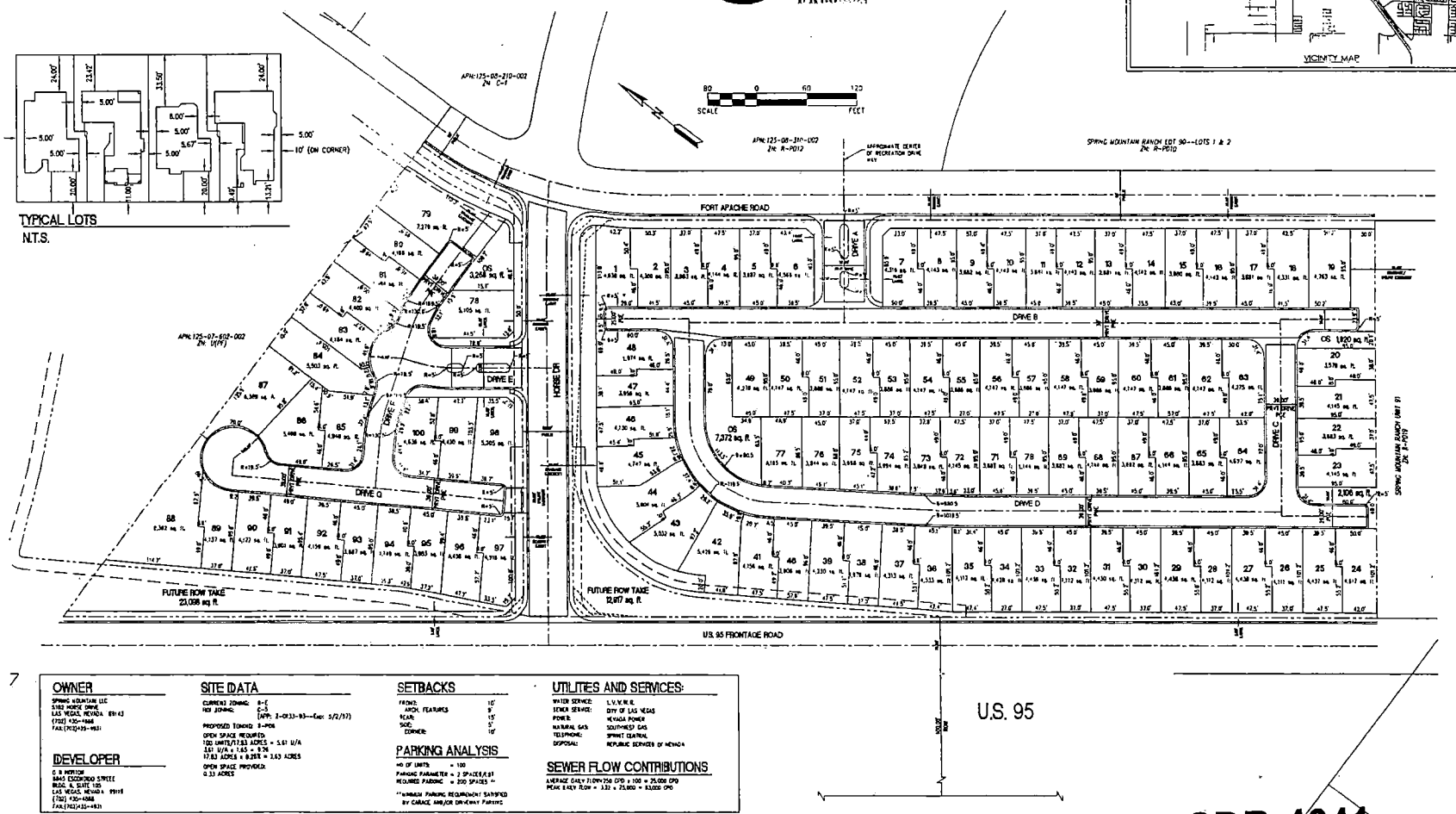
SITE MAP
FOR
SPRING MOUNTAIN TWILIGHT

A.P.N. #125-08-322-001 & A.P.N. #125-07-710-001

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

RANCHERS
A DIVISION OF DRHORTON





OWNER
SPRING MOUNTAIN LLC
5183 HORSE DRIVE
LAS VEGAS, NEVADA 89143
(702) 430-4868
FAX:(702)438-4831

DEVELOPER
D. R HORTON
8465 CCCORDO STREET
BLDG. A, SUITE 100
LAS VEGAS, NEVADA 89128
(702) 430-4868
FAX:(702)435-4831

SITE DATA
CURRENT ZONING: R-E
PER ZONING: C-2
[APP: Z-0933-93--Exp: 5/2/97]
PROPOSED ZONING: R-PD8
OPEN SPACE REQUIRED:
100 UNITS/17.83 ACRES = 5.61 U/A
5.61 U/A x 1.65 = 9.26
17.83 ACRES x 0.2578 = 3.63 ACRES
OPEN SPACE PROVIDED:
0.33 ACRES

SETBACKS

FRONT:	10'
ARCH. FEATURES	9'
REAR:	15'
SIDE:	5'
CORNER:	10'

PARKING ANALYSIS
NO OF UNITS: = 100
PARKING PARAMETER = 2 SPACES/UNIT
REQUIRED PARKING = 200 SPACES **
**minimum Parking requirement satisfied by garage and/or driveway parking

UTILITIES AND SERVICES:

WATER SERVICE:	L.V.V.W.A.E.
SEWER SERVICE:	CITY OF LAS VEGAS
POWER:	NEVADA POWER
NATURAL GAS:	SOUTHWEST GAS
TELEPHONE:	SPRINT CENTRAL
DISPOSAL:	REPUBLIC SERVICES OF NEVADA

SEWER FLOW CONTRIBUTIONS
AVERAGE DAILY FLOW=256 GPD x 100 = 25,600 GPD
PEAK DAILY FLOW = 3.33 x 25,600 = 85,025 GPD

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE: (702) 361-3036 FAX: (702) 361-3399

NO.	DESCRIPTION	DATE	BY	APP.

LAS VEGAS, NEVADA

RANCHERS A Division of DRHorton, Inc.
SPRING MOUNTIAN TWILIGHT
SITE PLAN

DATE: 6/29/04
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. DRH0405

EX-A
SHEET 1 OF 1

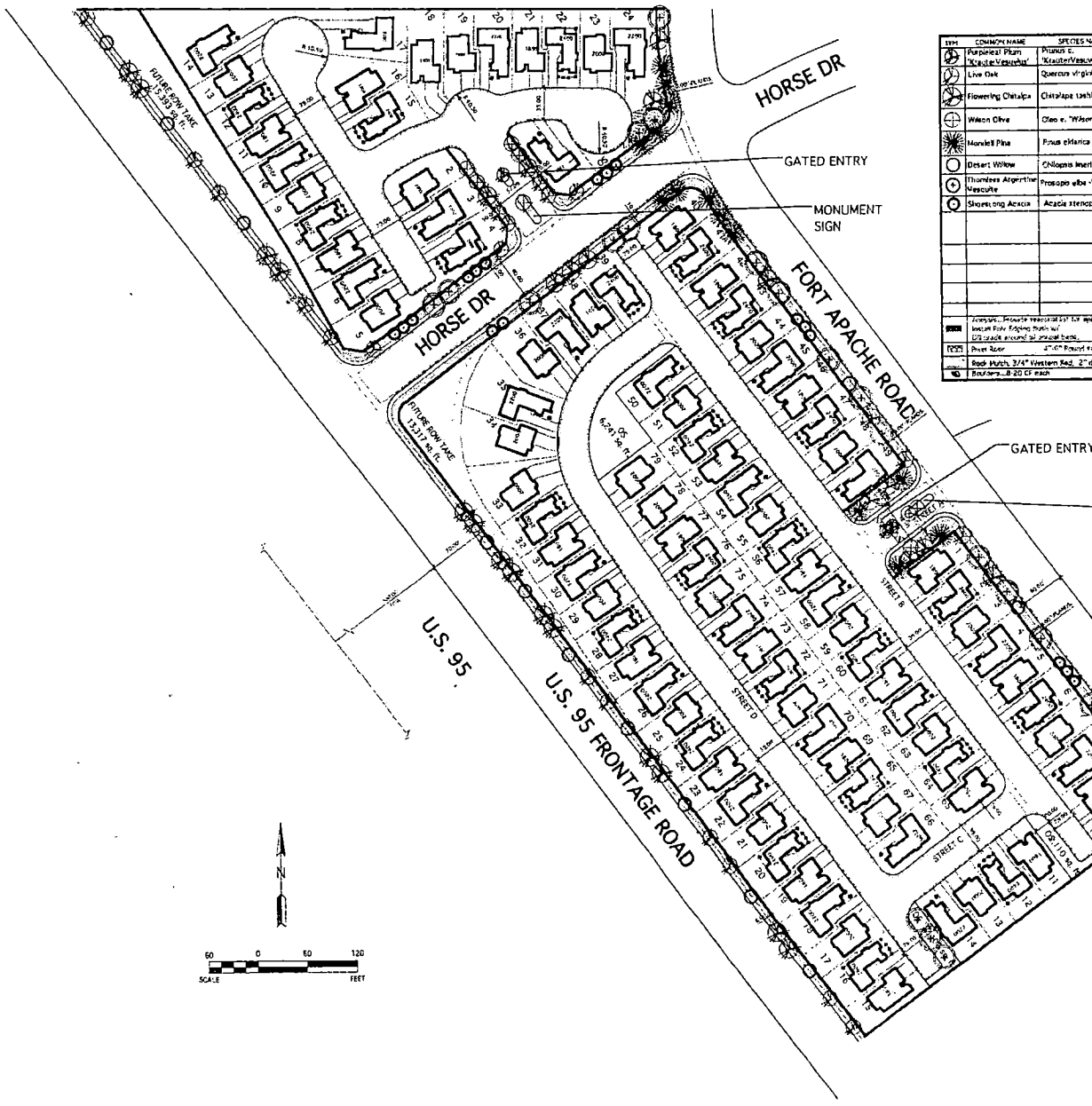
SDR-4641
VAR-4642
7/22/04 PC

REVISED
6.30.04

LANDSCAPE PALETTE

ITEM	COMMON NAME	SPECIES NAME	SIZE	QTY
	Purpleleaf Plum 'Krauter Vesuvius'	Prunus c. 'Krauter Vesuvius'	24"Box	
	Live Oak	Quercus virginiana	24"Box	
	Flowering Chitalpa	Chitalpa tashkentensis	24"Box	
	Wilson Olive	Olea e. 'Wilsonii'	24"Box	
	Monkell Pine	Pinus eldarica	24"Box	
	Desert Willow	Chilopsis linearis	24"Box	
	Thornless Argentine Vesculte	Prosopo elba 'Thornless'	24"Box	
	Shoestring Acacia	Acacia stenophylla	24"Box	
	Accents... Provide reasonable set for specimen Install Rock Edging Both w/ 1/2 stacks around all shrub beds.		4" pole	
	River Rock	4"-6" Round rock		
	Rock Mulch, 3/4" Western Red, 2" depth.			
	Boulders...8-20 CF each			

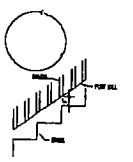
ITEM	COMMON NAME	SPECIES NAME	SIZE	QTY
	Texas Ebony	Pithecellobium flexicaule	5 gal. cont.	2
	Texas Olive/ Texas Sensor	Cassia phyllodinia 'Silver Cloud'	5 gal. cont.	2
	Arizona	Fraxinus velutina 'Fan-Tex'	5 gal. cont.	2
	"Sunrise" Texana	Texana 'Sunrise'	5 gal. cont.	2
	Autumn Sage 'Red'	Salvia greggii 'Red'	5 gal. cont.	3
	"Santa Cruz" Trailthorn	Rhaphiolepis 'Majestic Beauty'	5 gal. cont.	2
	Bay Leaf Cotoneaster	Cotoneaster sp.	5 gal. cont.	2
	Valerianne	Lantana sp. 'Valerianne'	5 gal. cont.	2
	New Gold Lantana	Lantana sp. 'New Gold'	5 gal. cont.	2
	Trailing Rosemary	Rosmarinus o. 'Prostratus'	5 gal. cont.	2
	Star Jasmine	Trachelospermum jasminoides	5 gal. cont.	2
	Red Fountain Grass	Pennisetum set. 'Cupreum'	1 gal. cont.	2
	Pink Muhly Mist	Muhlenbergia c. 'Regal Mist'	1 gal. cont.	2
	Deer Grass	Muhlenbergia rigens	1 gal. cont.	2
	Red Yucca	Hesperaloe parviflora	5 gal. cont.	2
	Centennial Bauhinia	Bauhinia 'Centennial'	5 gal. cont.	2
	Desert Ash	Fraxinus velutina	5 gal. cont.	2
	Lady Banks Rose (on trellis)	Rosa banksiae	5 gal. cont.	2
	Oleander Myrtle	Myrtus c. 'Compacta'	5 gal. cont.	2
	Lemon Bottlebrush	Callistemon citrinus	5 gal. cont.	2
	Dwarf Texana / Fiesta Red	Salvia sp. 'Fiesta Red'	1 gal. cont.	*
	Mexican Primrose	Oenothera speciosa	1 gal. cont.	2
	Desert Spoon	Dasylirion wheeleri	5 gal. cont.	2
	Dwarf Myrtle/Myrt	Myrtus sp.	1 gal. cont.	2
	Andorra Sedge	Hymenocallis sessilis	1 gal. cont.	1



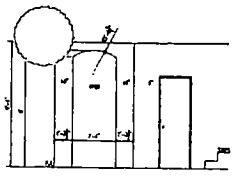
SDR-4641
7-22-04 PC

TDG
TEAM DESIGN GROUP

SPRING MOUNTAIN TWILIGHT
D.R. Horton, Inc.
Landscape Concept Plan
L-1



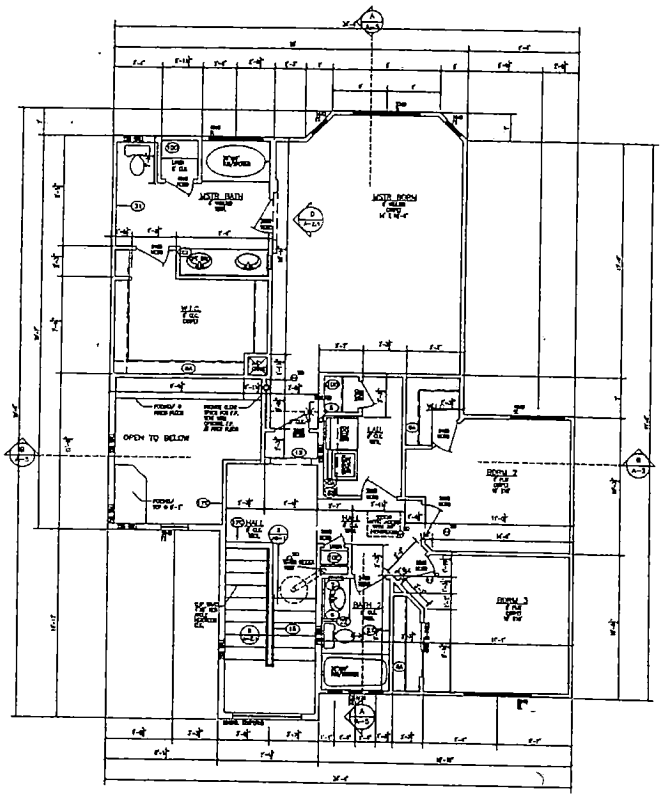
B RAILING DETAIL
SCALE 1/4"=1'



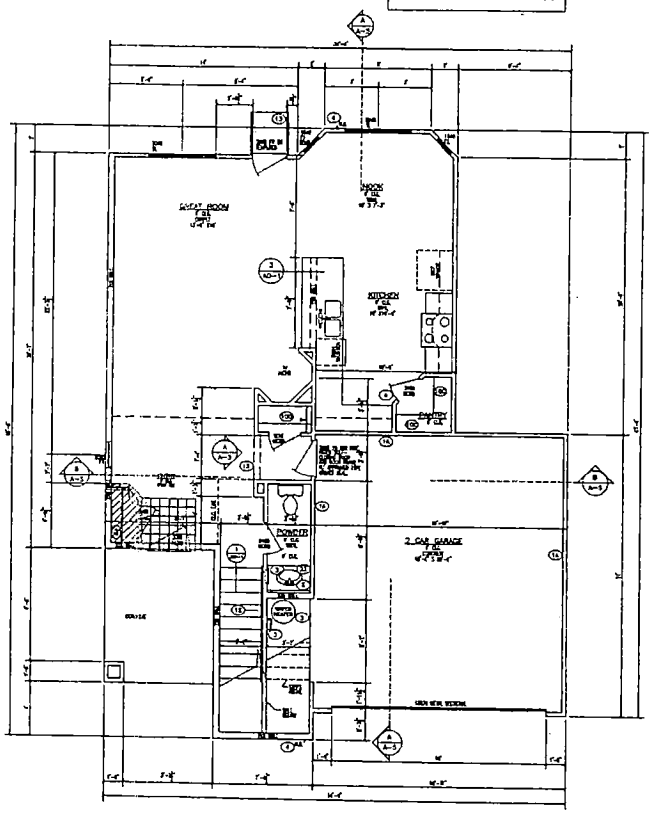
A ARCH DETAIL
SCALE 1/4"=1'

ADDITIONAL NOTES

- DETECTORS IN THE DWELLING UNIT SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM ACTIVATES ALL ALERTING AREAS OF THE DWELLING UNIT. WHERE DETECTORS SHALL HAVE A BATTERY BACKUP AND WILL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
- THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING OR SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
- ONLY APPROVED STUCCO SYSTEMS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.



SECOND FLOOR PLAN
SCALE 1/4"=1'



FIRST FLOOR PLAN
SCALE 1/4"=1'

GENERAL NOTES

1. NOTICE TO BUILDER FOR QUANTITY AND LOCATION OF BLOCKING (DRYWALL CONSTRUCTION).
2. ALL BASE SHALL BE REVERSIBLE SPRUCE.
3. NOT USED.
4. ALL WINDOWS TO BE THERMAL PANE GLASS W/ FRAME AND STYLE MATCHING ON FRONT AND FRONT-CORNER OF HOUSE U.N.O.
5. TEMPERED GLASS

PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS PER 1997 U.B.C. SECTION 2406.4:
- GLASS SLIDING DOOR ASSEMBLY
- GLASS TUB AND/OR SHOWER ENCLOSURES
- ANY AND ALL GLAZING WITHIN A 24" ARC OF A DOOR

6. DOORS

- FRONT ENTRY DOOR SHALL HAVE BEVELED STRIPPING & METAL THRESHOLD, 2 PEEP HOLE @ 60" A.F.F., AND BE PREWIRED W/ 6 LOCKSET AND DEADBOLT U.N.O.
- DOOR LOCATED BETWEEN GARAGE & HOUSE SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE SELF-CLOSING WITH A 20 MINUTE LABEL U.N.O.
- PROVIDE PASSAGE LOCKS AT ALL BEDROOM & BATHROOM DOORS U.N.O.
- REFER TO OWNER FOR STYLE AND COLOR OF DOORS.
- ALL SWING AND BIFOLD DOORS SHALL BE WHITE OR WHITE U.N.O.

KEYNOTES

(1) A) PROVIDE 1 HR. FIRE RESISTIVE CONSTRUCTION ON ALL WALL/CEILINGS COMMON TO LIVING AREA, SUPPORTING ELEMENTS OF FIRE RESISTIVE COVERED SHALL BE EQUALLY PROTECTED. WALL CONSTRUCTED SHALL BE AS PER 1997 U.B.C., SECTION 308.A, EXCEPTION 2.

(2) PROVIDE WATER HEATER W/ RELIEF VALVE AND CONVECT DRAIN ROUTED TO OUTLOOK, ATOP 18" HIGH PLYWOOD PLATFORM W/ 3/4" PIPE "P" OPTIONAL GAS. PROVIDE COMBUSTIBLE AIR FOR GAS WATER HEATER.

(3) OPTIONAL SOFT WATER LOOP.

(4) HOSE BIBBS SHALL BE ON 6AM WATER W/ VACUUM BREAKER, PROVIDE ANTI-SIPHON DEVICE @ ALL H.B.

(5) REFER NOTE TO DRYLIGHT. SEE MECHANICAL PLANS FOR FAN LOCATIONS AND DETAILS REGARDING DRYER VENT.

(6)(6) MIRROR - COUNTER HEIGHT @ 72" A.F.F.

(6) WALL MOUNTED MEDICINE CABINET.

(7) A) SINGLE SHELF AND SINGLE POLE @ 64" A.F.F.

B) DOUBLE SHELF AND DOUBLE POLE

(8) OVEN HOOD 16" VENT AND DUCTLESS FAN.

(9) A) (3) 12" SHELF.

B) (4) 12" SHELVES EQUALLY SPACED.

C) (4) 15" SHELVES EQUALLY SPACED.

D) (4) 18" SHELVES EQUALLY SPACED.

E) (5) 12" SHELVES EQUALLY SPACED.

(11) A) 4" X 4" TILE.

B) 12" X 12" TILE.

C) VINYL TILE

(12) A) PATIO-LIF @ 7'-10" A.F.F. = 12" WIDE U.N.O.

B) PATIO-LIF @ 8'-4" A.F.F. = 12" WIDE U.N.O.

C) PATIO-LIF @ 9'-0" A.F.F. = 12" WIDE U.N.O. CUSTOMER TO VERIFY DOOR & 16 1/2" HIGH STOP OF PATIO-LIF @ 8'-0" A.F.F.

D) PATIO-LIF @ 9'-7" A.F.F. = 12" WIDE U.N.O.

(13)(14) 3' X 3' CONCRETE STOOP U.N.O.

PRE-MANUFACTURED FIREPLACES SHALL COMPLY WITH THE FOLLOWING:

- ALL OPENINGS SHALL HAVE SOLID DOORS SUCH AS GLASS, STEEL, OR CAST IRON.
- FIREPLACES IN SLEEPING ROOMS OR ADJACENT TO A BATHROOM SHALL HAVE UNDERSTRUCTURE FRESH AIR SUPPLY DIRECTLY FROM THE OUTSIDE TO THE FIRE BOX, BE SEALED AND GAS TIGHT.
- GAS FIRED FIREPLACES SHALL BE VENTED TO HAVE APPROVED VENTED SELF-CLOSING DOORS.
- PROVIDE COMBUSTIBLE AIR FOR ALL GAS FIREPLACES
- HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE DIMENSIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN THE SPECIFIC CLEARANCES LISTED IN THE FIREPLACE MANUFACTURER'S SPECIFICATIONS
- INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS IMPLEMENTED BY THE MECHANICAL CODE WITH ALL CONNECTIONS, SUPPORTS AND CONTROLS. RECESSED MINIMUM 5" CLEARANCE TO FRAMING MEMBERS.

(15) MESH

(16) A) OPTIONAL CABINET LOWER.

B) OPTIONAL CABINET UPPER

C) OPTIONAL CABINET UPPER AND LOWER.

(17) A) TYPICAL LOW SHALL SHALL BE 20" A.F.F.

B) TYPICAL LOW SHALL SHALL BE 36" A.F.F.

C) TYPICAL LOW SHALL SHALL BE 42" A.F.F.

NOTE: LOW SHELVES MAY HAVE THE FOLLOWING OPTIONS IF APPLICABLE.

(18) -OPTIONAL PAINTED WROUGHT IRON WITH PICKETS @ 4" O.C.
-OPTIONAL STAINED WOOD RAILING WITH PICKETS @ 4" O.C.

(19) THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF EACH FLIGHT, EXTENDING IN THE DIRECTION OF STAIR RUN FOR THE FULL LENGTH OF EACH FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINATIONS OR RAILS.
THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL.

(20) ENCLOSED USABLE SPACE UNDER STAIRWELL WITH 5/8" TYPE 'X' GYP BOARD.

(21) TOWEL BAR.

(22) TOWEL RING

SQUARE FOOTAGE

LIVING:	FIRST FLOOR	- 799 S.F.
	SECOND FLOOR	- 1001 S.F.
	TOTAL	- 1800 S.F.
GARAGE:		- 414 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E. RUSSELL RD., SUITE G
LAS VEGAS, NEVADA 89120
OFFICE-(702)597-5597
FAX-(702)597-5598

1800 PLAN • TWILIGHT
D.R. HORTON, INC.

DO NOT SCALE DRAWINGS

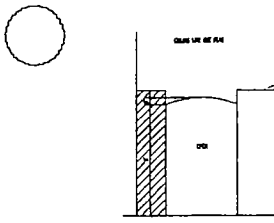
BY	DATE	REVISION
		3OF 7

FILE NAME

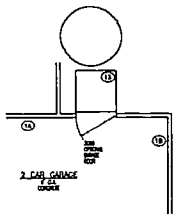
DATE 7-1-00

SHEET NUMBER
1800 PLAN
A-2
FLOOR PLAN

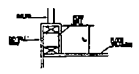
SDR-4641
7-22-04 PC



B ARCH
SCALE 1/4"=1' CROSS SECTION



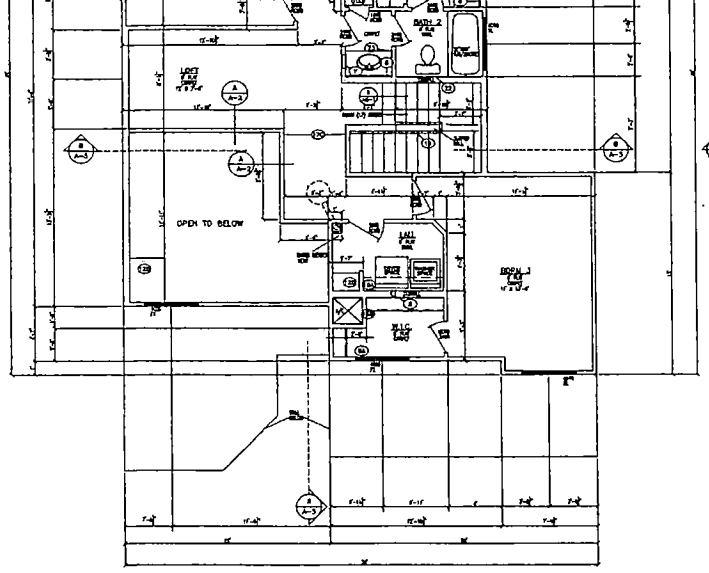
C OPT. GARAGE SERVICE DOOR
SCALE 1/4"=1' FLOOR PLAN



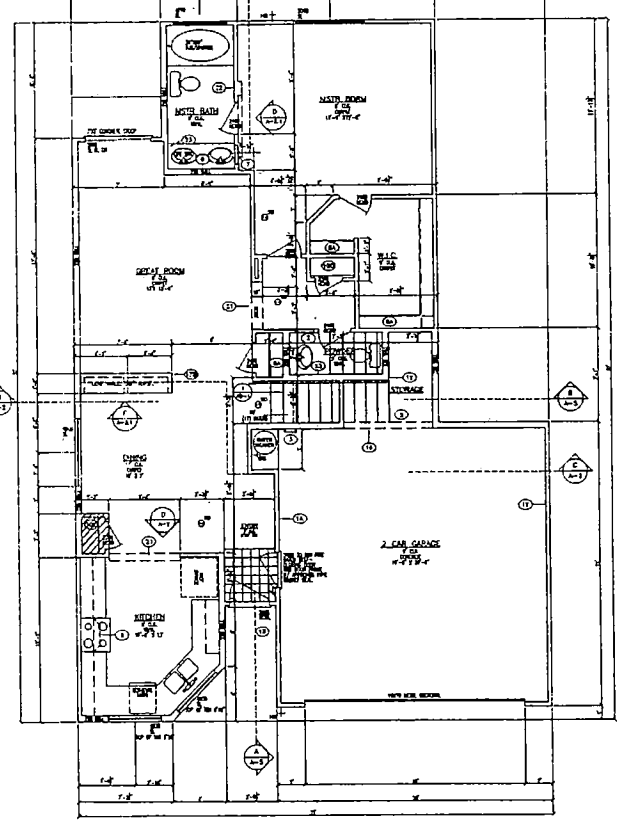
A RAILING DETAIL
SCALE 1/4" CROSS SECTION

ADDITIONAL NOTES

- ALL SMOKE DETECTORS IN THE DWELLING UNIT SHALL BE INTERCONNECTED. ENGINE DETECTED SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT. SMOKE DETECTORS SHALL HAVE A BATTERY BACKUP AND WILL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
- THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
- ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.



SECOND FLOOR PLAN
SCALE 1/4"=1'



FIRST FLOOR PLAN
SCALE 1/4"=1'

GENERAL NOTES

1. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BLUEWORK (WITHALL CONDUITS).
2. ALL BASE SHALL BE HOUSEBASE GRADE.
3. NOT USED.
4. ALL WINDOWS TO BE THERMAL PANE GLASS W/ PRAIRIE OAK STYLE MULLIONS ON FRONT AND FRONT-CORNER OF HOUSE U.N.O.
5. TEMPERED GLASS

PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS PER 1997 U.B.C. SECTION 2406.4:
- GLASS DOORS OR SWINGING DOORS
- GLASS IN SHOWER OR SMOKED ENCLOSURES
- ANY AND ALL GLAZING WITHIN 5 24" ARC OF A DOOR

6. DOORS
- FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD. A PEEP HOLE @ 60" A.F.F. MIN. BE PROVIDED W/ A LOCKSET AND DEADBOLT U.N.O.
- DOOR LOCATED BETWEEN GARAGE & HOUSE SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE SELF-CLOSING WITH A 20 MINUTE LABEL U.N.O.
- PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.P.O.
- REFER TO OWNER FOR STYLE AND COLOR OF DOORS.
- ALL STYLES AND BIFOLD DOORS SHALL BE WHITE OR WHITE U.N.O.

KEYNOTES

(1) A) PROVIDE 1 HR. FIRE RESISTIVE CONSTRUCTION ON ALL WALL CELLING SEPARATION TO LIVING AREA. SUPPORTING ELEMENTS OF FIRE RESISTIVE CELLINGS SHALL BE EQUALLY PROTECTED. WALL CONSTRUCTED SHALL BE AS PER 1997 U.B.C., SECTION 3604.A, EXCEPTION 1.

B) PROVIDE SEPERATION FROM THE FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER AS PER 1997 U.B.C., SECTION 3604.5.

(2) PROVIDE WATER HEATER W/ RELIEF VALVE AND EXPANSION TANK VENTED TO OUTSIDE, ADD 18" HIGH PLYWOOD PLATFORM @ 1 1/4" TYPE 'X' DRYWALL OVER, PROVIDE COMBUSTIBLE AIR FOR GAS WATER HEATER.

(3) OPTIONAL SOFT WATER LOOP.

(4) HOSE BIBBS SHALL BE ON ANTI WATER W/ VACUUM BREAKER, PROVIDE ANTI-VACUUM DEVICE @ ALL H.B.

(5) DRYER VENT TO OUTSIDE - SEE MECHANICAL PLANS FOR CALCULATIONS AND DETAILED REQUIREMENTS DRYER VENT

(6) HAMPER - COUNTER LENGTH 8 72" A.F.F.

(7) WALL MOUNTED MEDICINE CABINET

(8) A) SINGLE SHELF AND SINGLE POLE @ 66" A.F.F.
B) DOUBLE SHELF AND DOUBLE POLE

(9) OVEN HOOD W/ LIGHT AND DUCTLESS FAN.

(10) A) (1) 12" SHELF.
B) (4) 12" SHELVES EQUALLY SPACED.
C) (4) 16" SHELVES EQUALLY SPACED.
D) (3) 18" SHELVES EQUALLY SPACED.
E) (3) 12" SHELVES EQUALLY SPACED.

(11) A) 8" X 8" TILE.
B) 12" X 12" TILE.
C) VINYL TILE.

(12) A) POTSHELF @ 7'-10" A.F.F. - 12" WIDE U.N.O.
B) POTSHELF @ 6'-8" A.F.F. - 12" WIDE U.N.O.
C) POTSHELF ABOVE CABINETS 24" WIDE x 16 1/2" HIGH TOP OF POTSHELF @ 6'-8" A.F.F.)
D) POTSHELF @ 4'-4" A.F.F. - 12" WIDE U.N.O.

(13) 3' X 3' CONCRETE STOOP U.N.O.

(14) - PRE-MANUFACTURED PREFABRICATED SHALL COMPLY WITH THE FOLLOWING:
- ALL APPLIANCE SHALL HAVE SOLID DOORS SUCH AS GLASS, BOOK FRONTS, OR CASED OPENINGS.
- FIREPLACES IN SLEEPING ROOMS OR ADJACENT TO A BEDROOM SHALL HAVE UNVENTED FIREPLACES AIR SUPPLY DIRECTLY FROM THE EXTERIOR TO THE FIRE BOX. BE SEALED AND GAS TIGHT.
- GAS FIRED FIREPLACES SHALL BE ACCESS TO HAVE DAMPERS PERMANENTLY BLOCKED OPEN.
- PROVIDE COMBUSTIBLE AIR FOR ALL GAS FIREPLACES
- HEARTH EXTENSIONS OF LISTED, FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN THE SPECIFIED CLEARANCES LISTED IN THE FIREPLACE MANUFACTURER'S INSTRUCTIONS.
- INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE WITH ALL CONNECTIONS, SUPPORTS AND CONTROLS. REMAINED UNDER 5" CLEARANCE TO FINISHED MEMBERS.

(15) A) WINDOW SEAT - DOES NOT TOUCH GROUND.
B) WINDOW SEAT - DOES TOUCH GROUND.

(16) A) OPTIONAL CABINET LOWER.
B) OPTIONAL CABINET UPPER.
C) OPTIONAL CABINET UPPER AND LOWER.

(17) A) TYPICAL LOW WALL SHALL BE 28" A.F.F.
B) TYPICAL LOW WALL SHALL BE 34" A.F.F.
C) TYPICAL LOW WALL SHALL BE 42" A.F.F.

NOTE: LOW WALLS MAY HAVE THE FOLLOWING OPTIONS IF APPLICABLE:

(18) -OPTIONAL PAINTED WROUGHT IRON SCH PICKETS AT 4" O.C.
-OPTIONAL STAINED WOOD RAILING WITH PICKETS AT 4" O.C.

(19) THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS AND SHALL EXTEND IN THE DIRECTION OF FLIGHT FOR THE FULL LENGTH. ENDS SHALL BE RETURNED OR SHALL HAVE BULBOUS TERMINATIONS OR BENDS.
GRIPSIZE OF ROUND TOP OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. THE MATCHING PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL.

(20) CIRCULATED USABLE SPACE UNDER STAIRWELL WITH 3/8" TYPE 'X' GYP BOARD.

(21) IRON

(22) TOWEL BAR

(23) TOWEL RING

SQUARE FOOTAGE

LIVING:	FIRST FLOOR	- 1045 S.F.
	SECOND FLOOR	- 955 S.F.
	TOTAL	- 2,000 S.F.
GARAGE:		- 455 S.F.

LARRY TINDALL
RESIDENTIAL DESIGN
3531 E. RUSSELL RD., SUITE G
LAS VEGAS, NEVADA 89120
OFFICE-(702)597-5597
FAX-(702)597-5598

2000 PLAN • TWILIGHT
D.R. HORTON, INC.

DO NOT SCALE DRAWINGS

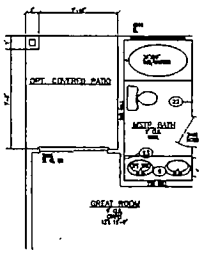
BY	DATE	REVISION

JOB # 0317
FILE NAME
DATE 7-1-03
SHEET NUMBER 2000 PLAN
A-2
FLOOR PLAN

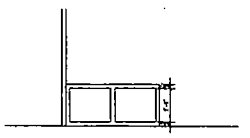
SDR-4641
7-22-04 PC

ADDITIONAL NOTES

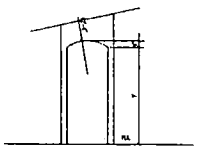
- ALL SMOKE DETECTORS IN THE DWELLING UNIT SHALL BE INTERCONNECTED AND HARDWIRED TO THE BUILDING POWER SUPPLY WITH BATTERY BACKUP. IN NEW CONSTRUCTION OR WHERE AN UNFINISHED UNIT, SMOKE DETECTORS SHALL HAVE A BATTERY BACKUP AND WILL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
- THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
- ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.



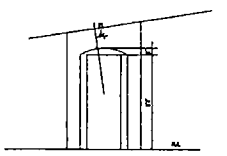
OPT. COVERED PATIO
SCALE 1/4"=1' FLOOR PLAN



F LOW WALL
SCALE 1/4"=1' INTERIOR ELEVATION



E ARCH DETAIL
SCALE 1/4"=1' INTERIOR ELEVATION



D ARCH DETAIL
SCALE 1/4"=1' INTERIOR ELEVATION

GENERAL NOTES

1. REFER TO SURVEY FOR SUBDIVISION AND LOCATION OF BUILDING ON LOT.
2. ALL BARS SHALL BE REMOVABLE GRADE.
3. NOT USED.
4. ALL BATHROOM TO BE THERMAL PANE GLASS W/ SMOKE GRAY STYLE VALLENCE ON FRONT AND FROM CORNER OF HOUSE U.N.O.

5. TEMPERED GLASS

PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS PER 1997 U.B.C. SECTION 2406.3.

- GLASS SLIDING OR SWINGING DOORS
- GLASS TUB AND/OR SHOWER ENCLOSURES
- ANY AND ALL GLAZING WITHIN A 24" ARC OF A DOOR

6. DOORS

- FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, A PEEP HOLE @ 60" A.F.F., AND BE PROVIDED W/ A LOCKSET AND DEADBOLT U.N.O.
- DOOR LOCATED BETWEEN GARAGE & HOUSE SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE SELF-CLOSING WITH A 20 MINUTE LABEL U.N.O.
- PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.N.O.
- REFER TO OWNER FOR STYLE AND COLOR OF DOORS.
- ALL STRIKE AND BIFOLD DOORS SHALL BE WHITE OR WHITE U.N.O.

KEYNOTES

1. A) PROVIDE 1 HR. FIRE RESISTIVE CONSTRUCTION ON ALL WALL/CEILINGS ADJACENT TO LIVING AREA. SUPPORTING ELEMENTS OF FIRE RESISTIVE CEILINGS SHALL BE EQUALLY PROTECTED. WALL CONSTRUCTED SHALL BE 2B PER 1997 U.B.C., SECTION 302.6, EXCEPTION 3.
   B) PROVIDE SEPARATION FROM THE FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER AS PER 1997 U.B.C. SECTION 2603.4.
2. PROVIDE WATER HEATER W/ RELIEF VALVE AND EXHAUST DRAIN ADPTED TO OUTLET, ADD 18" HIGH PLYWOOD PLATFORM W/ 1/2" TYPE 'X' DRYWALL DOR. PROVIDE COMBUSTIBLE AIR FOR GAS WATER HEATER.
3. OPTIONAL SOFT WATER LOOP.
4. HOSE BIBBS SHALL BE ON B.HS WATER W/ VACUUM BREAKER. PROVIDE ONE HOSE BIBB AT REAR OF HOUSE & ALL PLEX.
5. DRYER VENT TO OWN/OPR. SEE MECHANICAL PLANS FOR CALCULATIONS AND DETAILS REGARDING DRYER VENT.
6. MIRROR - COUNTER LENGTH X 72" A.F.F.
7. WALL MOUNTED MEDICINE CABINET.
8. A) SINGLE SHELF AND SINGLE POLE @ 66" A.F.F.
   B) DOUBLE SHELF AND DOUBLE POLE
9. OVEN HOOD W/ LIGHT AND DUCTLESS FAN
10. A) (1) 12" SHELF.
    B) (4+ 12" SHELVES EQUALLY SPACED.
    C) (4) 16" SHELVES EQUALLY SPACED.
    D) (3) 14" SHELVES EQUALLY SPACED.
    E) (3) 12" SHELVES EQUALLY SPACED.
11. A) 8" X 8" TILE.
    B) 12" X 12" TILE.
    C) 4X4 TILE
12. A) POTENTIAL @ 7'-10" A.F.F. - 12" WIDE U.N.O.
    B) POTENTIAL @ 6'-5" A.F.F. - 12" WIDE U.N.O.
    C) POTENTIAL ABOVE GARAGE 24" WIDE x 16 1/2" HIGH (TOP OF POTENTIAL 8'-6" A.F.F.)
    D) POTENTIAL @ 6'-7" A.F.F. - 12" WIDE U.N.O.
13. 3' X 3' CONCRETE STOOP U.N.O.
14. PRE-MANUFACTURED FIREPLACE SHALL COMPLY WITH THE FOLLOWING.

- ALL OPENINGS SHALL HAVE SOLID DOORS SUCH AS GLASS, SOLID STEEL, OR CAST IRON.
- FIREPLACES IN SLEEPING ROOMS OR ADJACENT TO A BEDROOM SHALL HAVE UNOBSTRUCTED FRESH AIR SUPPLY DIRECTLY FROM THE OUTDOOR TO THE FIRE BOX, BY DUCTS AND CAN ONLY.
- GAS FIRED FIREPLACES SHALL BE VENTED TO SAME DIAMOND POTENTIAL BLOCKED BACK.
- PROVIDE COMBUSTIBLE AIR FOR ALL GAS FIREPLACES
- HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE EXTENSIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN THE SPECIFIED CLEARANCES LISTED IN THE FIREPLACE MANUFACTURER'S SPECIFICATIONS
- INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODES WITH ALL CONNECTIONS, SUPPORTS AND CLEARANCES. REQUIRED MINIMUM 1" CLEARANCE TO FINISH MATERIAL.

15. A) WINDOW SEAT - DOES NOT TOUCH GROUND.
    B) WINDOW SEAT - DOES TOUCH GROUND.
16. A) OPTIONAL CABINET LOWER.
    B) OPTIONAL CABINET UPPER.
    C) OPTIONAL CABINET UPPER AND LOWER.
17. A) TYPICAL LOW WALL SHALL BE 20" A.F.F.
    B) TYPICAL LOW WALL SHALL BE 36" A.F.F.
    C) TYPICAL LOW WALL SHALL BE 42" A.F.F.

    NOTE: LOW WALLS MAY HAVE THE FOLLOWING OPTIONS IF APPLICABLE.

18. - OPTIONAL PAINTED WROUGHT IRON WITH PICKETS AT 4" O.C.
    - OPTIONAL STAINED WOOD RAILING WITH PICKETS AT 6" O.C.

    THE TOP OF HANDRAILS AND RAILING EXTENSIONS SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS AND SHALL EXTEND IN THE DIRECTION OF STAIR RUN FOR THE FULL LENGTH EXCEPT SHALL BE RETURNED OR SHALL HAVE APPROVED TERMINATIONS OR BENDS.
    THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL.

19. ENCLOSED USABLE SPACE UNDER STAIRWELL WITH 5/8" TYPE 'X' GYP BOARD.
20. ARCH
21. TOWEL BAR
22. TOWEL RING

SQUARE FOOTAGE

LIVING:	FIRST FLOOR	- 1045 S.F.
	SECOND FLOOP	- 955 S.F.
	TOTAL	- 2,000 S.F.
GARAGE:		- 455 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE-(702)597-5597
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2000 PLAN • TWILIGHT
D.R. HORTON, INC.

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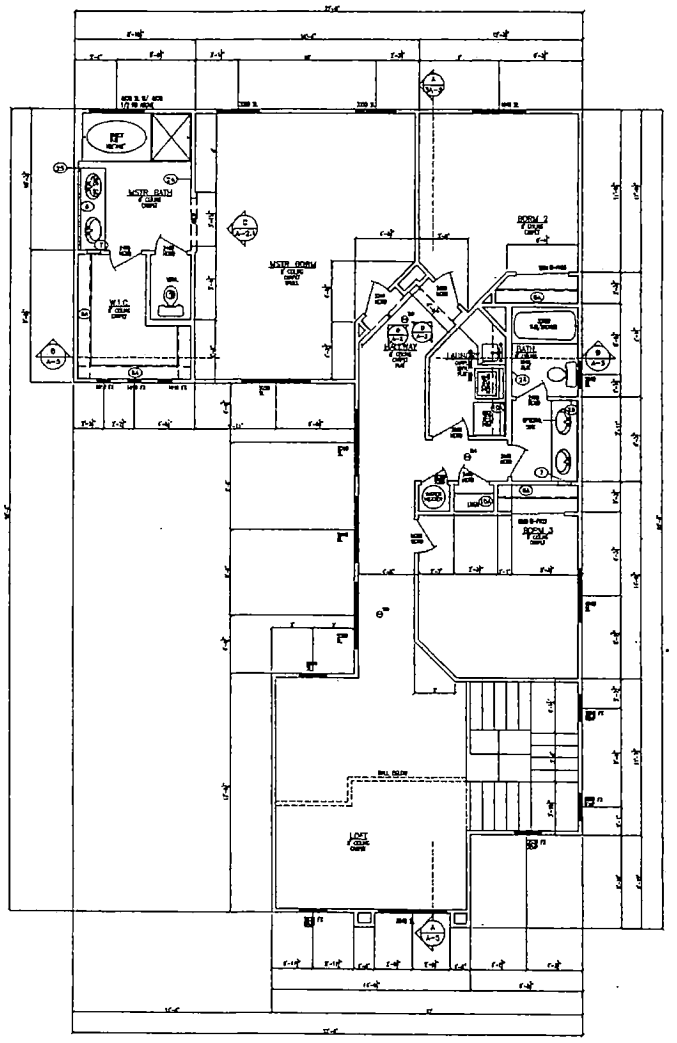
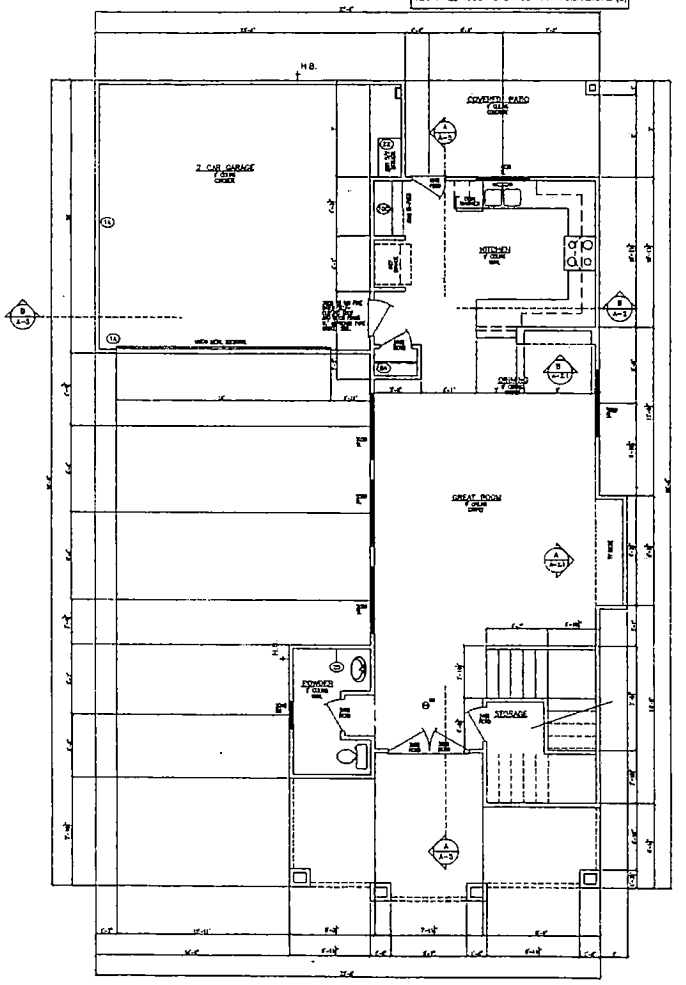
JOB #	0317
FILE NAME	
DATE	7-1-03
SHEET NUMBER	2000 PLAN
	A-2.1
	FLOOR PLAN

SDR-4641
7-22-04 PC



SECOND FLOOR PLAN



FIRST FLOOR PLAN

- ALL SMOKE DETECTORS IN THE DWELLING UNIT SHALL BE INTERCONNECTED. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT. SMOKE DETECTORS SHALL HAVE A BATTERY BACKUP AND BE EACH A SIGNAL WHEN THE BATTERIES ARE LOW.
- THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
- ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.

DOOR SIZE NOTICES
"DOOR SIZE PROVIDED ARE CENTER DOOR LEAVES ON MEDIA SHELL. SHELL HAS TWO 36" DOORS WORK DETAILED.

ROUGH OPENINGS TABLE

DOORS	ROUGH OPENING	
	OVER CALL OUT WIDTH	OVER CALL OUT HEIGHT
SWING DOORS	3"	3"
EXTERIOR SLIDING DOORS	1/2"	3/4"
INTERIOR SWINGING DOORS	2"	2"
INTERIOR BI-PASS DOORS (1 3/8" WOOD OR MIRROR) AVERAGE 2'-0" HIGHT	1/2" UNDER CALL OUT WIDTH	3 1/2"
OPENING INTO WHR. FLOOR	1 1/4"	81" FROM CONCRETE TO BOTTOM OF HEADER
INTERIOR BI-FOLD DOORS OPENING INTO CARPET FLOOR	1 1/4"	81 1/2" FROM CONCRETE TO BOTTOM OF HEADER
POCKET DOOR FRAME	DOUBLE CALL SIZE PLUS 1"	CALL SIZE PLUS 4"
WINDOWS	1/2"	1/2"

VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER(S)

GENERAL NOTES

1. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BALANCE (OPTIONAL CONSULTANT).
2. ALL BASE SHALL BE REVERSIBLE SHAPE.
3. NOT USED.
4. ALL WINDOWS TO BE THERMAL PANE GLASS W/ FRAME AND STYLE MATCHING OR FRONT AND RIGHT-CORNER OF HOUSE U.N.O.

5. TEMPERED GLASS

PROVIDE SAFETY GLAZING IN SHE FOLLOWING LOCATIONS PER 1997 U.B.C. SECTION 2406.4.
- GLASS SLIDING OR SWINGING DOORS
- GLASS TUB AND SHOWER ENCLOSURES
- ANY ARE ALL GLAZING WITHIN 5 0" ARC OF A DOOR

6. DOORS

- FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD. A PEEP HOLE @ 60" A.F.F. AND BE PROVIDED W/ A DEADBOLT AND DEADBOLT U.N.O.
- DOOR LOCATED BETWEEN GARAGE & HOUSE SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD AND BE SELF-CLOSING WITH A 20 MINUTE LABEL U.N.O.
- PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.N.O.
- REFER TO OWNER FOR STYLE AND COLOR OF DOORS.
- ALL SWINGS AND BIFOLD DOORS SHALL BE WHITE OR WHITE U.N.O.

KEYNOTES

(1) A) PROVIDE 1 HR. FIRE RESISTIVE CONSTRUCTION ON ALL WALL COMMON TO GARAGE AREA. SUPPORTING ELEMENTS OF FIRE RESISTIVE DESIGNS SHALL BE EQUALLY PROTECTED. WALL CONSTRUCTED SHALL BE AS PER 1997 U.B.C., SECTION 302.6, EXCEPTION 2.

(2) PROVIDE WATER HEATER W/ RELIEF VALVE AND DRAINAGE DRAIN PIPED TO DAYLIGHT, ATOP 12" HIGH PLYWOOD PLATFORM W/ 3/4" TYPE 'T' PLYWOOD OVER. PROVIDE COMBUSTIBLE AIR FOR GAS FIRED HEATER.

(3) OPTIONAL SOFT WATER LOOP.

(4) (7) NOOK SHALL HAVE ON ONE SMOKE W/ MECHAN SPEAKER, PROVIDE ANTI-SMOKE DEVICE @ ALL TUB.

(5) DRYER VENT TO DAYLIGHT. SEE MECHANICAL PLANS FOR CALCULATIONS AND DETAILS REGARDING DRYER VENT.

(6) MIRROR — COUNTER LENGTH X 72" A.F.F.

(7) (8) WALL MOUNTED MEDICINE CABINET.

(8) A) SINGLE SHELF AND SINGLE POLE @ 84" A.F.F.
B) DOUBLE SHELF AND DOUBLE POLE

(9) OVEN HOOD W/ LIGHT AND DUCTLESS FAN.

(10) A) (1) 12" SHELF.
B) (2) 12" SHELVES EQUALLY SPACED.
C) (4) 16" SHELVES EQUALLY SPACED.
D) (3) 18" SHELVES EQUALLY SPACED.

(11) A) 8" X 8" TILE.
B) 12" X 12" TILE.
C) VINYL TILE

(12) A) POTENTIALLY @ 7'-10" A.F.F. - 13" WIDE U.N.O.
B) POTENTIALLY @ 8'-4" A.F.F. - 12" WIDE U.N.O.
C) POTENTIALLY ABOVE CABINETS 14" WIDE x 18 1/2" HIGH (TOP OF POTENTIALLY @ 6'-4" A.F.F.)
D) POTENTIALLY @ 8'-4" A.F.F. - 12" WIDE U.N.O.

(13) (14) 3' & 3' CONCRETE STOOP U.N.O.

(15) GAS-BURNING FIREPLACES SHALL COMPLY WITH THE FOLLOWING:
- ALL OPENINGS SHALL HAVE SOLID DOORS SUCH AS GLASS, SOLID STEEL OR CAST IRON.
- FIREPLACES IN SLEEPING ROOMS OR ADJACENT TO A BEDROOM SHALL HAVE UNOBSTRUCTED FRESH AIR SUPPLY DIRECTLY FROM THE OUTDOOR TO THE FIRE BOX. BE SEALED AND GAS TIGHT.
- GAS FIRED FIREPLACES SHALL BE NOTED TO HAVE AUTOMATIC PILOT IGNITION DEVICE.
- PROVIDE COMBUSTIBLE AIR FOR ALL GAS FIREPLACES
- HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE DIMENSIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN THE SPECIFIED CLEARANCES UNLESS PERMITTED BY THE FIREPLACE MANUFACTURER'S SPECIFICATIONS.
- INSTALL AS STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS SPECIFIED BY THE MECHANICAL CODE WITH ALL CONDITIONS, EXTRUDES AND DETAILS REQUIRED REMAIN 3" CLEARANCE TO FRAMING MEMBERS.

(16) ARCH

(17) A) OPTIONAL CABINET LOWER.
B) OPTIONAL CABINET UPPER.
C) OPTIONAL CABINET UPPER AND LOWER.

(18) A) TYPICAL LOW WALL SHALL BE 30" A.F.F.
B) TYPICAL LOW WALL SHALL BE 36" A.F.F.
C) TYPICAL LOW WALL SHALL BE 42" A.F.F.
NOTE: LOW WALLS MAY HAVE THE FOLLOWING OPTIONS IF APPLICABLE.
—OPTIONAL PAINTED WROUGHT IRON WITH PICKETS 17 4" O.C.
—OPTIONAL STAINED WOOD RAILING WITH PICKETS AT 4" O.C.

(19) (20) THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS AND SHALL EXTEND IN THE DIRECTION OF STAIR RUN FOR THE FULL LENGTH. ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
GRIPSIZE OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL.

(21) ENCLOSED USABLE SPACE UNDER STAIRWELL WITH 5/8" TYPE 'X' GYP BOARD.

(22) (23) GYP/FIBERBOARD MATERIAL SHALL NOT BE LESS THAN 1/2 INCH (11.7 MM) GYPSUM BOARD, 3/8 INCH WOOD OR STRUCTURAL PANEL, 3/8 INCH FIBERBOARD OR EQUIVALENT NAILED OR SCREWED TO OPEN APPROVED MATERIAL ADEQUATELY SUPPORTED.

(24) PROVIDE 6" X 18" VENT @ LOWER 18" OF ROOM. MAKE @ UPPER 12" OF ROOM. VENT ATTIC SPACE.

(25) PROVIDE 5" X 14" SHIPLAP WALL VENT @ LOWER 12" OF ROOM. BASE @ UPPER 12" OF ROOM.

(26) TOWEL BAR

(27) TOWEL RING

SQUARE FOOTAGE SCHEDULE

LIVING	1ST FLOOR	–	821 S.F.
	2ND FLOOR	–	1379 S.F.
	TOTAL	–	2,200 S.F.
GARAGE		–	377 S.F.

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2200 PLAN • TWILIGHT
D.R. HORTON, INC.

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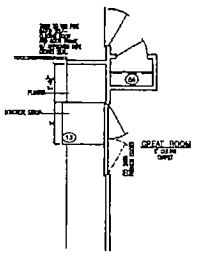
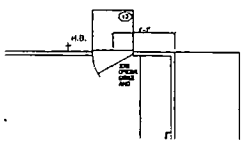
BY
DATE
REVISION
JOB #
007
FILE NAME
DATE 7-1-03
SHEET NUMBER
2200 PLAN
A-2
FLOOR PLAN

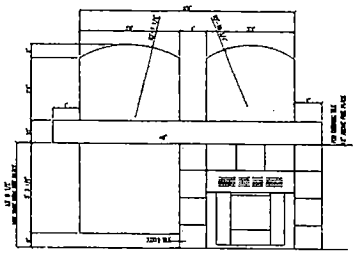
7-22-04 PC
SDR-4641



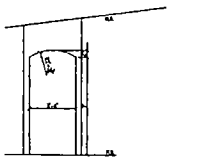
OPTIONAL FRENCH DOOR
SCALE 1/4"=1'



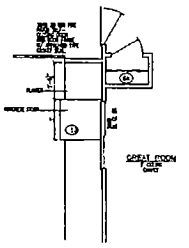
OPT. GARAGE SERVICE DOOR
SCALE 1/4"=1'
FLOOR PLAN



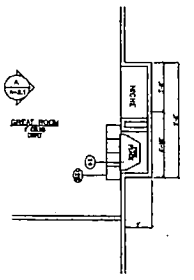
A T.V. NICHE/F.P. DETAIL
SCALE 1/2"=1'
FLOOR PLAN



C ARCH DETAIL
SCALE 1/4"=1'
INTERIOR ELEVATION



OPTIONAL SLIDER
SCALE 1/4"=1'



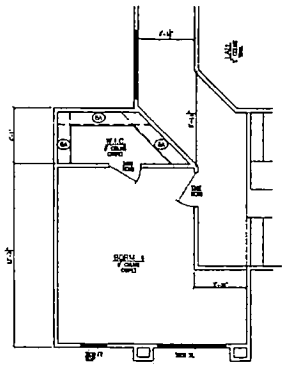
T.V. NICHE OPTION
SCALE 1/4"=1'

- ALL SMOKE DETECTORS IN THE DWELLING UNIT SHALL BE INTERCONNECTED. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT. SMOKE DETECTORS SHALL HAVE A BATTERY BACKUP AND SHALL NOT A SIGNAL WHEN THE BATTERIES ARE LOW.
- THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A FASHION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
- ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.

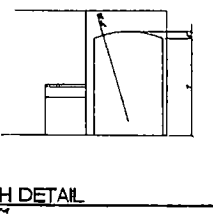
ONLY THIS PARAGRAPH
STUCCO MAY PENETRATE OR COVER EAVES (ONLY) MIN. 12" BELOW ROOF, EXCEPT AT GABLE END CONDITIONS ADJACENT.

TYPE OF OPENING	ROUGH OPENING	
	OVER CALL OUT WIDTH	OVER CALL OUT HEIGHT
EXTERIOR SWINGING DOORS	6"	6"
EXTERIOR PATIO DOORS (SLIDERS)	1/2"	2/4"
INTERIOR SWINGING DOORS	2"	2"
INTERIOR BI-PASS DOORS (1 3/8" WOOD OR MIRRORS) ASSUMED 6'-8" HEIGHT	1/4" UNDER CALL OUT WIDTH	2 1/2"
OPENING INTO VINYL FLOOR	1 1/4"	81" FROM CONCRETE TO BOTTOM OF HEADER
INTERIOR BI-FOLD DOORS OPENING INTO CARPET FLOOR	1 1/4"	81 1/4" FROM CONCRETE TO BOTTOM OF HEADER
POCKET DOOR FRAME	DOUBLE CALL OUT PLUS 2"	CALL OUT PLUS 4"
WINDOWS	1/4"	1/4"

VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER(S)



BEDROOM #4 OPTION
SCALE 1/4"=1'



B ARCH DETAIL
SCALE 1/4"=1'

1. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BALLOONS (OPTIONAL CONDITION).
2. ALL BASE SHALL BE ROUNDNOSE GRADE.
3. NOT USED.
4. ALL WINDOWS TO BE THERMAL PANE GLASS W/ FRAME COLOR STYLE BUILDERS ON FRONT AND FRONT-CORNER OF HOUSE U.N.O.

5. TEMPERED GLASS

PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS PER 1997 U.B.C., SECTION 2406.4.
- GLASS SLIDING OR SWINGING DOORS
- GLASS TUB AND/OR SHOWER ENCLOSURES
- ANY AND ALL GLAZING WITHIN A 24" ARC OF A DOOR

6. DOORS

- FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & DEAD LOCKING BOLT. PEEP HOLE IS NOT REQ'D. AND WILL BE PROVIDED W/ A LOCKSET AND DEADBOLT U.N.O.
- DOOR LOCATED BETWEEN GARAGE & HOUSE SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE SELF-CLOSING WITH A 20 MINUTE LABEL U.N.O.
- PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.N.O.
- REFER TO OWNER FOR STYLE AND COLOR OF DOORS.
- ALL STRUTS AND ORTLO DOORS SHALL BE WHITE ON WHITE U.N.O

KEYNOTES

(1) A) PROVIDE 1 HR. FIRE RESISTIVE CONSTRUCTION ON ALL WALL/CEILINGS COMMON TO GARAGE AREA. SUPPORTING CEILINGS OF FIRE RESISTIVE CEILINGS SHALL BE EQUALLY PROTECTED. WALL CONSTRUCTION SHALL BE AS PER 1997 U.B.C., SECTION 302.6, EXCEPTION 3.

(2) PROVIDE WATER HEATER W/ SEISMIC HOLD AND EXHAUST DRAIN PIPING TO EXTERIOR, STOP 18" HIGH PLYWOOD PLATFORM W/ 2 1/2" TYPE 'B' OVERALL OVER. PROVIDE COMBUSTIBLE AIR FOR GAS WATER HEATER.

(3) OPTIONAL SOFT WATER LOOP.

(4) HOSE BIBB SHALL BE ON ANTI WATER W/ VACUUM BREAKER. PROVIDE ANTI-SIPHON DEVICE & AS H.B.

(5) DRYER VENT TO EXTERIOR. SEE MECHANICAL PLANS FOR CALCULATIONS AND DETAILS REGARDING DRYER VENT.

(6) MIRROR - COUNTER LENGTH X 7'0" A.F.F.

(7) WALL MOUNTED MEDICINE CABINET.

(8) A) SINGLE SHELF AND SINGLE POLE @ 84" A.F.F.
B) DOUBLE SHELF AND DOUBLE POLE

(9) OVER HOOD W/ LIGHT AND DUCTLESS FAN.

(10) A) (1) 12" SHELF.
B) (2) 12" SHELVES EQUALLY SPACED
C) (3) 12" SHELVES EQUALLY SPACED
D) (3) 16" SHELVES EQUALLY SPACED.

(11) A) 6" X 6" TILE.
B) 12" X 12" TILE.
C) VANITY TILE

(12) A) POTBELLY @ 7'-10" A.F.F. - 12" WIDE U.N.O.
B) POTBELLY @ 8'-3" A.F.F. = 16" WIDE U.N.O.
C) POTBELLY ABOVE CABINETS, 14" WIDE x 16 1/2" HIGH (TOP OF POTBELLY @ 6'-6" A.F.F.)
D) POTBELLY @ 8'-7" A.F.F. = 16" WIDE U.N.O.

(13) 3' X 3' CONCRETE STOOP U.N.O.

(14) PRE-MANUFACTURED FIREPLACES SHALL COMPLY WITH THE FOLLOWING:
- ALL OPENINGS SHALL HAVE SOLID DOORS SUCH AS GLASS, SOLID STEEL, OR CAST IRON.
- FIREPLACES IN SLEEPING ROOMS OR ADJACENT TO A BEDROOM SHALL HAVE UNRESTRICTED FRESH AIR SUPPLY DIRECTLY FROM THE OUTDOOR TO THE FIRE BOX. BE SEALED AND GAS TIGHT.
- GAS FIRED FIREPLACES SHALL BE VENTED TO HAVE SEALED MECHANICALLY BLOWER TYPE.
- PROVIDE COMBUSTIBLE AIR FOR ALL GAS FIREPLACES
- HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN THE SPECIFIED CLEARANCES LISTED IN THE FIREPLACE MANUFACTURER'S SPECIFICATIONS
- INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE WITH ALL CONNECTIONS, SUPPORTS AND CONTROLS. ASSURED MINIMUM 2" CLEARANCE TO FRAMING MEMBERS.

(15) ARCH.

(16) A) OPTIONAL CABINET LOWER.
B) OPTIONAL CABINET UPPER.
C) OPTIONAL CABINET UPPER AND LOWER.

(17) A) TYPICAL LOW WALL SHALL BE 22" A.F.F.
B) TYPICAL LOW SILL SHALL BE 36" A.F.F.
C) TYPICAL LOW WALL SHALL BE 42" A.F.F.
NOTE: LOW SILLS MAY HAVE THE FOLLOWING OPTIONS IF APPLICABLE.

(18) A) OPTIONAL PAINTED WROUGHT IRON WITH POCKETS AT 4' O.C.
B) OPTIONAL STAINED WOOD BALUSTRADE WITH POCKETS AT 4' O.C.

(19) THE TOP OF HANDRAILS AND RAILING ASSEMBLIES SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS AND SHALL EXTEND IN THE DIRECTION OF STAIR RUN FOR THE FULL LENGTH. HANDRAILS SHALL BE OF SMALL MANE MOUNTED TOGETHER AS SHOWN.
THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A GRADUAL SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL.

(20) ENCLOSED USABLE SPACE UNDER STAIRWELL W/ 5/8 TYPE 'X' GYP BOARD.

(21) WEATHERPROOF MATERIAL SHALL NOT BE LESS THAN 1/2 INCH (12.7 MM) PLYWOOD SHEATHING, 0.5 INCH (12.7 MM) WOOD STRUCTURAL PANEL, OR 3/8 INCH (9.5 MM) TYPE 1-M-1 PARTICLEBOARD OR OTHER APPROVED MATERIAL ACCURATELY SUPPORTED.

(22) PROVIDE 6" X 1'-0" HDR @ LOWER 10" OF ROOM SHAE & UPPER 12" OF ROOM. VENT ATTIC SPACE

(23) PROVIDE 3" X 11" THRU WALL VENT @ LOWER 12" OF ROOM SHAE & UPPER 12" OF ROOM.

(24) CANEL SHR.

(25) TOWEL BAR.

SQUARE FOOTAGE SCHEDULE

LIVING	1ST FLOOR	-	821 S.F.
	2ND FLOOR	-	1379 S.F.
	TOTAL	-	2,200 S.F.
GARAGE		-	377 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E.RUSSELL RD.,SUITE G
LAS VEGAS, NEVADA 89120
OFFICE-(702)597-5597
FAX-(702)597-5598

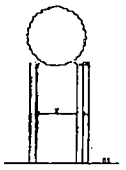
2200 PLAN • TWILIGHT
D.R. HORTON, INC.

DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS ARE COPYRIGHTED AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LARRY TINDALL RESIDENTIAL DESIGNER.

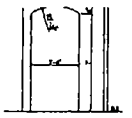
NO.	DATE	REVISION

JOB #
0007
FILE NAME
DATE
7-1-03
SHEET NUMBER
2200 PLAN
A-2.1
FLOOR PLAN

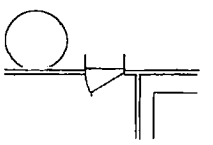
SDR-4641
7-22-04 PC



2 ARCH DETAIL
SCALE 1/4"=1' INTERIOR ELEVATION



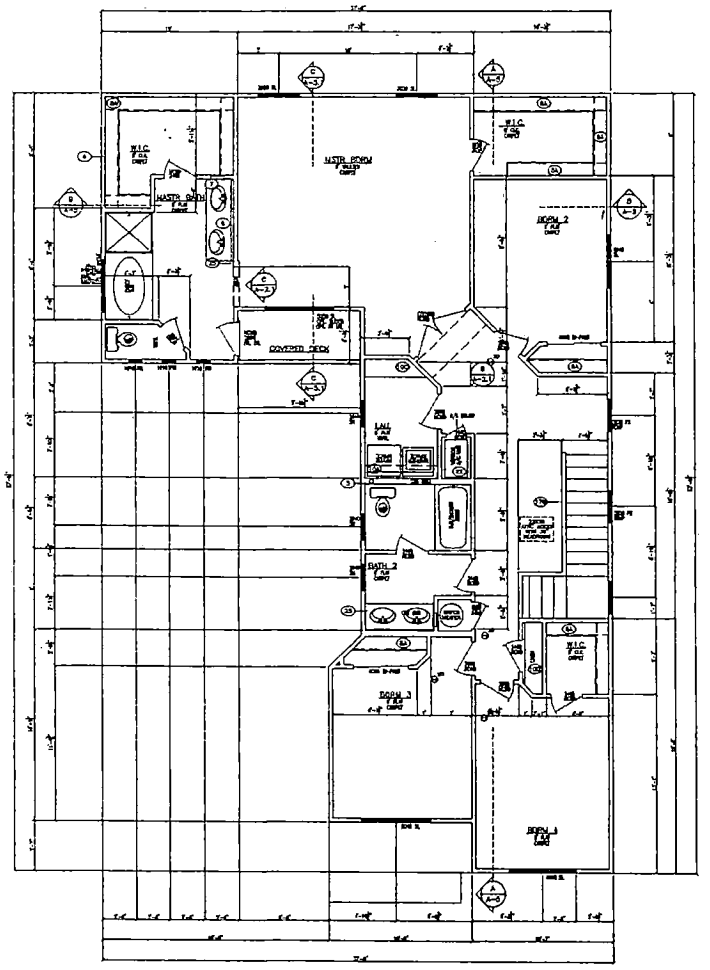
1 ARCH DETAIL
SCALE 1/4"=1' INTERIOR ELEVATION



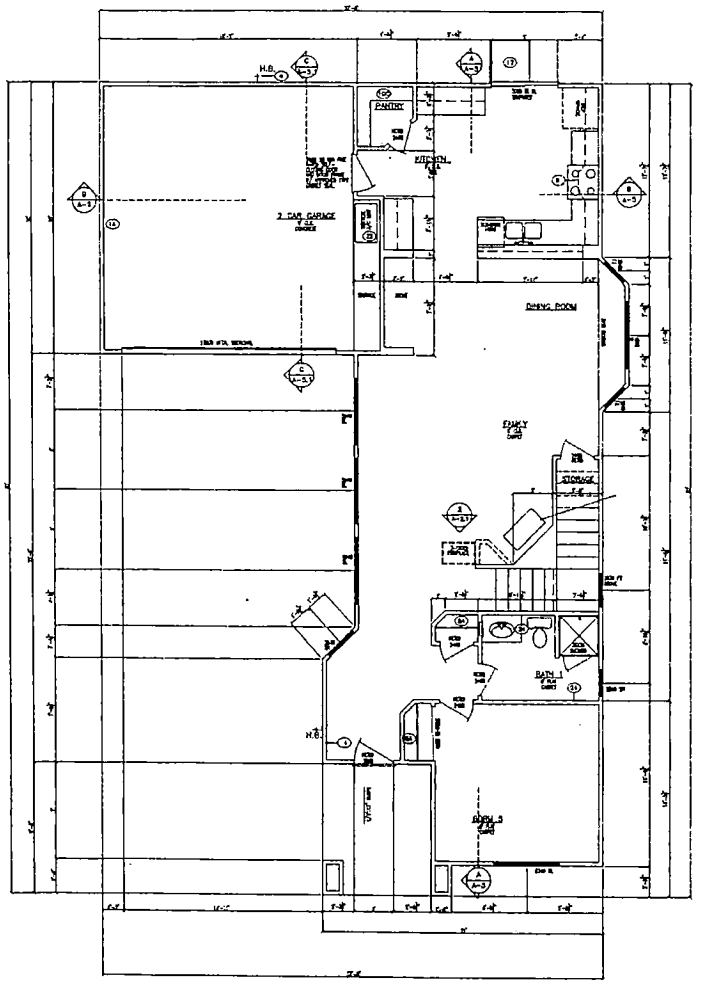
OPT. GARAGE SERVICE DOOR
SCALE 1/4"=1' FLOOR PLAN

	WIDTH	HEIGHT
DOOR SWINGING DOORS	3'	6'8"
EXTERIOR FOLD DOORS (BI-FOLDS)	1'-6"	6'-8"
INTERIOR SWINGING DOORS	2'-6"	6'-8"
INTERIOR BI-FOLD DOORS (1 1/2" WOOD OR MIRROR) ASSUMED 6'-8" HEIGHT	1'-6" UNDER CALL OUT WIDTH	2 1/2"
INTERIOR BI-FOLD DOORS OPENING OVER 4'-0"	1 1/2"	81" FROM CONCRETE TO BOTTOM OF HEADER
INTERIOR BI-FOLD DOORS OPENING OVER CARPET FLOOR	1 1/2"	84 1/2" FROM CONCRETE TO BOTTOM OF HEADER
POCKET DOOR FRAME	DOUBLE CALL SIZE PLUS 3"	CALL SIZE PLUS 3"
SHUTTERS	1'-0"	1'-0"

VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER(S)



SECOND FLOOR PLAN
SCALE 1/4"=1'



FIRST FLOOR PLAN
SCALE 1/4"=1'

1. NOT USED.
2. ALL BEDROOMS TO BE THERMAL PANE GLASS W/ FRAME AND STYLE MATCHING ON FRONT AND FRONT-CORNER OF HOUSE U.N.O.
3. TEMPERED GLASS
   - SEPARATE SAFETY GLAZING IN THE FOLLOWING LOCATIONS PER 1997 U.B.C. SECTION 2406.4:
   - GLASS DOORS ON SHOWERS
   - GLASS TUB ENCLOSURES
   - ANY AND ALL GLAZING WITHIN A 24" ARC OF A DOOR
4. DOORS
   - FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD. A PEEP HOLE @ 60" A.F.F. AND BE PROVIDED W/ A LOCKSET AND DEADBOLT U.N.O.
   - DOOR LOCATED BETWEEN GARAGE & HOUSE SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE SELF-CLOSING WITH A 20 MINUTE LABEL U.N.O.
   - PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.N.O.
   - REFER TO OWNER FOR STYLE AND COLOR OF DOORS
   - ALL BYPASS AND BIFOLD DOORS SHALL BE WHITE OR WHITE U.N.O.

KEYNOTES

(1) A) PROVIDE 1 HR. FIRE RESISTIVE CONSTRUCTION ON ALL WALL/CEILINGS ADJACENT TO LIVING AREA. SUPPORTING ELEMENTS OF THAT RESISTIVE ASSEMBLY SHALL BE EQUALLY PROTECTED. SAID CONSTRUCTION SHALL BE AS PER 1997 U.B.C., SECTION 309.3, EXCEPTION 3.

(2) PROVIDE WATER HEATER W/ RELIEF VALVE AND EDUCATOR DRAIN VENTED TO EXTERIOR, ATTIC 18" FROM PLYWOOD PLATFORM W/ 3 FT. CLEAR IN FRONT, DRYWALL DOOR. PROVIDE COMBUSTIBLE AIR PER 2403 UNIFORM MECHANICAL CODE.

(3) OPTIONAL HOT WATER LOOP.

(4) HOSE BIBBS SHALL BE ON ALL WATER SYSTEMS W/ VACUUM BREAKER, PROVIDE ANTI-SIPHON DEVICE IS ALL N.A.

(5) DRYER VENT TO OUTSIDE. SEE MECHANICAL PLANS FOR CALCULATIONS AND DETAILS REGARDING DRYER VENT.

(6) MIRROR - COUNTER LENGTH X 7'-0" A.F.F.

(7) WALL MOUNTED MEDICINE CABINET.

(8) A) SINGLE SHELF AND SINGLE POLE @ 64" A.F.F.
   B) DOUBLE SHELF AND DOUBLE POLE

(9) EXHAUST HOOD W/ LIGHT AND DUCTLESS FAN.

(10) A) (1) 12" SHELF.
   B) (4) 12" SHELVES EQUALLY SPACED.
   C) (4) 12" SHELVES EQUALLY SPACED.
   D) (5) 12" SHELVES EQUALLY SPACED.

(11) A) 6" X 6" TILE.
   B) 12" X 12" TILE
   C) VINYL TILE

(12) A) POTSHELF @ 7'-11" A.F.F. - 12" WIDE U.N.O.
   B) POTSHELF @ 5'-8" A.F.F. - 12" WIDE U.N.O.
   D) POTSHELF ABOVE GARAGETS 11" WIDE x 18 1/2" HIGH (TOP OF POTSHELF @ 64" A.F.F.)
   E) POTSHELF @ 5'-7" A.F.F. - 12" WIDE U.N.O.

(13) 3' X 3' CONCRETE STOOP U.N.O.

(14) (15) PRE-MANUFACTURED FIREPLACES SHALL COMPLY WITH THE FOLLOWING:
   - ALL OPENINGS SHALL HAVE SOLID DOORS SUCH AS GLASS, SOLID STEEL, OR CAST IRON.
   - FIREPLACES IN SLEEPING ROOMS OR ADJACENT TO A BATHROOM SHALL HAVE UNOBSTRUCTED FRESH AIR SUPPLY DIRECTLY FROM THE EXTERIOR TO THE FIRE BOX, BE SEALED AND GAS ONLY.
   - GAS FIRED FIREPLACES SHALL BE NOTED TO HAVE DAMPERS PERMANENTLY BLOCKED OPEN.
   - PROVIDE COMBUSTIBLE AIR FOR ALL GAS FIREPLACES
   - WHERE EXTERIORS OF METAL FACING SHALL PROVIDE SHALL CONFORM TO THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   - COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN THE SPECIFIED CLEARANCES LISTED IN THE FIREPLACE MANUFACTURER'S SPECIFICATIONS
   - INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THE MECHANICAL CODE WITH ALL CONNECTIONS, SUPPORTS AND CONTROLS. REQUIRED SEVERAL 3" CLEARANCE TO FRAMING MEMBERS.

(16) ARCH

(17) A) OPTIONAL CABINET LOWER.
   B) OPTIONAL CABINET UPPER.
   C) OPTIONAL CABINET UPPER AND LOWER.

(18) A) TYPICAL LOW WALL SHALL BE 36" A.F.F.
   B) TYPICAL LOW WALL SHALL BE 34" A.F.F.
   C) TYPICAL LOW WALL SHALL BE 42" A.F.F.
   NOTE: LOW WALLS MAY HAVE THE FOLLOWING OPTIONS IF APPLICABLE:
   - OPTIONAL PAINTED WROUGHT IRON WITH POCKETS AT 5'-0" O.C.
   - OPTIONAL STAINED WOOD RAILING WITH POCKETS AT 4'-0" O.C.

(19) (20) THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS AND SHALL EXTEND IN THE DIRECTION OF STAIR RUN FOR THE FULL LENGTH. ENDS SHALL BE RETURNED OR SHALL HAVE BULBOUS TERMINATIONS OR BENDS.
   THE GRIPPING SURFACE OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION. THE MINIMUM PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL.

(21) ENCLOSED VISIBLE SPACE UNDER STAIRWELL WITH 5/8" TYPE 'X' GYP BOARD.

(22) UNDERLAYMENT MATERIAL SHALL NOT BE LESS THAN 1/2 INCH (12.7 MM) CDX PLY WOOD, 1/2 INCH (12 MM) WOOD STRUCTURAL PANEL, 7/16 INCH (11 MM) TYPE M.P. OR M.P.1 OR 7/16 INCH (11 MM) ORIENTED STRAND BOARD, ADEQUATELY SUPPORTED.

(23) PROVIDE 6" X 1'-1" HIGH @ LOWER 1'-6" OF ROOM. SHARE 6 UPPER 1'-6" OF ROOM. VENT WITH SPACE.
   PROVIDE 6" X 1'-1" THRU WALL VENT @ LOWER 18" OF ROOM SHARE @ UPPER 12" OF ROOM.

(24) TOWEL BAR

(25) TOWEL RING

SQUARE FOOTAGE SCHEDULE

LIVING	1ST FLOOR	- 1030 S.F.
	2ND FLOOR	- 1370 S.F.
	TOTAL	- 2,400 S.F.
GARAGE		- 377 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E. RUSSELL RD., SUITE
LAS VEGAS, NEVADA 89120
OFFICE - (702)597-5597
FAX - (702)597-5598

2400 PLAN • TWILIGHT
D.R. HORTON, INC.

DO NOT SCALE DRAWINGS

BY
DATE
REVISIONS
JOB #
C017
FILE NAME
DATE 7-1-03
SHEET NUMBER
2400 PLAN
A-2
FLOOR PLAN

SDR-4641
7-22-04 PC

- SMOKE/CO DETECTORS SHALL HAVE A BATTERY BACKUP AND WILL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
- THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
- ONLY APPROVED STUCCO MATERIALS AND METHODS SHALL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.

GRADE AND PARKING
FINISH SLAB THROUGHOUT GARAGE SHALL SLOPE MIN. 1/4" PER FOOT TOWARD DOOR OPENING. SLOPE SHALL NOT BE MORE THAN 8% WHERE DOOR OPENS.

	WIDTH	HEIGHT
SWINGING DOORS	3'-0"	6'-8"
FOLDING DOORS (BI-FOLDS)	1'-6"	3'-0"
SLIDING DOORS	3'-0"	6'-8"
INTERIOR SWINGING DOORS (1 3/8" WOOD OR APPROVED ALTERNATE) 2'-6" HEIGHT	1'-6" UNDER CAL OUT WIDTH	2 1/8"
INTERIOR BI-FOLD DOORS OPENING INTO VINYL FLOOR	1 1/4"	81" FROM CONCRETE TO BOTTOM OF HEADER
INTERIOR BI-FOLD DOORS OPENING INTO CARPET FLOOR	1 1/4"	81 1/2" FROM CONCRETE TO BOTTOM OF HEADER
POCKET DOOR FRAME	DOUBLE CALL SIZE PLUS 2"	CALL SIZE PLUS 1"
WINDOWS	1/2"	1/2"

VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER(S)

1. PAINT GRADE.
2. ALL WINDOWS TO BE THERMAL PANE CLASS W/ FRAME COLOR STYLE SIMILAR OR EQUAL TO ANDERSEN OR MILGARD U.N.O.
3. TEMPERED GLASS
   PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS PER 1997 U.B.C. SECTION 2406.4.
   - GLASS DOORS OR SIDELIGHTS ADJACENT DOORS
   - GLASS TUB AND/OR SHOWER ENCLOSURES
   - ANY AND ALL GLAZING WITHIN A 24" ARC OF A DOOR
4. DOORS
   - FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL WEATHERSEAL 2 POINT MIN. @ 36"x7'-0" AND BE PROVIDED W/ 2 LOCKSET AND DEADBOLT U.N.O.
   - DOOR LOCATED BETWEEN GARAGE & HOUSE SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE SELF-CLOSING WITH A 20 MINUTE LABEL U.N.O.
   - PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.N.O.
   - REFER TO OWNER FOR STYLE AND COLOR OF DOORS.
   - ALL BIFOLD AND BIPOLD DOORS SHALL BE WHITE OR ALMOND U.N.O.

KEYNOTES

(1) A) PROVIDE 1 HR. FIRE RESISTIVE CONSTRUCTION ON ALL WALL/CEILINGS COMMON TO LIVING AREA. SUPPORTING ELEMENTS OF FIRE RESISTIVE CEILINGS SHALL BE EQUALLY PROTECTED. WALL CONSTRUCTED BELL ME AS PER 1997 U.B.C. SECTION 302.1, EXCEPTION 3.

(2) PROVIDE WATER HEATER W/ RELIEF VALVE AND EXHAUST FLUE VENTED TO OUTLOOK, ATOP 12" HIGH PLYWOOD PLATFORM W/ 3'x3" TYPE "A" OPENING OVER. PROVIDE COMBUSTIBLE AIR FOR GAS WATER HEATER.

(3) OPTIONAL SOFT WATER LOOP.

(4) WATER PIPES SHALL BE OR RUN WATER W/ VACUUM BREAKER. PROVIDE ANTI-SYPHON DEVICE @ ALL HOA.

(5) DRYER VENT TO OUTLOOK. SEE MECHANICAL PLANS FOR CALCULATIONS AND DETAILS REGARDING DRYER VENT.

(6) MIRROR - COUNTER LENGTH & 72" A.F.F.

(7) WALL MOUNTED MEDICINE CABINET.

(8) A) SINGLE SHELF AND SINGLE POLE @ 84" A.F.F.
   B) DOUBLE SHELF AND DOUBLE POLE

(9) OVEN HOOD W/ LIGHT AND DUCTLESS FAN.

(10) A) (1) 12" SHELF.
   B) (2) 12" SHELVES EQUALLY SPACED.
   C) (4) 12" SHELVES EQUALLY SPACED.
   D) (5) 12" SHELVES EQUALLY SPACED.

(11) A) 3" x 6" TILE.
   B) 12" x 12" TILE.
   C) VINYL TILE

(12) A) PITCHED @ 7'-11" A.F.F. - 12" WIDE U.N.O.
   B) PITCHED @ 8'-3" A.F.F. - 12" WIDE U.N.O.
   C) PITCHED ABOVE CABINETS 16" WIDE x 19 1/2" HIGH (TOP OF PITCHED 8'-3" A.F.F.)
   D) PITCHED @ 8'-7" A.F.F. - 12" WIDE U.N.O.

(13) 3' x 3' CONCRETE STOOP U.N.O.

(14) PRE-MANUFACTURED FIREPLACES SHALL COMPLY WITH THE FOLLOWING.
   - ALL OPENINGS SHALL HAVE SOLID DOORS SUCH AS GLASS, SOLID STEEL, OR CAST IRON.
   - FIREPLACES IN SLEEPING ROOMS OR ADJACENT TO A BEDROOM SHALL HAVE UNOBSTRUCTED FROM AIR SUPPLY DIRECTLY FROM THE OUTDOOR TO THE FIRE BOX. BE SEALED AND CAN SHUT.
   - GAS PIPED FIREPLACES SHALL BE NOTED TO HAVE DAMPERS PERMANENTLY BLOCKED OPEN.
   - PROVIDE COMBUSTIBLE AIR FOR ALL GAS FIREPLACES.
   - HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   - COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN THE SPECIFIED CLEARANCES LISTED IN THE FIREPLACE MANUFACTURER'S SPECIFICATIONS.
   - INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS APPROVED BY THE MECHANICAL CODE WITH ALL CONNECTIONS, SUPPORTS AND CONTROLS. REQUIRED MINIMUM 1" CLEARANCE TO FRAMING MEMBERS.

(15) ARCH

(16) A) OPTIONAL CABINET LOWER.
   B) OPTIONAL CABINET UPPER.
   C) OPTIONAL CABINET UPPER AND LOWER.

(17) A) TYPICAL LOW WALL SHALL BE 28" A.F.F.
   B) TYPICAL LOW WALL SHALL BE 34" A.F.F.
   C) TYPICAL LOW WALL SHALL BE 42" A.F.F.
   NOTE: LOW WALLS MAY HAVE THE FOLLOWING OPTIONS IF APPLICABLE:
   -OPTIONAL PAINTED BRIDGEPOST, WORK WITH PICKETS @ 4" O.C.
   -OPTIONAL STAINED WOOD RAILING WITH PICKETS @ 4" O.C.

(18) THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF STEPS. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF STAIRS. ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINATIONS. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL.

(19) ENCLOSED USABLE SPACE UNDER STAIRWELL WITH 5/8" TYPE 'X' GYP BOARD.

(20) DRAFTSTOPPING MATERIAL SHALL NOT BE LESS THAN 1/2 INCH (12.7 MM) GYPSUM BOARD, 3/8 INCH (9.5 MM) WOOD STRUCTURAL PANEL, 2.3 INCH (58.4 MM) TYPE 3-A PARTICLEBOARD OR OTHER APPROVED MATERIAL ADEQUATELY SUPPORTED.

(21) PROVIDE 6" X 12" VENT @ LOWER 12" OF ROOM SHAKE @ UPPER 12" OF ROOM. VENT ATTIC SPACE

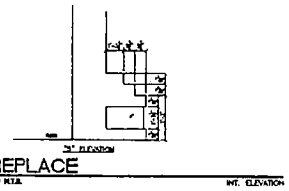
(22) PROVIDE 6" X 24" SHINGLE VENT @ HIGHT @ LOWER 12" OF ROOM SHAKE @ UPPER 12" OF ROOM.

(23) POWDER BAR

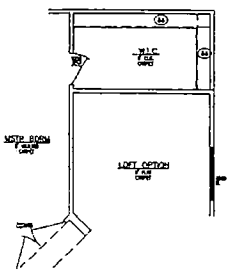
(24) POWDER ROOM

SQUARE FOOTAGE SCHEDULE

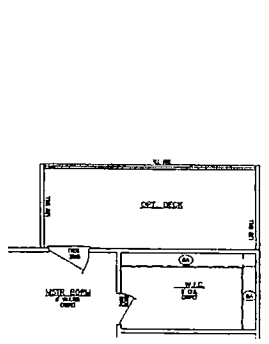
LIVING	1ST FLOOR	-	1081 S.F.
	2ND FLOOR	-	1319 S.F.
	TOTAL	-	2,400 S.F.
GARAGE		-	377 S.F.



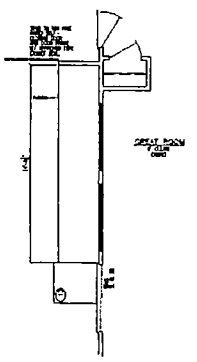
A FIREPLACE
SCALE 1/2"=1'
INT. ELEVATION



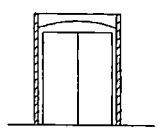
LOFT OPTION
SCALE 1/4"=1'



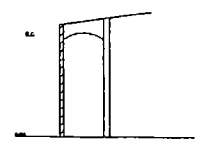
REAR DECK WITH W.I.C. OPTION
SCALE 1/4"=1'



OPTIONAL SLIDER
SCALE 1/4"=1'



B ARCH DETAIL
SCALE 1/4"=1'
INTERIOR ELEVATION



C ARCH DETAIL
SCALE 1/4"=1'
INTERIOR ELEVATION

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E.RUSSELL RD. SUITE
LAS VEGAS, NEVADA 89120
OFFICE-(702)597-5597
FAX-(702)597-5598

2400 PLAN • TWILIGHT
D.R. HORTON, INC.

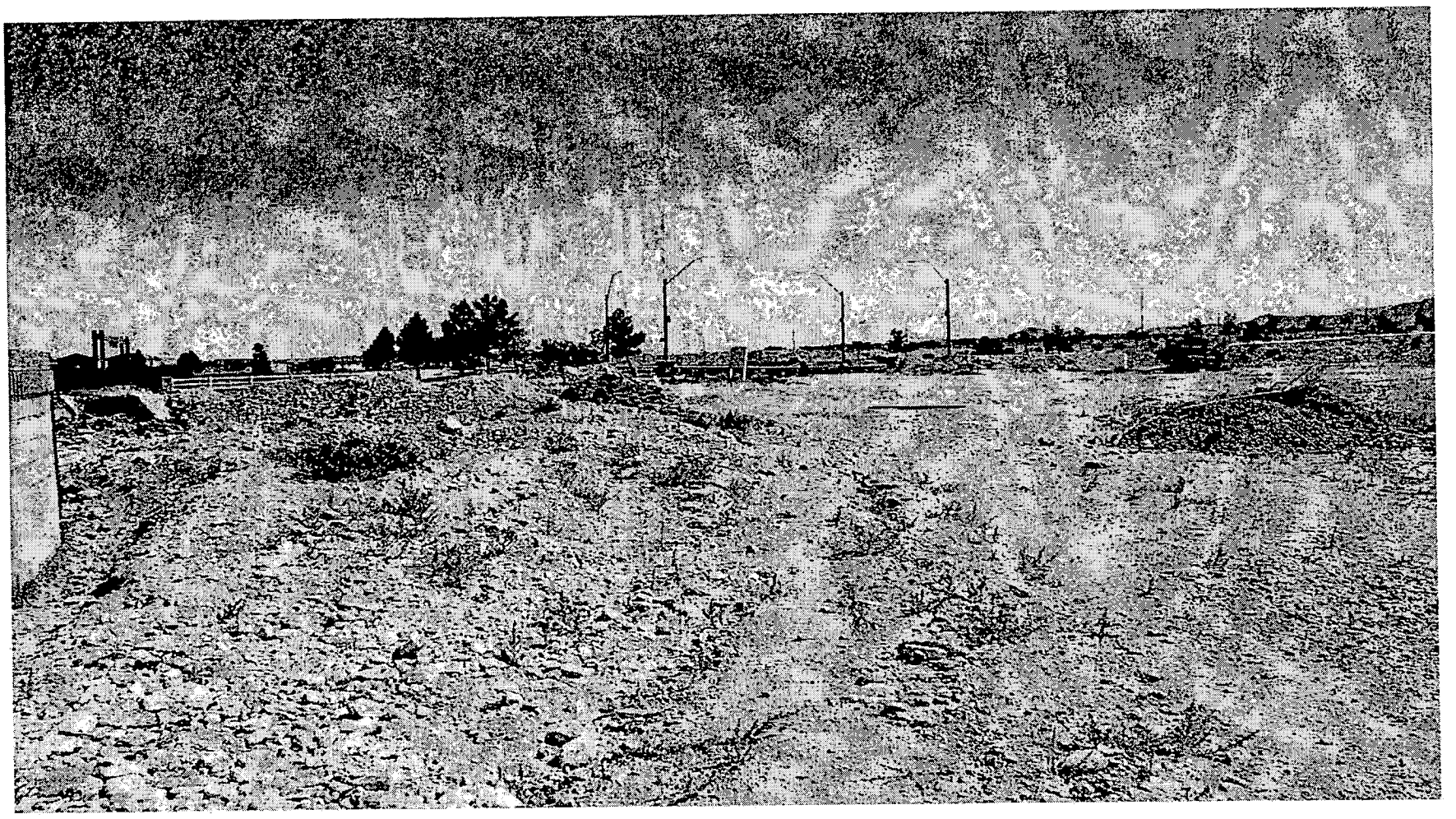
DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS, INSTRUMENTS OF SERVICE AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BY	DATE	REVISION

JOB # 0017
FILE NAME
DATE 7-1-03
SHEET NUMBER
2400 PLAN
A-2.1
FLOOR PLAN

SDR-4641
7-22-04 PC

SDR-4641



SDR-4641 - APPLICANT: D.R. HORTON, INC. - OWNER: SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

6/29/04

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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:
GOYNES – APPROVED – UNANIMOUS with McSWAIN excused

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open for Item 44 [GPA-4637], Item 45 [WVR-4767] and Item 46 [ZON-4644].

KYLE WALTON, Planning and Development Department, advised that the low-density designation is appropriate adjacent to rural designated areas and is a transition from rural to the higher density subdivision to the west. The access proximity to the intersection justifies the requested waiver. The design does not appear to present turn conflicts and is not expected to hinder traffic flows. A hardship exists due to the shape and size of the lot and the corner development. The proposed zoning is permitted within the low-density designation. Staff recommended approval of all three applications.

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with conditions for all three applications. This is the same developer who has been acquiring infill parcels and working with the neighbors. This has built a reputation for understanding the neighbor's desires. Even though a site plan is not required with an R-1 subdivision and the submitted plan did not make the agenda, she wanted to create a record of agreed upon conditions and incorporate those into the rezoning application. DEPUTY CITY ATTORNEY BRYAN SCOTT agreed that it would be appropriate to discuss the changes before determining whether or not to impose them on the zoning application.

ATTORNEY LAZOVICH suggested imposing the following two conditions: 1) that lots 6, 7, 8 and 9 be limited to singe story homes as a buffer to the existing R-E homes adjacent to the property and 2) rural street standards for the cul-de-sac and Bronco Street. This will preclude streetlights and sidewalks on those two streets. DAVID GUERRA, Public Works, replied that the policy to require urban street standards can be overridden by a higher authority. ROBERT S. GENZER, Director of Planning and Development, explained that the higher authority would be the City Council. DEPUTY CITY ATTORNEY SCOTT indicated that without a site plan review, the conditions could only be imposed on the rezoning application.

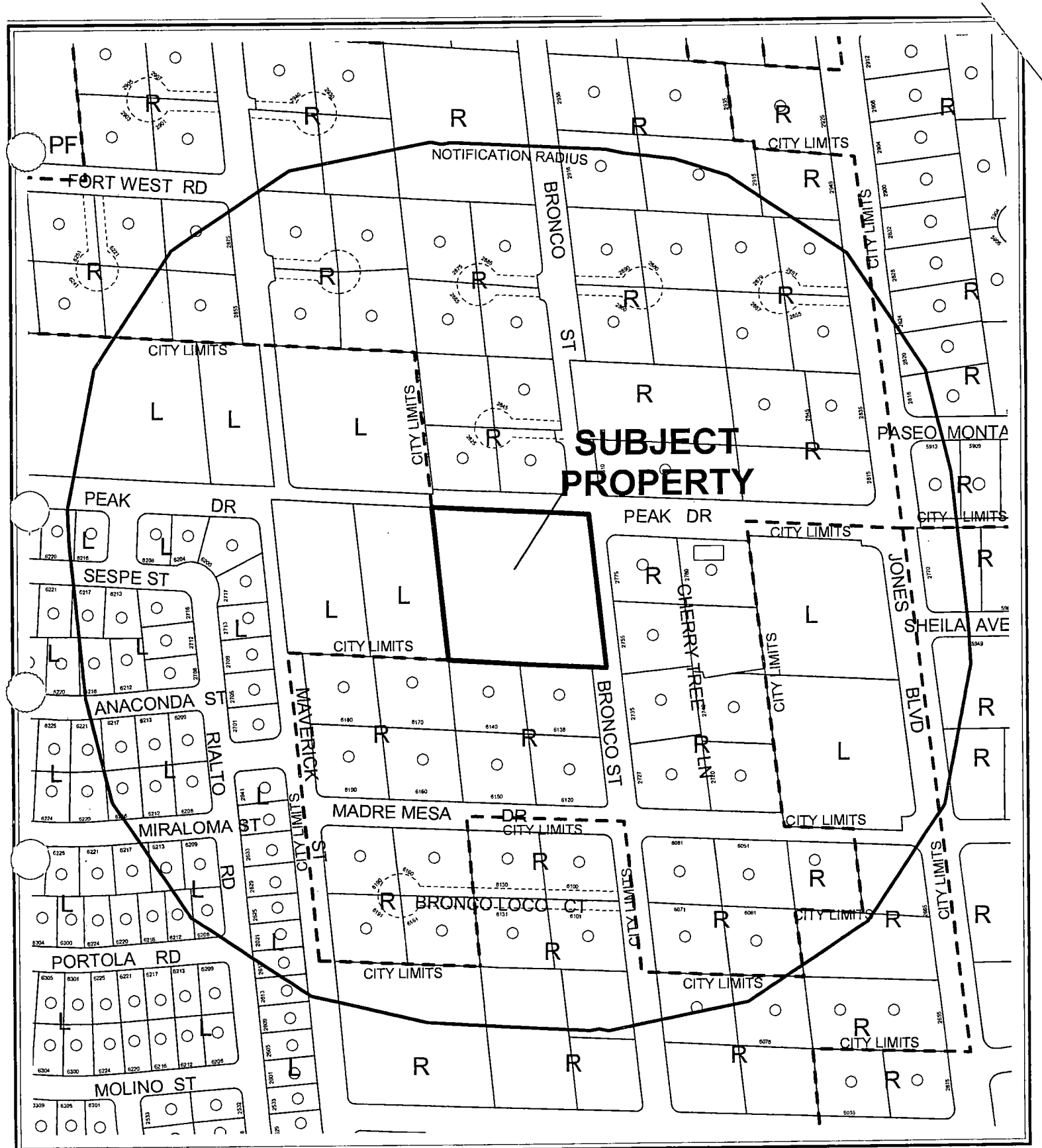
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 44 [GPA-4637], Item 45 [WVR-4767] and Item 46 [ZON-4644].

(9:20 – 9:42)

3-375

RECESSED: 9:27 – 9:42 (3 – 607) (NOTE: Tape continued to run during recess)



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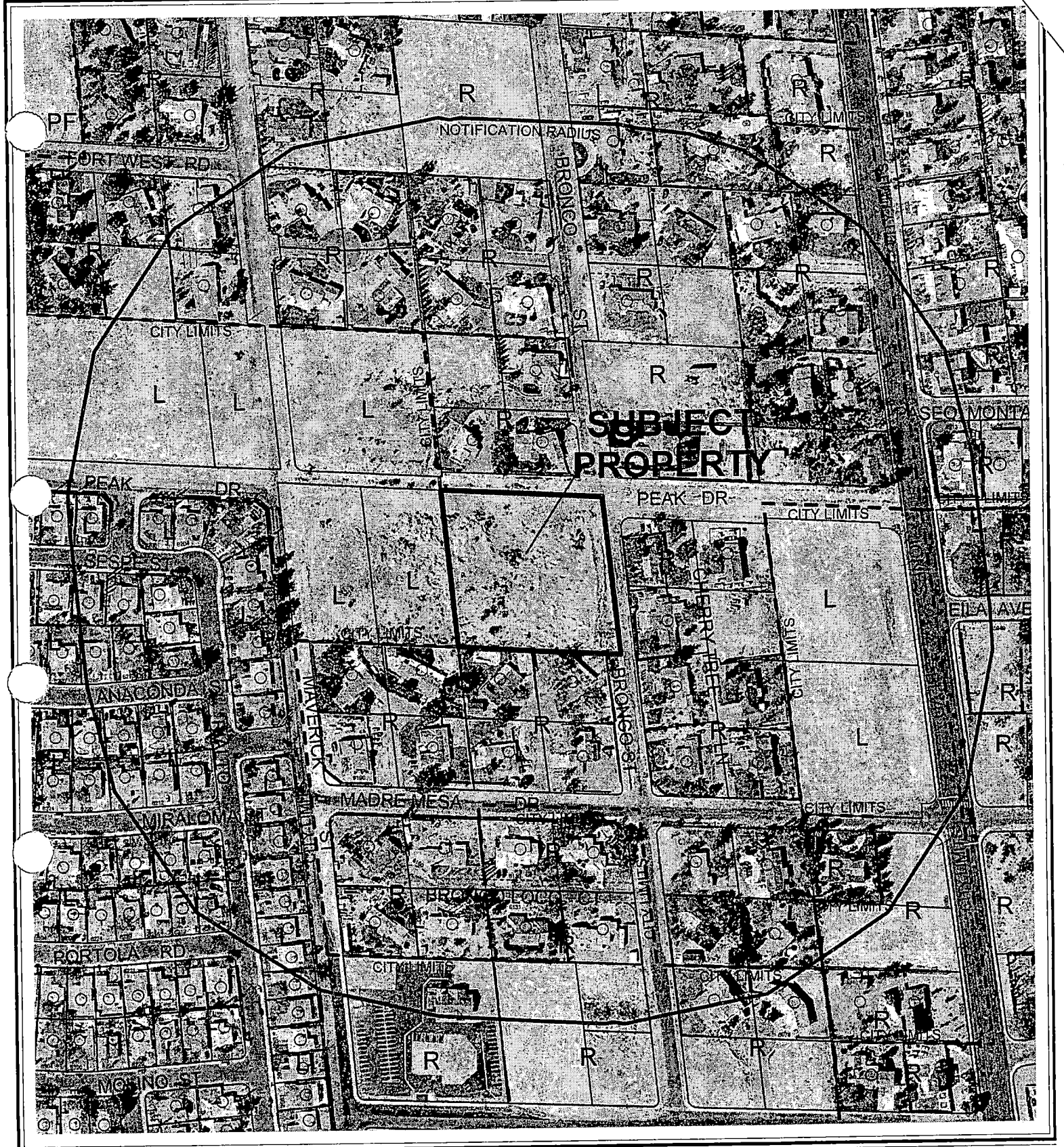
CASE: **GPA-4637**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)



0 200 400 Feet

N

CASE: **GPA-4637**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4637 - APPLICANT/ OWNER: SF INVESTMENTS LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of 2.5 acres located adjacent to the southwest corner of Peak Drive and Bronco Street, from R (Rural Density Residential) to L (Low Density Residential). Approval would permit the construction of a single-family subdivision at 5.5 dwelling units per acre. Accompanying this request are applications for Rezoning and a Waiver of distance requirements related to intersection separations.

APPLICATION JUSTIFICATION

The applicant has justified the request for the following reasons:

1. The adjacent 80-foot arterial provides adequate automobile access.
2. All utilities are available to the site and easily accessible.
3. The proposed project is compatible with surrounding uses and provides needed single-family housing to the area.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this plan, the parcels were designated as R (Rural Density Residential) with a maximum density of 3.96 dwelling units per acre.
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. On this plan, the parcels were designated as R (Rural Density Residential) with a maximum density of 3.5 dwelling units per acre.
07/22/04	The Planning Commission will hear related items WVR-4596 and ZON-4644 as part of this agenda.

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DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single-family homes
South	Single-family homes
East	Single-family homes and undeveloped land
West	Undeveloped

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	L (Low Density Residential)

EXISTING ZONING

Subject Property	U (Undeveloped) [R (Rural) General Plan Designation]
North	Clark County
South	Clark County
East	Clark County
West	R-E (Residence Estates) under Resolution of Intent to R-1 (Single-Family Residential)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently R (Rural Density Residential), which permits residential development with a density of 2.5 to 3.59 dwelling units per acre. An application to change the land use to L (Low Density Residential), which would allow residential development with a maximum density of 5 dwelling units per acre, has been filed with this rezoning request. The companion Waiver is not related to any specific General Plan policies.

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

There are no special plans, study areas or overlays that affect the subject site.

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DEFINITIONS

R (Rural Density Residential)
(2.1 to 3.5 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

L (Low Density Residential)
(3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

ANALYSIS

The subject parcels are currently undeveloped. Peak Drive, an 80-foot right-of-way, and Bronco Street, a 60-foot right-of-way, provide access to the site. Surrounding development is predominantly single-family residential.

Existing factors provide good cause to permit a density of greater than three units per acre. First, there will be no new or unanticipated land uses introduced. The request will result in a reasonable expansion of the L (Low Density Residential) land use designation, allowing a density of development similar to that found on the property immediately to the west. The L (Low Density Residential) designation is appropriate adjacent to the R (Rural) designation, as it provides for a gradation from higher to lower densities. This request simply moves the boundary line between them.

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 L (Low Density Residential) General Plan Designation will have no impact on the adjacent properties designated as PF (Public Facility) or L (Low Density Residential). It is compatible with the R (Rural) designation as a transition from greater to lesser densities.

AR

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

   The zoning districts that are supported by the L (Low Density Residential) land use designation will permit densities from 3.5 to 5.5 dwelling units per acre. While the high end of that range would not likely result in a compatible project, development within that range can be accomplished in a manner that is harmonious with the lower density properties to the north and east.

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

   The parcel is located in an area of the city where all utilities, fire, and police services are currently existing and available to the site. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately one and a half miles away at Rancho Drive and Decatur Boulevard. Fire Station #43, which is approximately three-quarters of a mile to the south at Smoke Ranch Road and Torrey Pines Drive, is the closes city facility to the site. Heer's Park, also at Smoke Ranch Road and Torrey Pines Drive, is the closest city park to the site.

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

   There are no other adopted plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/21/04 A neighborhood meeting sponsored by the applicant was held at Calvary Community Assembly of God, 2900 North Torrey Pines Drive. Six people attended and had no concerns.

NOTICES MAILED: 118 [Mailed with WVR-4767 & ZON-4644]

APPROVALS: 0

PROTESTS: 0

AR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4637 APN: 138-14-701-003

Name of Property Owner: SF INVESTMENTS

Name of Applicant: SF INVESTMENTS

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: STEPHEN B. WEINBERG

Subscribed and sworn before me

This 27th day of MAY, 2004

J. Rosanna Eitniear

Notary Public in and for said County and State

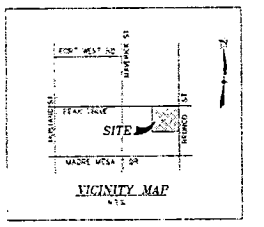
J. ROSANNA EITNIEAR
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: Aug. 4, 2007
Certificate No: 03-83605-1

SITE DATA

PROPOSED USE :	R1	MIN LOT WIDTH :	65.00'
AREA :	2.5 GROSS ACRES (1.68 NET)	MIN FRONT SETBACK :	20'
CURRENT GEN. PLAN DESIGNATION:	RURAL RESIDENTIAL (3.5 UNITS/ACRE)	MIN SIDE YARD SETBACK :	5'
PROPOSED GEN. PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE)	MIN CORNER SIDEYARD SETBACK :	15'
PROPOSED UNITS:	9	MIN REAR YARD SETBACK :	15'
PROPOSED DENSITY:	5.5 UNITS/ACRE (NET) 3.6 UNITS/ACRES (GROSS)	MAX BUILDING HEIGHT :	2 STORIES OR 35' (WHICHEVER IS LESS)
MINIMUM LOT AREA:	6,511 SF		
AVERAGE LOT AREA:	7,311 SF		

APN NUMBER

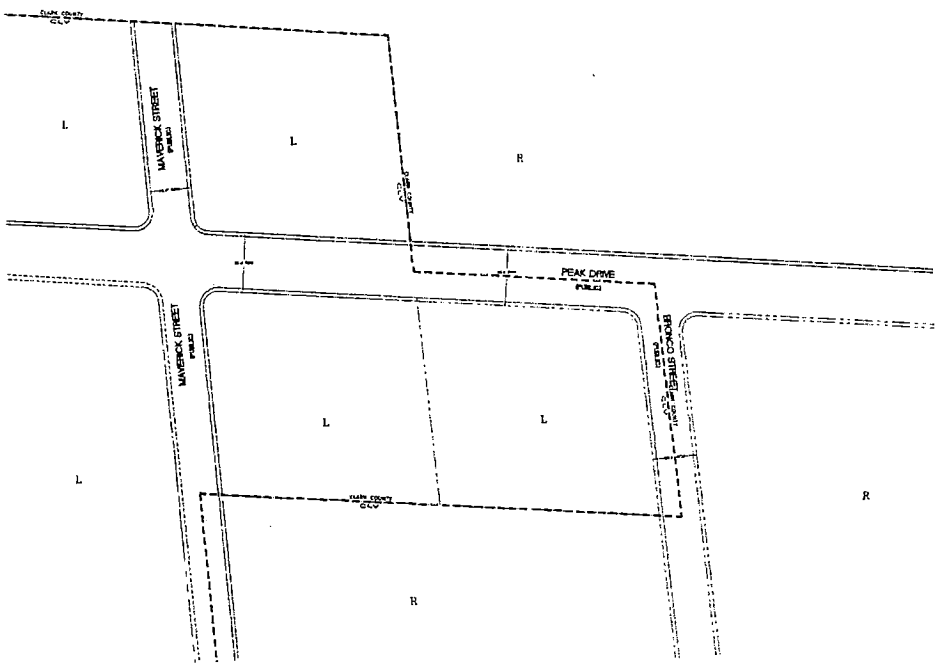
138-14-701-005



VICINITY MAP

N.T.S.

R



LEGEND

LDA DENSITY RESIDENTIAL (LD)

RURAL DENSITY RESIDENTIAL (RF)

BUNKER COMMONS III

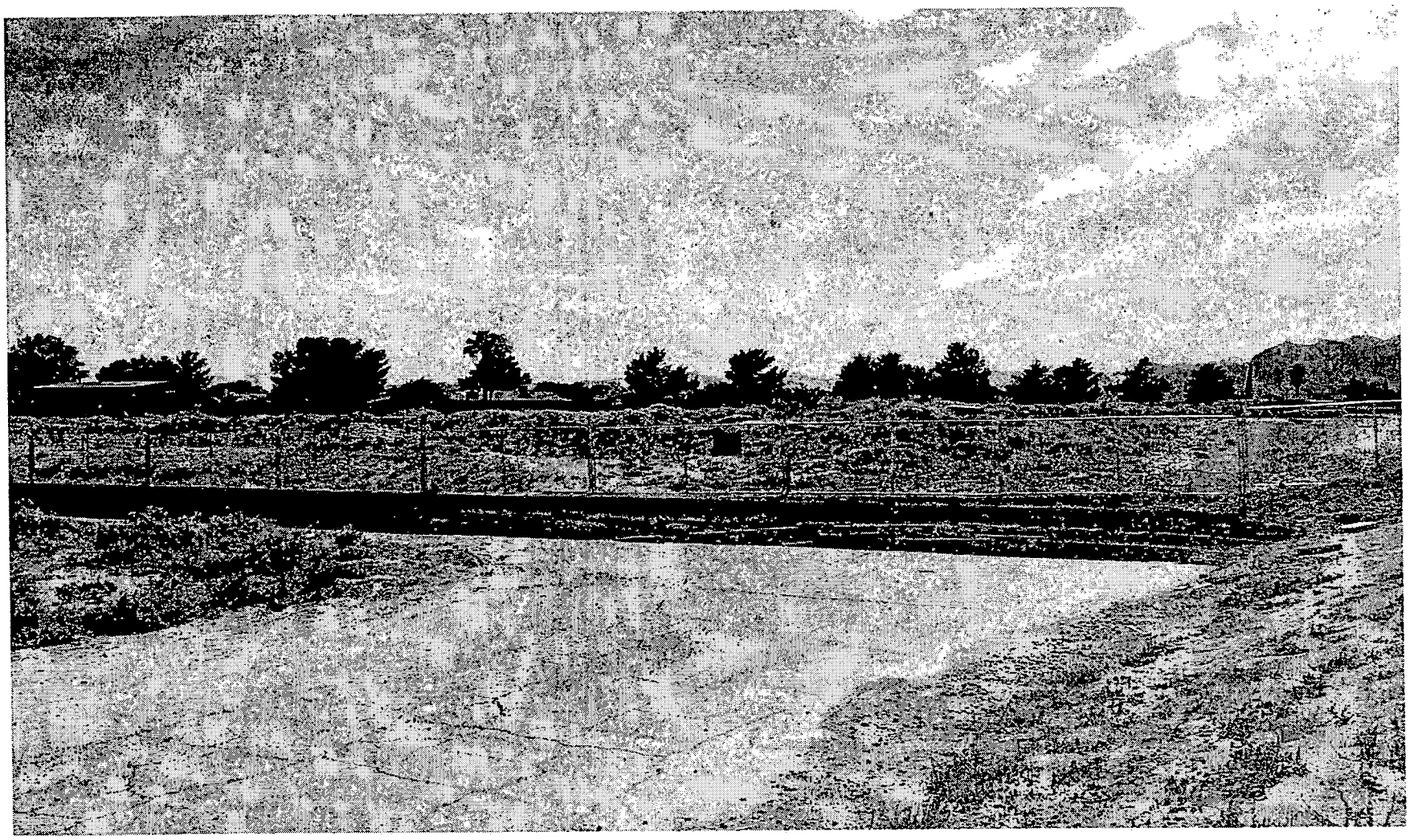
PEAK AND BRONCO

GENERAL PLAN AMENDMENT

SHEET ZC

GPA-4637

7-22-04 PC



GPA-4637 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF PEAK DRIVE AND BRONCO STREET
JULY 22, 2004 PLANNING COMMISSION

7/2/04

GPA-4637 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF PEAK DRIVE AND BRONCO STREET
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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:
GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

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

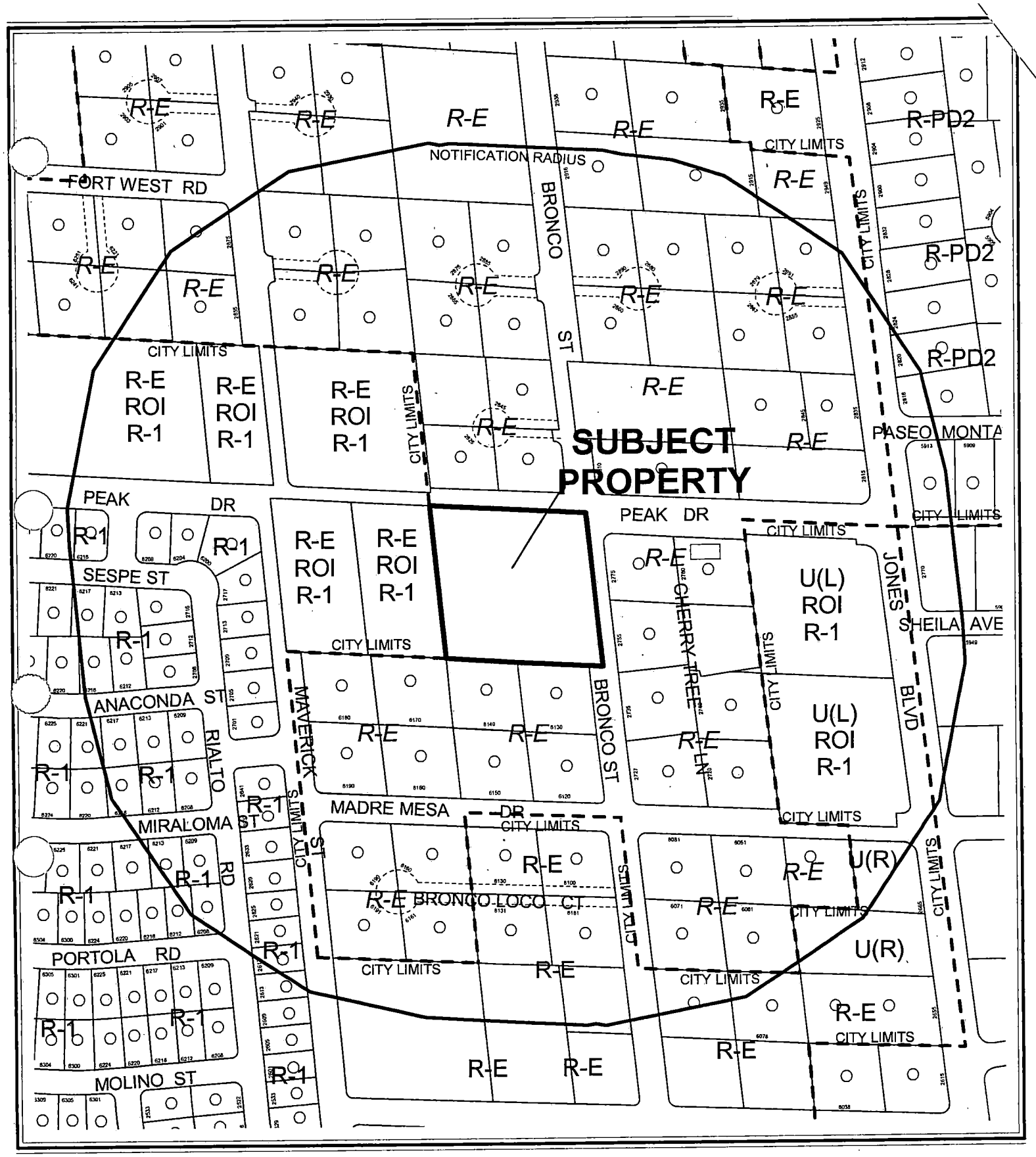
MINUTES:
NOTE: See Item 44 [GPA-4637] for all related discussion on Item 44 [GPA-4637], Item 45 [WVR-4767] and Item 46 [ZON-4644]

(9:20 – 9:42)

3-375

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4644).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.



CASE: **WVR-4767**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WAIVER RELATED TO GPA-4637 & ZON-4644 - PUBLIC HEARING - WVR-4767 - APPLICANT/OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4644).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Request for a waiver to Title 18.12.160 to allow approximately 180 feet between street intersections where 220 feet is the minimum distance separation required on property adjacent to the southwest corner of Peak Drive and Bronco Street.

B) Applicant's Justification

The applicant has justified this request by stating that the Waiver would allow for the efficient planning of the site.

BACKGROUND INFORMATION

A) Pre-Application Meeting

05/27/03 At pre-application meeting for this request Staff had no issues about the requests.

B) Neighborhood Meetings

06/21/04 The applicant held a neighborhood meeting at 6:00 P.M. at Calvary Community Assembly of God, 2900 North Torrey Pines Drive to discuss the associated General Plan Amendment. Six people attended and had no concerns.

07/22/04 The Planning Commission will hear related GPA-4637 and ZON-4644 as a part of this agenda.

DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single-family homes
South	Single-family homes
East	Single-family homes and undeveloped land
West	Undeveloped

AR

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	L (Low Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	Clark County
South	Clark County
East	Clark County
West	R-E (Residence Estates) under Resolution of Intent to R-1 (Single-Family Residential)

General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently R (Rural Density Residential), which permits residential development with a density of 2.5 to 3.59 dwelling units per acre. An application to change the land use to L (Low Density Residential), which would allow residential development with a maximum density of 5 dwelling units per acre, has been filed with this rezoning request. There are no General Plan policies that are directly relevant to the requested Waiver of Title 18 standards.

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

There are no special plans, study areas or overlays that affect the subject site.

PROJECT DESCRIPTION

The subject 2.50-acre site is located adjacent to Peak Drive, designated by the Master Plan of Streets and Highways as an 80-foot wide secondary collector. The submitted site plan indicates the subdivision will consist of nine lots, ranging in size from 6,511 to 10,308 square feet adjacent to a cul-de-sac.

AR

ANALYSIS

A) Zoning Code Compliance

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

Specifically, Title 18.12.160 states:

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

The applicant will demonstrate that the design will still allow adequate stacking and turning movements between the cul-de-sac entrance and the Bronco Drive/Peak Drive intersection The applicant also indicates that reconfiguration of these access points is not possible without substantially compromising the concept and design of the project.

FINDINGS

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

NOTICES MAILED 298 [Mailed with GPA-4637 & ZON-4644]

APPROVALS 0

PROTESTS 0

AR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-4767 APN: _____

Name of Property Owner: _____

Name of Applicant: _____

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Stephen B. Aizenberg

Print Name: STEPHEN B. AIZENBERG

Subscribed and sworn before me

This 29th day of June, 2004

J. Rosanna Eitniear

Notary Public in and for said County and State

J. ROSANNA EITNIEAR
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: Aug. 4, 2007
Certificate No: 03-83605-1

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

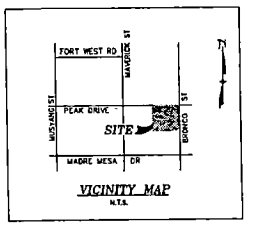
- LOW DENSITY RESIDENTIAL (L)
- RURAL DENSITY RESIDENTIAL (R)
- PAVEMENT

SITE DATA

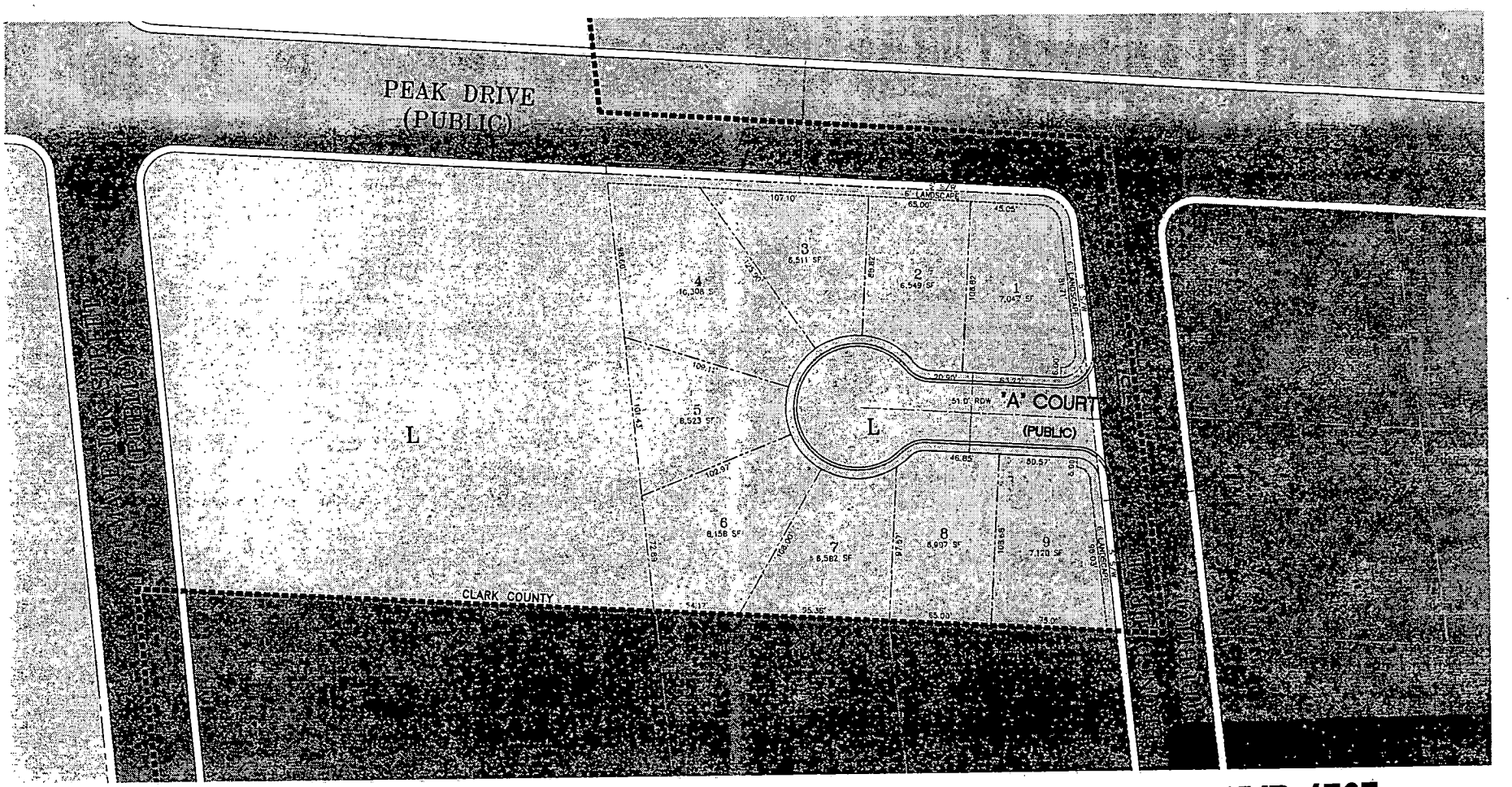
PROPOSED USE :	R1	MIN LOT WIDTH :	65.00'
AREA :	2.5 GROSS ACRES (1.68 NET)	MIN FRONT SETBACK :	20'
CURRENT GEN. PLAN DESIGNATION:	RURAL RESIDENTIAL (3.5 UNITS/ACRE)	MIN SIDE YARD SETBACK :	5'
PROPOSED GEN. PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE)	MIN CORNER SIDEYARD SETBACK:	15'
PROPOSED UNITS:	9	MIN REAR YARD SETBACK	15'
PROPOSED DENSITY:	5.5 UNITS/ACRE (NET) 3.6 UNITS/ACRES (GROSS)	MAX BUILDING HEIGHT :	2 STORIES OR 35' (WHICHEVER IS LESS)
MINIMUM LOT AREA:	6,511 SF		
AVERAGE LOT AREA:	7,311 SF		

APN NUMBER

138-14-701-003



VICINITY MAP
N.T.S.



PROJ NO:	
DESIGN:	DPB
DATE:	05/17/04
SCALE:	AS SHOWN
CADFILE:	XX.dwg

NO.	DESCRIPTION	BY	DATE / ADR. APP.

STAFF DATE:
DP, DATE: 12/31/04

TRC
Consumer-Focused Solutions
BV Engineering Nevada
8335 W. Sunset Road
Suite 180
Las Vegas, NV 89113
Tel: 702-656-0272
Fax: 702-307-7222
Web: trcsolutions.com

BUNKER COMMONS III
PEAK AND BRONCO
INTERSECTION WAIVER EXHIBIT

SHEET
IW
1 OF 1 SHTS
PROJECT ID

WVR-4767
7/22/04 PC

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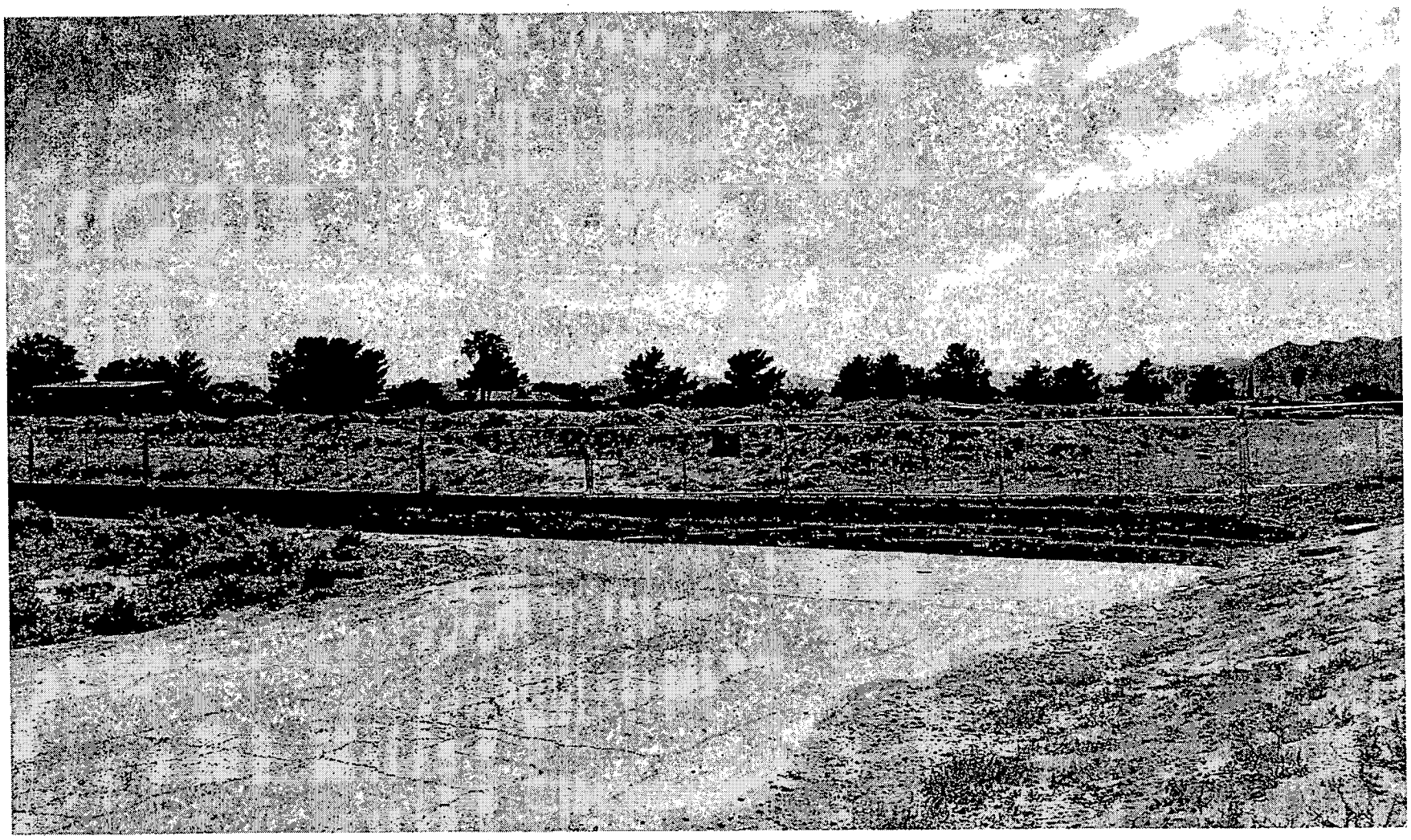
WVR-4767 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF PEAK DRIVE AND BRONCO STREET
JULY 22, 2004 PLANNING COMMISSION

7/2/04



WVR-4767 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF PEAK DRIVE AND BRONCO STREET
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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:
GOYNES – APPROVED subject to conditions, amended Condition 6 as follows:

4. Construct half street improvements, including appropriate over paving, on Peak Drive and Bronco Street adjacent to this site. Streetlights shall be deferred on Bronco Street and the proposed cul-de-sac interior to this subdivision, provided that all underground improvements needed are constructed and the applicant provides such streetlights to the City or equivalent monies are contributed for the future installation of such streetlights. Sidewalk improvements shall not be required to be constructed on Bronco Street adjacent to this site, nor on the cul-de-sac interior to this site concurrent with development of this site, provided that a Covenant Running with Land agreement is executed for the possible future installation of sidewalk improvements on the interior cul-de-sac and on Bronco Street adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of a Map for recordation. Also, construct appropriate transitional paving, where legally able, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the

MOTION – Continued:

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.

and added conditions as follows:

- **Lots 6, 7, 8 and 9 shall be limited to singe story homes as a buffer to the existing R-E homes adjacent to the property**
- **Rural street standards for "Street A" cul-de-sac and Bronco Street, excluding streetlights and sidewalks**

- UNANIMOUS with McSWAIN excused

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

MINUTES:

NOTE: See Item 44 [GPA-4637] for all related discussion on Item 44 [GPA-4637], Item 45 [WVR-4767] and Item 46 [ZON-4644]

(9:20 – 9:42)

3-375

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-4637), to amend the land use to L (Low Density Residential) land use designation, approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. Lots 6, 7, 8 and 9 shall be limited to singe story homes as a buffer to the existing R-E homes adjacent to the property

4. Rural street standards for "Street A" cul-de-sac and Bronco Street, excluding streetlights and sidewalks

Public Works

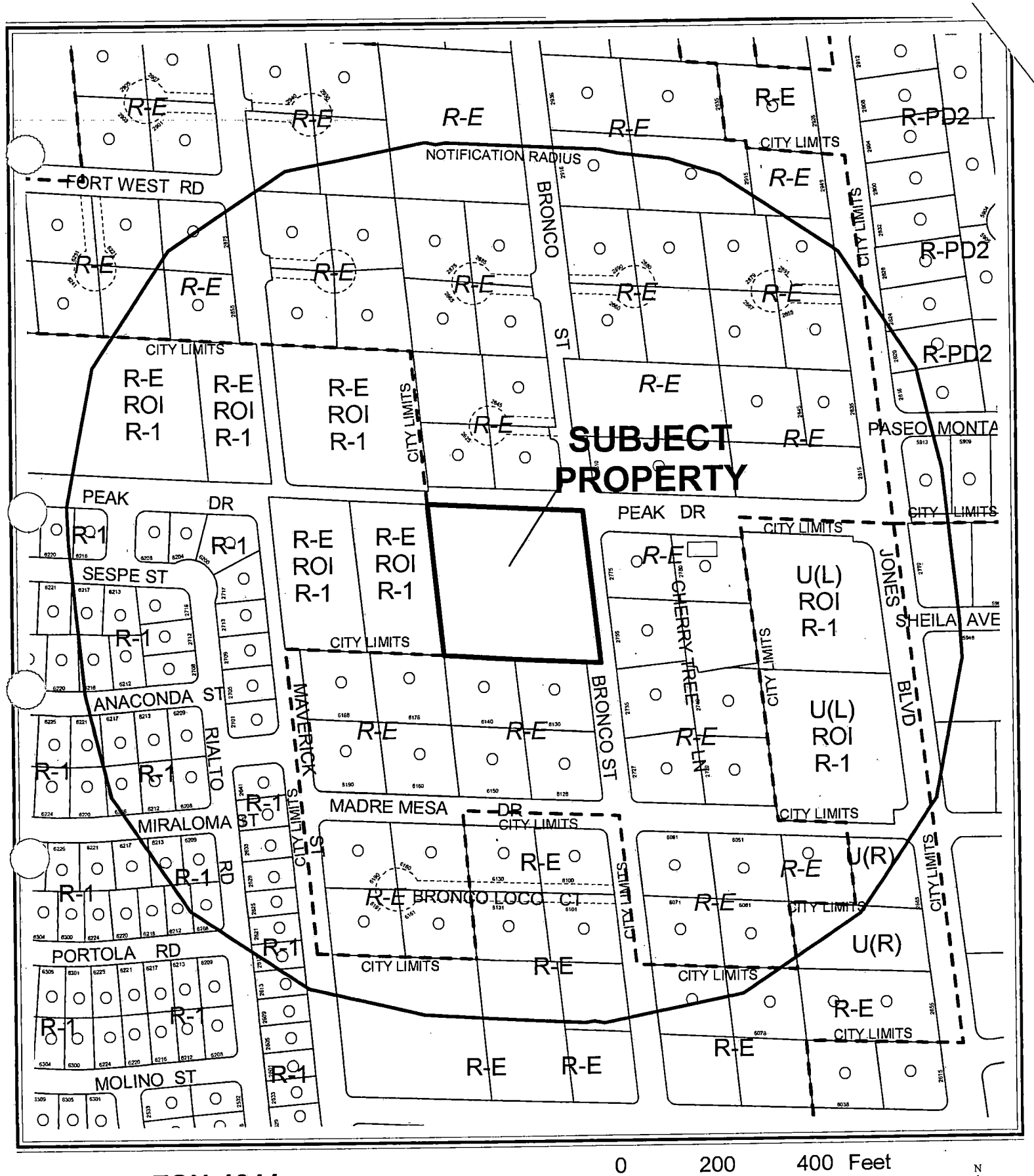
5. Dedicate 40 feet of right-of-way adjacent to this site for Peak Drive, 30 feet for Bronco Street and a 20-foot radius on the southwest corner of Peak Drive and Bronco Street.

CONDITIONS – Continued:

6. Construct half street improvements, including appropriate over paving, on Peak Drive and Bronco Street adjacent to this site. Streetlights shall be deferred on Bronco Street and the proposed cul-de-sac interior to this subdivision, provided that all underground improvements needed are constructed and the applicant provides such streetlights to the City or equivalent monies are contributed for the future installation of such streetlights. Sidewalk improvements shall not be required to be constructed on Bronco Street adjacent to this site, nor on the cul-de-sac interior to this site concurrent with development of this site, provided that a Covenant Running with Land agreement is executed for the possible future installation of sidewalk improvements on the interior cul-de-sac and on Bronco Street adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of a Map for recordation. Also, construct appropriate transitional paving, where legally able, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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



CASE: **ZON-4644**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

CASE: **ZON-4644**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING - PUBLIC HEARING - ZON-4644 - APPLICANT/ OWNER: SF INVESTMENTS LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4637), to amend the land use to L (Low Density Residential) land use designation, approved by the City Council.

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 Peak Drive, 30 feet for Bronco Street and a 20-foot radius on the southwest corner of Peak Drive and Bronco Street.

4. Construct half street improvements, including appropriate overpaving, on Peak Drive and Bronco Street adjacent to this site. Also, construct appropriate transitional paving, where legally able, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a rezoning from U (Undeveloped) [R (Rural) General Plan Designation] to R-1 (Single Family Residential) on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street.

B) Applicant's Justification

The applicant's justification letter states that approval of this request is justified for the following reasons:

1) The project is located directly adjacent to an eighty-foot minor arterial, which provides adequate traffic facilities;

2) Water, sewer and other utilities are easily accessible to this site;

3) It is compatible with other development in the area.

BACKGROUND INFORMATION

07/22/04 The Planning Commission will hear related items GPA-4637 and WVR-4767 as part of this agenda.

Pre-Application Meeting

05/27/03 No major issues were identified.

Neighborhood Meetings

06/21/04 The applicant held a neighborhood meeting at 6:00 P.M. at Calvary Community Assembly of God, 2900 North Torrey Pines Drive to discuss the associated General Plan Amendment. Six people attended and had no concerns.

AR

DETAILS OF APPLICATION REQUEST

Site Area:2.5 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single-family homes
South	Single-family homes
East	Single-family homes and undeveloped land
West	Undeveloped

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	L (Low Density Residential)

EXISTING ZONING

Subject Property	U (Undeveloped) [R (Rural) General Plan Designation]
North	Clark County
South	Clark County
East	Clark County
West	R-E (Residence Estates) under Resolution of Intent to Single-Family Residential

GENERAL PLAN COMPLIANCE

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently R (Rural Density Residential), which permits residential development with a density of 2.5 to 3.59 dwelling units per acre (DUA). An application to change the land use to L (Low Density Residential), which would allow residential development with a maximum density of 5 DUA, has been filed with this rezoning request.

AR

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

There are no special plans, study areas or overlays that affect the subject site.

INTERAGENCY ISSUES

B) General Analysis and Discussion

The subject 2.50-acre site is located adjacent to Peak Drive, designated by the Master Plan of Streets and Highways as an 80-foot wide secondary collector. The submitted site plan indicates the subdivision will consist of nine lots, ranging in size from 6,511 to 10,308 square feet adjacent to a cul-de-sac.

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 density of the proposed rezoning is permitted within the L (Low Density Residential) General Plan Designation proposed for the subject property under the associated General Plan Amendment application.

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 single-family development is compatible with the R-1 (Single Family Residential) zoned single-family development proposal to the west and provides a transition to the rural development to the east and north.

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

   The proposed rezoning is consistent with the pattern of development that is occurring along this portion of Peak Drive.

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 from Peak Drive, a secondary thoroughfare, and Bronco Street, a collector street, which can successfully provide access for a project of this density. Public Works has included several conditions that would ensure an adequate street system for the proposed project.

NOTICES MAILED 118 [Mailed with GPA-4637 & WVR-4767]

APPROVALS 0

PROTESTS 0

AR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4644 APN: 138-14-701-003

Name of Property Owner: SF Investments

Name of Applicant: SF Investments

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: STEPHEN B. AIZENBERG

Subscribed and sworn before me

This 27th day of MAY, 2004

J. Rosanna Eitniear

Notary Public in and for said County and State

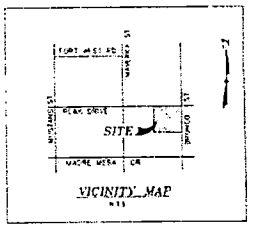
J. ROSANNA EITNIEAR
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: Aug. 4, 2007
Certificate No: 03-83605-1

SITE DATA

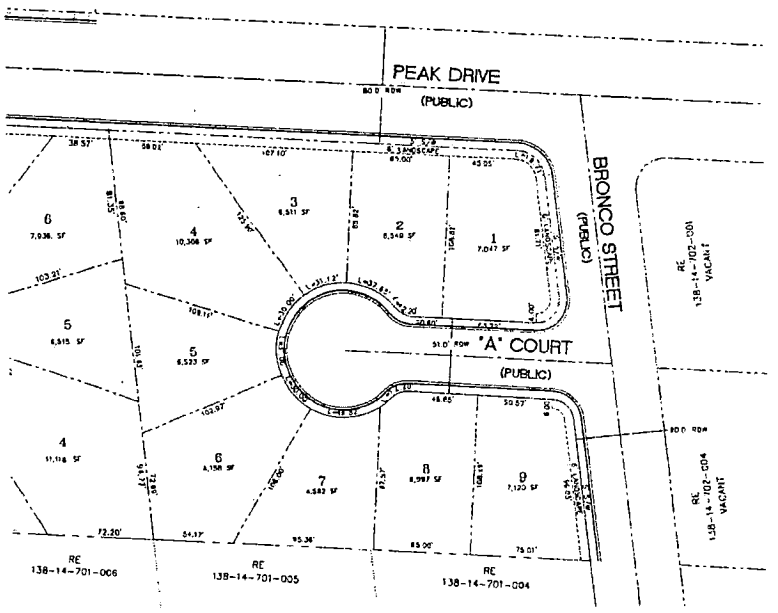
PROPOSED USE :	RI	MIN LOT WIDTH :	65.00'
AREA	2.5 GROSS ACRES (1.68 NET)	MIN FRONT SETBACK :	20'
CURRENT GEN. PLAN DESIGNATION	RURAL RESIDENTIAL (3.5 UNITS/ACRE)	MIN SIDE YARD SETBACK	5'
PROPOSED GEN. PLAN DESIGNATION	LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE)	MIN CORNER SIDEYARD SETBACK	15'
PROPOSED UNITS	9	MIN REAR YARD SETBACK	15'
PROPOSED DENSITY	5.5 UNITS/ACRE (NET) 3.4 UNITS/ACRES (GROSS)	MAX BUILDING HEIGHT	2 STORIES OR 35' (WHICHEVER IS LESS)
MINIMUM LOT AREA	6,511 SF		
AVERAGE LOT AREA	7,311 SF		

APN NUMBER

138-14-701-003



VICINITY MAP



ZON-4644

7-22-04 PC

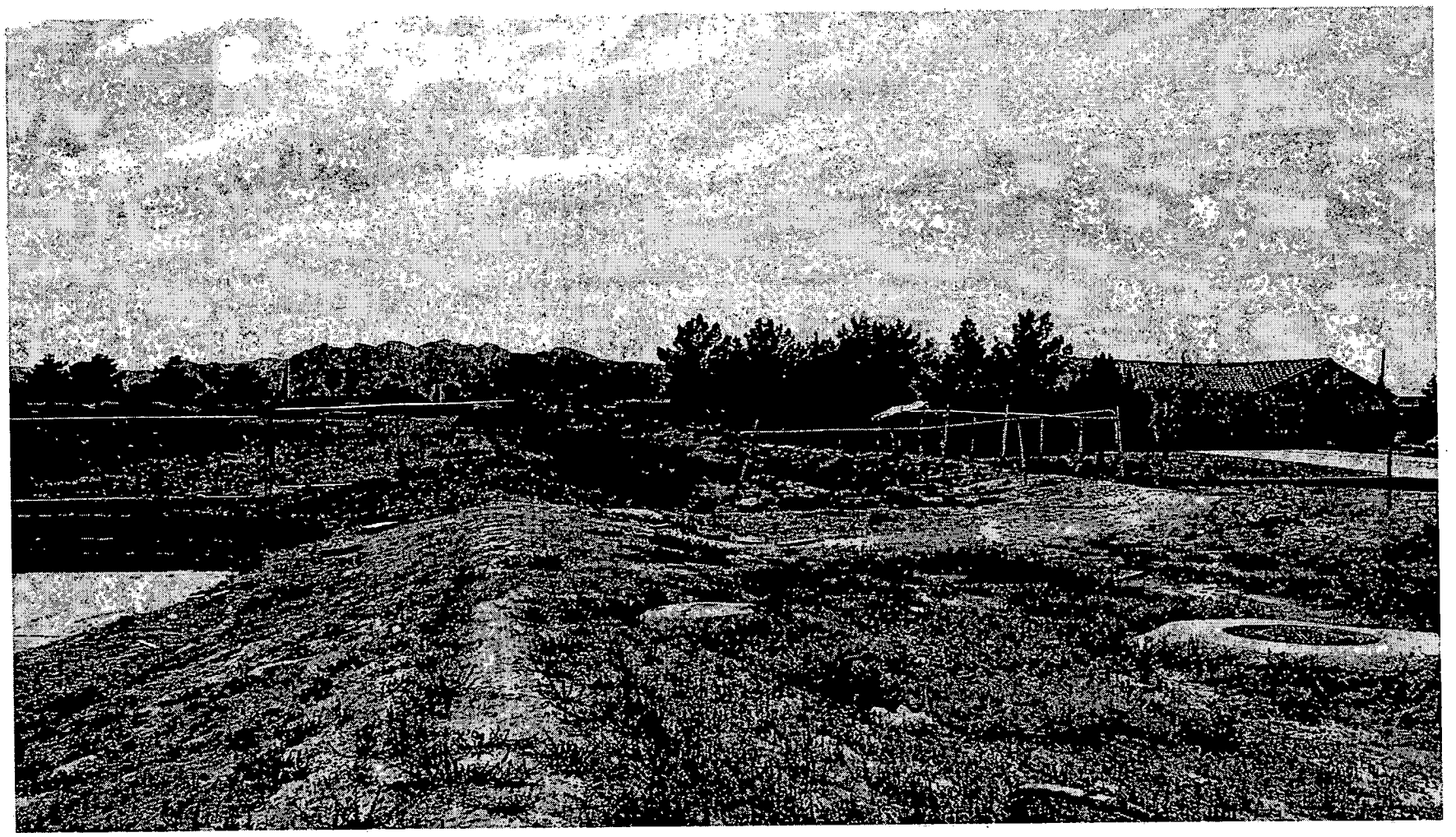
BUNKER COMMONS III

PEAK AND BRONCO

SITE PLAN

SHEET SP

PROJECT ID



ZON-4644 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF PEAK DRIVE AND BRONCO STREET
JULY 22, 2004 PLANNING COMMISSION

6/29/04

ZON-4644 - APPLICANT/ OWNER: SF INVESTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF PEAK DRIVE AND BRONCO STREET
JULY 22, 2004 PLANNING COMMISSION

6/29/04

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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).

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

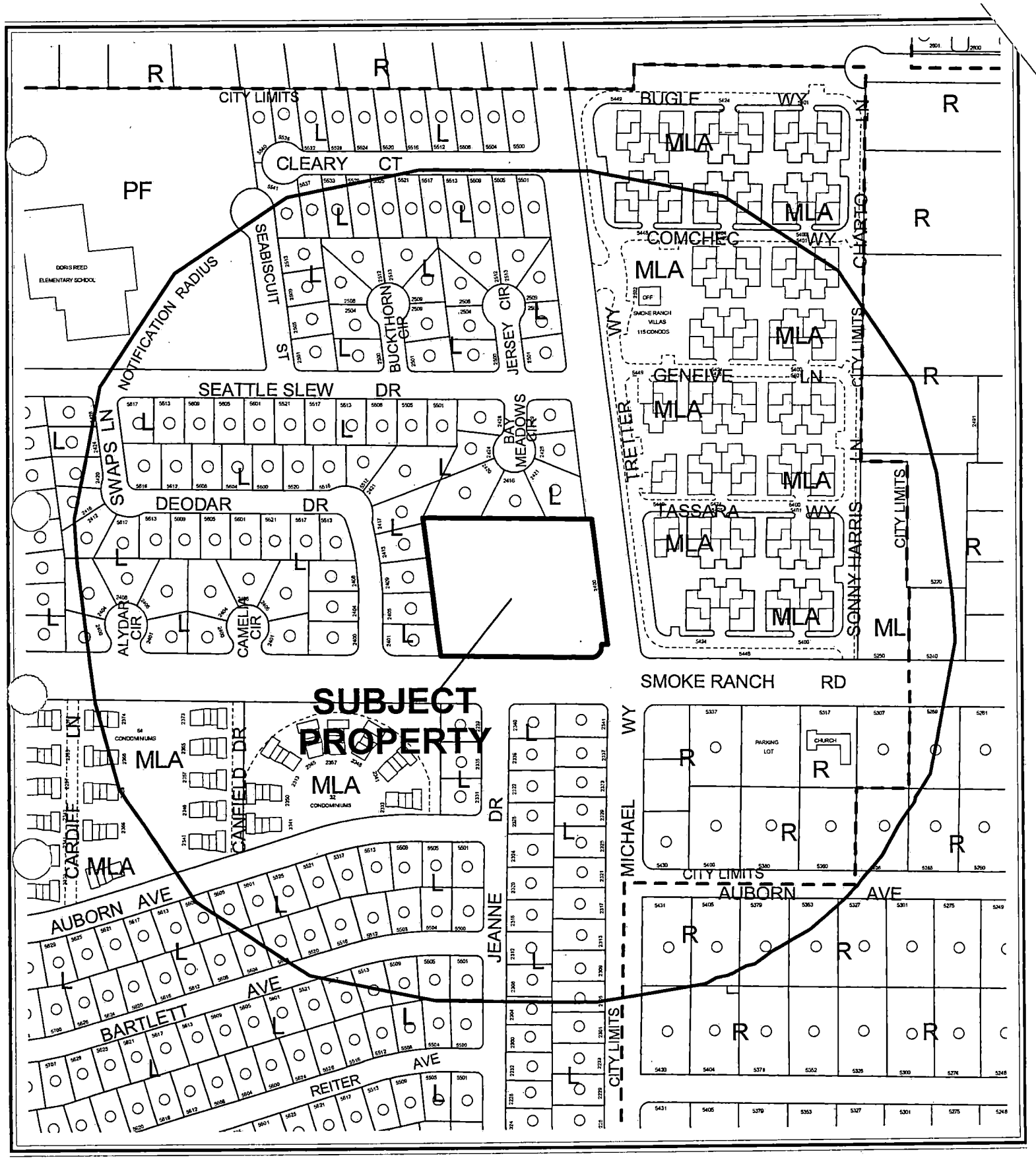
MOTION:

NIGRO – 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)



CASE: **GPA-4649**

RADIUS: 750 FT

GENERAL PLAN OF SUBJECT PROPERTY:
PF (PUBLIC FACILITY)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

0 200 400 Feet

CASE: **GPA-4649**

RADIUS: 750 FT

GENERAL PLAN OF SUBJECT PROPERTY:
PF (PUBLIC FACILITY)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GENERAL PLAN AMENDMENT - PUBLIC HEARING – GPA-4649 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the Southwest Sector Plan of the General Plan land use designation of the subject property located adjacent to the northwest corner of Michael way and Smoke Ranch Road from PF (Public Facility) to ML (Medium-Low Density Residential).

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for ML (Medium-Low Density Residential) land uses with a maximum density of 12 dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 units per acre.
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
05/05/04	The City Council approved an update of the Southwest Sector Map (GPA-3985) of the city of Las Vegas General Plan. On this map, the subject properties were designated for PF (Public Facility).
07/22/04	The Planning Commission will hear related items ZON-4646, VAR-4648 and SDR-4647 as part of this agenda.

DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	SFD (Single Family Detached Residence)
South	SFD (Single Family Detached Residence)
East	SFA (Single Family Attached Residence)
West	SFD (Single Family Detached Residence)

PLANNED LAND USE

Subject Property	PF (Public Facility)
North	L (Low Density Residential)
South	L (Low Density Residential)
East	MLA (Medium Low Attached Residential)
West	L (Low Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-1 (Single Family Residential)
South	R-1 (Single Family Residential)
East	R-PD6 (Residence Planned Development - 6 Units Per Acre)
West	R-1 (Single Family Residential)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently PF (Public Facility), which permits public development such as government agencies, parks, detention basins, and flood control systems. An application to change the land use to ML (Medium Low Density Residential), which would allow residential development with a maximum density of 8 dwelling units per acre, has been filed with this rezoning request. The companion Variance is not related to any specific General Plan policies.

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

There are no special plans, study areas or overlays that affect the subject site.

DEFINITIONS

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

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

ANALYSIS

The proposed development is located at the northwest corner of Michael Way and Smoke Ranch road (a 100 foot Primary arterial as shown on the Master Plan of Streets and Highways).

The location is immediately adjacent to property designated as L (Low Density Residential). Across Smoke Ranch Road to the south the land use is also L (Low Density Residential). The land use to the east across Michael Way is designated as MLA (Medium Low- Attached Residential) on the Southwest Sector land use plan. The proposed land use of ML (Medium Low Density Residential) is an effective buffer between the residential to the northwest and the street intersection and an appropriate transition from the higher density residential to the east.

FINDINGS

Title 19.18.030.I of the 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 proposed land use of ML (Medium Low Density Residential) is an effective buffer between the residential to the northwest and the street intersection and an appropriate transition from the higher density residential to the east.

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

The intensity of the zoning districts that are comparable to the ML (Medium Low Density Residential) land use is compatible with the adjacent uses.

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

   As this location is surrounded with mature development the transportation, recreation, utility, and other facilities are sufficient to accommodate the residents of the proposed development.

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

   The innovative design of the homes and the layout of the site support Objective 2.6 of the Las Vegas 2020 Master plan that calls for quality infill development within established areas of the city.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/22/04 The required General Plan Amendment meeting was held. Fifteen people attended, who expressed concerns regarding landscaping, gated communities, two story homes, increased traffic and the schedule of construction.

NOTICES MAILED: 373 [Mailed with ZON-4646, VAR-4648 & SDR-4647]

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4649 APN: 138-13-403-001

Name of Property Owner: AQUINO BENITO ARMAND ETAL ETAL

Name of Applicant: -SAME-

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 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: AUGUSTO G. GABORRO

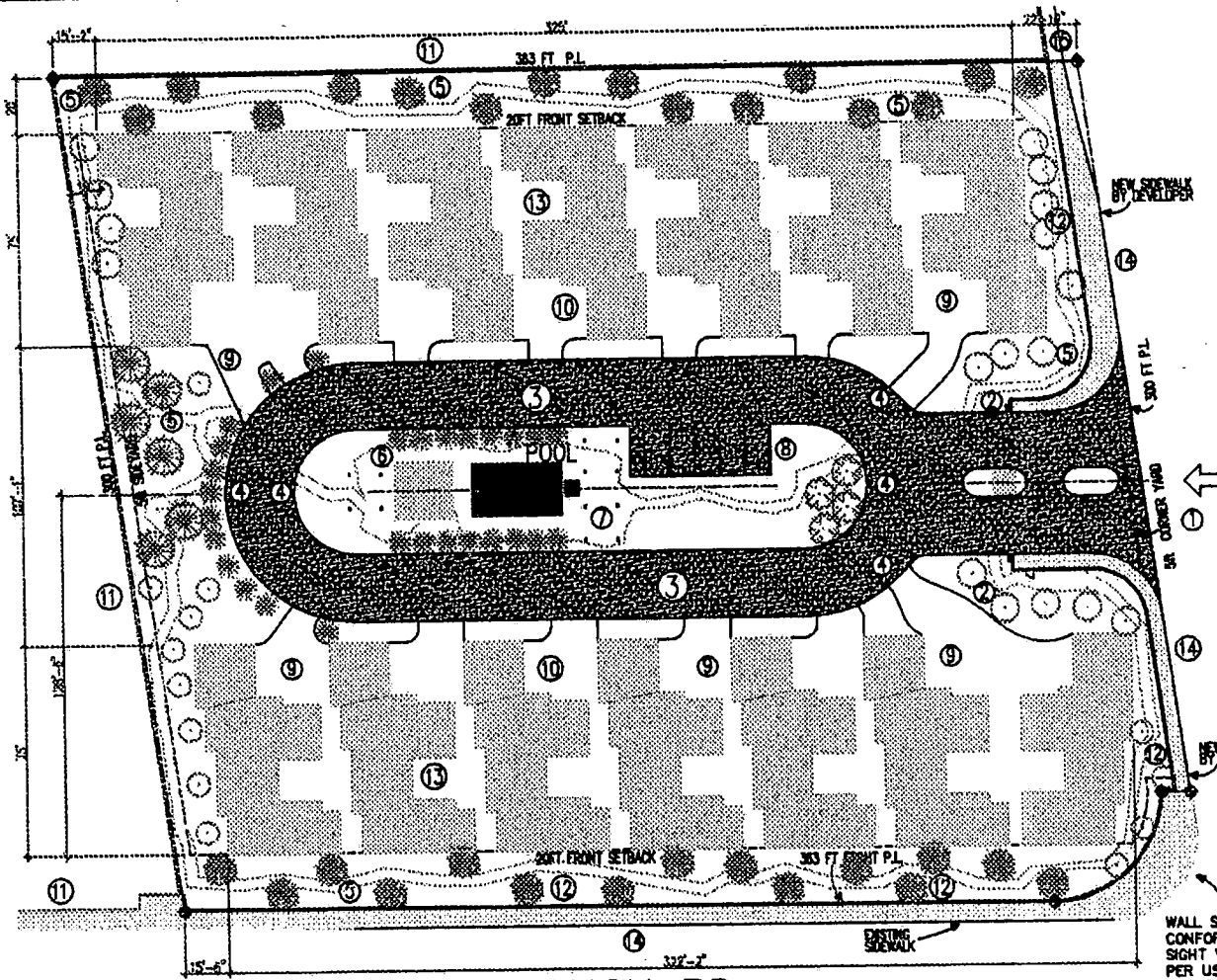
Subscribed and sworn before me

This 8th day of June, 2004

[signature]

Notary Public in and for said County and State

JUDITH L. SMITH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 93-3623-1
MY APPT EXPIRES APRIL 10, 2005



RESIDENTIAL RPD-6 DEVELOPMENT STANDARD		
STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE s.f.	6,500	106,900
DWELLING UNITS PER ACRE	6	5.7
MIN. LOT WIDTH (ft)	NA	NA
MIN. FRONT YARD SETBACK (ft)	NA	20
MIN. SIDE YARD SETBACK (ft)	NA	10
MIN. CORNER SIDE YARD SETBACK (ft)	NA	22
MIN. REAR YARD SETBACK (ft)	NA	20
MIN. DISTANCE BETWEEN BUILDINGS	NA	35
MAX LOT COVERAGE	NA	NA
MAX. BUILDING HEIGHT (ft)	2 ST/35ft	2 ST/35ft

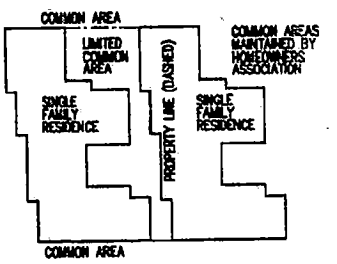
KEY NOTES

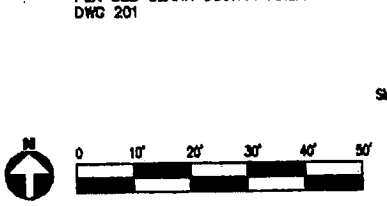
1. ENTRY/EGRESS TO USD STANDARD 222A
2. AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
3. NEW 24' WIDE PAVED ROAD
4. 22' LR & 45' O.R. RADIUS
5. LANDSCAPE BUFFER & JOGGING TRACK
6. CLUB HOUSE
7. POOL
8. GUEST PARKING W/ H.C. SPACE 18' X 9' TYP
9. TYPICAL DRIVEWAY
10. TYPICAL FIRE-SPRINKLERED SINGLE FAMILY RESIDENCE 2 STOREY MAX HEIGHT 35 FT
11. EXISTING 8FT HGT CMU WALL
12. NEW 8FT HGT CMU WALL W/ 20% CONTRASTING MATERIAL
13. TYPICAL COURTYARD
14. SIDEWALK
15. EXISTING FIRE HYDRANT

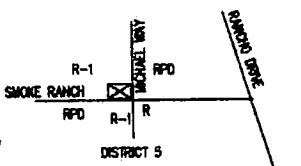
BUILDING SIZES	
GROUND FLOOR FOOTPRINT	
11 UNITS AT 2320 SQ FT	25,520 SQ. FT
1 UNIT AT 2202 SQ. FT	2,202 SQ. FT
1 UNIT AT 2202 SQ. FT	2,280 SQ. FT
POOL HOUSE	400 SQ. FT
GUARD HOUSE	96 SQ. FT
TOTAL	30,498 SQ. FT
PROPERTY SIZE 2.45 ACRES	106,722 SQ. FT
F.A.R. (FLOOR AREA RATIO)	28.5%
DENSITY	5.7 UNITS PER ACRE

PARKING	
11 UNITS EACH WITH DOUBLE GARAGE	22
2 PARKING SPACES IN EACH GARAGE COURT	22
5 OFF STREET GUEST PARKING W/ 1 H/C	5
TOTAL PARKING	49

OPEN SPACE REQUIREMENT
NON-OPEN SPACE SHOWN SHADED
1.65 X 5.7 = 9.45 %
9.45% X 106,722 SQ FT = 10, 032 SQ FT REQUIRED
39,884 SQ FT PROVIDED





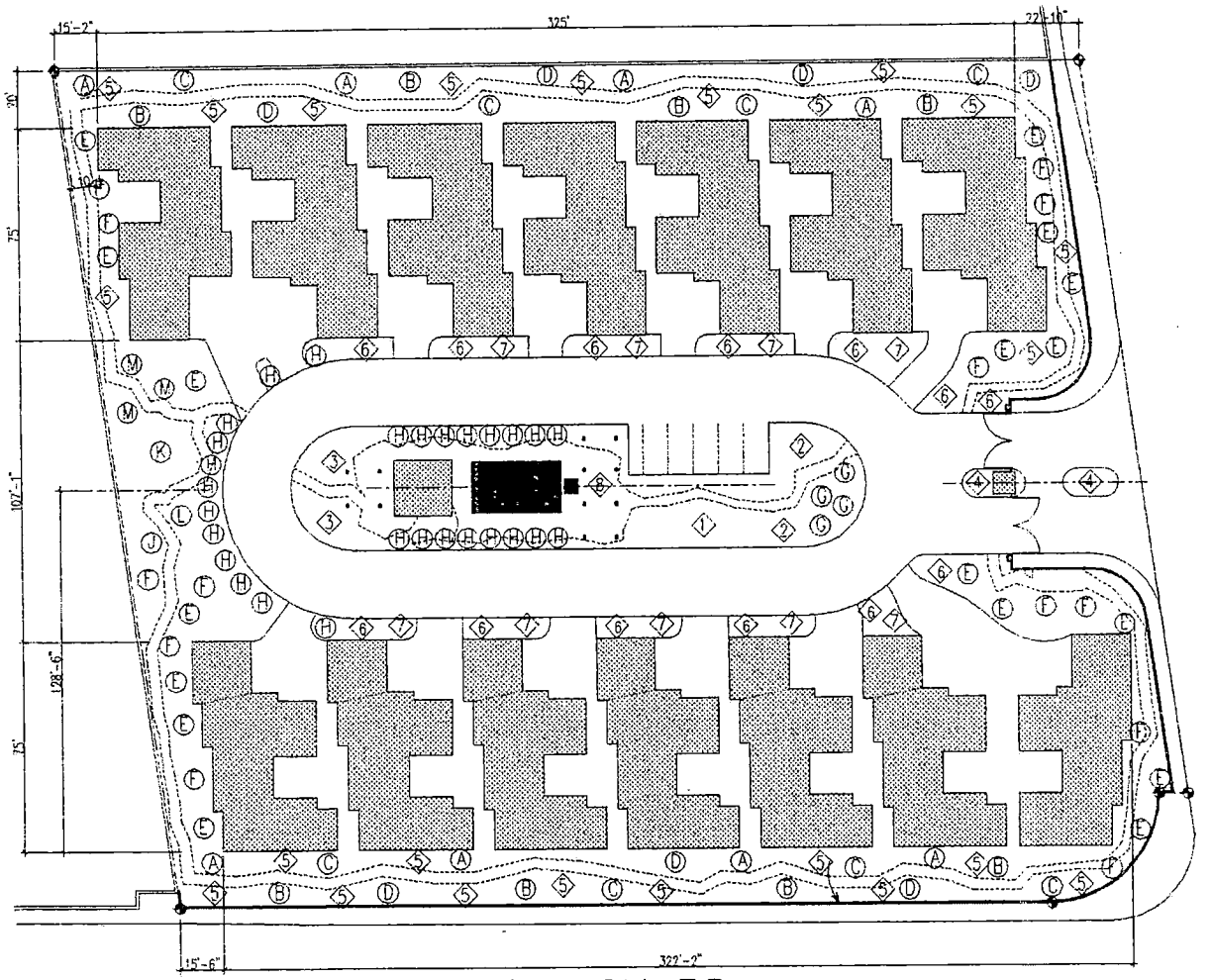


ZERLINA
SITE DEVELOPMENT PLAN

2.45 ACRE SITE 138-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

SP1

GPA-4649
7-22-04 PC



KEY TO TREES

HGT

A	5 FT	CRIMSON KING MAPLE
B	5 FT	SCARLET MAPLES
C	5 FT	SUGAR MAPLES
D	5 FT	NORWAY MAPLES
E	5 FT	CRAPE MAPLE - ZUNI
F	5 FT	CRAPE MAPLE - TONTO
G	5 FT	DATE PALM - PHOENIX DACTYLIFERA
H	5 FT	ITALIEN CYPRESS - CUPRESSUS SEMPERVIRENS
J	5 FT	CHESTNUT - COLASSAL
K	5 FT	CHESTNUT - CHINESE
L	5 FT	HARDY ALMOND
M	5 FT	MESQUITE

KEY TO PLANTS

1	DRYLAND MIX
2	CACTI MIX
3	ROSE MIX
4	POTS W/ PERENNIALS
5	GRASS CLUMP MIX W/ STONE CHIPPINGS
6	CACTI W/ DESERT GRASS CLUMP MIX
7	CACTI IN POTS
8	GRAPE

NOTES:

1. PROJECT IS XERI-LANDSCAPED
2. NO TURF
3. PATH TO BE COMPACTED SHELL
4. DRIVEWAY TO BE COLORED CONCRETE
5. PROVIDE SEAT OPPOSITE REAR OF EACH HOUSE
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7. PROVIDE MINIMUM OF 4 SHRUBS FOR EVERY TREE PLANTED
8. ALL LANDSCAPE AREAS NOT COVERED BY VEGETATION SHALL CONTAIN A MIN OF 2" OF ROCK MULCH OR DECOMPOSED GRANITE

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0 10' 20' 30' 40' 50'

2.45 ACRE SITE 138-13-403-001
DISTRICT 5
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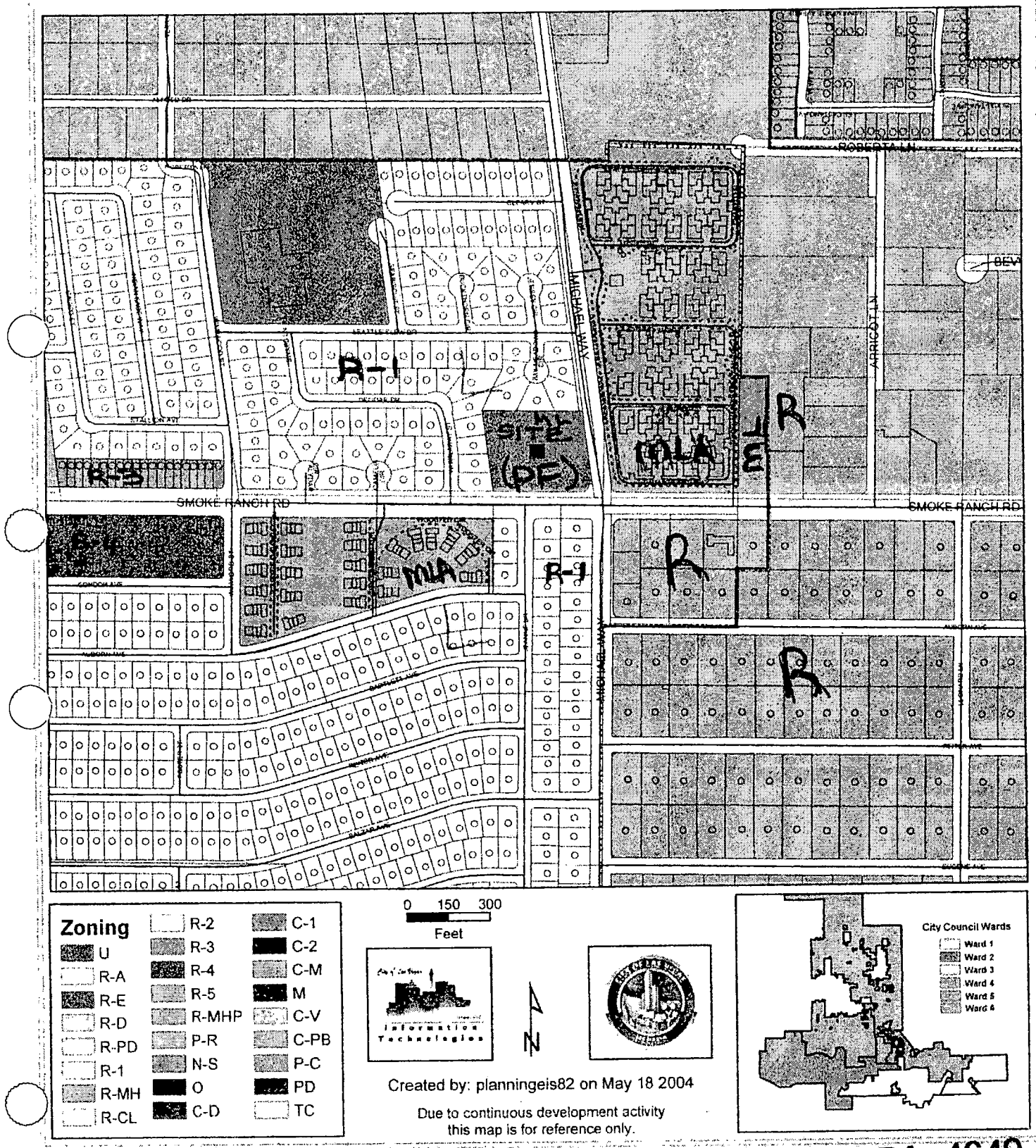
ZERLINA
LANDSCAPE PLAN

LS1

GPA-4649
7-22-04 PC

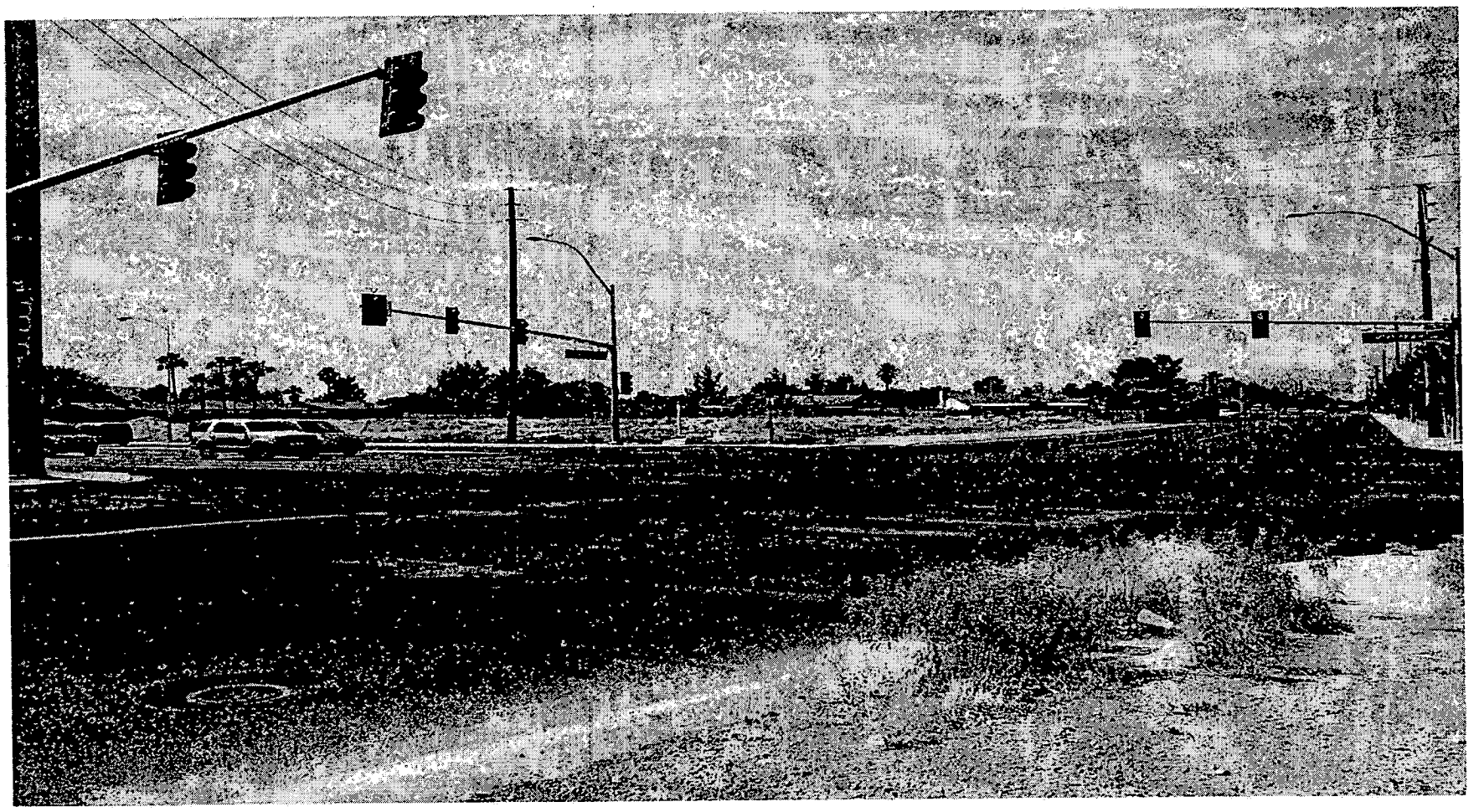
APN: 138-13-403-001



SITE ML (PF)

INDICATES 2.5 ACRE SITE
REQUESTING CHANGE FROM PF TO ML

GPA-4649
7-22-04 PC



GPA-4649 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL
NORTHWEST CORNER OF MICHAEL WAY AND SMOKE RANCH ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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	

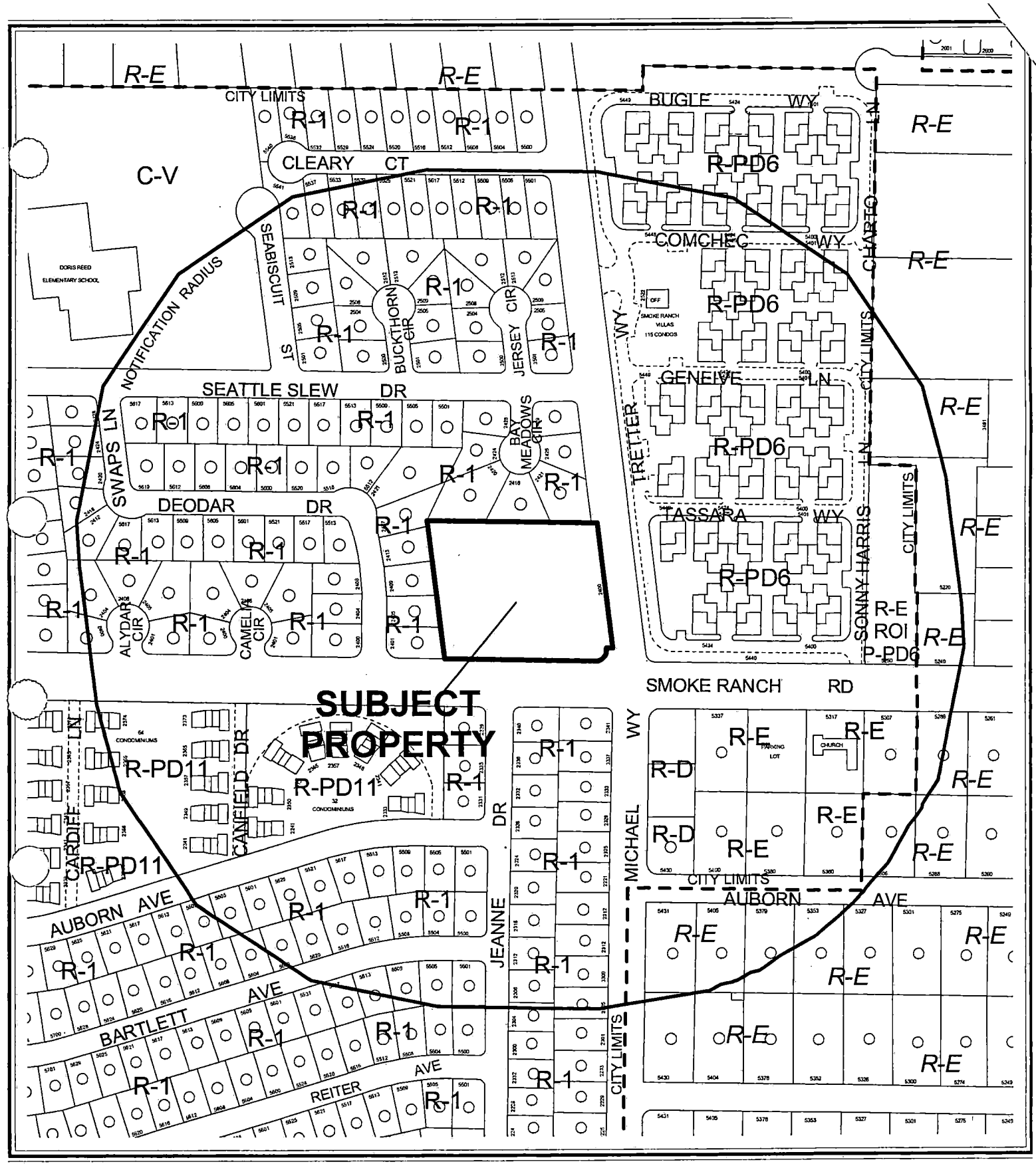
RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – 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)



CASE: **ZON-4646**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

CASE: **ZON-4646**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO GPA-4649 - PUBLIC HEARING - ZON-4646 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA4649) approved by the Planning Commission and City Council prior to any site grading and development activity on the site

2. A Resolution of Intent with a two-year time limit.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Michael Way and dedicate an additional 31.5 feet for a total 54 foot radius on the northwest corner of Smoke Ranch Road and Michael Way adjacent to this site prior to the issuance of any permits.

4. Construct all incomplete half-street improvements on Smoke Ranch Road and Michael Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from: 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.

B) Applicant's Justification

The proposed development is in keeping with surrounding residential uses, which have zoning of R-1 (Single Family Residential) and MLA (Medium-Low Attached Density Residential) in the low to medium density range. An R-PD6 (Residential Planned Development – 6 Units Per Acre) use allows the applicants project to proceed and is neighborhood friendly and will have minimal impact on traffic and services.

BACKGROUND INFORMATION

A) Previous Actions

02/08/99 The City Council approved a rezoning (Z-0094-98) at the proposed development site from R-E (Residence Estates) to C-V (Civic). The planning Commission recommended approval.

07/22/04 The Planning Commission will review GPA-4649, VAR-4648, and SDR-4647 as part of this agenda.

B) Pre-Application Meeting

05/19/04 Elements of a complete General Plan Amendment, Rezoning, Site development Plan review, and Variance applications were discussed.

C) Neighborhood Meetings

06/22/04 The required General Plan Amendment meeting was held. Fifteen people attended, who expressed concerns regarding landscaping, gated communities, two story homes, increased traffic and the schedule of construction.

KW

D) DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	SFD (Single Family Detached Residence)
South	SFD (Single Family Detached Residence)
East	SFA (Single Family Attached Residence)
West	SFD (Single Family Detached Residence)

PLANNED LAND USE

Subject Property	PF (Public Facility)
North	L (Low Density Residential)
South	L (Low Density Residential)
East	MLA (Medium Low Attached Residential)
West	L (Low Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-1 (Single Family Residential)
South	R-1 (Single Family Residential)
East	R-PD6 (Residence Planned Development - 6 Units Per Acre)
West	R-1 (Single Family Residential)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently PF (Public Facility), which permits public development such as government agencies, parks, detention basins, and flood control systems. An application to change the land use to ML (Medium Low Density Residential), which would allow residential development with a maximum density of 8 dwelling units per acre, has been filed with this rezoning request. The companion Variance is not related to any specific General Plan policies.

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

There are no special plans, study areas or overlays that affect the subject site.

KW

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Feet	6,500 Feet	Y
Min. Lot Width	N/A	N/A	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	22 Feet	22 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y

The proposal meets the locational and area requirements for R-PD (Residential Planned Developments) developments.

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
2.45 acres	5.7	1.65	9.41 %	10,032 SF	37.46%	39,984

The proposal meets the requirements for open space in R-PD (Residential Planned Development) development.

B) General Analysis and Discussion

This proposed rezoning is in keeping with the anticipated development pattern of the area and presents an opportunity for infill development.

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 land use is proposed to be amended to a density potential that will permit this development. The amendment application GPA-4649 has been filed for this purpose.

   The innovative design of the homes and the layout of the site support Objective 2.6 of the Las Vegas 2020 Master plan. Objective 2.6 calls for quality infill development within established areas of the city.

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

   The intensity of the zoning districts that are comparable to the ML land use is compatible with the adjacent uses.

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

   The proposed development will utilize an infill parcel that is surrounded by mature, well-established residential development. The rezoning will strengthen the residential aspect of the neighborhood.

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

   The site is located at the intersection of Michael Way and Smoke Ranch Road, a 100 foot Primary arterial as shown on the Master Plan of Streets and Highways. Smoke ranch has the capacity that will handle the additional traffic from the development.

NOTICES MAILED 373 [Mailed with GPA-4649, VAR-4648 & SDR-4647]

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4646 APN: 138-13-403-001

Name of Property Owner: AQUINO BENITO ARMANDO ETAL ETAL

Name of Applicant: - SAME -

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_____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: _____

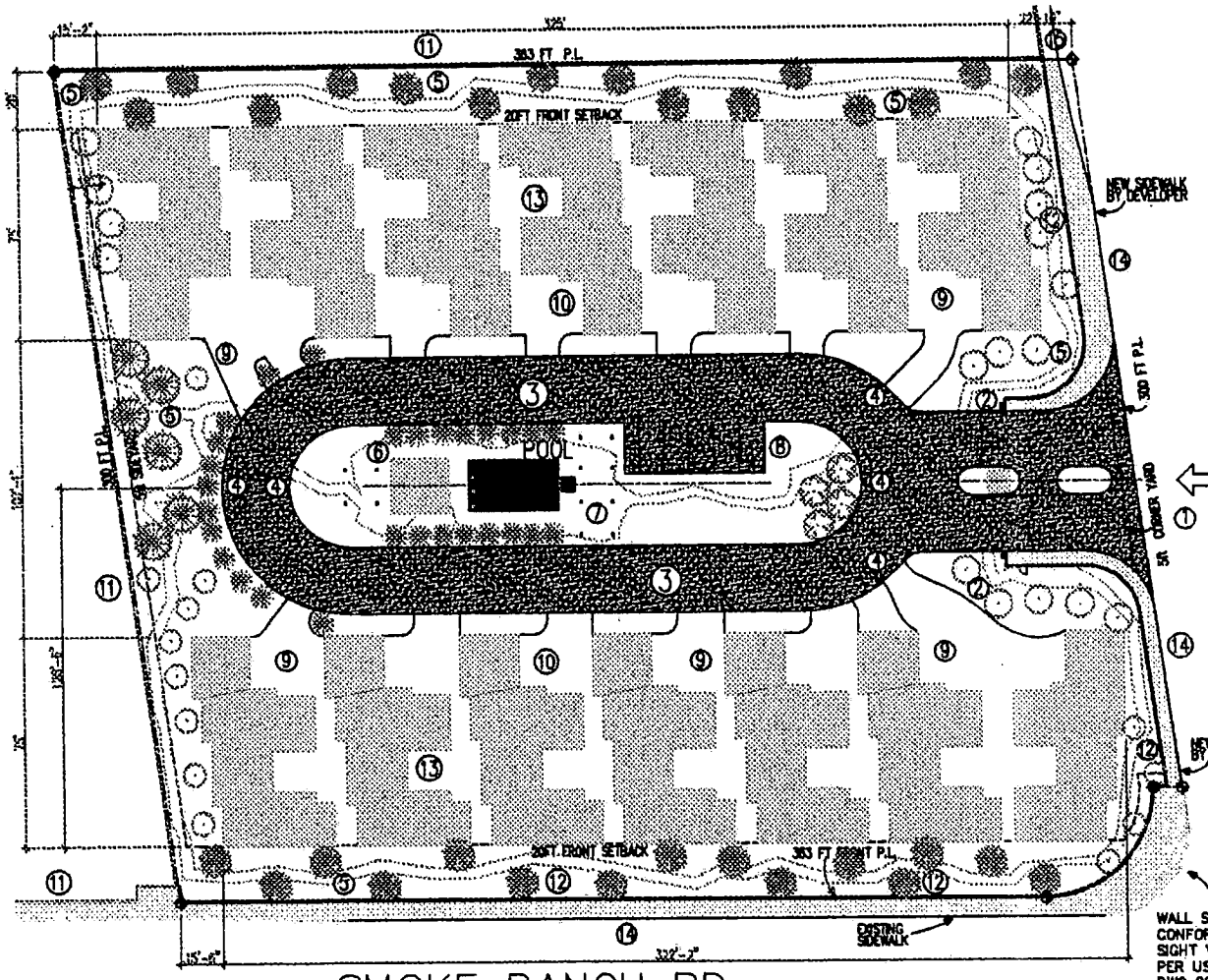
Print Name: AUGUSTO G. GABORRO

Subscribed and sworn before me

This 6th day of March, 2004

_____
Notary Public in and for said County and State

JUDITH L. SMITH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 93-3623-1
MY APPT EXPIRES APRIL 10, 2005



RESIDENTIAL RPD-8 DEVELOPMENT STANDARD		
STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE s.f.	6,500	108,900
DWELLING UNITS PER ACRE	8	5.7
MIN. LOT WIDTH (ft)	NA	NA
MIN. FRONT YARD SETBACK (ft)	NA	20
MIN. SIDE YARD SETBACK (ft)	NA	10
MIN. CORNER SIDE YARD SETBACK (ft)	NA	22
MIN. REAR YARD SETBACK (ft)	NA	20
MIN. DISTANCE BETWEEN BUILDINGS	NA	35
MAX LOT COVERAGE	NA	NA
MAX. BUILDING HEIGHT (ft)	2 ST/35Ft	2 ST/35Ft

KEY NOTES

1. ENTRY/EGRESS TO USD STANDARD 222A
2. AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
3. NEW 24' WIDE PAVED ROAD
4. 22' LR & 45' O.R. RADIUS
5. LANDSCAPE BUFFER & JOGGING TRACK
6. CLUB HOUSE
7. POOL
8. GUEST PARKING W/ H.C. SPACE 18' X 9' TYP
9. TYPICAL DRIVEWAY
10. TYPICAL FIRE-SPRINKLERED SINGLE FAMILY RESIDENCE 2 STOREY MAX HEIGHT 35 FT
11. EXISTING 8FT HGT CMU WALL
12. NEW 8FT HGT CMU WALL W/ 20% CONTRASTING MATERIAL
13. TYPICAL COURTYARD
14. SIDEWALK
15. EXISTING FIRE HYDRANT

BUILDING SIZES

GROUND FLOOR FOOTPRINT	
11 UNITS AT 2320 SQ FT	25,520 SQ. FT
1 UNIT AT 2202 SQ FT	2,202 SQ. FT
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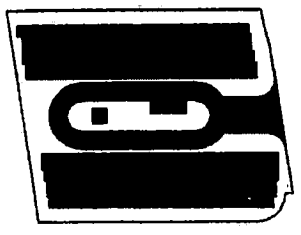
11 UNITS EACH WITH DOUBLE GARAGE	22
2 PARKING SPACES IN EACH GARAGE COURT	22
5 OFF STREET GUEST PARKING W/ 1 H/C	5
TOTAL PARKING	49

WALL SETBACK TO CONFORM TO INTERSECTION SIGHT VISIBILITY ZONE PER USD CLARK COUNTY AREA DWG 201.2

BACK OF CURB RADIUS PER USD CLARK COUNTY AREA DWG 201



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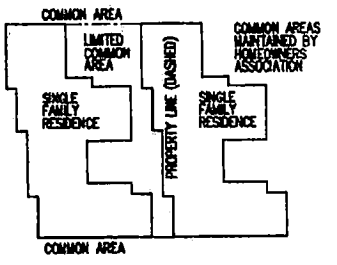

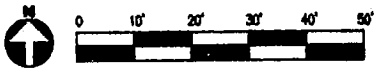

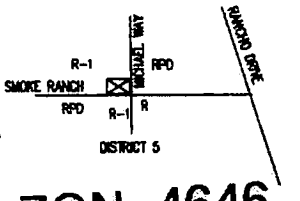

ZON-4646

7-22-04 PC

ZERLINA
SITE DEVELOPMENT PLAN

2.45 ACRE SITE 138-13-403-001
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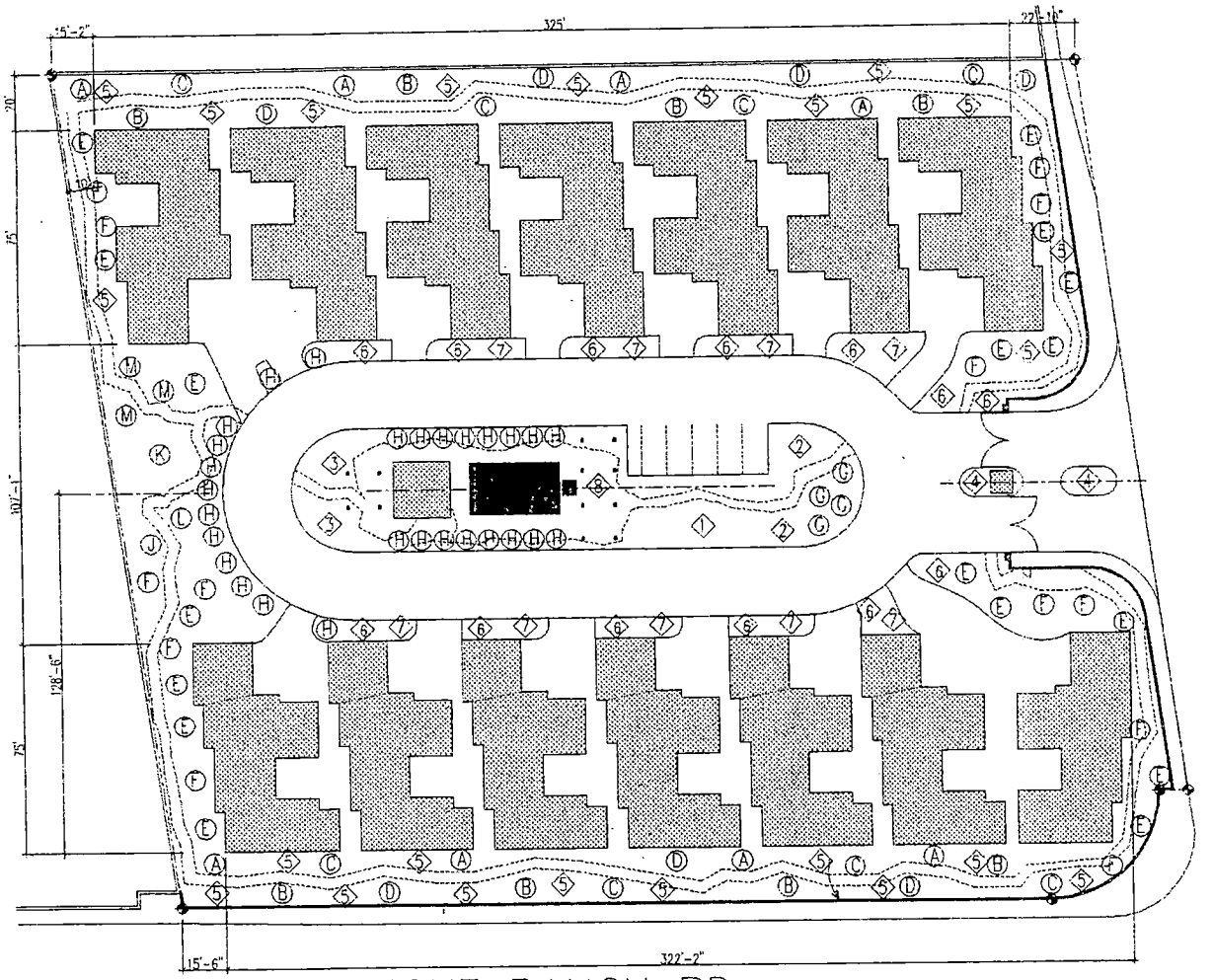

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5. PROVIDE SEAT OPPOSITE REAR OF EACH HOUSE
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N

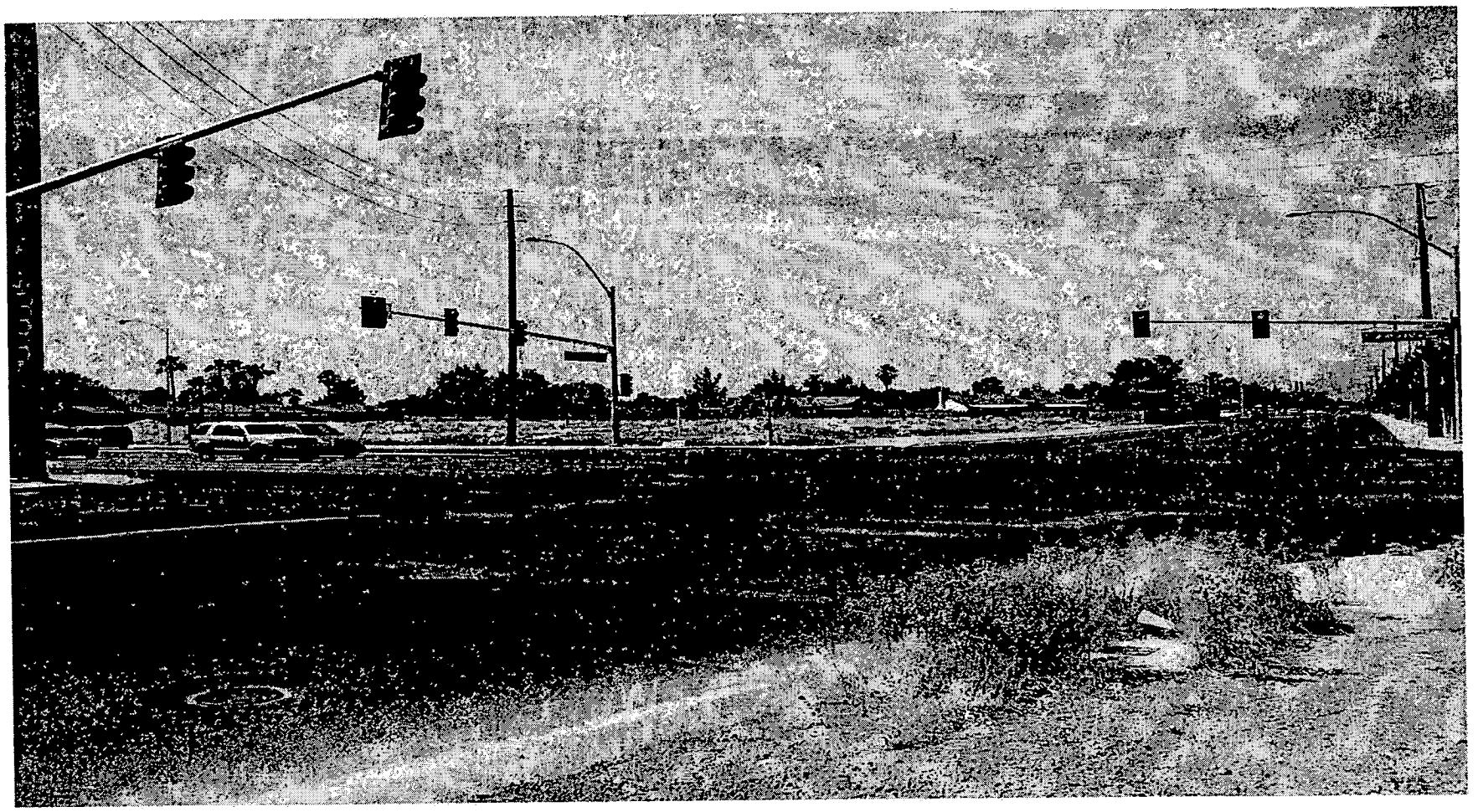
0 10' 20' 30' 40' 50'

2.46 ACRE SITE 138-13-403-001
DISTRICT 6
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA
LANDSCAPE PLAN

LS1

ZON-4646
7-22-04 PC



ZON-4646 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL
NORTHWEST CORNER OF MICHAEL WAY AND SMOKE RANCH ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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	

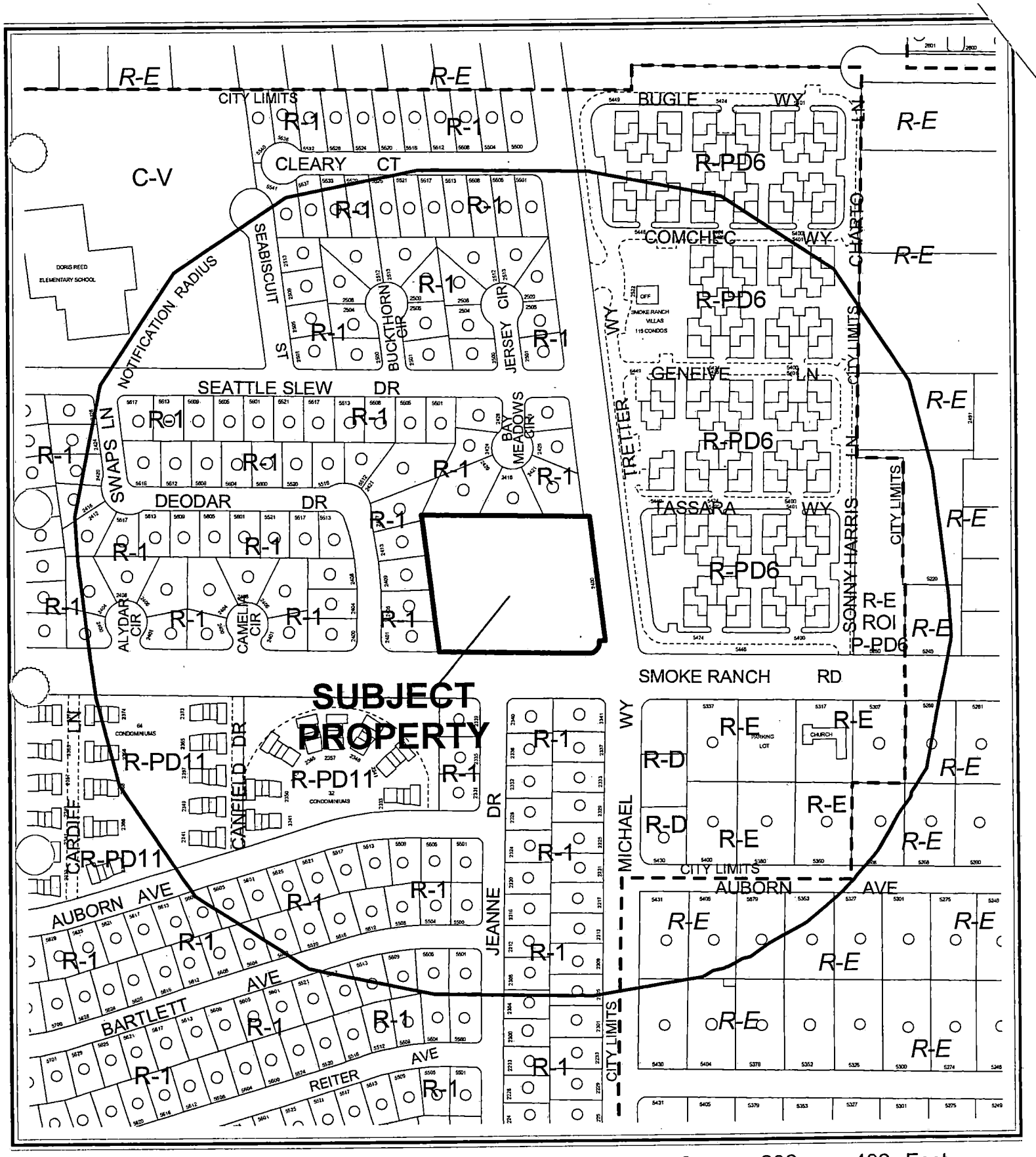
RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – 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)



CASE: **VAR-4648**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VARIANCE RELATED TO GPA-4649 & ZON-4646 - PUBLIC HEARING - VAR-4648 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-4649), Rezoning (ZON-4646) and Site Development Plan Review (SDR-4647) approved by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow the development of an R-PD (Residential Planned Development) zoning district on 2.45 acres, where 5.00 acres are the minimum required, at the northwest corner of Michael Way and Smoke ranch Road.

B) Applicant's Justification

Having explored all avenues within the zoning and land development codes with planning staff, the applicant concluded that seeking a variance to allow R-PD6 (Residential Planned Development – 6 Units Per Acre) on the 2.45-acre site is the best approach to develop the land that will protect and benefit the community and promote the public health, safety, and general welfare in accordance with Title 19.18.030.

BACKGROUND INFORMATION

A) Previous Actions

02/08/99 The City Council approved a rezoning (Z-0094-98) at the proposed development site from R-E (Residence Estates) to C-V (Civic). The planning Commission recommended approval.

07/22/04 The Planning Commission will hear related items GPA-4649, ZON-4646 and SDR-4647 as part of this agenda.

B) Pre-Application Meeting

05/19/04 Elements of a complete General Plan Amendment, Rezoning, Site development Plan review, and Variance applications were discussed.

KW

C) Neighborhood Meetings

06/22/04 The required General Plan Amendment meeting was held. Fifteen people attended, who expressed concerns regarding landscaping, gated communities, two story homes, increased traffic and the schedule of construction.

DETAILS OF APPLICATION REQUEST

Site Area: 2.5 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	SFD (Single Family Detached Residence)
South	SFD (Single Family Detached Residence)
East	SFA (Single Family Attached Residence)
West	SFD (Single Family Detached Residence)

PLANNED LAND USE

Subject Property	PF (Public Facility)
North	L (Low Density Residential)
South	L (Low Density Residential)
East	MLA (Medium Low Attached Residential)
West	L (Low Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-1 (Single Family Residential)
South	R-1 (Single Family Residential)
East	R-PD6 (Residence Planned Development - 6 Units Per Acre)
West	R-1 (Single Family Residential)

E) General Plan Compliance

The site is located on the Southwest Sector Map of the General Plan. The land use designation for the subject property is currently PF (Public Facility), which permits public development such as government agencies, parks, detention basins, and flood control systems. An application to change the land use to ML (Medium-Low Density Residential), which would allow residential development with a maximum density of 8 dwelling units per acre, has been filed with this Variance request. The requested Variance is not related to any specific General Plan policies.

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

There are no special plans, study areas or overlays that affect the subject site.

A) Zoning Code Compliance

A1) Development Standards

There are no development standards that relate to this request for a variance for a R-PD (Residential Planned Development) subdivision less than 5 acres in size.

B) General Analysis and Discussion

This variance is to allow a R-PD (Residential Planned Development) development proposed at the northwest corner of Smoke Ranch Road and Michael Way to be located on a parcel of 2.45 acres, where the site area of 5.00 acres is the minimum required by Title 19.04.040.

FINDINGS

The innovative design of the homes and the layout of the site very efficiently utilizes the space of the parcel by locating the residences in such a way that homes will be much larger than the norm that are located on similar sized lots and density. Typical development of similar size and the number of buildings usually would result in very small homes with very little private space. Quite the contrary, in this case each home will have a moderate amount of private space and share an interconnected public open space that is almost four times larger in area than is required.

For this reason an approval of this variance request is recommended.

NOTICES MAILED 373 [Mailed with GPA-4649, ZON-4646 & SDR-4647]

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4648 APN: 138-13-403-001

Name of Property Owner: AQUINO BENITO ARMANDO ETAL ETAL

Name of Applicant: —SAME—

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: AUGUSTO G. GABORRO

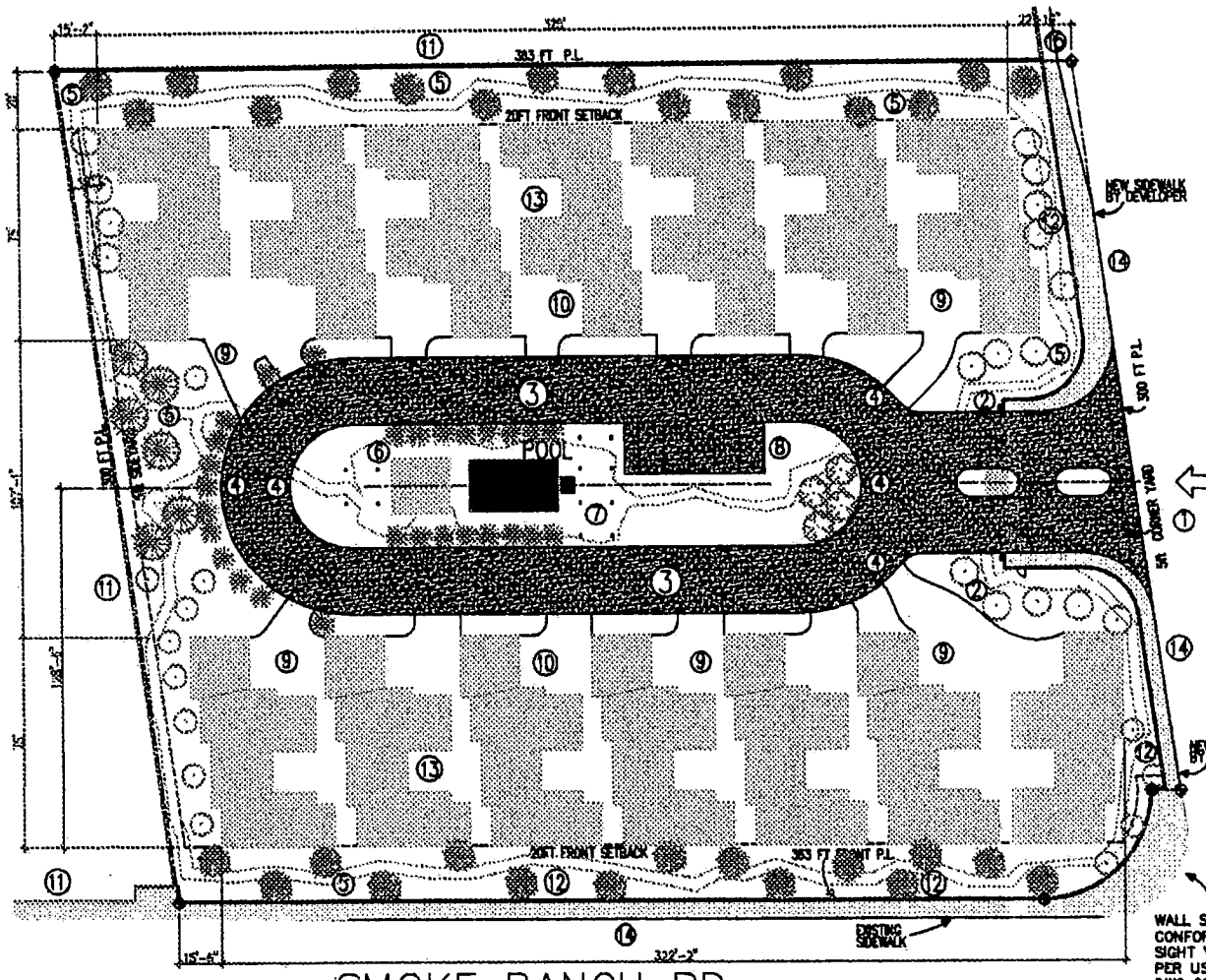
Subscribed and sworn before me

This 8th day of June, 2004

_____

Notary Public in and for said County and State

JUDITH L. SMITH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 93-3623-1
MY APPT EXPIRES APRIL 19, 2007



RESIDENTIAL RPD-6 DEVELOPMENT STANDARD		
STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE s.f.	6,500	108,900
DWELLING UNITS PER ACRE	6	5.7
MIN. LOT WIDTH (ft)	NA	NA
MIN. FRONT YARD SETBACK (ft)	NA	20
MIN. SIDE YARD SETBACK (ft)	NA	10
MIN. CORNER SIDE YARD SETBACK (ft)	NA	22
MIN. REAR YARD SETBACK (ft)	NA	20
MIN. DISTANCE BETWEEN BUILDINGS	NA	35
MAX LOT COVERAGE	NA	NA
MAX. BUILDING HEIGHT (ft)	2 ST/35ft	2 ST/35ft

KEY NOTES

1. ENTRY/EGRESS TO USD STANDARD 222A
2. AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
3. NEW 24' WIDE PAVED ROAD
4. 22' LR & 45' O.R. RADIUS
5. LANDSCAPE BUFFER & JOGGING TRACK
6. CLUB HOUSE
7. POOL
8. GUEST PARKING W/ H.C. SPACE 18' X 9' TYP
9. TYPICAL DRIVEWAY
10. TYPICAL FIRE-SPRINKLERED SINGLE FAMILY RESIDENCE 2 STOREY MAX HEIGHT 35 FT
11. EXISTING 8FT HGT CMU WALL
12. NEW 8FT HGT CMU WALL W/ 20% CONTRASTING MATERIAL
13. TYPICAL COURTYARD
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BUILDING SIZES

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11 UNITS AT 2320 SQ FT	25,520 SQ. FT
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TOTAL	30,498 SQ. FT
PROPERTY SIZE 2.45 ACRES	106,722 SQ. FT
F.A.R. (FLOOR AREA RATIO)	28.5%
DENSITY	5.7 UNITS PER ACRE

PARKING

11 UNITS EACH WITH DOUBLE GARAGE	22
2 PARKING SPACES IN EACH GARAGE COURT	22
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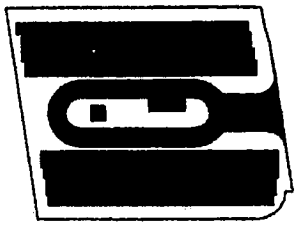
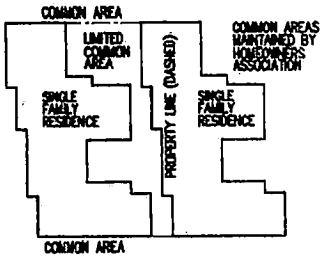
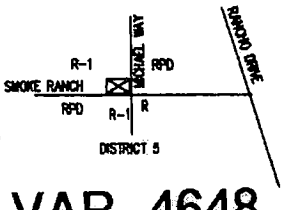
TOTAL PARKING	49



OPEN SPACE REQUIREMENT
NON-OPEN SPACE SHOWN SHADED
1.85 X 5.7 = 9.45 %
9.45% X 106,722 SQ FT = 10, 032 SQ FT REQUIRED
39,984 SQ FT PROVIDED





2.46 ACRE SITE 138-13-403-001
DISTRICT 6
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

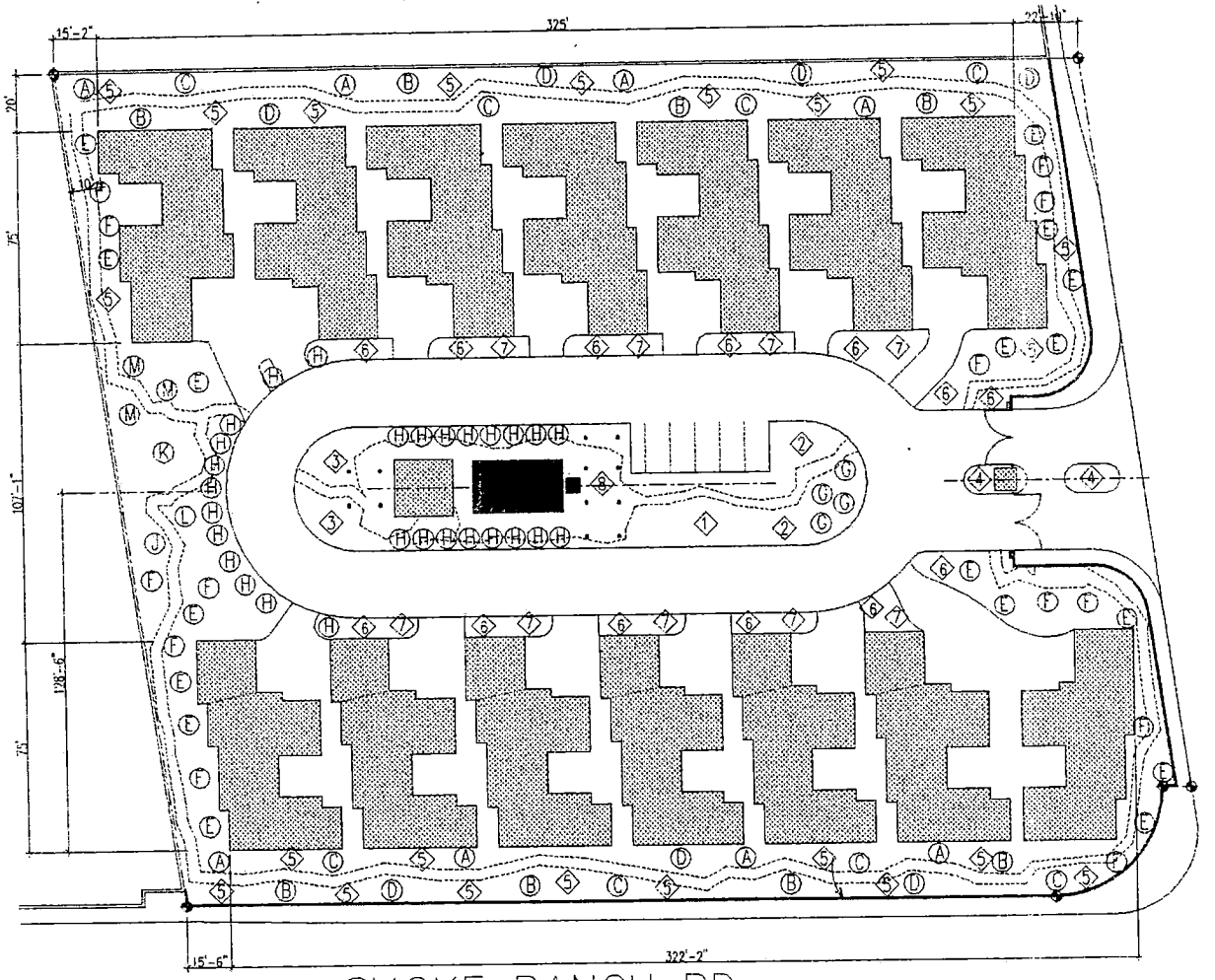
ZERLINA

SITE DEVELOPMENT PLAN

SP1

VAR-4648

7-22-04 PC



KEY TO TREES

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◇

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2	CACTI MIX
3	ROSE MIX
4	POTS W/ PERENNIALS
5	GRASS CLUMP MIX W/ STONE CHIPPINGS
6	CACTI W/ DESERT GRASS CLUMP MIX
7	CACTI IN POTS
8	GRAPE

NOTES:

1. PROJECT IS XERI-LANDSCAPED
2. NO TURF
3. PATH TO BE COMPACTED SHELL
4. DRIVEWAY TO BE COLORED CONCRETE
5. PROVIDE SEAT OPPOSITE REAR OF EACH HOUSE
6. PROVIDE MINIMUM OF ONE 24" TREE FOR EVERY 30 FT OF GROSS FRONTAGE IN STREETSCAPE.
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8. ALL LANDSCAPE AREAS NOT COVERED BY VEGETATION SHALL CONTAIN A MIN OF 2" OF ROCK MULCH OR DECOMPOSED GRANITE

N

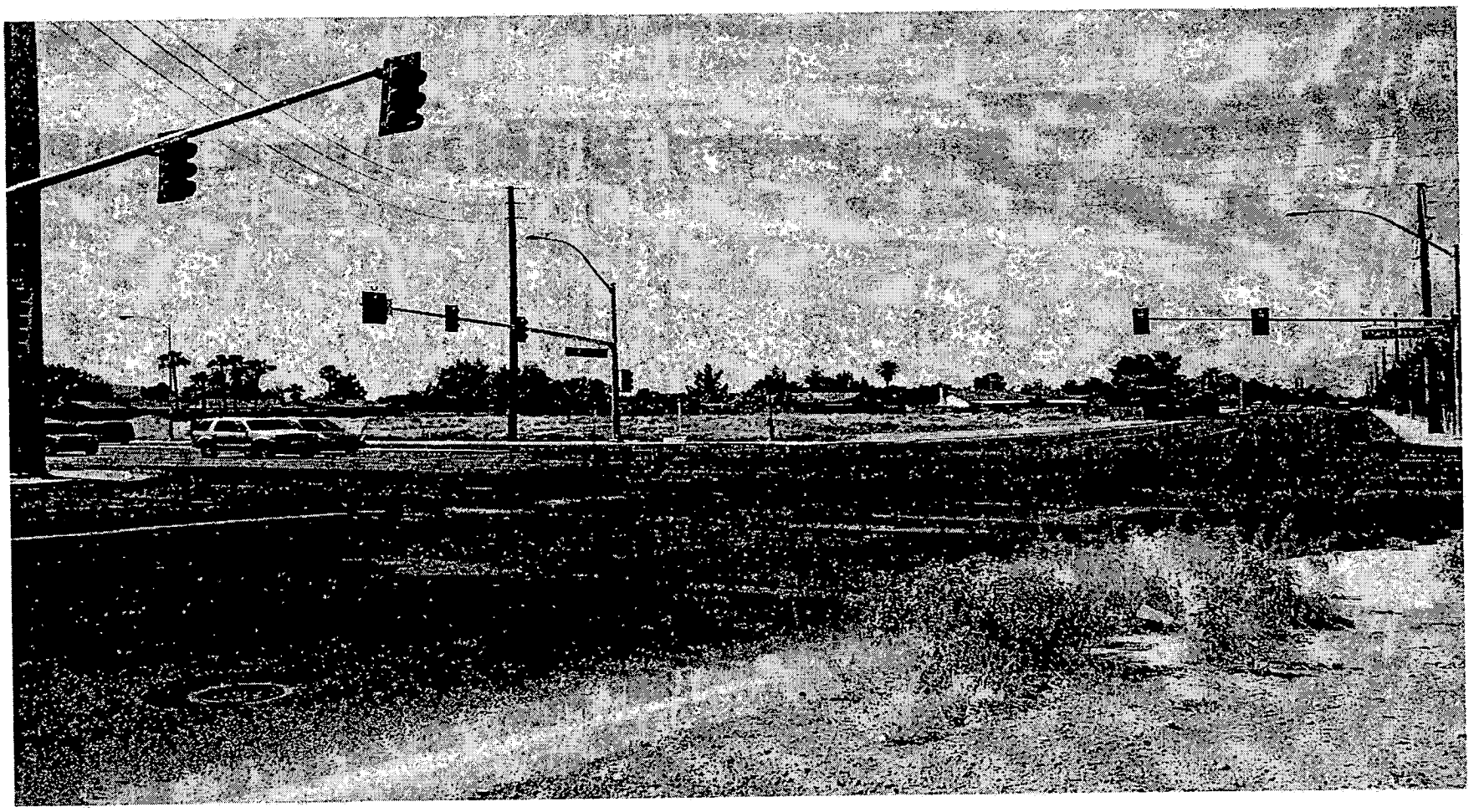
0 10' 20' 30' 40' 50'

2.45 ACRE SITE 138-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA
LANDSCAPE PLAN

LS1

VAR-4648
7-22-04 PC



VAR-4648 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL
NORTHWEST CORNER OF MICHAEL WAY AND SMOKE RANCH ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 50

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 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).

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 HELD IN ABEYANCE to the August 26, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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].

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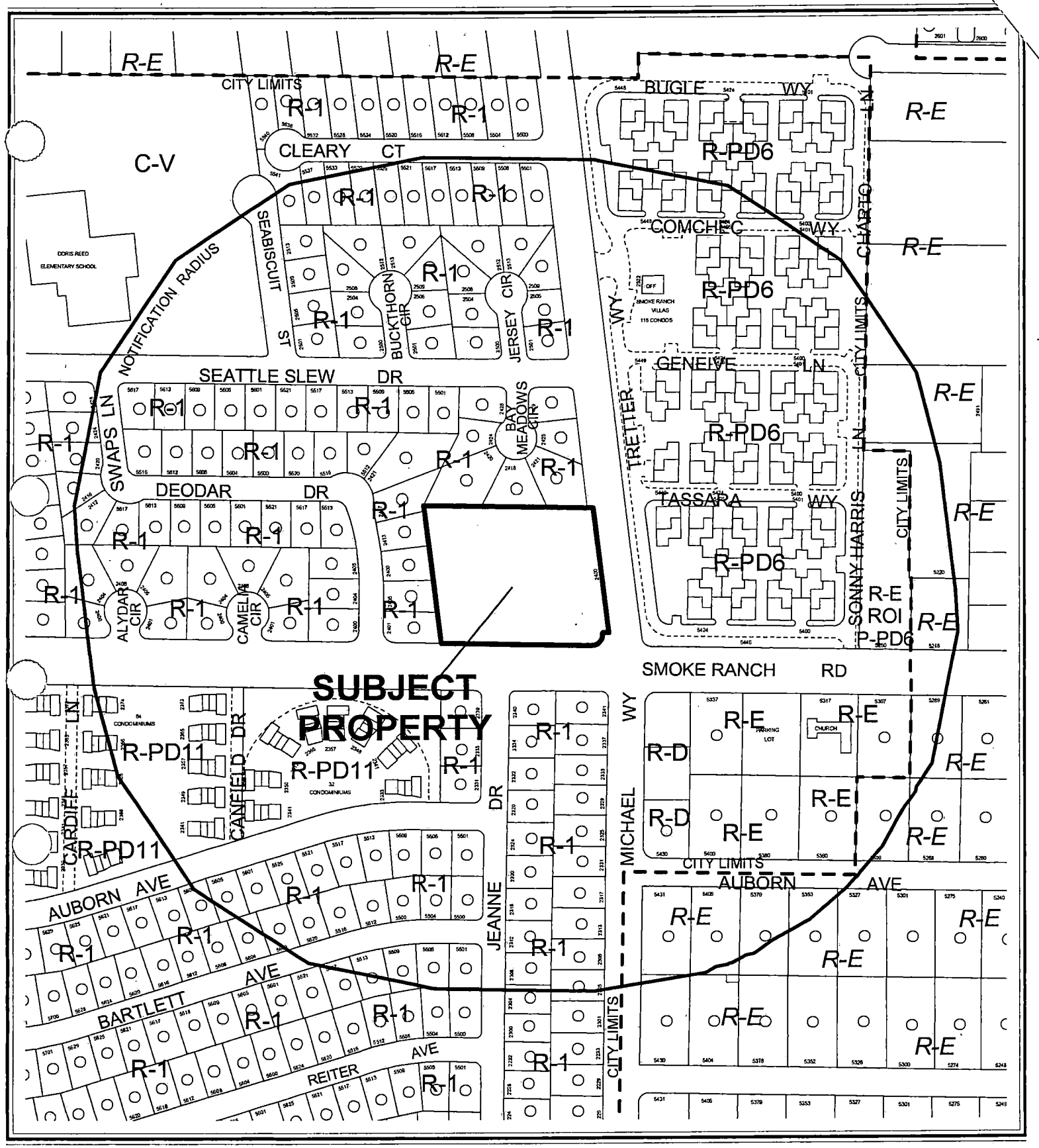


0 200 400 Feet

CASE: **SDR-4647**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646 & VAR-4648 - PUBLIC HEARING - SDR-4647 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL

ON JULY 8, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 26, 2004 PLANNING COMMISSION MEETING

Michael J Livingston NCARB, Architect
ARCHITECTURE & COMMUNITY PLANNING www.acpglobal.com

1350 Town Center Drive, Unit 3032, Las Vegas, Nevada 89144
Tel (702) 271-0437 Fax (702) 363-9578 acpglobal@cox.net

design
engineering
civil engineering
project development
construction management

July 08, 2004

Kyle Watson
City of Las Vegas
Planning and Development
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Ref: Planning Meeting Jul 22nd, 2004
Zerlina - 14 unit development on 2.5 acre site - property # 138-13-403-001
Michael Way and Smoke Ranch

We need to request an abeyance for the following item to be moved from the Agenda for the Planning Commission Meeting July 22nd, 2004 so that 2 additional waiver items may be added and heard at the same time at the Planning Commission meeting on August 26th, 2004.

Abeyance requested for item

SDR-4647 (Site Development Review) for deferment to Planning Commission Meeting on August 26th, 2004

Respectfully,

Michael Livingston, Architect and Agent for Owner.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4647 APN: 138-13-403-001

Name of Property Owner: AQUINO BENITO ARMANDO ETAL ETAL

Name of Applicant: — SAME —

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 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: _____

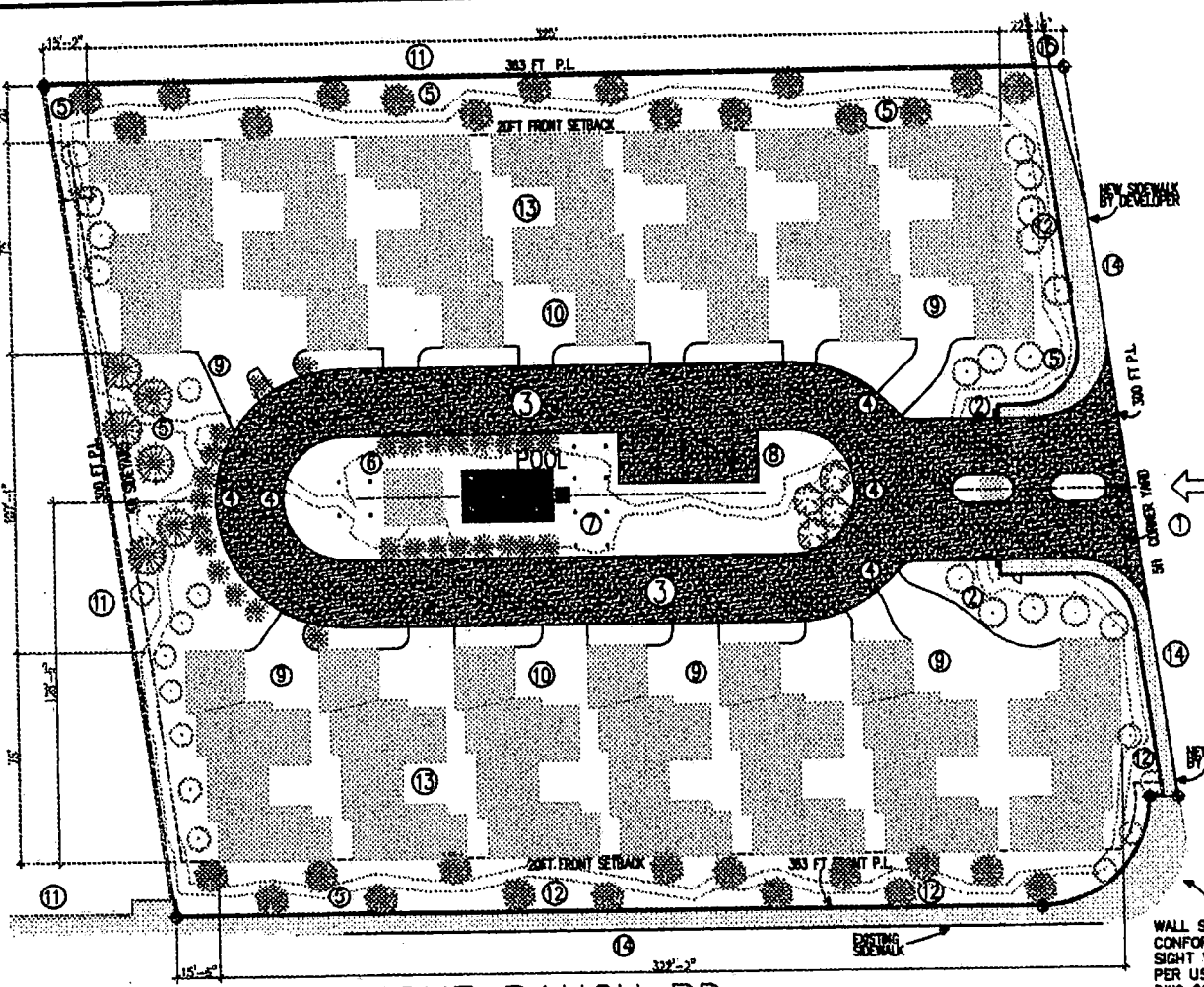
Print Name: AUGUSTO G. GABORRO

Subscribed and sworn before me

This 8th day of June, 20 00

_____
Notary Public in and for said County and State

JUDITH L. SMITH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 93-3623-1
MY APPT EXPIRES APRIL 10, 2005



RESIDENTIAL RPD-6 DEVELOPMENT STANDARD		
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MIN. SIDE YARD SETBACK (ft)	NA	10
MIN. CORNER SIDE YARD SETBACK (ft)	NA	22
MIN. REAR YARD SETBACK (ft)	NA	25
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MAX LOT COVERAGE	NA	NA
MAX. BUILDING HEIGHT (ft)	2 ST/35ft	2 ST/35ft

KEY NOTES

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2.45 ACRE SITE 138-13-403-001
DISTRICT 6
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA
SITE DEVELOPMENT PLAN

SP1

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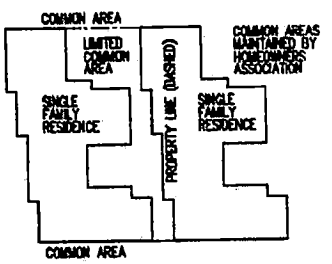
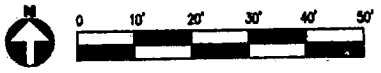
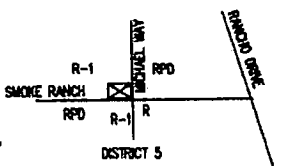
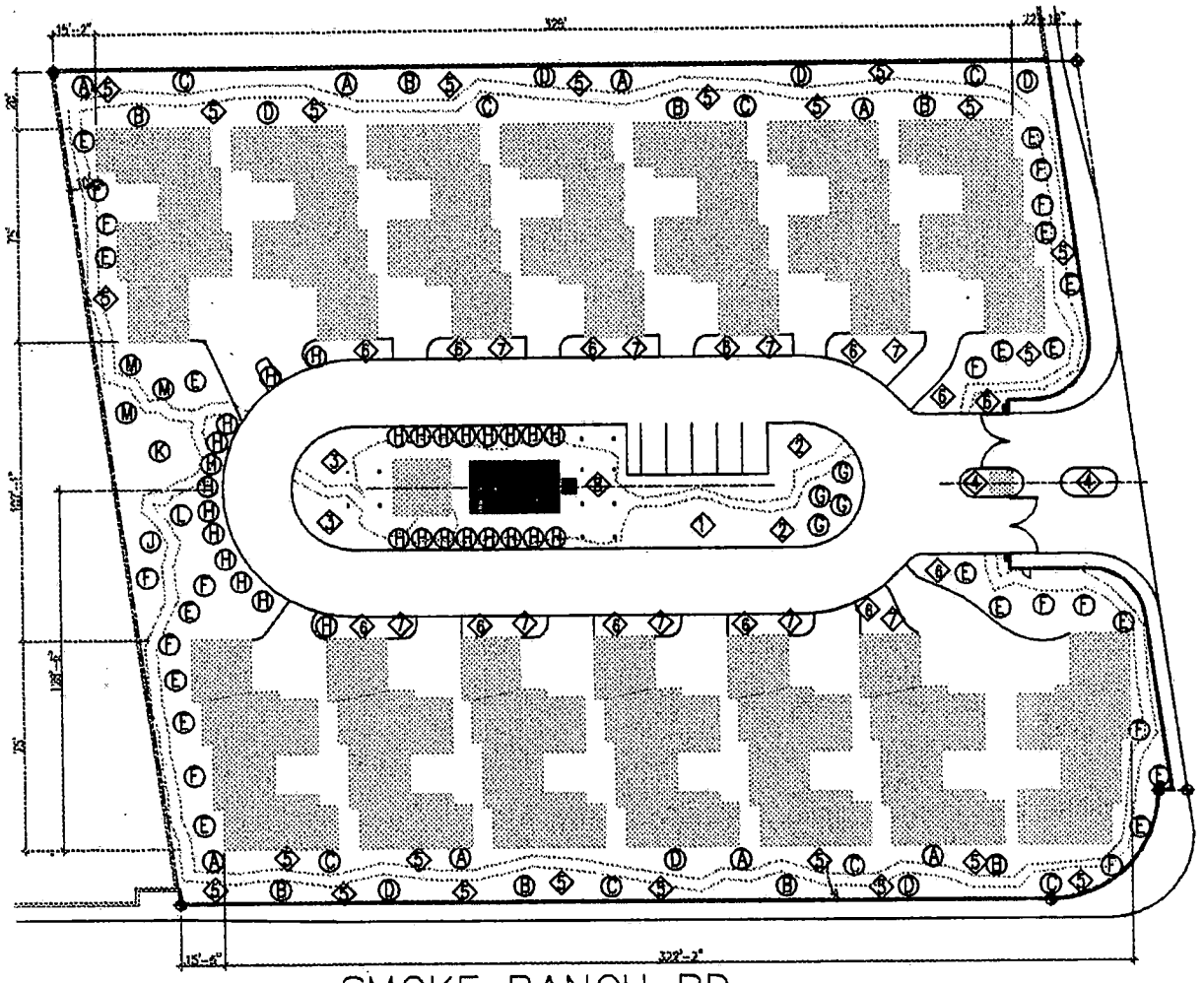






SDR-4647
7-22-04 PC



KEY TO TREES

	HGT	
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K	5 FT	CHESTNUT – CHINESE
L	5 FT	HARDY ALMOND
M	5 FT	MESQUITE

KEY TO PLANTS

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N 0 10' 20' 30' 40' 50'

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City of Las Vegas, Nevada

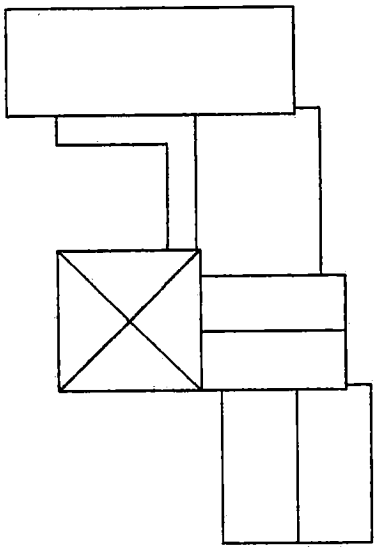
ZERLINA
LANDSCAPE PLAN

LS1

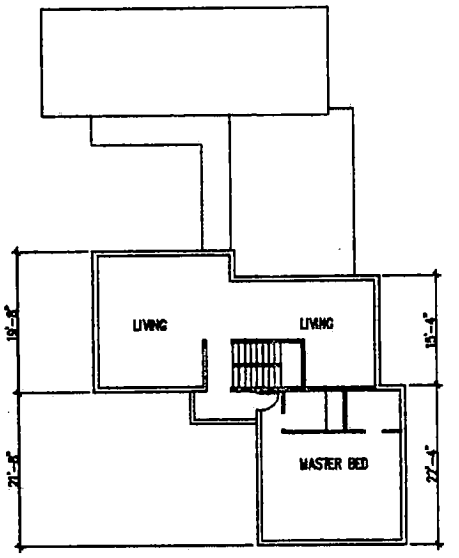
SDR-4647
7-22-04 PC

TYPE A
GENERIC PLAN

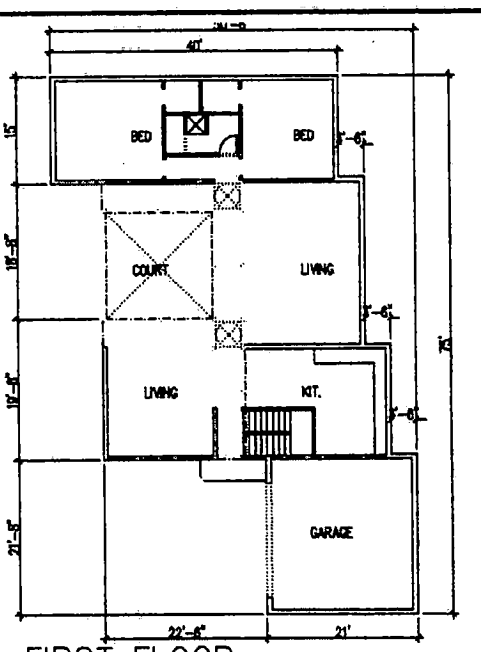
	SQ FT
LOWER AC	1864
UPPER AC	1210
TOTAL AC	3074
GARAGE	457
TOTAL	3531



ROOF



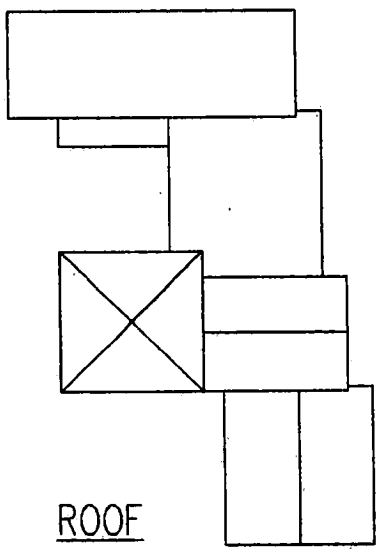
2NDFLOOR



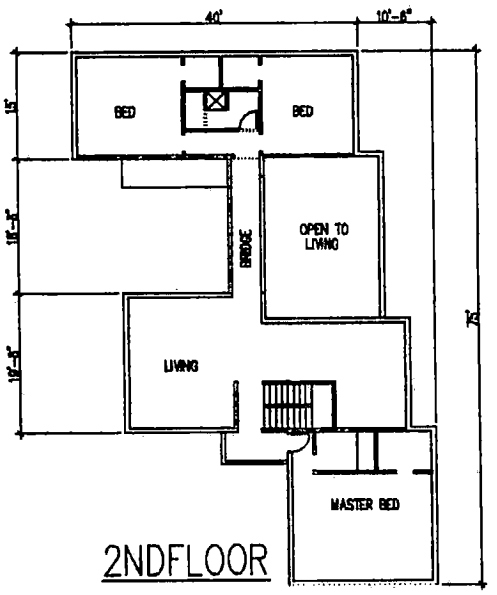
FIRST FLOOR

TYPE B
GENERIC PLAN

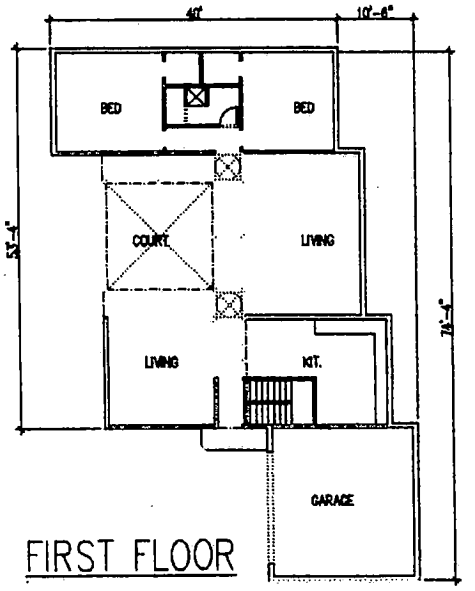
	SQ FT
LOWER AC	1864
UPPER AC	1902
TOTAL AC	3766
GARAGE	457
TOTAL	4223



ROOF



2NDFLOOR



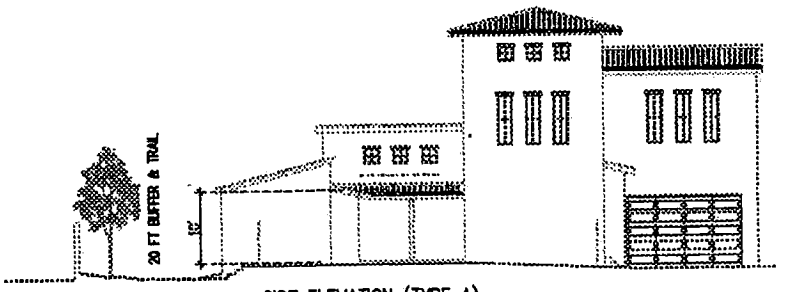
FIRST FLOOR

2.45 ACRE SITE 138-13-403-001
DISTRICT 6
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

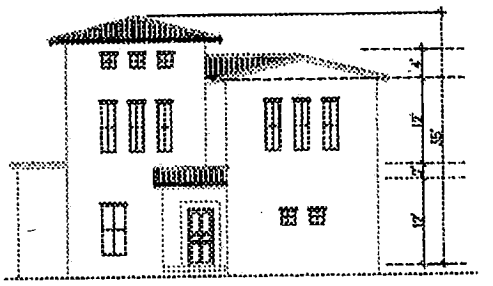
ZERLINA
UNIT FLOOR PLANS
TYPES A & B

SP3

SDR-4647
7-22-04 PC



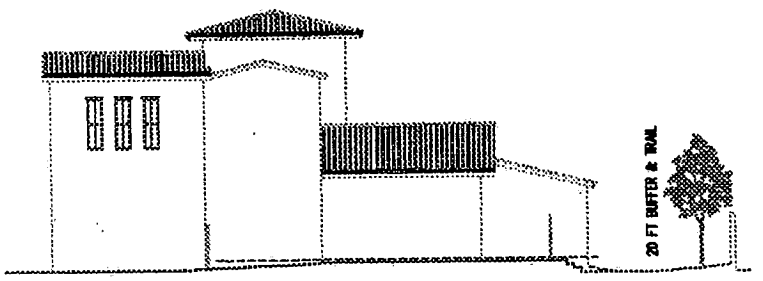
SIDE ELEVATION (TYPE A)



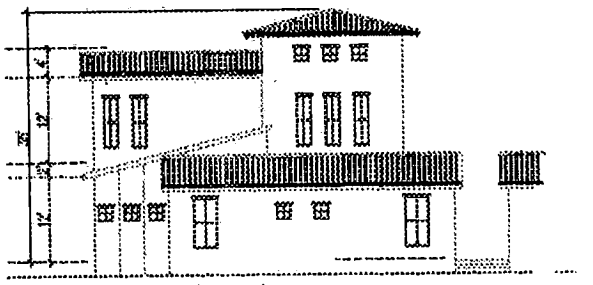
FRONT ELEVATION (TYPE A)

TYP. MATERIALS

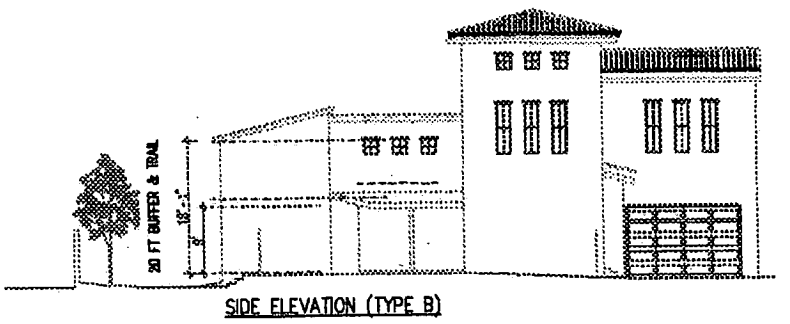
ROOF	CEMENT ROMAN TILE
WALLS	STUCCO – VARIOUS TUSCAN STYLED COLORS BRICK ACCENT
WINDOWS:	RUSTIC STYLE – WOOD COLOR OR BLACK
DOORS	RUSTIC STYLE – WOOD COLOR OR BLACK



SIDE ELEVATION (TYPE A)



REAR ELEVATION (TYPE A)



SIDE ELEVATION (TYPE B)

NOTE:

ELEVATIONS ARE GENERIC
DEVELOPER WILL VARY DETAILS, ENTRANCE DESIGN AND COLORS TO CREATE INDIVIDUALITY FOR EACH RESIDENCE WHICH WILL BE CUSTOM DESIGNED FOR THE BUYER

FOOTPRINT, HEIGHT AND MASSING WILL NOT CHANGE

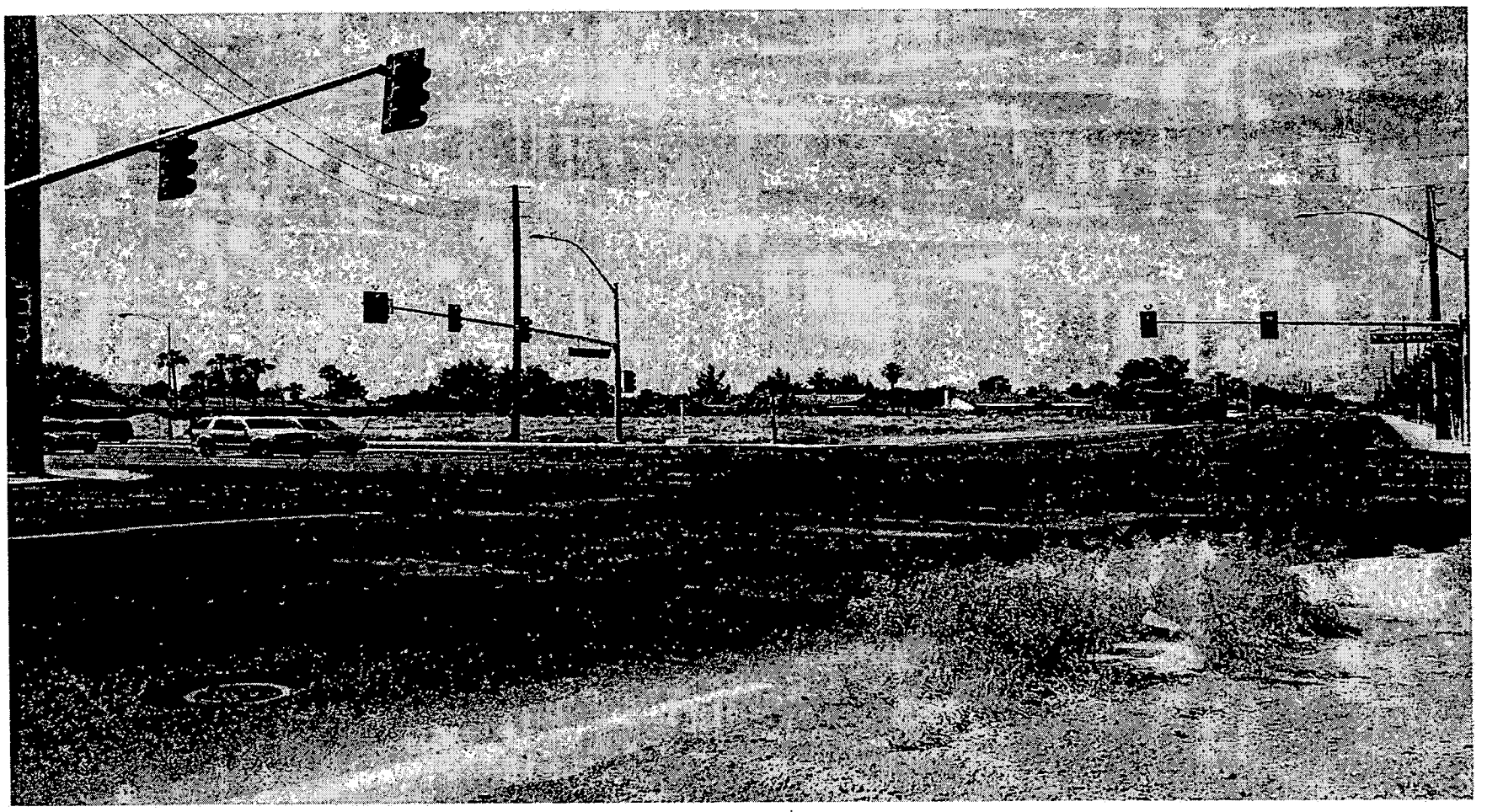
2.45 ACRE SITE 138-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada

ZERLINA

BUILDING ELEVATIONS

SP2

SDR-4647
7-22-04 PC



SDR-4647 - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL
NORTHWEST CORNER OF MICHAEL WAY AND SMOKE RANCH ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused and STEINMAN abstaining as he serves on the Board of Directors for Southern California Presbyterian Homes who owns 30 acres of land nearly adjacent to this site

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the proposal does not conform or support the general plan. The loss of planned commercial from the area, particularly at this central location, is detrimental to the Lone Mountain Master Plan to the west. In addition to this 15 acres, there is another item on the agenda involving two parcels to the east. The

MINUTES – Continued:

nearest commercial zoning would be located at the 215 Beltway and Cheyenne interchange. Staff recommended denial.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and demonstrated on the map a previous amendment from commercial to residential. The basis of that change was single-family homes across the street and a park to the south and west. At the time of that application, another parcel had already been rezoned and sought a special use permit approved for a church and private school. That church/school is not going to be constructed, but this property remains isolated and inappropriate for commercial development. In addition, Alexander Road deadends against the mountain and could not draw users from the other direction. There is a commercial property with a proposed grocery store and other retail uses. That is actually quite close, using the Beltway for access.

No one appeared in opposition.

COMMISSIONER NIGRO concurred with the comments made and supported the application.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:42 – 9:47)

3-767

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

Public Works

2. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.

3. Construct all incomplete half-street improvements on Alexander Road and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

CONDITIONS – Continued:

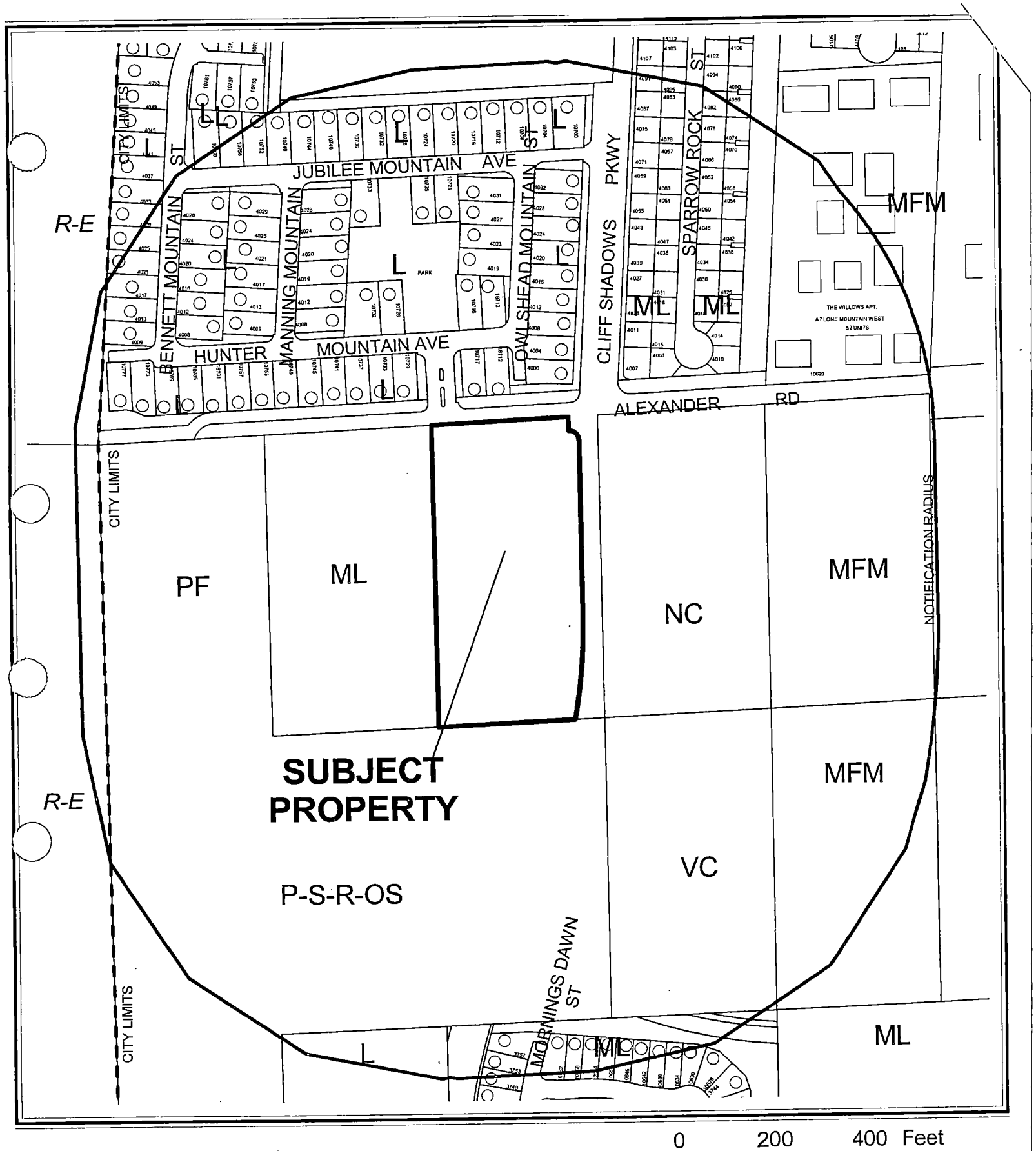
4. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $38,700.00 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

5. Grant a traffic chord easement at the southwest corner of Alexander Road and Cliff Shadows Parkway adjacent to this site.

6. Provide a public sewer stub to the southwest 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. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. An update to the master Traffic Impact Analysis for the Lone Mountain West Planned Development 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-24-99, the required update to the master Traffic Impact Analysis, and all other subsequent site-related actions.

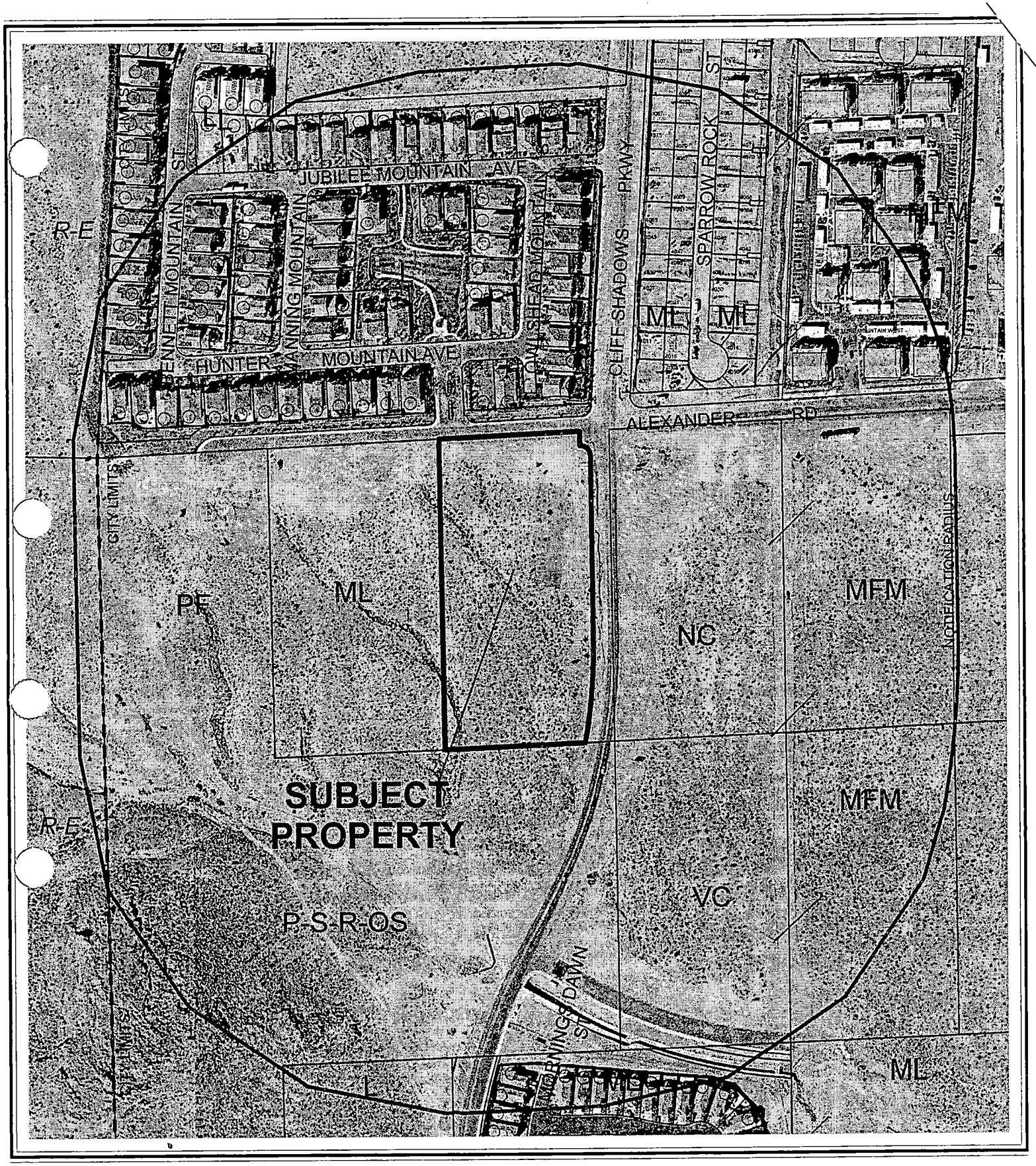


CASE: **MOD-4484**

RADIUS: 750 FT

LONE MOUNTAIN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
NC (NEIGHBORHOOD COMMERCIAL)

PROPOSED LONE MOUNTAIN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM LOW DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: **MOD-4484**

RADIUS: 750 FT

LONE MOUNTAIN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
NC (NEIGHBORHOOD COMMERCIAL)

PROPOSED LONE MOUNTAIN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MAJOR MODIFICATION - PUBLIC HEARING - MOD-4484 -
APPLICANT/OWNER: RITTER CHARITABLE TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

Public Works

2. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.

3. Construct all incomplete half-street improvements on Alexander Road and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

4. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $38,700.00 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

5. Grant a traffic chord easement at the southwest corner of Alexander Road and Cliff Shadows Parkway adjacent to this site.

6. Provide a public sewer stub to the southwest 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. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. An update to the master Traffic Impact Analysis for the Lone Mountain West Planned Development 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-24-99, the required update to the master Traffic Impact Analysis, and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a major modification to the Lone Mountain West Master Development Plan. It is proposed that the future land use designation on the 5.00-acre site from NC (Neighborhood Commercial) to ML (Medium Low Density Residential).

B) Applicant's Justification

According to the applicant approval of this request for a land use change will provide compatibility with adjacent approved land uses and for processing under the residential land use category that best accommodates the uses they will be proposing.

BACKGROUND INFORMATION

A) Previous Actions

02/04/04 The City Council approved a Special Use Permit (SUP-3393), Site Development Plan Review (SDR-3391) for a proposed private school. The Planning Commission and staff recommended approval on January 8, 2004.

B) Pre-Application Meeting

06/22/04 The elements of a major modification application were discussed.

C) Neighborhood Meetings

No neighborhood meeting was required or held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

KW

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	C-V (Civic)
East:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses with a maximum of 8 units per acre. The site is zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain West Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan Designation.

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

The subject site is located within the Lone Mountain West Master Plan area with a Neighborhood Commercial land use designation. The Neighborhood Commercial category address parcels of five acres or less and provides for the development of convenience retail shopping, services, and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development.

A) Zoning Code Compliance

Compliance with specific development standards from Title 19 or the Urban Design Guidelines and Standards is not necessary for this application. The project is subject to the Lone Mountain West Master Plan.

B) General Analysis and Discussion

The General Plan designation on the subject property is PCD (Planned Community Development) with the Lone Mountain West Master Development Plan special land use designations consisting of Public Facilities for part and Park/School/Recreation/Open Space for the remaining part.

FINDINGS

In order to approve a Major Modification, the Planning Commission or City Council must affirm the following:

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

   The proposal does not conform or support the General Plan or the Lone Mountain West Master Plan. The loss of planned commercial from the Plan area, as a whole, particularly at central location of the subject site, will adversely affect the commercial/ residential balance that defines the Lone Mountain West plan area.

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

   The uses proposed for the site will be compatible with surrounding uses. However, amending the land use from the commercial planned for the site will mean that a third of the commercial planned for the intersection of Cliff Shadow Parkway and Alexander Road will be lost.

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

   Growth and development in the area have not indicated that the loss of the planned commercial can be justified.

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 street and highway facilities are adequate in size the meet the needs of the potential residents of the planned subdivision.

NOTICES MAILED 96

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4484 APN: 137-12-601-002

Name of Property Owner: Ritter Charitable Trust

Name of Applicant: Ritter Charitable 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 ✓ 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]

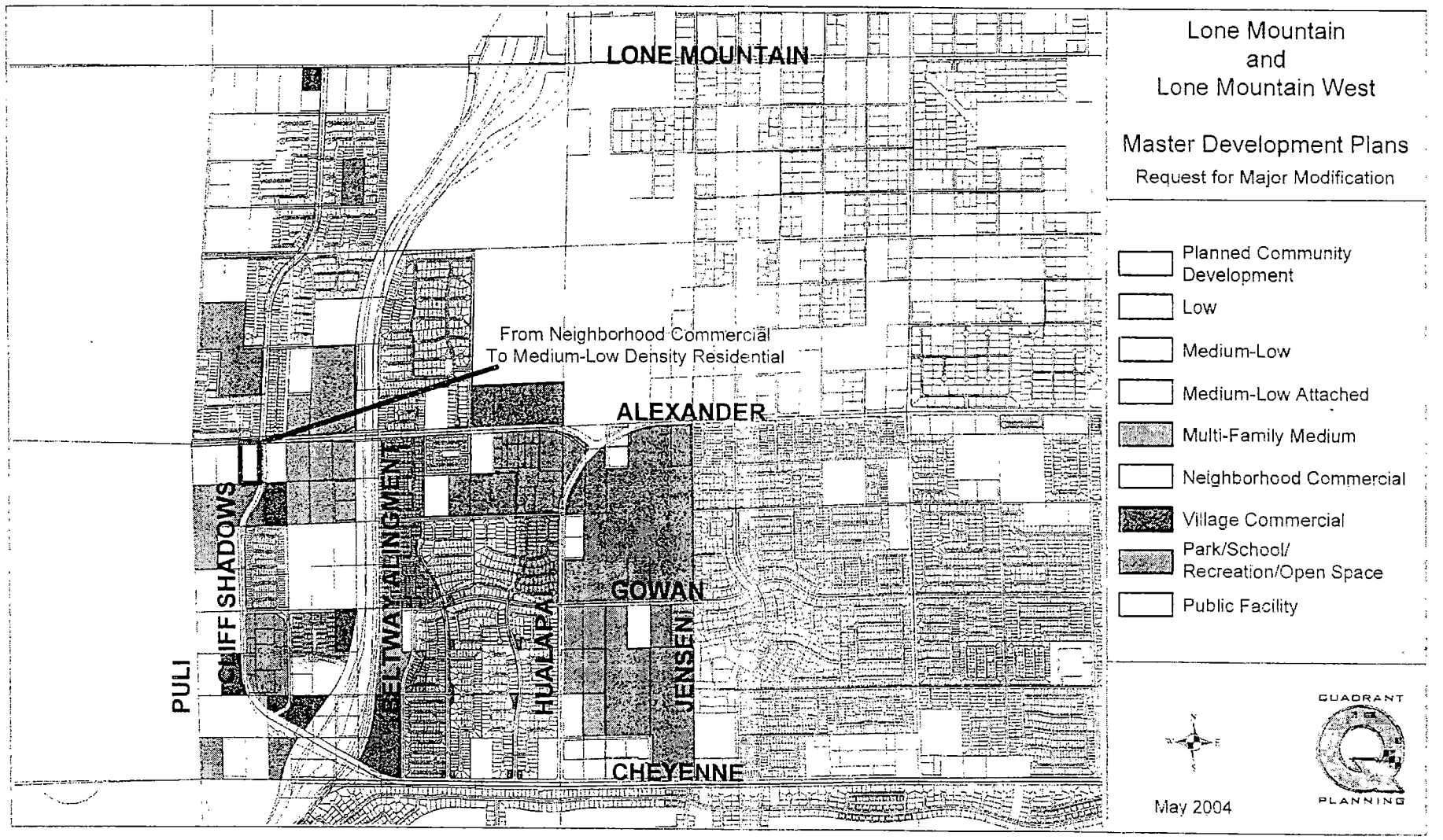
Subscribed and sworn before me

This 13th day of May, 2004

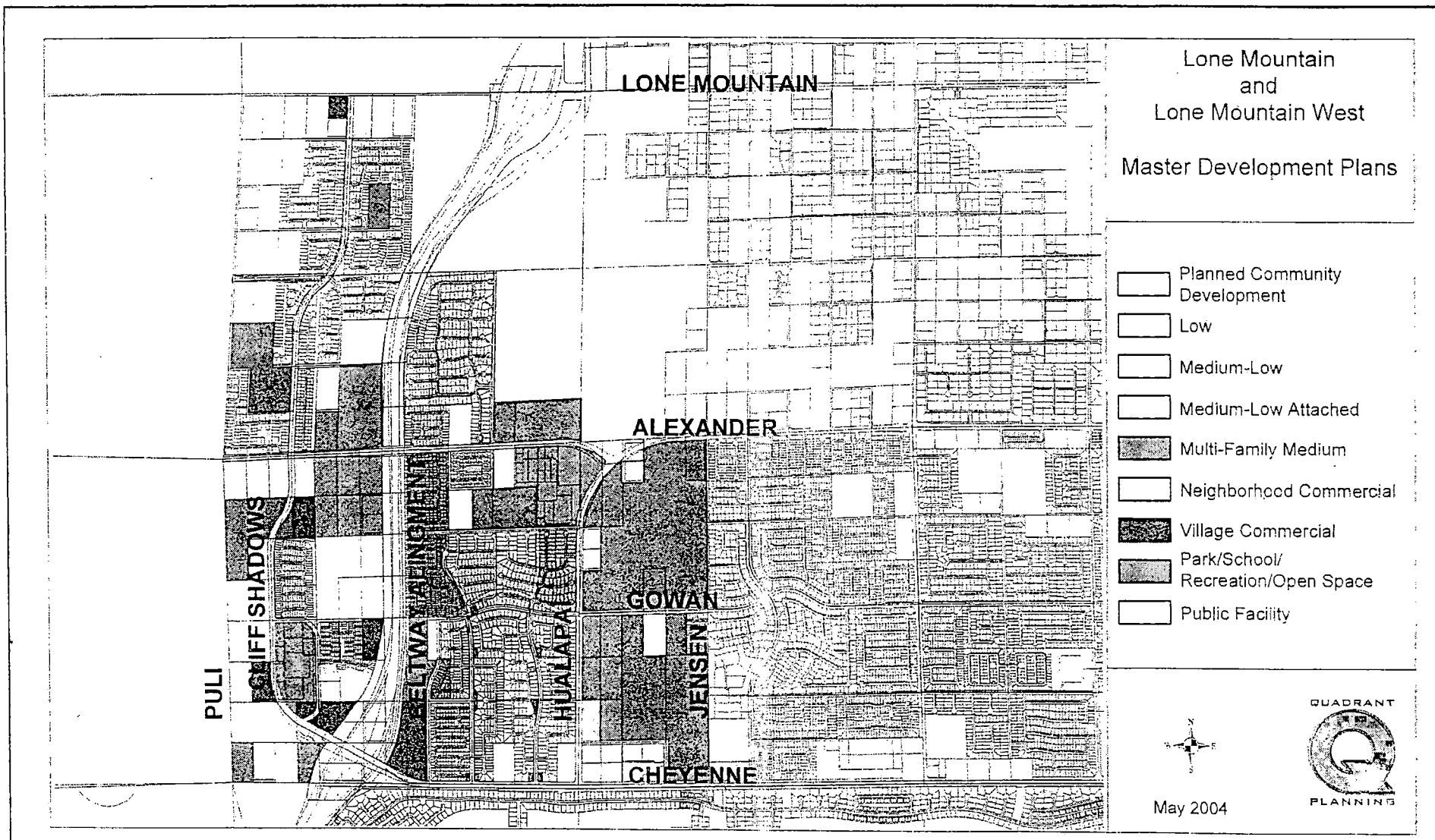
Amanda Dalton

Notary Public in and for said County and State

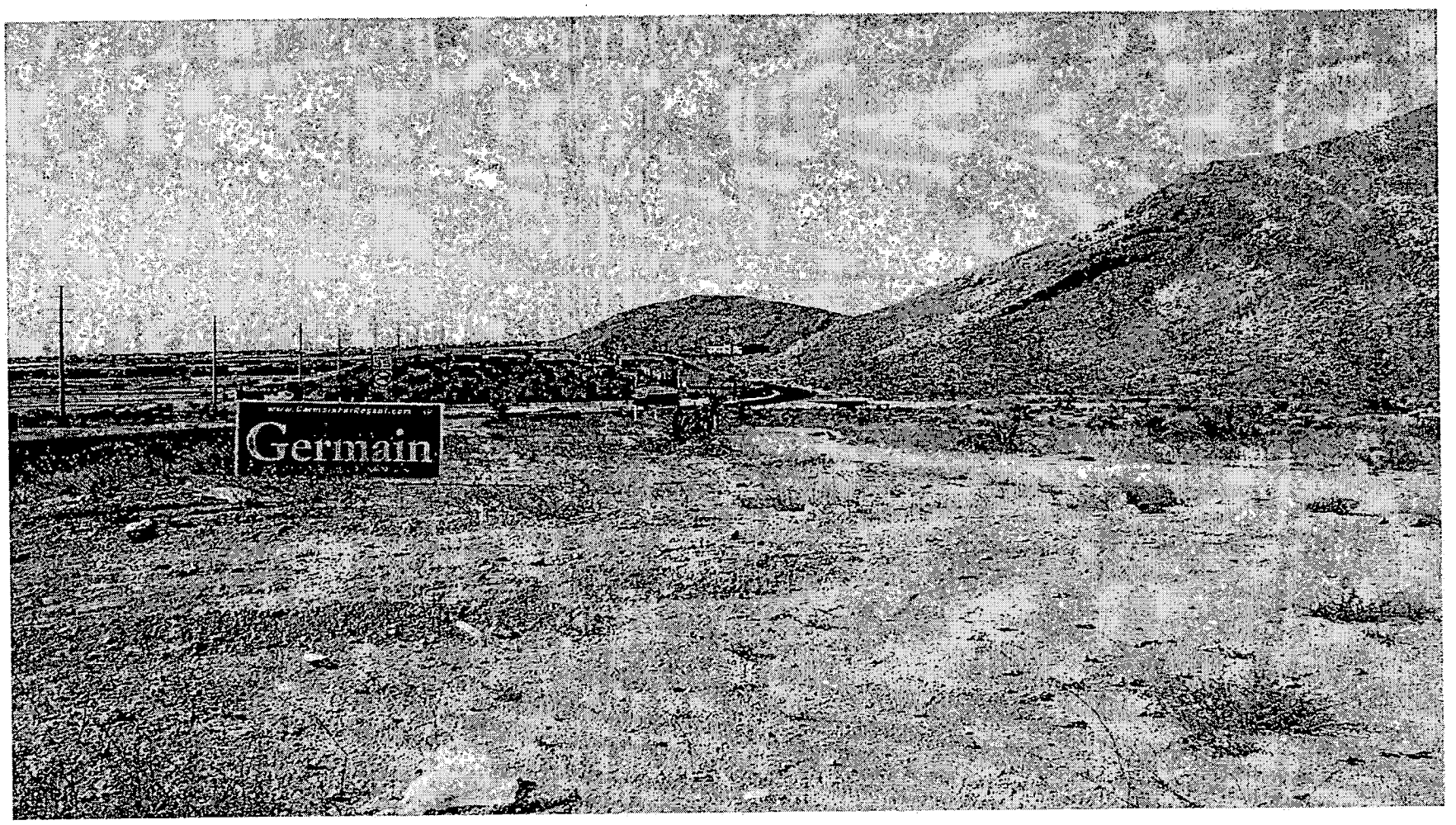
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
Expires March 22, 2006



MOD-4484
7-22-04 PC

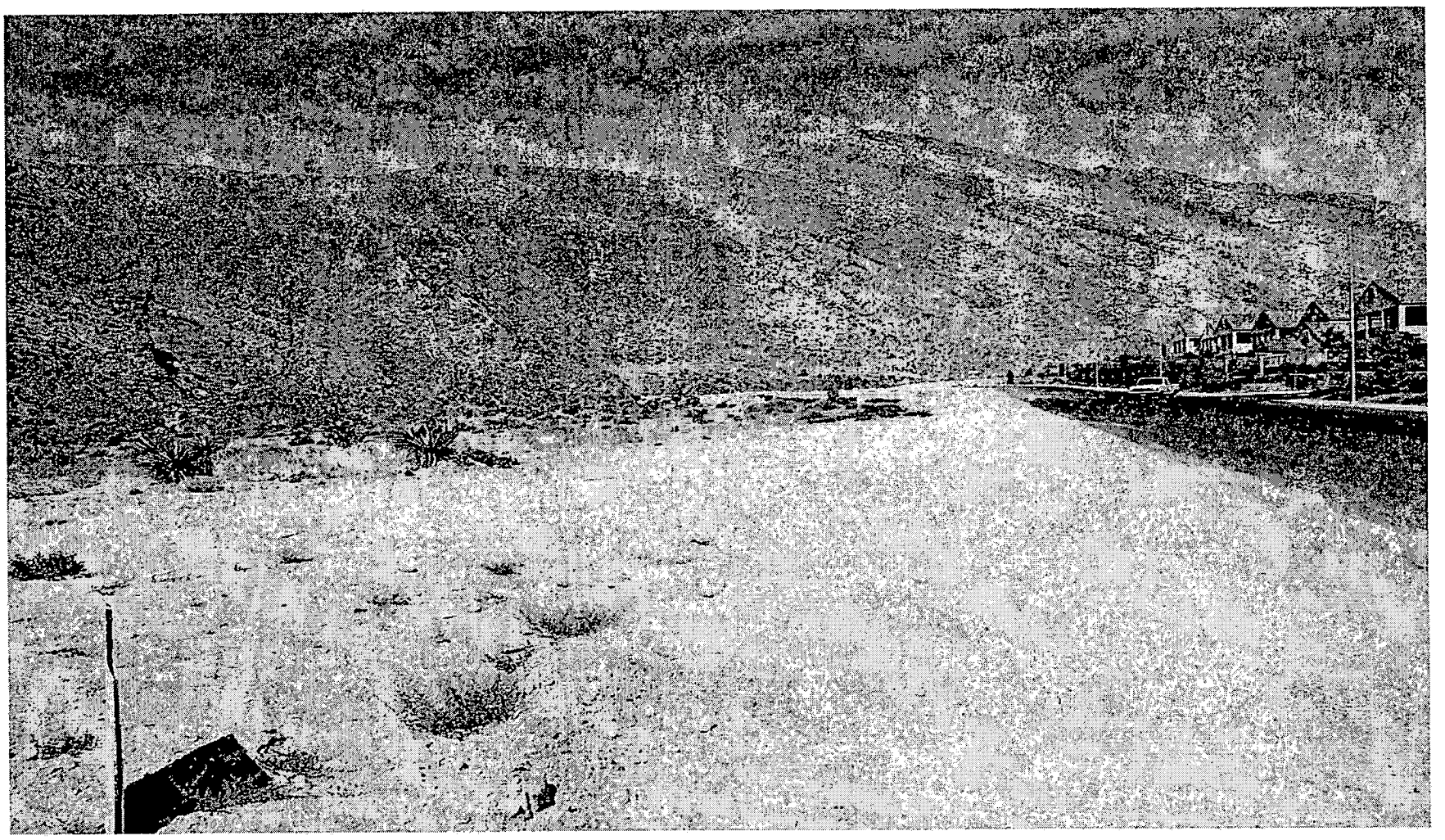


MOD-4484
7-22-04 PC



MOD-4484 - APPLICANT/OWNER: RITTER CHARITABLE TRUST
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND ALEXANDER ROAD
JULY 22, 2004 PLANNING COMMISSION

7/6/04



MOD-4484 - APPLICANT/OWNER: RITTER CHARITABLE TRUST
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND ALEXANDER ROAD
JULY 22, 2004 PLANNING COMMISSION

7/6/04

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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 for Item 52 [MOD-4615], Item 53 [ZON-4616] and Item54 [SDR-4617].

DAVID CLAPSADDLE, Planning and Development Department, indicated that the aerial map shows the property at the northeast corner of Horse and Bradley. The parcel on the southwest corner will be the equestrian park. The properties to the west are R-PD3 and north and east are proposed for R-PD2, which is the same as this request. Lot sizes range form 11,000 to 15,000 square feet in area, similar to the other developments in the area. Staff recommended approval of all three applications.

MINUTES – Continued:

CHRIS KROFT, Wright Engineering, 7425 Peak Drive, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 52 [MOD-4615], Item 53 [ZON-4616] and Item54 [SDR-4617].

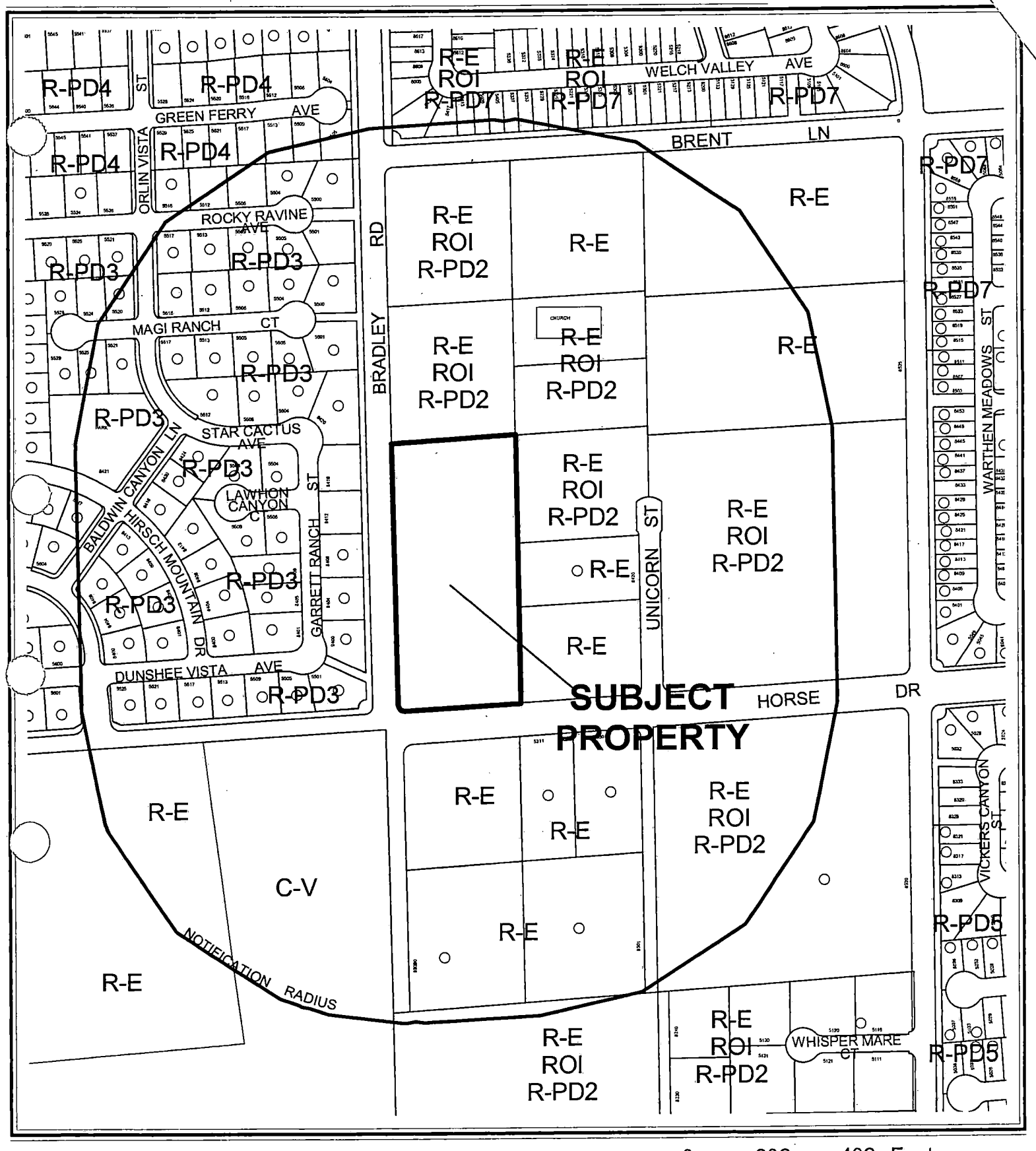
(9:47 – 9:50)

3-960

CONDITIONS:

Planning and Development

1. Approval of and conformance to the conditions for Rezoning ZON-4616 and Site Development Plan Review SDR-4617.



0 200 400 Feet

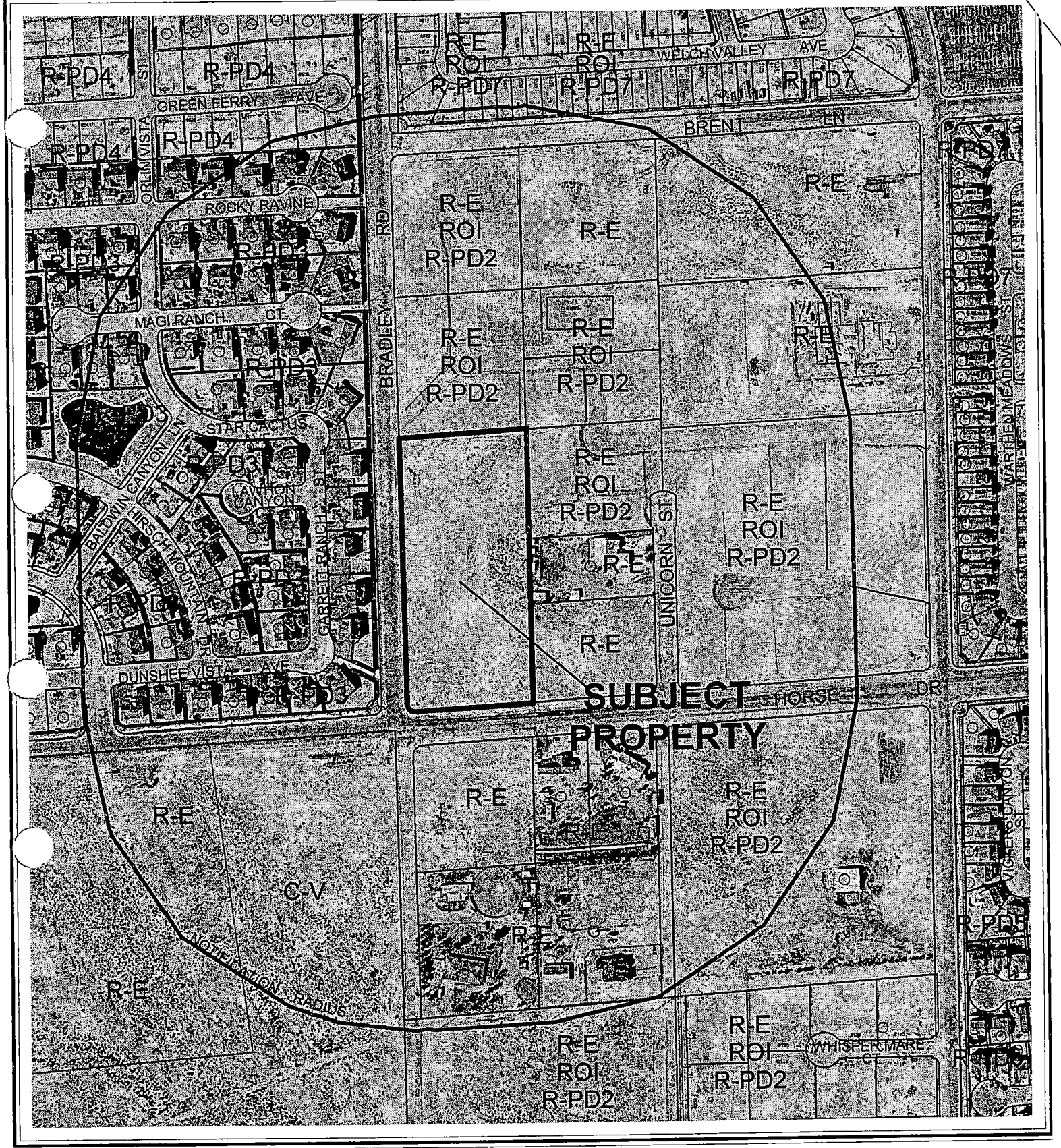
CASE: **MOD-4615**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



CASE: **MOD-4615**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MAJOR MODIFICATION - PUBLIC HEARING - MOD-4615 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the conditions for Rezoning ZON-4616 and Site Development Plan Review SDR-4617.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Major Modification to the Iron Mountain Ranch Master Plan to remove property from the plan located adjacent to the northeast corner of Horse Drive and Bradley Road.

B) Applicant's Justification

The applicant's justification letter indicates they wish to remove this site from the Iron Mountain Ranch Master Plan to allow for the development of a 15 lot single-family development.

BACKGROUND INFORMATION

A) Previous Actions

10/12/98 The City Council approved a Rezoning (Z-16-98) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on this site as part of a larger request. The Planning Commission and staff recommended approval on August 13, 1998.

04/02/03 The City Council approved a Major Modification (MOD-1271) to add the western 4.3 acres to the Iron Mountain Ranch plan area and a Site Development Plan Review (SDR-1272) for a 34-lot single-family development on this site as part of a larger request. The Planning Commission and staff recommended approval on February 27, 2003.

05/22/03 The Planning Commission approved a Tentative Map (TMP-2219) for a 34-lot single-family subdivision on this site as part of a larger request. The Planning and Development Department recommendation was for approval.

07/22/04 The Planning Commission will hear related items ZON-4616 and SDR-4617 as part of this agenda.

MP

B) Pre-Application Meeting

05/27/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Major Modification.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.3

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family Residences (Under Construction)
South:	Undeveloped
East:	Single-family Residences (Under Construction)
West:	Single-family Residences

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-PD3 (Residential Planned Development – 3 Units Per Acre)

E) General Plan Compliance

The site is designated DR (Desert Rural Density Residential) on the Centennial Hills Interlocal Plan Map of the General Plan. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan designation of DR (Desert Rural Density Residential).

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

This property is currently located within the Iron Mountain Ranch Master Plan Area. The applicant has made this request to remove the property from the master plan.

A 20 foot wide equestrian trail is required adjacent to the east side of Bradley Road on this site. The submitted plans show the required trail.

General Analysis and Discussion

This request is to remove this property from the Iron Mountain Ranch Master and combine it with the parcel to the east to allow for development of a 15 lot single-family development. This site was not a part of the original master plan and was added on April 2, 2003 by Major Modification MOD-1271. This request is appropriate and is subject to the approval and conformance to all conditions of approval for the companion Rezoning (ZON-4616) and Site Development Plan Review (SDR-4617).

NOTICES MAILED 97 [Mailed with ZON-4616 & SDR-4617]

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4615 APN: 125-12-601-006, 009

Name of Property Owner: **MB Holdings**

Name of Applicant: **Cooper Custom 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: _____

Print Name: Steve Menzies

Subscribed and sworn before me

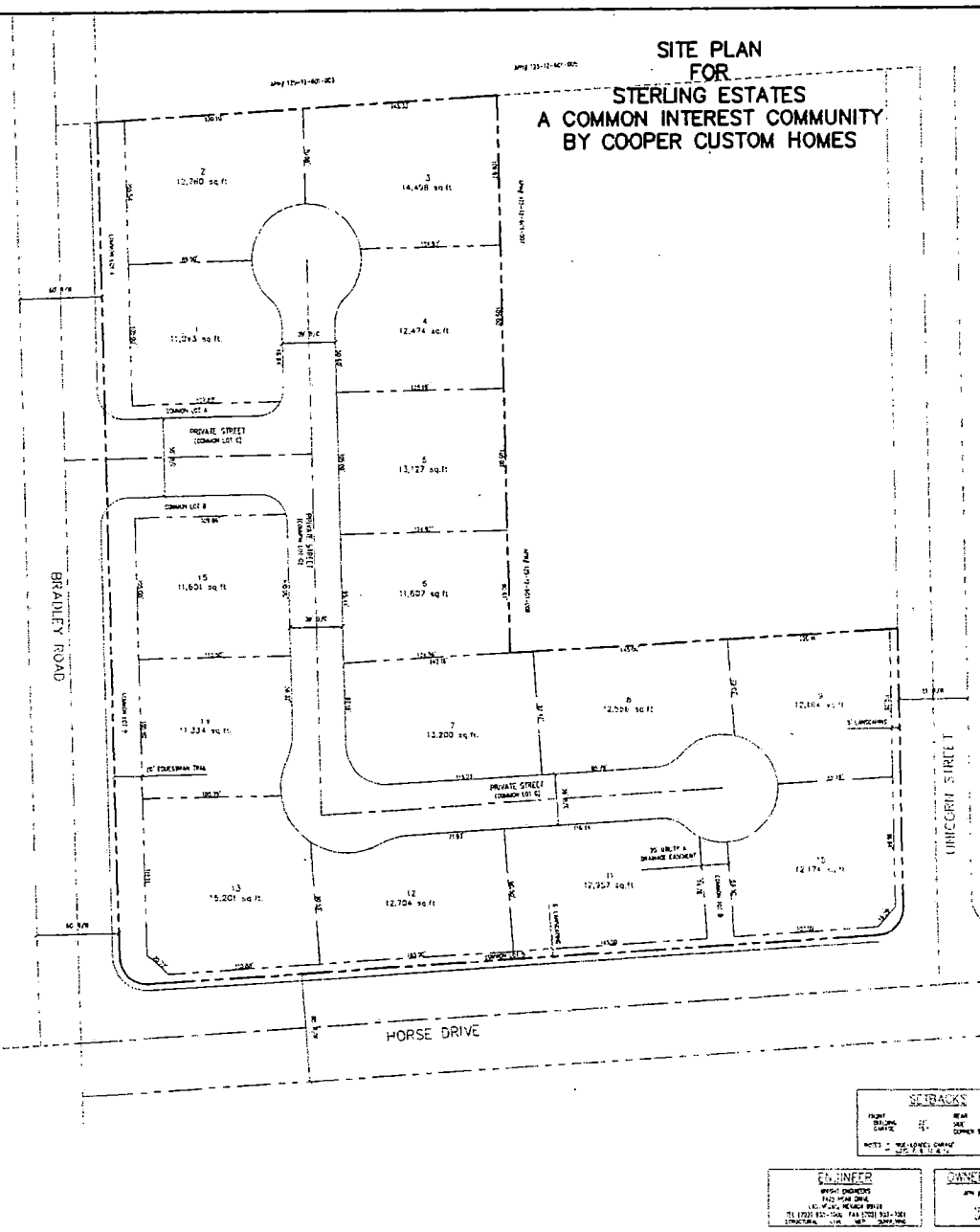
This 20 day of May ,20 04

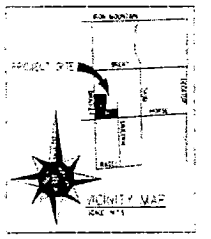
Ruth H Clark

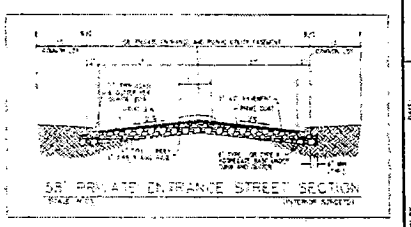
Notary Public in and for said County and State

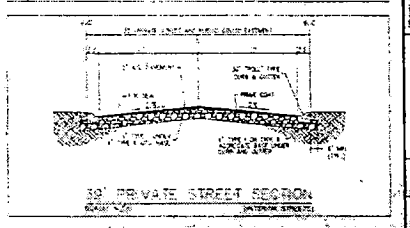
RUTH HELEN CLARK
Notary Public, State of Nevada
Appointment No. 02739101
My Appt. Expires Feb. 1, 2006

SITE PLAN
FOR
STERLING ESTATES
A COMMON INTEREST COMMUNITY
BY COOPER CUSTOM HOMES









SETBACKS

SITE DATA

ENGINEER

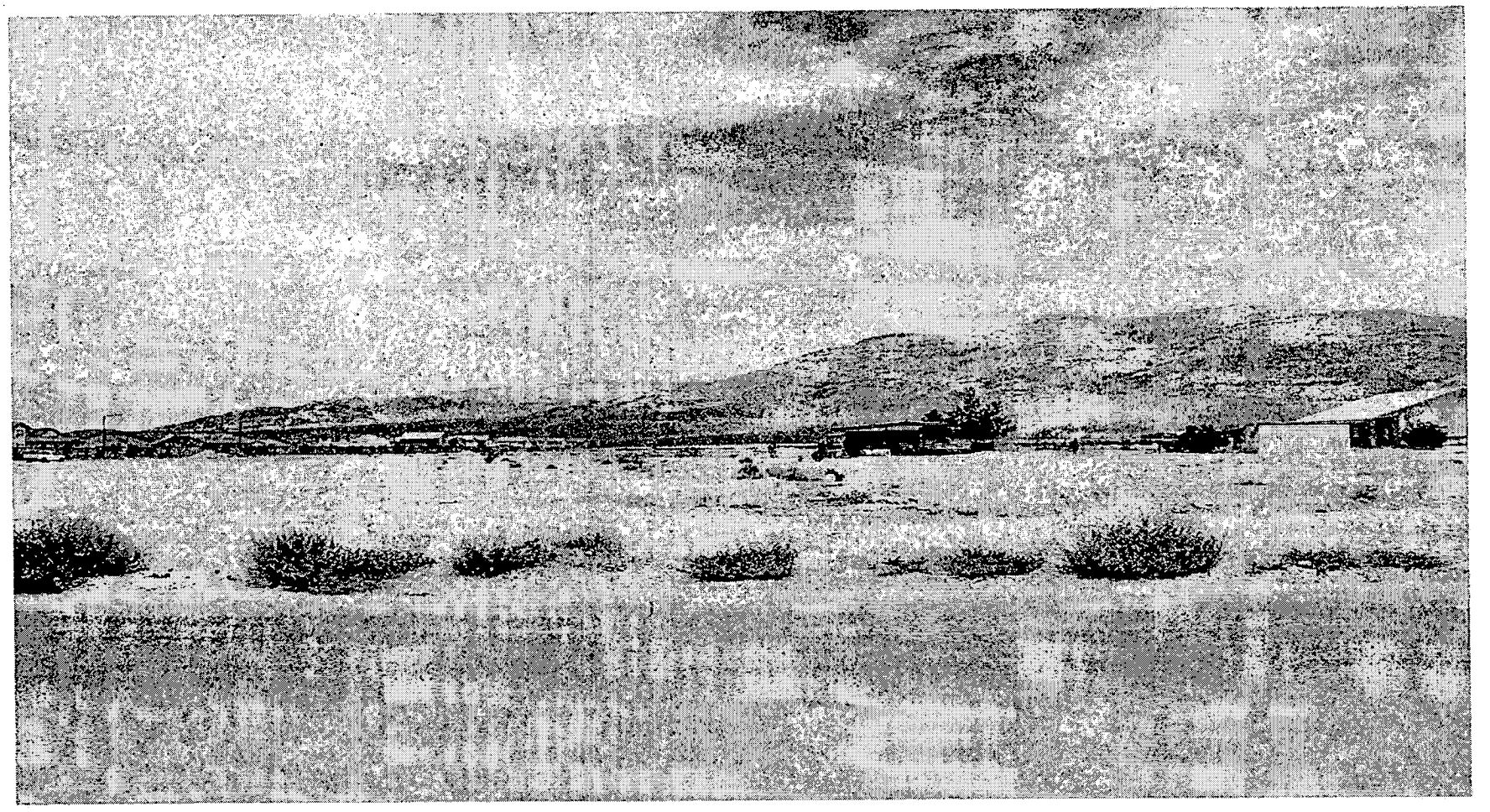
OWNER INFORMATION

DEVELOPER

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-1500
FAX (702) 933-1501

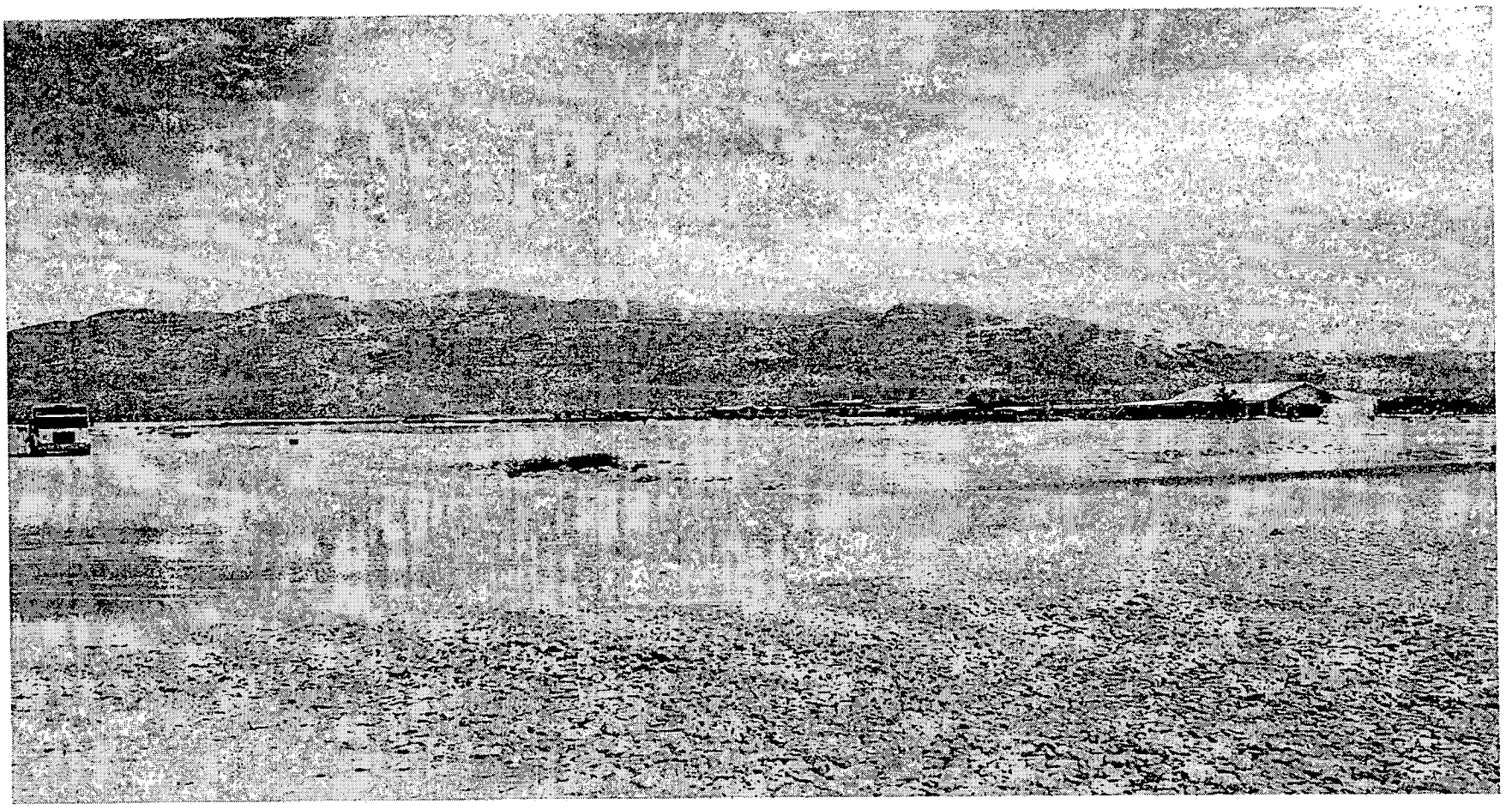
COOPER CUSTOM HOMES
STERLING ESTATES

MOD-4615
7-22-04 PC



MOD-4615 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF HORSE DRIVE AND BRADLEY ROAD
JULY 22, 2004 PLANNING COMMISSION

7/1/04



MOD-4615 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF HORSE DRIVE AND BRADLEY ROAD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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:
NOTE: See Item 52 [MOD-4615] for all related discussion on Item 52 [MOD-4615], Item 53 [ZON-4616] and Item54 [SDR-4617].

(9:47 – 9:50)

3-960

CONDITIONS:
Planning and Development
1. A Resolution of Intent with a two-year time limit.

CONDITIONS – Continued:

2. A Major Modification (MOD-4615) and Site Development Plan Review application (SDR-4617) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements on Horse Drive, Bradley Road and Unicorn Street including appropriate overpaving on Horse Drive and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

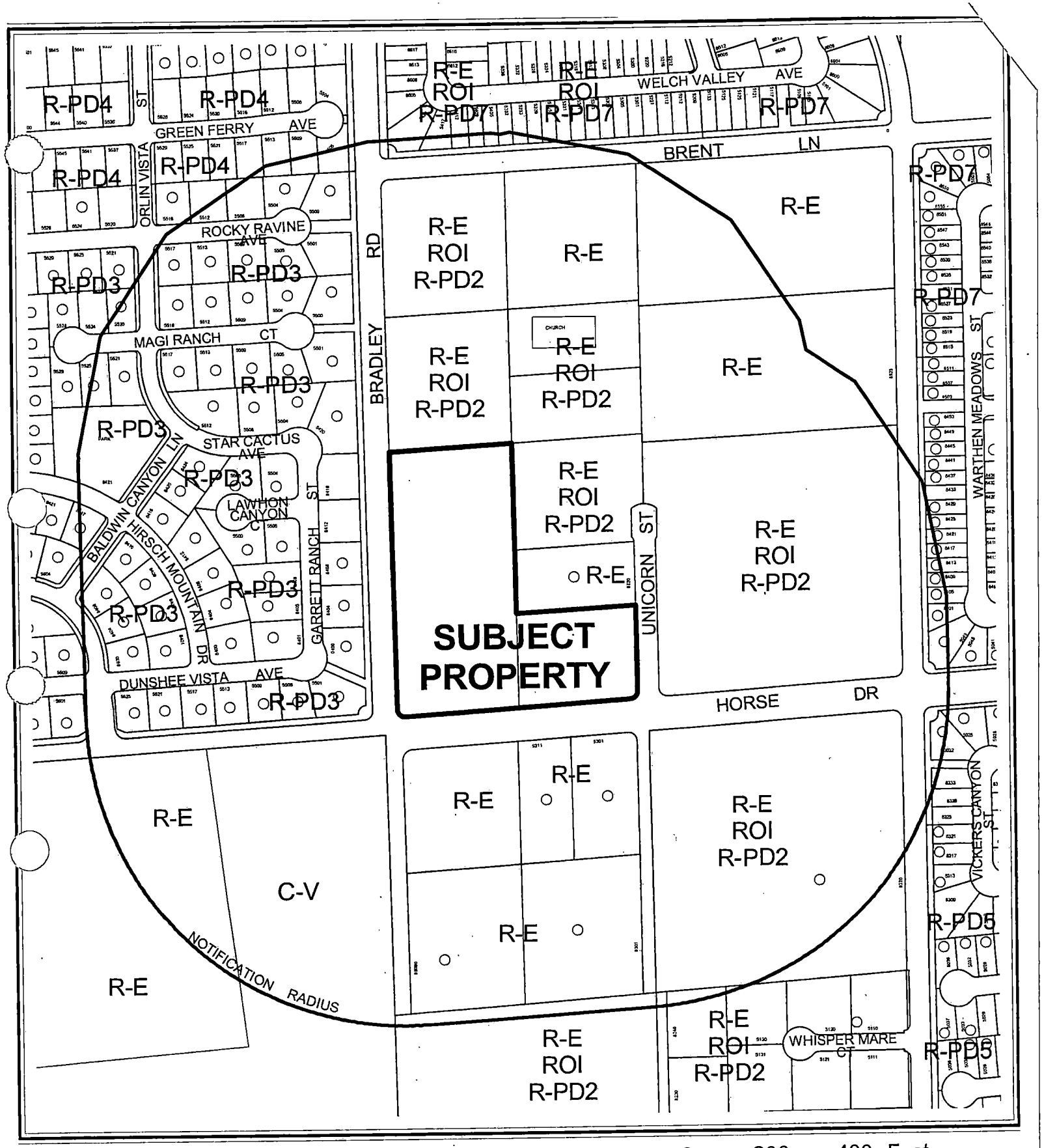
4. If not already constructed, extend public sewer from Thom Boulevard to this site at a location and depth acceptable to the City Engineer. Extend public sewer in Unicorn Street to the northern boundary of this site. Provide public sewer easements for all public sewers not located within existing public 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.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the -Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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.

CONDITIONS – Continued:

6. Coordinate with the Clark County School District to determine the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts, prior to the issuance of any building permits or the recordation of any maps subdividing this site.

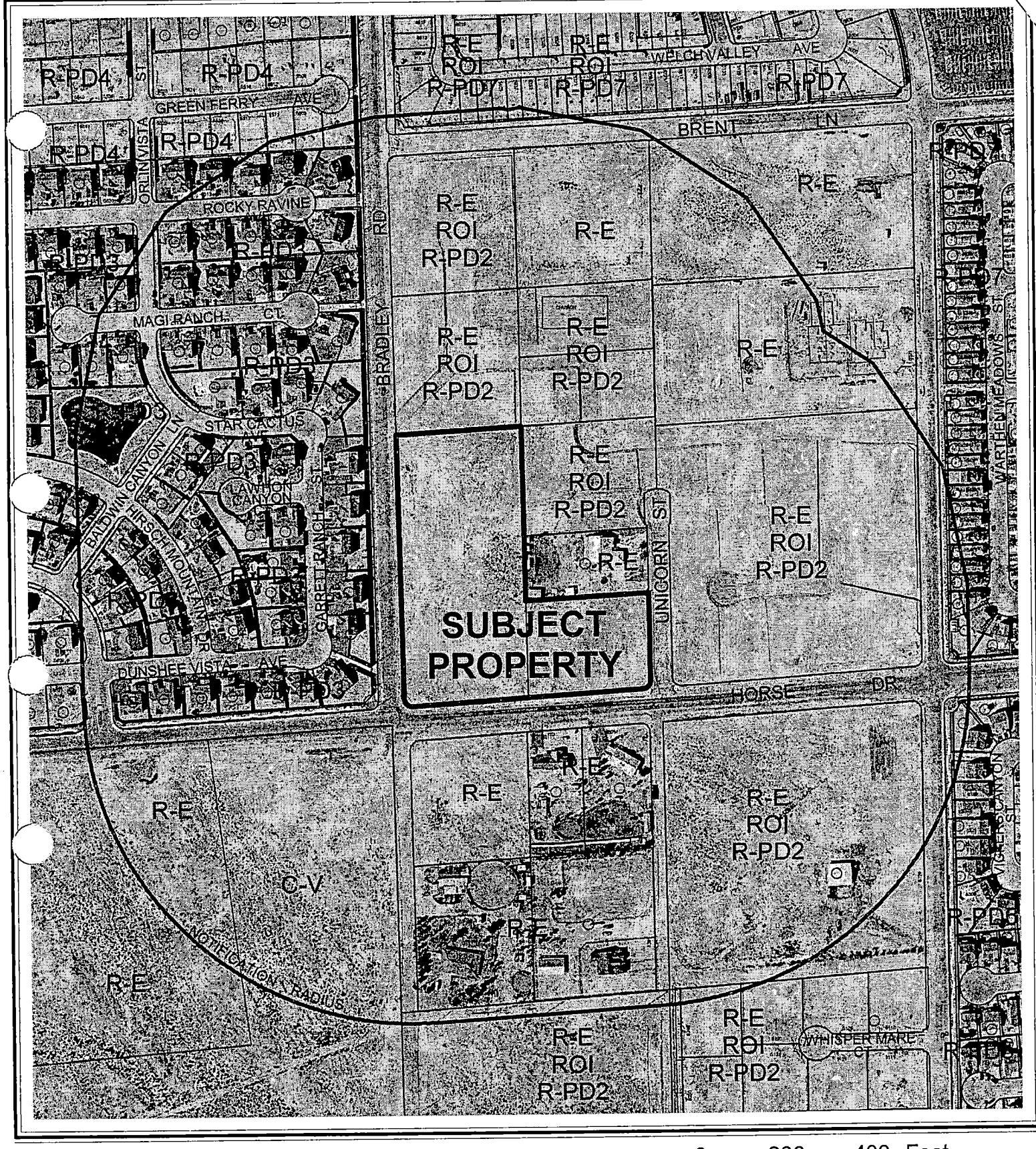


CASE: **ZON-4616**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



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CASE: **ZON-4616**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO MOD-4615 - PUBLIC HEARING - ZON-4616 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Major Modification (MOD-4615) and Site Development Plan Review application (SDR-4617) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements on Horse Drive, Bradley Road and Unicorn Street including appropriate overpaving on Horse Drive and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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6. Coordinate with the Clark County School District to determine the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts, prior to the issuance of any building permits or the recordation of any maps subdividing this site.

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre) for a 15 lot single family development located adjacent to the northeast corner of Horse Drive and Bradley Road.

B) Applicant's Justification

The applicant's justification letter indicates they are requesting the R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning to allow for a 15 lot single family development.

BACKGROUND INFORMATION

A) Previous Actions

10/12/98 The City Council approved a Rezoning (Z-16-98) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on this site as part of a larger request. The Planning Commission and staff recommended approval on August 13, 1998.

04/02/03 The City Council approved a Major Modification (MOD-1271) to add the western 4.3 acres to the Iron Mountain Ranch plan area and a Site Development Plan Review (SDR-1272) for a 34-lot single family development on this site as part of a larger request. The Planning Commission and staff recommended approval on February 27, 2003.

05/22/03 The Planning Commission approved a Tentative Map (TMP-2219) for a 34-lot single family subdivision on this site as part of a larger request. The Planning and Development Department recommendation was for approval.

07/22/04 The Planning Commission will hear related Major Modification (MOD-4615) and Site Development Plan Review (SDR-4617) as part of this agenda.

B) Pre-Application Meeting

05/27/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Rezoning.

MP

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 6.99

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residences (Under Construction)
South:	Undeveloped
East:	Single Family Residences (Under Construction)
West:	Single Family Residences

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-PD3 (Residential Planned Development – 3 Units Per Acre)

E) General Plan Compliance

The site is designated DR (Desert Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning designation is in conformance with the General Plan designation of DR (Desert Rural Density Residential).

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

This property is currently located within the Iron Mountain Ranch Master Plan Area. The applicant has made a request to remove the property from the master plan.

A 20 foot wide equestrian trail is required adjacent to the east side of Bradley Road on this site. The submitted plans show the required trail.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The design of the proposed single family development, including lot size, setbacks and building heights, will addressed with the companion Site Development Plan Review application.

B) General Analysis and Discussion

The applicant is proposing the R-PD2 (Residential Panned Development – 2 Units Per Acre) zoning in order to construct a 15 lot single-family residential development on this site.

FINDINGS

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

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

The site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The proposed R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning designation at a maximum gross density of 2.49 units per acre is in conformance with the General Plan

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

The proposed single family development on this site is similar in density to other residential development in this area. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning will be compatible with surrounding land uses and zoning districts.

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

The R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning on the subject site is an appropriate transition from the R-PD3 (Residential Planned Development – 3 Units Per Acre) to the west of the site and the R-E (Residence Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre) properties to the north, south and east.

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

Access to this site is provided from Bradley Road, an 80 foot wide secondary arterial on the Master Plan of Streets and Highways. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 97 [Mailed with MOD-4615 & SDR-4617]

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4616 APN: 125-12-601-006, 009

Name of Property Owner: **MB Holdings**

Name of Applicant: **Cooper Custom 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: _____

Print Name: Steve Menzies

Subscribed and sworn before me

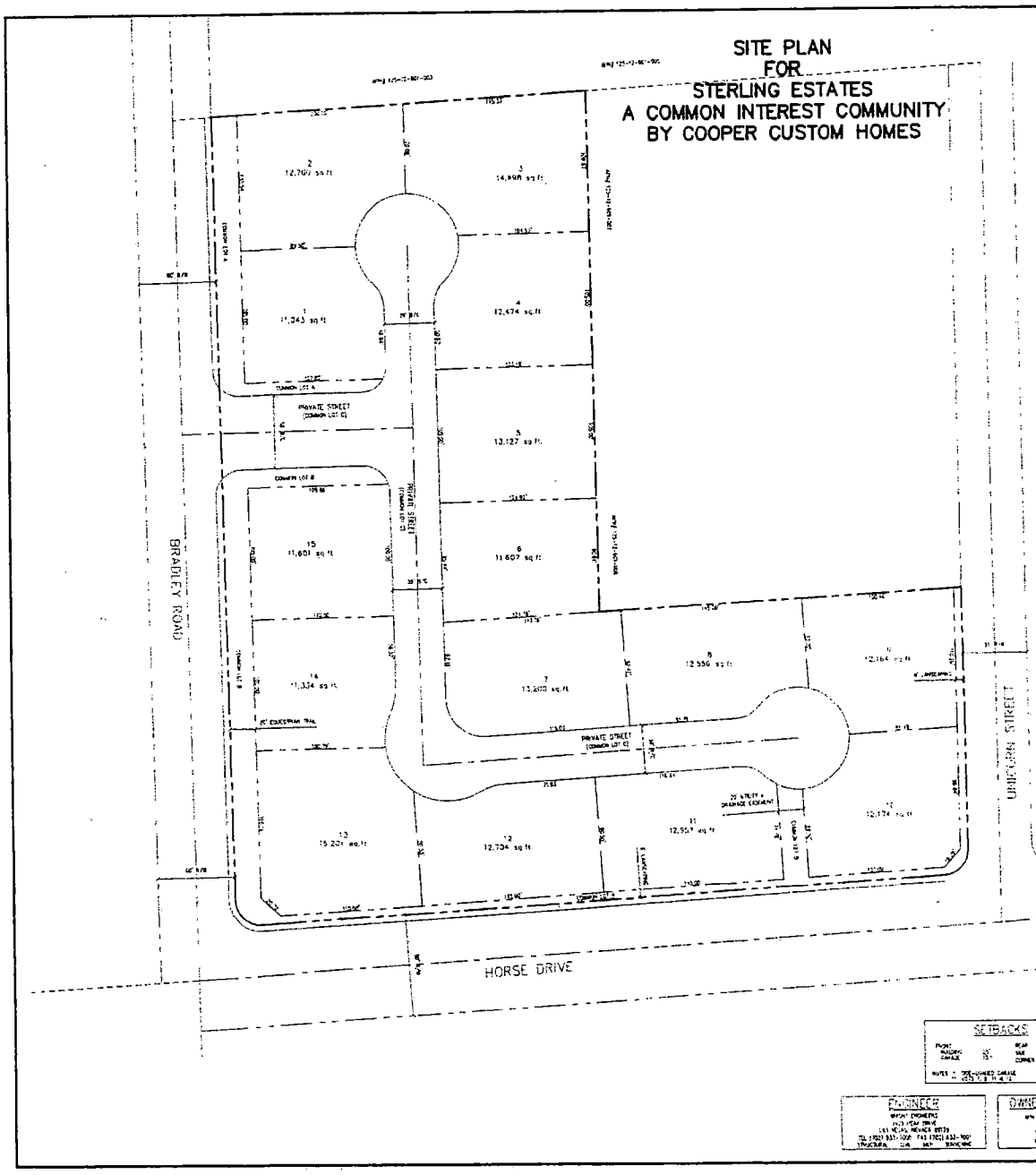
This 20 day of May ,20 04

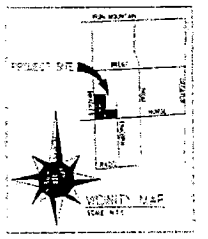
Ruth N Clark

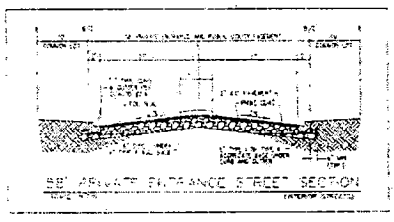
Notary Public in and for said County and State

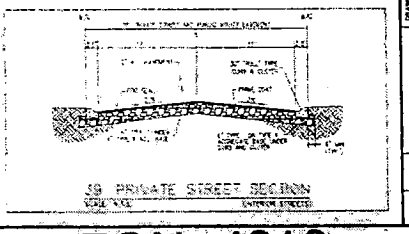
RUTH HELEN CLARK
Notary Public, State of Nevada
Appointment No. 02739101
My Appt. Expires Feb. 1, 2006

SITE PLAN
FOR
STERLING ESTATES
A COMMON INTEREST COMMUNITY
BY COOPER CUSTOM HOMES









SETBACKS

FRONT	20'	REAR	20'/15'
SIDE/SIDE STREET	10'	SIDE	10'
		CORNER SIDE	15'

NOTES: 1. SEE HOMES GARAGE SIZES 2. 3. 4. 5.

SITE DATA

ASSESSORS PARCEL NUMBER	123-12-401-006 & 123-12-401-007
CURRENT ZONING	R-D
PROPOSED ZONING	PCD-1
GROSS ACRES	7.50
NUMBER OF LOTS	15
COMMON LOTS	3
DU/AC	1.87
MINIMUM LOT SIZE	11,000 SF
MAXIMUM LOT SIZE	SF

ENGINEER

OWNER INFORMATION

DEVELOPER

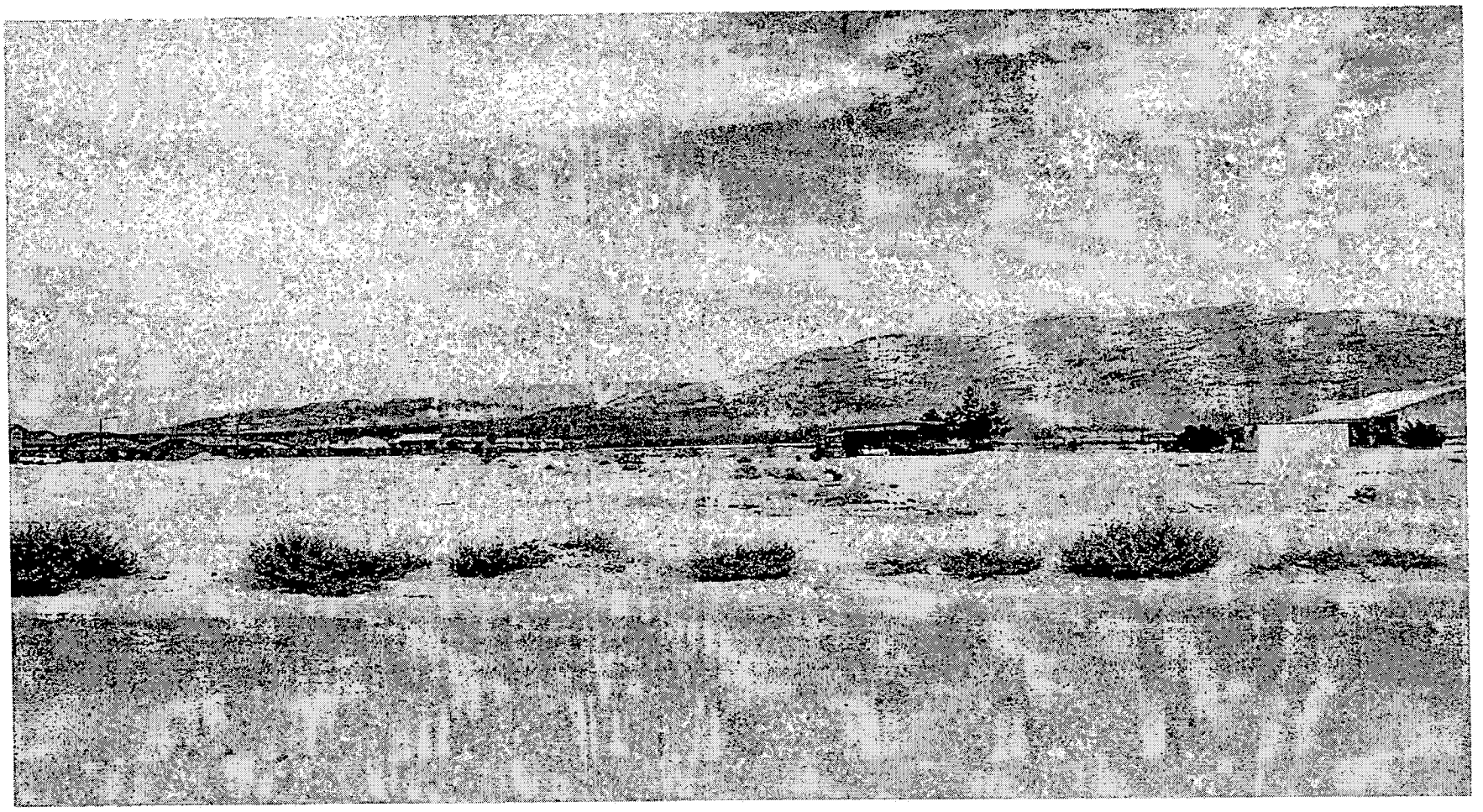
WRIGHT ENGINEERS

COOPER CUSTOM HOMES

STERLING ESTATES

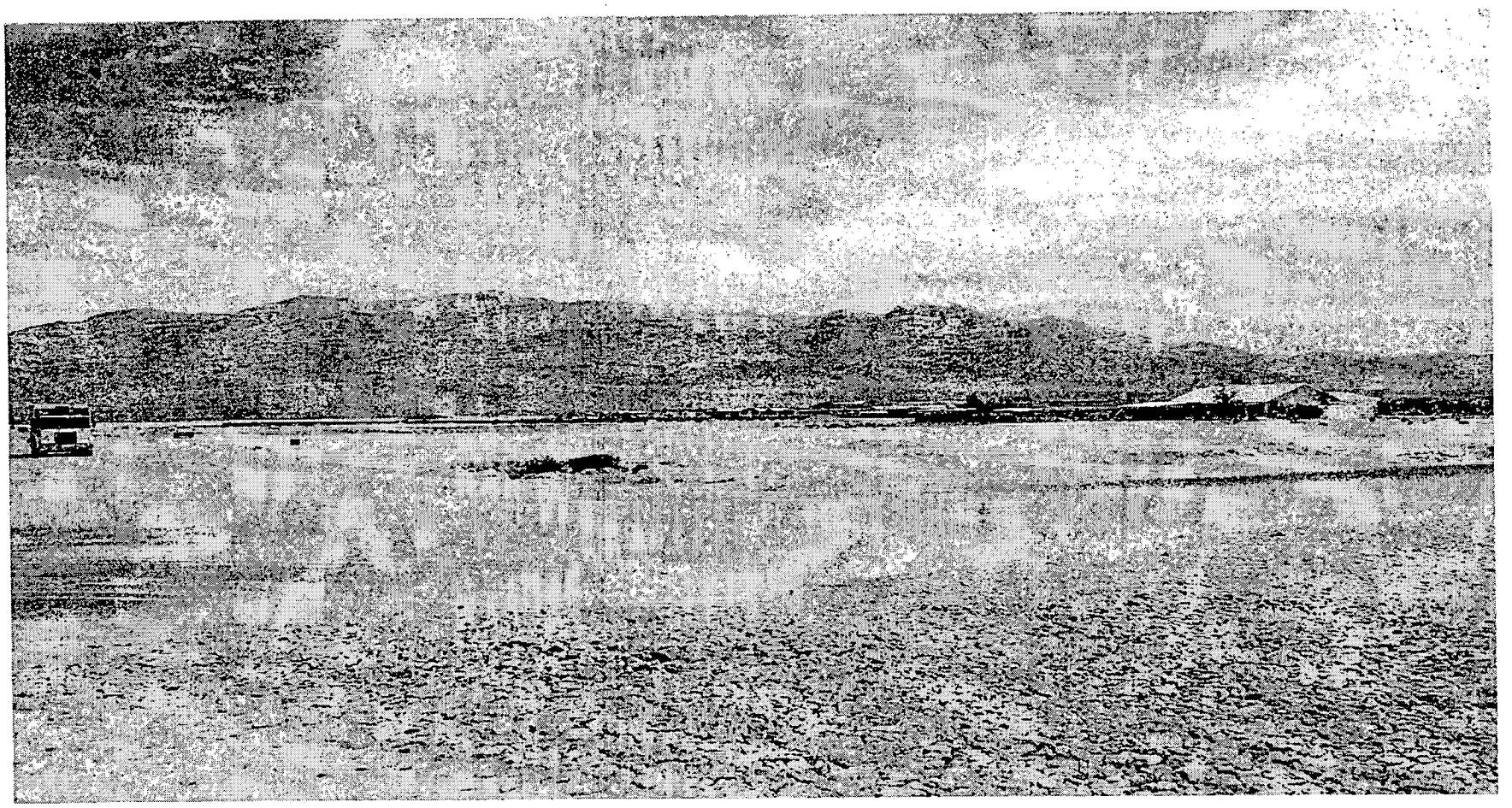
SITE PLAN

ZON-4616
7-22-04 PC



ZON-4616 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF HORSE DRIVE AND BRADLEY ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04



ZON-4616 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF HORSE DRIVE AND BRADLEY ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 54

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 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).

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:
NOTE: See Item 52 [MOD-4615] for all related discussion on Item 52 [MOD-4615], Item 53 [ZON-4616] and Item54 [SDR-4617].

(9:47 – 9:50)
3-960

CONDITIONS:
Planning and Development
1. A Major Modification (MOD-4615) and a Rezoning application (ZON-4616) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site.

CONDITIONS – Continued:

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

3. The setbacks for this development shall be 25 feet in the front, 30 feet in the rear (except for lots 7, 8, 11 and 12 as labeled on the submitted site plan, which shall have a 20 foot rear yard setback), 10 feet on the side and 15 feet on the corner side. Building height shall not exceed two stories or 35 feet, whichever is less.

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

Public Works

5. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary for this site; if such map is required it should record prior to the issuance of any building permits for this site.

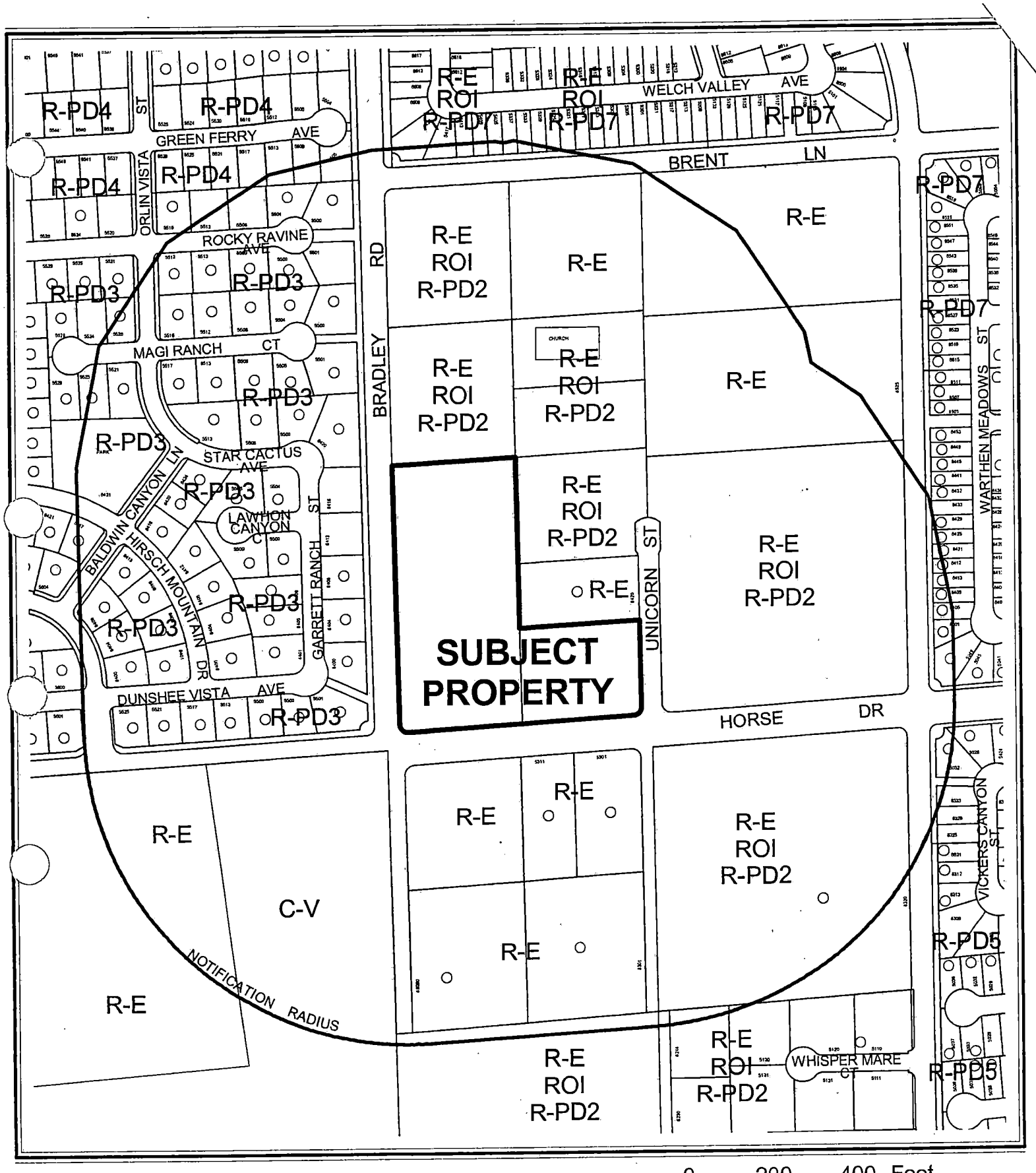
6. Provide and install a school flasher along Horse Drive. Coordinate with the Traffic Engineering Representative in Land Development to determine the location for the flasher. Provide or obtain easements as necessary to install school flasher.

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

8. 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.

9. Site development to comply with all applicable conditions of approval for ZON-4616 and all other site-related actions.

10. 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.



CASE: **SDR-4617**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4615 & ZON-4616 - PUBLIC HEARING - SDR-4617 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A Major Modification (MOD-4615) and a Rezoning application (ZON-4616) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site.

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

3. The setbacks for this development shall be 25 feet in the front, 30 feet in the rear (except for lots 7, 8, 11 and 12 as labeled on the submitted site plan, which shall have a 20 foot rear yard setback), 10 feet on the side and 15 feet on the corner side. Building height shall not exceed two stories or 35 feet, whichever is less.

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

Public Works

5. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary for this site; if such map is required it should record prior to the issuance of any building permits for this site.

6. Provide and install a school flasher along Horse Drive. Coordinate with the Traffic Engineering Representative in Land Development to determine the location for the flasher. Provide or obtain easements as necessary to install school flasher.

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

8. 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.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 15 lot single family development located adjacent to the northeast corner of Horse Drive and Bradley Road.

B) Applicant's Justification

The applicant's justification letter indicates the proposed 15 lot single family residential development is in compliance with the General Plan and is compatible with development in the area.

BACKGROUND INFORMATION

A) Previous Actions

10/12/98 The City Council approved a Rezoning (Z-16-98) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on this site as part of a larger request. The Planning Commission and staff recommended approval on August 13, 1998.

04/02/03 The City Council approved a Major Modification (MOD-1271) to add the western 4.3 acres to the Iron Mountain Ranch plan area and a Site Development Plan Review (SDR-1272) for a 34-lot single-family development on this site as part of a larger request. The Planning Commission and staff recommended approval on February 27, 2003.

05/22/03 The Planning Commission approved a Tentative Map (TMP-2219) for a 34-lot single-family subdivision on this site as part of a larger request. The Planning and Development Department recommendation was for approval.

07/22/04 The Planning Commission will hear a related Major Modification (MOD-4615) and a Rezoning (ZON-4616) will be heard as part of this agenda.

B) Pre-Application Meeting

05/27/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

MP

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 6.99

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residences (Under Construction)
South:	Undeveloped
East:	Single Family Residences (Under Construction)
West:	Single Family Residences

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-PD3 (Residential Planned Development – 3 Units Per Acre)

E) General Plan Compliance

The site is designated DR (Desert Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) designation is in conformance with the General Plan designation of DR (Desert Rural Density Residential).

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

MP

This property is currently located within the Iron Mountain Ranch Master Plan Area. The applicant has made a request to remove the property from the master plan.

A 20 foot wide equestrian trail is required adjacent to the east side of Bradley Road on this site. The submitted plans show the required trail.

PROJECT DESCRIPTION

The site plan depicts a 15 lot single family residential development with lot sizes ranging from 11,043 to 15,201 square feet. Access to the lots is provided by 39 foot wide private streets connecting to Bradley Road. The proposed setbacks on the plan are 25 feet in the front, 15 feet to side loaded garages, 20 and 30 feet in the rear, 10 feet on the side and 15 feet on the corner side. The elevations depict one and two story single family residences with stucco exteriors and tile roofs. The floor plans indicates the dwellings will range in sizes from 2,832 to 4,037 square feet. A 20 foot wide equestrian trail is provided along the west side of the site adjacent to Bradley Road with 6 foot wide landscape planters shown along Horse Drive and Unicorn Street.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards are proposed for this project:

Standards	Proposed	Acceptable
Minimum Lot Size	11,000 SF	Y
Min. Setbacks		
• Front	25 Feet	Y
• Side Loaded Garage	15 Feet	Y
• Side	10 Feet	Y
• Corner Side	15 Feet	Y
• Rear	20 & 30 Feet	Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposed lot sizes, setbacks and building height are appropriate for a development of this type. A condition has been added to establish the setbacks and building height as indicated above. The rear setback for this development is 30 feet except for lots located on the south portion of the site (a total of 4), which will have a 20 foot rear setback. These lots are labeled as lots 7, 8, 11 and 12 on the submitted site plan.

A4) Landscape and 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
6.99 acres	2.15	1.65	3.54 %	10,779 SF	5.54 %	10,800 SF

Based on the density of 2.15 units per acre, a total of 10,779 square feet of open space is required for this development. The submitted plans indicate there is approximately 10,800 square feet of usable open space provided with the equestrian trail along Bradley Road. Therefore, this development is compliance with open space requirements.

B) General Analysis and Discussion

- Zoning

The proposed 15 lot single family development at a density of 2.15 dwelling units per acre is allowed in the R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district.

- Site Plan

The proposed site plan presents an appropriate layout for this development. The density and lot sizes ranging from 11,043 to 15,201 square feet are compatible with the surrounding development and in compliance with the General Plan and Zoning Code. It should be noted the rear setback for this development is 30 feet except for lots located on the south portion of the site (a total of 4), which will have a 20 foot rear setback. These lots are labeled as lots 7, 8, 11 and 12 on the submitted site plan.

- Elevation

The proposed building elevations depicting 1 and 2 story single family dwellings are appropriate for a development of this type.

MP

- Floor Plan

The proposed floor plans depict single family dwellings that are appropriate for a development of this type.

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 15 lot single family development is appropriate and compatible with adjacent development in the area

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

   The proposed project is consistent with the General Plan, Title 19 and the Residential Development Standards.

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

   The site will have access to Bradley Road, an 80-foot wide secondary collector, which is adequate to provide access to serve the proposed development. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are common for a development of this type and are appropriate as proposed.

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

The proposed building elevations depicting 1 and 2 story single family dwellings are appropriate for a development of this type 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 development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 97 [Mailed with MOD-4615 & ZON-4616]

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4617 APN: 125-12-601-006, 009

Name of Property Owner: **MB Holdings**

Name of Applicant: **Cooper Custom 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: _____

Print Name: Steve Mcnzies

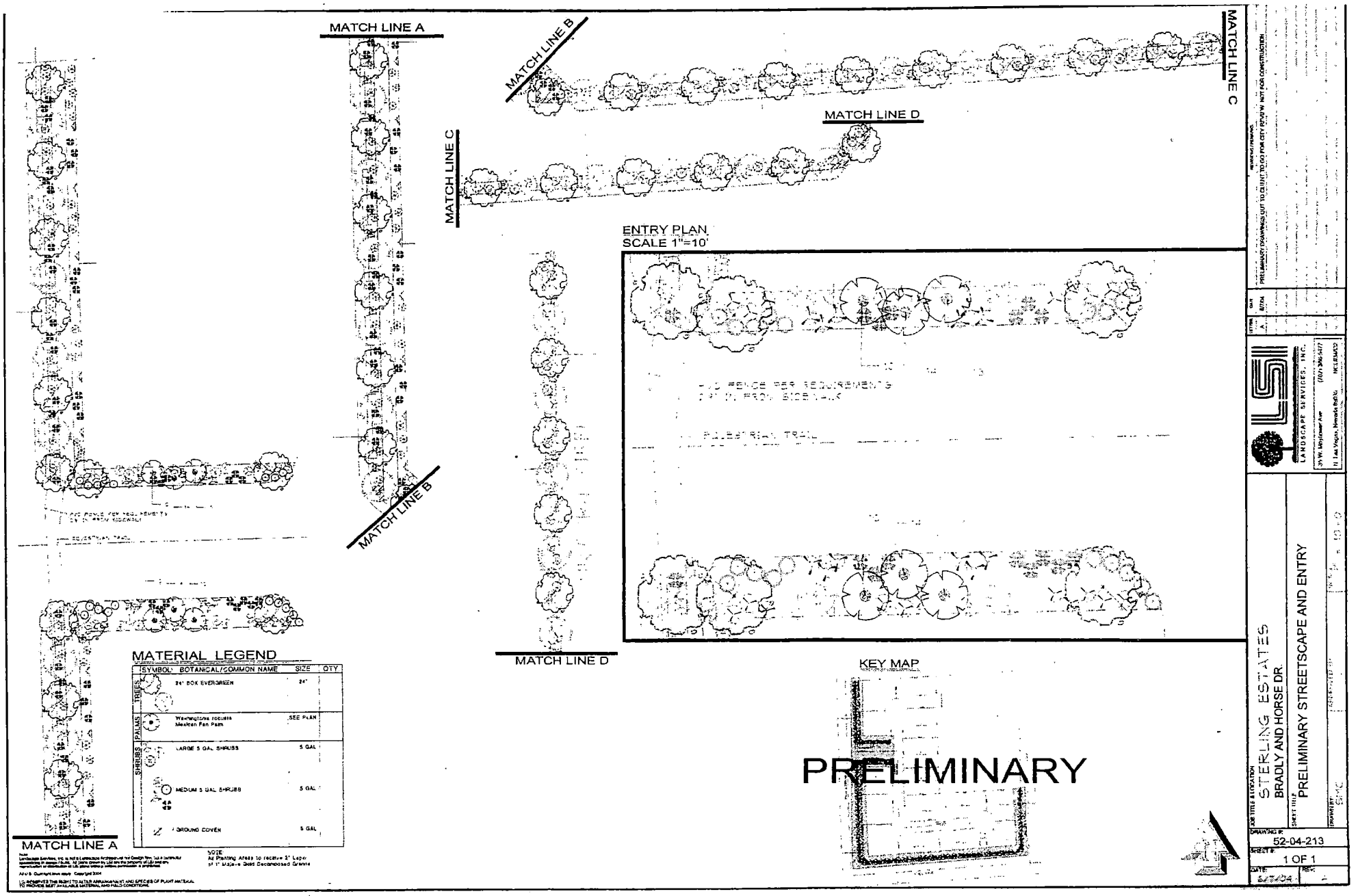
Subscribed and sworn before me

This 20 day of May ,20 04

Ruth H Clark

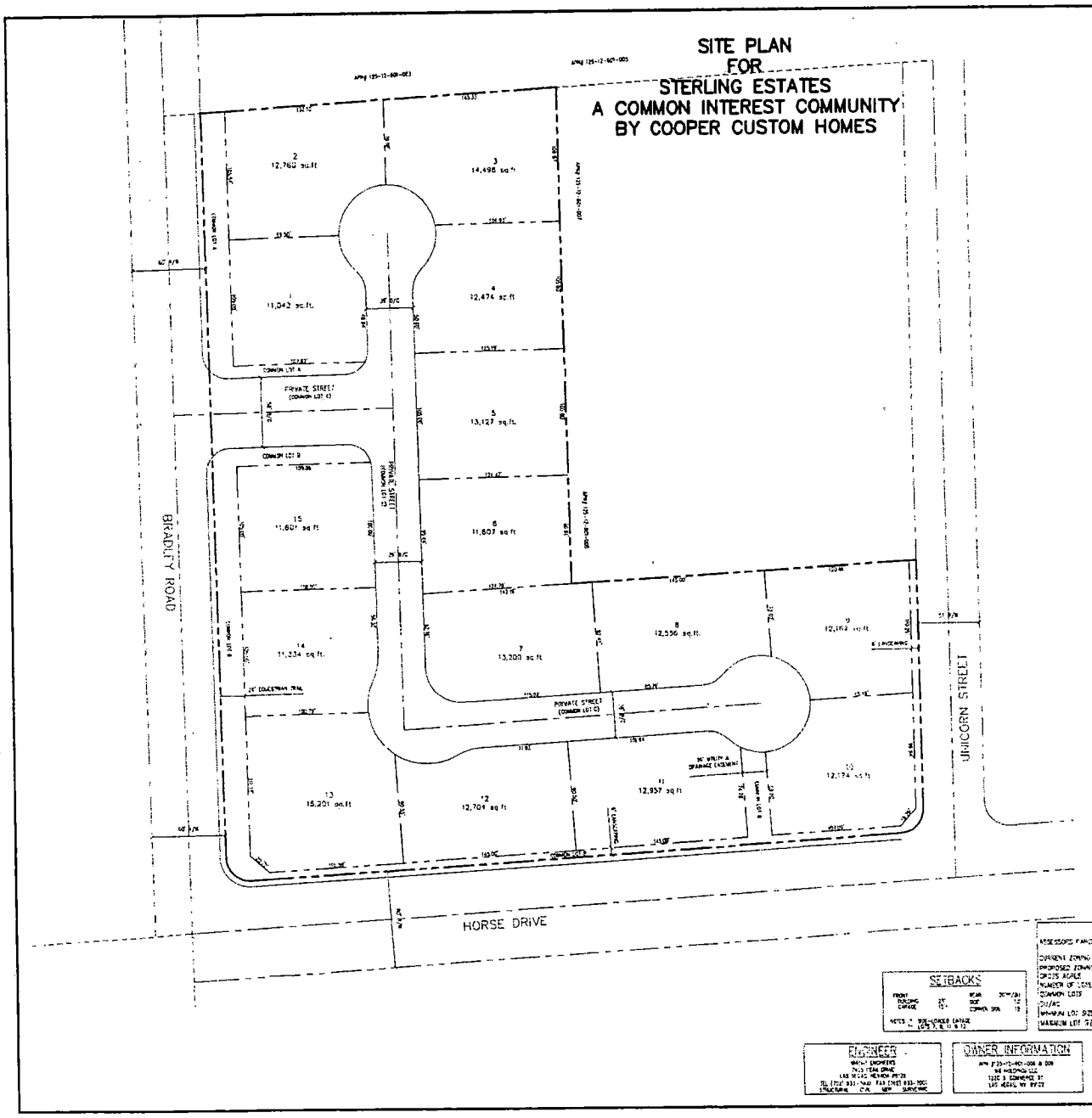
Notary Public in and for said County and State

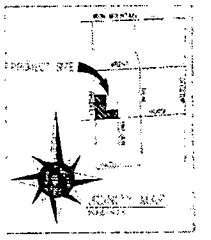
RUTH HELEN CLARK
Notary Public, State of Nevada
Appointment No. 02739101
My Appl. Expires Feb. 1, 2006

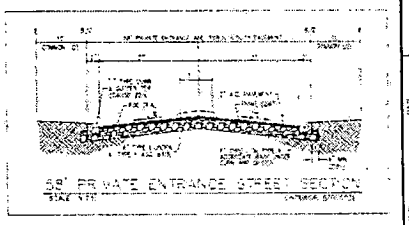


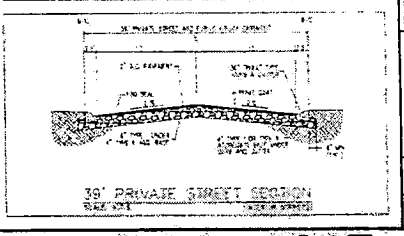
SDR-4617
7-22-04 PC

SITE PLAN
FOR
STERLING ESTATES
A COMMON INTEREST COMMUNITY
BY COOPER CUSTOM HOMES









SETBACKS	
FRONT	20'
REAR	20'
SIDE	10'
CORNER SIDE	15'

SITE DATA	
ASSESSORS PARCEL NUMBER	125-12-601-004 & 125-12-601-005
CURRENT ZONING	R-E
PROPOSED ZONING	RNC-2
GROSS ACRES	6.96
NUMBER OF LOTS	15
COMMON LOTS	2
DU/AC	2.17
MINIMUM LOT SIZE	11,000 SF
MAXIMUM LOT SIZE	N/A

ENGINEER
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 851-1440 FAX (702) 851-1450

OWNER INFORMATION
APN 125-12-601-004 & 005
SR HOLDINGS LLC
1215 S. COMMERCE ST
LAS VEGAS, NV 89102

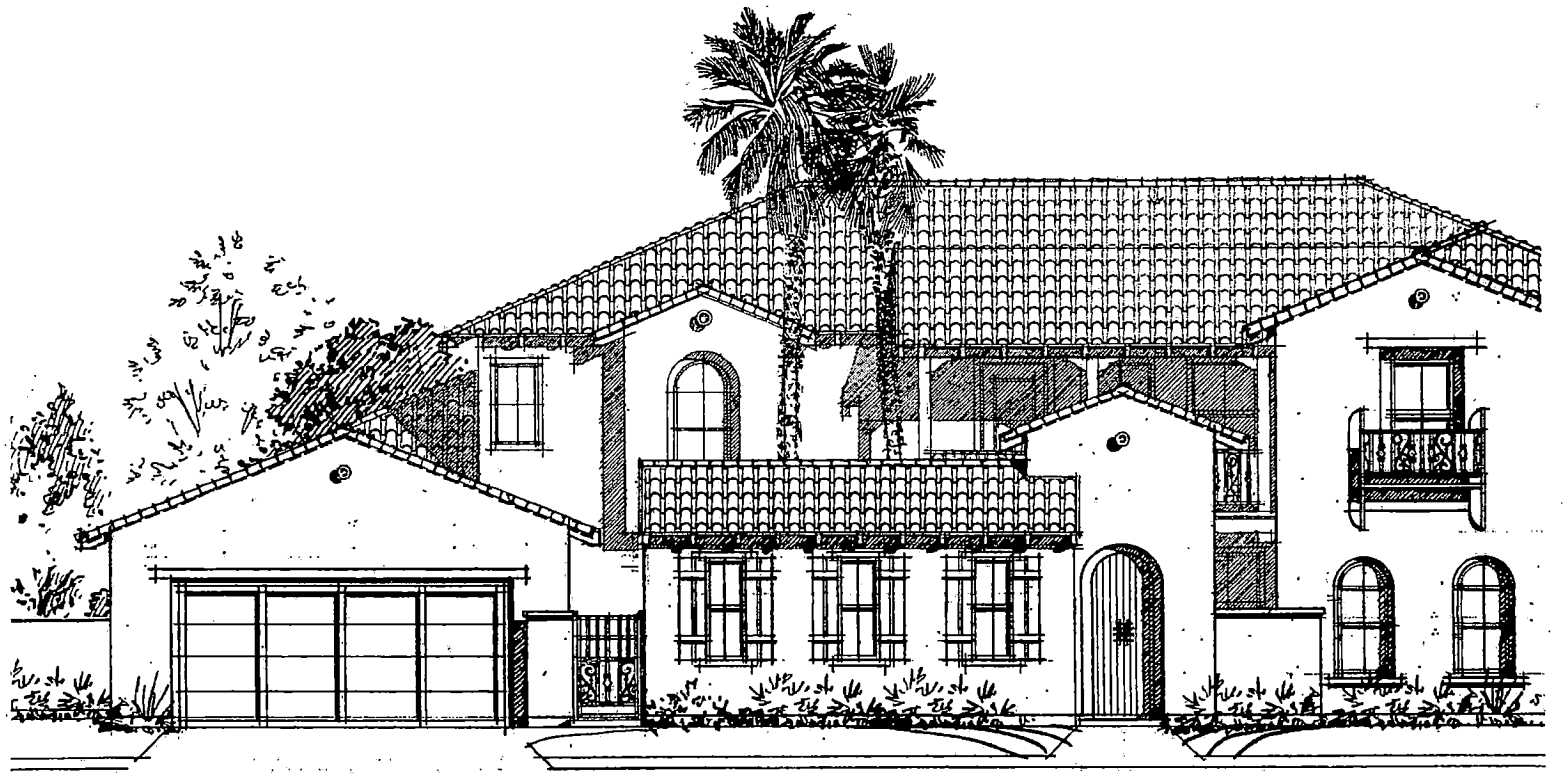
DEVELOPER
COOPER CUSTOM HOMES
1215 S. COMMERCE ST
LAS VEGAS, NV 89102

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 851-1440
FAX (702) 851-1450

COOPER CUSTOM HOMES
STERLING ESTATES
SITE PLAN

SHEET 1 OF 1 SHEETS

SDR-4617
7-22-04 PC



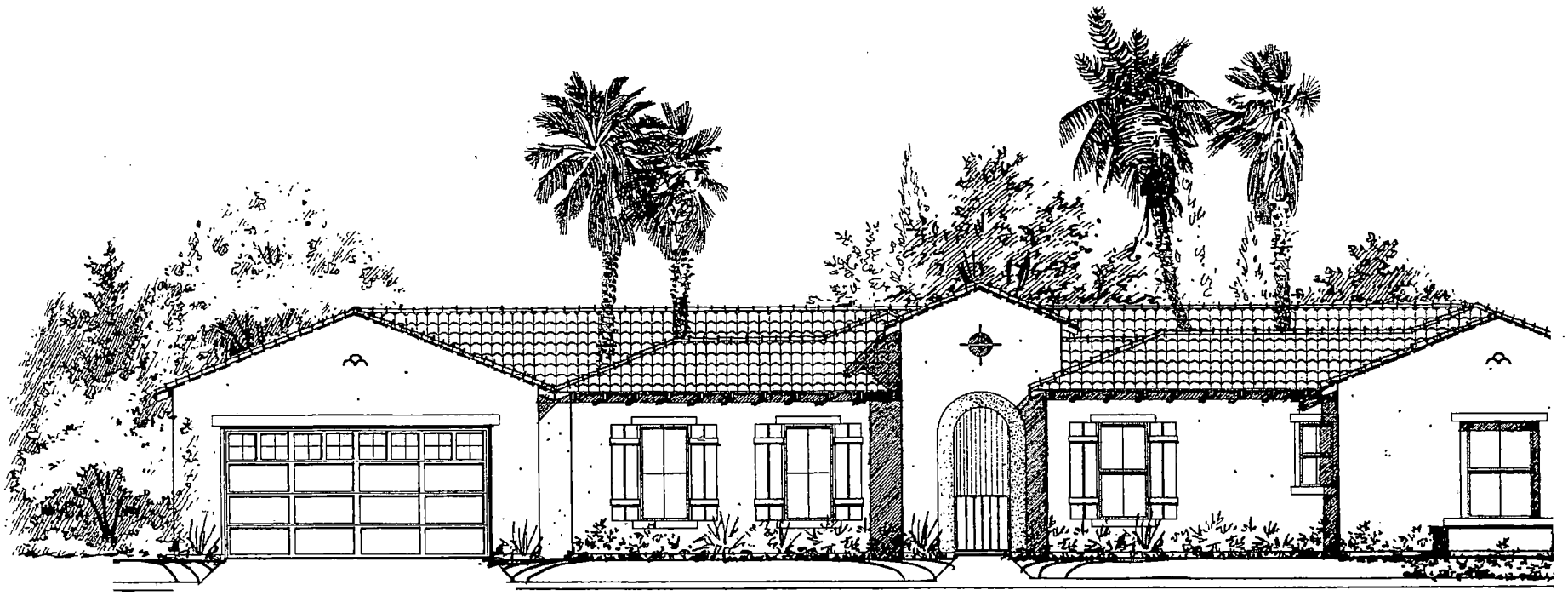
STERLING ESTATES

COOPER CUSTOM HOMES

WOODLEY
ARCHITECTURAL
GROUP, INC.

These drawings may
vendor

SDR-4617
7-22-04 PC



STERLING ESTATES

COOPER CUSTOM HOMES

WOODLEY
ARCHITECTURAL
GROUP, INC.

colorado
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california
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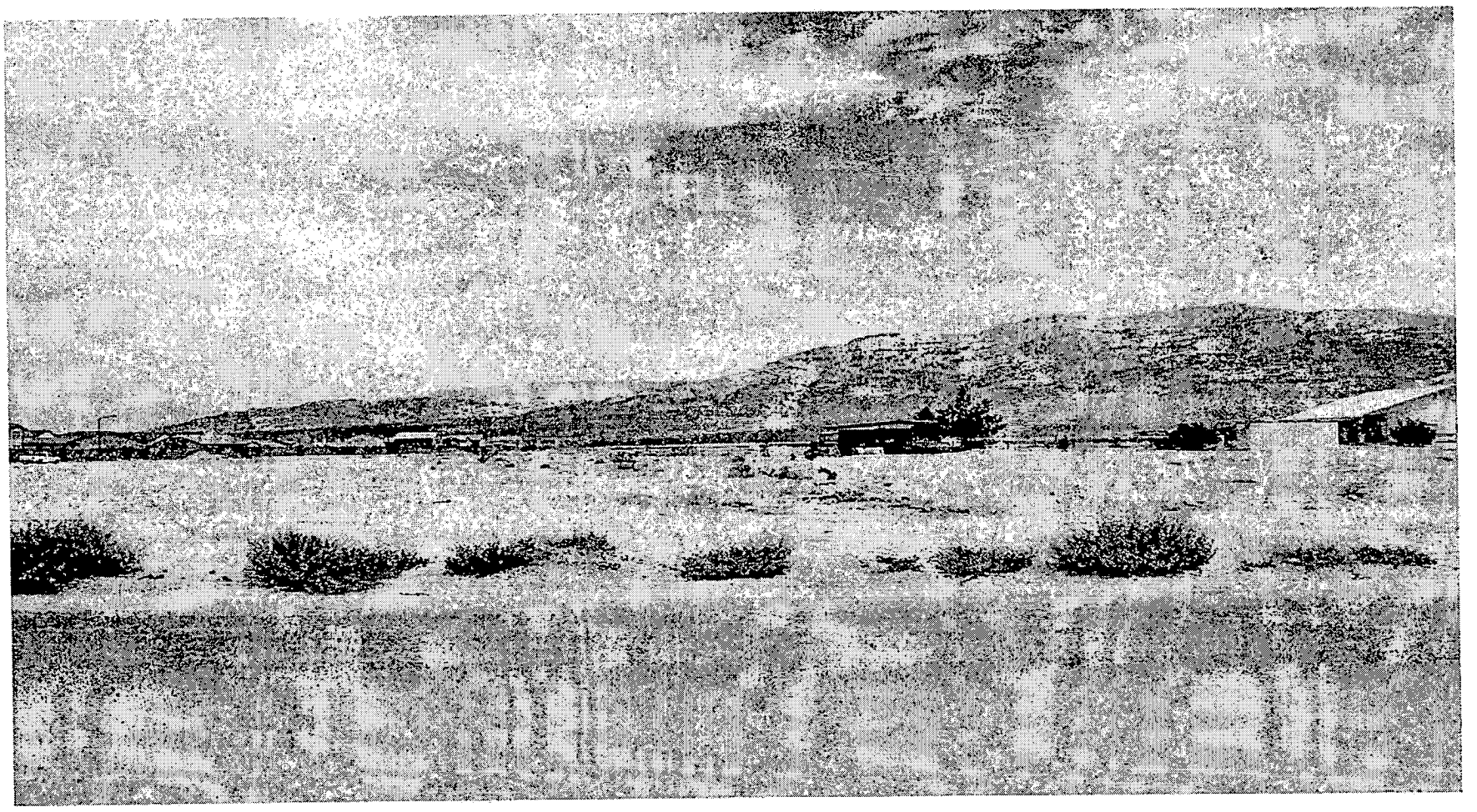
written permission o

SDR-4617
7-22-04 PC



SDR-4617 - APPLICANT: COOPER CUSTOM HOMES - OWNER: MB HOLDINGS, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF HORSE DRIVE AND BRADLEY ROAD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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).

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 – Motion carried with EVANS voting NO, McSWAIN excused and STEINMAN abstaining because he serves on the Board of Directors for Southern California Presbyterian Homes who owns 30 acres of land adjacent to this site

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open for Item 55 [MOD-4633] and Item56 [SDR-4636].

MINUTES – Continued:

KYLE WALTON, Planning and Development Department, stated that this is the last of commercial zoning at this intersection. Staff recommended denial of eliminating the last commercial zoning in the heart of the Lone Mountain West Master Plan.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Many of the comments made by ATTORNEY LAZOVICH apply to this property as well. There is a five-acre parcel on Cliff Shadows and Alexander and another parcel in the vicinity. At the bottom half of the site there is a remnant BLM piece which makes this inappropriate for commercial development. The northern piece was approved for a tavern special use permit as well as a drug store. There was opposition to both uses. Despite those approvals, there are no operators interested in the site. The deadend of Alexander Road and Cliff Shadows make commercial development infeasible. He pointed to other commercial property within the area and urged approval of the applications.

KIM ATKINS, 10626 Shifting Breeze, noted that his home is adjacent to the property being discussed. He opposed changes to the master plan that will diminish the quality of life for the residents by impacting views and privacy. The existing homeowners bought their homes based on the master plan and changes also lower the standards established and property values. Elected officials are trusted to protect homeowners.

COMMISSIONER GOYNES discussed with ATTORNEY GRONAUER the previously approved special use permit, access limitations and proximity to a BLM remnant parcel. The neighbors opposed the use on the five-acres adjacent to the speaker because of the intense use. Given market competition, there would be interest in this site were it appropriate for the use.

CHAIRMAN TRUESDELL questioned why BLM had not sold the remnant parcel and expressed concern with how it would eventually fit into the overall plan. ATTORNEY GRONAUER agreed that a street could be punched through the BLM parcel. Currently the parcel is planned for green or open park space. CHAIRMAN TRUESDELL commented that given area traffic, the access point would be more appropriate to Alexander. ATTORNEY GRONAUER agreed his client could look at that.

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 55 – MOD-4633

MINUTES – Continued:
COMMISSIONER EVANS stated that residential development would be more profitable and more appropriate today, but the purpose of the plan is long-term development. His concern is with the future when there is no space to provide for the demand for commercial. COMMISSIONER NIGRO respectfully disagreed because five-acre commercial sites tend to be taverns and drug stores. Property values are driving changes to the plans done a few years ago. Commercial development is going to be forced to cluster and there will be fewer small commercial properties. Since office development is unlikely, the best development would be residential with commercial development over by the interchange. COMMISSIONER EVANS pointed out that deviating from the plan too much makes it untrustworthy for home buyers. CHAIRMAN TRUESDELL commented that a formula for commercial versus residential is difficult. There is regional commercial two interchanges from this site north or south. If neighbors accept the plan is fluid and the benefit of something other than commercial development, this is a good project. He suggested the developer work on the access issue prior to the City Council hearing.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 55 [MOD-4633] and Item56 [SDR-4636].

(9:50 – 10:08)
3-1296

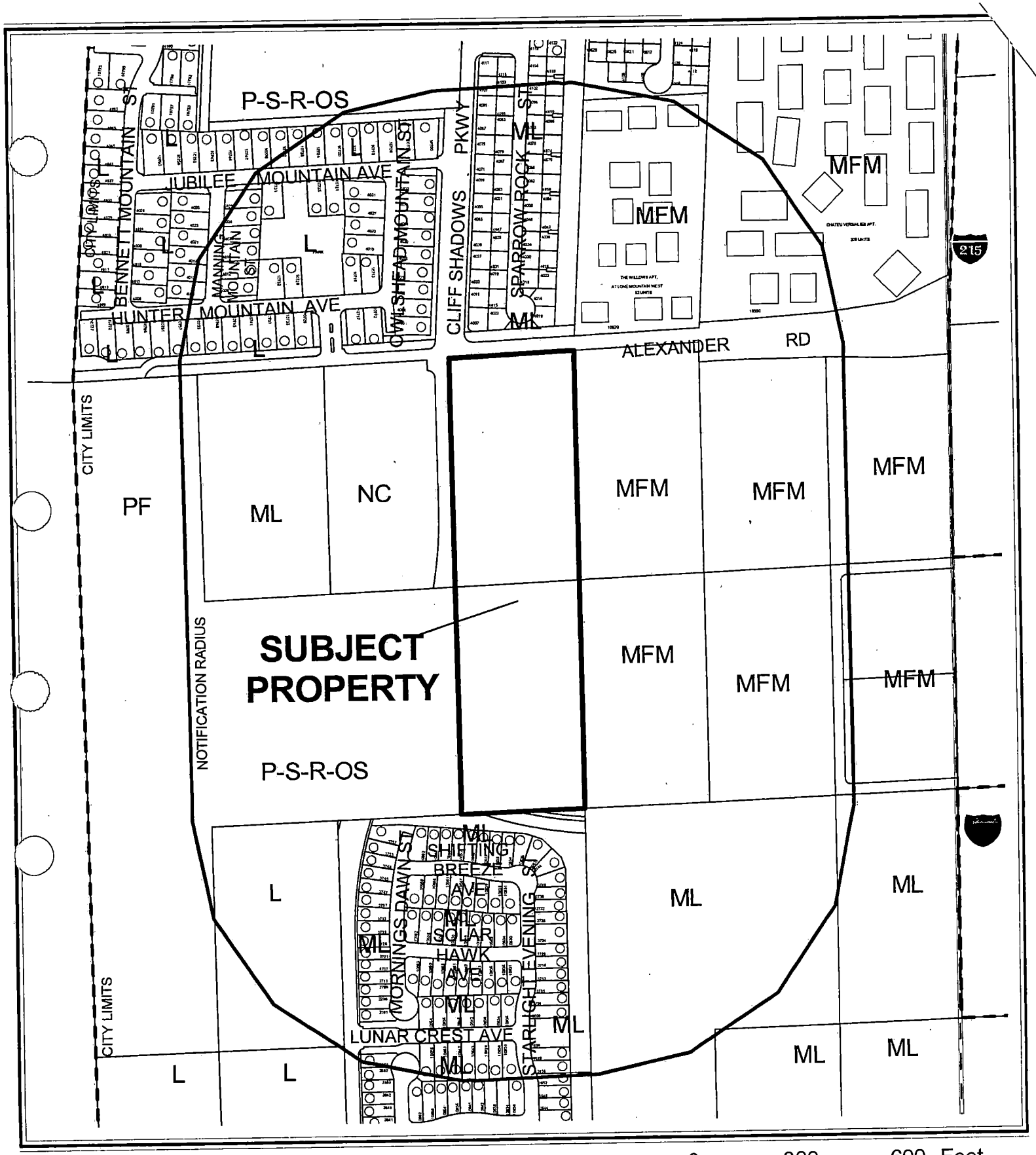
CONDITIONS:
Planning and Development

1. A Site Development Plan Review (SDR-4636) shall be approved by the City Council at a Public Hearing.

2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

Public Works

3. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $38,700 (for Assessor's Parcel No. 137-12-101-003) towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

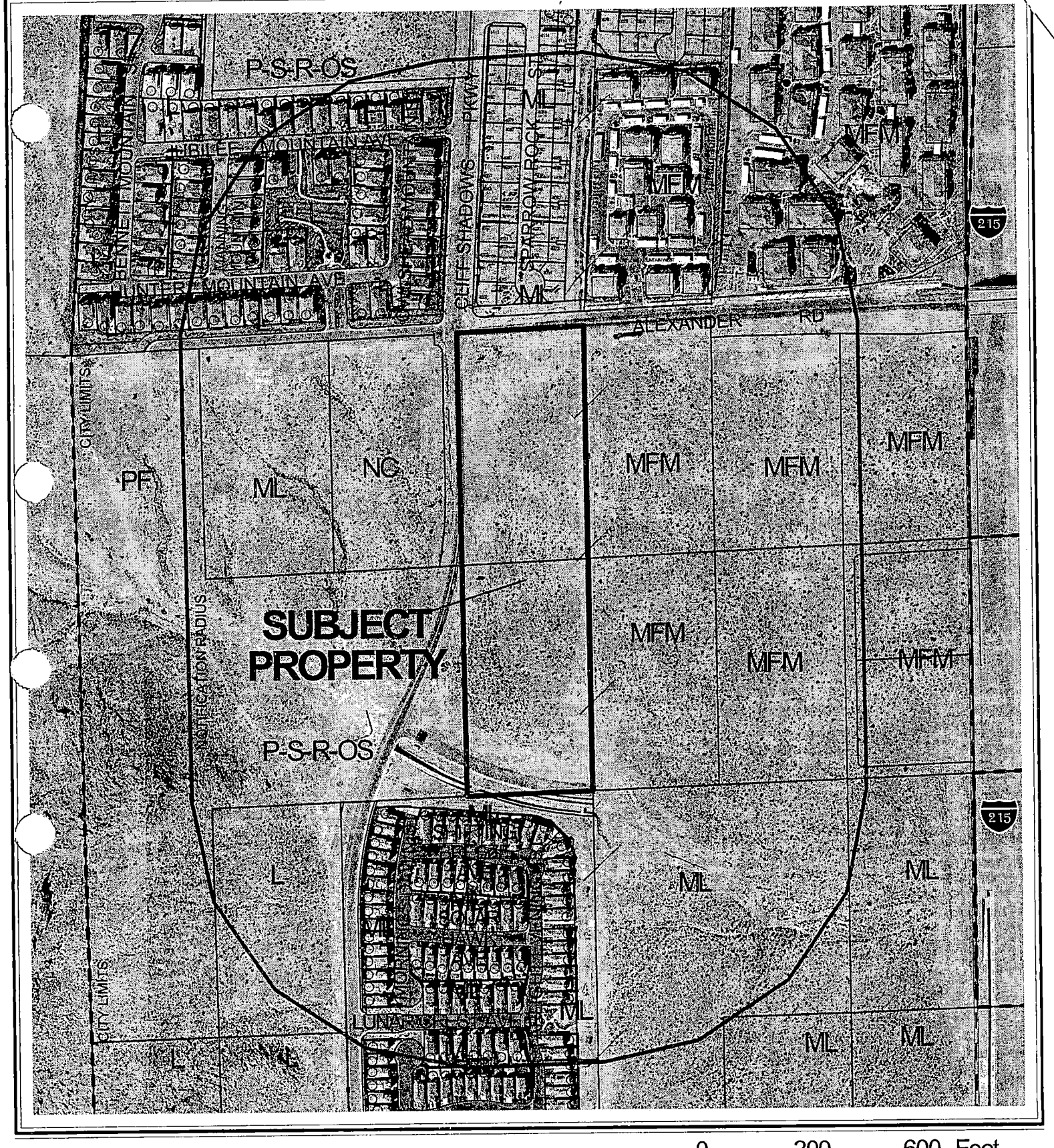


CASE: **MOD-4633**

RADIUS: 750 FT

LONE MOUNTAIN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
NC (NEIGHBORHOOD COMMERCIAL) AND VC (VILLAGE COMMERCIAL)

PROPOSED LONE MOUNTAIN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM LOW DENSITY RESIDENTIAL)



0 300 600 Feet

CASE: MOD-4633

RADIUS: 750 FT

LONE MOUNTAIN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
NC (NEIGHBORHOOD COMMERCIAL) AND VC (VILLAGE COMMERCIAL)

PROPOSED LONE MOUNTAIN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MAJOR MODIFICATION - PUBLIC HEARING - MOD-4633 - APPLICANT: KB HOME - OWNER: NATIONAL GROUP #1, LIMITED LIABILITY CORPORATION, ET AL

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan Review (SDR-4636) shall be approved by the City Council at a Public Hearing.

2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

Public Works

3. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $38,700 (for Assessor's Parcel No. 137-12-101-003) towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a Major Modification of the Lone Mountain West Master Plan to change the designation of 10.26 acres of property adjacent to the southeast corner of Cliff Shadows Parkway and Alexander Road from VC (Village Commercial) and NC (Neighborhood Commercial) to ML (Medium-Low Density Residential).

B) Applicant's Justification

The applicant justifies this request by stating that "market trends have significantly changed and demand has increased for single family residential land in areas that are easily accessible to employment nodes through existing major arterials and freeways."

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.

03/11/99 The Planning Commission approved a request to annex (A-0009-99) sixteen (16) unimproved parcels totaling 125 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 recommended approval on May 13, 1999. Staff recommended approval.

04/05/00 The City Council approved a Petition to Vacate U.S. Government Patent Reservations (VAC-0057-99) on property generally located north of Cheyenne Avenue, south of Lone Mountain Road, east of Puli Road, and west of Barden Road, Ward 4 (Brown). The Planning Commission and Staff both recommended approval.

PL

12/05/01 The City Council approved a Rezoning (Z-0068-01) application for the reclassification of property from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], to PD (Planned Development) Zone on approximately 5.15 acres at the southeast corner of Cliff Shadows Parkway and Alexander Road. The Planning Commission and Staff both recommended approval.

08/22/02 The Planning Commission approved a motion to Withdraw Without Prejudice a Request for a Special Use Permit (U-0051-02) for gasoline sales in conjuncture with a proposed convenience store adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. Staff recommended approval.

10/16/02 The City Council approved a Site Development Plan Review [Z-0068-01(1)] and a Reduction in the Amount of Landscape Planter Finger Islands for a 22,920 square foot commercial center adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and Staff both recommended approval.

10/16/02 The City Council approved a Special Use Permit (U-0045-02) for a tavern on 5.15 acres located adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and Staff both recommended approval.

10/16/02 The City Council approved a Special Use Permit (U-0047-02) for an off-premise liquor establishment in conjuncture with a proposed drug store adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and Staff both recommended approval.

07/22/04 A companion Site Development Plan Review (SDR-4636) will be heard as part of this agenda.

B) Pre-Application Meeting

05/26/04 The main comment pertained to the front yard setback to the garage door being 18 feet.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

PL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.26

B) Existing Land Use

Subject Property:	Vacant
North:	Residential Housing
South:	Residential Housing
East:	Vacant
West:	Vacant

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
South:	PD (Planned Development)
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West:	C-V (Civic) U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) Lone Mountain Land Use Designation

Subject Property:	NC (Neighborhood Commercial) VC (Village Commercial)
North:	ML (Medium-Low Density Residential)
South:	ML (Medium-Low Density residential)
East:	MFM (Multi-Family Medium Residential)
West:	NC (Neighborhood Commercial) P (Park/School/Recreation/Open Space)

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. The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain West Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed 55-lot residential subdivision is a permitted use within the PD (Planned Development) zoning district.

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
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is composed of two parcels, which are located within the Lone Mountain West Master Plan area with both a Neighborhood Commercial and a Village Commercial land use designation.

Neighborhood Commercial
The Neighborhood Commercial category address parcels of five acres or less and provides for the development of convenience retail shopping, services, and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development. The maximum lot coverage shall not exceed 30 percent.

Village Commercial
The Village Commercial land use category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and does not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersection of major arterials and major freeways. The map lot coverage will not exceed 30 percent.

Medium-Low Density Residential
The Medium-Low Density Residential category provides for the development of up to 12 dwelling units per gross acre. This land use category allows for higher density detached, single-family product types including, but not limited to, compact lots and zero lot line, and two story buildings.

Trails:

Multi-Use Non-Equestrian Trail
A Multi-use Transportation Trail is required on the Nevada Power easement along within and 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.

A) Zoning Code Compliance

Currently, the 10.26 acre site is zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under a Resolution of Intent to PD (Planned Development). The surrounding area is either zoned PD (Planned Development) or is slated by the General Plan to be part of the Planned Community Development known as Lone Mountain West.

B) General Analysis and Discussion

The amount of commercial property available within the Lone Mountain West Master Plan is a limited commodity. Originally, the Master Development Plan called for a total of 40.9 acres of commercial property, comprised of NC (Neighborhood Commercial) and VC (Village Commercial). Today, that total has dropped to approximately 24.42 acres as a result of previous conversions of land use from commercial to residential. In addition to this application's request, another 4.14 acre parcel located adjacent to the southwest corner of Cliff Shadows Parkway and Alexander Road (APN: 137-12-101-002), has applied for a Major Modification (MOD-4484) of the Lone Mountain West Master Plan to reclassify the property from NC (Neighborhood Commercial) to ML (Medium-Low Density Residential). The possible combined loss of commercial property from the Lone Mountain Master Plan would be approximately 15 acres, therefore reducing the total commercial property within the plan to approximately 11 acres. Of the 11 acres that possibly could remain, 2.3 acres is currently a professional office building with no retail component. The approval of this Major Modification and that of MOD-4484 would essentially remove all of the Neighborhood Commercial from the plan.

With the additional housing from this proposed development and the potential number of units that could be built within the Lone Mountain West Master Plan, the total dwelling units per acre for the plan would be approximately 8 dwelling units per acre, as compared with the plans gross residential density of 6.20. By allowing more residential within the planned area there is the potential of increasing the overall density of Lone Mountain West and creating congestion as a consequence.

With such a decrease in available commercial property within the Lone Mountain West Master Plan, residents will be forced to leave their community and travel further distances to reach commercial services and goods. The future construction of a major commercial use within the adjacent Lone Mountain Master Plan is not a valid argument for the legitimization of the removal of almost all of the viable commercial property within the Lone Mountain West Master Plan.

Figure A

Developed or approved residential areas.

Letter	# of Units	Density	Ave. Units per Acre
A	45	L	5.74
B	120	L	5.31
C	103	L	5.31
D	90	L	5.31
E	159	L	5.31
F	104	L	4.79
G	145	ML	7.13
H	261	ML	12
I	150	L	4
J	26	L	4
K	54	L	5
APT1	184	MFM	20
APT2	136	MFM	20
APT3	95	MFM	16.21
APT4	371	MFM	19.8
AA	171	ML	9.15
BB	23	L	4.2
CC	52	ML	6.4
DD	308	ML	9.21
Total	2578		6.48*

* Average number of units for entire Lone Mountain West area of 469.81 acres, including undeveloped and commercial areas.

Total residential units by catagory.

Densities	Total Units
Low Density (L)	574
Medium Low (ML)	917
Multi-Family Medium (ML-M)	787
Grand Total	2578

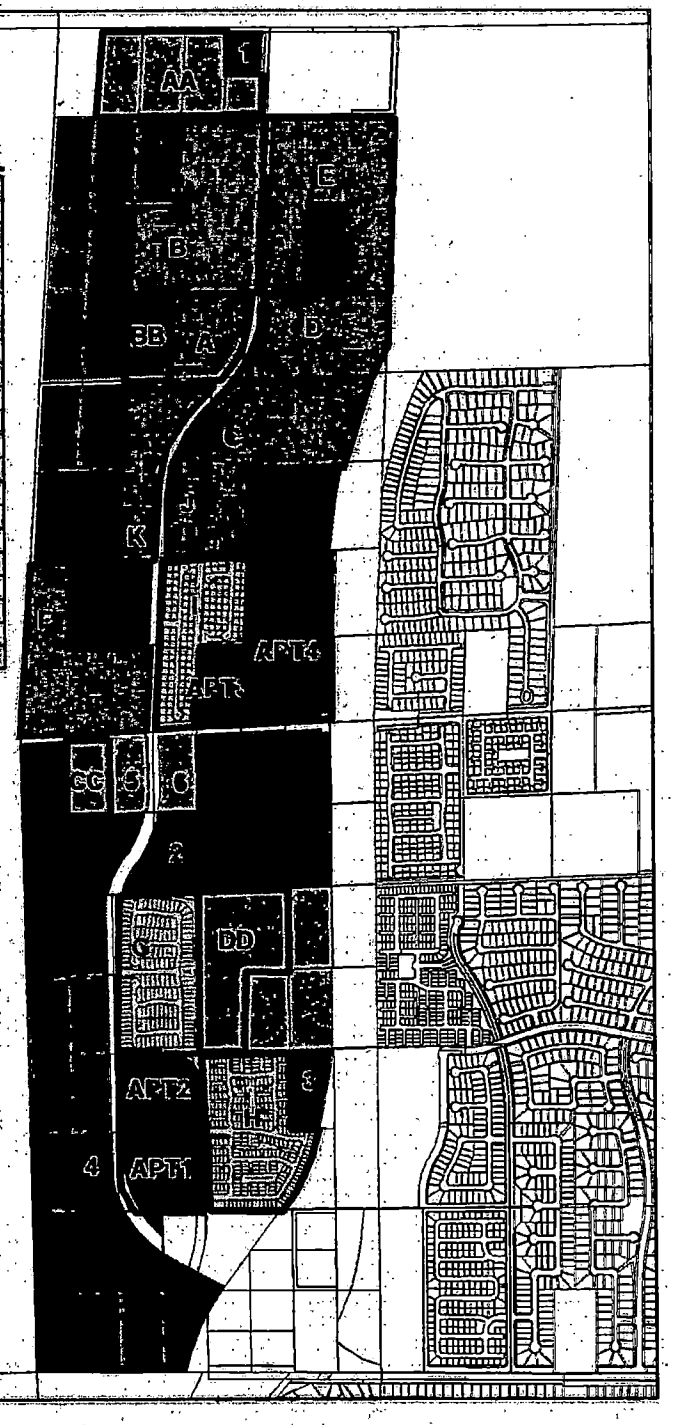
Commercial Areas

Commercial Areas	Number	Acreage
Village Commercial (VC)	#1	2.3
	#2	5.03
	#3	4.22
	#4	4.65
Neighborhood Commercial (NC)	#1	4.14
	#2	4.05
Total VC Acreage Only		16.20
Total NC Acreage Only		8.19
Total Commercial Acreage (VC & NC)		24.42

Available Residential Development

Density*	Acreage	Unit Potential
Low Density, up to 6 units per acre	88.02	528.12
Medium Low, up to 12 units per acre	15.37	185.64
Multi-Family Medium, up to 25 units	29.11	727.75
Total available acreage & max units	132.6	1441.51

* Based on available undeveloped acreage.



Lone Mountain West
Density Study

June 28, 2004

FINDINGS

PL

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 Major Modification is not in conformance with the Lone Mountain West Master Plan. The proposal itself goes against the goals of the General Plan, which emphasizes, "the integration of local service commercial activities within a neighborhood center that is in walking distance of homes within the neighborhood;" and "That urban hubs at the intersections of primary roads, containing a mix of high density residential, commercial and office uses, and containing pedestrian linkages, be supported."

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 PD (Planned Development) zoning district is compatible with the surrounding properties, which are also zoned PD (Planned Development). Within the PD (Planned Development) a variety of uses are permitted. These uses are dictated by the overall master plan for the planned area. Therefore, within the planned development known as the Lone Mountain West Master Plan the change in use is not compatible with the surrounding area, due to the removal of Master Plan's ability to be self-supporting as a result of the removal of designated commercial property.

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

   Within the Lone Mountain West Master Plan there exists 396 plus acres of land designated for residential use. There still exists a significant amount of this land that has not been developed into residential development. Therefore, growth and development factors within the area, which may call for increased residential property can be satiated with the existing amount of properties that are intended for residential use. The removal of commercial property from the Lone Mountain West Master Plan is unwarranted and therefore inappropriate.

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

   The site is bordered to the west by Cliff Shadows Parkway and to the north by Alexander Road, both of which are 80-Foot Secondary Collectors, and on the south by Gilmore Avenue, 60-Foot residential street, as designated by the Master Plan of Streets and Highways. These streets contain sufficient capacity to serve future residential development of the site.

PL

NOTICES MAILED 151 [Mailed with SDR-4636]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4633 APN: 137-12-101-009

Name of Property Owner: **National Group #1 LLC % Focus Coml Group**

Name of Applicant: **KB HOME**

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: JOHN A RITTER

Subscribed and sworn before me

This 7th day of June ,20 04

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4633 APN: 137-12-101-003

Name of Property Owner: **Lee Brian & Julie 60**
Licker Gary Trust 40; % G Licker TRS

Name of Applicant: **KB HOME**

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: BRIAN LEE

Subscribed and sworn before me

This 4th day of June ,20 04

J. Altman

Notary Public in and for said County and State Clark/ Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. ALTMAN
Appt. No. 03-83713-1
My Appt. Expires Aug. 15, 2007

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN):		137-12-101-003 & 009
GROSS AREA:		16.26 +/- GROSS ACRES
MINIMUM LOT SIZE:		47' X 590 (2,773 SQ. FT.)
NUMBER OF UNITS:		55 SINGLE FAMILY UNITS
DENSITY:		5.36 DU/AC GROSS
OPEN SPACE REQUIRED:		16,840 SQFT (330 SF/UNIT)
OPEN SPACE S.F. PROVIDED:		50,000 SQ.FT.
MIN. BUILDING SETBACKS		18' GARAGE, 10' FRONT, 5' REAR 5' SIDE, 12' CORNER SIDE
STREET WIDTHS:	ON-SITE	54' PRIVATE ENTRY 43' PRIVATE INTERIOR
	OFF-SITE	40' HALF STREET (ALEXANDER & CLIFF SHADOWS) 30' HALF STREET (GILMORE)
EXISTING ZONING:		P-D (PLANNED DEVELOPMENT)
PROPOSED ZONING:		P-D (PLANNED DEVELOPMENT)

SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	SPRINT
CABLE T.V.:	COX COMMUNICATION
REFUSE:	SILVER STATE DISPOSAL SERVICE, INC.

DEVELOPER

KB HOME
750 PILOT RD, SUITE F
LAS VEGAS, NEVADA 89119

ENGINEER:

Carter::Burgess

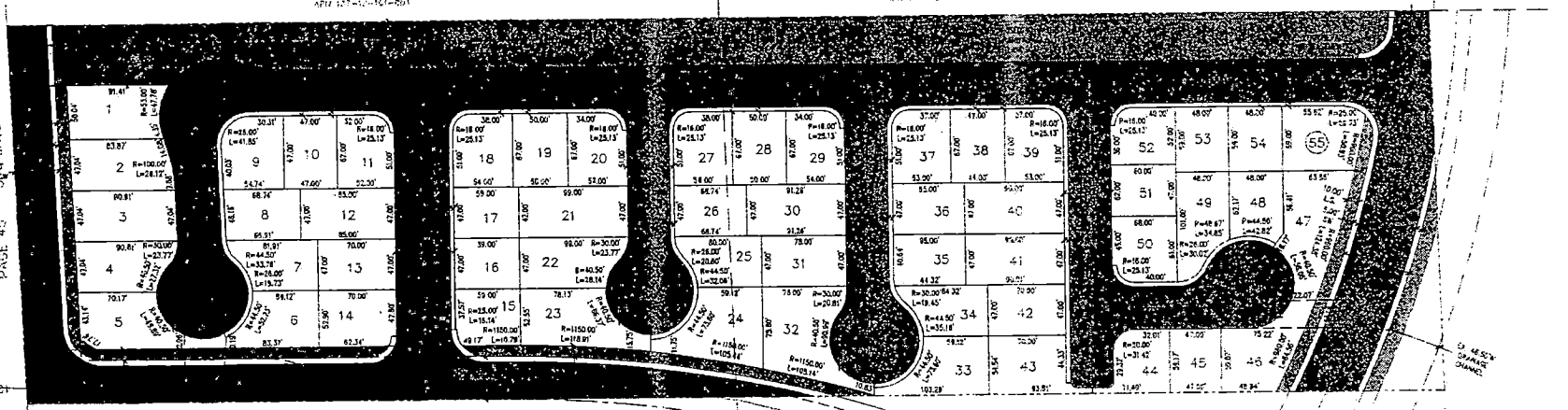
Consultants in Engineering, Planning and the Environment
6655 BERMUDA ROAD LAS VEGAS, NV 89119
(702) 938-5400 Fax (702) 938-5454

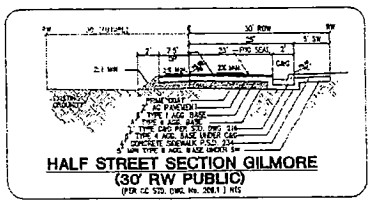
ALEXANDER / CLIFF SHADOWS

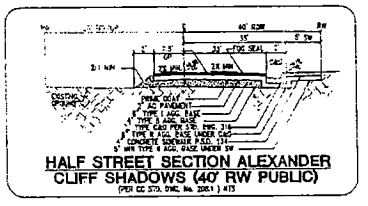
SITE PLAN

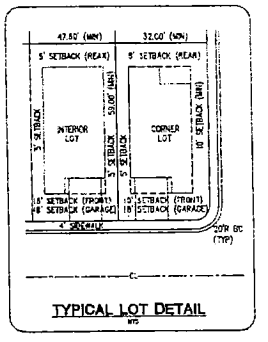
A RESIDENTIAL DEVELOPMENT BY KB HOME

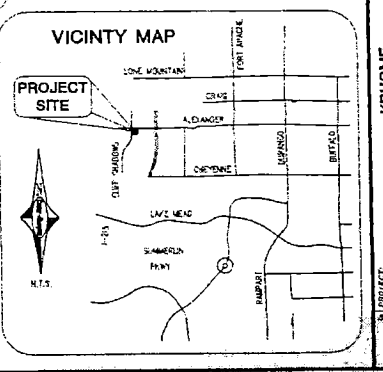
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft

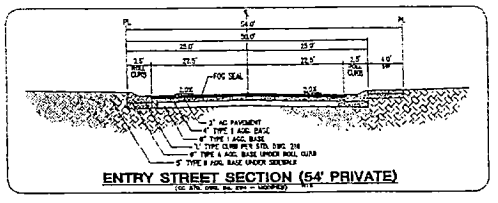


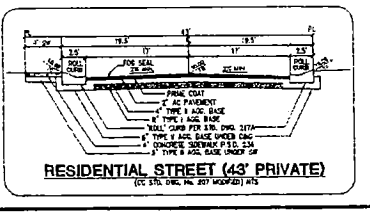












REVISIONS

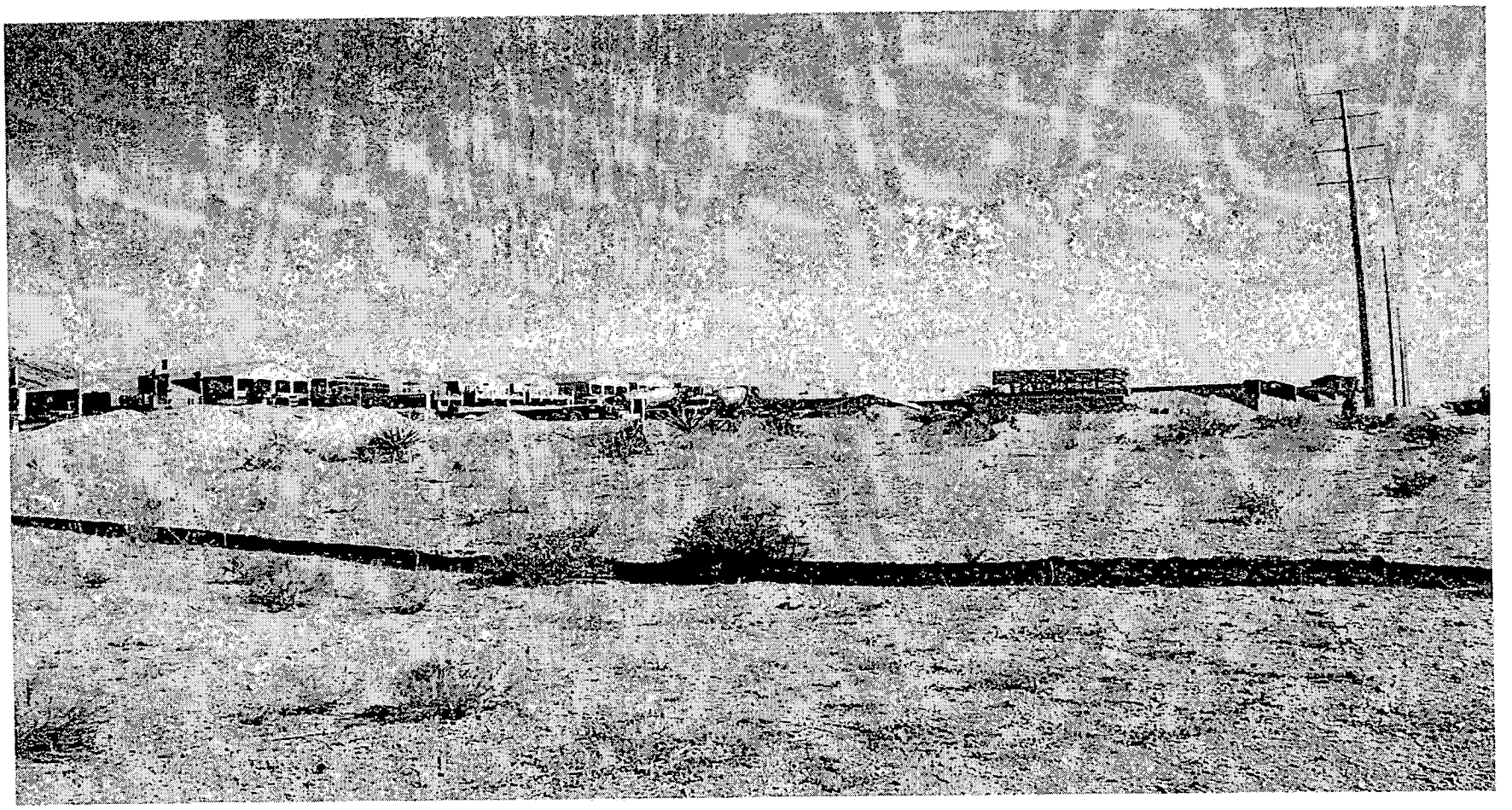
No.	Date	DESCRIPTION	CHKD	APPD

DESIGNED: RMT
DRAWN: RMT
CHECKED: RMS
JOB No.: 141660
DWG No.: 1 OF 2
DATE: 6-23-04

Carter::Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services
6655 Bermuda Road Las Vegas, Nevada 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: KBHOME ALEXANDER / CLIFF SHADOWS
DESCRIPTION: SITE PLAN
SHEET 1 OF 2

MOD-4633
7-22-04 PC



MOD-4633 - APPLICANT: KB HOME - OWNER: NATIONAL GROUP #1, LIMITED LIABILITY CORPORATION, ET AL
SOUTHEAST CORNER OF CLIFF SHADOWS PARKWAY AND ALEXANDER ROAD
JULY 22, 2004 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 56

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 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).

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 – Motion carried with EVANS voting NO, McSWAIN excused and STEINMAN abstaining because he serves on the Board of Directors for Southern California Presbyterian Homes who owns 30 acres of land adjacent to this site

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

MINUTES:
NOTE: See Item 55 [MOD-4633] for all related discussion on Item 55 [MOD-4633] and Item56 [SDR-4636].

(9:50 – 10:08)

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 56 – SDR-4636

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 Major Modification (MOD-4633) of the Lone Mountain West Master Plan from VC (Village Commercial) and NC (Neighborhood Commercial) to ML (Medium-Low Density Residential) 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. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.

5. All development shall be in conformance with the site plan and building elevations, date stamped August 18, 2004 except as amended by conditions herein.

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

7. The maximum building height shall be 2 stories or 35 feet, whichever is less.

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

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

10. Any property line wall shall comply with section 3.6 of the Lone Mountain West Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The walls bordering the access path to the open space area shall have at least the upper 50% of the walls built using wrought iron, to give the path an open and secure feeling.

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

CONDITIONS – Continued:

Public Works

12. Dedicate appropriate right-of-way for a total width of 80 feet adjacent to this site for Cliff Shadows Parkway and a total width of 60 feet for Gilmore Avenue, 40 feet for Alexander Road, a 25-foot radius on the southeast corner of Alexander Road and Cliff Shadows Parkway and appropriate drainage right-of-way for the Gilmore Channel.

13. Construct half-street improvements on Alexander Road adjacent to this site, Gilmore Avenue adjacent to this site and extending westerly to tie into Cliff Shadows Parkway and Cliff Shadows Parkway extending from Gilmore Avenue to the northern border of this site, concurrent with development of this site. Such construction shall include overpaving where appropriate. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

14. Landscape the triangular remnant of property (portion of Assessor's Parcel Number 137-12-101-008) adjacent to this site concurrent with development of this site. Such landscaping shall be maintained in perpetuity by the Homeowner's Association. An Encroachment Agreement shall be submitted as required by the City Engineer.

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

16. 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.

17. Coordinate with the developer to the south, Astoria at Lone Mountain, and the Collection Systems Planning Section of the Department of Public Works to connect to public sewer on the south side of the Gilmore Channel at Cloudland Canyon Street 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:

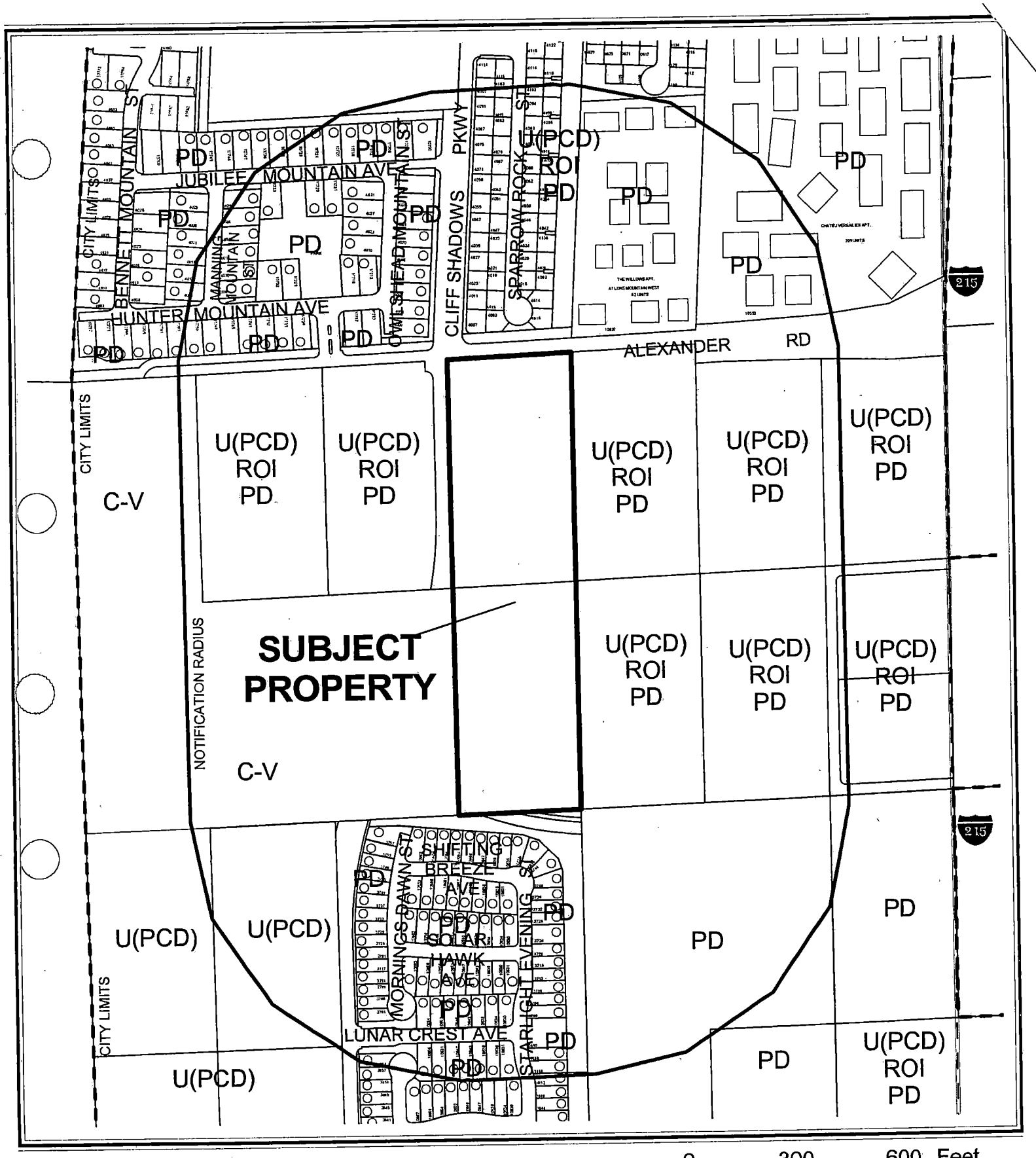
18. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of 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.

19. 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.

20. Site development to comply with the Lone Mountain West Development Standards, Design Guidelines and Development Agreement, Zoning Reclassification Z-68-01, Z-24-99 and all other applicable site-related actions.

CONDITIONS – Continued:

21. 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. Approval of this Site Development Plan does not constitute approval of any deviations.



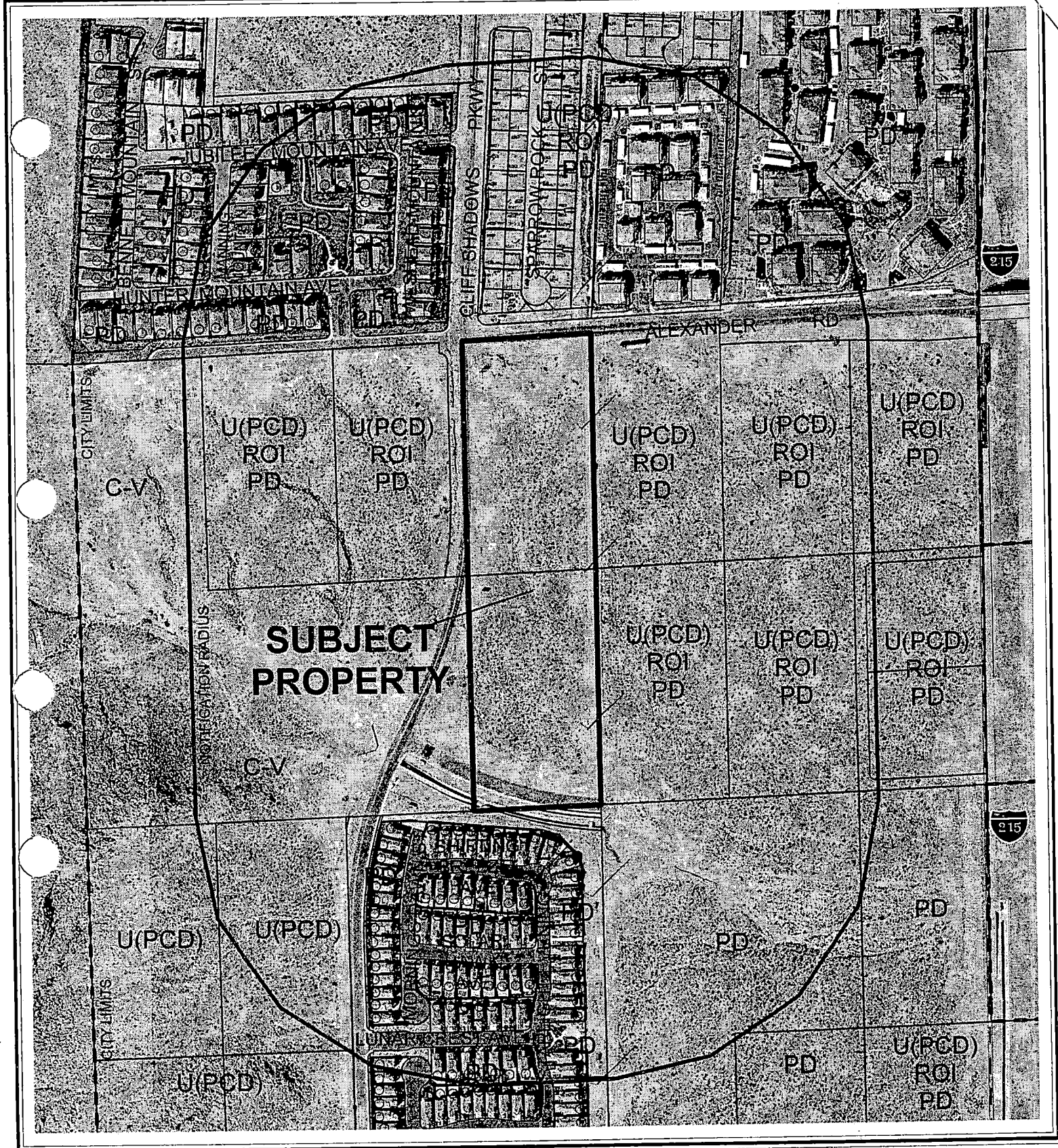
CASE: **SDR-4636**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD(PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) [LONE MOUNTAIN SPECIAL LAND USE DESIGNATION NC (NEIGHBORHOOD COMMERCIAL) AND VC (VILLAGE COMMERCIAL PROPSED TO ML (MEDIUM LOW DENSITY RESIDENTIAL)]



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CASE: SDR-4636

RADIUS: 750 FT

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: 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

** CONDITIONS **

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

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 Major Modification (MOD-4633) of the Lone Mountain West Master Plan from VC (Village Commercial) and NC (Neighborhood Commercial) to ML (Medium-Low Density Residential) 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. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.

5. All development shall be in conformance with the site plan and building elevations, date stamped August 18, 2004 except as amended by conditions herein.

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

7. The maximum building height shall be 2 stories or 35 feet, whichever is less.

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

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

10. Any property line wall shall comply with section 3.6 of the Lone Mountain West Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The walls bordering the access path to the open space area shall have at least the upper 50% of the walls built using wrought iron, to give the path an open and secure feeling.

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

Public Works

12. Dedicate appropriate right-of-way for a total width of 80 feet adjacent to this site for Cliff Shadows Parkway and a total width of 60 feet for Gilmore Avenue, 40 feet for Alexander Road, a 25-foot radius on the southeast corner of Alexander Road and Cliff Shadows Parkway and appropriate drainage right-of-way for the Gilmore Channel.

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16. 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.

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PL

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20. Site development to comply with the Lone Mountain West Development Standards, Design Guidelines and Development Agreement, Zoning Reclassification Z-68-01, Z-24-99 and all other applicable site-related actions.

PL

21. 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. Approval of this Site Development Plan does not constitute approval of any deviations.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting approval of a Site development Plan Review for a 55-lot residential subdivision on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway.

B) Applicant's Justification

The applicant justifies this request by stating that "market trends have significantly changed and demand has increased for single family residential land in areas that are easily accessible to employment nodes through existing major arterials and freeways."

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.
03/11/99	The Planning Commission approved a request to annex (A-0009-99) sixteen (16) unimproved parcels totaling 125 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 recommended approval on 5/13/99. Staff recommended approval.
04/05/00	The City Council approved a Petition to Vacate U.S. Government Patent Reservations (VAC-0057-99) on property generally located north of Cheyenne Avenue, south of Lone Mountain Road, east of Puli Road, and west of Barden Road, Ward 4 (Brown). The Planning Commission and Staff both recommended approval.

PL

12/05/01 The City Council approved a Rezoning (Z-0068-01) application for the reclassification of property from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], to PD (Planned Development) Zone on approximately 5.15 acres at the southeast corner of Cliff Shadows Parkway and Alexander Road. The Planning Commission and Staff both recommended approval.

08/22/02 The Planning Commission approved a motion to Withdraw Without Prejudice a Request for a Special Use Permit (U-0051-02) for gasoline sales in conjuncture with a proposed convenience store adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. Staff recommended approval.

10/16/02 The City Council approved a Site Development Plan Review [Z-0068-01(1)] and a Reduction in the Amount of Landscape Planter Finger Islands for a 22,920 square foot commercial center adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and Staff both recommended approval.

10/16/02 The City Council approved a Special Use Permit (U-0045-02) for a tavern on 5.15 acres located adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and Staff both recommended approval.

10/16/02 The City Council approved a Special Use Permit (U-0047-02) for an off-premise liquor establishment in conjuncture with a proposed drug store adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway. The Planning Commission and Staff both recommended approval.

07/22/04 The Planning Commission will hear related item MOD-4633 as part of this agenda.

B) Pre-Application Meeting

05/26/04 A pre-application was held and resulted in comments other than one directed towards the front yard setback to the garage door being 18 feet.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.26

B) Existing Land Use

Subject Property:	Vacant
North:	Residential Housing
South:	Residential Housing
East:	Vacant
West:	Vacant

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
South:	PD (Planned Development)
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West:	C-V (Civic) U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) Lone Mountain Land Use Designation

Subject Property:	NC (Neighborhood Commercial) VC (Village Commercial)
North:	ML (Medium-Low Density Residential)
South:	ML (Medium-Low Density residential)
East:	MFM (Multi-Family Medium Residential)
West:	NC (Neighborhood Commercial) P (Park/School/Recreation/Open Space)

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. The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain West Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed 55-lot residential subdivision is a permitted use within the PD zoning district.

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
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is composed of two parcels, which are located within the Lone Mountain West Master Plan area with both a Neighborhood Commercial and a Village Commercial land use designation.

Neighborhood Commercial
The Neighborhood Commercial category address parcels of five acres or less and provides for the development of convenience retail shopping, services, and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development. The maximum lot coverage shall not exceed 30 percent.

Village Commercial
The Village Commercial land use category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and does not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersection of major arterials and major freeways. The map lot coverage will not exceed 30 percent.

Medium-Low Density Residential
The Medium-Low Density Residential category provides for the development of up to 12 dwelling units per gross acre. This land use category allows for higher density detached, single-family product types including, but not limited to, compact lots and zero lot line, and two story buildings.

Trails:

Multi-Use Non-Equestrian Trail
A Multi-use Transportation Trail is required on the Nevada Power easement along within and 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.

PROJECT DESCRIPTION

The proposed residential subdivision will consist of 55 single-family residential detached units located on 10.26 gross acres at a density of 5.36 units per acre. The maximum density allowed within the Lone Mountain West Master Plan is 6.2 units per acre. Concurrently there is another Major Modification (MOD-4484) application requesting the conversion of land use designation from NC (Neighborhood Commercial) to ML (Medium-Low Density Residential), which allows up to 12 dwelling units per acre, therefore, if approved, would also increase the dwelling units per acre of the entire Master Plan.

With the additional housing from this proposed development and the potential number of units that could be built within the Lone Mountain West Master Plan, the total dwelling units per acre for the plan would be approximately 8 dwelling units per acre, as compared with the plans gross residential density of 6.20. By allowing more residential within the planned area there is the potential of increasing the overall density of Lone Mountain West and creating congestion as a consequence.

The proposed development calls for 43-foot wide private streets, which can be accessed from Cliff Shadows Parkway, an 80-foot Secondary Collector, and Gilmore Avenue, a 60-foot residential street, as designated by the Master Plan of Streets and Highways. Along the street frontages of Alexander Road, Cliff Shadows Parkway, and Gilmore Avenue the applicant is proposing a 10-foot landscape buffer next to a 5-foot sidewalk, which abuts the public right-of-way.

The amount of open space required for such a development based upon .0769 acres of open space and pocket parks per acre per the Lone Mountain West Master Plan 2.3.7 would be 35,575 square feet. The applicant meets and exceeds the required open space by means of a proposed 43-foot wide Multi-Use Non-Equestrian Trail located along the eastern property line.

The proposed residential development is proposing seven different two-story models to be built. Each model has three elevations, with the options, including the option for a patio cover.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, a site development plan review shall determine development standards, which will apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A		N/A
Min. Lot Width	N/A		N/A
Min. Setbacks			
• Front to house	N/A	10 Feet	N/A
• Front to garage		18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	5 Feet	
Max. Building Height	2 stories/35 feet, whichever is less	2 Stories	N/A

The proposed development is in conformance with the applicable standards for setbacks, building height, and lot sizes as set forth in the Lone Mountain West Master Development Plan.

A2) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer:			
• Min. Trees	1 Trees/ 30 Linear Feet	46 Trees	46 Trees
• Min. Zone Width	6 Feet		10 Feet
• Wall height	8 Feet		6 Feet

The proposed development is in conformance with the applicable standards for landscaping in regards to the widths of the required planters.

Pursuant to Lone Mountain West Master Plan, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required** Ratio	Acreage	Area	**Provided** Acreage	Area
10.26 acres	5.36	.0769	.79	34,369 SF	1.15	50,000 SF

The proposed development is in conformance with the applicable standards for landscaping in regards to the amount of open space provided.

B) General Analysis and Discussion

- Zoning

The proposed PD (Planned Development) zone will allow planned development, consistent with the applicable standards of the Lone Mountain West Master Development Plan.

- Site Plan

The site plan depicts 55 lots, the majority of which are arranged around 43-foot private streets that end in cul-de-sacs. Landscape planters, 10 feet in width are located along the northern, southern, and eastern property lines. Access to the site will be from Cliff Shadows Parkway and Gilmore Avenue. No access gates have been shown on the plan.

- Landscape Plan

The proposed landscaping depicts an attractive plan for the adjacent Public Street. All proposed landscape plans should demonstrate compliance with the Lone Mountain West Development Plan plant palette. The proposed landscaping is in conformity with the standards of the plan.

Section 2.3.7 of the Lone Mountain West Master Plan states that developers are responsible for providing a certain amount of open space within their development. This amount is determined by taking the number of acre multiplied by the pocket park multiplier. This project requires a total amount of .79 acres of park (10.26 X 0.0769 = .42). The submitted site plan is in conformance with the open space requirement in that the site indicates a total of 1.15 acres of pocket parks or 50,000 square feet of eligible open space.

- Elevation

The proposed elevations will be compatible with other developments within the Lone Mountain West Planning Area.

- Floor Plan

Floor plans depicts homes approximately 37 feet wide and 35.5, 37, 40.5, 41, 42, or 43 feet in length. The average lot width, as depicted on the site plan is 47 feet wide. Lots range from 59 feet in length to 99 feet in length. With 5-foot side yard setbacks, the homes will exactly fit on the lots. This allows for minimal variation. Because the majority of the lots share frontage on a single street, this may result in a uniform, visually uninteresting development.

FINDINGS

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

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

   The proposed development is compatible with the surrounding residential densities of the surrounding area. However, the request cannot be supported due to the additional loss of commercially designated property.

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 Site Development Plan Review and the companion Major Modification (MOD-4633) are not in conformance with the Lone Mountain West Master Plan. The proposal itself goes against the goals of the General Plan, which emphasizes, "the integration of local service commercial activities within a neighborhood center that is in walking distance of homes within the neighborhood;" and "That urban hubs at the intersections of primary roads, containing a mix of high density residential, commercial and office uses, and containing pedestrian linkages, be supported."

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

   The site is bordered to the west by Cliff Shadows Parkway and to the north by Alexander Road, both of which are 80-Foot Secondary Collectors, and on the south by Gilmore Avenue, 60-Foot residential street, as designated by the Master Plan of Streets and Highways. These streets contain sufficient capacity to serve future residential development of the site.

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

   The proposed project will incorporate appropriate building elevations and façade materials for the Lone Mountain West planning area. The proposed landscaping will be appropriate with implementation of the conditions presented regarding compliance with the Lone Mountain West Master Development Plan standards for trail development and compliance with the plant palette.

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 aesthetically pleasing and will be harmonious and compatible with other single-family developments 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 inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 151 [Mailed with MOD-4633]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4636 APN: 137-12-101-003

Name of Property Owner: **Lee Brian & Julie 60**
Licker Gary Trust 40; % G Licker TRS

Name of Applicant: **KB HOME**

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: BRIAN LEE

Subscribed and sworn before me

This 4th day of June ,20 04

J. Altman

Notary Public in and for said County and State Clark/ Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. ALTMAN
Appt. No. 03-80713-1
My Appt. Expires Aug. 18, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4636 APN: 137-12-101-009

Name of Property Owner: **National Group #1 LLC % Focus Coml Group**

Name of Applicant: **KB HOME**

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: JOHN A. RITTER

Subscribed and sworn before me

This 7th day of June 20 04

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN):		137-12-101-003 & 009
GROSS AREA:		10.28 +/- GROSS ACRES
MINIMUM LOT SIZE:		47'W X 95'D (2,773 SQ. FT.)
NUMBER OF UNITS:		55 SINGLE FAMILY UNITS
DENSITY:		5.36 DU/AC GROSS
OPEN SPACE REQUIRED:		15,840 SQ.FT (330 S.F./UNIT)
OPEN SPACE S.F. PROVIDED:		50,000 SQ.FT.
MIN. BUILDING SETBACKS:		18' GARAGE, 10' FRONT, 5' REAR 5' SIDE, 15' CORNER SIDE
STREET WIDTHS:	ON-SITE	34' PRIVATE ENTRY 43' PRIVATE INTERIOR
	OFF-SITE	40' HALF STREET (ALEXANDER & CLIFF SHADOWS) 30' HALF STREET (GILMORE)
EXISTING ZONING:		P-D (PLANNED DEVELOPMENT)
PROPOSED ZONING:		P-D (PLANNED DEVELOPMENT)

SERVICES

SANITARY SEWER:	CITY OF LAS VEGAS
WATER:	LAS VEGAS VALLEY WATER DISTRICT
POWER:	NEVADA POWER COMPANY
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	SPRINT
CABLE T.V.	COX COMMUNICATION
REFUSE:	SILVER STATE DISPOSAL SERVICE, INC.

DEVELOPER

KB HOME
750 PILOT RD, SUITE F
LAS VEGAS, NEVADA 89119

ENGINEER:

Carter :: Burgess

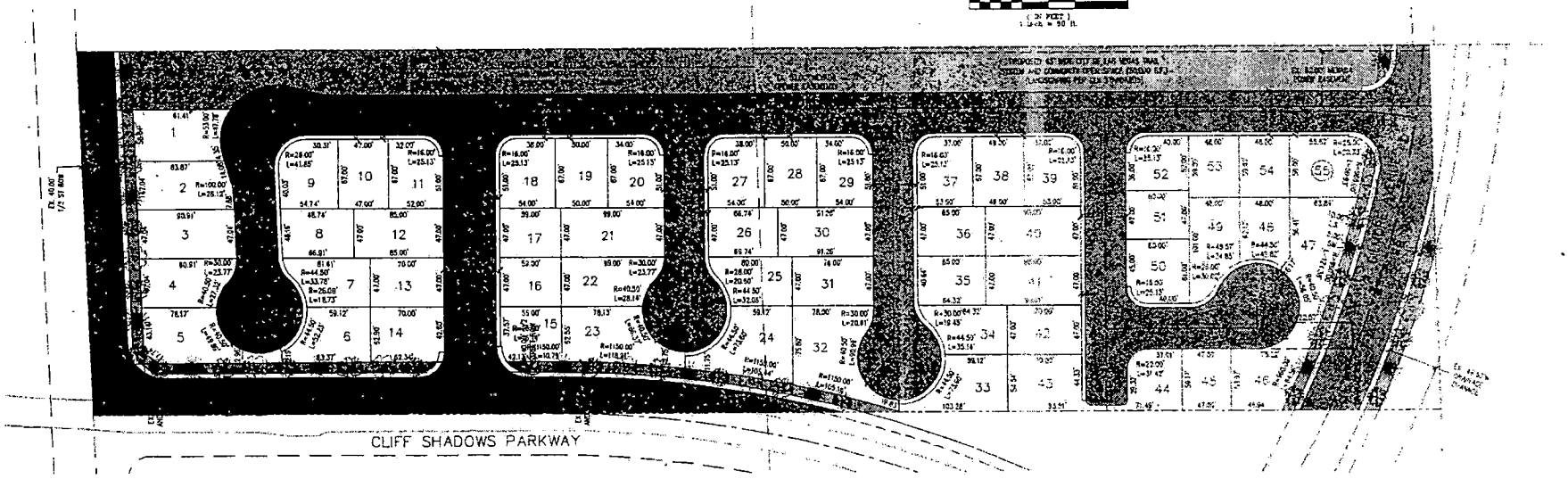
Consultants in Engineering, Planning and the Environment
6855 BERMUDA ROAD LAS VEGAS, NV 89119
(702) 938-5400 Fax (702) 938-5454

ALEXANDER / CLIFF SHADOWS

LANDSCAPE PLAN

A RESIDENTIAL DEVELOPMENT BY KB HOME

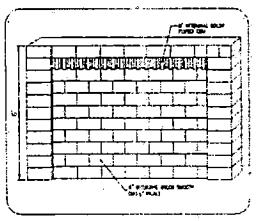
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

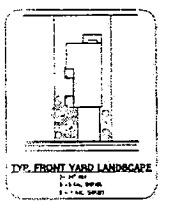


LANDSCAPE LEGEND

SYMBOL	SPECIES	COMMON NAME	SIZE	SPACING
	PROSOPIS CHILENSIS	CHILEAN MESQUITE (THORNLESS VAR.)	24" BOX	30'-0.C.
	ALBIZIA JULIBRISSIN	SILK TREE	24" BOX	30'-0.C
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX	30'-0.C
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	PER PLANTING PLAN
GROUND COVER				
	GENESTA HISPANICA	SPANISH BROOM	1 GAL	PER TITLE 17 60% COVERAGE
	JUNIPRUK (FROSTRATE)	JUNIPER	1 GAL	PER TITLE 17 60% COVERAGE
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	PER TITLE 17 60% COVERAGE

SYMBOL	SPECIES	COMMON NAME	SIZE	SPACING
PARK TREES				
	PINUS HALERNSIS	ALEPPO PINE	24" BOX	PER PLANTING PLAN
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHURRY	24" BOX	PER PLANTING PLAN
	QUERCUS IREX	HONEY OAK	24" BOX	PER PLANTING PLAN
SHRUBS				
	EWONYMUS JAPONICA	EVERGREEN ENONYMUS	5 GAL/ 1 GAL	PER PLANTING PLAN
	MANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL/ 1 GAL	PER PLANTING PLAN
	LENCOPHYLLHM FRUTICSORNS	TEXAS RANGER	5 GAL/ 1 GAL	PER PLANTING PLAN

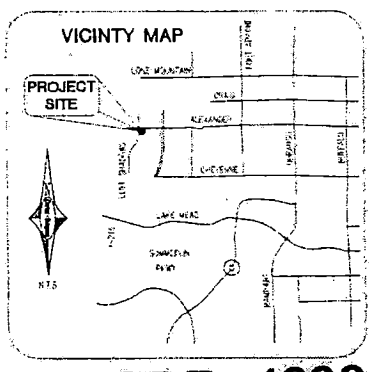




NOTES:

1) PURSUANT TO THE CITY OF LAS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS EACH PERIMETER LANDSCAPE PLANTER SHALL CONTAIN A MINIMUM OF ONE (1) 24-INCH BOX TREE FOR EVERY THIRTY (30) LINEAR FEET OR PLANTER, PLUS ONE (1) ADDITIONAL 24-INCH BOX TREE.

2) PURSUANT TO THE CITY OF LAS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS, GROUND COVER SHALL INCLUDE A MINIMUM OF FOUR (4)-5 GALLON MINIMUM EACH SHRUBS PER 24-INCH BOX TREE PROVIDED



SDR-4636

7-22-04 PC

REVISIONS

NO.	DATE	CHKD	APP'D

DESIGNED DMF
DRAWN JMW
CHECKED DMF
CAD. No. R:\LAND\
JOB No. 7169
DATE 6.22.04

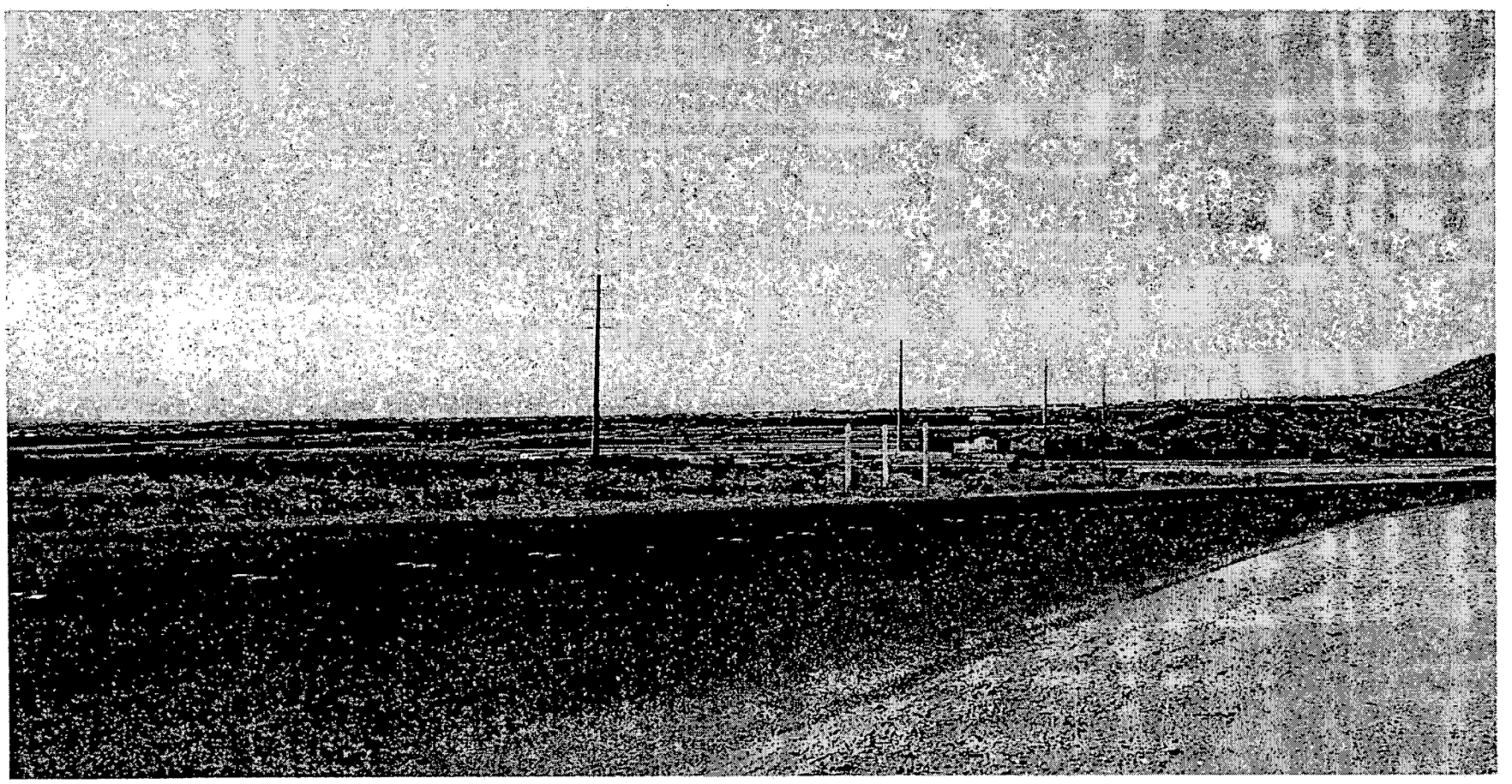
Carter::Burgess
Consultants in Planning, Engineering, Construction Management, and Related Services
6855 Bermuda Road
Las Vegas, Nevada 89119
(702) 938-5400 Fax (702) 938-5454

KBHOME
ALEXANDER / CLIFF SHADOWS
LANDSCAPE PLAN

PROJECT:
DESCRIPTION:
SHEET 2 OF 2

SDR-4636 - APPLICANT: KB HOME - OWNER: NATIONAL GROUP #1, LIMITED LIABILITY CORPORATION, ET AL
SOUTHEAST CORNER OF CLIFF SHADOWS PARKWAY AND ALEXANDER ROAD
JULY 22, 2004 PLANNING COMMISSION

7/6/04



SDR-4636 - APPLICANT: KB HOME - OWNER: NATIONAL GROUP #1, LIMITED LIABILITY CORPORATION, ET AL
SOUTHEAST CORNER OF CLIFF SHADOWS PARKWAY AND ALEXANDER ROAD
JULY 22, 2004 PLANNING COMMISSION

7/6/04

City of Las Vegas

Agenda Item No.: 57

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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 for Item 57 [ZON-4695], Item 58 [SUP-4614] and Item 59 [SDR-4613].

DAVID CLAPSADDLE, Planning and Development Department, corrected the record that the proposed development is for 30-units. Staff recommended approval of the three applications subject to additional street trees along Fort Apache and Elkhorn to comply with the code.

MINUTES – Continued:

SALLY PELHAM, Southwest Engineering, 3610 North Rancho Drive, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 57 [ZON-4695], Item 58 [SUP-4614] and Item 59 [SDR-4613].

(10:08 – 10:11)

3-1719

CONDITIONS:

Planning and Development

1. Special Use Permit (SUP-4614) and Site Development Plan Review (SDR-4613) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road and 50 feet of right-of-way adjacent to this site for Elkhorn Road. Also dedicate a 54-foot radius on the southeast corner of Fort Apache Road and Elkhorn Road prior to the issuance of any permits. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for turning lanes and #234.1 or 234.3 and #234.2 for bus turnouts prior to or concurrent with the commencement of on-site development activities.

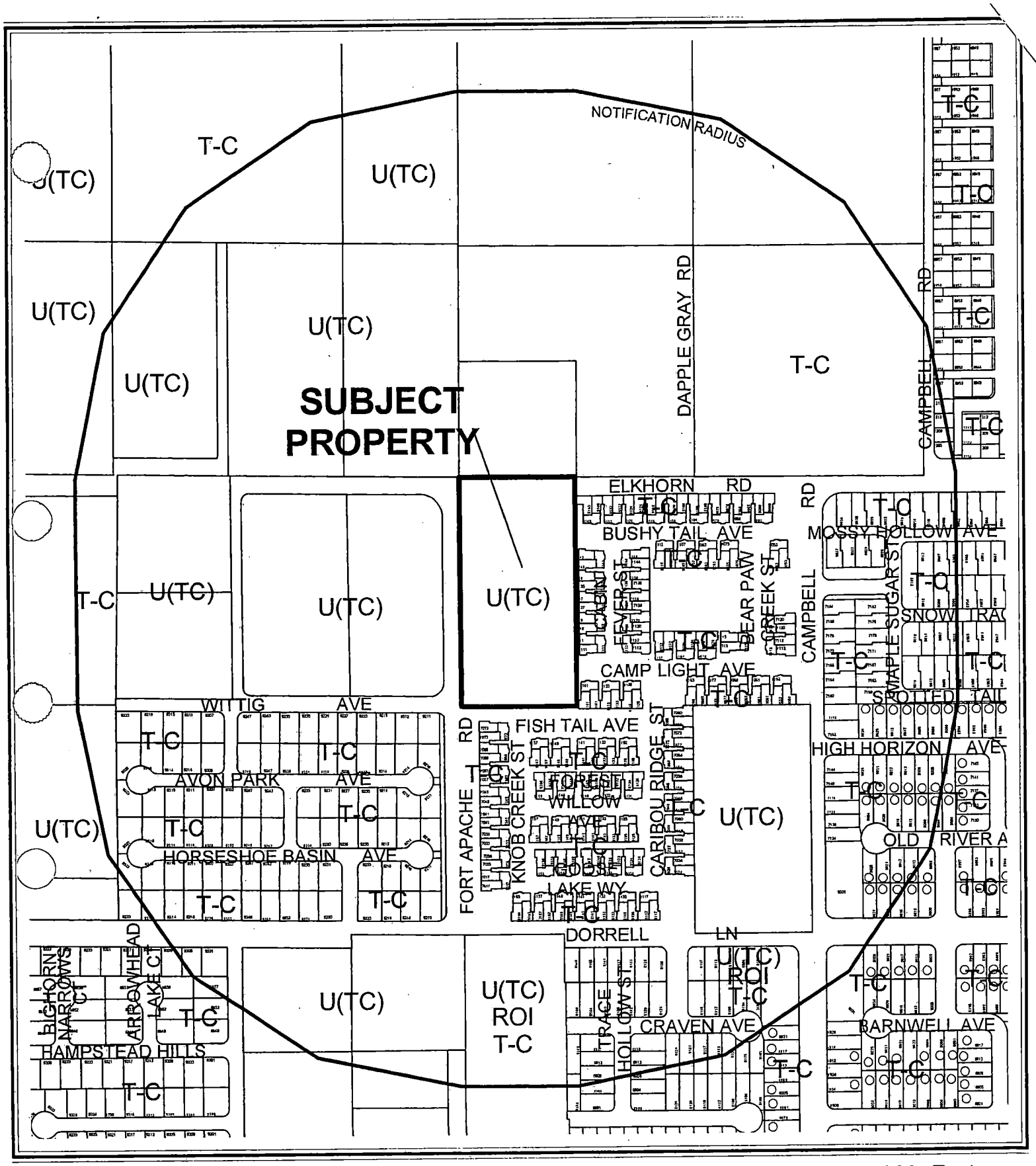
4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

5. Construct half-street improvements, including appropriate overpaving, on Fort Apache road and Elkhorn Road adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

CONDITIONS – Continued:

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

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



CASE: **ZON-4695**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
TC (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING - PUBLIC HEARING - ZON-4695 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER

** CONDITIONS **

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

Planning and Development

1. Special Use Permit (SUP-4614) and Site Development Plan Review (SDR-4613) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road and 50 feet of right-of-way adjacent to this site for Elkhorn Road. Also dedicate a 54-foot radius on the southeast corner of Fort Apache Road and Elkhorn Road prior to the issuance of any permits. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for turning lanes and #234.1 or 234.3 and #234.2 for bus turnouts prior to or concurrent with the commencement of on-site development activities.

4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

5. Construct half-street improvements, including appropriate overpaving, on Fort Apache road and Elkhorn Road adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on approximately 5.0 acres located at the southeast corner of Elkhorn Road and Fort Apache Road.

B) Applicant's Justification

The development is consistent with the existing development and will enhance the surrounding community.

BACKGROUND INFORMATION

A) Previous Actions

12/18/96	The City Council adopted the Northwest General Plan Amendment that created the Town Center Concept.
11/09/98	The City Council approved the first edition of the Town Center Development Standards manual.
12/07/98	The City Council approved the rezoning (Z-76-98) of the Town Center Plan Area of which the subject parcel is a part.
07/22/04	The Planning Commission will hear related items SUP-4614 and SDR-4613 as part of this agenda.

B) Pre-Application Meeting

05/26/04	The elements of a rezoning application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	ML-TC (Medium Low Density Residential - Town Center)
North:	PF-TC (Public Facility- Town Center)
South:	MLA-TC (Medium Low Attached Density Residential - Town Center)
East:	MLA-TC (Medium Low Attached Density Residential - Town Center)
West:	L-TC (Low Density Residential - Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The site is designated as TC (Town Center) on the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan. Within Town Center, land use is more specifically described by special land use designations; these are described in the Town Center Development Standards Manual. The Land Use Plan designated this site as ML-TC (Low Density Residential - Town Center). This designation has a density range of 5.6 to 8 units per acre, and is intended for single-family detached homes in imaginative residential development that puts an emphasis on common open space. Local supporting uses are also allowed. The request for T-C (Town Center) zoning conforms to the ML-TC (Medium Low Density Residential - Town Center) special land use designation.

KW

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
County/North Las Vegas/HOA Notification		X

Special Area Plan- Town Center- All development within Town Center shall be subject to the Town Center Development Standards in addition the Title 19 and the Urban Design Guidelines and Standards.

Trails – There is one trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. A Primary Arterial Trail along Fort Apache Road to the west of the site, and a Town Center Arterial Trail along Elkhorn Road along the north side of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets.

Fort Apache Road, on the west boundary of the site, will be developed as a Town Center Primary Arterial (100 feet), which also has a 15-foot median.

B) Findings

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

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

   The subject site is designated ML-TC (Medium Low Density Residential - Town Center) on Map 4, The Town Center Land Use Plan, of the Centennial Hills Sector Plan of the General Plan. This category allows a residential density range of 5.6 to 8 units per gross acre. The requested Rezoning to T-C (Town Center) is consistent with this land use designation.

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

The proposed T-C (Town Center) zoning district allows for a wide range of uses, including the proposed residential development on the subject site. The 5.88 DUA density of the proposed use is within the stated density range of the current ML-TC (Medium Low Density Residential - Town Center) land use designation. The proposed development is consistent with the planned and existing residential development around the site.

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

The proposed Rezoning will facilitate the development of residential uses within the portion of the Town Center area designated for such uses.

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

The site is adjacent to Elkhorn Road, (a 100 foot Town Center Primary Arterial) to the north, and to Fort Apache Road (also a Town Center Primary [100-foot] Arterial) to the west. These streets will be adequate to provide access to the subject site for the density of development that will be allowed under the proposed T-C (Town Center) zoning district.

NOTICES MAILED 32 [Mailed with SUP-4614 & SDR-4613]

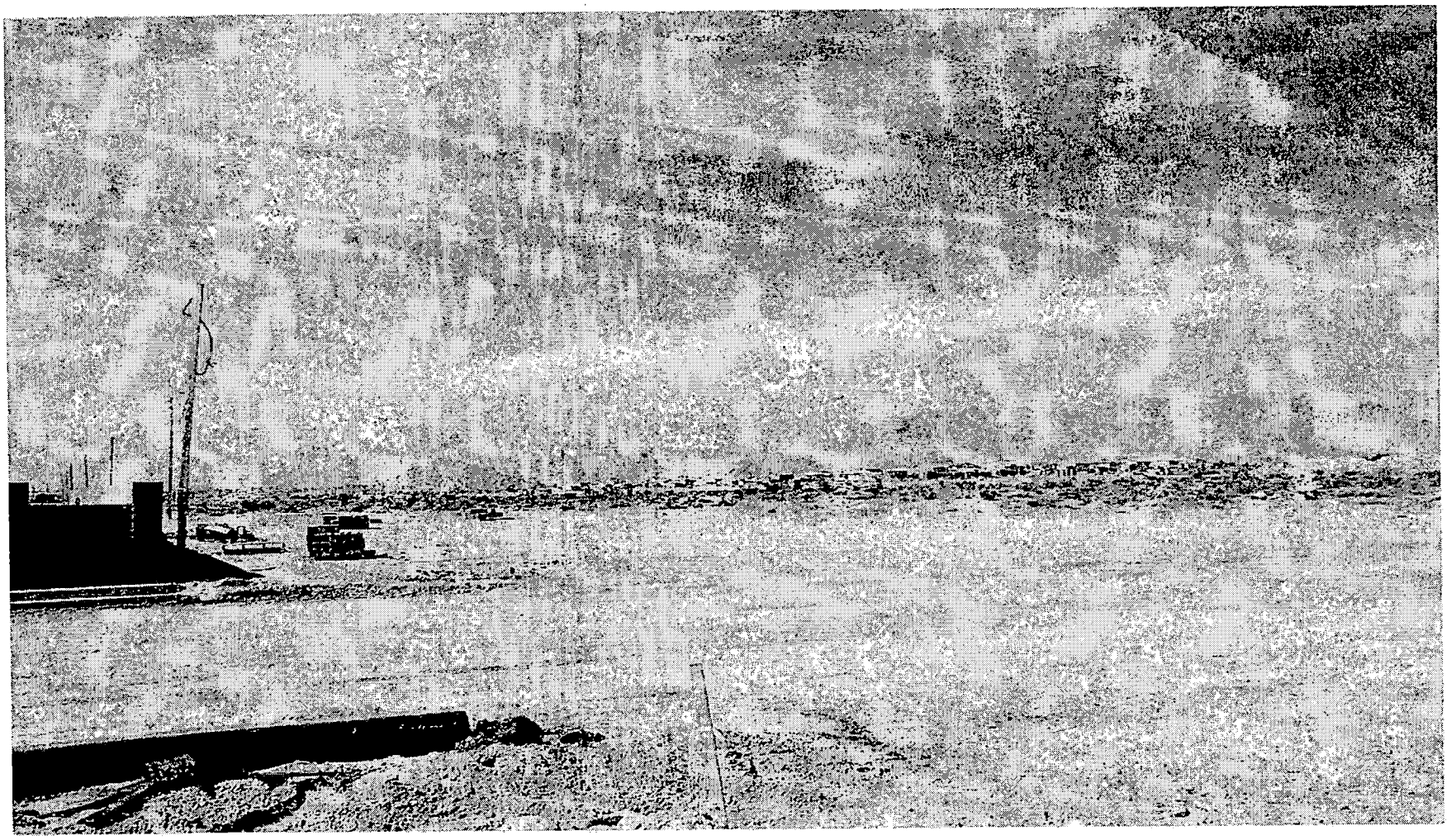
APPROVALS 0

PROTESTS 0

KW

ZON-4695 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04



ZON-4695 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 58

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 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).

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 – UNANIMOUS with McSWAIN excused

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

MINUTES:
NOTE: See Item 57 [ZON-4695] for all related discussion on Item 57 [ZON-4695], Item 58 [SUP-4614] and Item 59 [SDR-4613].

(10:08 – 10:11)
3-1719

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4695) and Site Development Plan Review (SDR-4613).

CONDITIONS – Continued:

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

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

Public Works

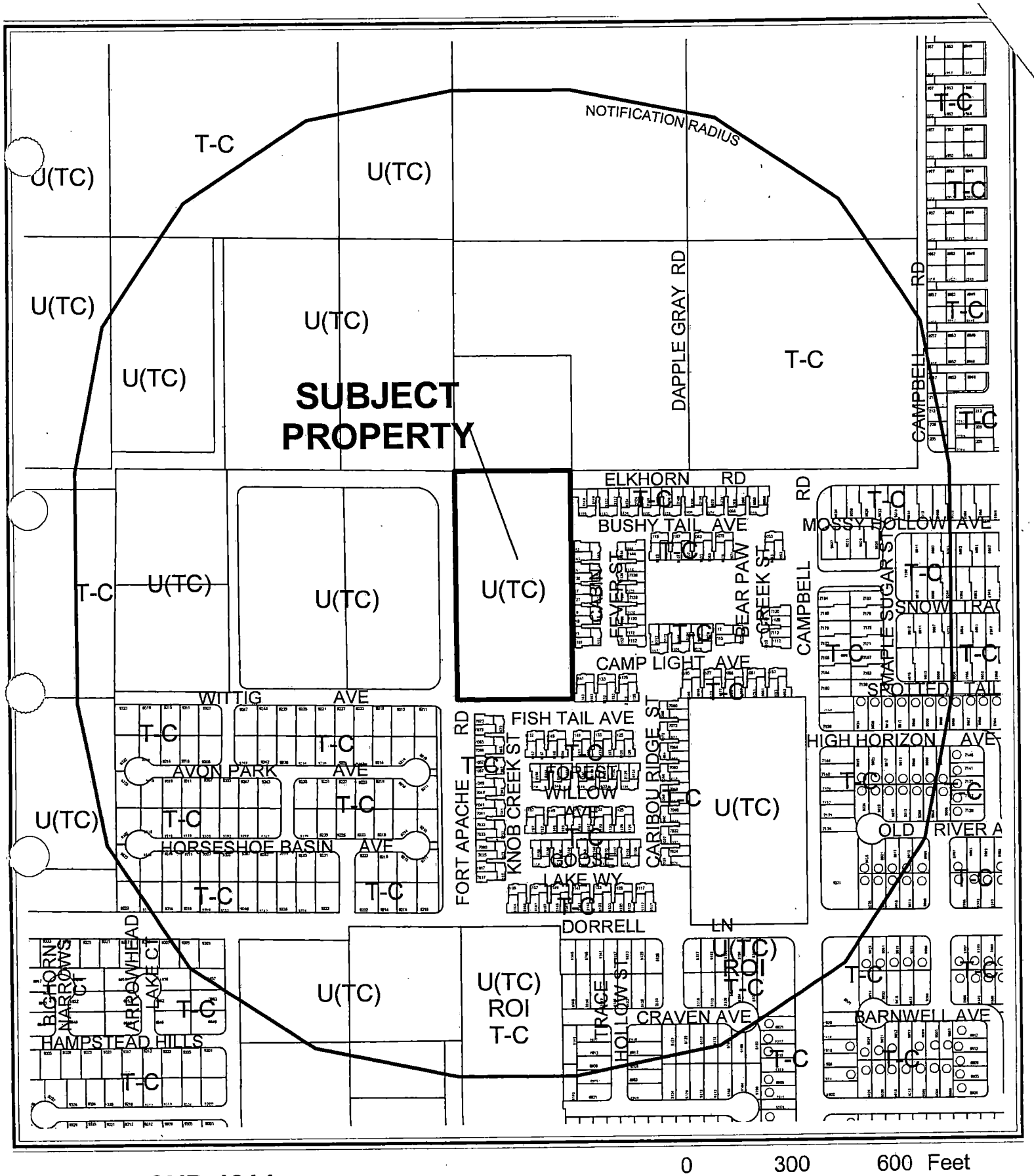
4. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

5. 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.

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

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

8. Site development to comply with all applicable conditions of approval for ZON-4695, SDR-4613 and all other subsequent site-related actions.

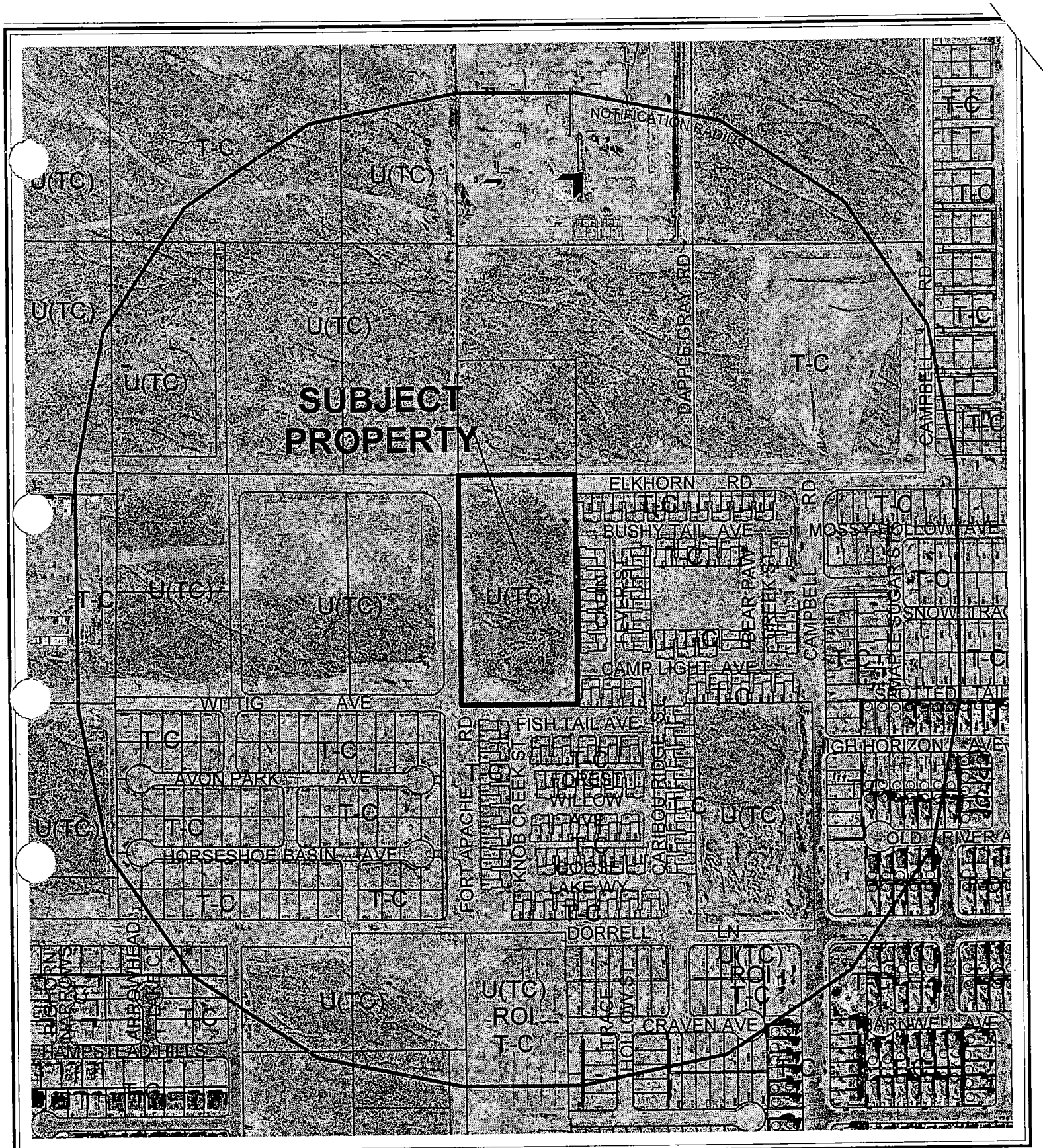


CASE: **SUP-4614**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
TC (TOWN CENTER)



0 300 600 Feet

CASE: **SUP-4614**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO SDR-4613 - PUBLIC HEARING - SUP-4614 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4695) and Site Development Plan Review (SDR-4613).

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

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

Public Works

4. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

5. 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.

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

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

8. Site development to comply with all applicable conditions of approval for ZON-4695, SDR-4613 and all other subsequent site-related actions.

KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow a gated subdivision with private streets located adjacent to the southeast corner of Fort Apache Road and Elkhorn Road. The applicant requests that the requirement for a gated community as a part of this Special Use Permit for private streets be waived.

B) Applicant's Justification

The development is consistent with the existing development and will enhance the surrounding community.

BACKGROUND INFORMATION

A) Previous Actions

12/18/96	The City Council adopted the Northwest General Plan Amendment that created the Town Center Concept.
11/09/98	The City Council approved the first edition of the Town Center Development Standards manual.
12/07/98	The City Council approved the rezoning (Z-76-98) of the Town Center Plan Area of which the subject parcel is a part.
07/22/04	The Planning Commission will hear related items ZON-4695 and SDR-4613 as part of this agenda.

B) Pre-Application Meeting

05/26/04	The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	ML-TC (Medium Low Density Residential - Town Center)
North:	PF-TC (Public Facility- Town Center)
South:	MLA-TC (Medium Low Attached Density Residential - Town Center)
East:	MLA-TC (Medium Low Attached Density Residential - Town Center)
West:	L-TC (Low Density Residential - Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The site is designated as TC (Town Center) on the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan. Within Town Center, land use is more specifically described by special land use designations; these are described in the Town Center Development Standards Manual. The Land Use Plan designated this site as ML-TC (Low Density Residential - Town Center). This designation has a density range of 5.6 to 8 units per acre, and is intended for single-family detached homes in imaginative residential development that puts an emphasis on common open space. Local supporting uses are also allowed. The request for T-C (Town Center) zoning conforms to the ML-TC (Medium Low Density Residential - Town Center) special land use designation.

KW

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
County/North Las Vegas/HOA Notification		X

Special Area Plan- Town Center- All development within Town Center shall be subject to the Town Center Development Standards in addition the Title 19 and the Urban Design Guidelines and Standards.

Trails – There are three trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. One is a Primary Arterial Trail along Fort Apache Road to the east of the site, and a second is a Town Center Arterial Trail along Deer Springs Way to the south of the site. The third is the Town Center Collector Trail required along Dorrell Lane to the north of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets. Additionally, Map 6 also calls for a Multi-Use Transportation Trail along the west side of Fort Apache Road, adjacent to the site, which is a wider section than the Primary Arterial Trail on the east side of the street. The site plan, as proposed, meets these trails standards.

Fort Apache Road, on the west boundary of the site, will be developed as a Town Center Primary Arterial (100 feet), which also has a 15-foot median.

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	Required	Provided
Single Family Dwelling	2 per dwelling unit	2 per dwelling unit

The proposed development conforms to standards.

The design and layout of all onsite private circulation and access drives must conform to Department of Fire Services standards.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in Title 19 that apply to the proposed residential development with private streets.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center) with a ML-TC (Medium Low Density – Town Center) General Plan designation.

The proposed single-family residential development 5 acres is consistent with the ML-TC land use designation.

- Use and Conditions

Subsection E (G) of the Town Center Development Standards Manual provides the following conditions of approval for a Special Use Permit for a gated subdivision with private streets:

1. **Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.**

   The subject site is bordered on the west by Fort Apache Road, designated as a Town Center (100 foot) Primary Arterial and on the north by Elkhorn Road, also a Town Center (100 foot) Primary Arterial as described in the Town Center Design Standards Manual. There are no pre-existing, stubbed streets that will need to be ended by a cul-de-sac or extended through the development.

2. **Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrance may be required to disperse the traffic throughout the street network.**

   This ungated community will have one entrance off of Fort Apache Road. The applicant requests that the requirement for gates be waived but the streets will be privately maintained.

3. **Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.**

   There are no previously approved plans that pertain to this location.

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 single-family detached development is compatible with the existing and proposed residential development around the site.

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

   There are no physical constraints to the site that make the proposed development impractical.

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."**

   Primary access will be from Fort Apache Road. When completed, this roadway will provide adequate access to the subject site.

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

   The proposed use on this site will be subject to the provisions of the Uniform Building Code, and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

NOTICES MAILED 32 [Mailed ZON-4695 & SDR-4613]

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4614 APN: 125-20-101-001

Name of Property Owner: Ernest A Becker IV and Kathleen C Becker Family Trust

Name of Applicant: _____

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

_____Yes _____No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ernest A Becker IV

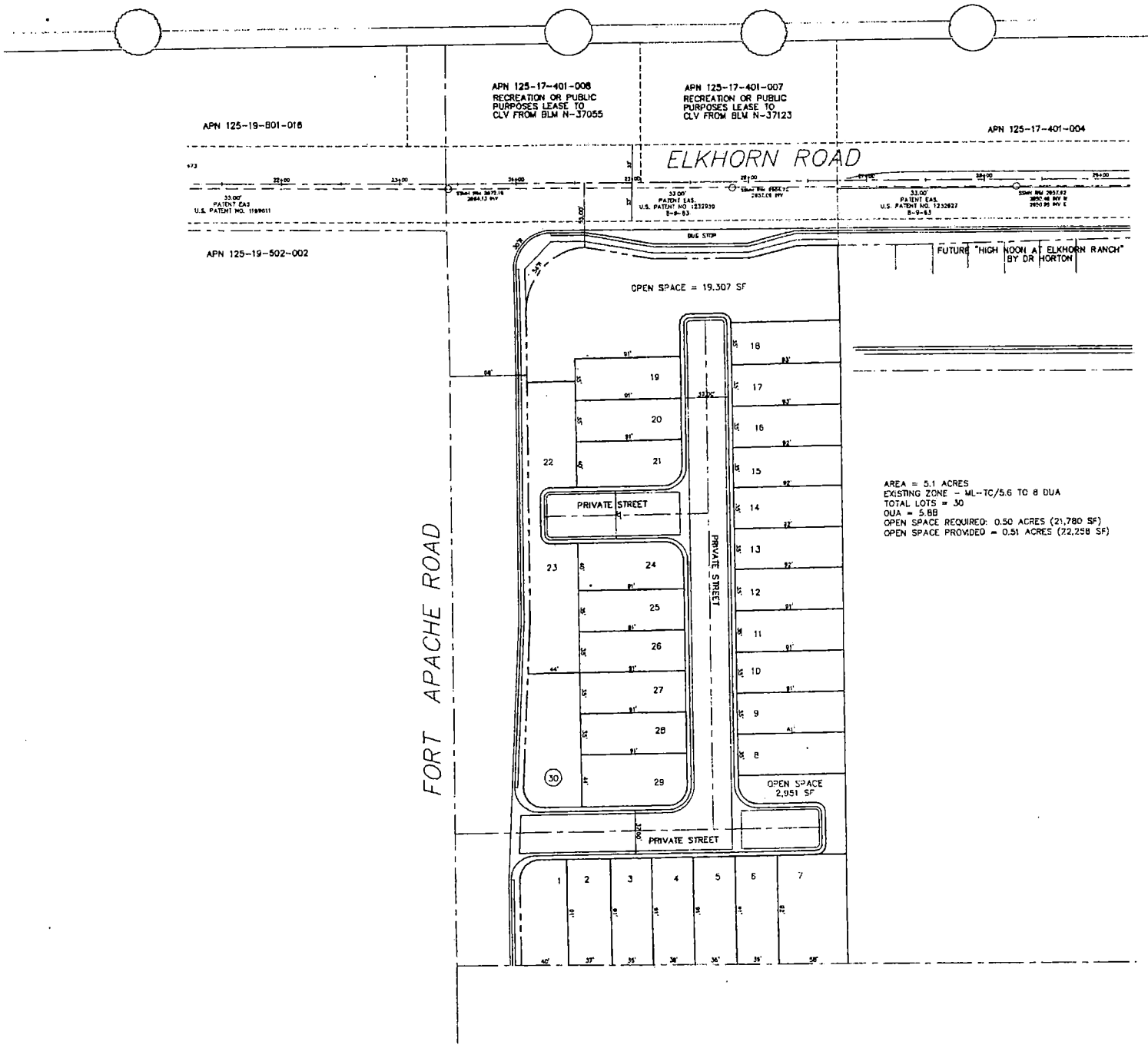
Subscribed and sworn before me

This 14th day of May, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA S. ALSTON
Appt. No. 03-84766-1
My Appt. Expires Oct. 10, 2007



CONTRACTOR

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GROUND UTILITIES PRIOR TO COMMENCING
SENTATION IS MADE THAT ALL EXISTING
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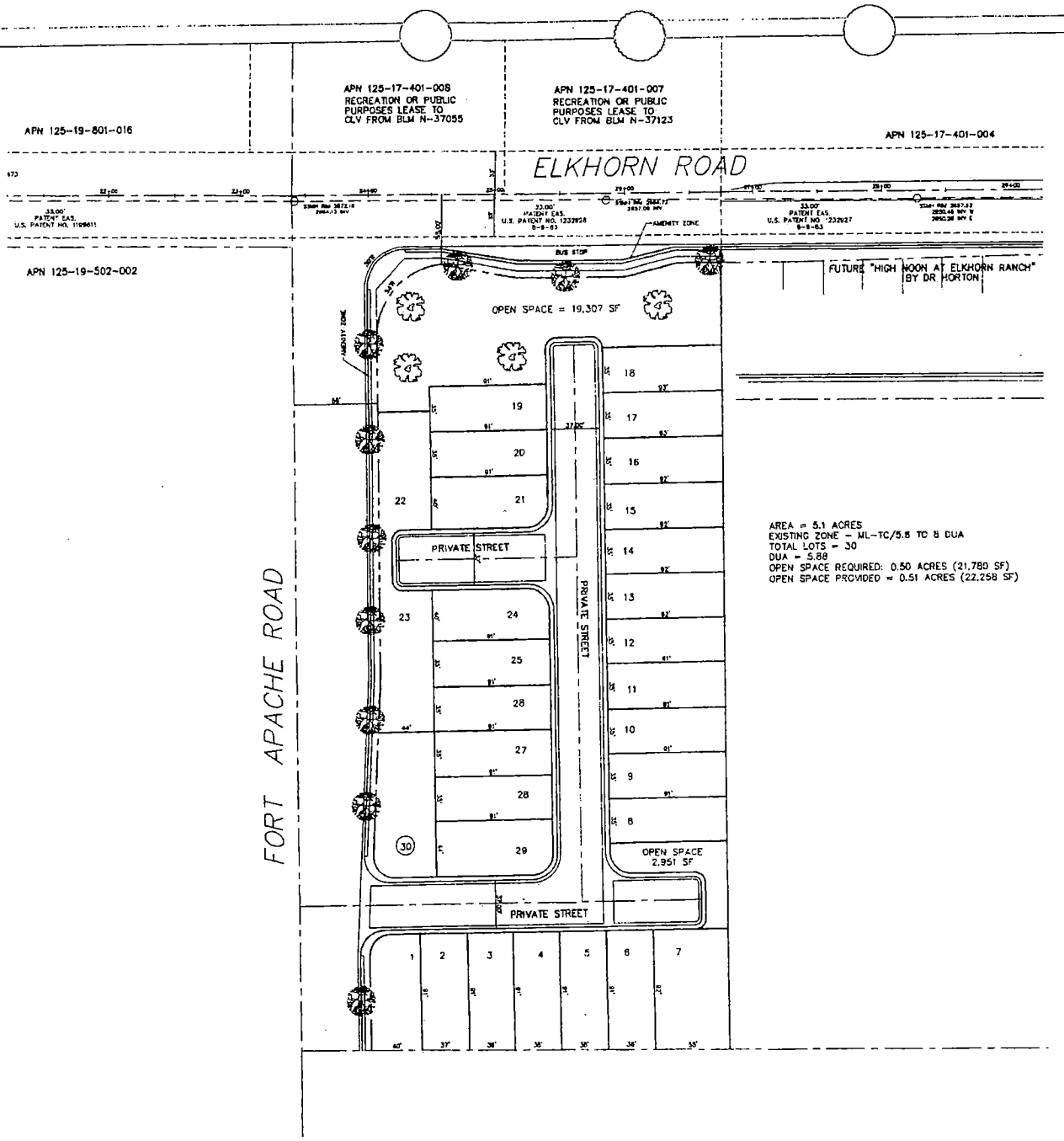
OCATION.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL 1-702-227-2929

SUP-4614
7-22-04 PC

SITE PLAN
ELKHORN & FORT APACHE
DESIGN: SOUTHWEST
DATE: 6-3-04
SCALE: 1"=40'



AREA = 5.1 ACRES
EXISTING ZONE = ML-TC/5.5 TO 8 DUA
TOTAL LOTS = 30
DUA = 5.88
OPEN SPACE REQUIRED: 0.50 ACRES (21,780 SF)
OPEN SPACE PROVIDED = 0.51 ACRES (22,258 SF)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

CONTRACTOR !
SHOWN HEREON ARE APPROXIMATE
NTRACTOR'S RESPONSIBILITY TO
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AND UTILITIES PRIOR TO COMMENCING
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UNDERGROUND SERVICE (USA)

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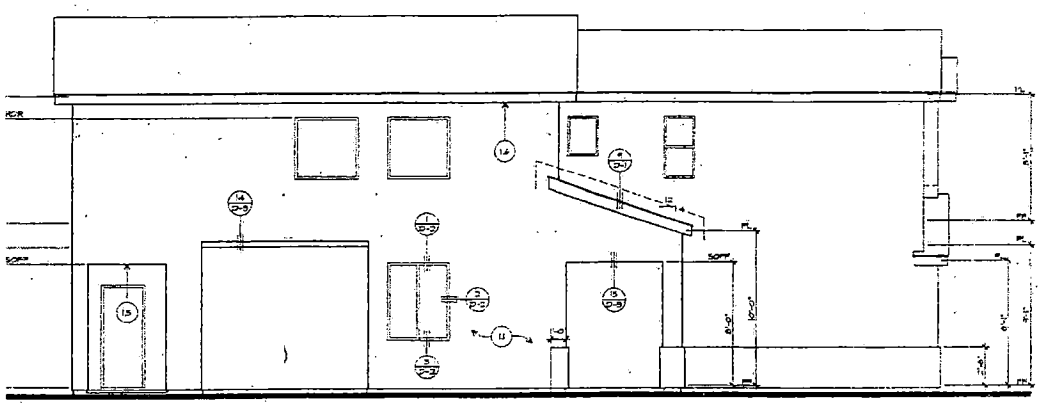
CALL 1-702-427-2929

LANDSCAPE PLAN
ELKHORN & FORT APACHE

SUP-4614
7-22-04 PC



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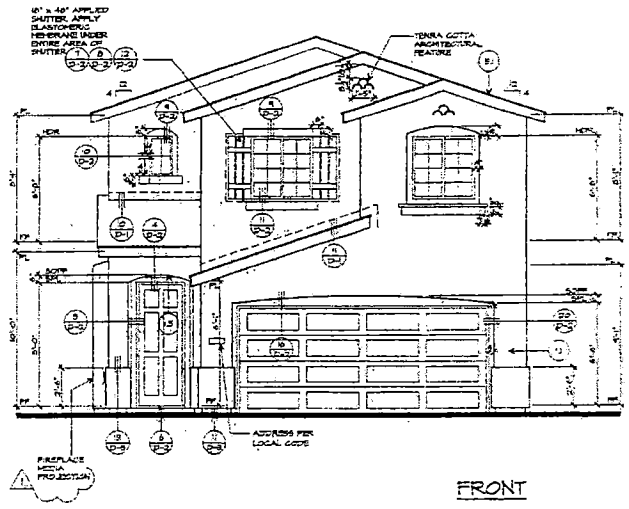

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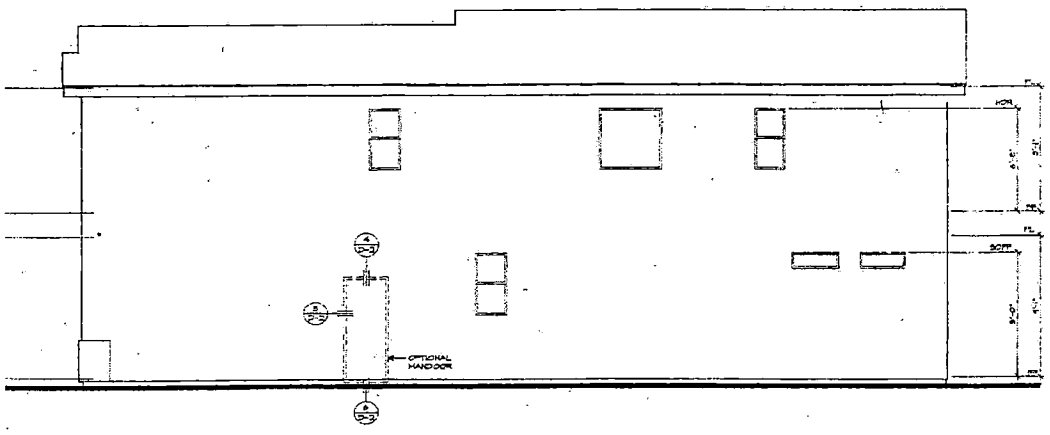

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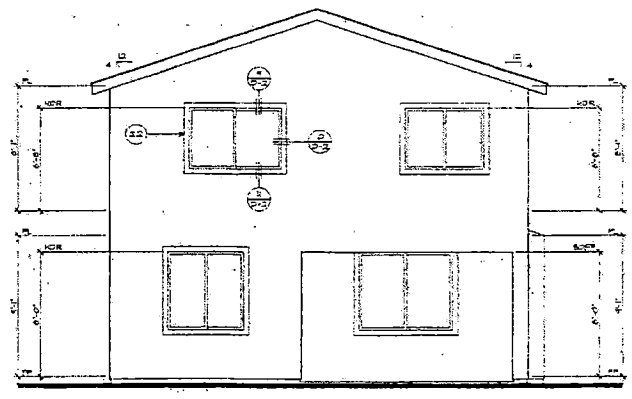

REAR

SCALE: 1/4"=1'-0"

EVATION NOTES

OR MATERIALS:
STUCCO
MANUFACTURED ADHERED STONE VENEER

SOFFITS/BOTTOM OF CANTILEVERED AREAS:
STUCCO
SOFFITS/BOTTOM OF CANTILEVERED AREAS:
(6/32 ESB (PAINTED)

FASCIA: REFER TO DETAIL.
DOORS AND WINDOWS: STUCCO WRAPPED
2x4" FOAM BUCK, SEE DETAILS.

ROOFING:
5.1 PITCHED PROFILE TILE ROOF AT 4:12 SLOPE.
SEE ROOF PLAN DETAILS AND GENERAL NOTES SECTION 7A.
5.2 PITCHED FLAT TILE ROOF AT 4:12 SLOPE.
SEE ROOF PLAN DETAILS AND GENERAL NOTES SECTION 7A.
5.3 BUILT-UP WATERPROOF DECKING

NOTE TO ALL SUBCONTRACTORS:
REFER TO ARCHITECTURAL DETAILS FOR

DANIELIAN ASSOCIATES
ARCHITECTURE & PLANNING
SIXTY CORPORATE PARK
IRVINE, CALIFORNIA 92606
(949) 474-6020
FAX: (949) 474-6022
WWW.DANIELIAN.COM

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ARTHUR C. DANIELIAN REGISTERED ARCHITECT STATE OF NEVADA

DEC 3 1 2004

NO.	DATE	REVISION
1	12/23/04	PLAN CHECK CORR.

PROJECT TITLE
WINE RIDGE

PROJECT NO. 03055

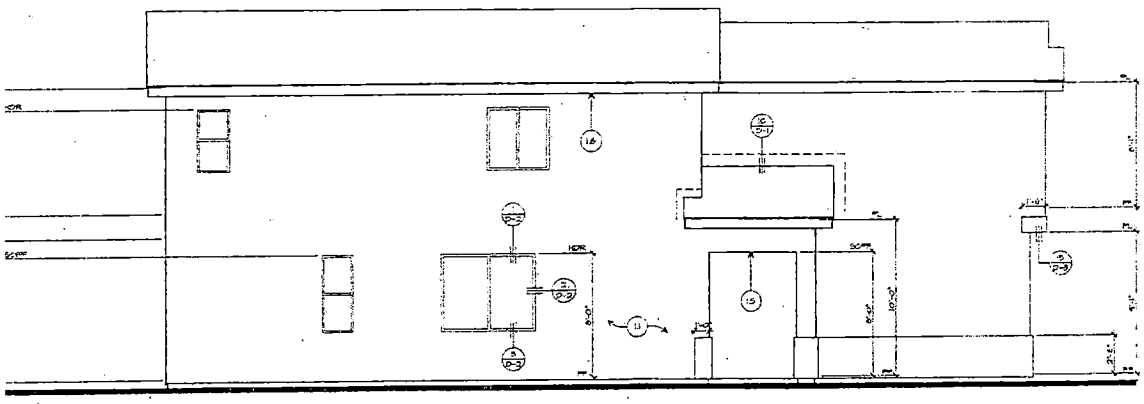
SHEET TITLE
PLAN 2

EXTERIOR ELEVATIONS 'A'

ORIGINAL DATE:
1.0
2.0
3.0
4.0

PRINT DATE

SUP-4614
7-22-04 PC



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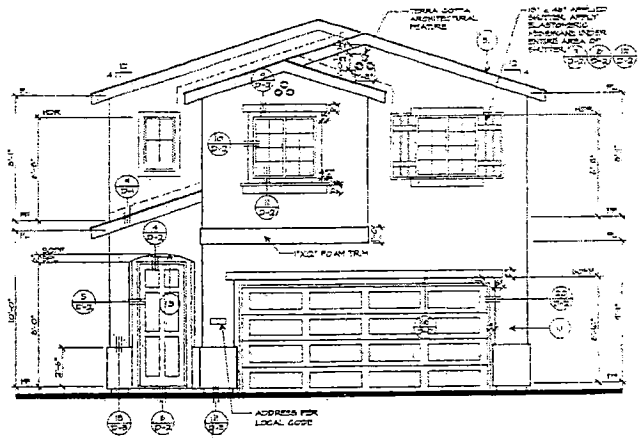

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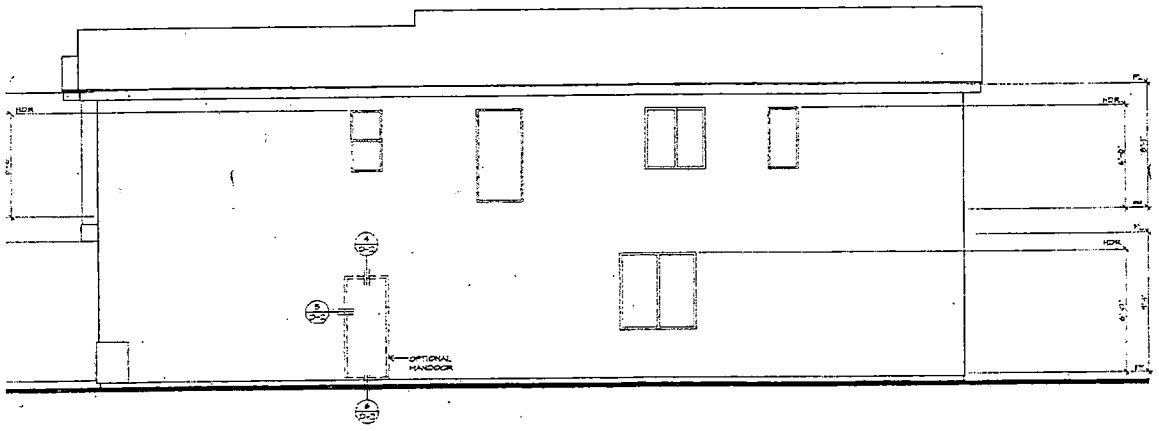

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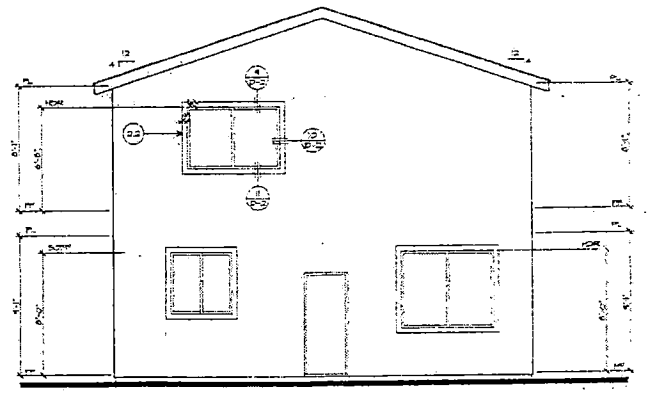

REAR
SCALE: 1/4"=1'-0"

ELEVATION NOTES

EXTERIOR MATERIALS:

- 1.1 STUCCO
- 1.5 MANUFACTURED ADHERED STONE VENEER
- 1.8 SOFFITS/BOTTOM OF CANTILEVERED AREAS: STUCCO
- 1.9 SOFFITS/BOTTOM OF CANTILEVERED AREAS: MWD 058 (PAINTED)

TRIM:

- 2.1 FASCIA: REFER TO DETAIL.
- 2.2 DOORS AND WINDOWS: STUCCO WRAPPED (1x4) FOAM U.N.O. SEE DETAILS.

ROOFING:

- 5.1 PITCHED PROFILE TILE ROOF AT 4:12 SLOPE. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7A
- 5.2 PITCHED FLAT TILE ROOF AT 4:12 SLOPE. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7A
- 5.3 BUILT-UP WATERPROOF DECKING

NOTE TO ALL SUBCONTRACTORS:
REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF ELASTOMERIC MEMBRANE UNDER EXTERIOR MATERIALS.

DANIELIAN ASSOCIATES
ARCHITECTURE & PLANNING
SIXTY CORPORATE PARK
IRVINE, CALIFORNIA 92614
(949) 474-8080
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ARTHUR C. DANIELIAN REGISTERED ARCHITECT STATE OF NEVADA

DEC 9 1 2004

NO.	DATE	REVISION
2	2/25/04	PLAN CHECK CORR.

PROJECT TITLE
WINE RIDGE

PROJECT NO. 03055

SHEET TITLE
PLAN 3

EXTERIOR ELEVATIONS 'A'

ORIGINAL DATE
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C
B
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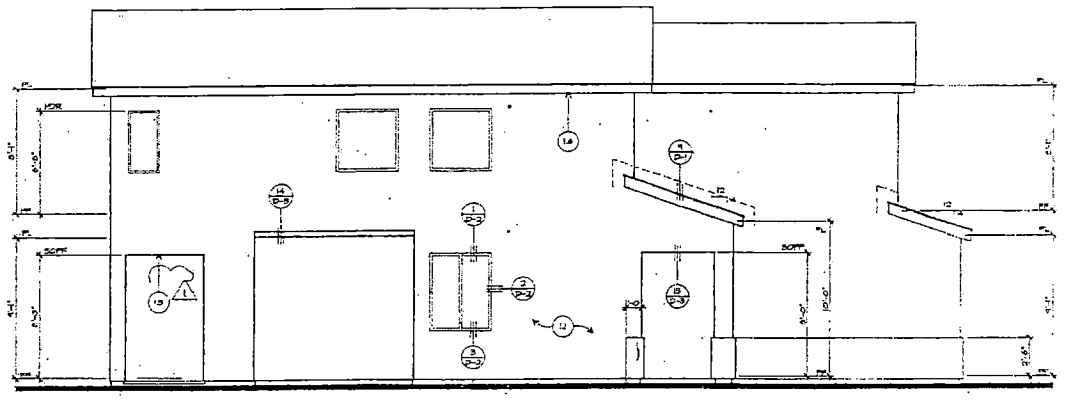
PRINT DATE

SHEET NO. A-3.7

SUP-4614
7-22-04 PC



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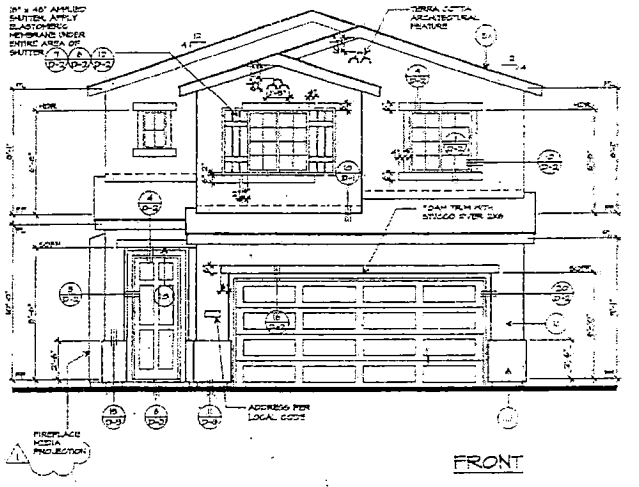

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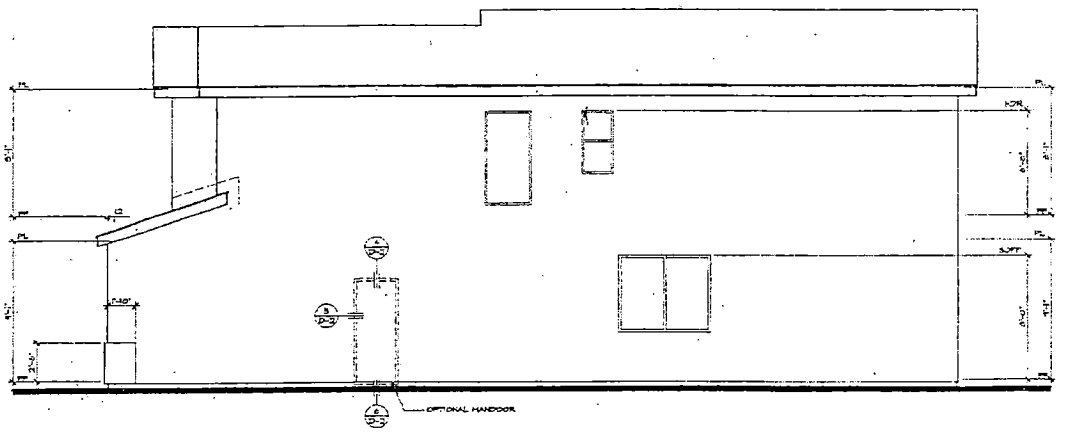

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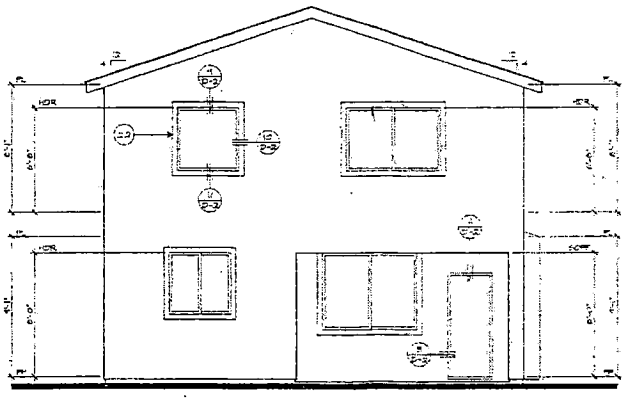

REAR
SCALE: 1/4"=1'-0"

ELEVATION NOTES.

EXTERIOR MATERIALS:
- E1 STUCCO
- E2 MANUFACTURED ADHERED STONE VENEER
- E5 SOFFITS/BOTTOM OF CANTILEVERED AREAS: STUCCO
- E6 SOFFITS/BOTTOM OF CANTILEVERED AREAS: WOOD (PAINTED)

TRIM:
- T1 FASCIA: REFER TO DETAIL.
- T2 DOORS AND WINDOWS: STUCCO WRAPPED 1x4 FOAM TYP., SEE DETAILS.

ROOFING:
- R1 PITCHED PROFILE TILE ROOF AT 4:12 SLOPE. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7A.
- R2 PITCHED FLAT TILE ROOF AT 4:12 SLOPE. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7A.
- R5 BUILT-UP WATERPROOF DECKING

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DEC 3 1 2004

NO.	DATE	REVISION
1	12/20/04	PLAN CHECK COMP.

PROJECT TITLE
WINE RIDGE

PROJECT NO. 05055

SHEET TITLE
PLAN 1

EXTERIOR ELEVATIONS 'A'

ORIGINAL DATE:
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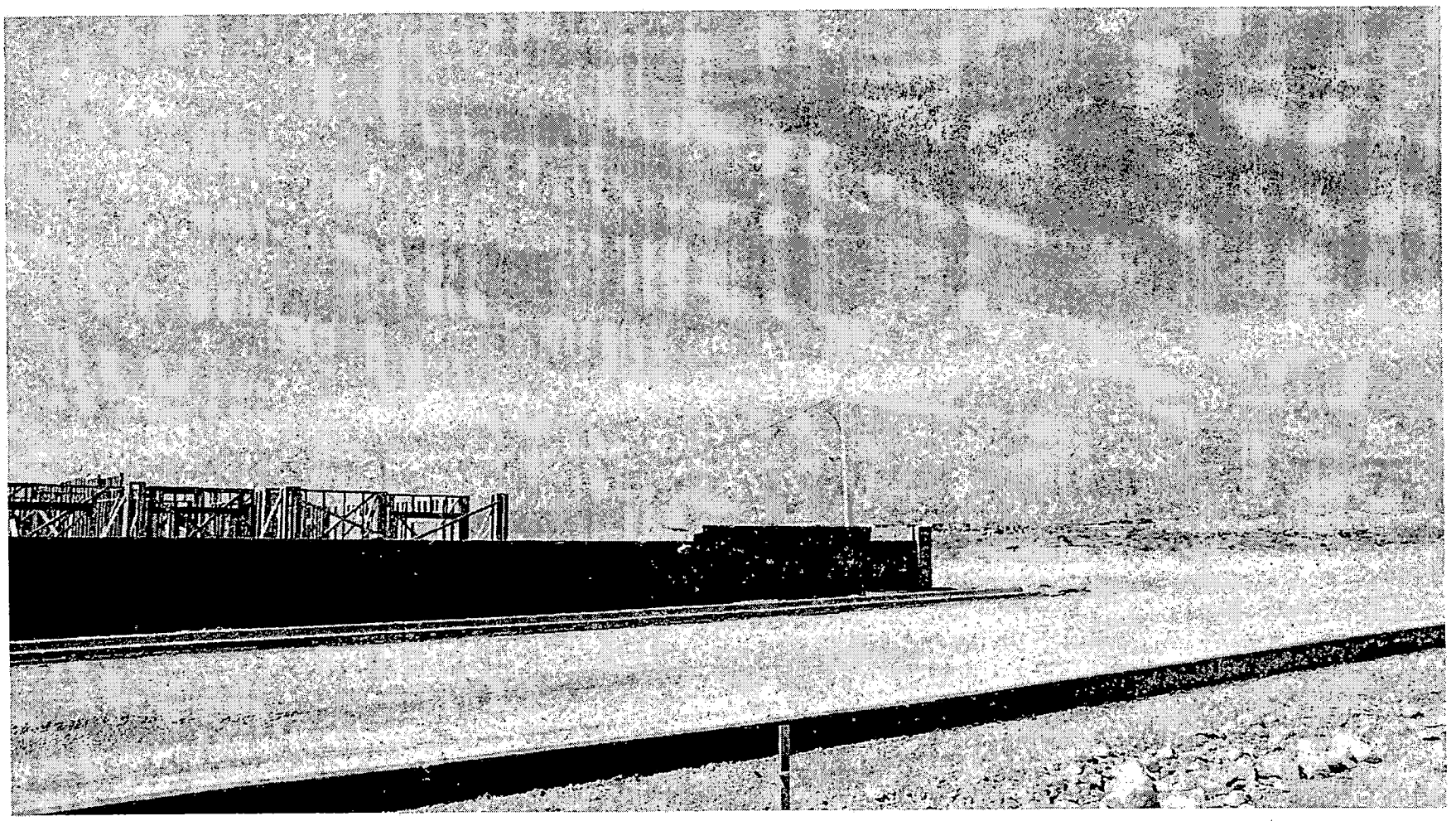
SUP-4614
7-22-04 PC



SUP-4614 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

SUP-4614 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 59

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 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).

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:
NOTE: See Item 57 [ZON-4695] for all related discussion on Item 57 [ZON-4695], Item 58 [SUP-4614] and Item 59 [SDR-4613].

(10:08 – 10:11)
3-1719

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.

CONDITIONS – Continued:

2. Special Use Permit (SUP-4614) and Site Development Plan Review (SDR-4613) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. This Site Development Plan Review 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.

4. The setbacks for this development are a maximum of 5 feet to the face of the garage as measured from the back of curb, 10 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 5 feet in the rear

5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.

6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct number of street trees and a six-foot wide landscape buffer along Fort Apache Road and Elkhorn Road.

7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.

8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate stepbacks.

Public Works

9. 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.

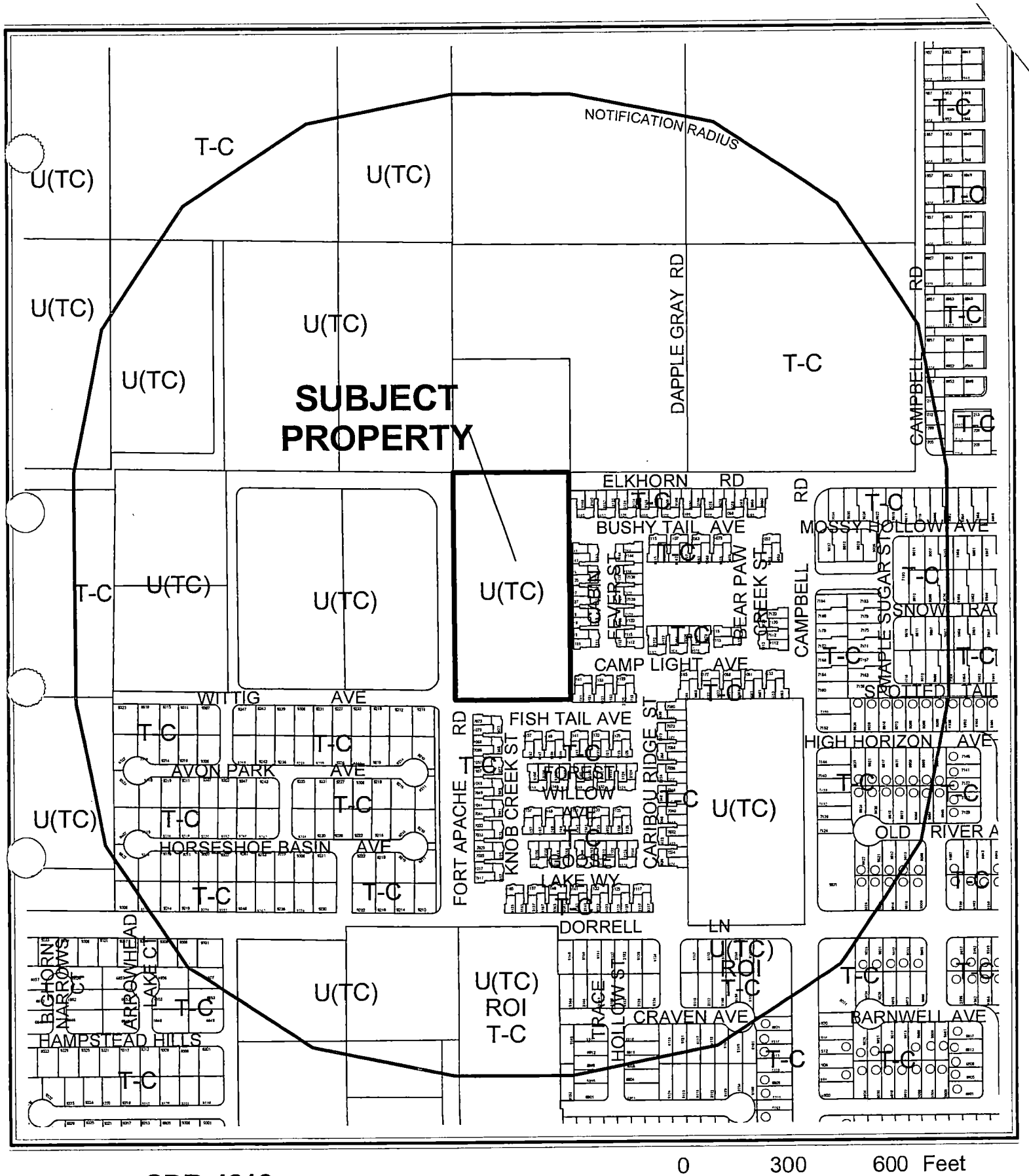
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

CONDITIONS – Continued:

11. Site development to comply with all applicable conditions of approval for ZON-4695 and all other subsequent site-related actions.

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

13. 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 private street/private drive intersections are proposed within this subdivision.



CASE: **SDR-4613**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
TC (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4614 - PUBLIC HEARING - SDR-4613 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER

** CONDITIONS **

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

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. Special Use Permit (SUP-4614) and Site Development Plan Review (SDR-4613) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. This Site Development Plan Review 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.

4. The setbacks for this development are a maximum of 5 feet to the face of the garage as measured from the back of curb, 10 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 5 feet in the rear

5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.

6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct number of street trees and a six-foot wide landscape buffer along Fort Apache Road and Elkhorn Road.

7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.

8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate stepbacks.

Public Works

9. 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.

10. 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.

11. Site development to comply with all applicable conditions of approval for ZON-4695 and all other subsequent site-related actions.

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

13. 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 private street/private drive intersections are proposed within this subdivision.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Review for a proposed 29-lot single-family residential development on 5 acres adjacent to the southeast corner of Fort Apache Road and Elkhorn Road.

Companion applications ZON-4695 and SUP-4614 for a non-gated subdivision with private streets were filed with this request.

B) Applicant's Justification

The development is consistent with the existing property and meets the open space requirement based on the RPD standards. This project will enhance the surrounding community.

BACKGROUND INFORMATION

A) Previous Actions

12/18/96	The City Council adopted the Northwest General Plan Amendment that created the Town Center Concept.
11/09/98	The City Council approved the first edition of the Town Center Development Standards manual.
12/07/98	The City Council approved the rezoning (Z-76-98) of the Town Center Plan Area of which the subject parcel is a part.

B) Pre-Application Meeting

05/26/04	The elements of a rezoning application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a site development plan review application.

KW

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	ML-TC (Medium Low Density Residential - Town Center)
North:	PF-TC (Public Facility- Town Center)
South:	MLA-TC (Medium Low Attached Density Residential - Town Center)
East:	MLA-TC (Medium Low Attached Density Residential - Town Center)
West:	L-TC (Low Density Residential - Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The site is designated as TC (Town Center) on the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan. Within Town Center, land use is more specifically described by special land use designations; these are described in the Town Center Development Standards Manual. The Land Use Plan designated this site as ML-TC (Low Density Residential - Town Center). This designation has a density range of 5.6 to 8 units per acre, and is intended for single-family detached homes in imaginative residential development that puts an emphasis on common open space. Local supporting uses are also allowed. The request for T-C (Town Center) zoning conforms to the ML-TC (Medium Low Density Residential - Town Center) special land use designation.

KW

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
County/North Las Vegas/HOA Notification		X

Special Area Plan- Town Center- All development within Town Center shall be subject to the Town Center Development Standards in addition the Title 19 and the Urban Design Guidelines and Standards.

Trails – There is one trail segments adjacent to the site as identified on Map 6 (Town Center Multi-Use Trail Alignments) of the Transportation Trails Element. A Primary Arterial Trail along Fort Apache Road to the west of the site, and a Town Center Arterial Trail along Elkhorn Road along the north side of the site. These trails are also required pursuant to the street cross-sections in the Town Center Development Standards Manual and represent the sidewalks along these streets.

PROJECT DESCRIPTION

The proposed development is proposed to be 29 single-family homes on 5 acres within Town Center plan area, at a density of approximately 5.88 dwelling units per acre (DUA) where a maximum of 8 DUA is allowed. The site has been designed with approximately 0.51 acres (22,258 square feet) of open space where 0.5 acres or 21,780 square feet is required. The Town Center Arterial trail along Fort Apache Road and Elkhorn Road will be incorporated into the design of the site. Streets within this gated development are to be 37 feet wide privately maintained rights-of-way.

Access into the subdivision is from Fort Apache Road, on the west boundary of the site, which will be developed as a Town Center Primary Arterial (100 feet). Elkhorn Road, along the north boundary, is also a Town Center Primary Arterial (100 feet).

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3,185	N/A
Min. Lot Width	N/A	35 Feet	N/A
Min. Setbacks • Front • Side • Corner • Rear	 5 Feet 5 Feet 10 Feet 5 Feet	 5 Feet 5 Feet 10 Feet 5 Feet	 Y Y Y Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	N/A	2 Stories / 35 Feet	Y
Trash Enclosure	N/A	N/A	N/A
Loading Zone	N/A	N/A	N/A
Mech. Equipment	N/A	N/A	N/A

The proposal meets the development requirements of Title 19.

A2) Residential Adjacency Standards

As two-story homes are allowed in the R-PD (Residential Planned Development) zoning district the proposal meets the Residential Adjacency Standards pursuant to Title 19.08.

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
Single Family Dwellings	N/A	2 per residence	58	N/A	58	N/A

KW

The proposal meets the parking requirements of Title 19.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	N/A	N/A	N/A
Buffer: • Min. Trees	772.5 Linear Feet with 1 Trees/ 30 Linear Feet	26 Trees	10 Trees
• Min. Zone Width	6 Feet		Zero Feet
• Wall height	6 Feet		Not Shown

The proposal does not meet the requirements of Title 19.12 and the Landscape, Wall & Buffer Standards. A condition has been added that would require additional street buffer trees and a six-foot wide landscape buffer along Fort Apache Road and Elkhorn Road.

- 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
5 acres	5.88	1.65	9.7 %	21,127 SF	10.2%	22,258

The proposal meets the requirements of Title 19.06 for open space in R-PD (Residential Planned Development) developments.

B) General Analysis and Discussion

- Zoning

The site is currently zoned as U (Undeveloped) [TC (Town Center) General Plan Designation]. With the approval of the rezoning to T-C (Town Center) by the companion rezoning application ZON-4695 this development would be consistent with the T-C (Town Center) zoning district.

- Site Plan

The proposed development is proposed to consist of 29 single-family homes on 5 acres within Town Center, at a density of approximately 5.88 dwelling units per acre. The site has been designed with approximately 0.51 acres (22,258 square feet) of open space where 0.5 acres or 21,780 square feet is required. The Town Center Arterial trail along Fort apache Road and Elkhorn Road will be incorporated into the design of the site. Streets within this gated development are to be 37 feet wide privately maintained rights-of-way.

Access into the subdivision is from Fort Apache Road, on the west boundary of the site, which will be developed as a Town Center Primary Arterial (100 feet). Elkhorn Road, on the north boundary, is also a Town Center Primary Arterial (100 feet).

- Waivers

There are no waivers requested for this development.

- Landscape Plan

The proposal does not meet the requirements of Title 19.12 and the Landscape, Wall & Buffer Standards. A condition has been added that would require additional street buffer trees and a six-foot wide landscape buffer along Fort Apache Road and Elkhorn Road.

- Elevation

The elevations show typical two story stucco buildings with foam trim around the window and along the front bottom of the buildings. The tiled roof has a 4:12 slope and 16 inch overhanging soffitt.

- Floor Plan

The floor plans show typical room layout common with single-family detached developments.

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;"**

   Because of typical building design and subdivision layout the proposed land use of single-family dwellings will be harmonious and compatible with existing and planned 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;"**

   A gated residential development with private streets is permitted in this classification with a Special Use Permit. With the SUP and conformance with the standards detailed in this application the development will be consistent with City standards, guidelines, and Plans.

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

   The access planned near the southwest corner of the development with not negatively impact the adjacent roads and traffic.

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

   The landscaping and materials proposed for this development will be appropriate for the single-family residential character of the area. The tree selection will need to comply with the Town Center standards.

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 designs are typical for this type of development so they will be harmonious and compatible with existing and planned development.

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

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

NOTICES MAILED 32 [ZON-4695 & SDR-4614]

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4613 APN: 125-20-101-001

Name of Property Owner: Ernest A Becker & Kathleen C Becker Family Trust

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: Ernest A Becker III

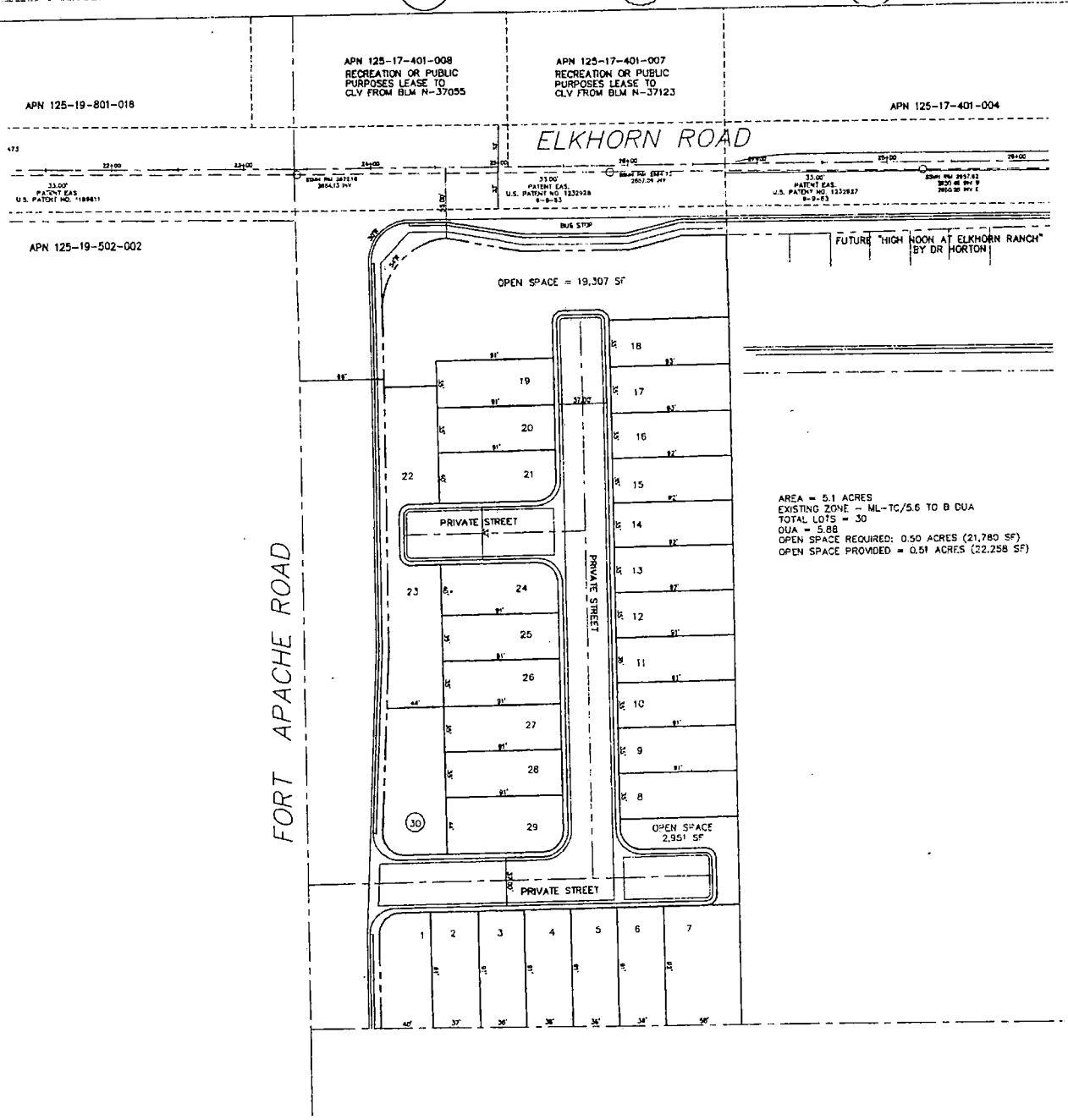
Subscribed and sworn before me

This 4th day of May, 20 07

By Ernest A. Becker III

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA S. ALSTON
Appt. No. 03-84766-1
My Appt. Expires Oct. 10, 2007



) CONTRACTOR !

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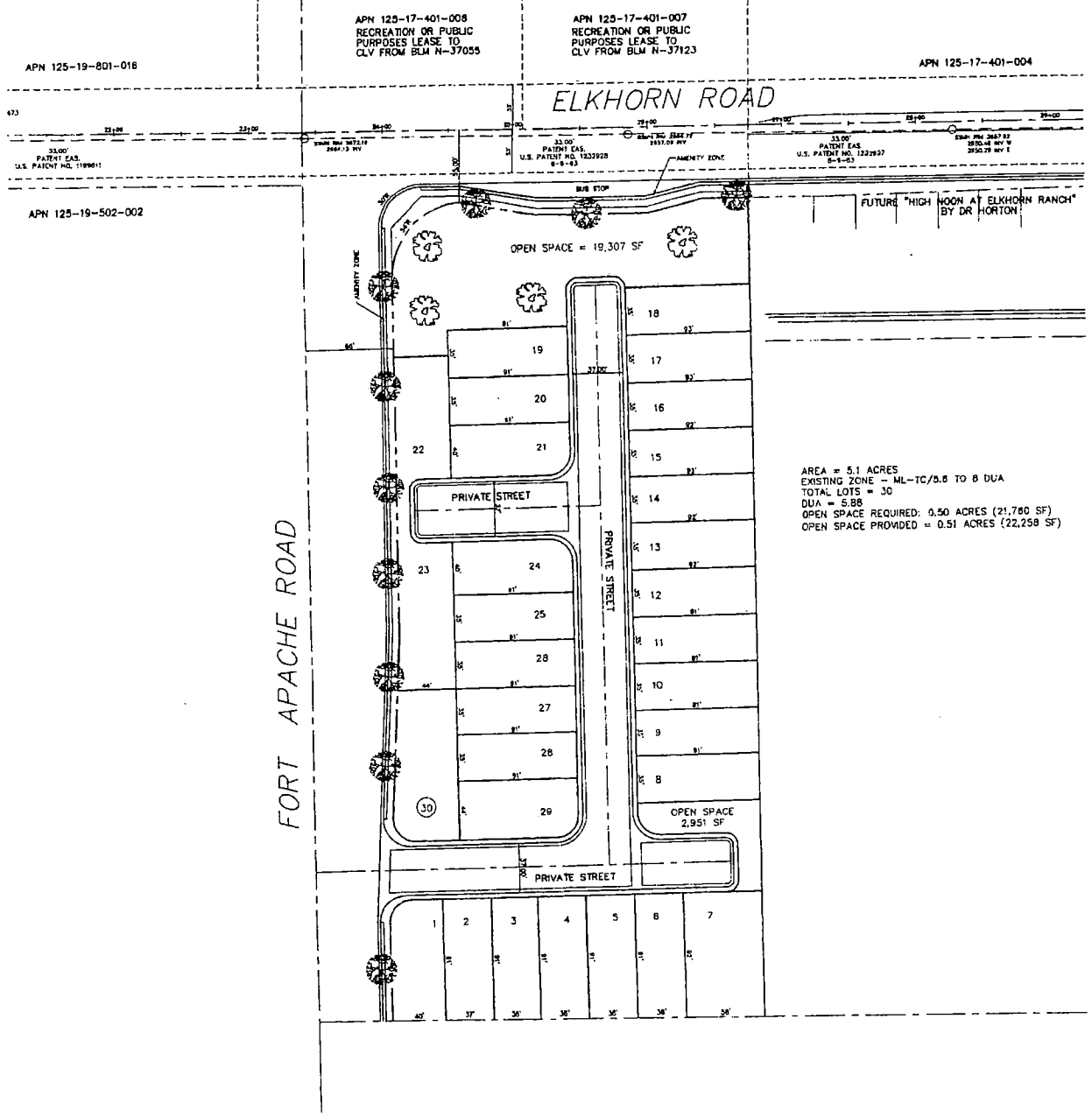
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL 1-702-227-2929

SDR-4613
7-22-04 PC

SITE PLAN
ELKHORN & FORT APACHE



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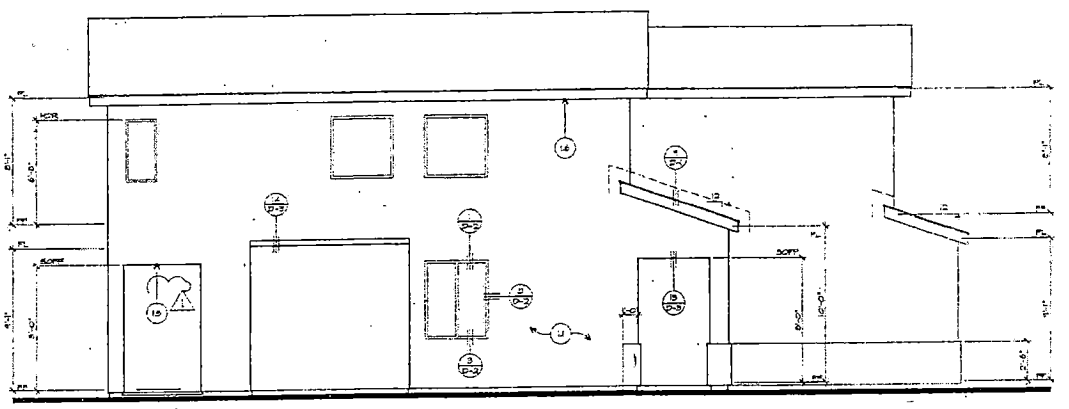
LANDSCAPE PLAN
ELKHORN & FORT APACHE

SDR-4613
7-22-04 PC



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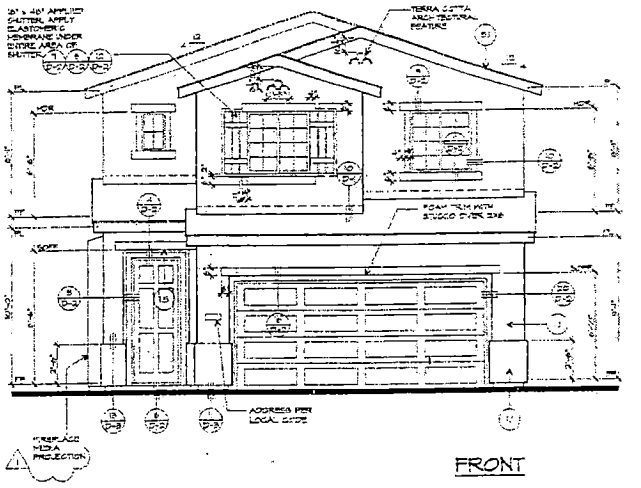

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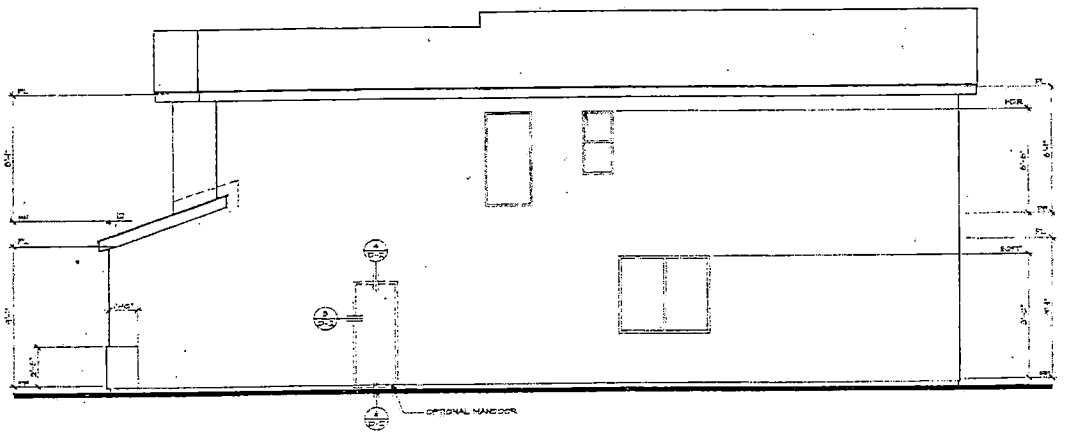

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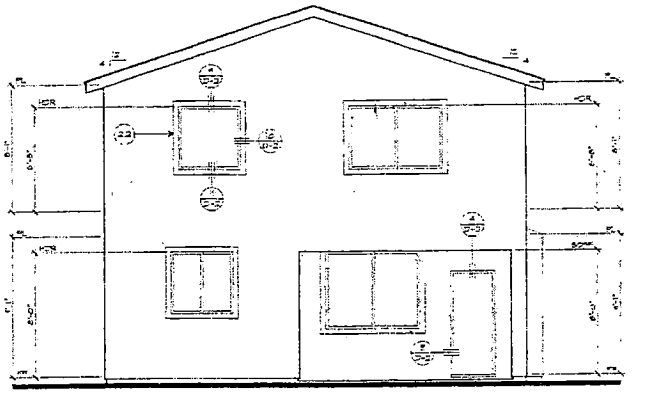

REAR
SCALE: 1/4"=1'-0"

ELEVATION NOTES

EXTERIOR MATERIALS:

- S1 STUCCO
- S2 MANUFACTURED ADHERED STONE VENEER
- S3 SOFFITS/BOTTOM OF CANTILEVERED AREAS: STUCCO
- S4 SOFFITS/BOTTOM OF CANTILEVERED AREAS: (1x8) T&G (PAINTED)

TRIM:

- T1 FASCIA: REFER TO DETAIL
- T2 DOORS AND WINDOWS: STUCCO (WRAPPED WITH FOAM TRIM), SEE DETAILS.

ROOFING:

- R1 PITCHED PROFILE TILE ROOF AT 4:12 SLOPE. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7A.
- R2 PITCHED FLAT TILE ROOF AT 4:12 SLOPE. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7.A
- R3 BUILT-UP WATERPROOF DECKING

NOTE TO ALL SUBCONTRACTORS:
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DANIELIAN ASSOCIATES
ARCHITECTURE & PLANNING
SIXTY CORPORATE PARK
IRVINE, CALIFORNIA 92614
(949) 474-6022
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DEC 8 1 2004

NO.	DATE	REVISION
1	6/29/04	PLAN CHECK COMM

PROJECT TITLE
WINE RIDGE

PROJECT NO: 03055

SHEET TITLE
PLAN 1

EXTERIOR ELEVATIONS 'A'

ORIGINAL DATE:
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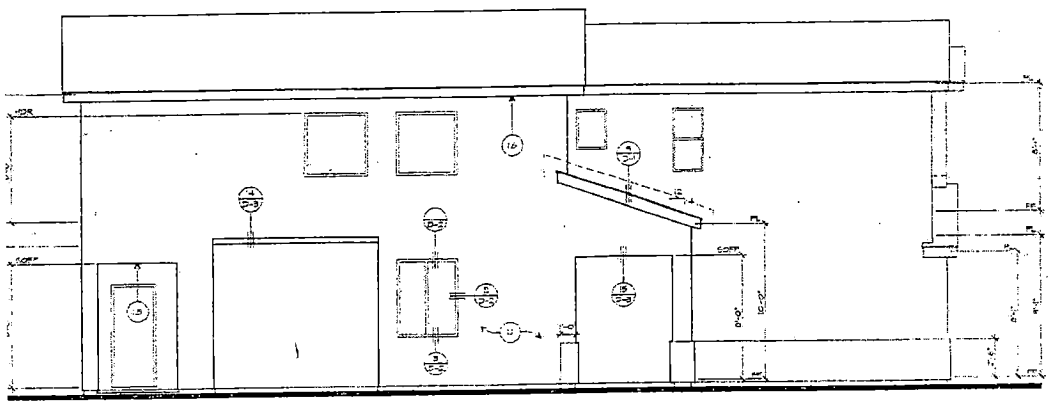
D

PRINT DATE

SDR-4613
7-22-04 PC



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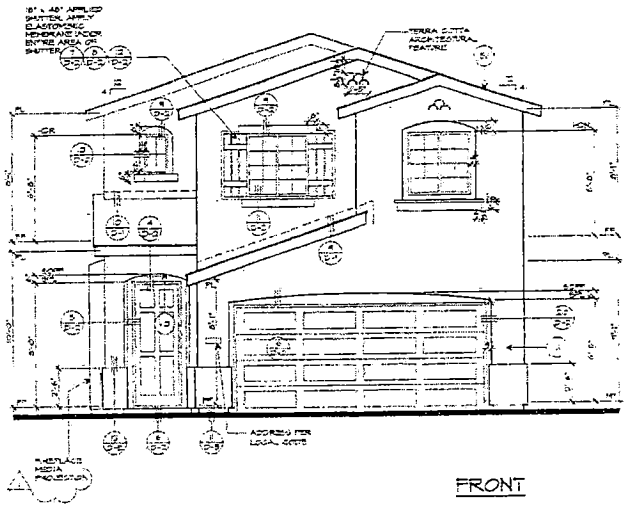

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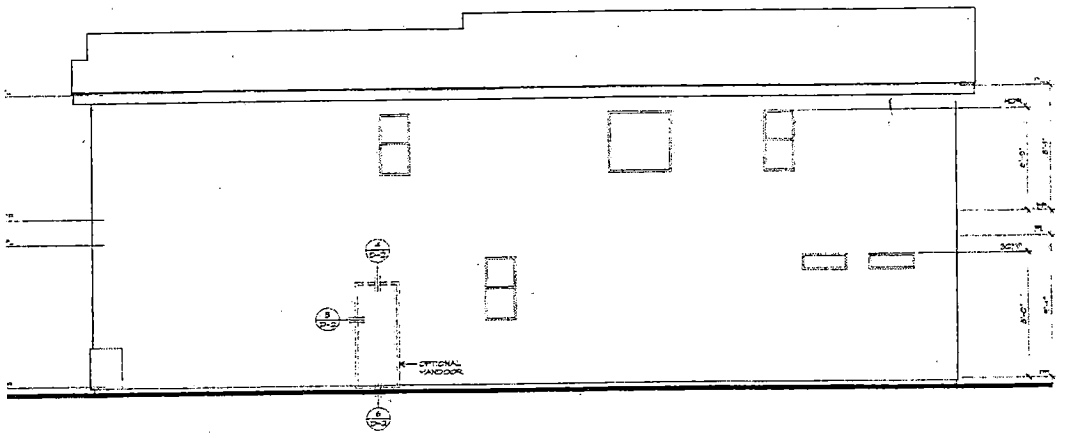

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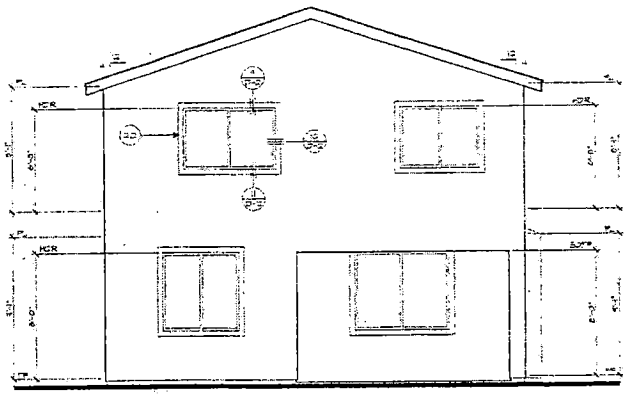

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SCALE: 1/4"=1'-0"

ELEVATION NOTES

EXTERIOR MATERIALS:
- STUCCO
- MANUFACTURED ADHERED STONE VENEER
- SOFFITS/BOTTOM OF CANTILEVERED AREAS: STUCCO
- LIGHTING BOTTOM OF CANTILEVERED AREAS: 16/32 OSB (PAINTED)

FASCIA: REFER TO DETAIL.
DOORS AND FRIEZING: STUCCO WRAPPED W/4" FOAM U.N.O. SEE DETAILS.

ROOFING:
- S1 PITCHED PROFILE TILE ROOF AT 4:12 SLOPE SEE ROOF PLAN DETAILS AND GENERAL NOTES SECTION 7A.
- S2 PITCHED FLAT TILE ROOF AT 4:12 SLOPE SEE ROOF PLAN DETAILS AND GENERAL NOTES SECTION 7A.
- S3 BUILT-UP WATERPROOF DECKING

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DEC 3 1 2004

NO.	DATE	REVISION
1		PLANNING PLAN CHECK COMM
2		
3		
4		
5		

PROJECT TITLE
WINE RIDGE

PROJECT NO. 03055

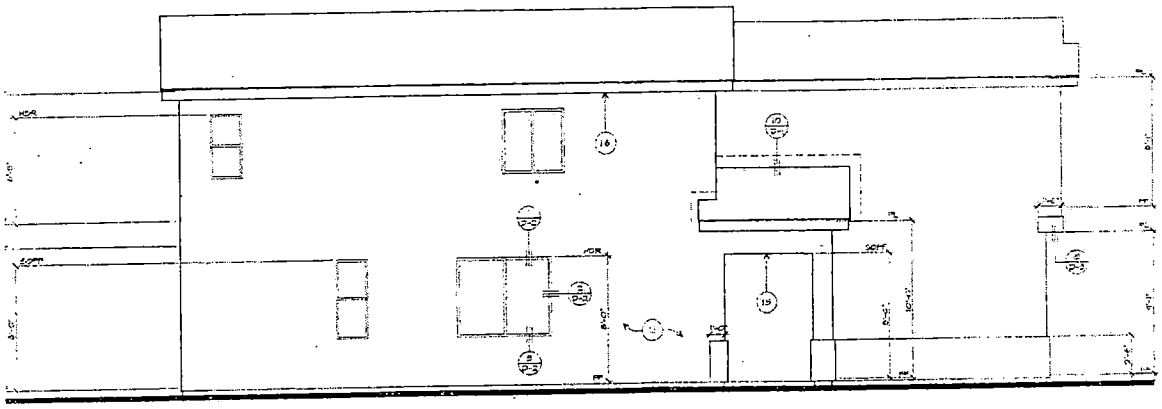
SHEET TITLE
PLAN 2

EXTERIOR ELEVATIONS 'A'

ORIGINAL DATE
- 0
- 0
- 0
- 0

PRINT DATE

SDR-4613
7-22-04 PC



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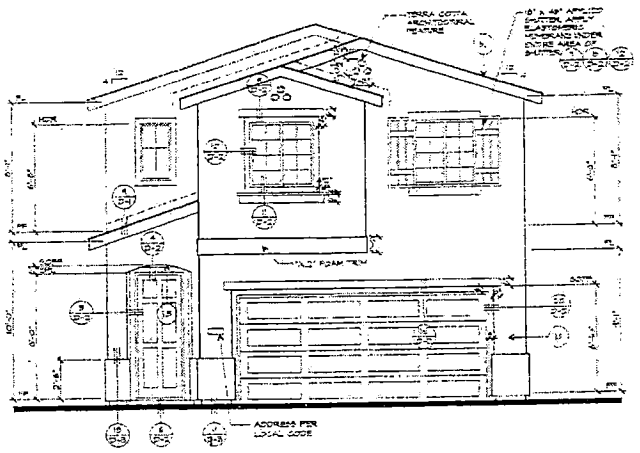

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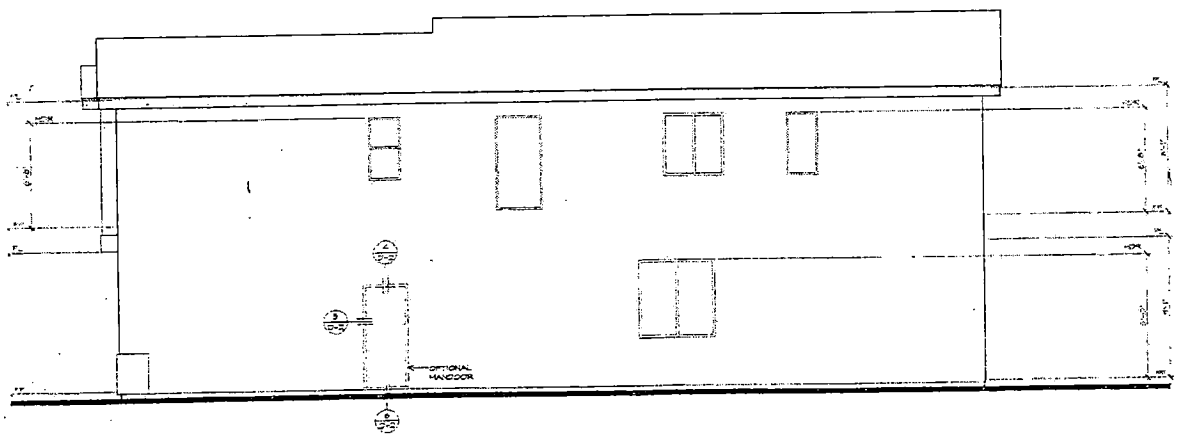

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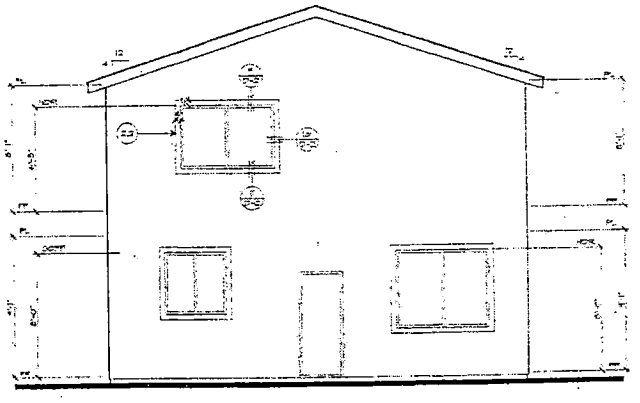

REAR

SCALE: 1/4"=1'-0"

ELEVATION NOTES

EXTERIOR MATERIALS:

11 STUCCO
12 MANUFACTURED ADHERED STONE VENEER
15 SOFFITS/BOTTOM OF CANTILEVERED AREAS: STUCCO
16 SOFFITS/BOTTOM OF CANTILEVERED AREAS: WOOD (PAINTED)

TRIM

21 FASCIA: REFER TO DETAIL.
22 DOORS AND WINDOWS: STUCCO WRAPPED 7/8" FOAM U.N.O., SEE DETAILS.

ROOFING:

51 PITCHED PROFILE TILE ROOF AT 4:12 SLOPE. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7A.
52 PITCHED FLAT TILE ROOF AT 4:12 SLOPE. SEE ROOF PLAN, DETAILS AND GENERAL NOTES SECTION 7A.
55 BUILT-UP WATERPROOF STICKING

NOTE TO ALL SUBCONTRACTORS:
REFER TO ARCHITECTURAL DETAILS FOR LOCATION OF ELASTOMERIC MEMBRANE UNDER EXTERIOR MATERIALS.

DANIELIAN ASSOCIATES
ARCHITECTURE & PLANNING
18872 MACARTHUR BLVD., SUITE 200
IRVINE, CALIFORNIA 92612
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ARTHUR L. DANIELIAN
No. C-13251
REGISTERED ARCHITECT
STATE OF NEVADA

DEC 31 2004

NO.	DATE	REVISION
1	2/23/04	PLAN CHECK COMM.

PROJECT TITLE
WINE RIDGE

PROJECT NO. 03055

SHEET TITLE
PLAN 3

EXTERIOR ELEVATIONS 'A'

ORIGINAL DATE

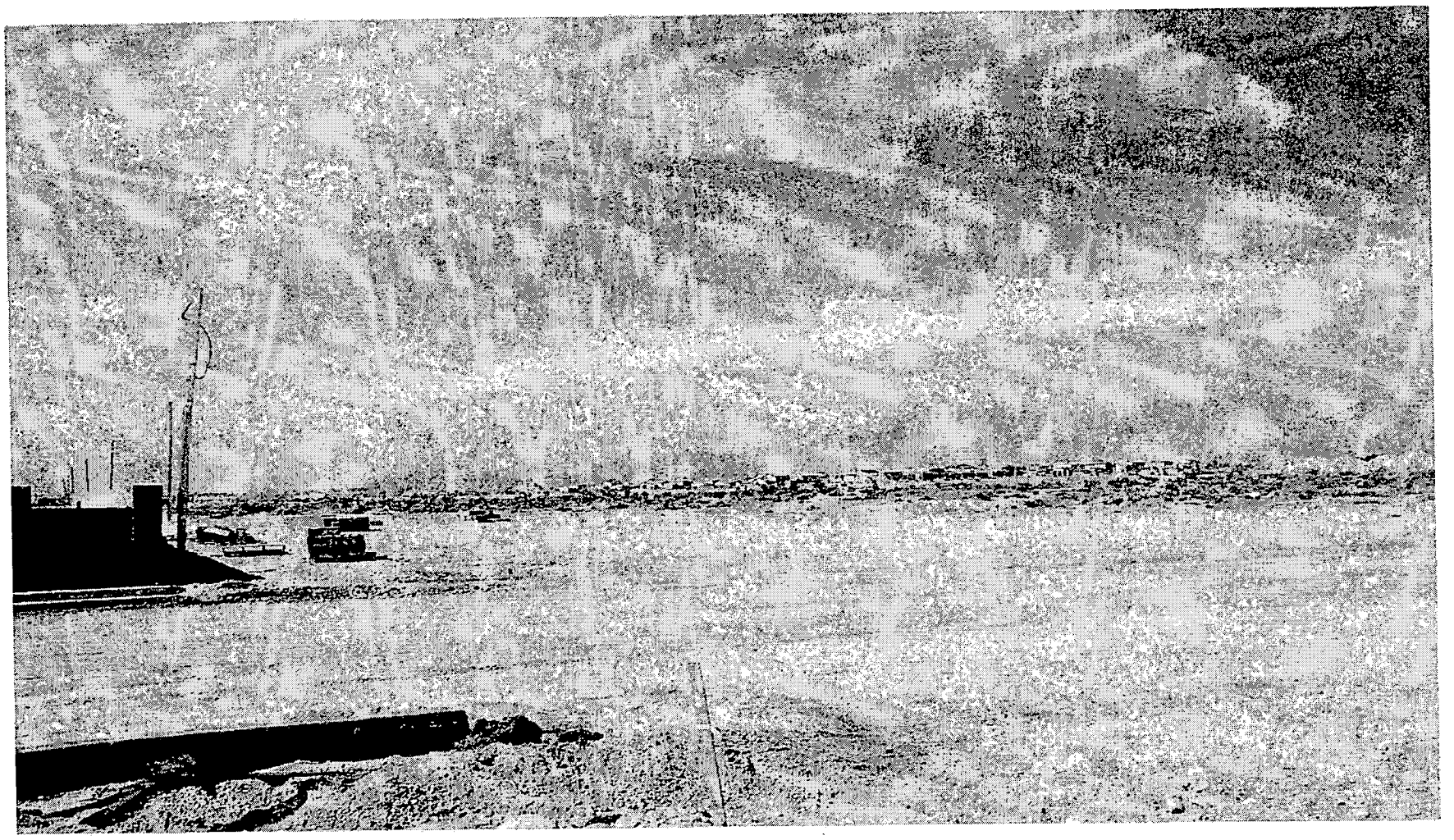
FINAL DATE

SHEET NO. A-3.1

SDR-4613
7-22-04 PC

SDR-4613 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04



SDR-4613 - APPLICANT: PAGEANTRY COMMUNITIES - OWNER: ERNEST AND KATHLEEN BECKER
SOUTHEAST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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:
EVANS – 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 Department, explained that this will incorporate another five-acre parcel into the Cliffs Edge Development. There is no objection to the application.

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:11 – 10:12)

3-1879

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. Conformance to the Cliff's Edge Master Development Plan and Design Guidelines.

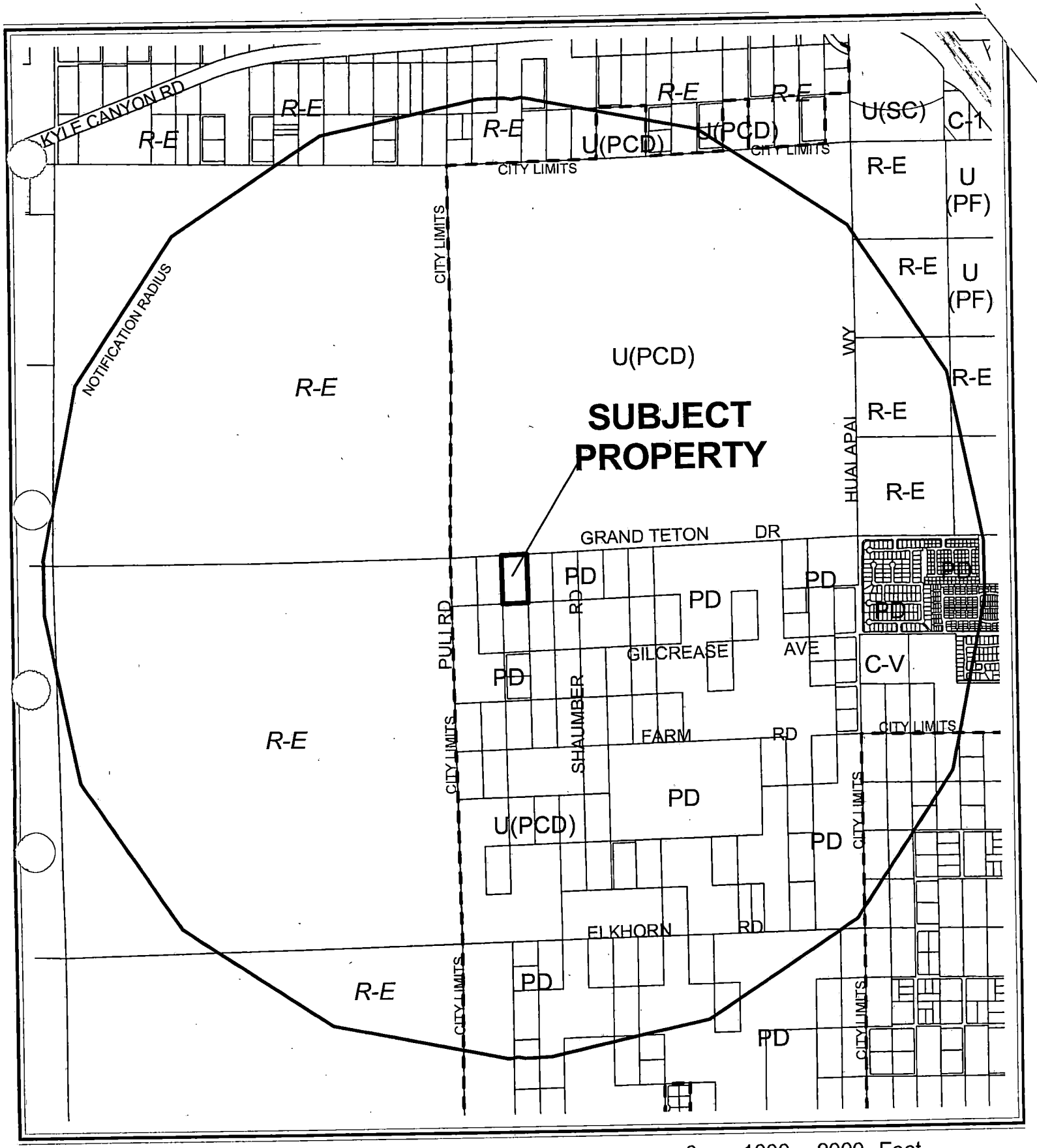
Public Works

3. Upon development of this parcel as a part of Cliff's Edge Master Development Plan, additional dedication and/or vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

4. Requirements for construction of street improvements adjacent to this site shall be determined at the time of development of this site.

5. This site shall be included within the master sewer, drainage, and traffic studies for Cliff's Edge Master Development Plan and also within any additional design plans/studies submitted to the City of Las Vegas for review that include this parcel. The final design and conditions for this site within the Cliff's Edge Master Development Plan shall be determined at the time of approval of site specific actions associated with this parcel.

6. Site development to comply with Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.



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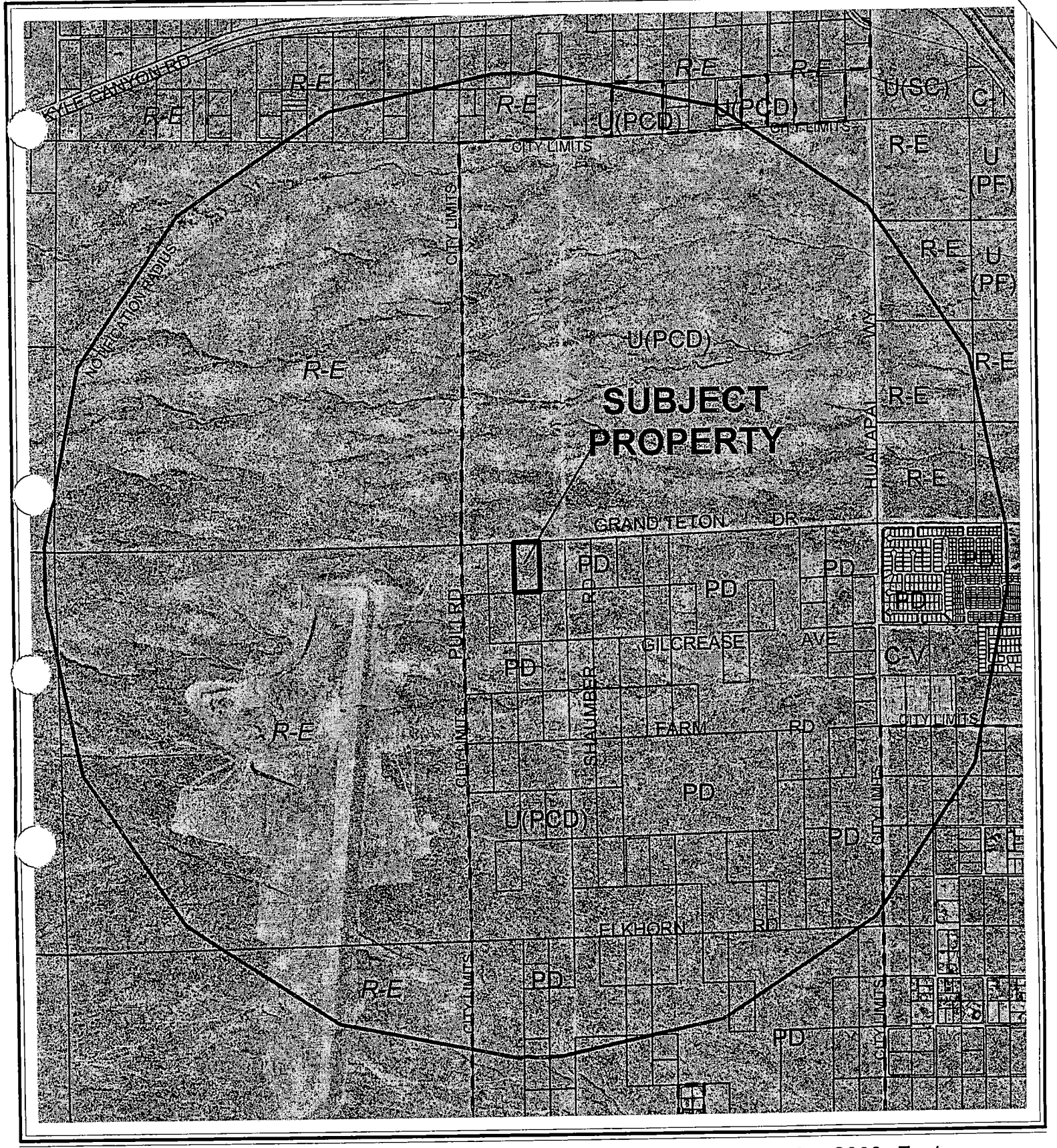
CASE: **ZON-4483**

RADIUS: 6,200 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE[PCD (PLANNED COMMUNITY DEVELOPMENT)
GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)

N



0 1000 2000 Feet

CASE: **ZON-4483**

RADIUS: 6,200 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED 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: REZONING - PUBLIC HEARING - ZON-4483 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: SOUTHWEST DESERT EQUITIES

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. Conformance to the Cliff's Edge Master Development Plan and Design Guidelines.

Public Works

3. Upon development of this parcel as a part of Cliff's Edge Master Development Plan, additional dedication and/or vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

4. Requirements for construction of street improvements adjacent to this site shall be determined at the time of development of this site.

5. This site shall be included within the master sewer, drainage, and traffic studies for Cliff's Edge Master Development Plan and also within any additional design plans/studies submitted to the City of Las Vegas for review that include this parcel. The final design and conditions for this site within the Cliff's Edge Master Development Plan shall be determined at the time of approval of site specific actions associated with this parcel.

6. Site development to comply with Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 5.0 acres located adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Puli Road, within the area regulated through the Cliff's Edge Master Development Plan.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

03/19/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval.

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

02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval.

02/27/04 The last Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

05/19/04 The City Council approved a request for a rezoning (ZON-4013) from: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] To: PD (Planned Development) on 2.5 acres within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval.

05/27/04 The Planning Commission recommended approval of the Annexation (ANX-4245) of this parcel. Clark County's land use designation was R-U. The City's designation will be U (Undeveloped) [PC (Planned Community Development) General plan Designation]. Staff had recommended approval.

08/04/04 The City Council is scheduled to consider ANX-4245. If approved, the effective date will be August 13, 2004, five days prior City Council's hearing of the subject zoning application (ZON-4483).

B) Pre-Application Meeting

05/18/04 The elements of a rezoning application were addressed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 5.0

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance: Centennial Hills Sector Plan

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

The Centennial Hills Sector Plan states that within areas designated as PCD (Planned Community Development)"...commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD (Planned Community Development)." The proposed rezoning to PD (Planned Development) is in conformance with the PCD (Planned Community Development) land use designation for the subject parcels.

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

SRS

Special Area Plan: Cliff's Edge Master Development Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD areas that exceed 80 acres in size. The applicant has prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003 and further amended on July 16, 2003. This document will provide policy direction and standards for the subject site and future development within the overall Master Development Plan area.

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis and Discussion

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

FINDINGS

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

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

   The size of the Cliff's edge master development is consistent with the plan and the proposed development density conforms to the density range of the PCD (Planned Community Development) land use classification.

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

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

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

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

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

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

NOTICES MAILED 45

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4483 APN: 126-13-101-003

Name of Property Owner: Southwest Desert Equities, LLC

Name of Applicant: Cliffs Edge, LLC

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

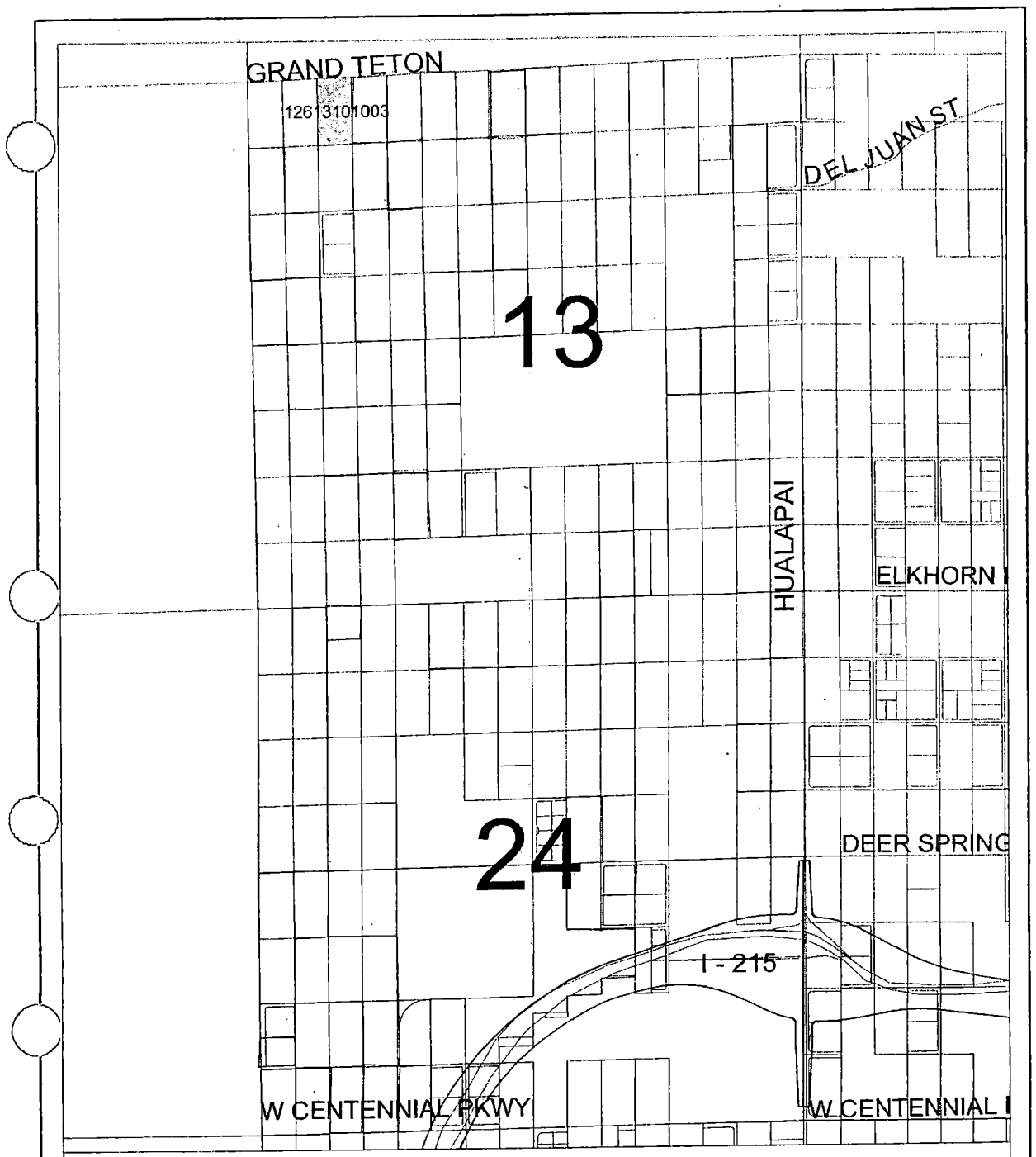
Subscribed and sworn before me

This 17 day of May, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL SNOW
Appt No. 02-74416-1
My Appt. Expires Mar. 22, 2006



Cliffs Edge
Sixth P-D Zoning Request

N
W E
S

Project Boundary

Lands Zoned by ZON 1520, ZON 2184, ZON-3241,ZON-4013, and ZON-4241

Current P-D Zoning Request

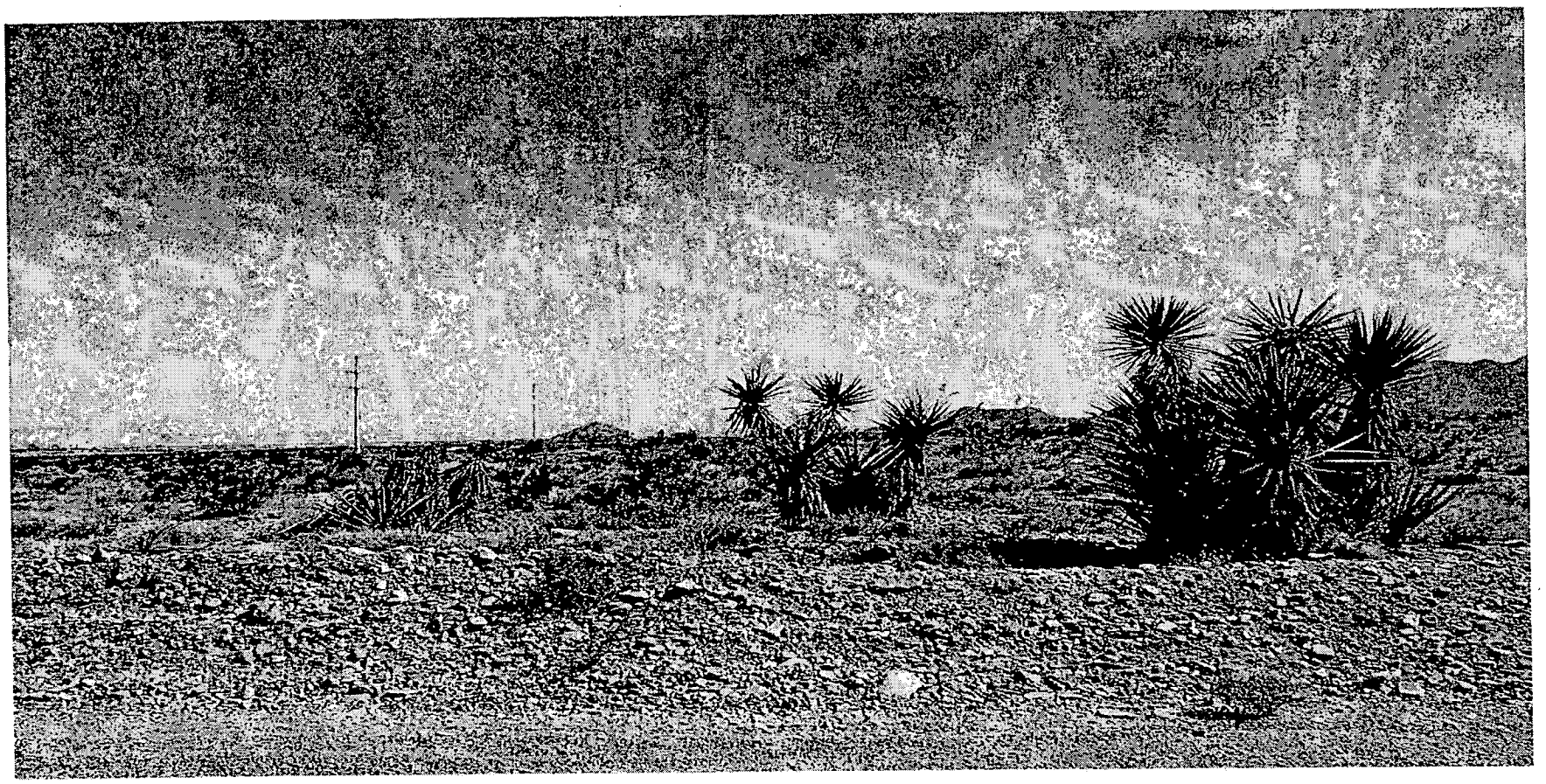
Private Land (owned by others)

QUADRANT PLANNING

May 2004

File: CE sixth zoning

ZON-4483
7-22-04 PC



ZON-4483 - APPLICANT: CLIFF EDGE, LIMITED LIABILITY COMPANY - OWNER: SOUTHWEST DESERT EQUITIES
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF PULI ROAD
JULY 22, 2004 PLANNING COMMISSION

6/29/04

City of Las Vegas

Agenda Item No.: 61

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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 DENIAL.

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

MOTION:
NIGRO – ABEYANCE to 8/12/2004 – UNANIMOUS with McSWAIN excused

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, indicated that the setbacks identified in the site development plan required modifications for four lots. There is no hardship as the lots could be developed with smaller homes. Staff recommended denial

MINUTES – Continued:

ATTORNEY JOHN FIELD, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and clarified that the reduction would involve two internal lots, Lots 40 and 41, within the subdivision. The applicant worked diligent with the neighbors in the adjoining subdivision to reach a compromise for single-story structures on Lots 38, 39, 42 and 43. As a result of the single-story structure, Lots 42 and 43 need the side setbacks increased to comply with development standards. The deviation represents 1 foot for Lot 40 and 4.7 feet for Lot 41, respectively.

COMMISSIONER STEINMAN noted that the request is for a variance on three lots and expressed concern with squeezing in too many lots. It would be better planning to split Lots 40 and 41 rather than seek so the variance.

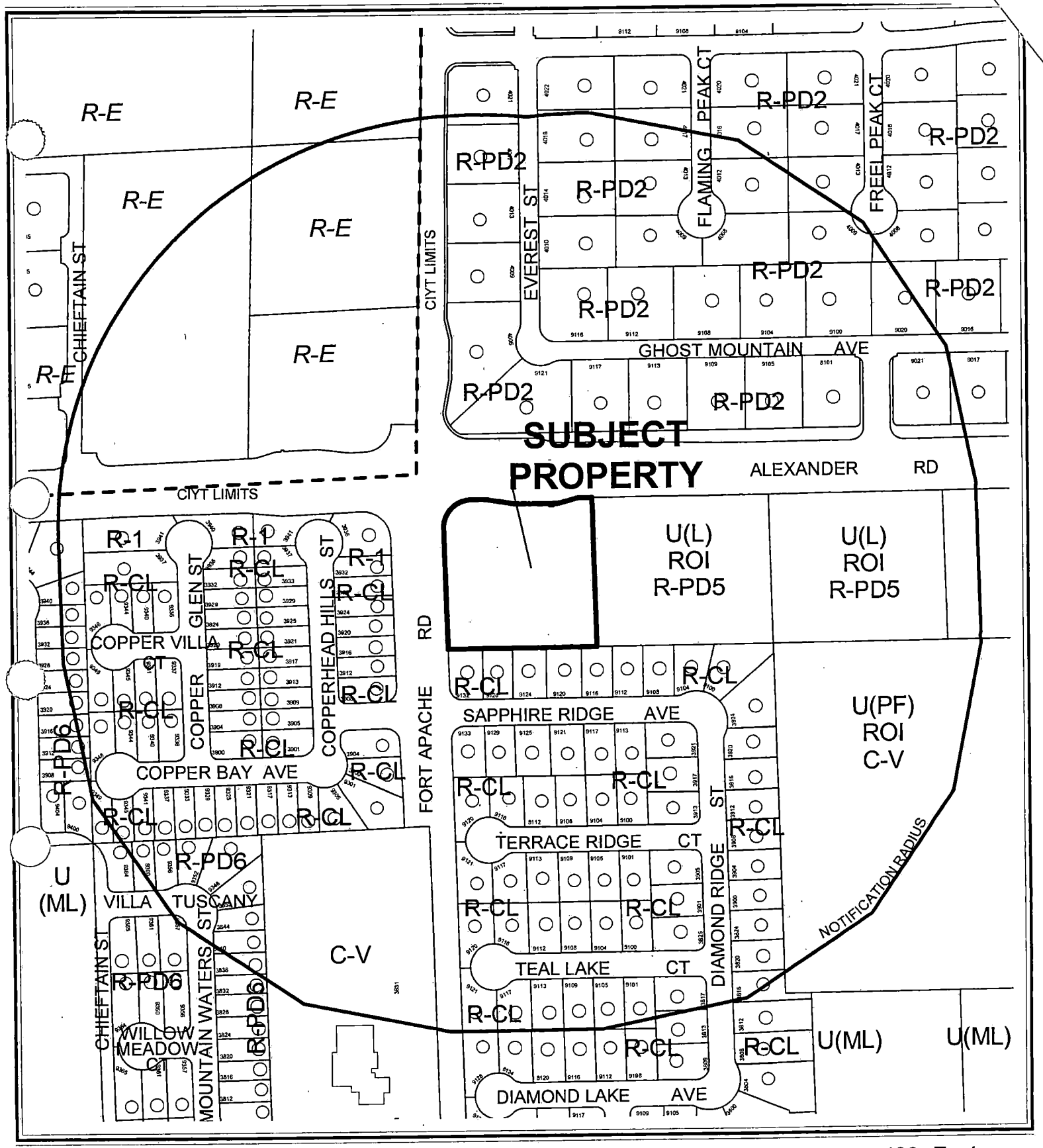
COMMISSIONER EVANS outlined a meeting with ATTORNEY FIELD and questioned whether the variance would result in more burdensome insurance rates on future homebuyers. Someone knowledgeable about insurance advised him that a double wall creates a higher fire rating and minimizes insurance rates. ATTORNEY FIELD replied that his research indicated that the variance would not impact insurance rates. COMMISSIONER EVANS pointed out that the hardship was created by the design and, as such, completely self-imposed. ATTORNEY FIELD responded that the code does not incorporate compromise with the neighbors. The design resulted from such compromise.

ROBERT GENZER, Director of Planning and Development, discussed that the request is for six variances, including front and side yards, but the agenda only identifies two variances. DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed with ATTORNEY FIELD that the variances identified in the staff report were the request. MR. GENZER and DEPUTY CITY ATTORNEY SCOTT agreed that the item would need to be held two weeks for proper notification of all portions of the request. MR. GENZER and MR. CLAPSADDLE stated that staff would work with the applicant to ensure proper notification. MR. GENZER assured the Commission that the notice will include the lot numbers in the notification.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

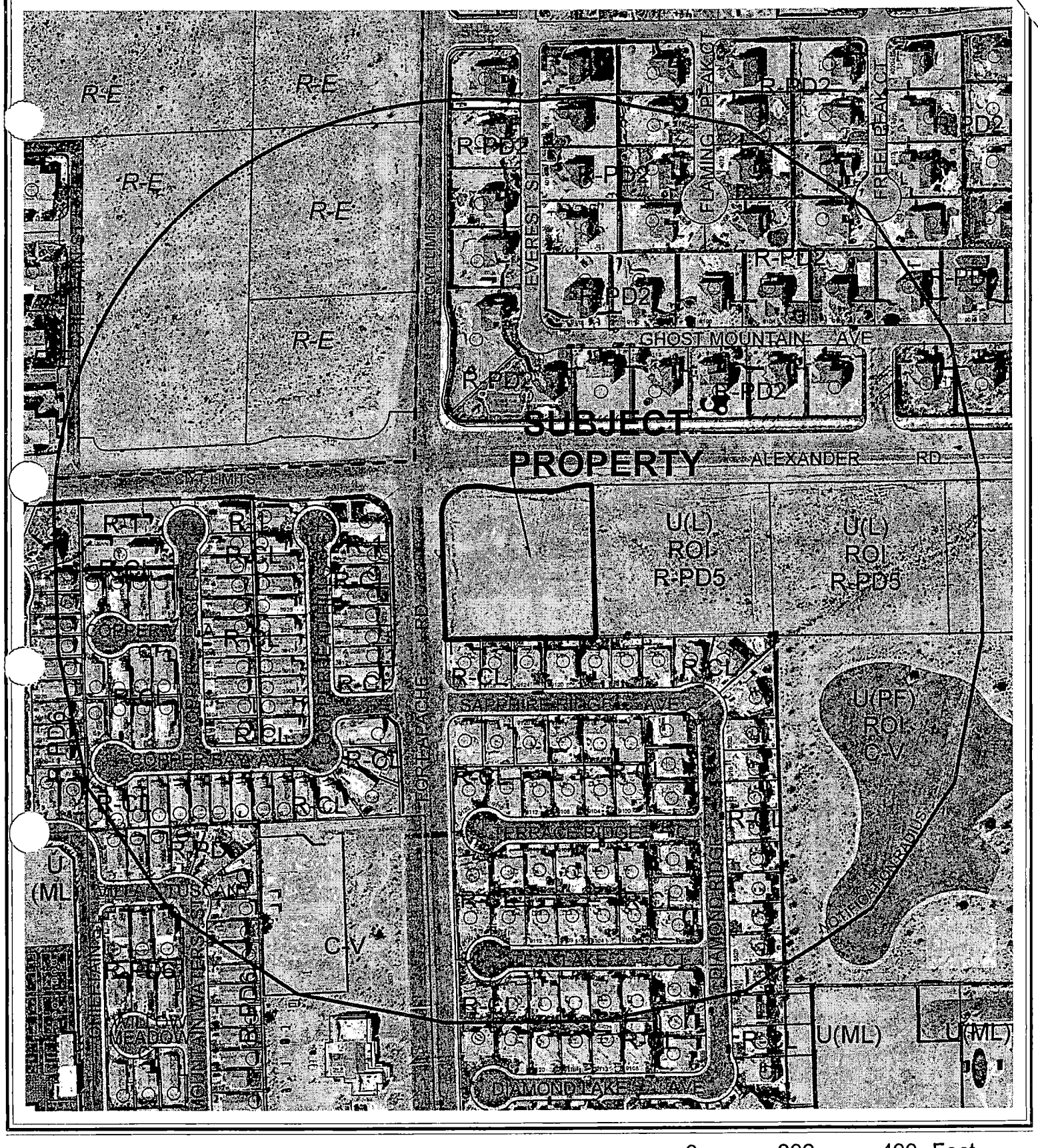
(10:12 – 10:22)



CASE: **VAR-4629**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
UNDER RESOULTION OF INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)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R-PD2
R-PD2
EVEREST ST
FLAMING PEAK CT
FREE EAGLE CT
GHOST MOUNTAIN AVE
SUBJECT PROPERTY
ALEXANDER RD
CITY LIMITS
R-1
R-1
R-1

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VARIANCE - VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2415), Site Development Plan Review (SDR-2418), Variance (VAR-2419), Tentative Map (TMP-3068), and Final Map Technical Review (FMP-4426).

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. New Construction

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Applicant requests a variance to allow on an 8.10 acre planned residential development located on the southeast corner of Fort Apache Road and Alexander Road:

A1) a 11.43 foot rear setback (on lot #40) where 15 feet is the minimum setback required;

A2) a 10.33 foot rear setback (on lot #41) where 15 feet is the minimum setback required.

A3) a 7.0 foot street side setback (on lot #41) where 10 feet is the minimum setback required.

A4) a 5.74 foot front yard setback (on lot #41) where 10 feet is the minimum setback required.

A5) a 5.74 foot street distance setback (on lot #41) where 10 feet is the minimum setback required.

A6) a 7.23 foot front yard setback (on lot #48) where 10 feet is the minimum setback required.

B) Applicant's Justification

Two of these residential lots (40 and 41) are not deep enough to plot even the smallest home slated for this development. These rear yard, front yard, and side yard setback reductions are requested so that the applicant can plot their smallest models on lots 40, 41, and 48. The lots requiring the reduction are located interior to the development and will not negatively impact any surrounding properties.

BACKGROUND INFORMATION

A) Previous Actions

07/02/03 The City Council approved the annexation (ANX-2016) of 2.5 acres at the southeast corner of Fort Apache Road and Alexander Road. Planning Commission and staff had recommended approval. This annexation became effective on July 11, 2003.

08/06/03 The City Council approved the rezoning (ZON-2415) of 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road from: U (Undeveloped) [L (Low Density Residential) General Plan Designation] to: R-PD5 (Residential Planned Development - 5 Units Per Acre). Companion items for an open space variance VAR-2419 and site development plan review SDR-2418 was also approved. The Planning Commission and staff recommended approval on all applications

10/23/03 Planning Commission approves (final action) a Tentative Map (TMP-3068) for a 57 lot single-family residential subdivision on 8.01 acres on this site. Staff had recommended approval.

06/03/04 Planning and Development administration approves a Final Map Technical Review (FMP-4426) for this project (Day Dawn Fusion).

B) Pre-Application Meeting

05/25/04 Elements of a Variance application were discussed.

C) Neighborhood Meetings

Variance requests do not require a neighborhood meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.8
Net Acres:	8.01

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	L	Low Density Residential
North:	DR	Desert Rural Density Residential
South:	ML	Medium Low Density Residential
East:	L	Low Density Residential
West:	L, ML	Low Density Residential, Medium Low Density Residential

D) Existing Zoning

Subject Property:	U (Undeveloped) [L (Low Density Residential), General Plan Designation] under resolution of intent to R-PD5. (Residential Planned Development - 5 Units Per Acre)
North:	R-PD2 (Residential Planned Development - 2 Units Per Acre)
South:	R-CL (Single Family Compact-Lot),
East:	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre)
West:	R-CL (Single Family Compact-Lot) R-1 (Single Family Residential)

E) General Plan Compliance

This site is designated as L (Low Density Residential) on the Centennial Hills Sector Plan. The proposed R-PD5 (Residential Planned Development – 5 Units Per Acre) is compatible with this designation, as the Low Density Residential designation allows a density between 3.6 to 5.5 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

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08.040(C)4a, and 19.06.040 (D) the following Development Standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Min. Setbacks			
• Front	10 Feet	5.74 and 7.23	N
• Side	5 Feet	7.0	Y
• Corner	10 Feet	NA	Y
• Rear	15 Feet	11.43 and 10.33	N

The proposal needs variances from the approved setbacks from SDR-2418.

B) General Analysis and Discussion

Pursuant to Title 19.18.070L, the following determinations must be made to approve a variance:

"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."

Additionally, Nevada Revised Statutes Chapter 278 City of Las Vegas Title 19.18.070(B) requires:

"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."

None of the above referenced criteria have been met. There is no evidence of an exceptional or extraordinary circumstance has been presented. The applicant has simply imposed their own hardship by plotting more parcels onto this property than could be consistent with the setback standards established by the project's R-PD5 zoning and Site Development Review.

B3) Recommendation

In view of: 1) the absence of hardships imposed by the site's physical characteristics, 2) the granting of a previous Variance (VAR-2419) to allow an additional 41,000 square feet of buildable space, and 3) acceptance of Conditions of Approval of the Site Development Plan Review, Tentative Map Review, and Final Map Technical Review, staff concludes that the applicant's request for setback reductions is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances. The recommendation is for DENIAL.

NOTICES MAILED 175

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4629 APN: 138-08-101-001 thru 004

Name of Property Owner: DAY STAR VENTURES LLC.,

Name of Applicant: DAY STAR VENTURES 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: Paul Wagner

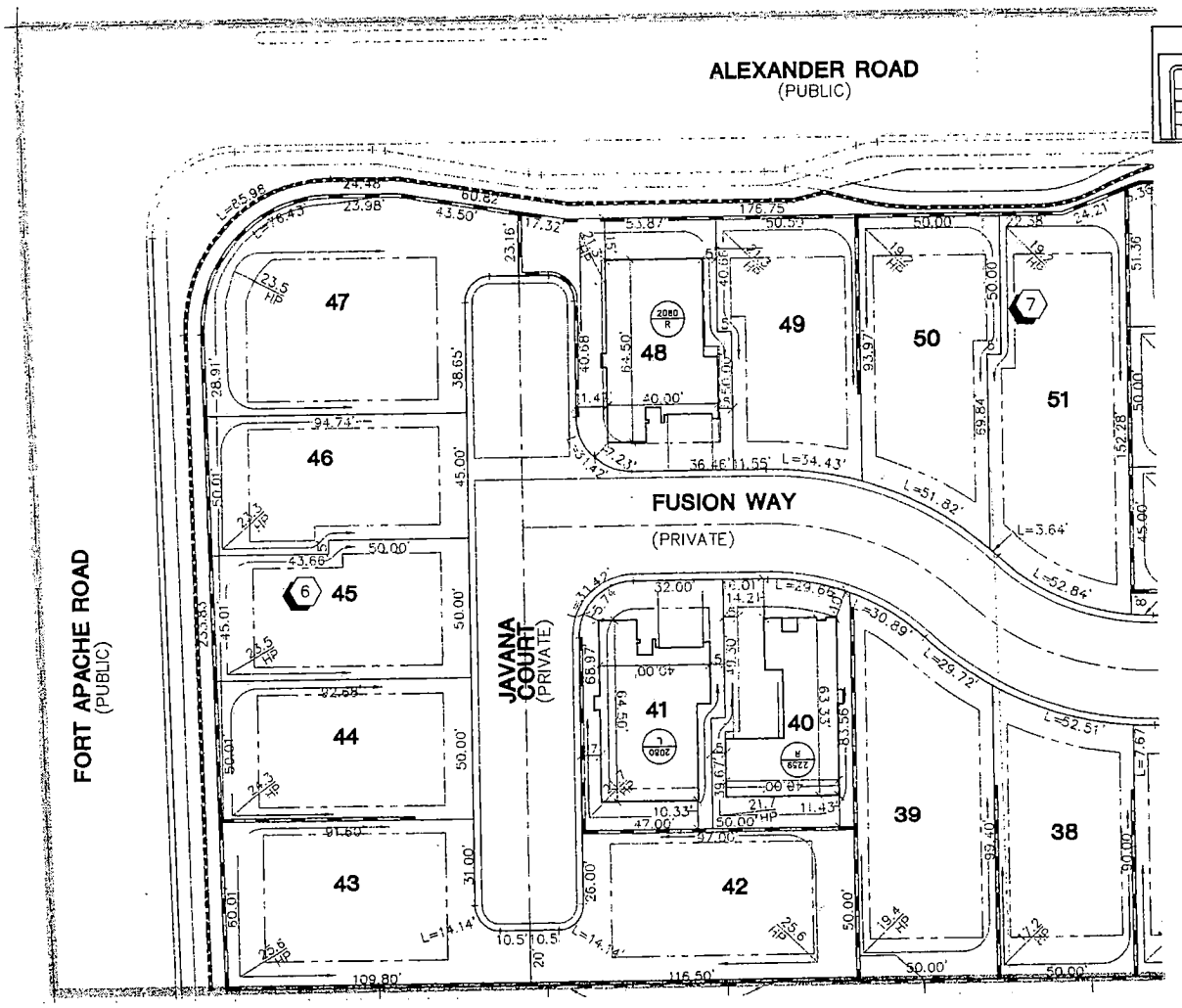
Subscribed and sworn before me

This 24th day of May, 2004

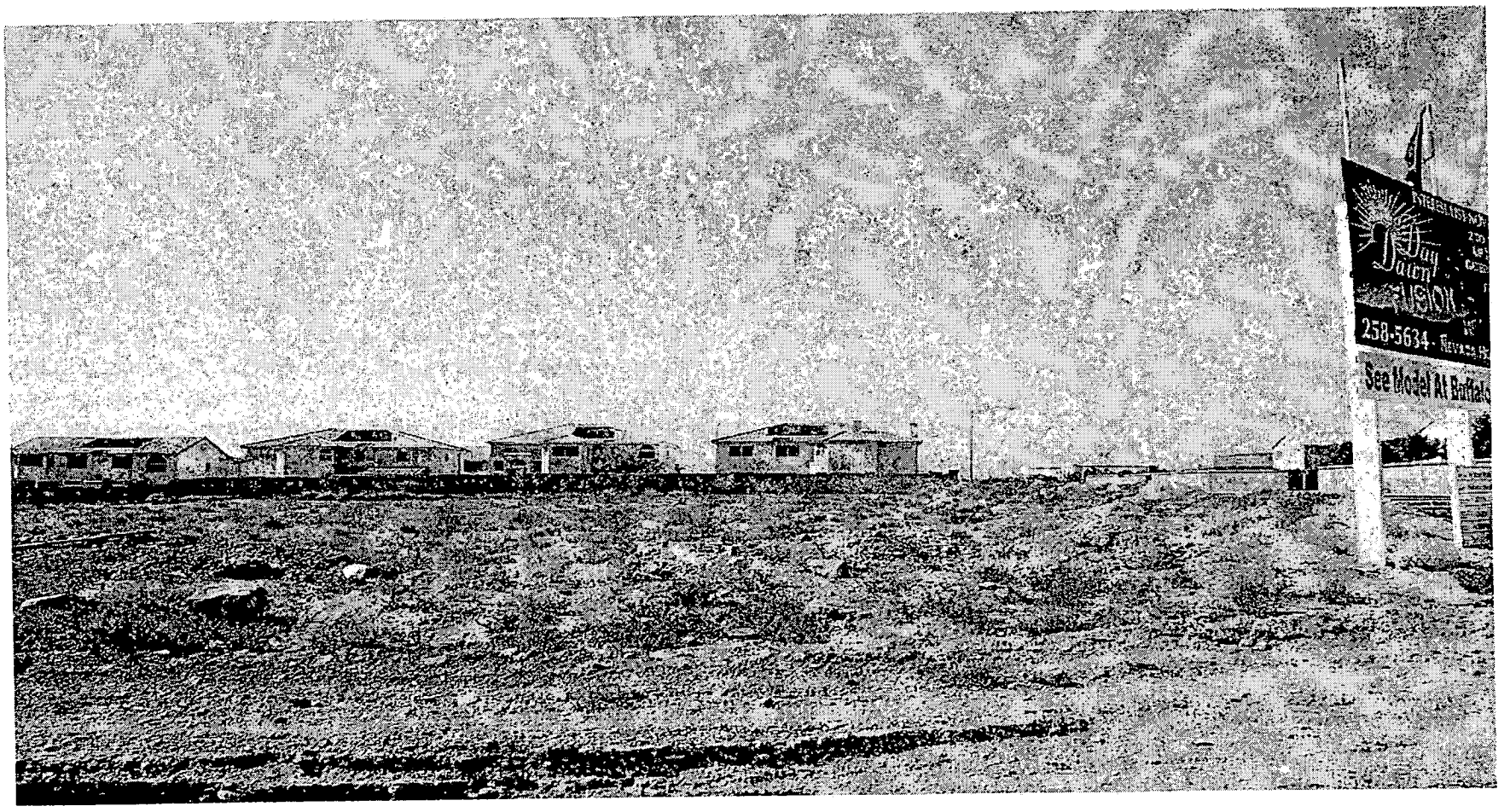
Larae Obenauf

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LARAE OBENAUF
No: 99-54758-1
My Appointment Expires Dec. 4, 2006



VAR-4629
7/22/04 PC



VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF FORT APACHE ROAD AND ALEXANDER ROAD
JULY 22, 2004 PLANNING COMMISSION

7/6/04

VAR-4629 - APPLICANT/OWNER: DAY STAR VENTURE, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF FORT APACHE ROAD AND ALEXANDER ROAD
JULY 22, 2004 PLANNING COMMISSION

7/6/04

City of Las Vegas

Agenda Item No.: 62

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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.

KYLE WALTON, Planning and Development Department, stated that the current owner resubmitted the same request previously approved. The parcel is limited as a result of dedications for Racel Street, thereby creating a hardship as a result of the narrow lots. Staff recommended approval.

MINUTES – Continued:
KEVIN SIPES, 4710 Trimwater Court, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

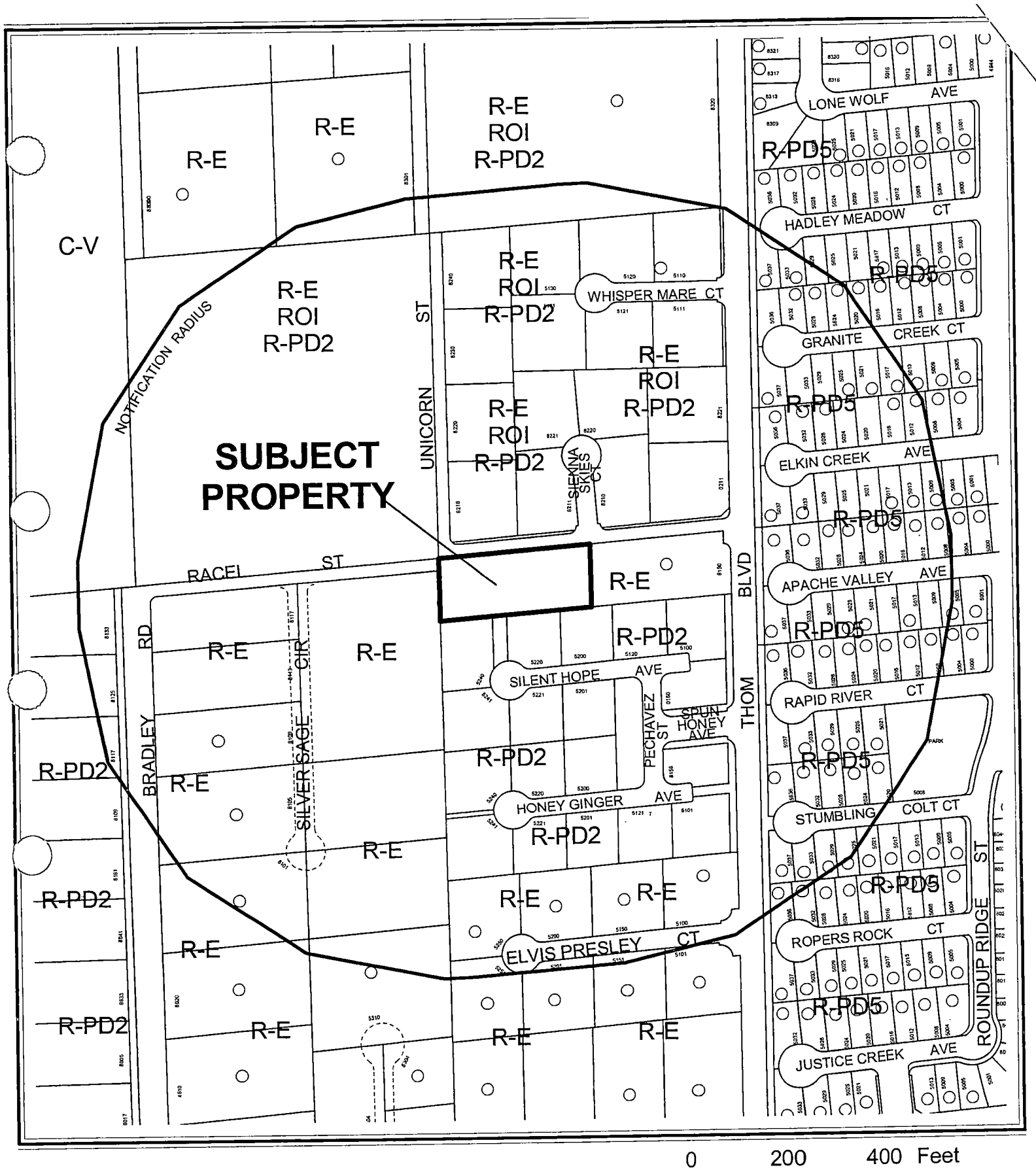
CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:22 – 10:26)
3-2346

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for Variance (V-96-97).

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. New Construction

Public Works
3. Dedicate 25.5 feet of right-of-way adjacent to this site for Racel Street prior to the issuance of any permits.

4. Construct half-street improvements, including appropriate overpaving, on Racel Street adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

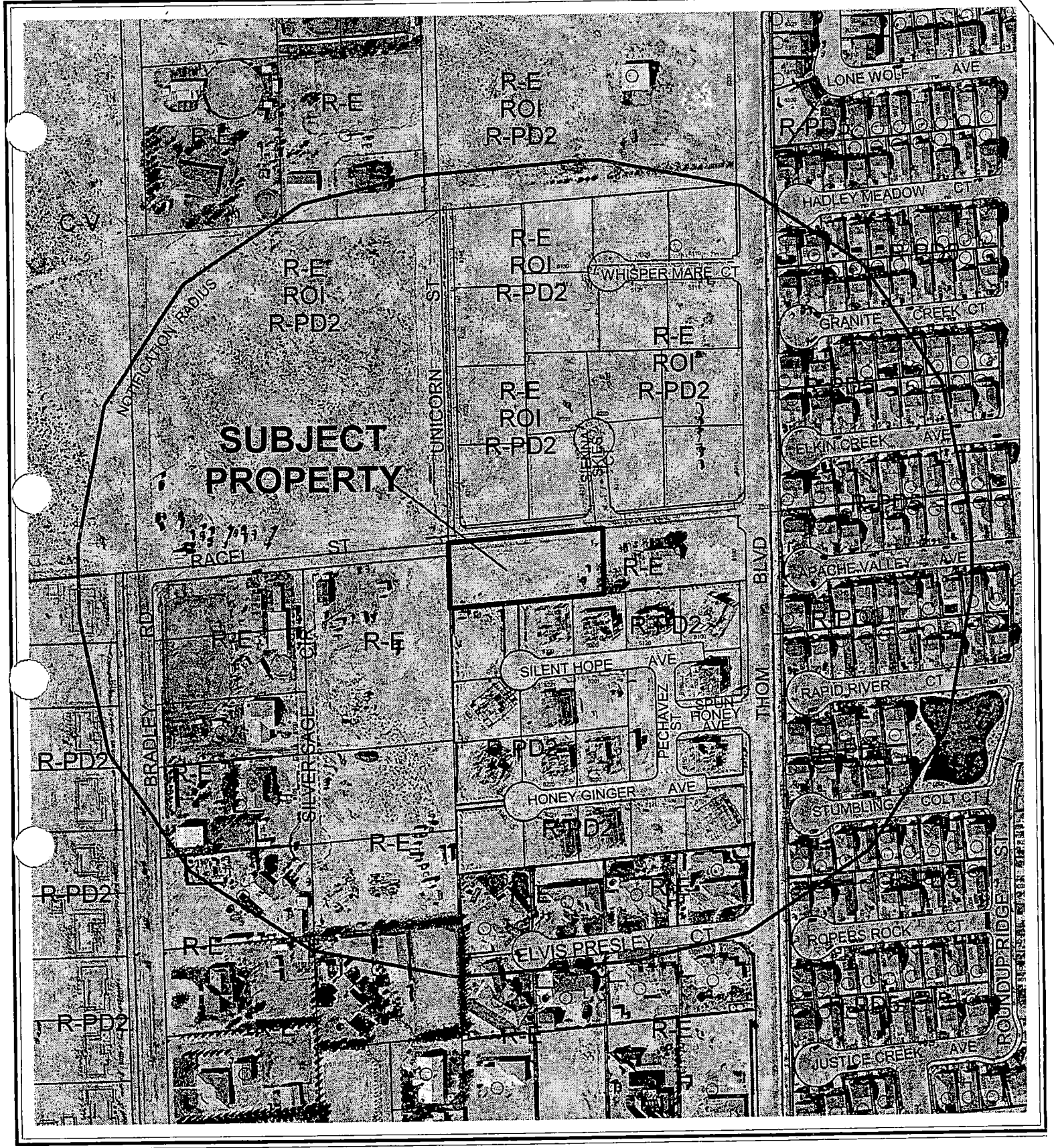


CASE: **VAR-4643**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **VAR-4643**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VARIANCE - PUBLIC HEARING - VAR-4643 - APPLICANT/ OWNER: KEVIN R. SIPES

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (V-96-97).

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. New Construction

Public Works

3. Dedicate 25.5 feet of right-of-way adjacent to this site for Racel Street prior to the issuance of any permits.

4. Construct half-street improvements, including appropriate overpaving, on Racel Street adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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 at a single-family residential subdivision on 0.96 acres adjacent to the southeast corner of Racel Street and Unicorn Street.

B) Applicant's Justification

The Applicant wants to subdivide this parcel into two lots for custom residences. Due to the shallow depth of the parcel and the R-E setback requirements, there is only a 17' wide envelope in which to build. An adjacent development to the south has similar lot sizes and setbacks to those requested here.

BACKGROUND INFORMATION

A) Previous Actions

12/02/97 The Board of Zoning Adjustment approved a request (V-0096-97) to reduce the front yard setback to 20 feet (50 feet required), and the backyard setback to 10 feet (35 required).

B) Pre-Application Meeting

05/25/04 Elements of a Variance application were discussed.

C) Neighborhood Meetings

Variance requests do not require a neighborhood meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.96

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Single family residences under construction
East:	Single Family
West:	Single Family

C) Planned Land Use

Subject Property:	R (Rural)
North:	DR (Desert Rural)
South:	R (Rural)
East:	R (Rural)
West:	R (Rural)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre)
South:	R-PD2 (Residential Planned Development - 2 Units Per Acre)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

Centennial Hills General Plan

The site is designated RNP (Rural Neighborhood Preservation, 0.0 – 2.0 units per acre) and DR (Desert Rural, 2.1 – 2.49 units per acre). The proposal conforms to 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

Subject property is one of many R-E (Residence Estates) and R-PD2 (Residential Planned Development – 2 Units Per Acre) zoned parcels surrounded to the north, east and west by the much more densely plotted Iron Mountain Ranch.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	20,000 Feet	16,803	N
Min. Lot Width	100 Feet	130	Y
Min. Setbacks			
• Front	50 Feet	20	N
• Side	10 Feet	10	Y
• Corner	15 Feet	15	Y
• Rear	35 Feet	23	N
Max. Building Height	2 Stories / 35 Feet	1	Y

The proposal needs variance from the requirement. The subject deviation is

1. A minimum lot size of 16,803 SF where 20,000 is required
2. A 20 foot front yard setback where 50 feet is required, and
3. A 23 foot rear yard setback where 35 is required..

B) General Analysis and Discussion

FINDINGS

In accordance with the provisions of Title 19.18.070(B), the Planning Commission and City Council, considers the following in review a Variance:

"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."

Evidence of a unique or extraordinary circumstance has been presented. First, the parcel is too shallow to build standard sized homes without relief from the Code. A Variance (V-96-97) was granted to the previous owner of this parcel for this same hardship. Second, the granting of the above variance had a condition of approval imposed on it: the dedication of 30 feet of right-of-way for Racel Street. This condition further reduced and narrowed the buildable area of the property.

In view of these hardships imposed by the site's physical characteristics, the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 105

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4643 APN: 125-12-801-016

Name of Property Owner: KEVIN R. SIPES

Name of Applicant: KEVIN R. SIPES

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: KEVIN R. SIPES

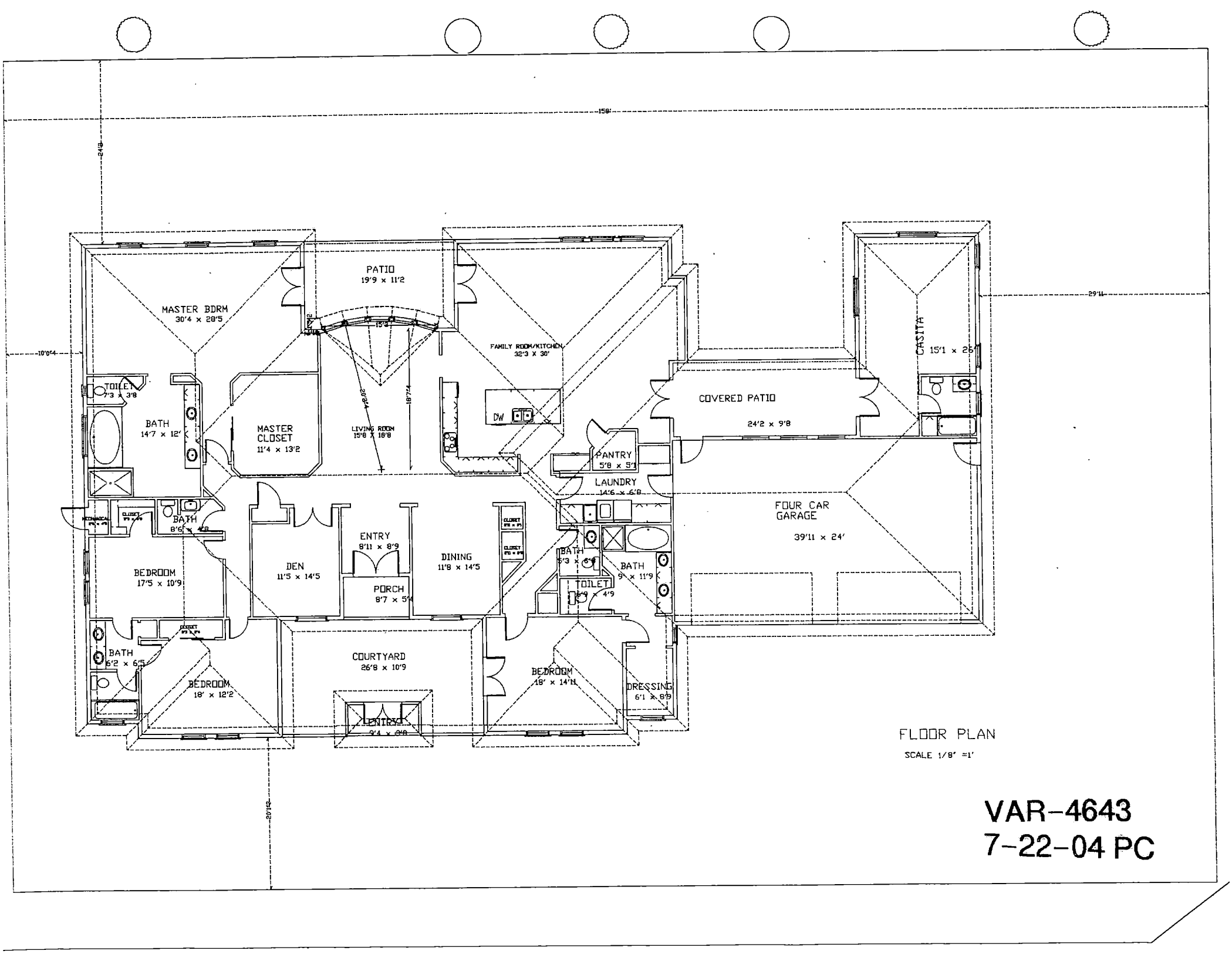
Subscribed and sworn before me

This 25TH day of May, 2004

Barbara A Laubner

Notary Public in and for said County and State

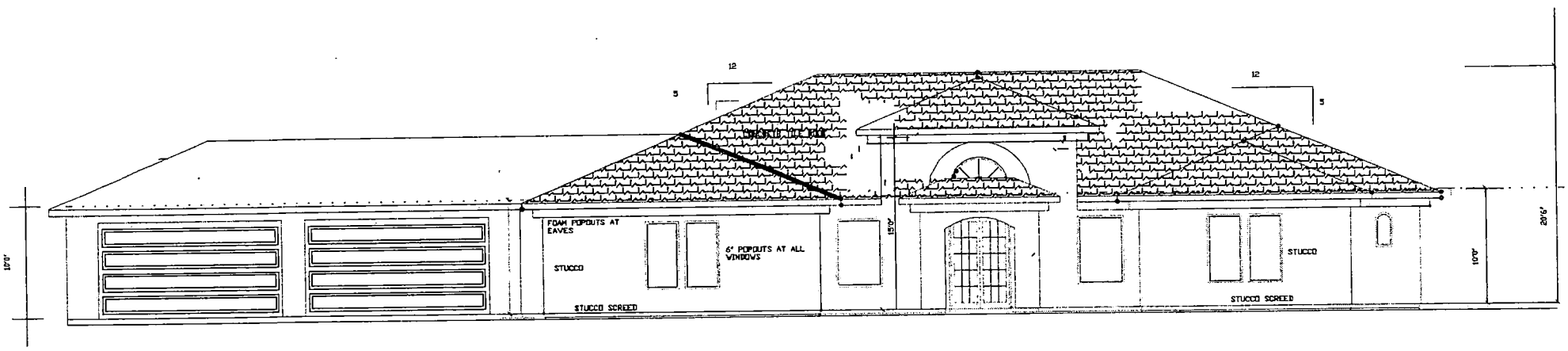
BARBARA A. LAUBNER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 92-3014-1
MY APPT. EXPIRES JUNE 1, 2008



FLOOR PLAN

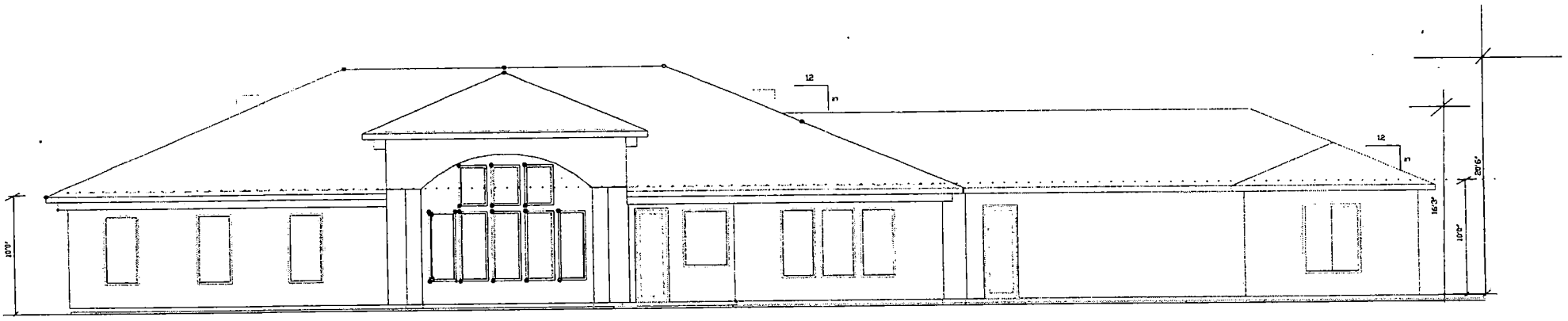
SCALE 1/8" =1'

VAR-4643
7-22-04 PC



FRONT ELEVATION

SCALE 1/4" = 1'0"



REAR ELEVATION

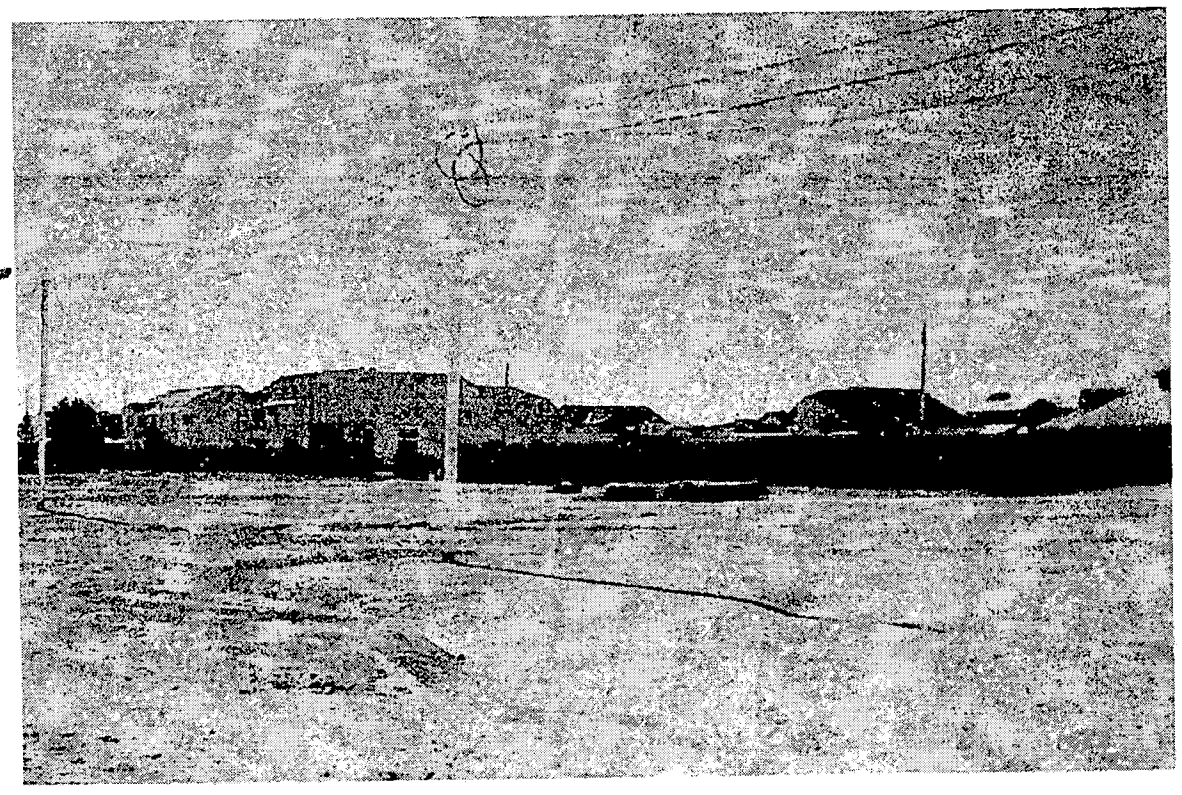
SCALE 1/4" = 1'0"

VAR-4643
7-22-04 PC

VALLEY - EAST

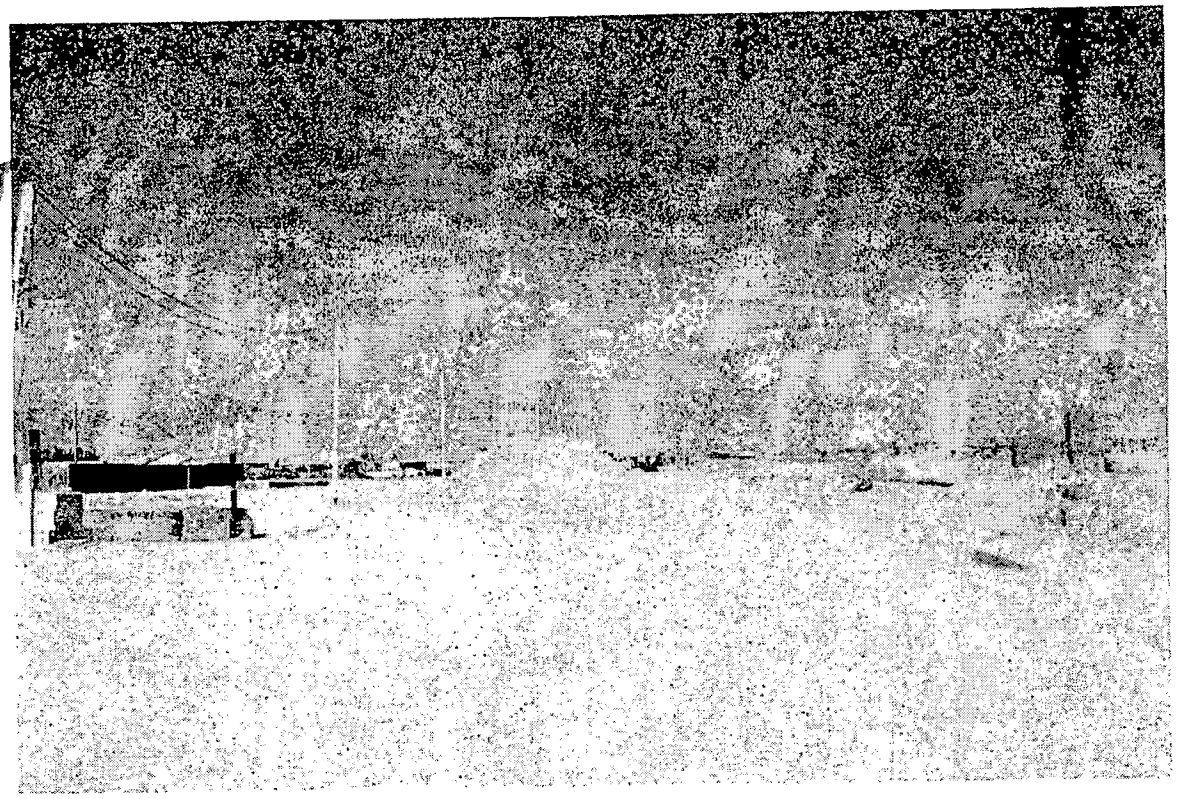
SUBJECT
LOOKING
SOUTHEAST

SUBJECT
LOOKING
SOUTHEAST

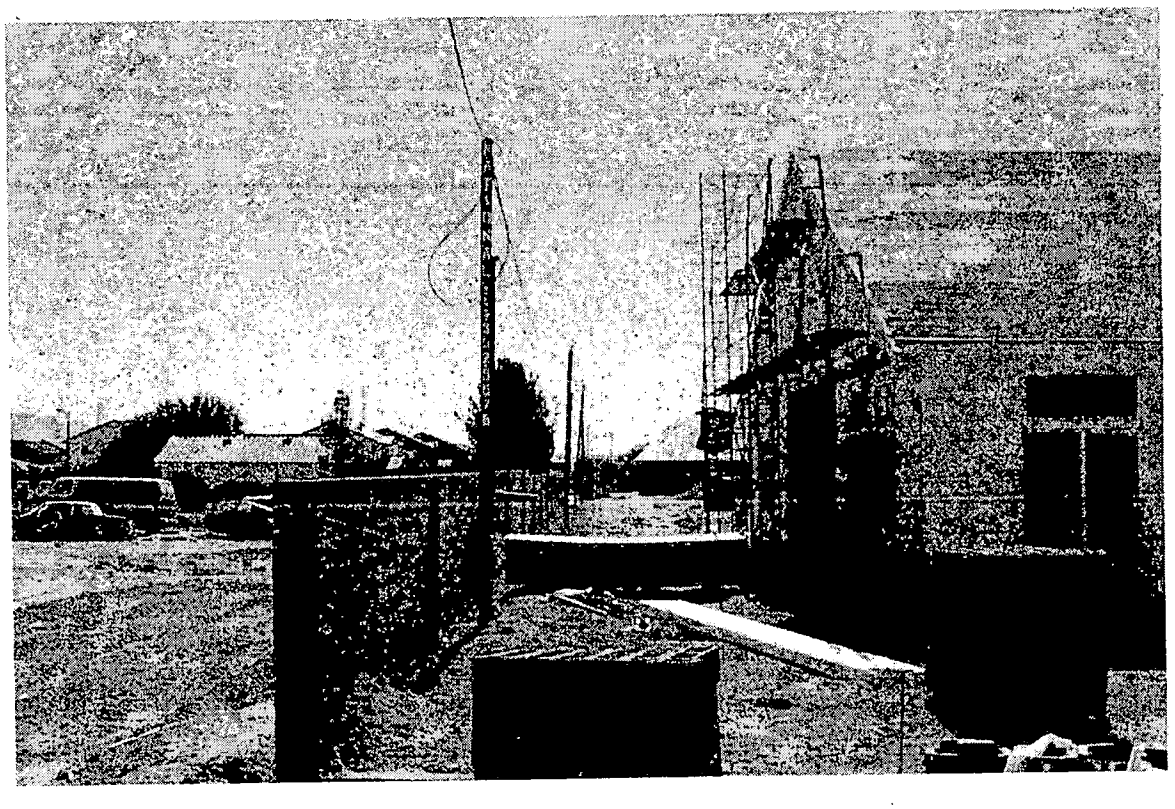


VAR-4643
7-22-04 PC

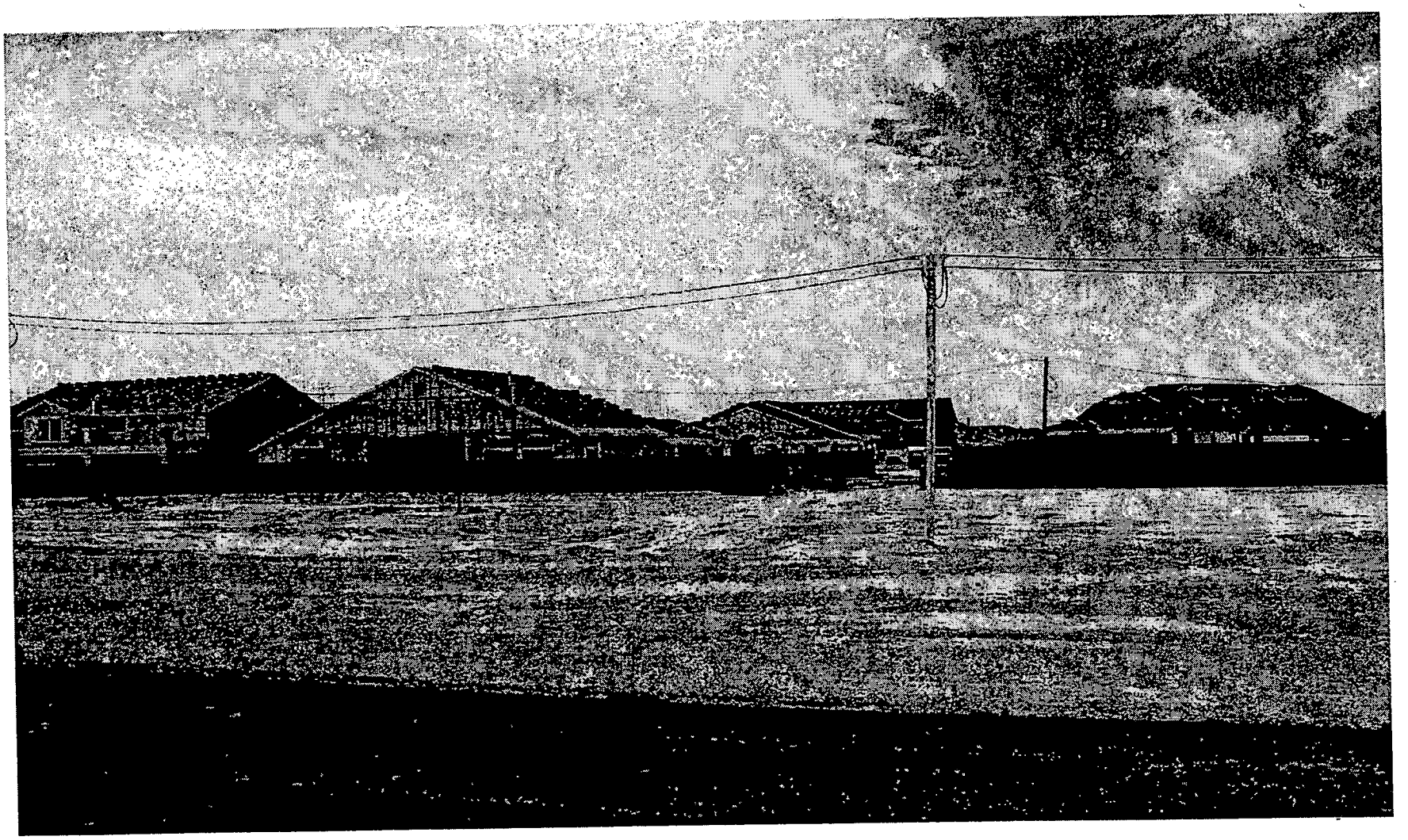
PARCEL - WEST
PROJECT
O LEFT



REAR YARD
OF LOT
ADJACENT
TO SOUTH



VAR-4643
7-22-04 PC



VAR-4643 - APPLICANT/ OWNER: KEVIN R. SIPES
SOUTHEAST CORNER OF RACEL STREET AND UNICORN STREET
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 63

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-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).

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:
GOYNES – APPROVED subject to conditions – Motion carried with STEINMAN voting NO and McSWAIN excused

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, advised that the sign was previously reviewed by the Planning Commission and City Council and continuation of the special use permit denied. The billboard continued to exist for the past year without a valid special use permit and cited by the Code Enforcement for removal. Staff research reflects the owner's desire to remove the sign. The applicant has requested a new special use permit in order to retain the sign. Staff recommended denial.

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. During the one-year review, Clear Channel did not appeal the Planning Commission denial to the City Council. The City Clerk's office advised that the application was not appealed. However, there was no contact with the owner or applicant to advise them of the situation. Had such notice been given, the application would have been filed sooner. The sign has existed on the C-1 zoned property located within the billboard overlay district for 10 years. It is still compatible and this application corrections the error.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:26 – 10:32)

3-2530

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.

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.

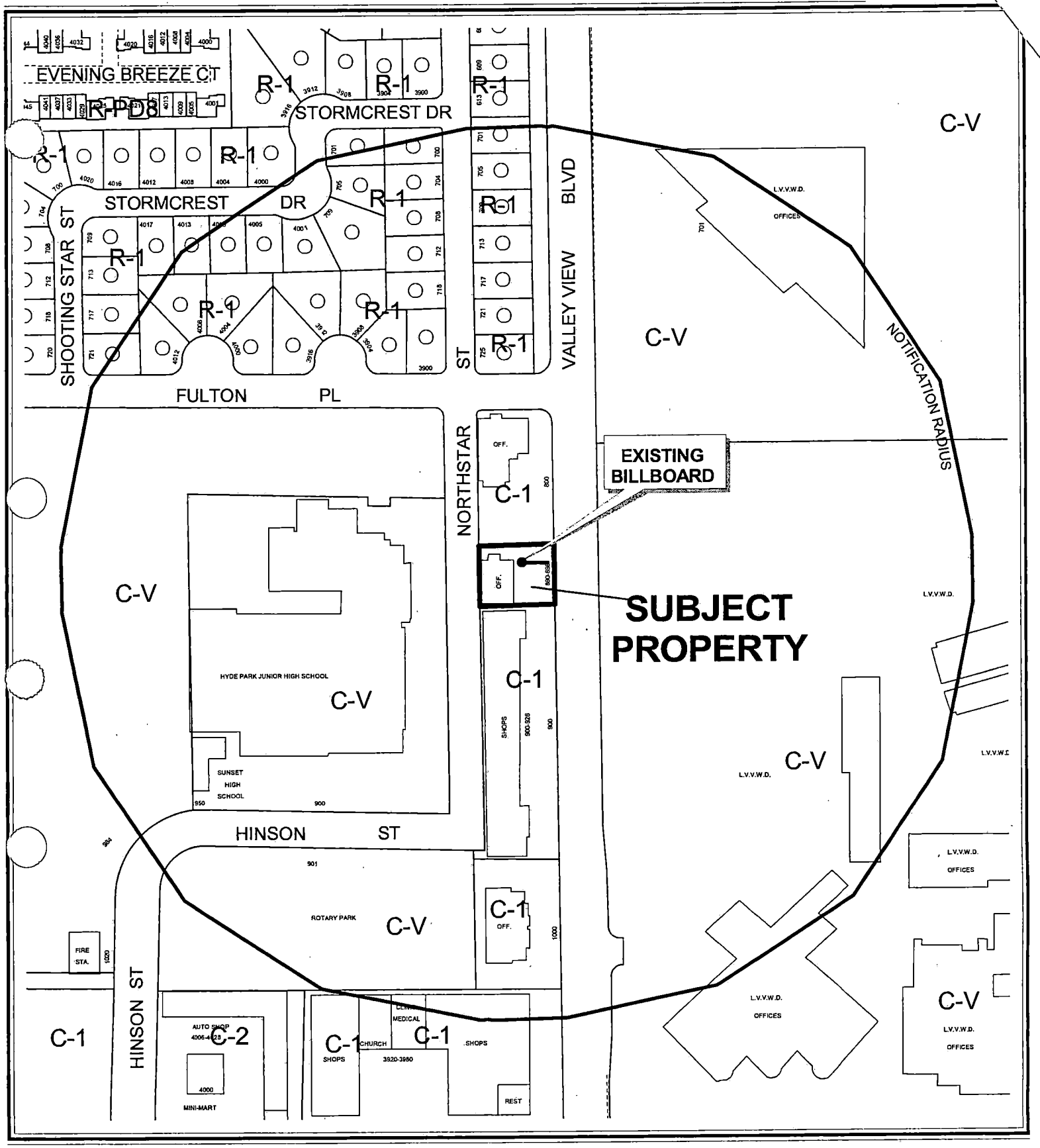
CONDITIONS – Continued:

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.

7. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

8. 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.



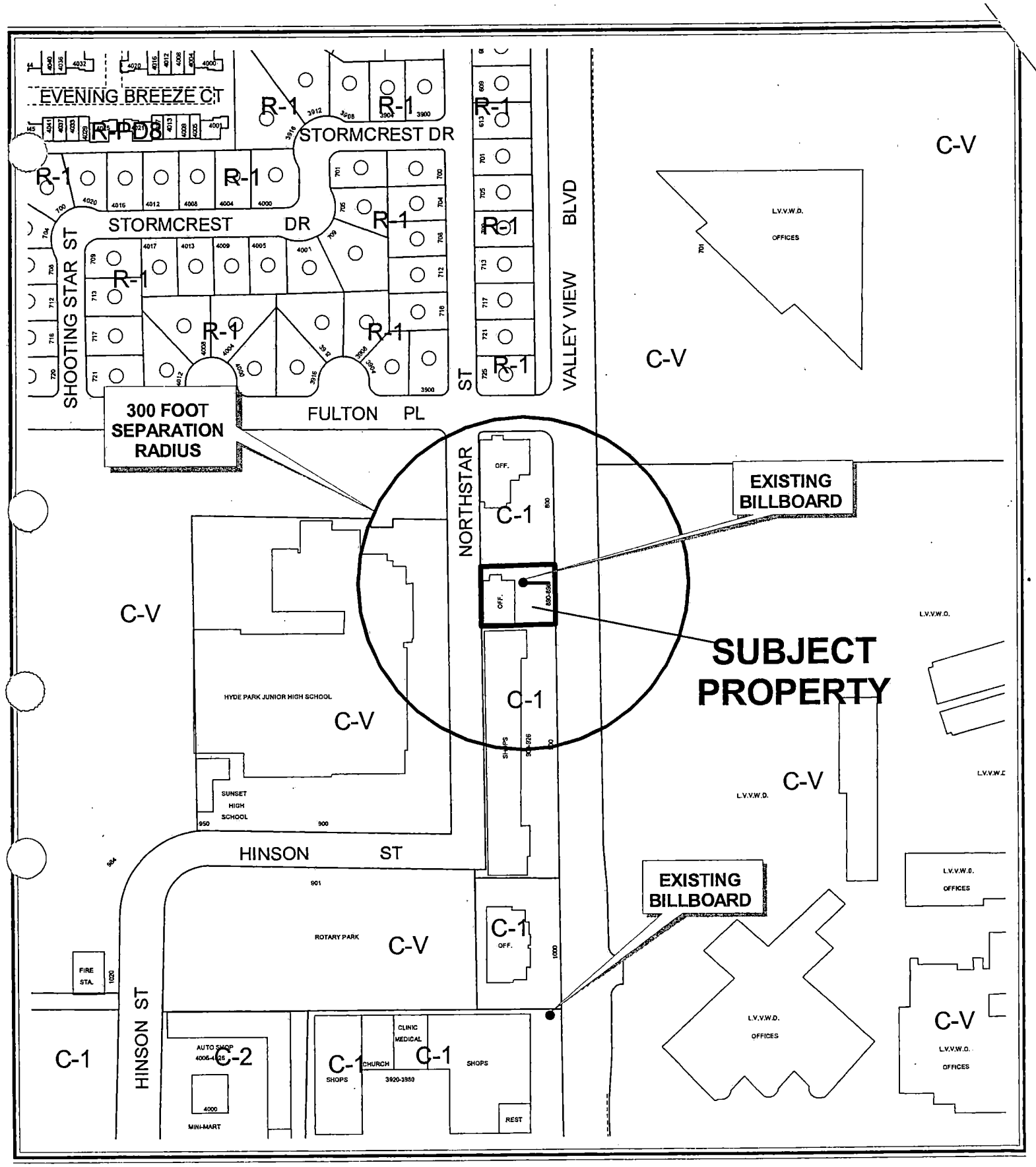
0 200 400 Feet

CASE: **SUP-4521**

RADIUS: 750 FT

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

N

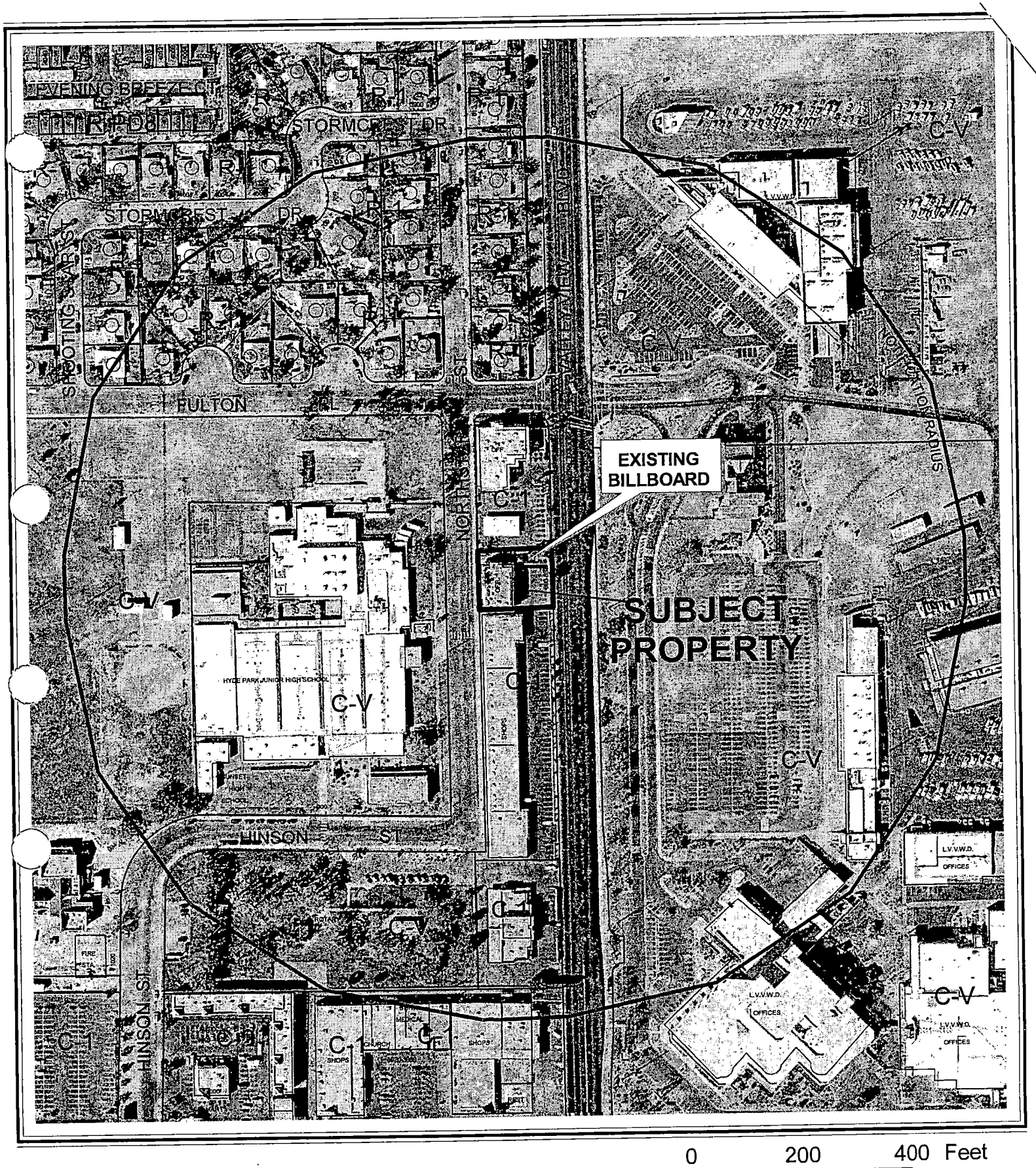


CASE: **SUP-4521**

SEPARATION RADIUS: 300 FT

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

N

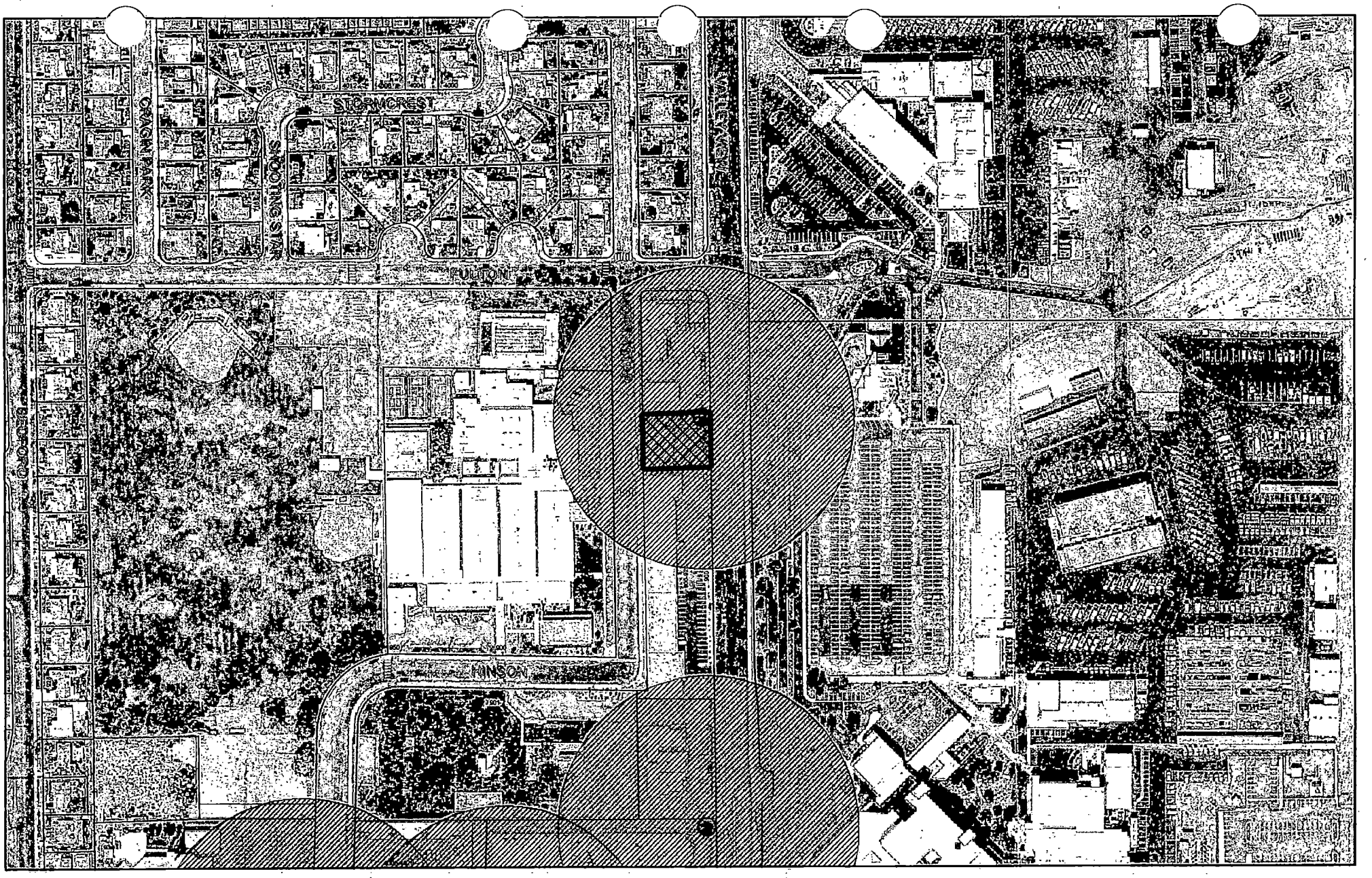


CASE: **SUP-4521**

RADIUS: 750 FT

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

N



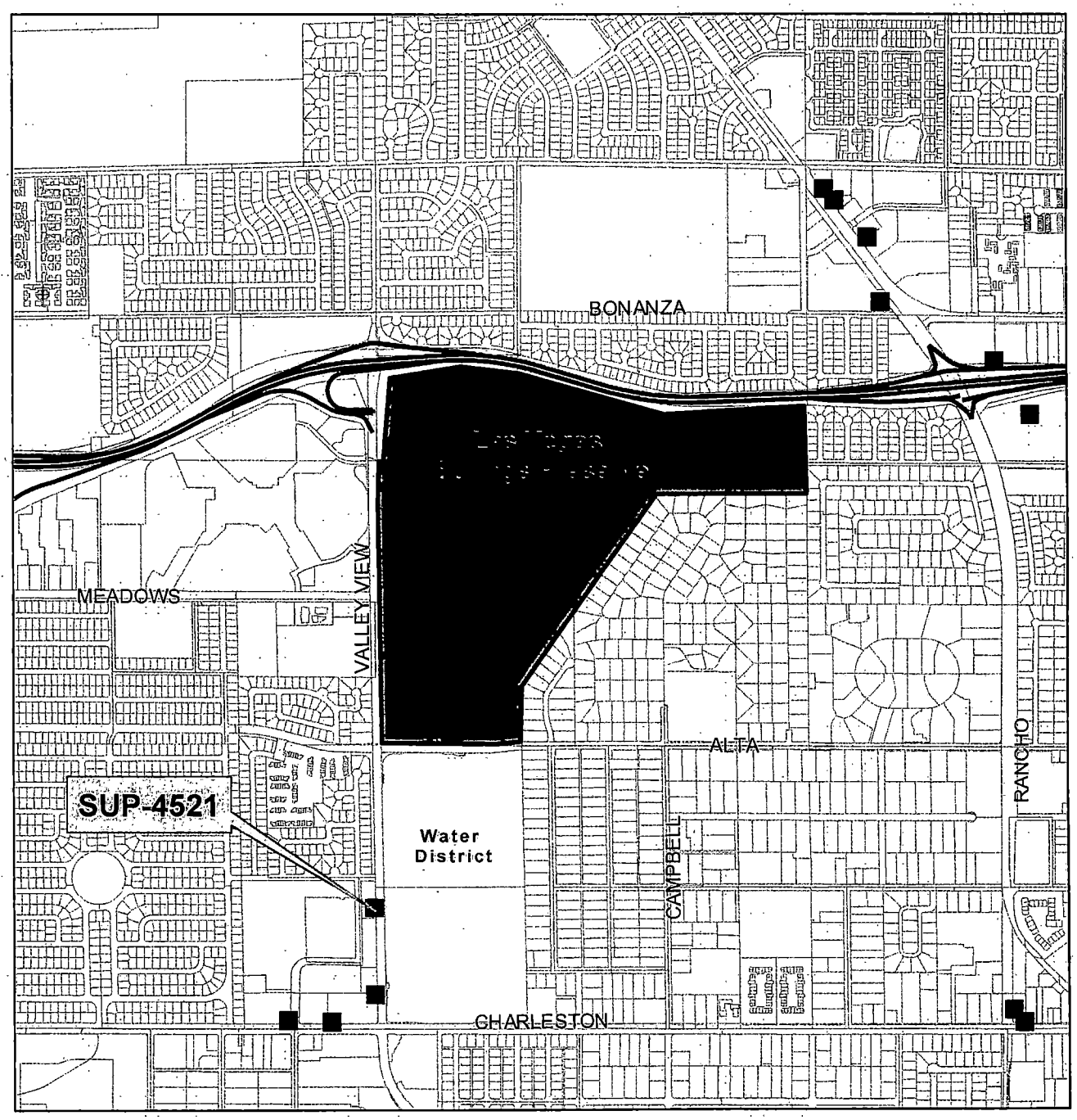
SUP-4521

City of Las Vegas Billboard Data

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

Billboards in Vicinity of Las Vegas Springs Preserve



Billboards

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-4521 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BRIGHT PATH, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

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.

7. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

8. 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a 14 foot x 48 foot, 40-foot tall off-premise advertising (billboard) sign at 820 South Valley View Boulevard.

B) Applicant's Justification

The applicant is attempting to rectify a Notice of Violation (#13373) issued by the Code Enforcement Department. The billboard is still standing after the required one year review was denied [U-0296-94(3)].

BACKGROUND INFORMATION

A) Previous Actions

01/18/95	The City Council approved a Special Use Permit for subject billboard (U-296-94). Board of Zoning Appeals had recommended approval.
02/16/00	The City Council approved a request for a required five-year review [U-0296-94(1)], subject to a one-year review. The Planning Commission and staff had recommended denial.
07/05/01	The City Council approved the one year review. [U-0296-94(2)]. The Planning Commission and staff recommended denial.
07/25/02	The Planning Commission denied the second one year review of the subject billboard. This was final action. No appeal was filed within the time limit.

B) Pre-Application Meeting

05/21/04	Requirements of a Special Use Permit application was discussed. Applicant stated that the sign would remain standing while this application proceeds.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of Special Use Permit.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.34 Acres

B) Existing Land Use

Subject Property:	Strip commercial
North:	Single-family residential
South:	Strip commercial
East:	Water district facility
West:	Public school, park

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	PF (Public Facilities)
West:	PF (Public Facilities)
	PROS (Park/Recreation/Open Space)

D) Existing Zoning

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

E) General Plan Compliance

Southeast General Plan

The subject site is located within the Southwest Sector of the General Plan with a SC (Service Commercial) land use designation, which allows for low to medium intensity retail, office, or other commercial uses that serve primarily location area patrons, and that do not include more intense general commercial characteristics. The site is zoned C-1 (Limited Commercial) 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

The site is not within any special area plan or overlay district.

ANALYSIS

A2) Minimum Distance Separation Requirements

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

Standards	**Code Requirement**	**Provided**
Off-Premise Advertisement (Billboard)	More than 300 feet from any property line zoned as Residential	422 feet to nearest Residential property line

The sign meets the distance separation standard from residential property.

B) General Analysis and Discussion

- **Zoning**

The subject billboard is an allowed use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

This Off-Premise (Billboard) Sign has been operating in violation of City of Las Vegas Zoning Code for 653 days as of the date of discovery by City Code Enforcement, and 744 days as of this Planning Commission meeting (07/22/04). The City and the property owner have made numerous attempts to have the applicant remove the billboard, but it has refused to do so, pending the outcome of the Planning Commission meeting. The Code Enforcement Division discovered the billboard on March 22, 2004 and has made several inspections since that time.

Title 19.14.100 allows for the removal of an off-premise sign if it can be demonstrated that conditions in the area have changed to the extent that the sign no longer meets the standards for approval. The continuation of an off-premise advertising (billboard) sign in this area is inappropriate because of the pending (Spring 2005) opening of the Las Vegas Springs Preserve.

The Las Vegas Springs Preserve is a 110-acre public space designed to recreate the natural and cultural conditions of the Las Vegas Valley at the time of it's founding. This historic, cultural, anthropological attraction represents a substantial upgrade in the immediate area, and Valley View Boulevard is the main corridor through which visitor traffic will gain access.

The associated map shows only one other billboard along Valley View Boulevard between Charleston and I-95 (the western edge of the Preserve), and that no billboard appears along I-95 (the northern edge of the Preserve). This billboard-free streetscape serves to expand the feeling of a simple, open-landscape beyond the property lines of the Preserve. At the very least, a billboard-free streetscape will help smooth the visual transition between the Preserve and the modern cityscape that exists just outside the Preserve.

For these aesthetic reasons, above and beyond the applicant's legal problems regarding this billboard, staff recommends denial of this application.

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 continuation of this use is wholly incompatible and out of character with the existing development pattern and the anticipated Las Vegas Springs Preserve.

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

   There are no physical constraints to the subject site that would make the site unsuitable for the proposed use.

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

   Not applicable to this type of 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."**

   In three previous Planning Commission hearings on this same billboard at this same property, it was determined that this proposed use is inconsistent with the overall objectives of the Master Plan 2020, specifically that:

   > *"The visual image of the streetscape and roadscape environments is perhaps the most important single factor in the perception of quality of life for both the resident and the visitor to Las Vegas."*

Therefore, this request does not advance the goals, objectives and policies of the General Plan.

NOTICES MAILED 40

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4521 APN: 139 31 801 002

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: _____ Managing Partner

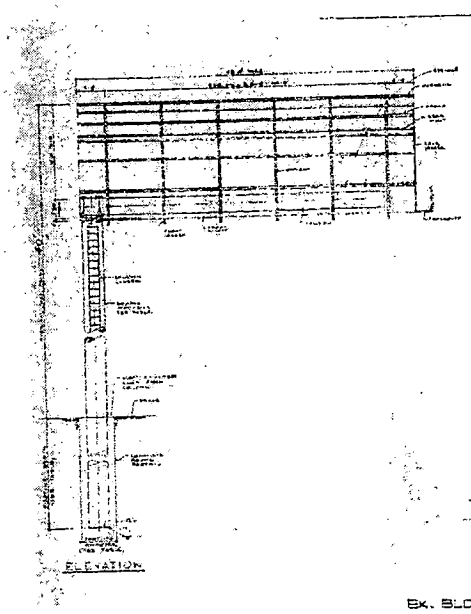
Print Name: Stephanie Christensen

Subscribed and sworn before me

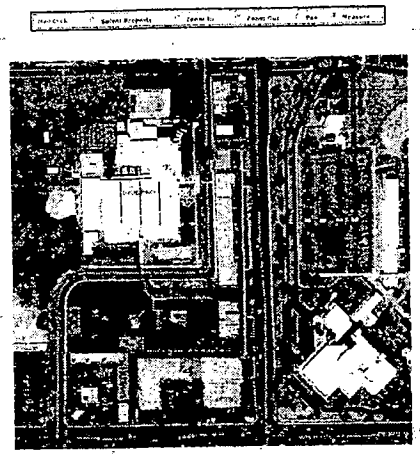
This 4th day of May, 2004

_____
Notary Public in and for said County and State

NOTARY PUBLIC
KARI PORTILLA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. FEB. 21, 2007
No: 03-80241-1

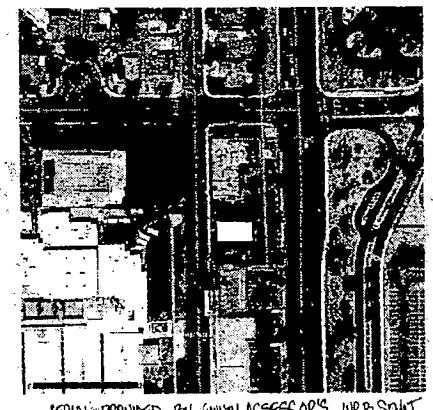


ELEVATION

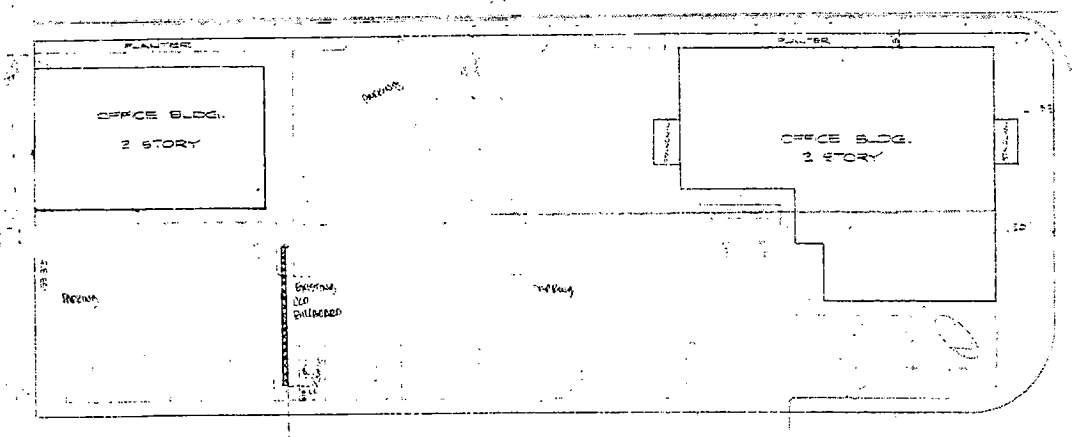


798' FROM ANOTHER OFF PREMISE ADVERTISING SIGN (BILLBOARD) WHERE 300' IS CODE.

LINCOLN ST.



AERIAL PROVIDED BY COUNTY ASSESSOR'S WEB SIGHT
336' FROM RESIDENTIAL USE



NO OFF-PREMISE
- SIGNS WITHIN 300' RADIUS
- ASSESSOR PARCEL
#139 31 601 005
- NO RESIDENTIAL USE WITHIN 300' RADIUS
- LOCATION IS CONFORMING TO TITLE 19A CITY OF LAS VEGAS BUILDING & SIGN CODE.

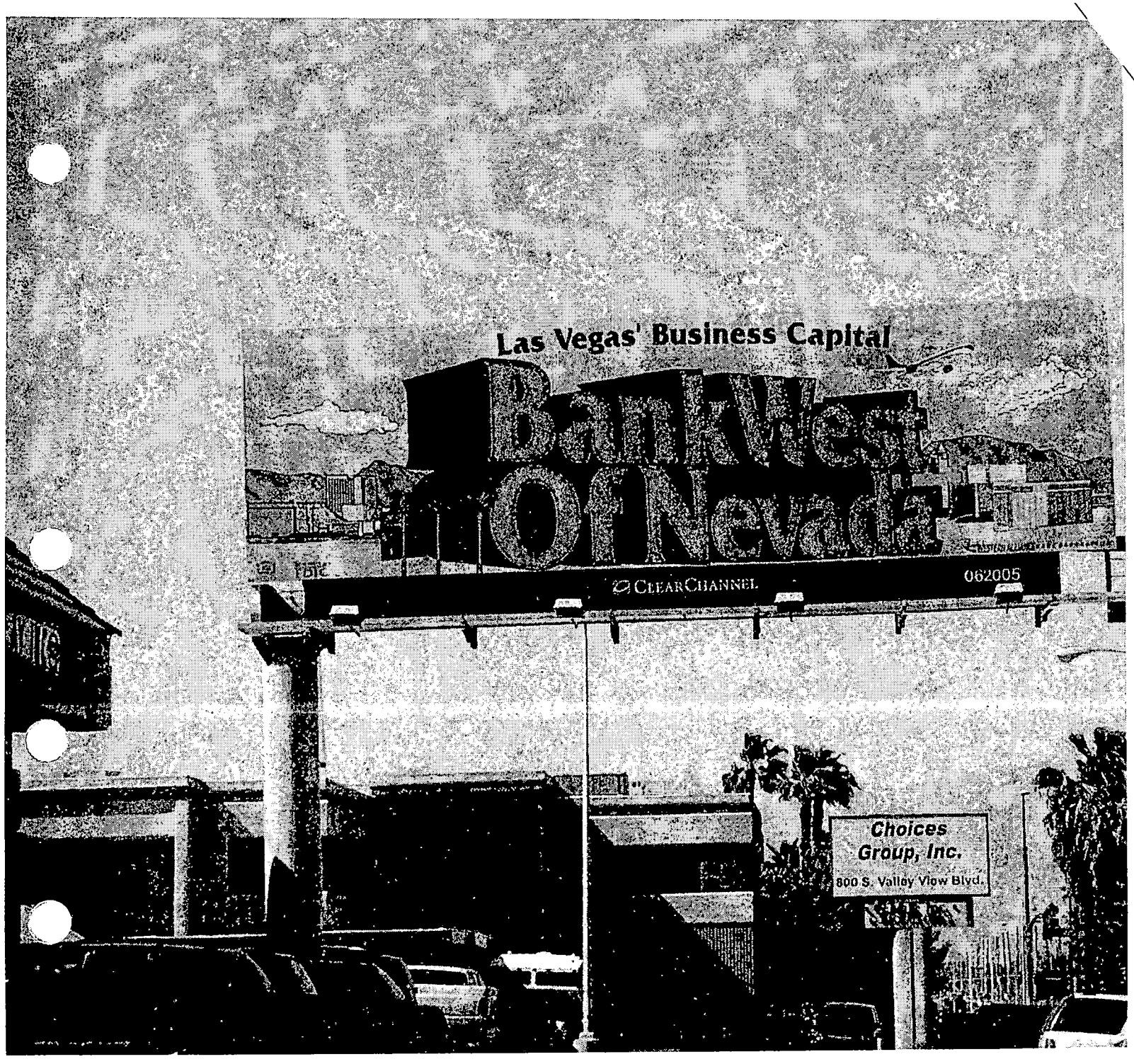
PARKING SPACES AVAILABLE - 73

CHANNEL 15

SITE PLAN

ALCA ENGINEERING & SURVEYING INC.

SUP-4521
7-22-04 PC



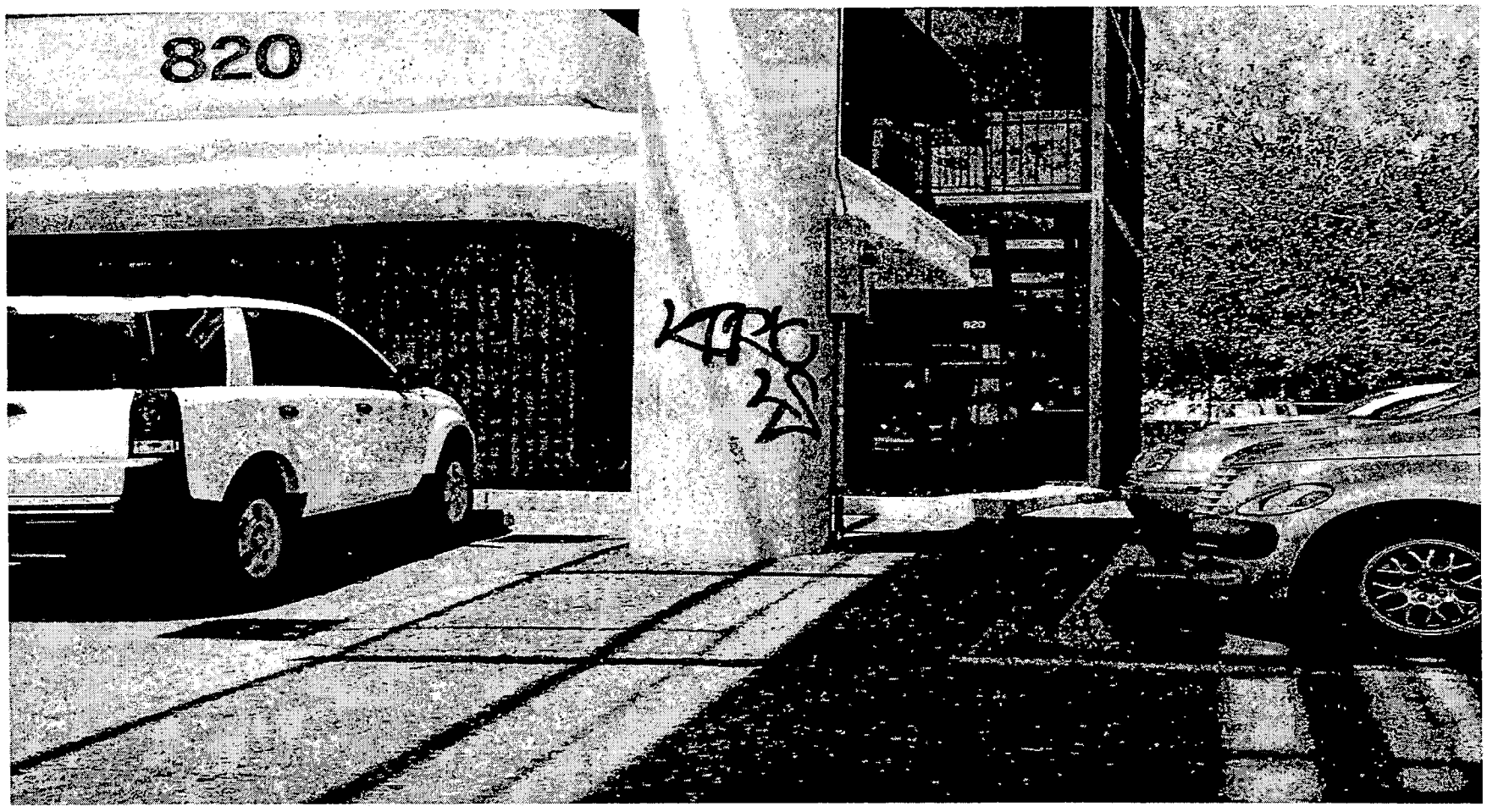
SUP-4521
7-22-04 PC

SUP-4521 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BRIGHT PATH, LIMITED LIABILITY COMPAN
820 SOUTH VALLEY VIEW BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

SUP-4521 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BRIGHT PATH, LIMITED LIABILITY COMPAN
820 SOUTH VALLEY VIEW BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/1/04



SUP-4521 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BRIGHT PATH, LIMITED LIABILITY COMPAN
820 SOUTH VALLEY VIEW BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 64

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-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).

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:
EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

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

NOTE: ROBERT GENZER, Director of Planning & Development, disclosed that MR. HENRY, a member of the applicant's team, did some work on his City Council campaign and, as a result, he has not been involved in the staff recommendation for this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, referred to the backup map with regard to the 300-foot separation requirement, which is not waivable. The placement of the billboard would not meet that requirement. Staff worked with the applicant and identified an interior location that would comply with the code. There are design challenges where the sign would have to be cantilevered over the existing building. However, there are 14 other billboards

MINUTES – Continued:

within 750 feet of the site, most of which are already oriented toward the freeway. This sign would added to visual clutter and involve significant design challenges. Staff recommended denial.

DAVE BROWN, 1050 East Flamingo Road, appeared on behalf of the applicant. In working with staff, it has been agreed that the sign will be relocated to the east and cantilevered.

JEAN GRANT, 1136 Ralston Drive, urged the Commission not approve the sign. She owns the sign across the street, which will have to be moved back when Nevada Department of Transportation widens the freeway.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified for COMMISSIONER EVANS that a widening would normally result in the site being condemned and the sign owner compensated. Regardless, the City would have to approve relocating the sign subject to all code restrictions. COMMISSIONER EVANS noted that despite the saturation, this industrial area adjacent to railroad tracks is the correct corridor for signage. MS. GRANT rebutted that the area will be changing. CHAIRMAN TRUESDELL encouraged MS. GRANT to work with City staff.

COMMISSIONER DAVENPORT agreed that this corridor is proper for signs, even a saturation of signs. He discussed with MR. CLAPSADDLE that the distance separation is from the center line of the pole, not property line. CHAIRMAN TRUESDELL outlined discussion at the recent Planning Commission Workshop regarding making signs more attractive and the concern with cantilevering signs over buildings. MR. BROWN responded that this B board is not cantilevered over the building.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:32 – 10:42)

3-2782

CONDITIONS:

Planning and Development

1. The height of this off-premise sign shall be limited to 15 feet over the existing building.

2. 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:

3. 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.

4. 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.

5. 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.

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

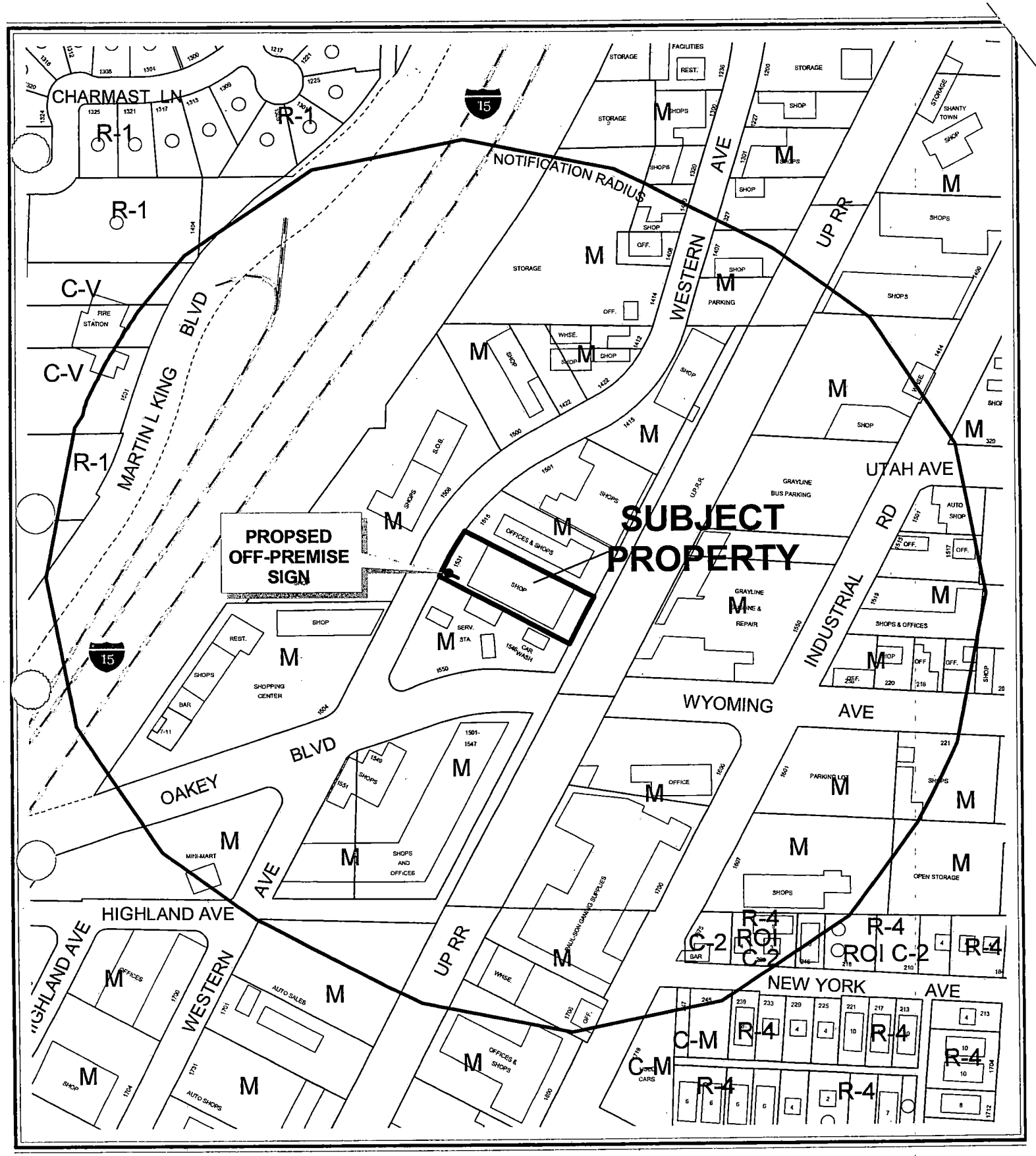
7. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) 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.

8. The off-premise advertising sign structure must not be located at the Western Avenue street frontage. The structure must be located at the center of the parcel, either on the north or south side of the shop building.

9. The height of the off-premise advertising (billboard) sign shall be no more than the height of the parcel's building, plus 14 feet.

Public Works

10. 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.



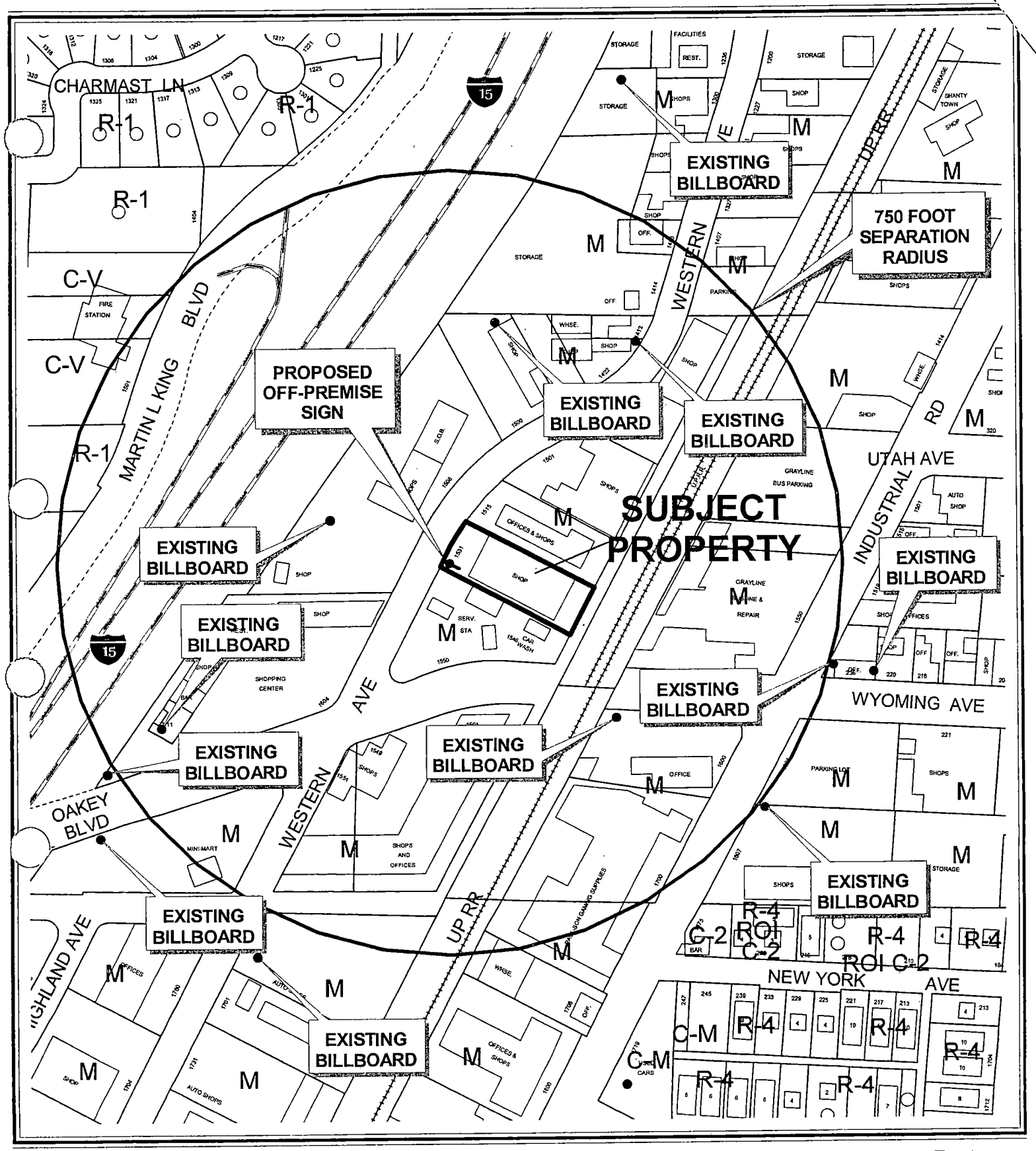
0 200 400 Feet

CASE: **SUP-4593**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

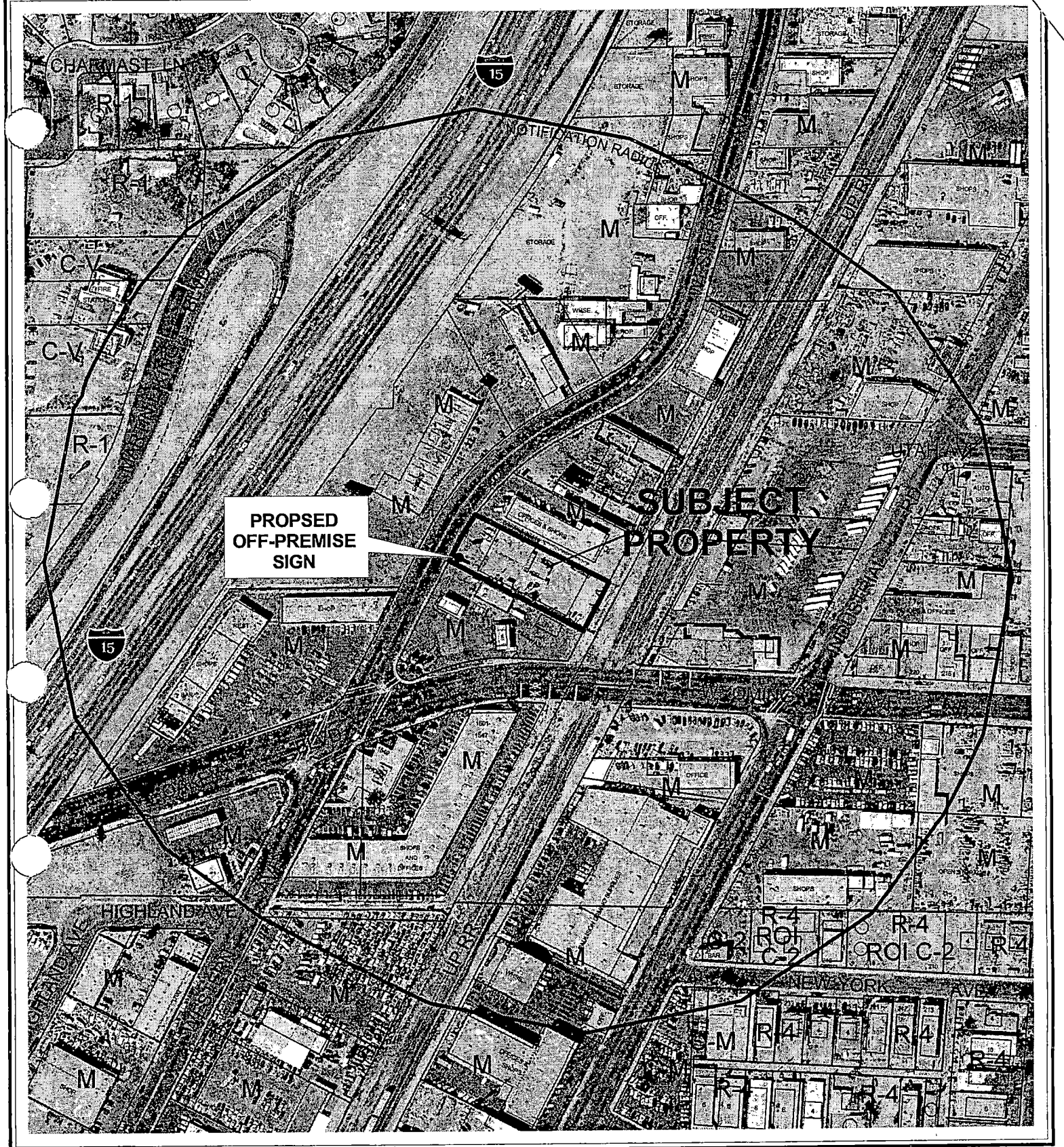
N



CASE: **SUP-4593**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

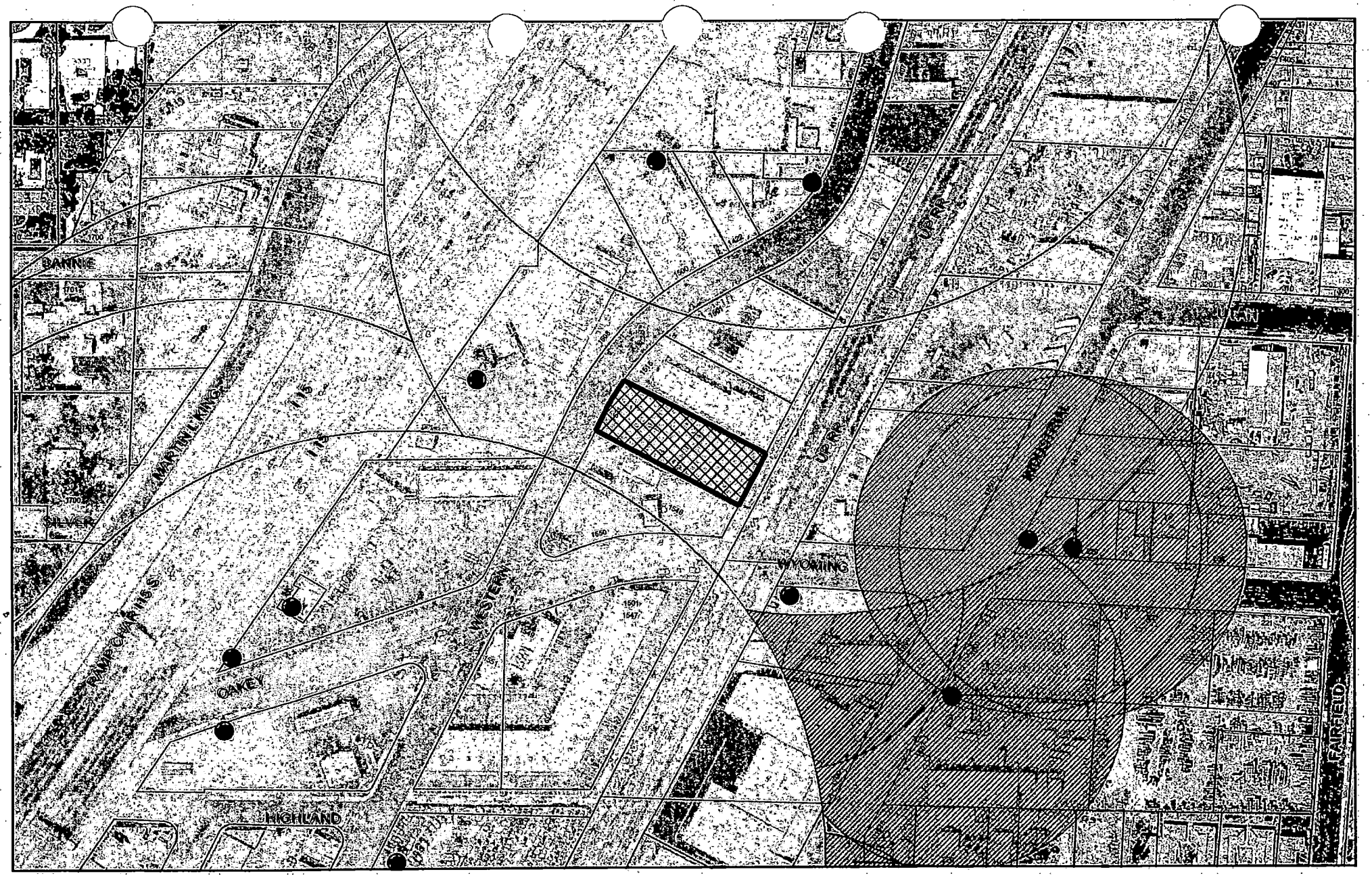


CASE: **SUP-4593**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-4593

City of Las Vegas Billboard Data

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4593 APN: 162046005007

Name of Property Owner: SEK FAMILY TRUST Sandy GILBERT

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 ___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: Sandy GILBERT

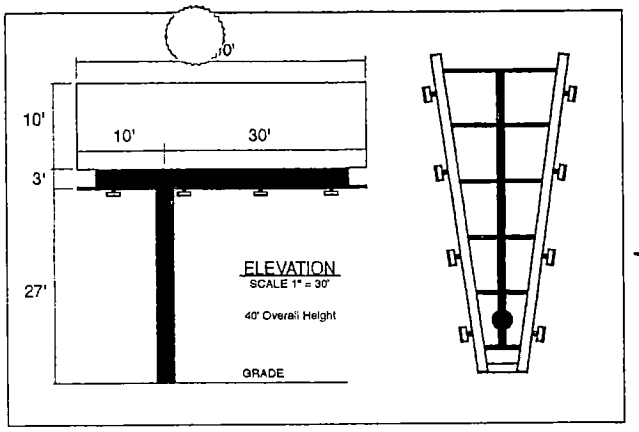
Subscribed and sworn before me

This 26 day of MAY, 2004

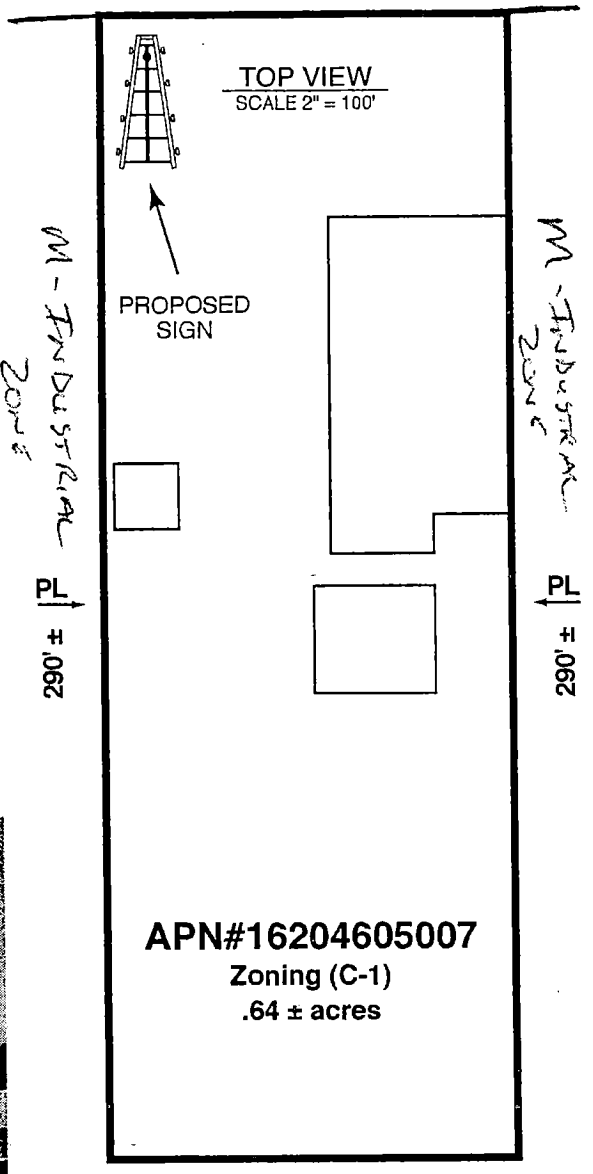
Joanna Niezgoda

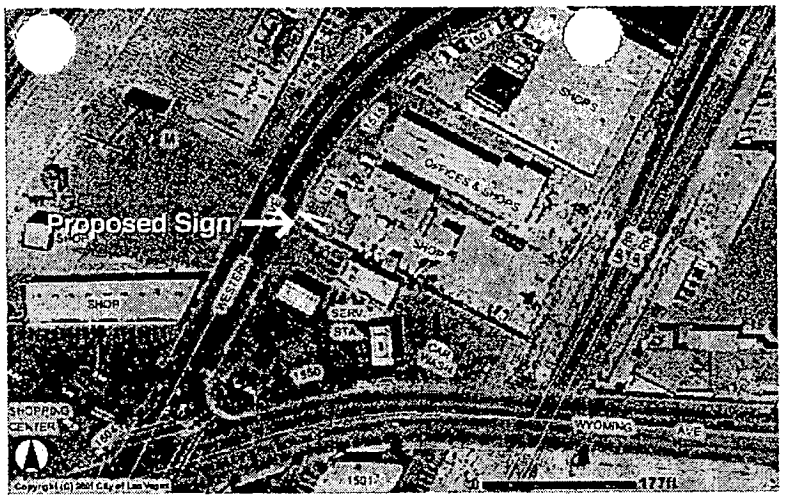
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOANNA NIEZGODA
No: 03-79559-1
My Appointment Expires Jan. 14, 2007

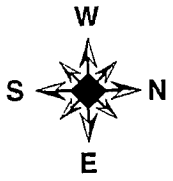


WESTERN AVE.



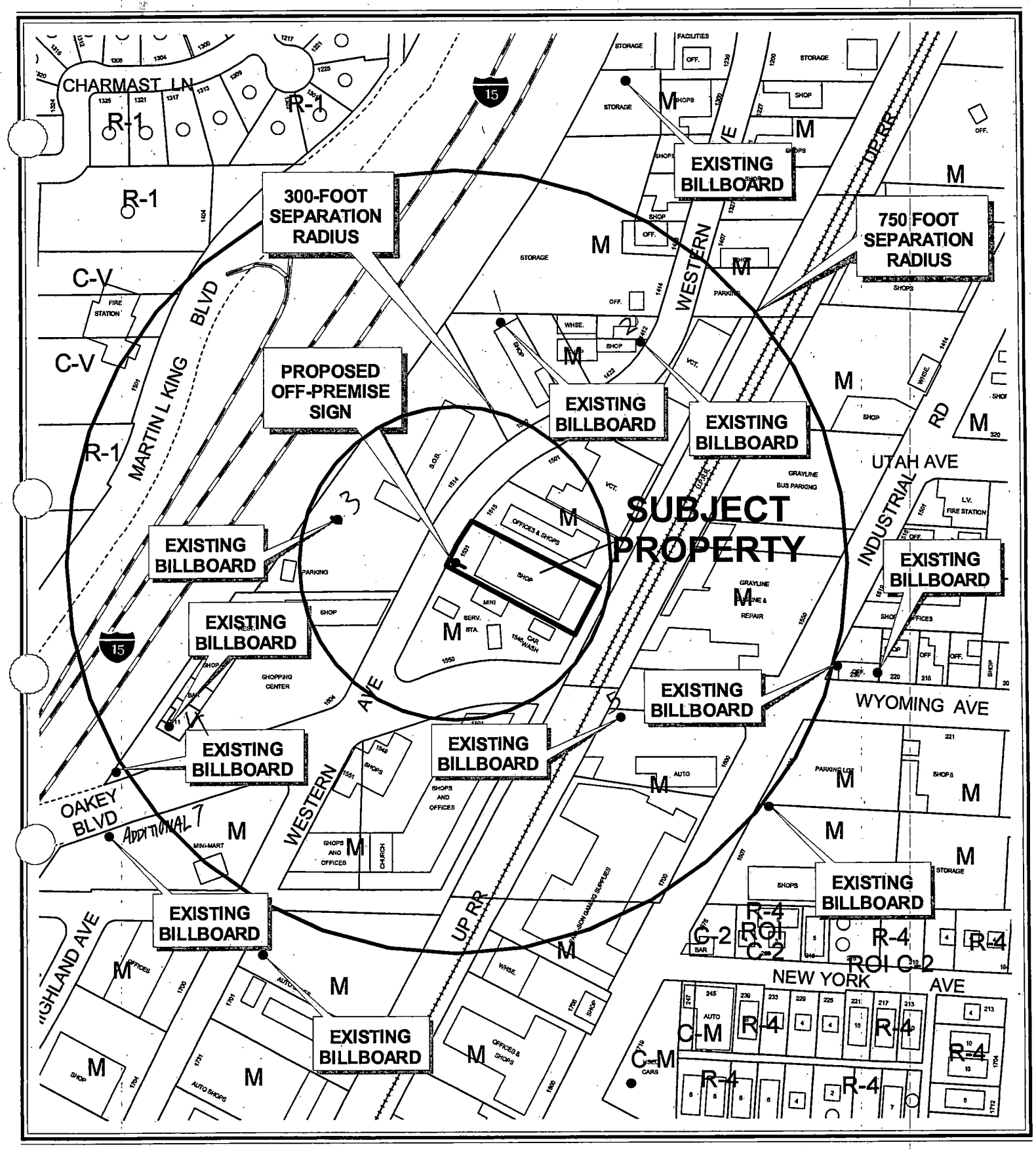


GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. not within 200 foot of an on-premise sign or adjoining property.
3. Not within 300 foot radius of residential use.
4. No parking spaces will be taken for this location.



SUP-4593
- 7-22-04 PC

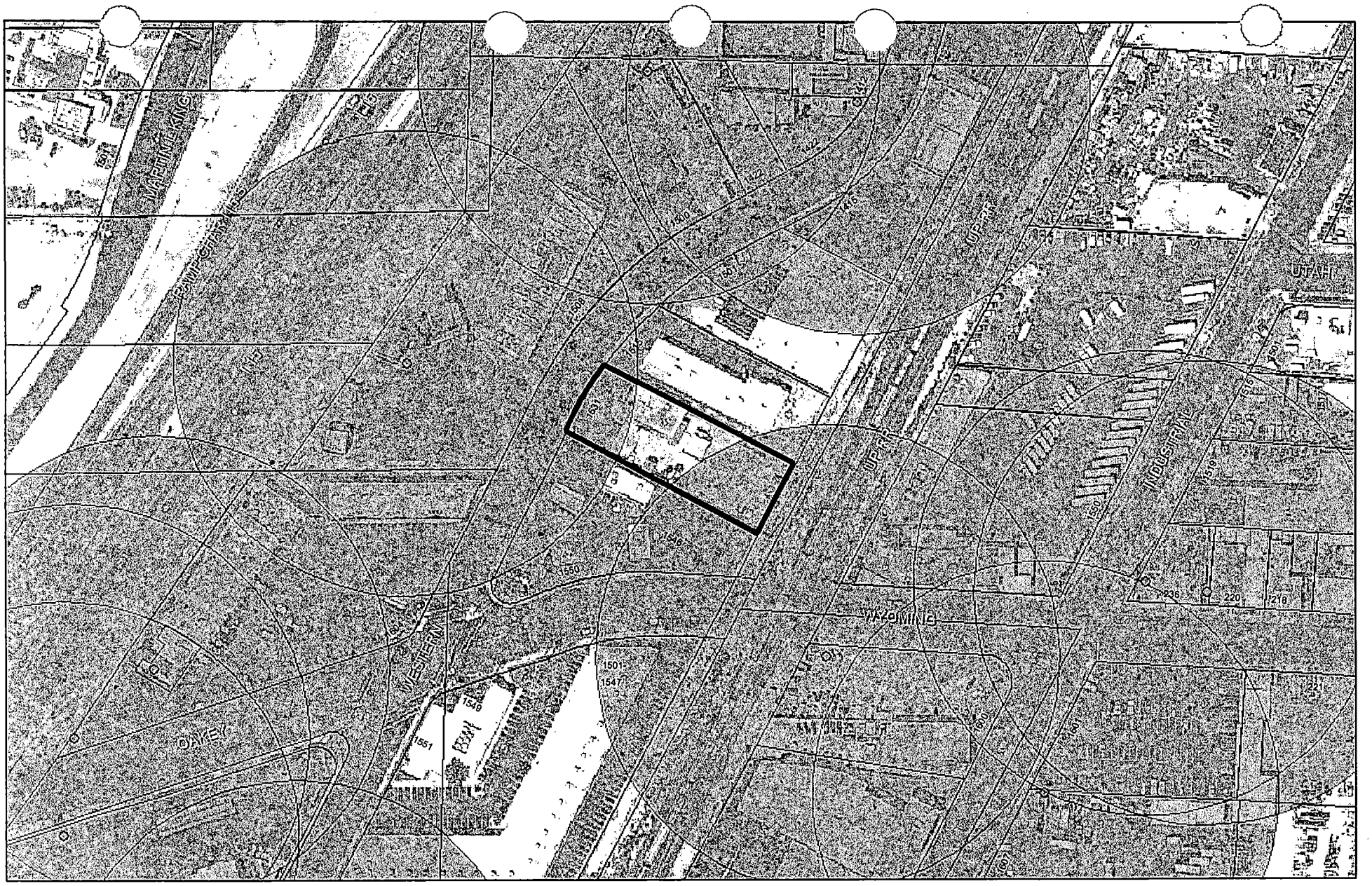
OWNER: S & K FAMILY TRUST		
SCALE: NOTED	APPROVED BY:	DRAWN BY:
DATE: 05/12/04		REVISED:
LOCATION: 1531 WESTERN AVENUE		
APN#16204605007		DRAWING NO.:



CASE: **SUP-4593**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



Parcel: 16204605007

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around 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-4593 -
APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: S&K Family Trust

** CONDITIONS **

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

Planning and Development

1. The height of this off-premise sign shall be limited to 15 feet over the existing building.

2. 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.

3. 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.

4. 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.

5. 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.

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7. 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.

SRS

8. The off-premise advertising sign structure must not be located at the Western Avenue street frontage. The structure must be located at the center of the parcel, either on the north or south side of the shop building.

9. The height of the off-premise advertising (billboard) sign shall be no more than the height of the parcel's building, plus 14 feet.

Public Works

10. 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 an off-premise advertising sign (billboard) at 1541 Western Avenue.

B) Applicant's Justification

The off-premise sign will be located in an industrial area that is zoned for this use. The proposed billboard meets or exceeds all of the location provisions outlined in City of Las Vegas 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: 1.54 acres

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)
West:	LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
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**

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	Conformance
Minimum distance separation from another Off-Premise Advertisement (Billboard) Sign in any direction.	300 Feet	Yes
Minimum distance separation between Off-Premise Advertising (Billboard) Sign within 660 feet of Interstate 15, to any other off-premise sign along the same frontage.	750 feet	Yes

This application meets code standards for submitting an application for an off-premise sign. However, the placement of the billboard will be limited to the center of the property and will have to be placed over the existing building. Also, there are eight other billboards within 100 feet of the 750 foot buffer, for a total of 14 within close visual proximity of this site.

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 (B) (2) states:

"The Special Use Permit requirement set forth in this Section is in addition to and independent of any locational provision or limitation contained in this Section. In determining whether to approve or deny a Special Use Permit under this Section, the Planning Commission and City Council may consider the aesthetic impacts of the sign on the area and all other aspects of the

sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area. The provisions of this Paragraph are intended to reflect and reconfirm existing standards and practice, rather than to impose a new or different standards."

This application meets the technical requirements for distance separation between billboards. The proposed location of the billboard would not meet Code standards, however it could be placed on a very small portion of the center of the site if constructed to be cantilevered over the existing building. It is clear that there are severe design considerations that will have to be accounted for in placing a billboard on this property that still conforms to Code. Also, there are 14 existing billboards in very close proximity to this location. Therefore, there are concerns regarding to the aesthetics of this billboard and how it will add to the visual clutter experienced in this area of the City.

Although this application meets the standards of the Code, the recommendation is for denial based on aesthetics and the visual impacts to the surrounding area. If it is approved, a condition limiting the height to 15 feet above the existing building to somewhat reduce the impacts of this project.

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 barely meets Code distance separation standards for the placement of an off-premise sign. While it is located in an industrial area of the City, approval of this request would result in additional clutter. Therefore, it is not harmonious and compatible with the surrounding area and not in conformance to the spirit of Code standards.

   This proposed use is inconsistent with the overall objectives of the Master Plan 2020, specifically:

   > "the visual image of the streetscape and roadscape environments is perhaps the most important single factor in the perception of quality of life for both the resident and the visitor to Las Vegas."

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

   The site is not physically suitable for the type and intensity of land use proposed. It can only be placed on a very small portion of the interior of the parcel.

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 will compromise public safety, as it is an added distraction to motorists.

NOTICES MAILED 43

APPROVALS 0

PROTESTS 0

SRS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4593 APN: 162046O5007

Name of Property Owner: SEK FAMILY TRUST SANDY GILBERT

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 _____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: _____

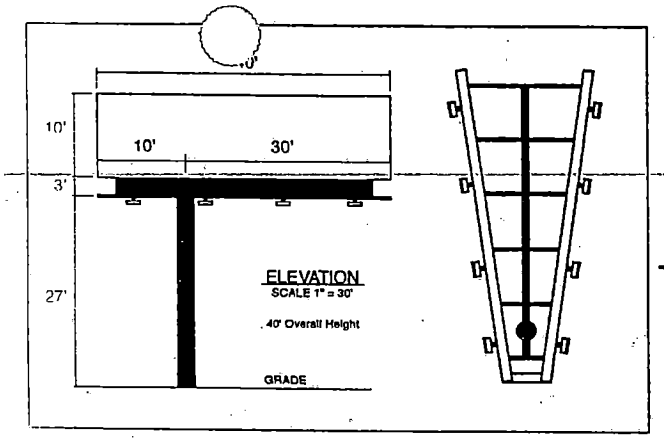
Print Name: SANDY GILBERT

Subscribed and sworn before me

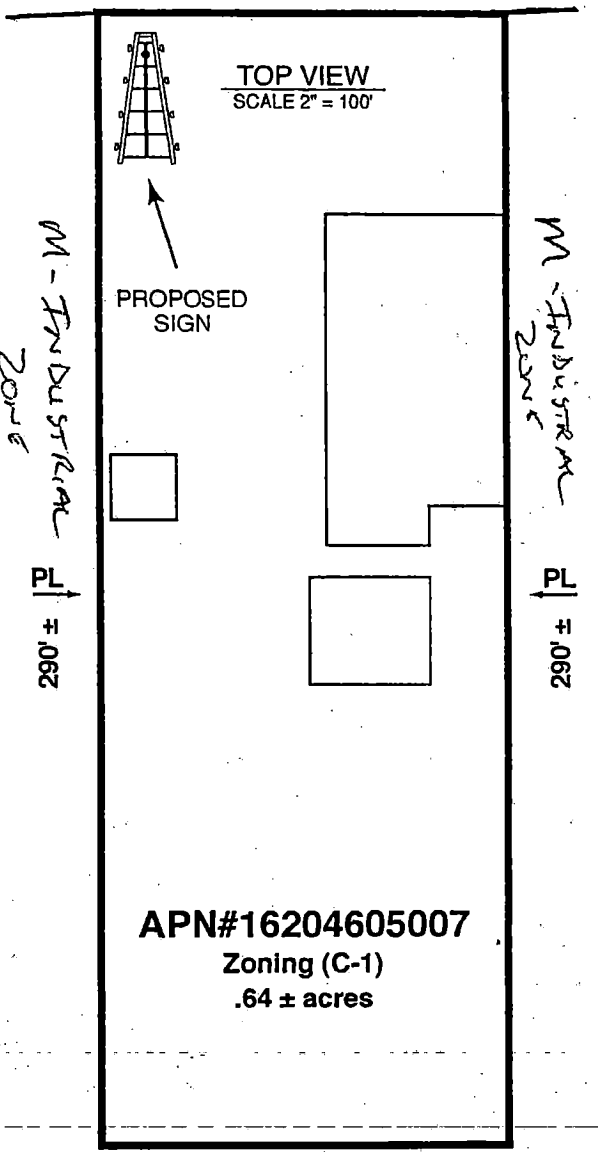
This 26 day of MAY, 2004

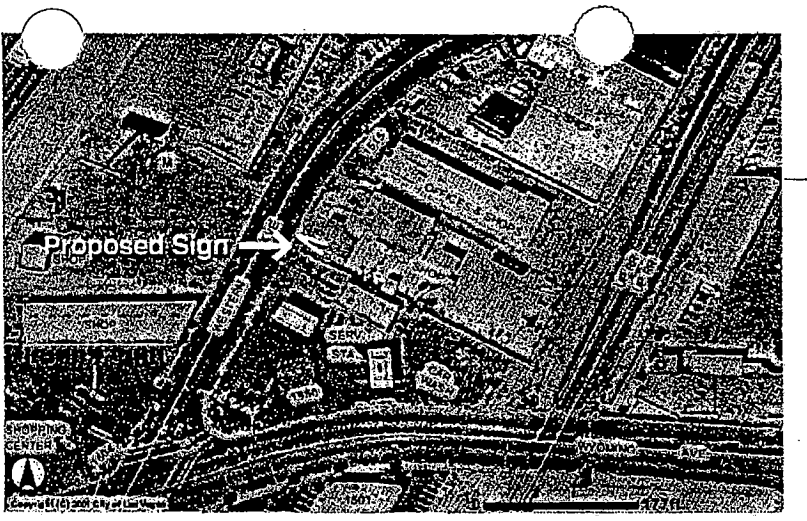
_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOANNA NIEZGODA
No: 03-79559-1
My Appointment Expires Jan. 14, 2007



WESTERN AVE.





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

SUP-4593
- 7-22-04 PC

OWNER: S & K FAMILY TRUST		
SCALE: NOTED	APPROVED BY:	DRAWN BY:
DATE: 05/12/04		REVISED:
LOCATION: 1531 WESTERN AVENUE		
APN#16204605007		DRAWING NO.:

City of Las Vegas

Agenda Item No.: 65

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-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).

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:
STEINMAN – DENIED – Motion carried with DAVENPORT and GOYNES voting No and McSWAIN excused

This is final action.

NOTE: ROBERT GENZER, Director of Planning & Development, disclosed that MR. HENRY, a member of the applicant's team, did some work on his City Council campaign and, as a result, he has not been involved in the staff recommendation for this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, outlined the issue with three previous off-premise signs where only one is allowed. Another billboard will add to the existing visual clutter. O'Bannon is a minor roadway and this is not an intersection of two major streets. Staff recommended denial.

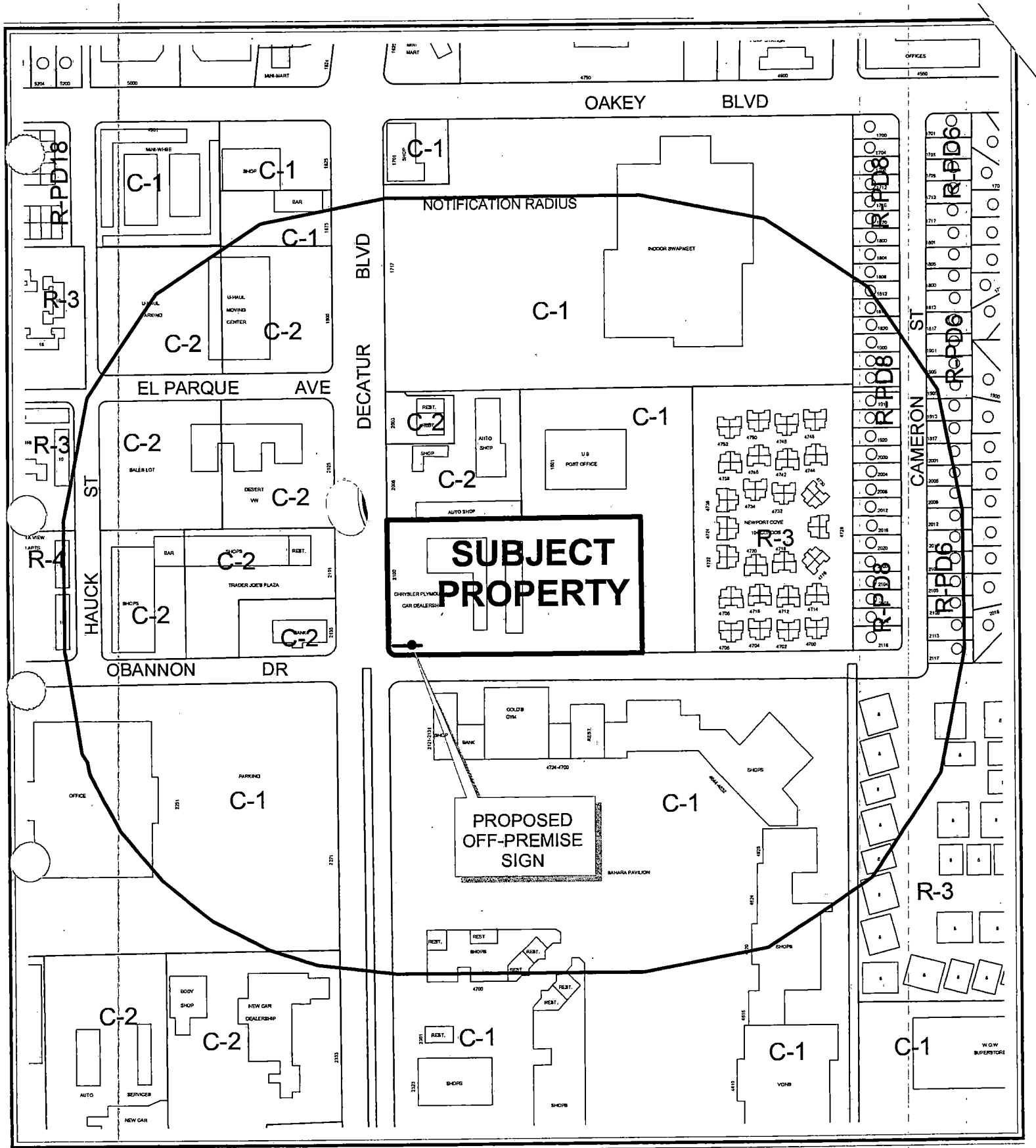
DAVE BROWN, 1050 East Flamingo Road, appeared on behalf of the applicant. The sign is located on a car dealership and is consistent with the City's plan. The intent is to move the sign back slightly from the right-of-way. There is commercial development at O'Bannon and it does not feel like a minor street.

COMMISSIONER DAVENPORT discussed with MR. BROWN the relocation 25 to 30 feet back from the right-of-way to avoid blocking the car displays. The sign will still read to Decatur Boulevard. COMMISSIONER EVANS noted that the other signs referenced were much smaller signs. MR. CLAPSADDLE pointed out that the code does not specify distance separation between on-premise and off-premise signs, the visual clutter is obvious. COMMISSIONER DAVENPORT indicated that he did not have any concern with the smaller signs. COMMISSIONER EVANS expressed his belief the corridor is inappropriate. COMMISSIONER STEINMAN noted other signs in the area are blank and agreed this was not an appropriate area for the sign.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

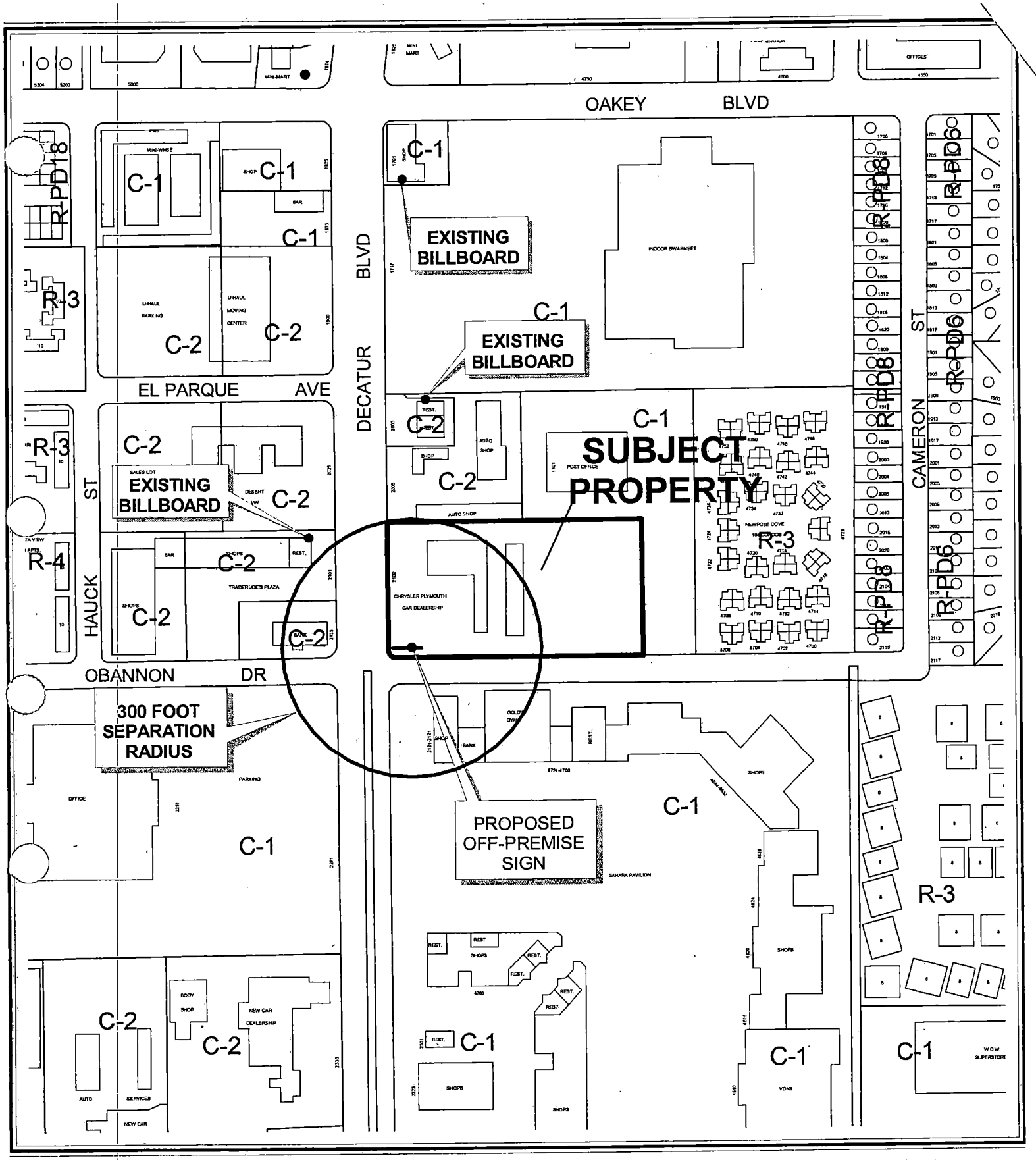
(10:42 – 10:48)



CASE: **SUP-4594**

RADIUS: 750 FT

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

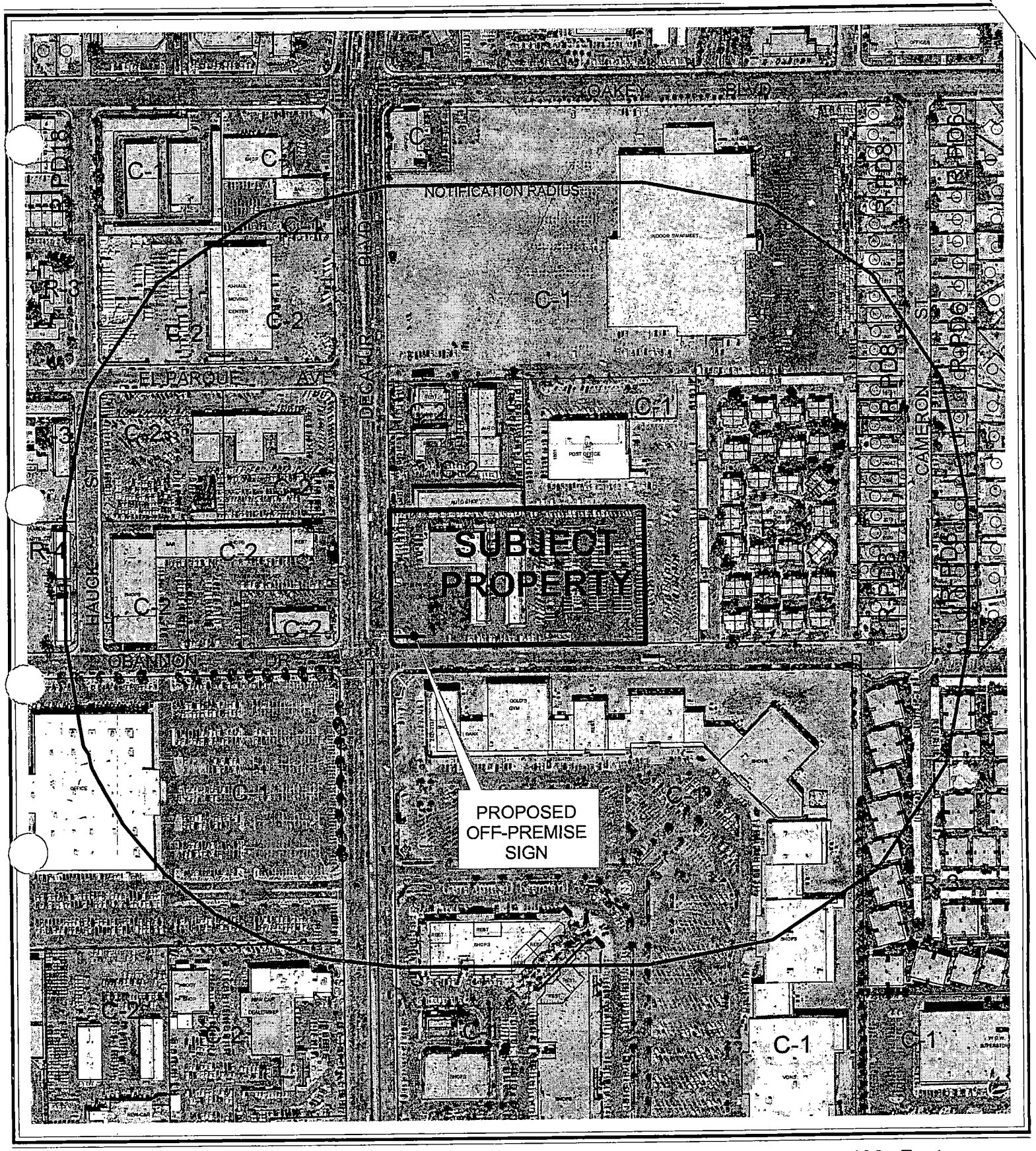


CASE: **SUP-4594**

SEPARATION RADIUS: 300 FT

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

N



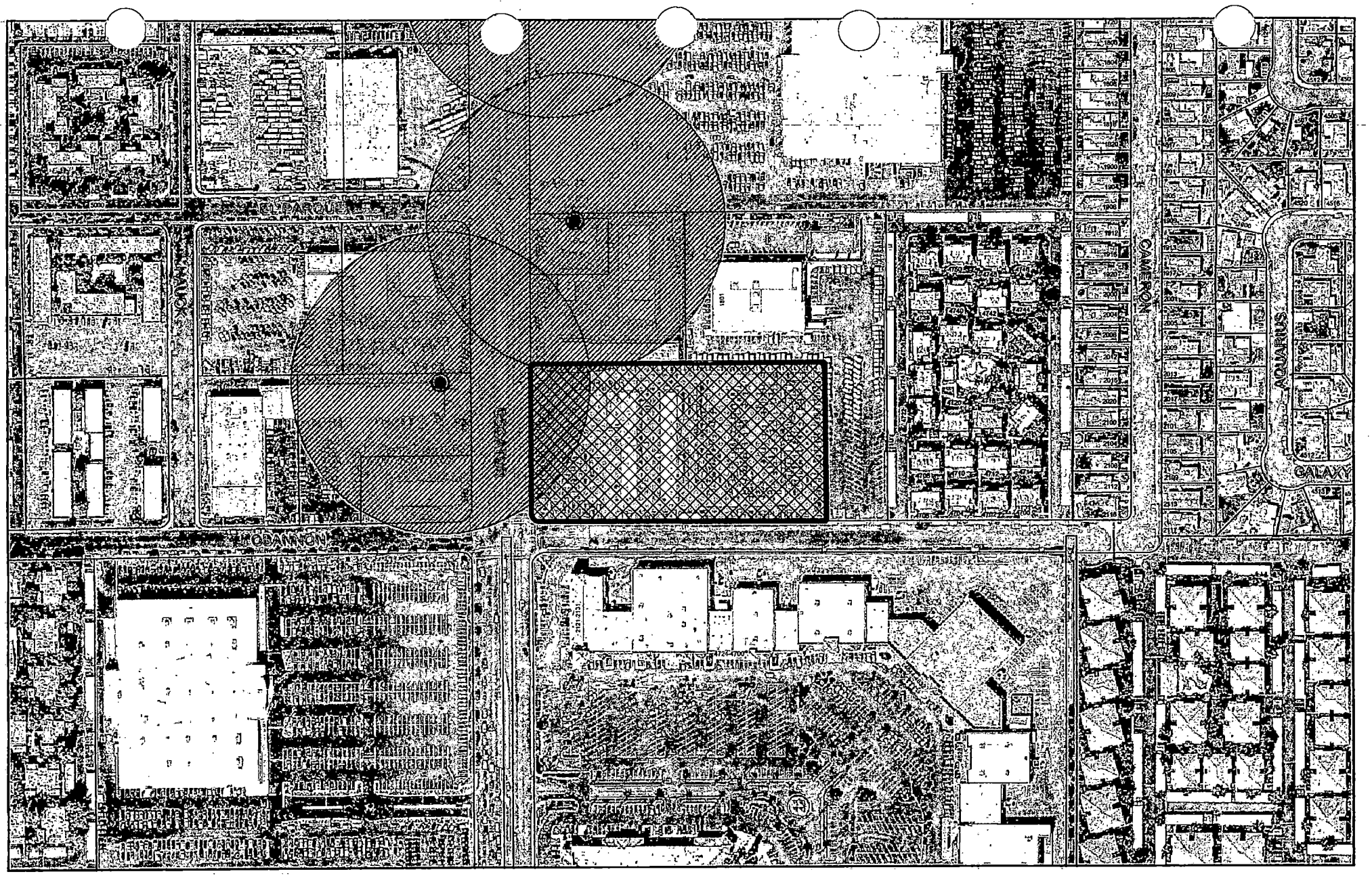
0 200 400 Feet

CASE: **SUP-4594**

RADIUS: 750 FT

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

N



SUP-4594

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-4594
APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SAITTA FAMILY TRUST

** CONDITIONS **

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

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.

7. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

8. 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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.

B) Applicant's Justification

The billboard will be located in a commercial area that is zoned for this use. It will be located more than 300 feet from any other billboard located on Decatur Blvd. The proposed sign will be located at least 50 feet from the intersection of Decatur Blvd and O'Bannon Drive.

BACKGROUND INFORMATION

A) Previous Actions

01/02/85 The City Council approved a Rezoning (Z-0087-84), from R-1 (Single Family Residential) and R-3 (Medium Density Residence) to C-2 (General Commercial) with the proposed use of a used car dealership. The Planning Commission and staff recommended approval.

07/24/86 The Board of Zoning Adjustment approved a Variance (V-0062-86), allowing three on-premise ground signs, where one is allowed.

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

Gross Acres: 4.27 acres

B) Existing Land Use

Subject Property:	auto repair
North:	shops, restaurant
South:	shopping center
East:	post office, residential
West:	strip retail

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	GC (General Commercial) PF (Public Facility)
South:	SC (Service Commercial)
East:	SC (Service Commercial) PF (Public Facility)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-1 (Limited Commercial)
East:	C-1 (Service Commercial)
West:	C-2 (Limited Commercial)

E) General Plan Compliance

Southeast 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**

SRS

ANALYSIS

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
Off-Premise Advertisement (Billboard)	No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in any "R" zoning district	650 feet to nearest Residential property line.

This proposed Off-Premise Advertising (Billboard) Sign is located approximately 650 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 C-2 (Limited Commercial) 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."**

Title 19.14.100 (B) (2) states that the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area.

The area at the intersection of Decatur Boulevard and O'Bannon Drive is visually congested. Auto dealership banners and balloons compete with mismatched strip mall signs and nearby billboards, compounded by a large rainbow colored, faux-hot-air advertising balloon.

Specifically, existing on-premise signage has already been installed pursuant to a Variance granted in 1986 allowing three on-premise ground signs, where one is allowed. Approval of a billboard in this context will further unbalance this urban landscape.

Also, O'Bannon Drive is a minor roadway, collecting small amounts of traffic going to and from residential areas. Off-premise advertising is not harmonious here.

While this proposed billboard meets the technical requirements of the City of Las Vegas Zoning Code, the aesthetic impact of the sign on the area would be that of excessive visual clutter. Planning staff recommends DENIAL.

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."**

   This proposed use is inconsistent with the overall objectives of the Master Plan 2020, specifically:

"the visual image of the streetscape and roadscape environments is perhaps the most important single factor in the perception of quality of life for both the resident and the visitor to Las Vegas."

NOTICES MAILED 144

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4594 APN: 162063010006

Name of Property Owner: SAITTA FAMILY TRUST

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 ___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: Thomas Saitta

Print Name: THOMAS SAITTA

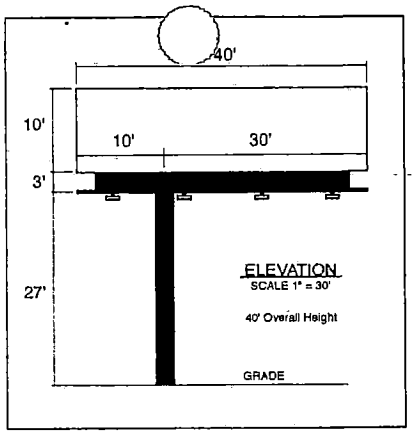
Subscribed and sworn before me

This 26 day of May, 2004

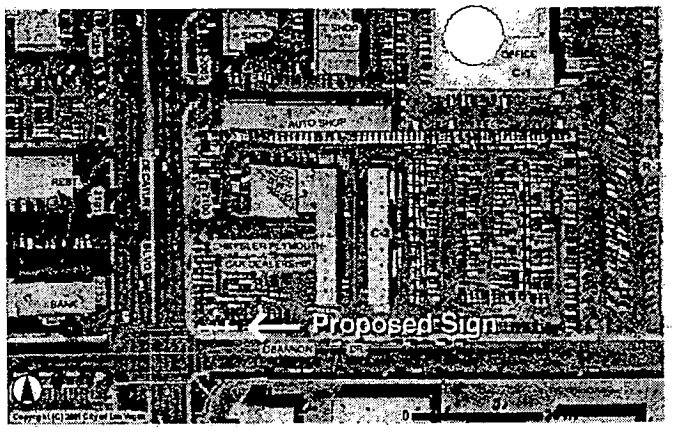
Kellie Otero

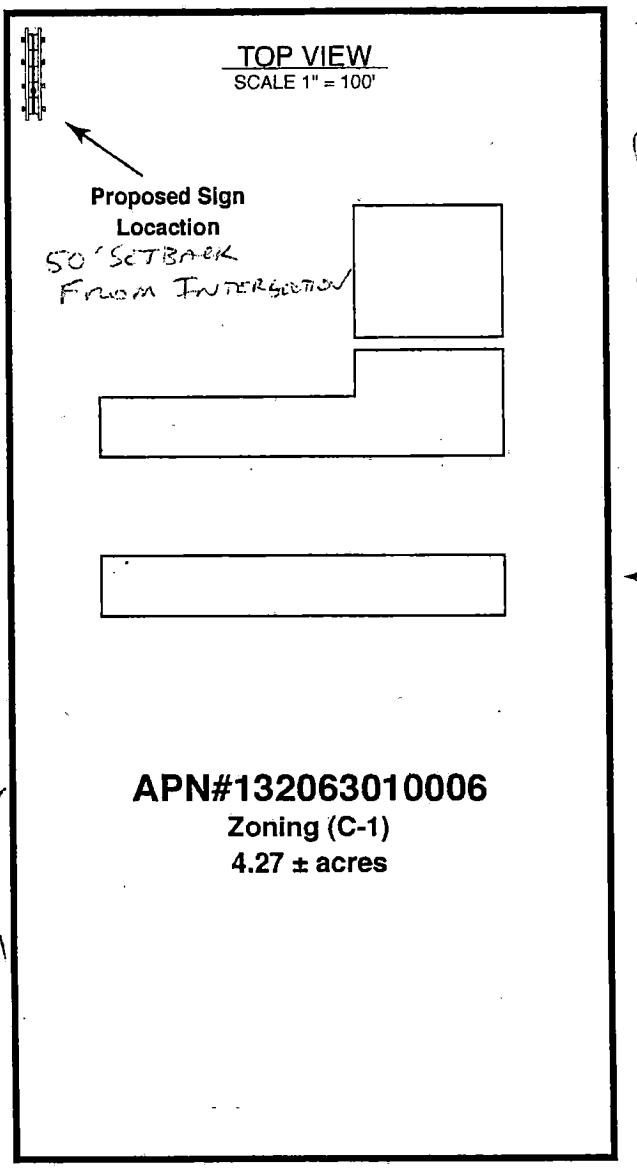
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
KELLIE OTERO
My Appointment Expires
No: 02-78701-1 September 18, 2006



DECATUR BLVD.





C-2 Zone

C-1 Zone

C-1 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.

OWNER: CHRYSLER REALTY CORPORATION		
SCALE: NOTED	APPROVED BY:	DRAWN BY:
DATE: 05/12/04		REVISED:
LOCATION: 2100 S. DECATUR BLVD. 89102		
APN#162063010006		DRAWING NO.:

SUP-4594 7-22-04 PC

SUP-4594 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SAITTA FAMILY TRUST
2100 SOUTH DECATUR BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

SUP-4594 - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SAITTA FAMILY TRUST
2100 SOUTH DECATUR BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 66

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-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).

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:
GOYNES – DENIED – UNANIMOUS with McSWAIN excused

This is final action.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that a previous application for rezoning to divide the parcel in half was denied. This casita does not meet code standards and would violate the setback as well as it would not create the mandatory internal courtyard. The dimensions and internal design could easily create a second living unit. Staff recommended denial.

MINUTES – Continued:

JOHN ELLIOTT, 5550 Carl Avenue, disagreed with the staff analysis. The casita is online with the house on an east/west access and would be located in the side yard. He presented a photograph of where the casita would be placed. The setback waiver would allow for an addition to the existing home containing two bedrooms and a bathroom. When built in the 1950s, the house was constructed in the center east/west and the goal is to create a larger, more modern home. The casita would be a guest house/home office. If the casita were built to meet the setback, it would be placed over the septic tank leach field. If the location were in the side yard, the location would meet code but not be aesthetically pleasing.

CHAIRMAN TRUESDELL discussed with MR. ELLIOTT concurrence with the conditions, except that he would request postponing the off-sites until the four utility poles have been relocated.

COMMISSIONER STEINMAN verified that the unpermitted 50-year old septic tank system failed and was replaced in February. The system was enlarged to accommodate the proposed increases. MR. ELLIOTT noted that the problem appears to stem from the lot being twice as wide as it is deep. As far back as he can determine, it was always one lot. The utilities and the lot could not be split. The rural preservation standards prevented the rezoning to R-1 and the property divided could not meet mandatory R-E dimensions. Back in the 1950s Shadow Mountain Place did not exist and Carl Road was the only street to which the address could be assigned. ROBERT GENZER, Director of Planning and Development, agreed with the application regarding the orientation of the home, but the code identifies the short side of the lot as the front. That establishes the setback that the casita would violate.

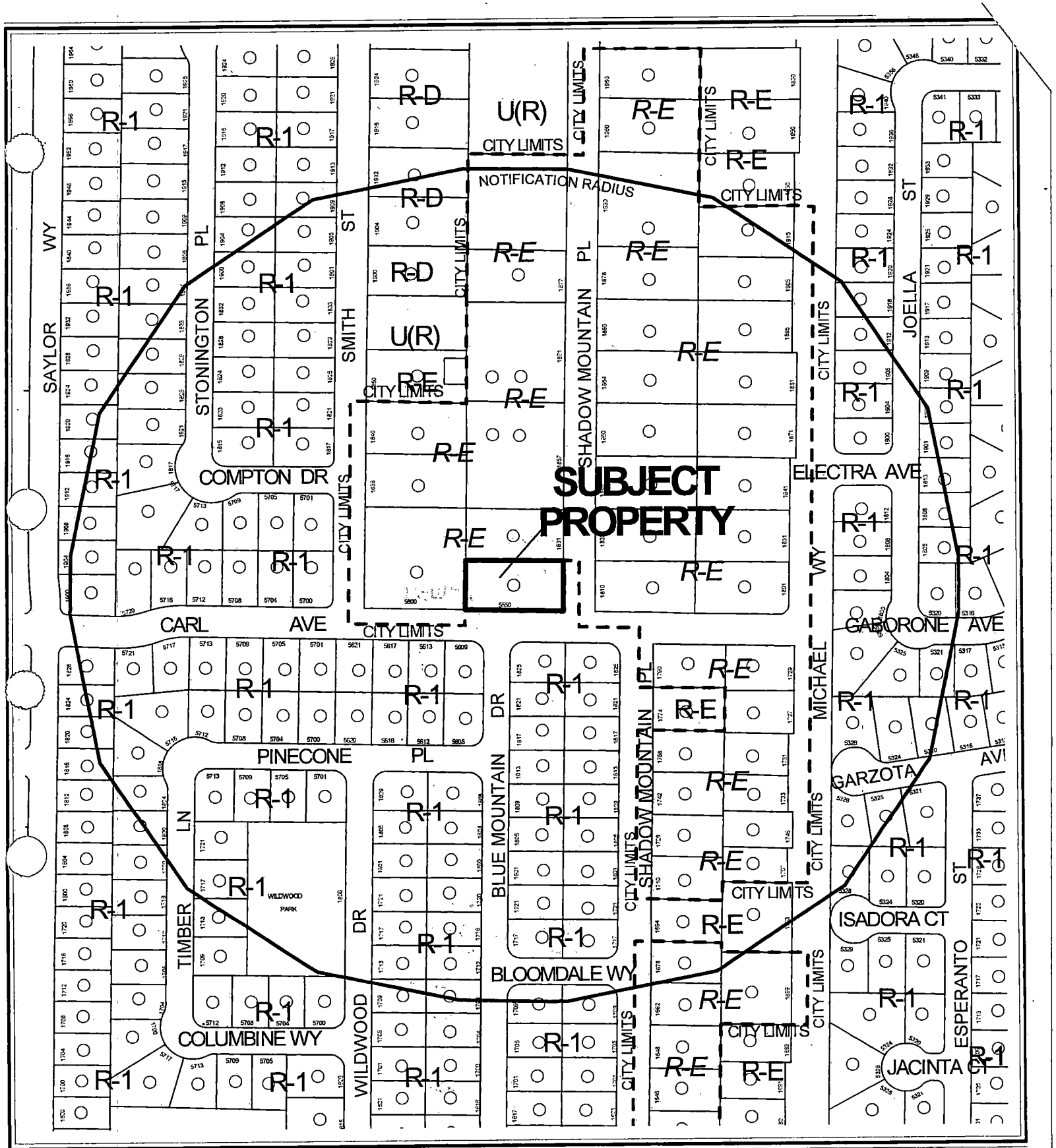
COMMISSIONER DAVENPORT confirmed with MR. ELLIOTT that the casita would not be a rental unit. COMMISSIONER EVANS suggested a restriction for the use and MR. ELLIOTT agreed to such as an added condition. MR. ELLIOTT pointed out that seven of his neighbors supported and one protested the rezoning and while they appear to be pleased with the renovation, he did not being testimony to the meeting.

COMMISSIONER GOYNES explained his discomfort with the application. The wall would make this a second dwelling. There had been a woman who had done historical research that might be able to help with further information, but he could not support the request at this time.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:48 – 11:03)



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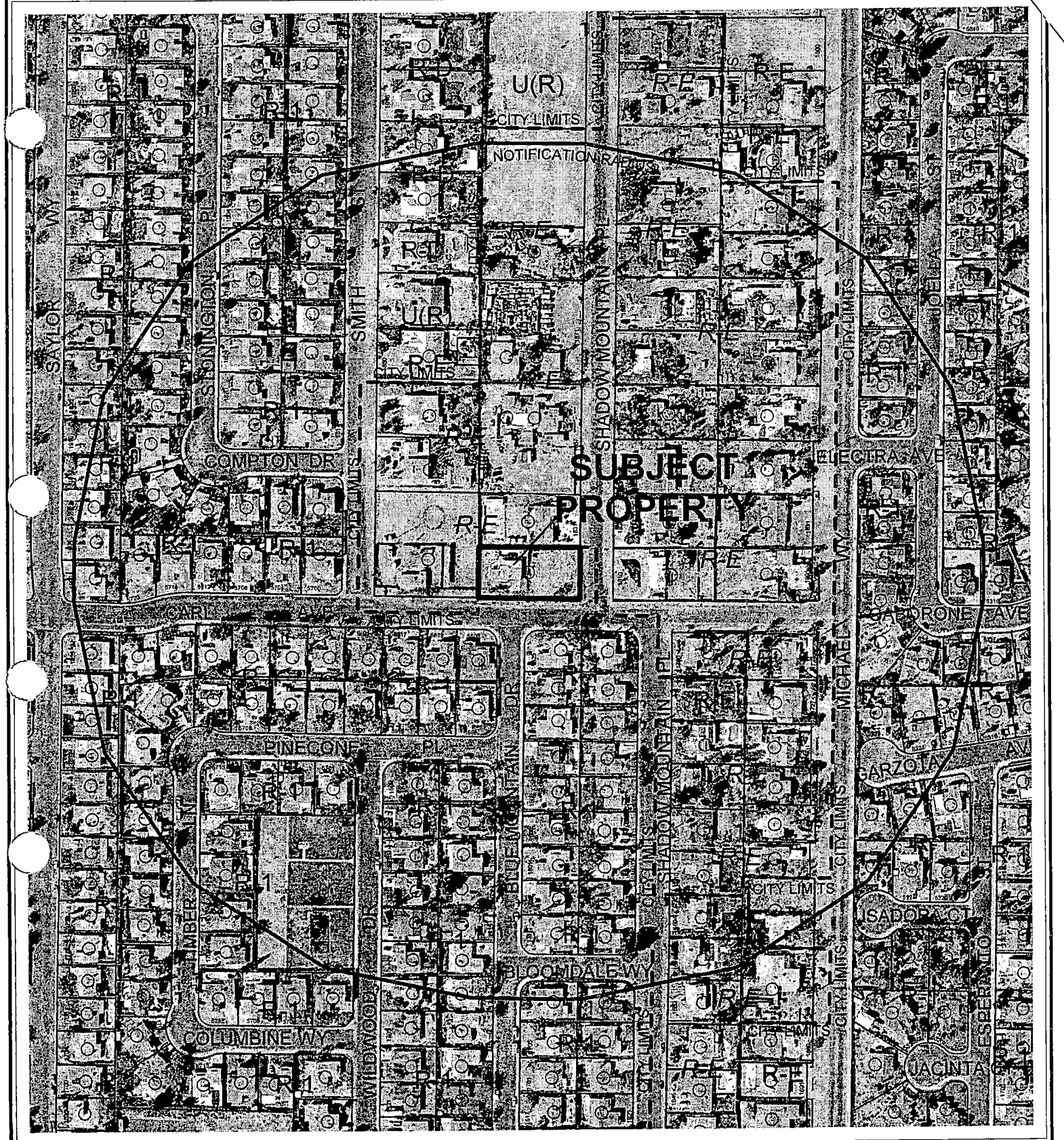
CASE: **SUP-4603**

RADIUS: 750 FT

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

N



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CASE: **SUP-4603**

RADIUS: 750 FT

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

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-4603 -
APPLICANT/OWNER: JOHN ELLIOTT

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a guest house/casita use.

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

3. Conformance to the site plan and elevations as submitted.

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

Public Works

5. Dedicate a 15-foot radius on the northwest corner of Carl Avenue and Shadow Mountain Place.

6. Construct all incomplete half-street improvements on Carl Avenue and Shadow Mountain Place adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for the approval of a Special Use Permit for a 40-foot by 16-Foot Guest House/Casita with a waiver to allow a 32-foot front yard setback, where 50 feet is required located at 5550 Carl Avenue.

B) Applicant's Justification

Applicant justifies the application by stating that R-E (Residence Estates) setbacks have put him under great hardship and that to keep with the Rural Preservation Neighborhood character of the area he will supply judicious choices of landscaping.

BACKGROUND INFORMATION

A) Previous Actions

03/01/02 A petition to Annex (A-0067-01) property generally located on the northwest corner of Carl Avenue and Shadow Mountain Place became effective. The City Council, Planning Commission, and Staff all recommended approval.

09/18/02 The City Council denied a General Plan Amendment (GPA-0016-02) application to amend a portion of the Southwest Sector of the General Plan from R (Rural Density Residential) to L (Low Density Residential) on 0.44 acres at 5550 Carl Avenue. The Planning Commission and staff both recommended denial.

09/18/02 The City Council denied a Rezoning (Z-0039-02) application for the reclassification of property from R-E (Residence Estates) to R-1 (Single Family Residential) on 0.44 acres at 5550 Carl Avenue, for a proposed two-lot single-family residential subdivision. The Planning Commission and staff both recommended denial.

B) Pre-Application Meeting

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

1. A revised justification letter was required.
2. A revised site plan indicating all dimensions was required.
3. The need for floor plans and building elevations to be submitted.
4. Public Works stated that a radius curb and offsite improvements might be required.
5. Discussion as to which frontage will be considered the front property line.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.44

B) Existing Land Use

Subject Property:	Residential Dwelling
North:	Residential Dwelling
South:	Residential Dwellings
East:	Residential Dwelling
West:	Residential Dwelling

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated R (Rural Density Residential) with the Southwest Sector of the General Plan. The current R-E (Residence Estates) zoning of the subject parcel is in compliance with the R (Rural Density Residential) designation.

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

Project of Regional Significance

This request is a Project of Regional Significance, due to the proximity to a boundary with Clark County Unincorporated. An Environmental Impact Assessment was submitted as part of the Special Use Permit applications and sent to affected agencies for comment. A summary of comments from affected agencies is included below.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500'

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

1) The Las Vegas Valley Water District has determined that the subject project will not have a significant impact on the capacity of the District's water supply system.

2) No other comments were received.

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

PL

ANALYSIS

A) Zoning Code Compliance

The proposed guest house/casita fails to meet the intent of Title 19.04.040 in regards to the locating of a casita within the front yard. The proposed casita sits only 32 feet off of the front property line, where 50 feet is required by the development standards of a R-E (Residence Estates) zoning district. Furthermore, casitas located in the front yard are conditioned to be located in relation to the principal dwelling in such a way as to create an internal courtyard. This has not been accomplished by means of an existing block wall separating the two. Additionally, the proposed casita has an access visible from the street, which the principal dwelling fronts.

The proposed guest house/casita is 40-foot by 16-Foot and contains an 8-Foot by 40-Foot patio cover on the north side of the proposed structure. Within the 640 square foot guest house/casita a walk in closet, a bathroom, and a wet bar are located centrally, therefore creating a sense of separation of living spaces.

B) General Analysis and Discussion

- Zoning

The proposed guest house/casita is a permitted waiver of the front yard setback for an R-E (Residence Estates) zoning district, the failure to create an internal courtyard, and having one of the accesses to the guest house/casita visible from the street which the principal dwelling fronts with the approval of a Special Use Permit.

- Use

The proposed structure fails to meet the required 50-foot front yard setback requirement, it fails to create an internal courtyard with the principle dwelling, and also fails to meet Condition 3.d, by having one of the two accesses to the guest house/casita visible from the street which the principal dwelling fronts.

The case history indicates the applicant's desire to split the parcel into two separate residential lots. Since the denial of those applications, the applicant has expanded the sewer capacity of the site in order to support two structures. Currently, there exists a block wall that splits the parcel. The proposed guest house/casita lends itself more towards a separate dwelling than that of an accessory structure to the principal dwelling.

- Conditions

1. GUEST HOUSE/CASITA [U, R-A, R-E, R-D, R-1]
   (1) A guest house/casita shall not:
      (a) Be located on a lot or parcel whose width is less than eighty feet.
      (b) Exceed the height of the principal dwelling.
      (c) Consist of more than one occupant room, a bathroom and a walk-in closet. Kitchens are not permitted.
   (2) A guest house/casita may be attached or detached from the principal dwelling and, where attached, is not required to have internal access to the principal dwelling.
   (3) A guest house/casita may be located in a front yard if it meets the required setbacks and:
      (a) Is architecturally designed to be integrated into the front elevation of the principal dwelling, so that it incorporates the exterior colors, materials, features and style thereof and does not resemble an accessory structure;
      (b) When viewed from the street, the guest house/casita does not dominate the facade of, nor obstruct the view of the main entrance to, the principal dwelling;
      (c) Is located in relation to the principal dwelling so as to create an internal courtyard;
      (d) Access to the guest house/casita is not visible from the street which the principal dwelling fronts; and
      (e) If the guest house/casita is above ground floor and access thereto is by stairwell, the stairwell shall be enclosed, and its access shall not be perpendicular to the street.
   (4) A guest house/casita may be located in a rear or side yard if it meets the required setbacks and, if detached from the principal dwelling, it shall have a minimum separation often ten feet from the principal dwelling and a minimum setback of five feet from side and rear property lines.

The applicant fails to meet conditions 3, 3.c, and 3.d. The redesigning of the site so as to meet the above conditions is achievable.

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:

PL

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 guest house/casita is indicative of a separate dwelling by it being separated from the principle dwelling by a block wall. Combined with the applicant's past desire to split the parcel into two, the proposed project becomes clouded in an air of suspicion. The project, as is, is not compatible with the surrounding land uses.

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

   The current location of the proposed structure is not suitable for the current type and intensity of land use for the subject site. The site would have to be redesigned in order to conform to the conditions of Title 19.04.040.

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."**

   Carl Avenue and Shadow Mountain Place, both residential streets, would be able to accommodate the proposed use.

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

   The proposed casita will be subject to inspection prior to occupancy, and therefore will not compromise the public health, safety and welfare.

NOTICES MAILED 185

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4603 APN: 138-24-304-014

Name of Property Owner: JOHN ELLIOTT

Name of Applicant: SAME

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

_____ Yes _____✓_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: John Elliott

Subscribed and sworn before me

This 17th day of MAY 2004

Notary Public in and for said County and State

KATHERINE THORNTON
Notary Public, State of Nevada
Appointment No. 02-72643-1
My Appt. Expires Dec 27, 2005

...S:
...UST PROVIDE 25'-0" SEPARATION BETWEEN LEACH BED/TRENCH AND ANY PROPOSED/FUTURE POOL OR SPA WATER FILLED AND CIRCULATION LINES.
– THIS SHALLOW ABSORPTION SYSTEM MUST BE FOUR FEET DEEP OR LESS TO BOTTOM OF ROCK OR CHAMBERS.
– SEPTIC SYSTEM MUST BE A MINIMUM OF 100'-0" FROM ALL WELLS AND WATERCOURSES.

N

TO WATER METER

PROPERTY LINE

EXISTING BLOCK WALL

POOL EQUIP.

NOTE: SEPTIC TANK TO BE MIN. 10'-0" TO WATER LINE AND 8'-0" MIN TO PATIO

37'-6"

A

B

10'-0" MIN

7500 GAL. SEPTIC TANK

4" S

38'-0"

34'-5"

POOL

24'-0"

EXISTING BLOCK WALL

WL

4" S

4" S

4" S

4" S

10'-0" MIN TO PROP. LINE

PROPOSED PATIO COVER

15'-1"

25'-0" MIN TO WATER LINE

PROPERTY LINE

33'-0"

FUTURE ADDITION

EXISTING HOUSE

EXISTING GARAGE

PROPOSED CASITA

10'-0"

10'-0"

32'-0"

PROPERTY LINE

SHADOW MOUNTAIN PL.

WL

32'-0"

32'-0"

40'-0"

40'-0"

WL

PROPERTY LINE

INFILTRATOR SYSTEM
1500 GALLON = 815 SF
48 CHAMBERS = 900 SF

CARL AVE.

SITE PLAN
3/32" = 1'-0"

SUP-4603
7-22-04 PC

DRAWN BY: J. ELLIOT

PROPOSED PATIO COVER & ADDITION

SITE PLAN

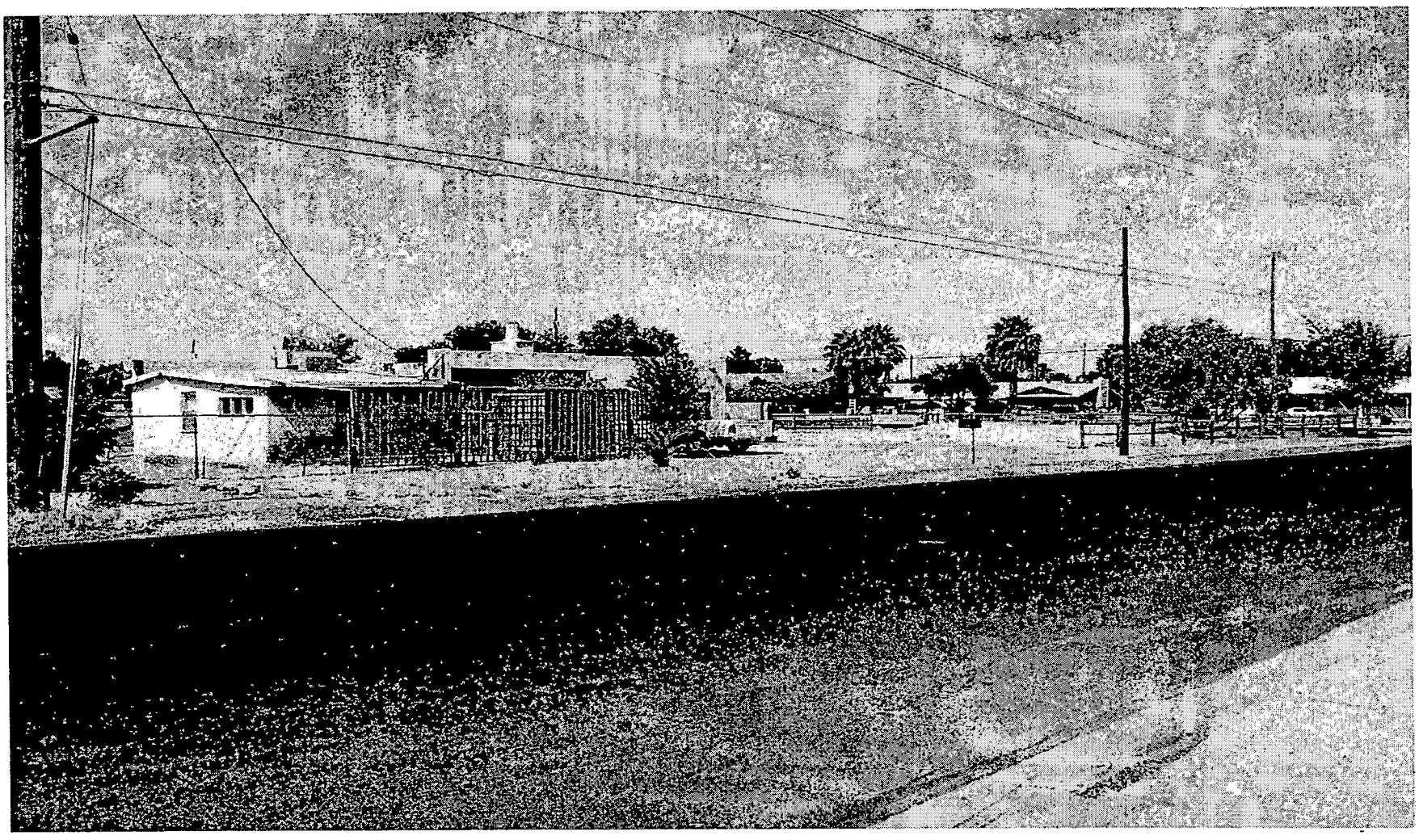
DATE: NOVEMBER 15, 2003 REVISED:

ELLIOT ADDITIONS

5550 CARL AVE.
LAS VEGAS, NEVADA

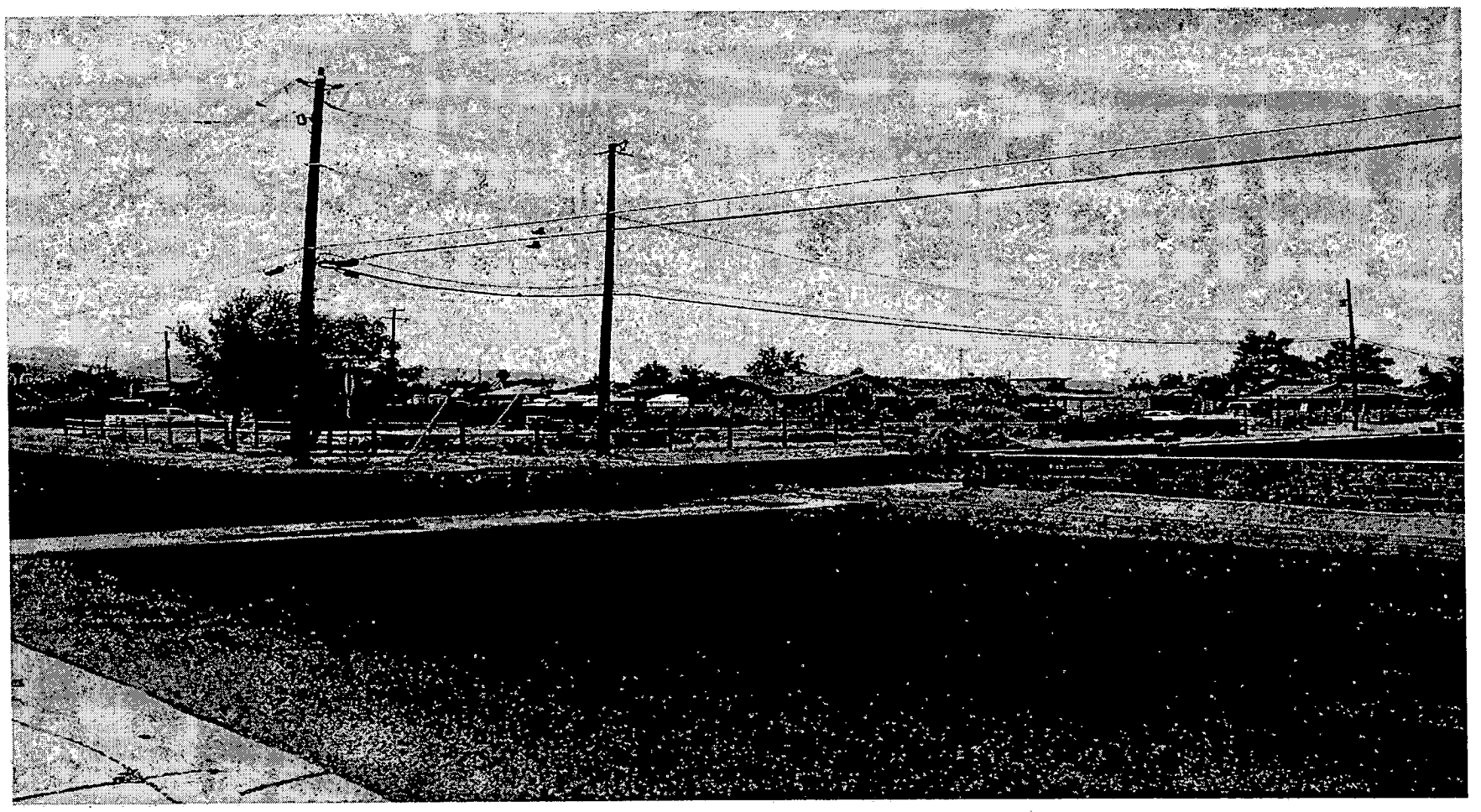
SHEET # 2 OF 8

SCALE: 3/32" = 1'-0"



SUP-4603 - APPLICANT/OWNER: JOHN ELLIOTT
5550 CARL AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/2/04



SUP-4603 - APPLICANT/OWNER: JOHN ELLIOTT
5550 CARL AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 67

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-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).

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:
GOYNES – DENIED – UNANIMOUS with McSWAIN excused

This is final action.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that based upon documentation staff determined the use could not be operated in a harmonious manner with existing development in the area. Staff recommended denial.

MINUTES – Continued:

GEORGE VELINO, 1101 North 22nd Street, appeared on behalf of himself and the co-applicant and disagreed with the recommendation. There is a paved alternative placement to the unpaved area adjacent to the corner market. DAVID CLAPSADDLE, Planning and Development, explained that this is a large trailer. MR. VELINO commented the trailer is 8 by 16 feet. It would be pedestrian traffic adjacent to the corner market.

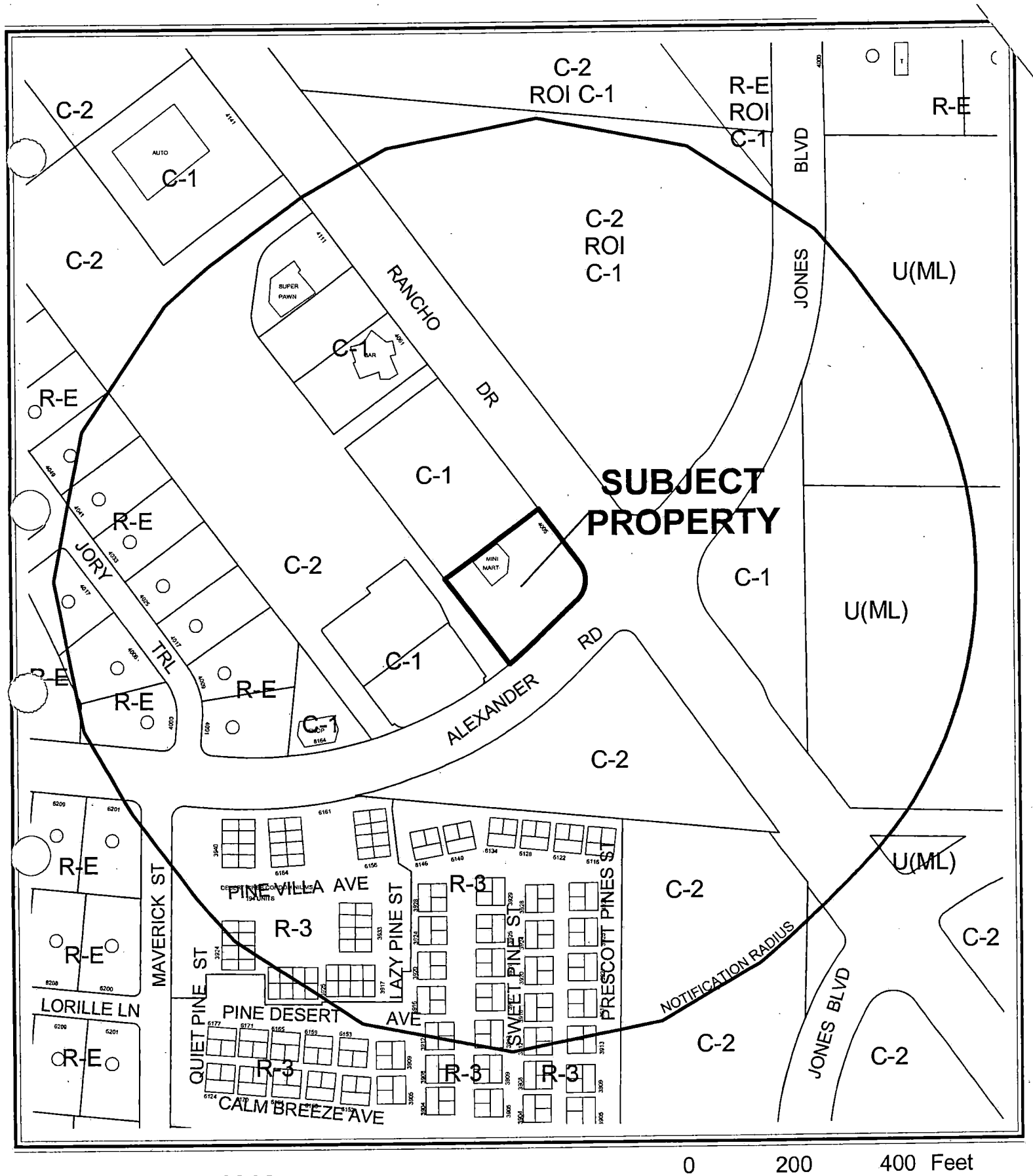
COMMISSIONER GOYNES pointed out there is an internal food court within the market itself and other uses where food is available within the area. This would not appear to be a viable location. There is very little pedestrian traffic. Would the applicants utilize corner signage? MR. VELINO explained that the trailer is mobile and they would like to be flexible. The site is a test of viability. Initially they would skirt the trailer and put out signage.

COMMISSIONER EVANS clarified with staff that the trailer is for mobile concessions. This is not a small cart, but an obtrusive trailer. It is not located on a paved surface. MR. VELINO responded that the trailer will be placed on a paved site. COMMISSIONER STEINMAN stressed his belief that the location and the trailer are inappropriate, especially given that it would be located adjacent to a new building. CHAIRMAN TRUESDELL expressed concern with the lack of restrooms, where trash would be disposed of and other issues. He could not support this shortcut for real business investment. The signage proposed is also inappropriate. He encouraged staff to look at these type of transient sale facilities. COMMISSIONER EVANS stated he could not support it because the unit was outdated and not modern.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:03 – 11:11)

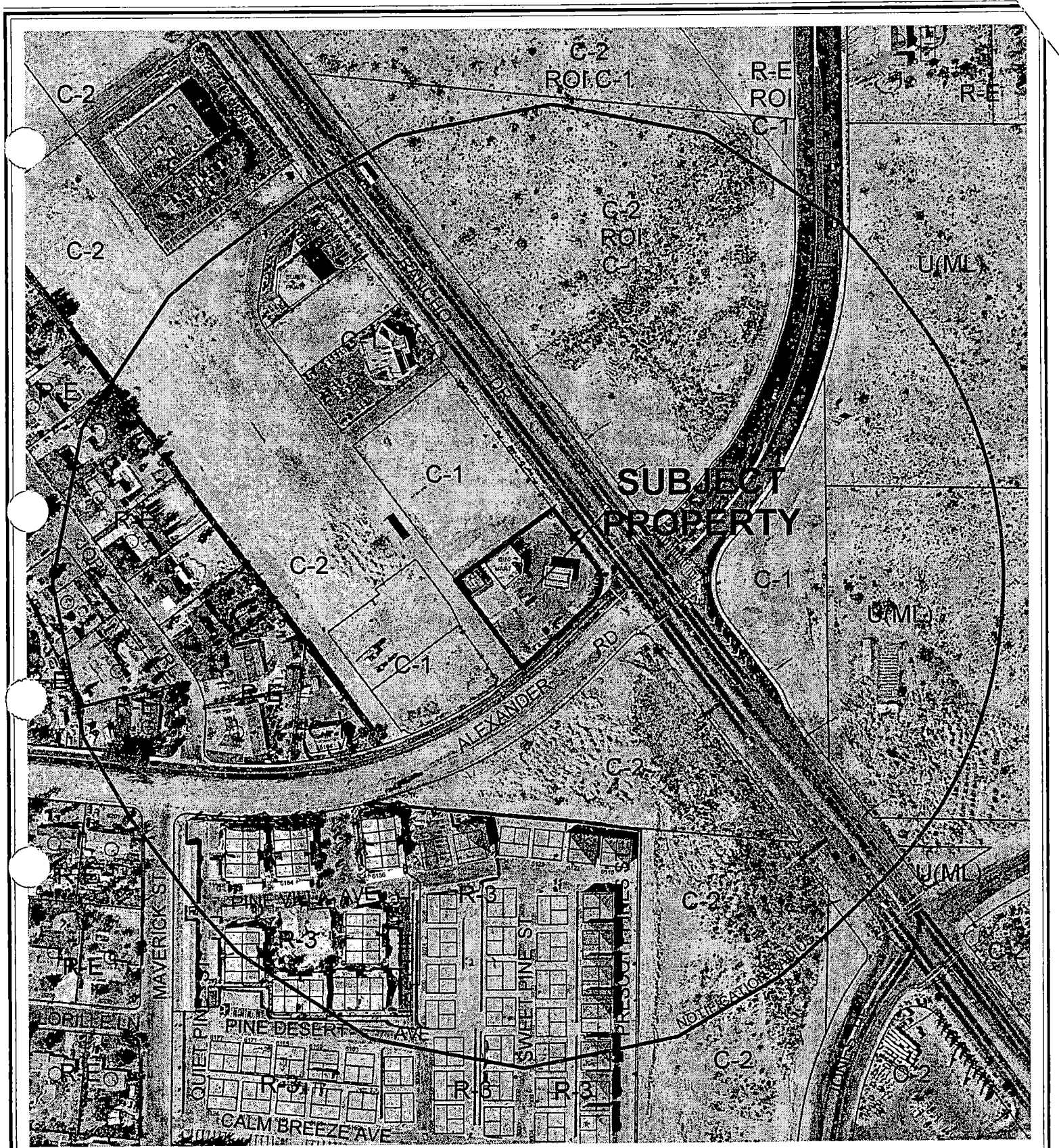


CASE: **SUP-4612**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SUP-4612**

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: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4612 -
APPLICANT: DANIEL J. MATSON - OWNER: JAMES AND NANCY BRACKIN

** CONDITIONS **

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

Planning and Development

1. The area where the trailer will be located shall be paved prior to the approval of a business license for the open air vending/transient sales lot (mobile concession trailer).

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

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

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

Public Works

5. Site is within FEMA Floodzone AE. Meet with Flood Control to determine impacts of placing a trailer within the Flood Zone and the utility location requirements due to the Flood Zone. Flood Control may determine that a drainage study is required based upon detailed site information. Modifications to the existing on-site improvements will require a drainage study. If a drainage study is required, it must be approved prior to any permits being issued. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for Open Air Vending/Transient Sales Lot on property located adjacent to the northwest corner of Alexander Road and Rancho Drive.

B) Applicant's Justification

The applicant's justification letter indicates they are proposing to place an 8 foot by 16 foot concession trailer on this site in order to serve sandwiches and other food items.

BACKGROUND INFORMATION

A) Previous Actions

04/02/03 The City Council approved a Rezoning (ZON-1364) to C-1 (Limited Commercial) on this site as part of a larger request. The Planning Commission and staff recommended approval on February 27, 2003.

B) Pre-Application Meeting

05/28/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.98

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial) under Resolution of Intent to C-1 (Limited Commercial)
West:	C-1 (Limited Commercial) and C-2 (General Commercial)

E) General Plan Compliance

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

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The proposed Open Air Vending, which consists of a mobile concession trailer, will be located on the west portion of the site behind the existing convenience store facing Alexander Road. It is proposed that the trailer be placed on an unpaved area adjacent to the building. The placement of the trailer will not impair required parking for the existing convenience store.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Open Air Vending/Transient Sales Lot use and there are no similar approved uses within the 750 foot notification distance.

B) General Analysis and Discussion

- Zoning

The proposed open-air vending/transient sales lot is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

The applicant intends to sell sandwiches and other related food items from the concession trailer. The trailer will be placed on an unpaved portion site. A condition has been added requiring the area where the trailer to be paved prior to the approval of a business license for the open air vending/transient sales lot use.

As indicated in the applicant's justification letter the size of the proposed concession trailer is 8 feet by 16 feet. Submitted photos of the trailer depict a more cargo like appearance than that normally associated with similar food concession uses. In addition, the submitted plans do not indicate any additional parking will be provided. While Title 19 does not specify a minimum amount of required parking for this use, its placement on the site will introduce an increased parking demand. Due to the large size and utilitarian appearance of the trailer and increased commercial intensity, this use cannot be conducted in a manner that is compatible with the existing convenience store on this site. Therefore the recommendation for this request is denial.

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 open-air vending/ transient sales lot will be located on an existing convenience store site that is surrounded by other commercial properties. However, due to the size and aesthetics of the trailer this use is not harmonious and compatible with existing surrounding land uses and with future uses as projected by the General Plan.

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

   With the implementation of the recommended conditions, the site will be physically suitable for the type of land use proposed.

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

   Access is provided via a drive from Rancho Drive, a Primary (125-foot) Arterial and Alexander Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use.

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

   The proposed open air vending/transient sales lot use will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 100

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4612 APN: _____

Name of Property Owner: James & Nancy Brackin

Name of Applicant: David Watson, George Vlene

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: X _____

Print Name: Nancy K Brackin

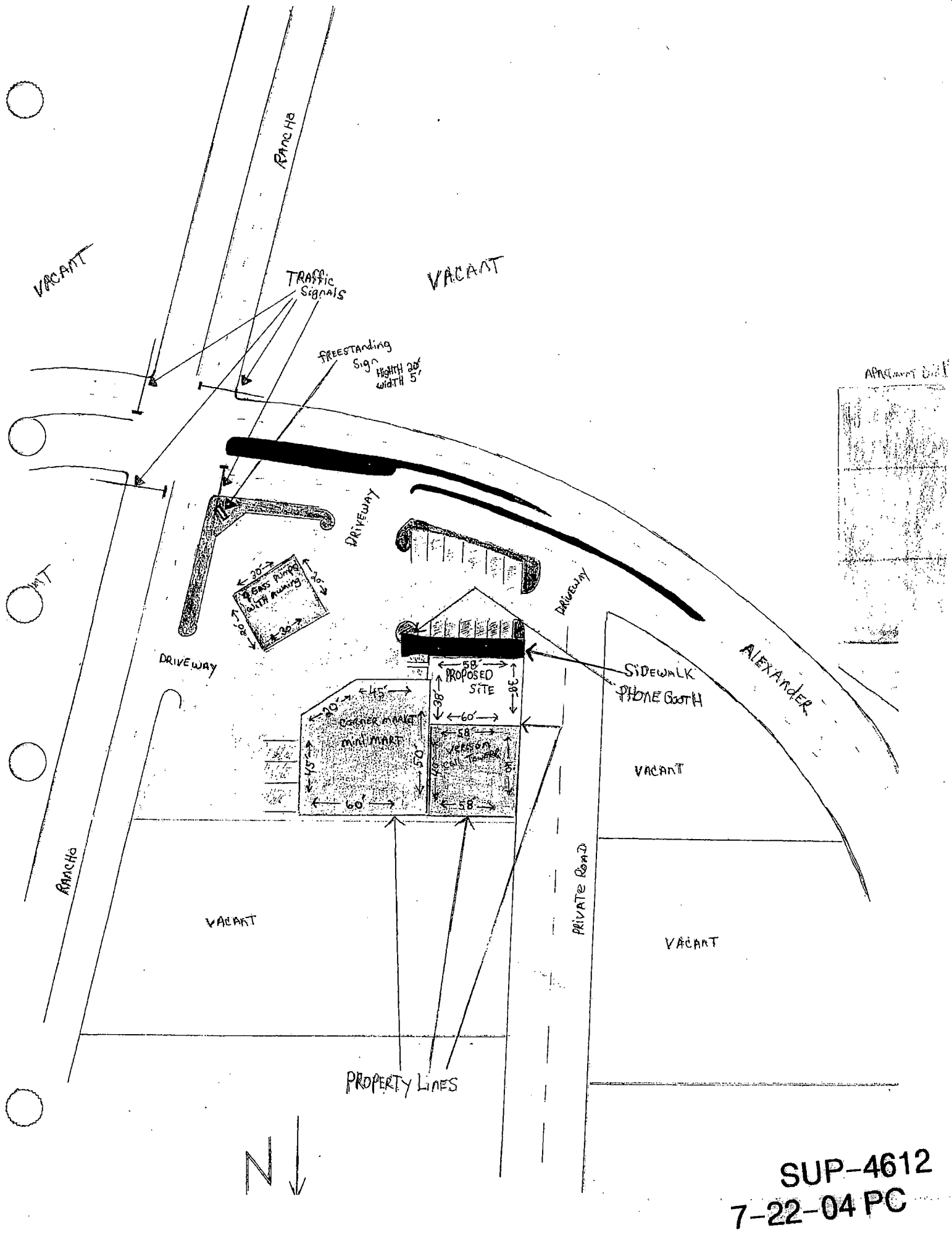
Subscribed and sworn before me

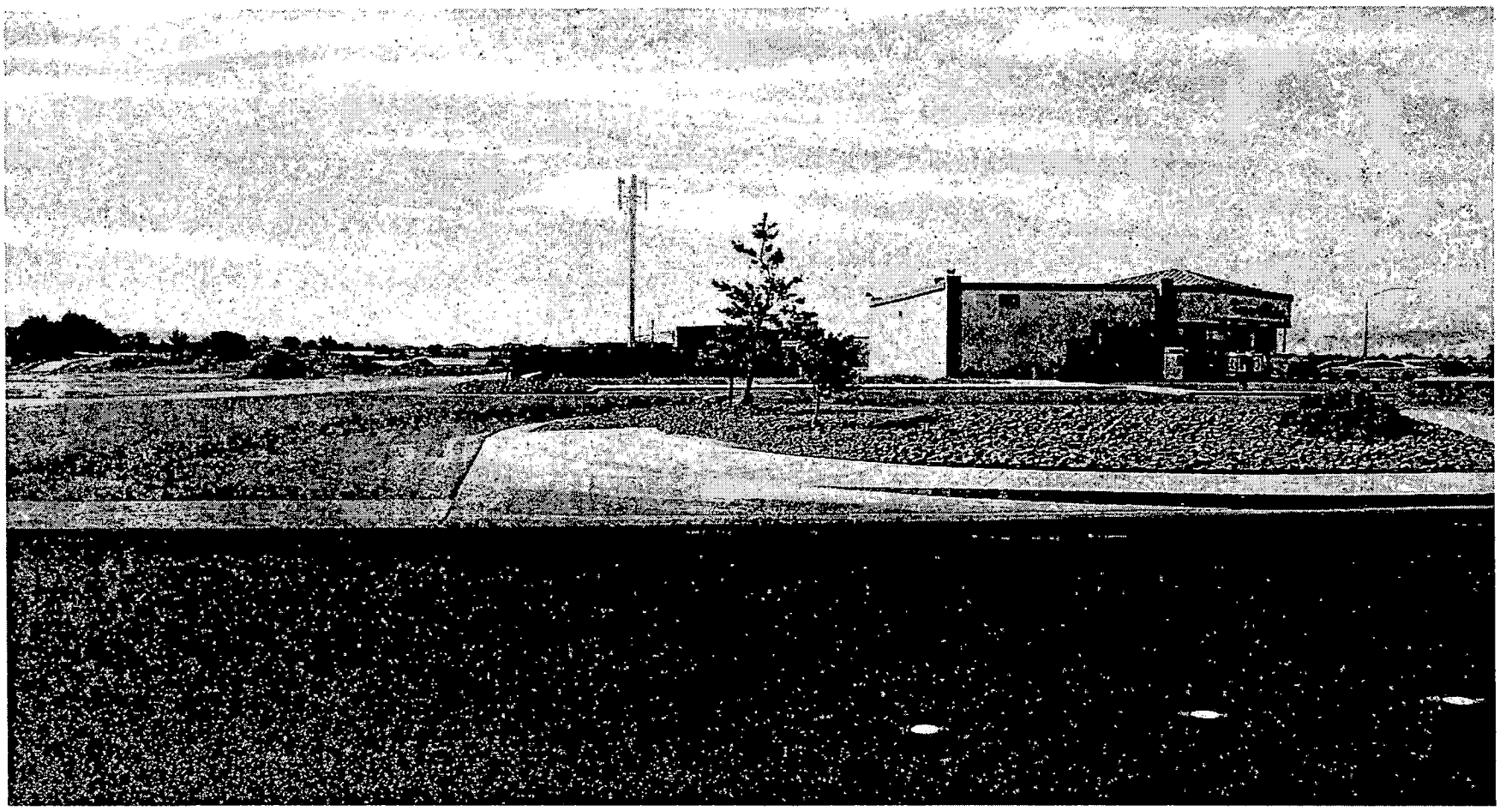
This 4 day of June, 2004

_____

Notary Public in and for said County and State

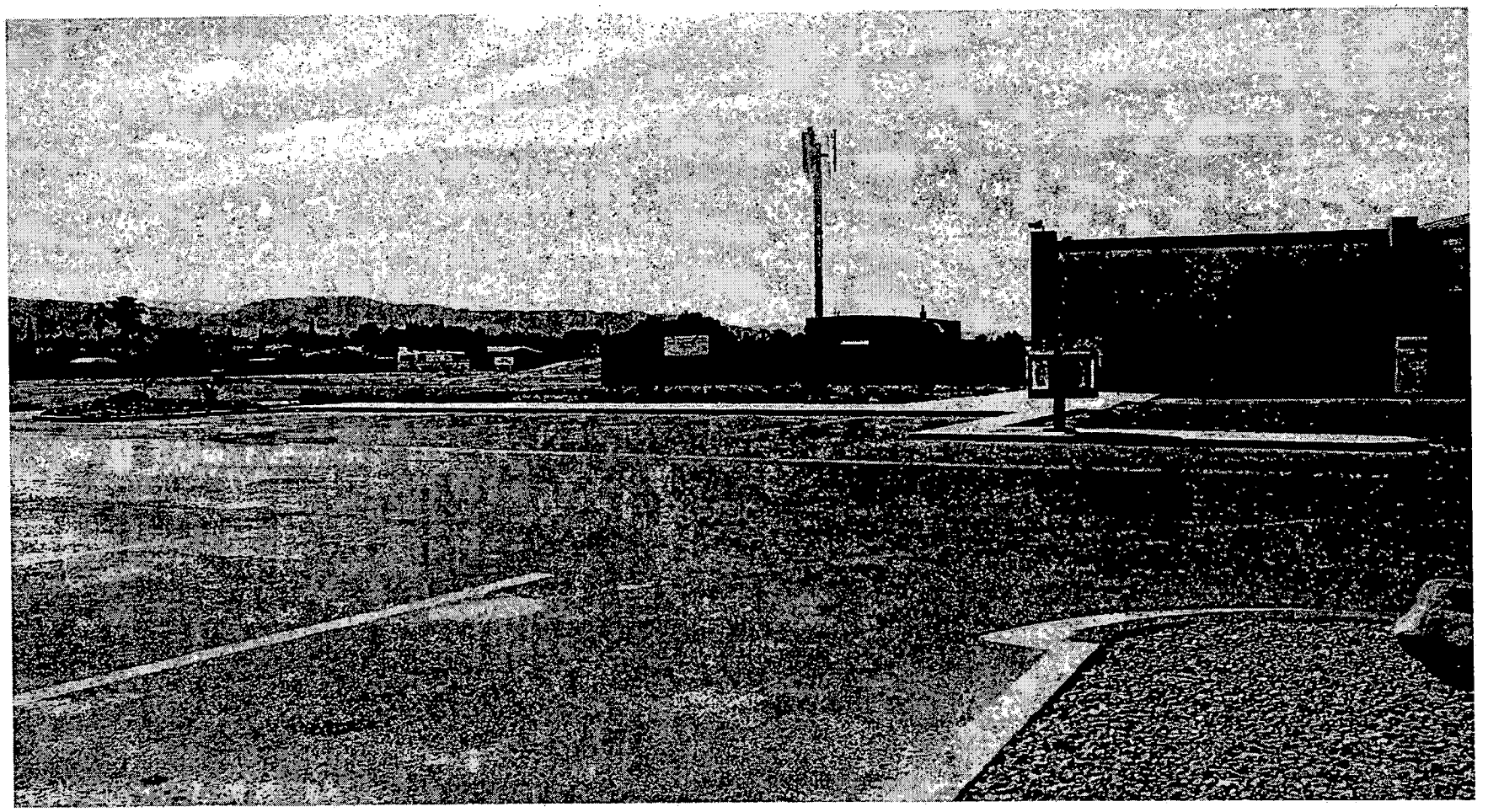
B. MASON
Notary Public State of Nevada
No. 01-71240-1
My appt. exp. Sept. 24, 2005


VACANT
RANCHO
TRAFFIC SIGNALS
VACANT
FREESTANDING SIGN HEIGHT 20' WIDTH 5'
APARTMENT BUILDING
DRIVEWAY
DRIVEWAY
DRIVEWAY
SIDEWALK
PHONE BOOTH
ALEXANDER
PROPOSED SITE
58'
38'
38'
60'
CORNER MARKET MINI MART
45'
90'
45'
50'
60'
VERIZON WIRELESS
58
58'
VACANT
VACANT
VACANT
RANCHO
PRIVATE ROAD
PROPERTY LINES
N
SUP-4612
7-22-04 PC



SUP-4612 - APPLICANT: DANIEL J. MATSON - OWNER: JAMES AND NANCY BRACKIN
NORTHWEST CORNER OF ALEXANDER ROAD AND RANCHO DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/2/04



SUP-4612 - APPLICANT: DANIEL J. MATSON - OWNER: JAMES AND NANCY BRACKIN
NORTHWEST CORNER OF ALEXANDER ROAD AND RANCHO DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 68

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-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).

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 – ABEYANCE to 8/12/2004 – UNANIMOUS with McSWAIN excused

NOTE: CHAIRMAN TRUESDELL disclosed that he manages a property in the downtown outside of this notice area that will not be economically impacted by this application and he would be voting on the item

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, advised that the parking lot use is consistent with the General Plan, as well as, existing and proposed area uses. Staff recommended approval.

MINUTES – Continued:

ATTORNEY DAVID CHESNOFF, 520 South Fourth Street, appeared on behalf of himself and with co-applicant JOHN SPLATRO. The intent is to replace the temporary parking lot with an office building where food and beverage will be available. Sources at the Justice Center estimate a 500-space parking shortage. While they propose some landscaping along Bonneville Avenue, the level required would be cost prohibitive for a temporary lot. As proposed, the parking lot would benefit downtown, the Justice Center and allow a small return on the million dollar investment made to date.

DAVID CLAPSADDLE, Planning and Development Department, outlined that the significant conditions proposed. The concern is not with the parking lot, although it was paved without a site development plan, but it should be held to the conditions. ATTORNEY CHESNOFF explained the paving was to prevent dust and weeds. No parking is allowed on the lot pending this approval. The proposed landscaping and fencing are permanent, exceed what exists in the area and would be destroyed when the office building is built. Alternate fencing might be possible.

COMMISSIONER EVANS suggested some of the improvements could be permanent and utilized with the premanent structure. He could not support chain link fencing, but there might be an alternate to a block wall. It is crucial that whatever is approved be aesthetically pleasing. The landscaping could be placed so that it would not have to be removed. ATTORNEY CHESNOFF assured the Commission of his commitment to downtown. The future building is planned to be multi-storied and significant in size. Aesthetics are not the issue.

COMMISSIONER STEINMAN pointed to another parking lot on the northeast corner that serves as an example. The area is improving and should not go backward. There is no guarantee the office building will be built. ATTORNEY CHESNOFF rebutted that the parking lot identified is a permanent structure and part of the adjacent building. If this were going to be a permanent parking lot, he would conform to the conditions. The waiver is because that is not the intent or commitment. CHAIRMAN TRUESDELL added that the lot is part of a $160 million project.

COMMISSIONER GOYNES suggested imposing a condition with time constraints. MR. CLAPSADDLE responded that he was uncertain how to do so. The Commission is limited to the application before it at this time for a parking lot. ATTORNEY CHESNOFF responded that without the waivers, the property will simply remain exactly as it is today and benefit no one.

MINUTES – Continued:

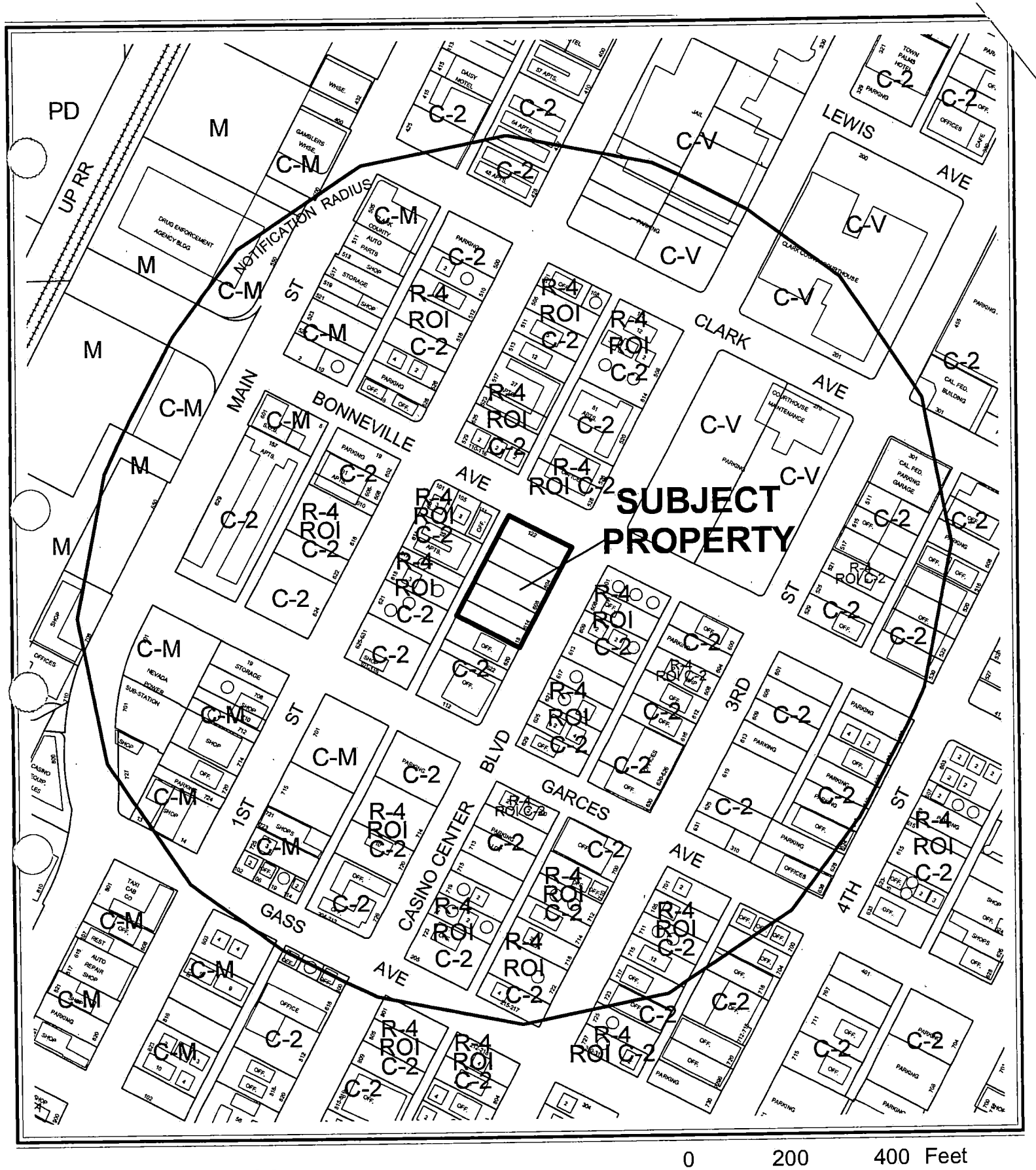
COMMISSIONER NIGRO cited huge projects downtown where landscaping waivers were granted because the code cannot considered all variables. The property will be an eyesore and full improvements are not appropriate for a temporary project. The problem is how to find the alternatives. Both sides need to explore landscaping alternatives. ATTORNEY CHESNOFF opposed a block wall or large palm trees, although some trees along Bonneville Avenue where there is no entrance would be acceptable. Some interior landscaping would be acceptable, with the necessary sprinkler systems. The property has been and will be maintained and cleaned. COMMISSIONER NIGRO questioned staff whether the block wall was a security or aesthetic issue. MR. CLAPSADDLE replied that the code standard is for both purposes. Staff stands by the conditions proposed. COMMISSIONER EVANS stated he too would support a compromise.

CHAIRMAN TRUESDELL confirmed that the block wall would be interior to the site, along the west and south sides. The decorative fencing would be along the front frontages. COMMISSIONER EVANS suggested that it was inappropriate to design the site at the meeting. The applicant should work with staff to identify aesthetic alternatives. The appearance of the property is not good now, but the costly improvements might not be necessary. CHAIRMAN TRUESDELL discussed with ROBERT GENZER, Director of Planning and Development, that the lot has been kept clean and cleared of parking. Abeying the item would allow staff to work with the applicant. The code does not address temporary projects, although staff does not doubt the applicants' intentions. CHAIRMAN TRUESDELL suggested the item could be heard at the beginning of the next meeting. MR. GENZER offered to participate in the staff/applicant meeting.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:11 – 11:32)

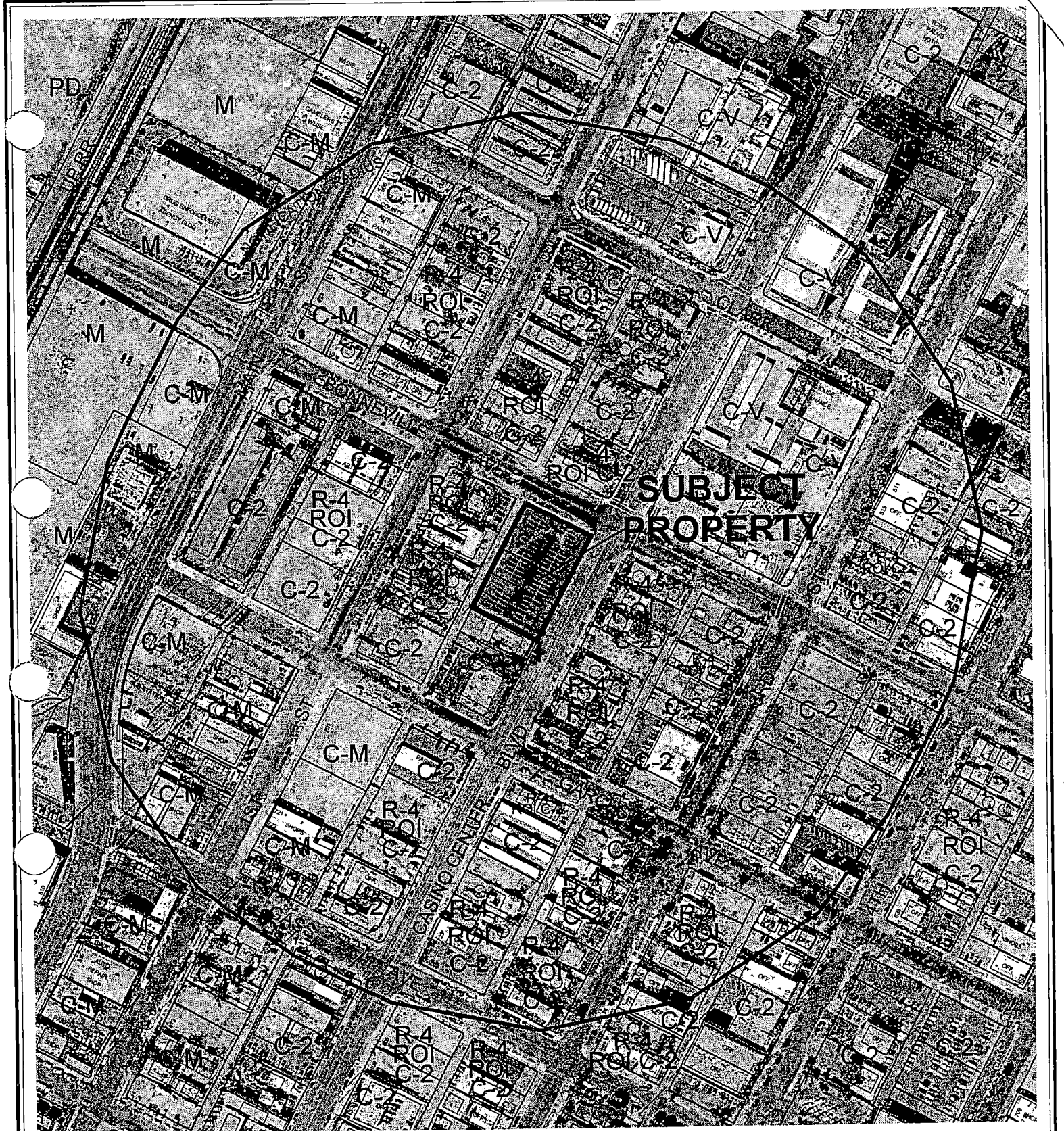


CASE: **SDR-4604**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)



CASE: **SDR-4604**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

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-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, date stamped 8/18/04, except as amended by conditions herein.

3. Eight-foot deep landscape buffers shall be provided at the perimeter of the property. A decorative 42" high parking lot screen fence shall be installed along the Casino Center Boulevard and Bonneville Avenue frontages in accordance with Subsection DS3.1.g of the Downtown Centennial Plan. The screen fence shall conform to the design shown in Graphic 5 of the Downtown Centennial Plan; exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272. Landscaping shall be provided in the perimeter buffer areas in accordance with Title 19.12.

4. A decorative block wall, with at least 20 percent contrasting materials, shall be installed along the interior property lines in accordance with Title 19.12. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

5. Landscape islands shall be provided on both ends of the central parking aisle in accordance with the requirements of Title 19.12. A minimum of one shade tree shall be provided within the landscape areas for every six parking spaces.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Turf shall be utilized for no more than 12.5% of the total landscape area. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Any streetscape improvements to the public right-of-way along Bonneville Avenue shall be coordinated with the Public Works Department for conformance to the development plan for the Bonneville Clark Couplet construction project.

8. Palm trees shall be installed in the public right-of-way along Casino Center Boulevard at a maximum spacing of 35 feet on center (30 feet on center preferred). The palm trees shall have a minimum height of 25 feet upon installation.

9. Fourth Street style light fixtures shall be installed in place of existing fixtures in the public right-of-way in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

10. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

11. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.

Public Works

12. Dedicate a 10 foot radius and also grant a chord easement on the southwest corner of Bonneville Avenue and Casino Center Boulevard prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

13. Coordinate with the City Engineer to determine appropriate improvements for the Bonneville Clark Couplet. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

FF

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.

17. Landscape and maintain all unimproved right-of-way on Bonneville Avenue and Casino Center Boulevard adjacent to this site.

18. Submit an Encroachment Agreement for all private improvements located in the Bonneville Avenue and Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for 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.

B) Applicant's Justification

The applicant states that the parking lot is only a temporary development, and that the long-range plan for the property will result in the development of a multistory mixed-use structure. In addition, it is noted that any development on the site will be removed once a structure is constructed on the property, and that the parking lot will be available to patrons of the Regional Justice Center.

BACKGROUND INFORMATION

A) Previous Actions

12/16/64 The City Council approved a Resolution of Intent (Z-0100-64) to reclassify 230 acres in the downtown area to C-2 (General Commercial). The Planning Commission recommended approval of the reclassification on December 10, 1964.

04/11/91 The Planning Commission approved a Site Development Plan Review [Z-0100-64(149)] for the development of a surface parking lot on a portion of the subject property.

B) Pre-Application Meeting

05/24/04 The parking lot was paved without approval of a Site Development Plan Review application; the applicant paved the lot in order to address air quality and Code Enforcement issues. In addition, the Downtown Centennial Plan parking lot landscaping and perimeter buffering requirements were discussed, and Public Works noted the requirement to dedicate right-of-way at the intersection of Casino Center Boulevard and Bonneville Avenue.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.72

B) Existing Land Use

Subject Property:	Parking Lot Use
North:	Office Use
South:	Office Use
East:	Office Use, Multifamily Residential Use, Undeveloped
West:	Office Use, Multifamily Residential Use, Single-Family Residential Use

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	C (Commercial)
East:	C (Commercial)
West:	C (Commercial)

D) Existing Zoning

Subject Property:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial)
North:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
West:	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial)

E) General Plan Compliance

The subject property is designated Commercial by the Las Vegas Redevelopment Plan. The Commercial designation allows uses comparable to the following designations: O (Office), SC (Service Commercial), and GC (General Commercial). The proposed use is generally in compliance with the land use designation.

FF

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

Downtown Centennial Plan

The parcel is located within the Office Core District, which is intended to serve as the region's legal, governmental, and financial center. Low-intensity office uses with high-to-medium density residential uses are intended south of Bonneville Avenue; parking is to be located at the rear of buildings or in parking structures. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional streetscape and architectural requirements are applicable.

PROJECT DESCRIPTION

The applicant without approval of a Site Development Plan Review application paved the parking lot on the subject property, as the applicant was not aware that approval was required. The lot was paved in order to address dust abatement and weed control issues. The site plan has been presented for an after-the-fact approval.

The lot as developed has a total of 78 parking spaces, of which four spaces are designated for handicapped users. A single driveway is located on Casino Center Boulevard, and is the only means of ingress and egress for the property. A chain-link fence, to be painted Black Forest green, is to be provided at the perimeter of the property. The site plan depicts landscape areas at the four corners of the site, but no indication is given relative to the plant materials to be installed in the landscape areas. In addition, the applicant is proposing to install four shade trees in the public right-of-way along Bonneville Avenue.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

No structure is proposed for the subject property.

A2) Residential Adjacency Standards

Residential Adjacency Standards are not applicable as no structure is being developed on the site.

A3) Parking and Traffic Standards

Minimum parking space requirements do not apply to commercial parking lots. Four handicap parking spaces will be provided 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**		**Provided**
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	13 Trees	0 Trees
Buffer: • Min. Square Footage	10 SF/Parking Space	780 SF	Approx. 1,450 SF
• Min. Zone Width • Wall height	8 Feet 42 Inches		3 Feet 42 Inches

No trees are shown within the parking lot area on the submitted site plan; a total of 13 trees are required by Code. The landscape areas at the four corners of the property comply with the minimum area requirements, although no landscape materials are provided. The perimeter buffer areas do not meet the minimum eight-foot depth requirement. The applicant is proposing to utilize a chain link fence instead of the fence specified by the Downtown Centennial Plan.

A5) Sign Standards

No signage is proposed as part of this request.

B) General Analysis and Discussion

- Zoning

Commercial parking facilities are a permitted use in the C-2 (General Commercial) district. No other structures or uses are currently anticipated for the site.

- Site Plan

The site plan depicts a single access driveway to the site on Casino Center Boulevard, located approximately 170 feet south of the Bonneville Avenue intersection. The Public Works Department has noted that the driveway will need to conform to minimum Code requirements. The parking spaces conform to the minimum dimensions, and the driveway aisles meet or exceed minimum requirements.

- Waivers

The applicant has requested Waivers for perimeter landscape buffers that do not meet the minimum depth requirement, the use of a chain-link fence in place of the fence required by the Downtown Centennial Plan, the elimination of required trees within the parking lot, and the elimination of Centennial Plan streetscape treatments. A discussion of the waivers relative to Code requirements is discussed in the following section.

- Landscape Plan

As most of the driveway aisles significantly exceed the minimum dimensions, there is sufficient area on the site to increase the landscape buffers to the required eight foot depth without impacting the functioning of the parking lot or the number of spaces provided. No trees or shrubs are shown in the perimeter buffer areas, and should be provided in accordance with code requirements.

The square footage of landscape area provided exceeds the minimum requirements specified in the Downtown Centennial Plan, but no landscape materials are shown in the landscape areas. Title 19 would require landscape islands at the ends of the central parking aisles; in addition, a total of 13 trees should be provided within the interior landscape areas of the parking lot.

The submitted plans indicate that a chain-link fence is to be provided at the perimeter of the property instead of the fence specified by the Downtown Centennial Plan. It is recommended that the Centennial Fence be provided facing Bonneville Avenue and Casino Center Boulevard, and that a decorative wall be utilized along the two interior property lines in accordance with Title 19.12.

The site plan shows four shade trees to be provided in the public right-of-way along Bonneville Avenue, but no paving treatment at the intersection as required by the Downtown Centennial Plan. No streetscape treatment or landscaping is shown along the Casino Center frontage. As Bonneville Avenue is part of a Public Works Department project that will include changes to the streetscape, it is recommended that the applicant coordinate the proposed right-of-way improvements along Bonneville with Public Works. The required streetscape treatment along Casino Center Boulevard would include a specialized hardscape treatment at the intersection and the driveway entrance, and 25-foot high palm trees with a maximum spacing of 35 feet on center. Decorative light fixtures are also required as part of the Centennial Plan streetscape treatment, and should be installed in the public right-of-way as required by the Public Works Department.

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;"**

   While additional parking adjacent to the Regional Justice Center is desirable, the surface parking lot is inconsistent with the urban development anticipated for the area, and lacks the landscaping and buffers that would typically be required for other similar projects.

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 parking lot use is consistent with the General Plan and the uses permitted in the C-2 (General Commercial) District, but is not consistent with the goals and objectives of the Downtown Centennial Plan, and does not meet landscaping and buffering standards.

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

   The entrance to the parking lot is located a sufficient distance from adjacent intersections and will not impact the flow of traffic, nor will the use impact adjacent properties.

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

As previously indicated, the landscaping and buffering does not meet the minimum requirements, and the proposed chain-link fence is inconsistent with the development requirements for the downtown 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;"**

No structures are to be constructed as part of this request.

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

Inspections will be performed to ascertain that all improvements have been constructed in accordance with Code requirements.

NOTICES MAILED 118

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4604 APN: 139-34-311-043 to -047

Name of Property Owner: 600 CASINO CENTER, L.L.C.

Name of Applicant: JOHN SPILOTRO

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?

X 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: MAYOR OSCAR GOODMAN

Partner(s): DAVID CHESNOFF Eckley KEACH, JOSEPH BRAVO

APN: 176-02-801-013

Signature of Property Owner/Authorized Agent: [signature]

Print Name: JOHN SPILOTRO

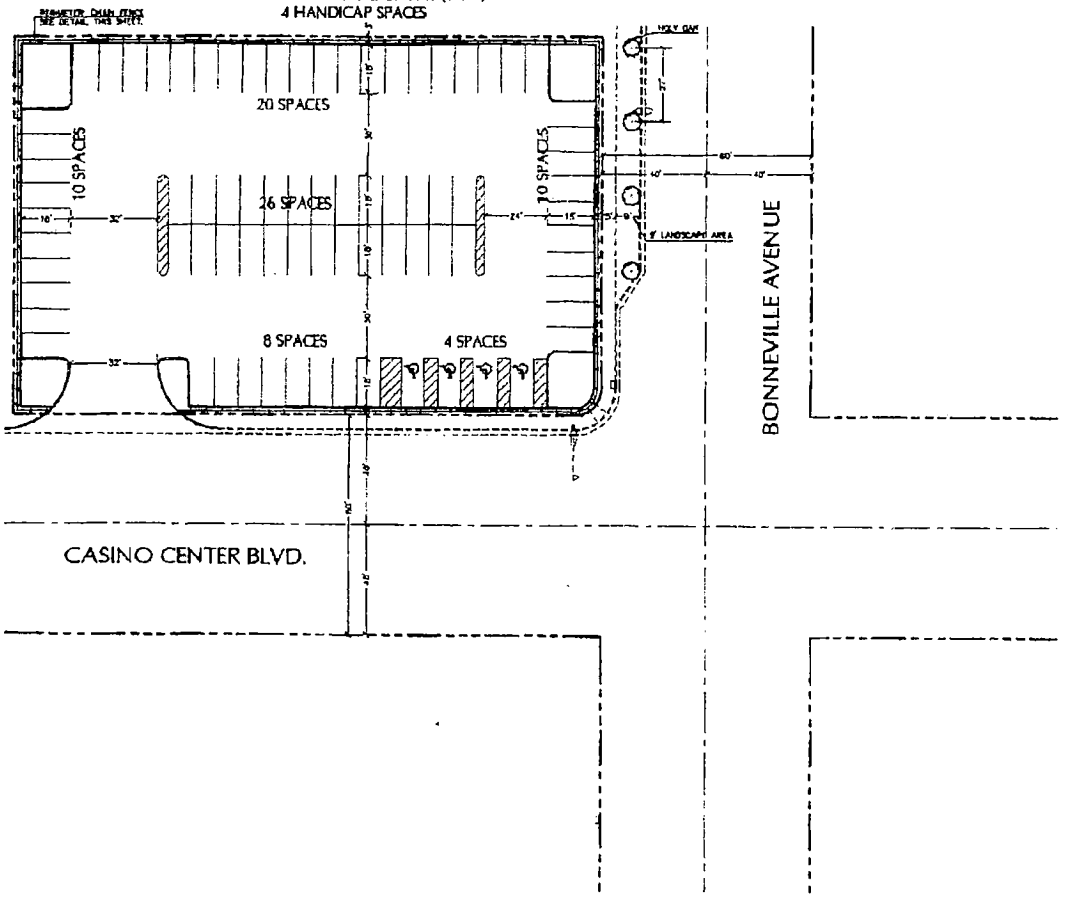
Subscribed and sworn before me

This 19th day of NOVEMBER, 2003

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

Notary Public - State of Nevada
County of Clark
KIMBERLIE JOY HURD
My Appointment Expires
August 29, 2004
No: 00-64864-1

PARKING
74 STANDARD SPACES (9'x18')
4 HANDICAP SPACES



GRAPHIC SCALE

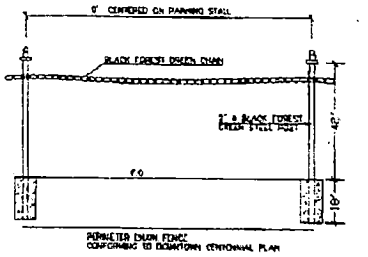
APN# 139-34-311-043, 044, 045, 046, 047

LANDSCAPE PLANTING LEGEND

QUERCUS ILEX HOLLY OAK
24" BOX 30' O.C.

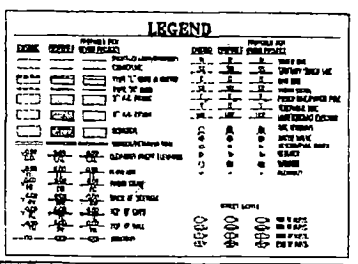
SHRUB LIST

THUNDER CLOUD SAGE
CHIHUANHUAN SAGE
CATS CLAW VINE
BEAR GRASS
FIRECRACKER PENSTEMON
GERMANDER
TRAILING LANTANA



PERIMETER CHAIN FENCE
CONFORMING TO DOWNTOWN CEREMONIAL PLAN

LEGEND



GENERAL NOTES

CONTRACTOR IS RESPONSIBLE TO PAY A SERVICE OF WITNESS FORMULA TO BE INCLUDED IN THE GRADING PERMIT AND SUBMIT THE APPROVED STORMWATER POLLUTION PREVENTION PLAN FORMULA AS REQUIRED BY TUOLUMNE LINE AND MONITORED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.

MALPAIS STONE GROUP, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN OR IMPLIED. ALL UTILITIES SHOWN HAVE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY IN WRITING CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS. CONTRACTOR SHALL NOTIFY THE OWNER'S OF CHANGES OR DISCREPANCIES, IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD.

MDG

CASINO CENTER PARKING LOT
SELF VALET

C1.01

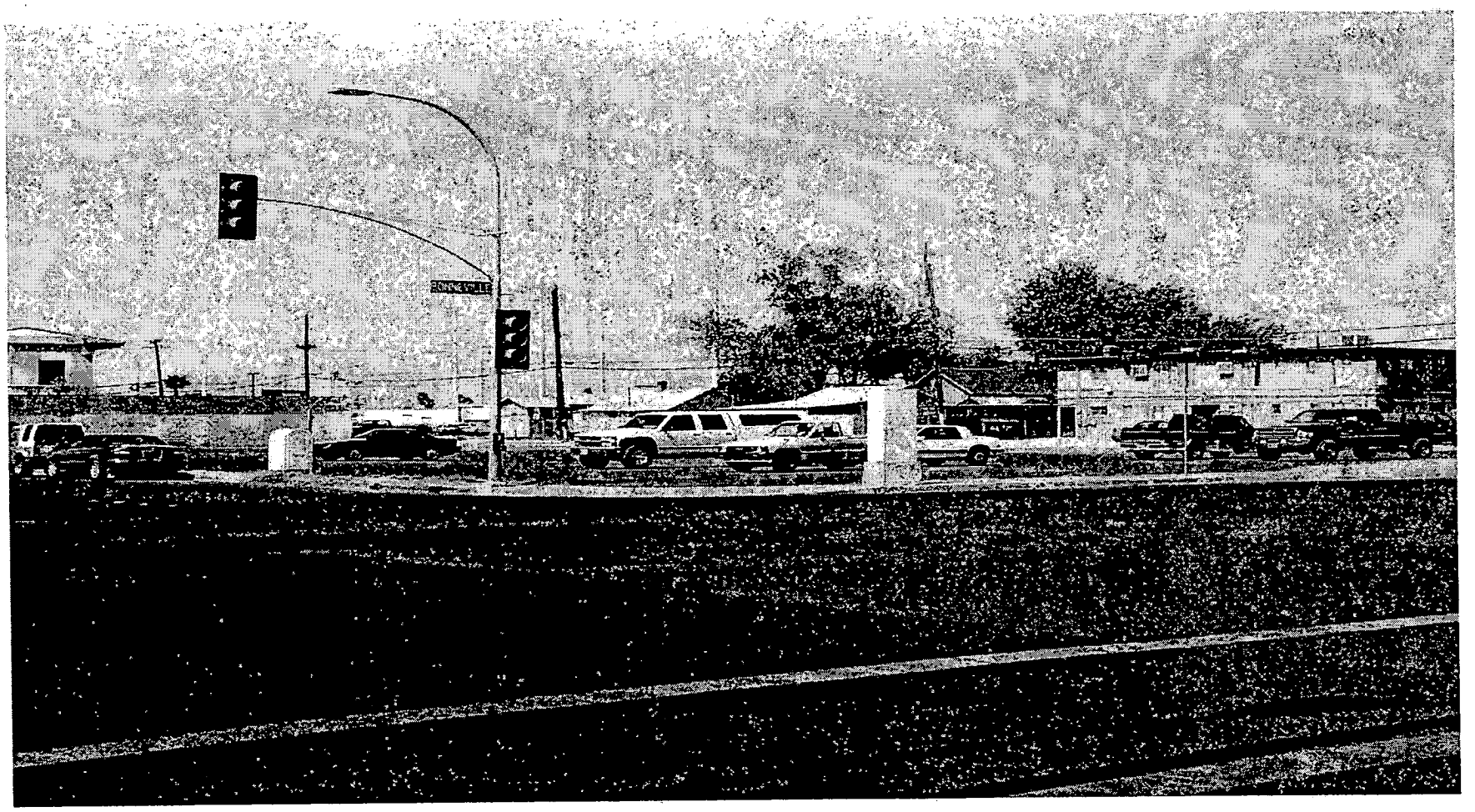
SDR-4604
7-22-04 PC

SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BONNEVILLE AVENUE AND CASINO CENTER BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BONNEVILLE AVENUE AND CASINO CENTER BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/1/04



SDR-4604 - APPLICANT/OWNER: 600 CASINO CENTER, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BONNEVILLE AVENUE AND CASINO CENTER BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 69

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-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).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the August 26, 2004 Planning Commission meeting.

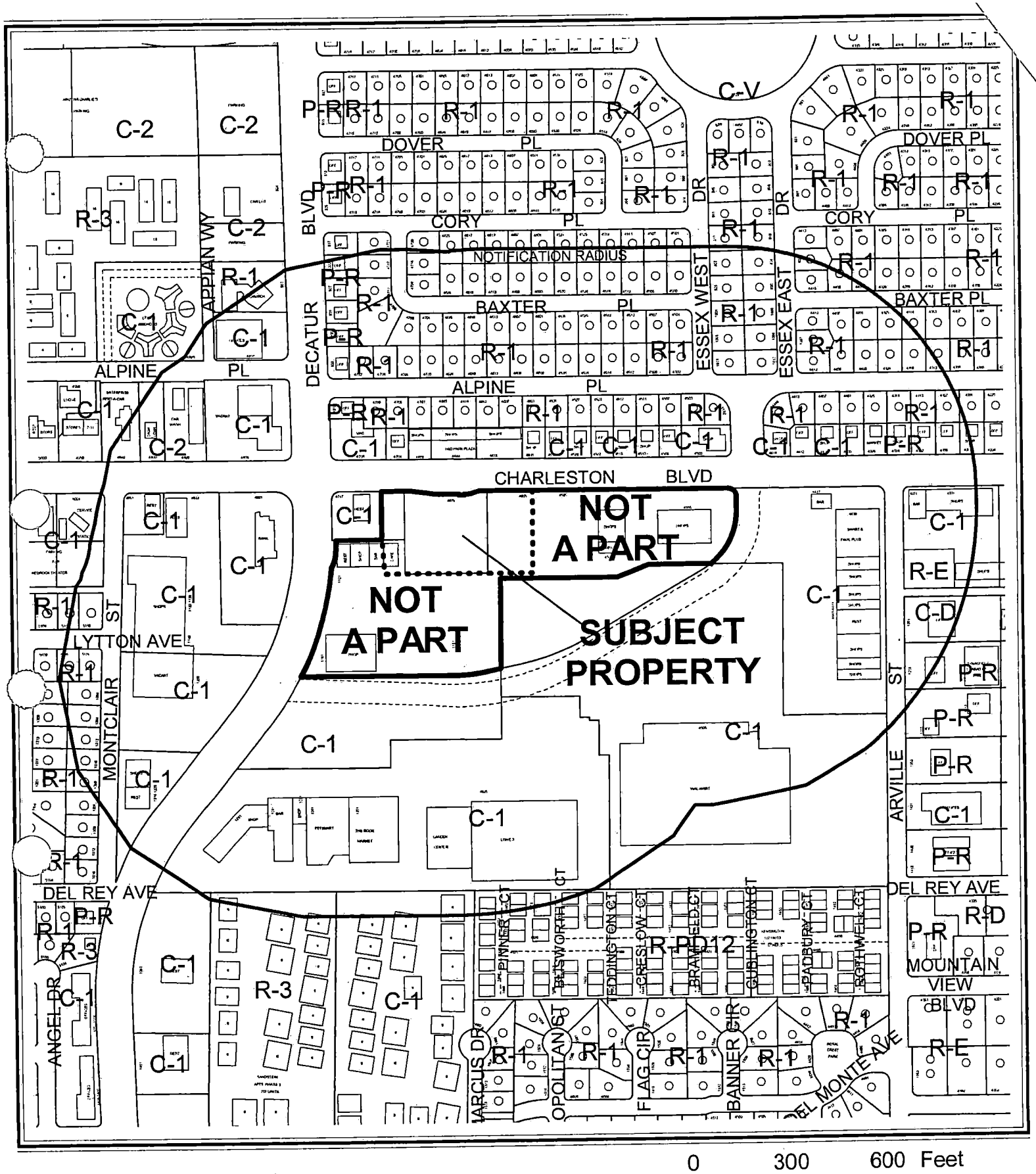
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
NIGRO – ABEYANCE to 8/26/2004 – UNANIMOUS with McSWAIN excused

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, informed the Commission that the request for abeyance of this item was missed. He confirmed that neither the applicant nor members of the public were present for the item.

CHAIRMAN TRUESDELL declared the Public Hearing open and then closed as no one was present.

(10:26 – 10:27)

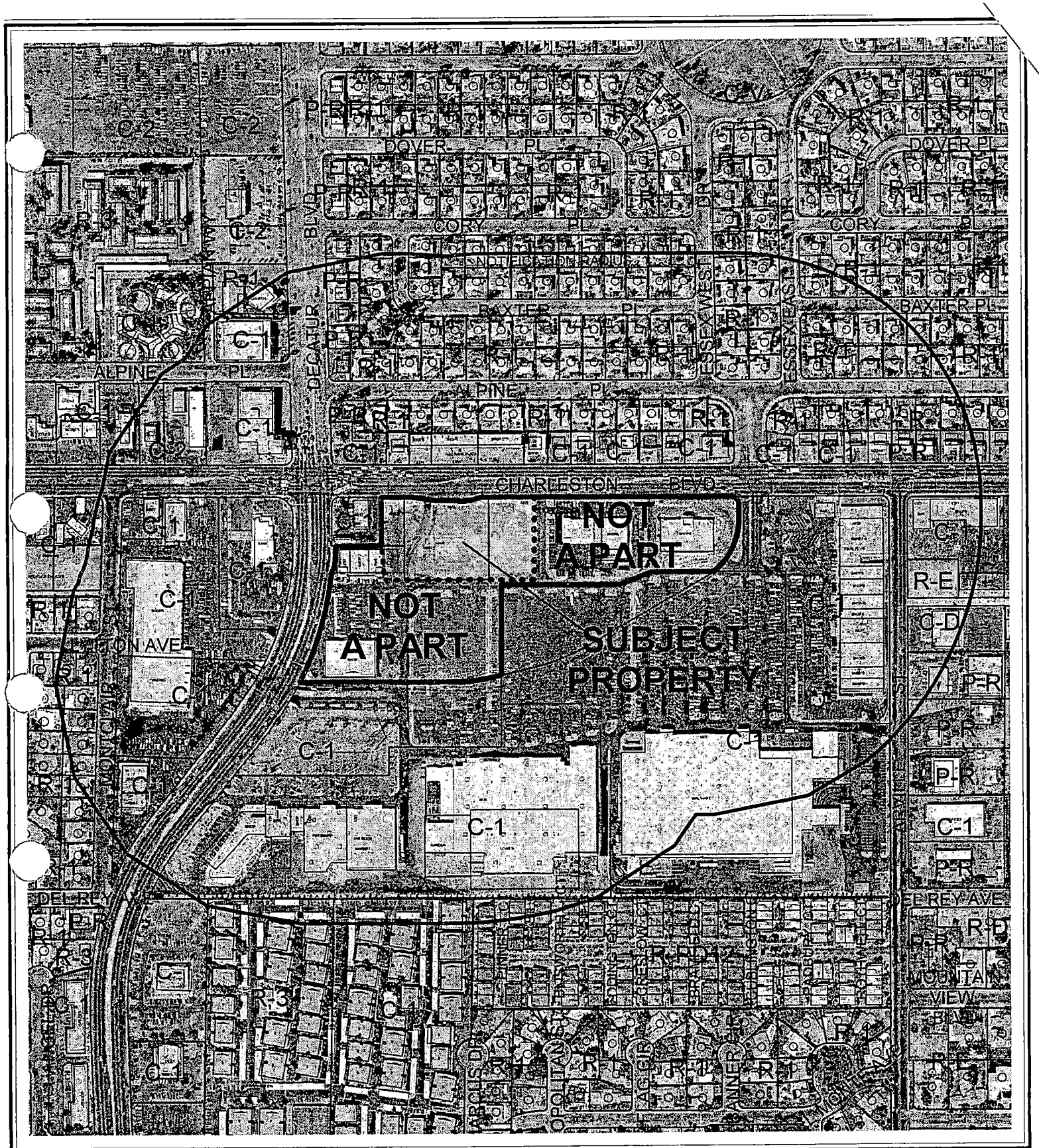


CASE: **SDR-4619**

RADIUS: 750 FT

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

N



0 300 600 Feet

CASE: **SDR-4619**

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: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4619 - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS

ON JULY 19, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE AUGUST 26, 2004 PLANNING COMMISSION MEETING.

MP

The Keith Companies | TKC

51985.00

July 19, 2004 Via Fax 385-7268

City of Las Vegas – Planning Departmebt
431 South 4th Street
Las Vegas, Nevada

RE: SDR-4619

Attention: Carmen and/or Kyle Walton

Gentlemen:

On behalf of our client, Weingarten Investments, we are respectfully requesting the Site Development Review (SDR-4619) be abeyed from the July 22nd Planning Commission Hearing until the August 26th Planning Commission Hearing.

We just received the staff comments and we are requiring additional time to work with staff on resolving some of the issues.

Thank you for your cooperation.

Sincerely,

THE KEITH COMPANIES, INC.

Cindie Gee
Processing Manager

Nevada Division
444 E. Warm Springs Road
Las Vegas
Nevada 89119-4236

T: 702.263.0206
F: 702.263.8529
www.keithco.com

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4619 APN: _____

Name of Property Owner: WEINGARTEN REALTY INVESTMENTS

Name of Applicant: WEINGARTEN REALTY INVESTMENTS

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: 162-06-112-005

Signature of Property Owner/Authorized Agent: _____

Print Name: RON CARUSO

Subscribed and sworn before me

This 4 day of June, 2004

Jennifer J. Cummings

Notary Public in and for said County and State

JENNIFER J. CUMMINGS
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
AUGUST 15, 2005

CHARLESTON BLVD
(PUBLIC)

DECATUR BLVD
(PUBLIC)

PRIVATE DRIVE

PRIVATE DRIVE

FAST FOOD
2,500 SQ. FT.

SITDOWN RESTAURANT
4,000 SQ. FT.

NEIGHBORHOOD RETAIL
4,000 SQ. FT.

VICINITY MAP

SITE

LEGEND

OWNER/DEVELOPER

ENGINEER

UTILITIES

LEGAL DESCRIPTION

PARKING DATA: WEST/I AND FAIR MALL

PARKING DATA: THREE PADS

SITE DATA

NORTH

GRAPHIC SCALE

The Kulch Companies

Weingarten Reality Investors
Westland Fair - Three Pads

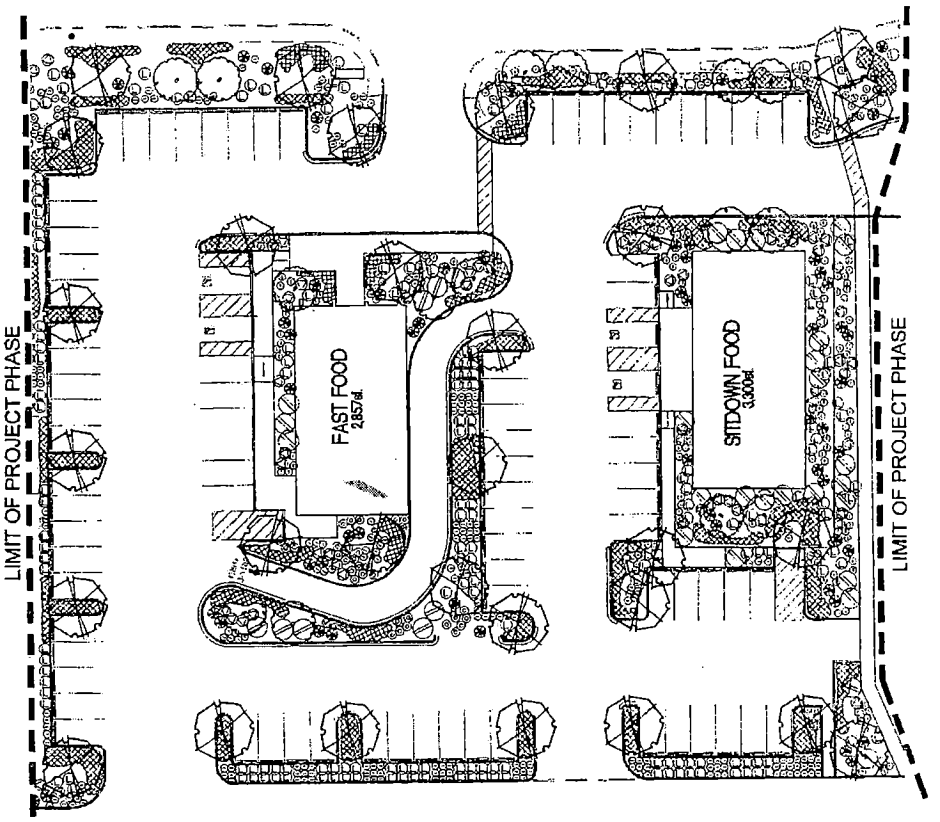
SITE PLAN DEVELOPMENT REVIEW

JOB # 03-885.00

S-1

SDR-4619
7-22-04 PC

CHARLESTON BLVD
(PUBLIC)



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	TREES				
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	BURGUNDY DESERT WILLOW	24" BOX	12	STANDARD
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	24" BOX	26	STANDARD
	SHRUBS / GROUNDCOVERS / VINES				
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	62	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	211	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	1,041	
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS SAGE	5 GAL	203	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS SAGE	5 GAL	91	
	MUHLENBERGIA RIGIDA	DEER GRASS	5 GAL	94	
	SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL	96	
	ROCK MULCH	MATCH TO EXISTING			

NORTH

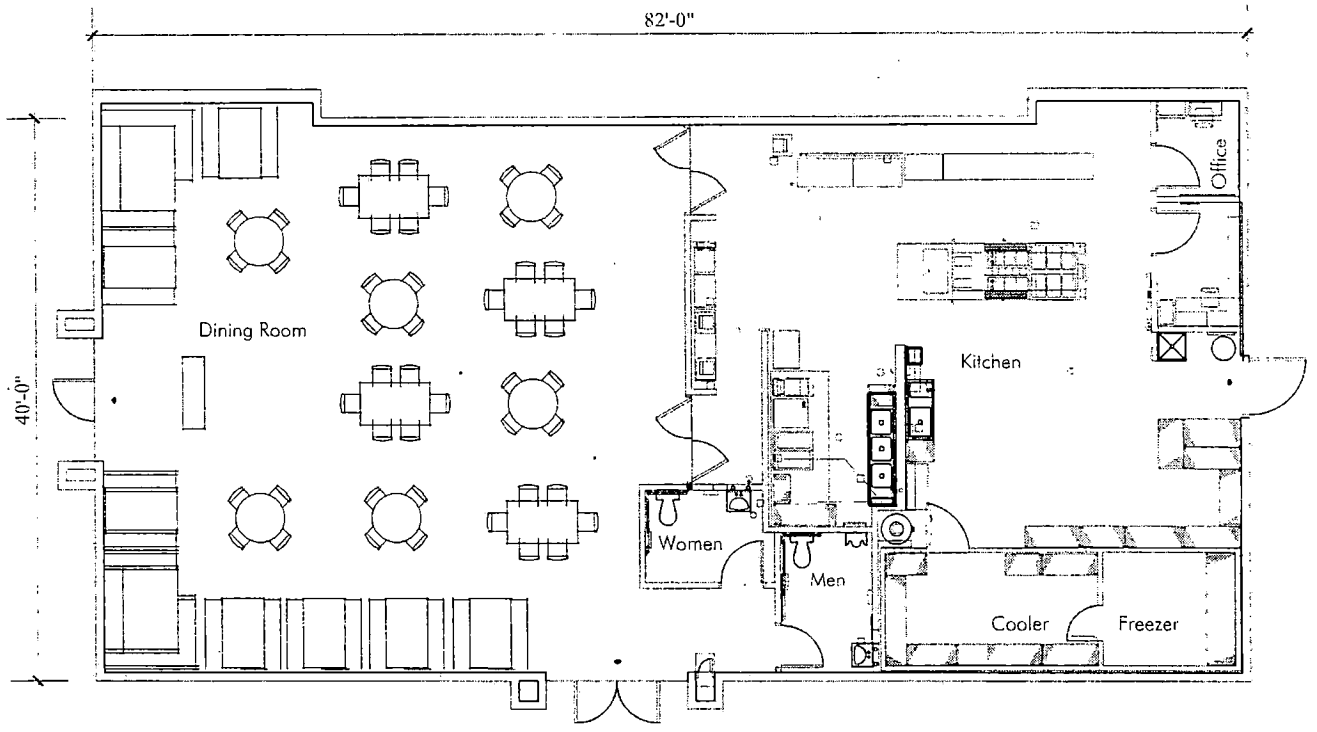
LANDSCAPE PLAN
SCALE: 1" = 20'-0"

DESIGN WORKSHOP
3011 W. HORIZON RIDGE PARKWAY, SUITE 130
HENDERSON, NEVADA 89052
TEL: 702.990.9300 FAX: 702.990.9301

LANDSCAPE PLAN
WESTLAND FAIR - PHASE 2
CHARLESTON AND DECATUR BLVD.
Las Vegas, NV

LANDSCAPE PLAN
L-1

SDR-4619
7-22-04 PC



Westland Fair Center

Weingarten Realty Investors

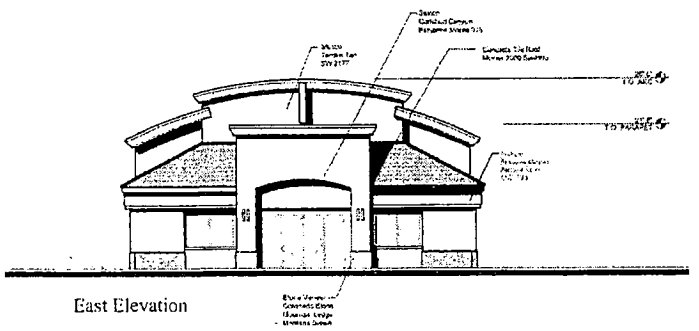
Conceptual Floor Plan

Perlman ARCHITECTS

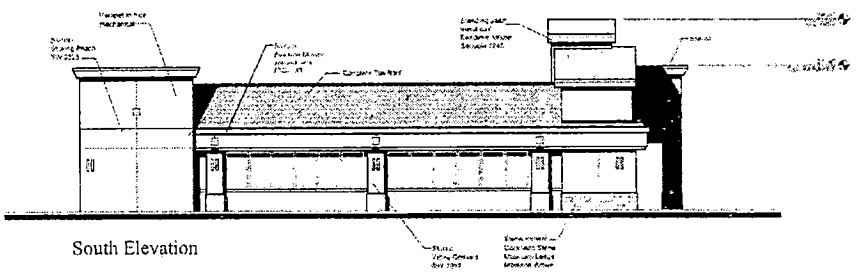
Scale: 1/4" = 1'-0"

Date: June 4, 2004

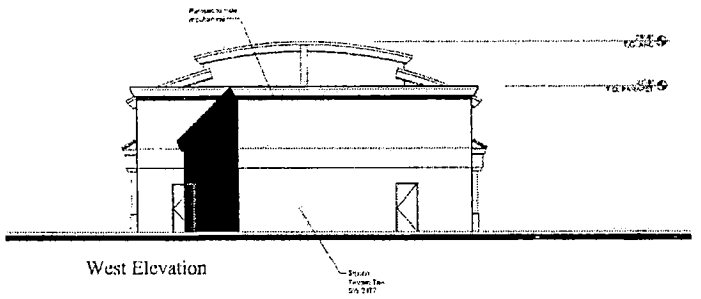
SDR-4619
7-22-04 PC



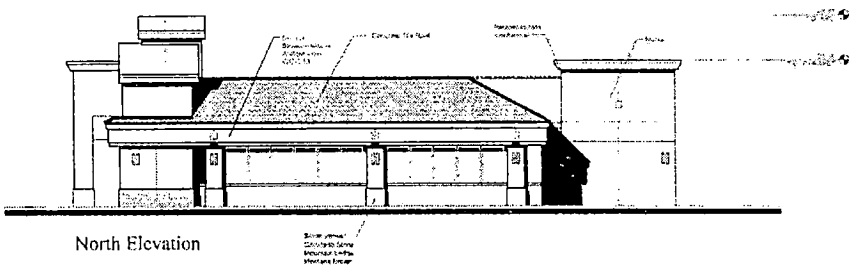
East Elevation



South Elevation



West Elevation



North Elevation

Westland Fair Center

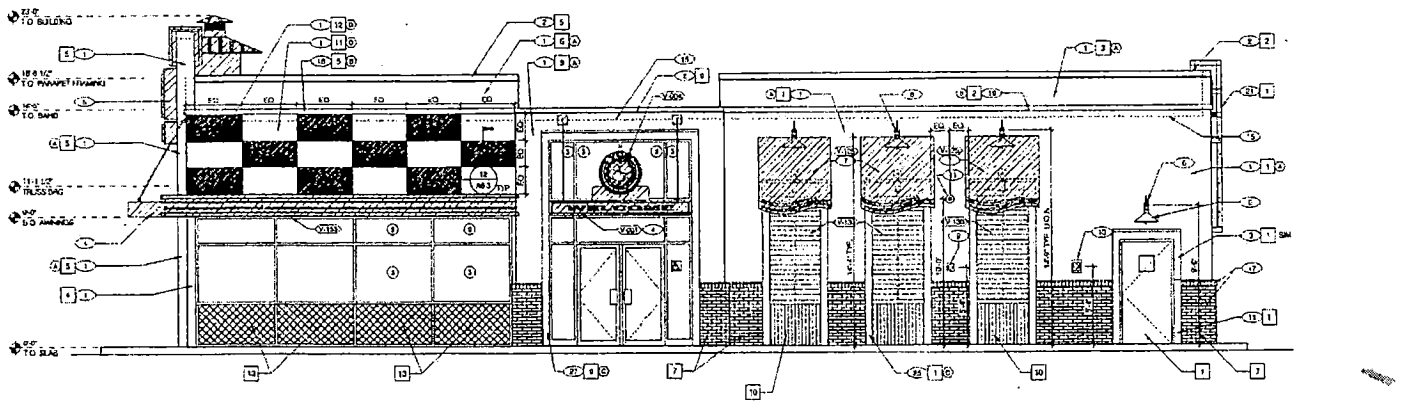
Weingarten Realty Investors

Conceptual Elevations

Perlman Architects

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

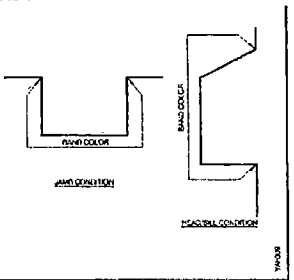
SDR-4619
7-22-04 PC



RIGHT SIDE ELEVATION A

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR	ALTERNATE COLOR
1	LJS MAIN WALL	BENJAMIN MOORE	AC-1 COASTAL FOG		
2	LJS ACCENT BAND	BENJAMIN MOORE	AC-2 BIRMINGHAM ROSE		
3	LJS ACCENT COLOR	BENJAMIN MOORE	OC-15 BRUNSWICK		
4	A&W MAIN WALL	SHERWIN WILLIAMS	6107 "YELLOWSTONE"		
5	A&W ACCENT BAND	SHERWIN WILLIAMS	1283 "CELLINI GOLD"		
6	A&W ACCENT COLOR	SHERWIN WILLIAMS	1366 "CREME"		
7	MUR.DING BRICK	COLONIAL BRICK	CHATHAM DARK GARY VELOUR	BALDWIN BRICK-60 -	MISTY VELOUR A
8	L/B TILE	DANESTONE CERAMIC TILE	140 INTENSE YELLOW (G)		
9	BETWEEN-THE-WINDS	BENJAMIN MOORE	HC-78 "DAVENPORT TAN"		
10	LJS CORRUGATED METAL PANELS	-	7/8" X 2 5/8" DARK MATAL (GALV. PANELS 12" WIDE		
11	A&W CHECK PATTERN	SHERWIN WILLIAMS	2325 "GOLDEN NUGGET"		
12	A&W CHECK PATTERN	SHERWIN WILLIAMS	2718 "RUSTIC RED"		
13	A&W	-	POLISHED, CURTED STAINLESS STEEL		
14	PIPE BOLLARDS	-	UO1 YELLOW		

EXTERIOR PAINT SCHEDULE H



ACCENT BAND COLOR TRANSITION N.T.S. E

SYMBOL	QTY	ITEM DESCRIPTION	ELEC
V-001	1	WELCOME CANOPY 6'-10"W x 12'H x 6'-0"D	X
V-002	1	DRIVE THRU CANOPY 8'-10"W x 12'-11" x 6'-0"D	X
V-003	1	*HUNGRY CANOPY 6'-0"W x 12'H x 6'-0"D	X
V-004	1	YUM CLOCK	X
V-100	1	L/S TOWER CAP 18'-2"W x 6'-0"D x 4'-2"H	X
V-120	1	L/S TOWER AWNING 9'-8"W x 6'-0"H x 9'-7"D	*
V-130	1	L/S TREES 8'-9"W x 12'-11" x 7'-4"D	*
V-175	1	L/S FASCIA SIGN 6'-4 3/4"W x 4'-1 1/2"H x 8"D (4" STANDOFF)	X
V-177	1	L/S SIGN 01 1'-11"W x 1'-2 3/4"H x 8"D	X
V-178	8	L/S EXPRESSION AWNING 8'-2"W x 6'-4"H x 2'-1"D	*
V-197**	3	L/S BUTTONS 7'-4 1/2"H x 2'-6"W	
V-150	1	A&W TOWER CAP	
V-160	1	A&W TOWER CANOPY SIGN	
V-180	1	A&W LOGO SIGN 8'-0 3/4"W x 2'-7 1/2"H x 10"D	E
V-185	* 1	A&W N.I. AMERICAN FOOD SIGN 8'-0 3/4"W x 1'-6"H x 10"D	*
V-170	3	A&W EXPRESSION AWNING 8'-2"W x 6'-4"H x 2'-1"D	*
V-197**	3	A&W EXPRESSION PANEL 7'-4 1/2"H x 3'-6"W	
		* REQUIRES LIGHT FIXTURE(S) SEE ELECTRICAL	
		** THIS ITEM IS NOT INSTALLED BY THE LOCAL SIGNAGE INSTALLER. SEE SCOPE OF WORK.	

SIGN/AWNING/CANOPY SCHEDULE N.T.S. D

- A. BASE THICKNESS - 1" THICK E.I.F.S.
- B. HORIZONTAL TRIM BAND - 2 1/2" THICK E.I.F.S., WIDTH = 8" VERTICAL DIMENSION = SEE 1/A4.2
- C. EXPRESSION PANEL & AWNING BRACE - 2" THICK E.I.F.S. x 10" WIDE SEE 12, 15 & 16/A4.2
- D. A&W CHECK PATTERN - 6MM, 8" THICK E.I.F.S. SEE 12/A4.2
- E. BASE @ EXPRESSION PANEL - 2 1/2" THICK E.I.F.S. WITH 2" HORIZONTAL LINE REVEAL SEE 14/A4.2
- F. FRONT ENTRY TRIM - 2" THICK E.I.F.S. OVER FOAM TRIM SEE 3 / A.4/A4.1

E.I.F.S. THICKNESS N.T.S. B

GENERAL NOTES F

- A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS
- B. SEE SCOPE OF WORK FOR RESPONSIBILITIES

SEALING (REFER TO SPECS):
- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.

LEGEND
- A. VENDOR SCOPE INCLUDES SUPPLY AND INSTALLATION OF AWNINGS, CANOPIES, AND SIGNAGE
- B. SPEAKERS LOCATIONS

KEY NOTES C

1. HPS SEE 2, 4 & 8/A0.8 (TYP).
2. GALV METAL COPING - PRIME AND PAINT (MTHD).
3. ACCENT BAND, SEE DETAILS 13, 18, 15/A4.2
4. CANOPY, SEE SCOPE OF WORK
5. BUILDING SIGN, SEE SCOPE OF WORK
6. WALL LIGHTING - CENTER OVER EXPRESSION PANEL - HT. AS INDICATED - SEE SHEET E4.0
7. ILLUMINATED AWNING. SEE SCOPE OF WORK.
8. TERMINATE BRICK 1" FROM WALK-IN COOLER AND UTILITIES
9. HOSE BIB - REFER TO DETAIL 18/A8.3 AUGH W/ ADJACENT PERPENDICULAR INTERIOR WALL.
10. CO2 FILLER VALVE & CONN. BIN, 1/D 18/A8.3
11. WATER HEATER VENT., SEE DETAIL K7/A.5
12. TRIM AT FRONT ENTRY, SEE 5, 7 & 8/A4.1
13. 14 GA. PAINTED STEEL U-CHANNEL TO EXTEND TO TOP OF AWNING/CANOPY. PAINT TO MATCH ACCENT BAND AROUND DOOR. FASTEN WITH UL WOOD SCREWS PER SIDE AND CONTINUOUS CONSTRUCTION ADHESIVE
14. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR
15. INDICATES ROOF BEYOND
16. ACCENT BAND - SEE DETAILS 13/A4.2 & EAVE / BAND PAINT COLOR TO BE ALL BE APPLIED TO TOP, BOTTOM & FACE OF BAND
17. BRICK WAINSCOT W/ ROWLOCK SILL - SEE DETAIL 12/A8.2
18. ILLUMINATED CUPOLA - SEE SCOPE OF WORK
19. GAS METER, DO NOT PAINT METER
20. DECORATIVE WALL TILE - SEE 8/A5.2
21. ROOF ACCESS LADDER, SEE 15/A5.2
22. OVERFLOW PIPE
23. STEEL BOLLARD - SEE SITE DETAILS
24. TRIM AT DRIVE-THRU - SEE 10/A5.1
25. SEE DETAIL 9/A4.2 FOR EXPRESSION PANEL TRIM
26. DOWN SPOUT
27. TRIM AT SIDE ENTRY - SEE 9, 11, 17 / A5.1
28. PREFAB A&W TOWER CAP

Jeff Looker Architect
[illegible]

JEFF LOOKER
No. 2947
REGISTERED
STATE OF NEVADA

CONTRACT DATE	00.00.00
BL ELEMENT TYPE	LA74-y04
PLAN VERSION	Jan 04 A
SITE NUMBER	12-XXXX
STORE NUMBER	XXXX

LJS / A&W

[illegible]

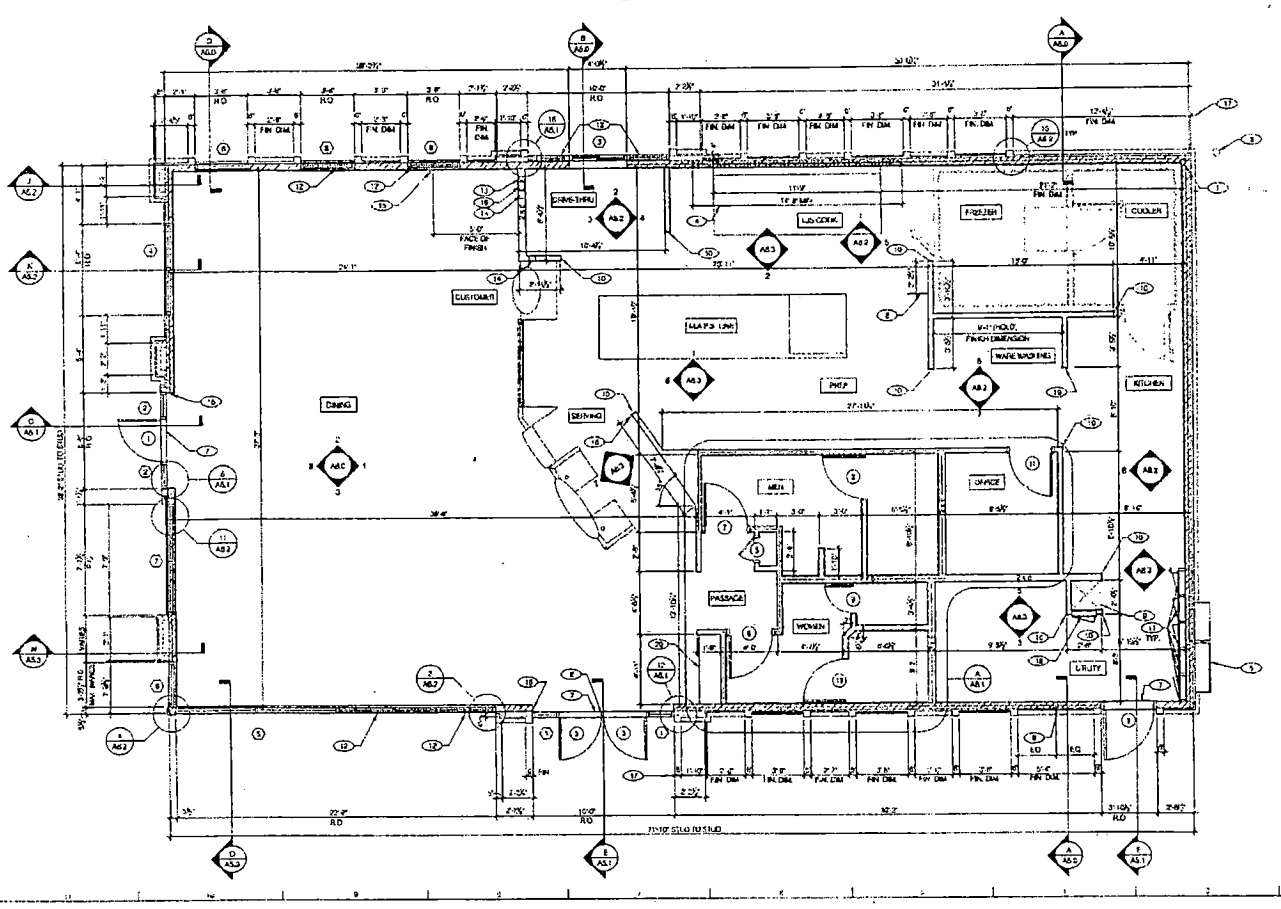
LA74-y04

EXTERIOR ELEVATIONS

A4.0

PLOT DATE

SDR-4619
7-22-04 PC



WALL LEGEND

EXTERIOR SHEAR WALL:
2x6 WD STUDS AT 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWD (CDX) SHEATHING (SEE SHEET SHEET FOR ADDITIONAL INFORMATION) AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N.
AT FRONT AND REAR WALL SURFACES: PROVIDE 1/2" CDX PLYWOOD ON INTERIOR FACE OVER ENTIRE LENGTH OF WALL SURFACE. NAIL PER SHEAR WALL REQUIREMENTS AT SECTIONS INDICATED AS SHEAR WALLS. GYP. BD. AND OTHER FINISHES SHALL BE APPLIED OVER STRUCTURAL PLYWD. WHERE OCCURS

TYPICAL EXTERIOR WALL:
2x6 WD STUDS AT 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWD (CDX) SHEATHING AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N.

TYPICAL INTERIOR WALL
2x4 WD STUDS AT 16" O.C. (2x6 OR 2x8 WHERE NOTED) W/ 1/2" GYP. BD. SLABS PAINTED U.O.N. USE MOISTURE RESISTANT GYP. BD. BEHIND ALL CERAMIC WALL TILE U.O.N.

INTERIOR SOUND RATED WALL
CONSTRUCT TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.

HOODWALL:
WOOD STUDS W/ 1" THICK STAINLESS STL. INSULATED PANEL OVER SUBSTRATE. (ADHERE PANEL W/ CONSTRUCTION ADHESIVE) PANEL TO COVER ENTIRE WALL FROM 18" ABOVE TOP OF HOOD DOWN TO TOP OF BASE TILE, AND EXTEND PAST EDGE OF HOOD AS REQ'D BY LOCAL JURISDICTION, MIN. 18"

DASHED LINE INDICATES SUBSTRATE LOCATION. ALL WALLS SHALL BE AS INDICATED EXCEPT FROM TOP OF SLAB TO 18" ABOVE SLAB SHALL BE 1/2" CEMENT BOARD, U.O.N. THIS NOTE DOES NOT APPLY TO EXTERIOR FACE OF EXTERIOR WALLS, AND PLYWOOD SHEAR CONDITIONS

SPANDREL GLASS LOCATIONS. REFER TO SHEETS A4.0 AND A5.1 FOR VERTICAL LOCATIONS AND ADDITIONAL INFORMATION

FLOOR PLAN NOTES

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOUSE AND MIN. REQ'D IN I.C.C. CLEARANCE FROM FACE OF WALL / MANUSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ OWNER PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:
A. SEE SHT. A7.1 FOR WINDOW TYPES AND DOOR MOVEMENTS.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES:
A. PROVIDE 1/2" THICK CEMENTBOARD FROM FLOOR SLAB TO 12" A.F.F. MIN. BEHIND GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HIDDEN OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSP INTERNATIONAL" APPROVED SEALANTS
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

DECOR:
A. SEE A2.0 FOR SEATING PLAN AND DETAILS
B. SEE A7.0 FOR FLOOR FINISHES
C. SEE A8.0 - A8.3 FOR WALL FINISHES
D. SEE A7.1 FOR COLUMN FINISHES.

LICENSING:
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 2-B:C, (1) 40-A:80-B:C - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORITING AGENT
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON BEARING EXTERIOR PARTITIONS, HEADHEADS AND SOFFITS IS ACCEPTABLE.

KEY NOTES

1. STARTING POINT. ALL SUBSTRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (R.O.) OF EDGE OF 1ST WALL STUDS.
2. RELOCATABLE BOLLARD AT ENTRY DOOR.
3. PIPE BOLLARD, REFER TO SITE DWGS.
4. HOOD WALL, SEE WALL LEGEND
5. ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
6. CUT-FILL BOX LOCATION.
7. METAL THRESHOLD
8. SPLASH GUARD. SEE DETAIL 9/A6.3. INSTALLATION SHALL BE COORDINATED WITH HVAC BMK INSTALLATION. PROVIDE BLOCKING @ WALLS.
9. MOP SINK. REFER TO DETAIL 20/A6.0. EXTEND FLOOR TILE OVER CEMENT BD. UP WALLS 1'-6".
10. 5'-0" CERAMIC GUARD / WALL CAP. TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19/A6.0.
11. ELECT. PANELS IN 8-0 FURRED-OUT WALL. REFER TO ELECT. DWGS. & DETAIL 16/A6.4
12. SPANDREL GLASS. SEE DETAILS ON SHEETS A5.1 AND A6.2
13. 4"ø PVC CHASE IN WALL. SEE DETAIL 16/A6.4
14. 6" ø PVC HORIZ. SLEEVE AT +18" A.F.F. FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 16/A6.4
15. START OF CHAIR RAIL
16. CONTINUE CHAIR RAIL INTO DAVIT - TYPICAL
17. DIMENSIONS IN THIS STRING ARE TO FINISH - U.O.N. WALLS
18. LIGHTING CONTROL PANEL. REFER TO ELECT. DWGS.
19. 6"ø COMPRESSABLE PLASTIC ADHESIVE SYSTEM TUBE SURFACE IN WALL. SEE SLEEVE OF WORK
20. MODIFIED CHAIR COUNTER. SEE DETAIL 2/A6.3

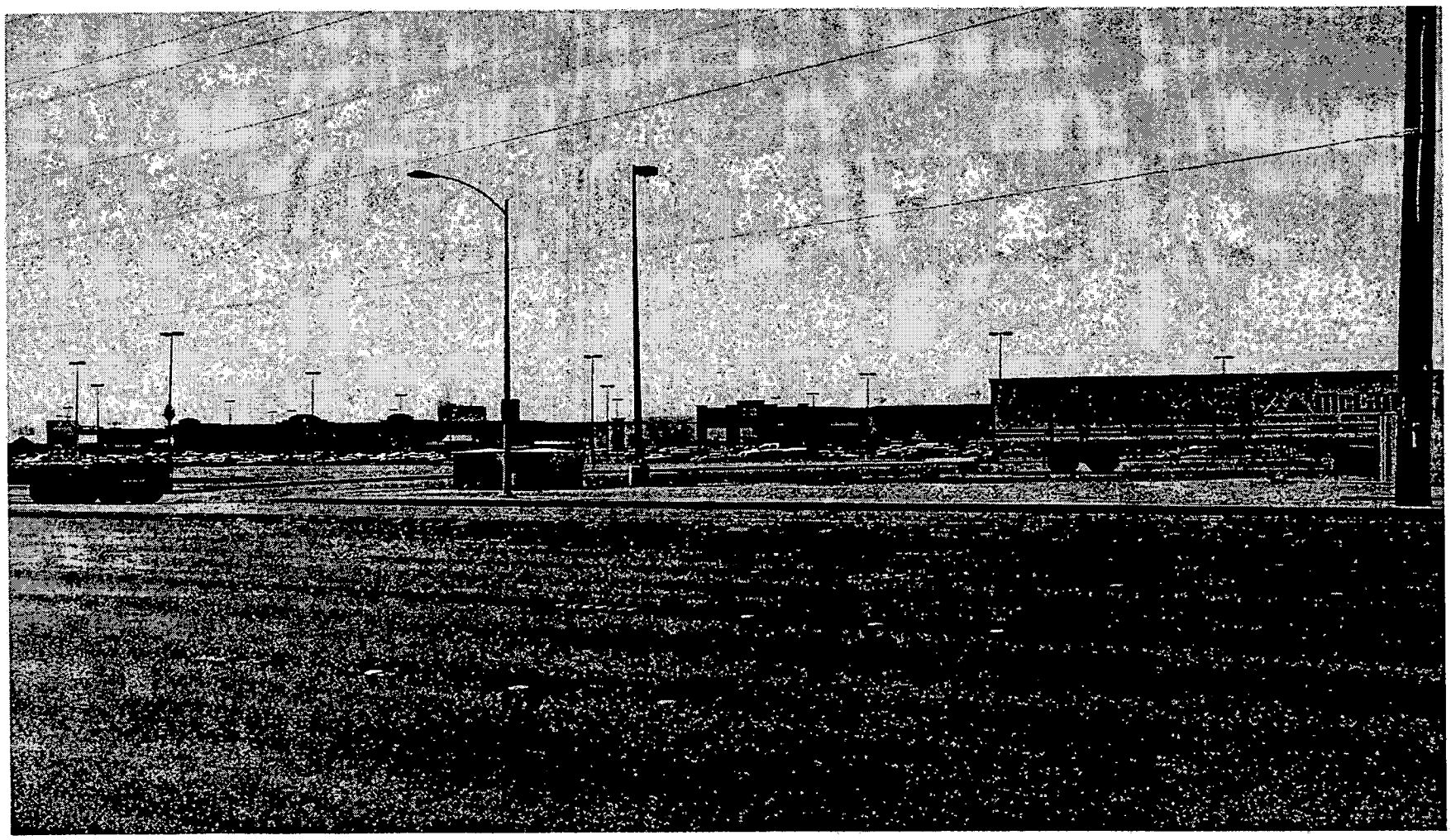
Jeff Looker Architect

LA74-y04

FLOOR PLAN

A1.0

SDR-4619
7-22-04 PC



SDR-4619 - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS
SOUTHEAST CORNER OF DECATUR BOULEVARD AND CHARLESTON BOULEVARD
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 70

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-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).

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 and deleting Condition #1 – UNANIMOUS with STEINMAN not voting and McSWAIN excused

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that this infill project for a strip center addition creates a parking problem. Staff worked with the applicant who presented a parking analysis reflecting a parking surplus of 55 spaces after the addition. The project is well landscaped and well designed. Staff recommended approval.

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 70 – SDR-4639

MINUTES – Continued:

JAMES GRINDSTAFF, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and pointed out that, given staff's comments, Condition 1 is unnecessary. He concurred with all other conditions. DAVID CLAPSADDLE, Planning and Development Department, agreed to the deletion of Condition 1.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:32 – 11:34)

4-1534

CONDITIONS:

Planning and Development

1. The applicant for re-stripping the parking lot to provide the total number of spaces required by Title 19.

2. 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.

3. A waiver to the foundation landscaping requirements of the Code is permitted.

4. 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.

5. All development shall be in conformance with the site plan and building elevations, date stamped 8/18/04, except as amended by conditions herein.

6. 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.

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 shall be cause for revocation of a business license.]

CONDITIONS – Continued:

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

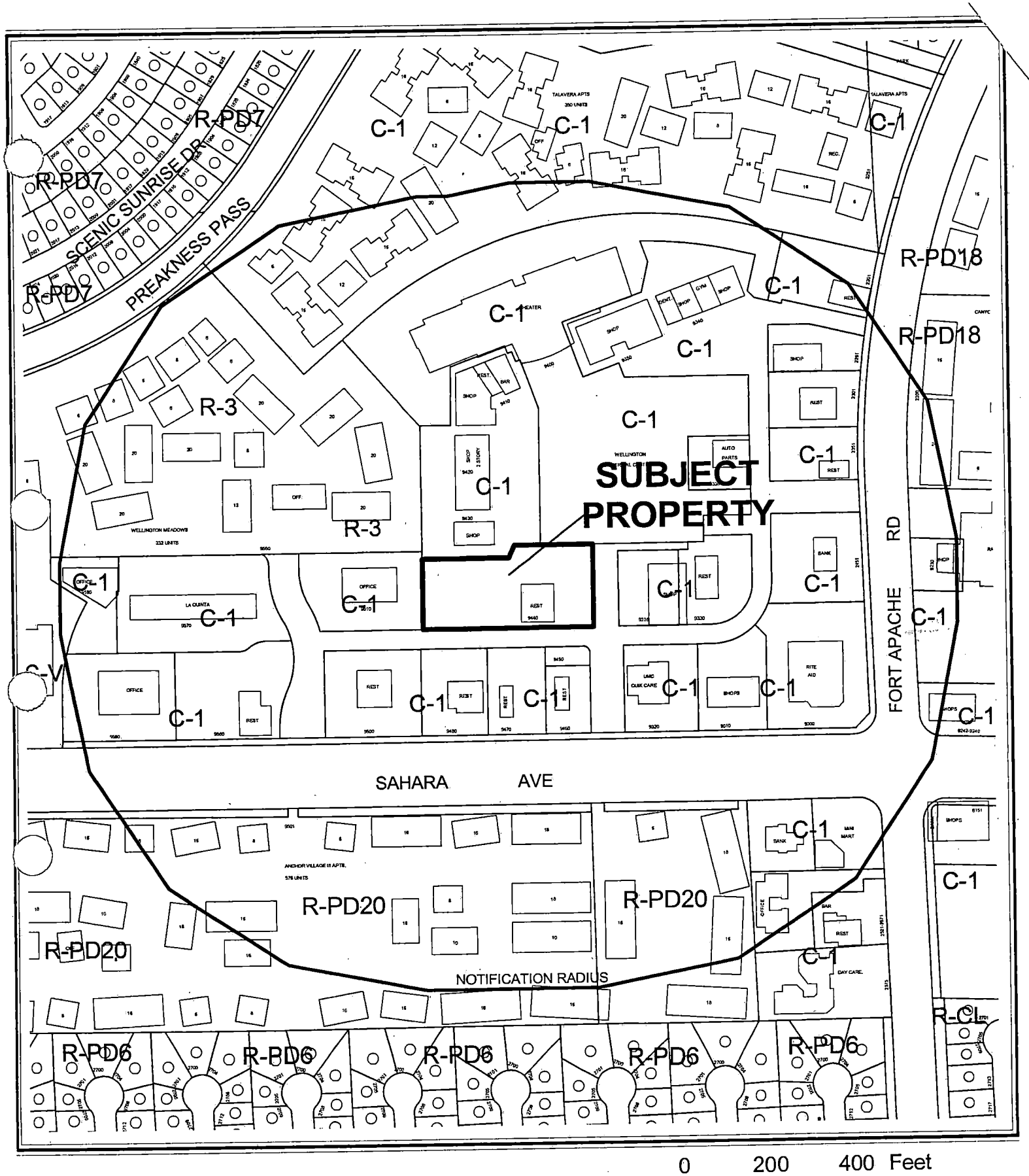
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed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

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

Public Works

11. 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 the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

12. Site development to comply with all applicable conditions of approval for Z-139-88 and all other subsequent site-related actions.

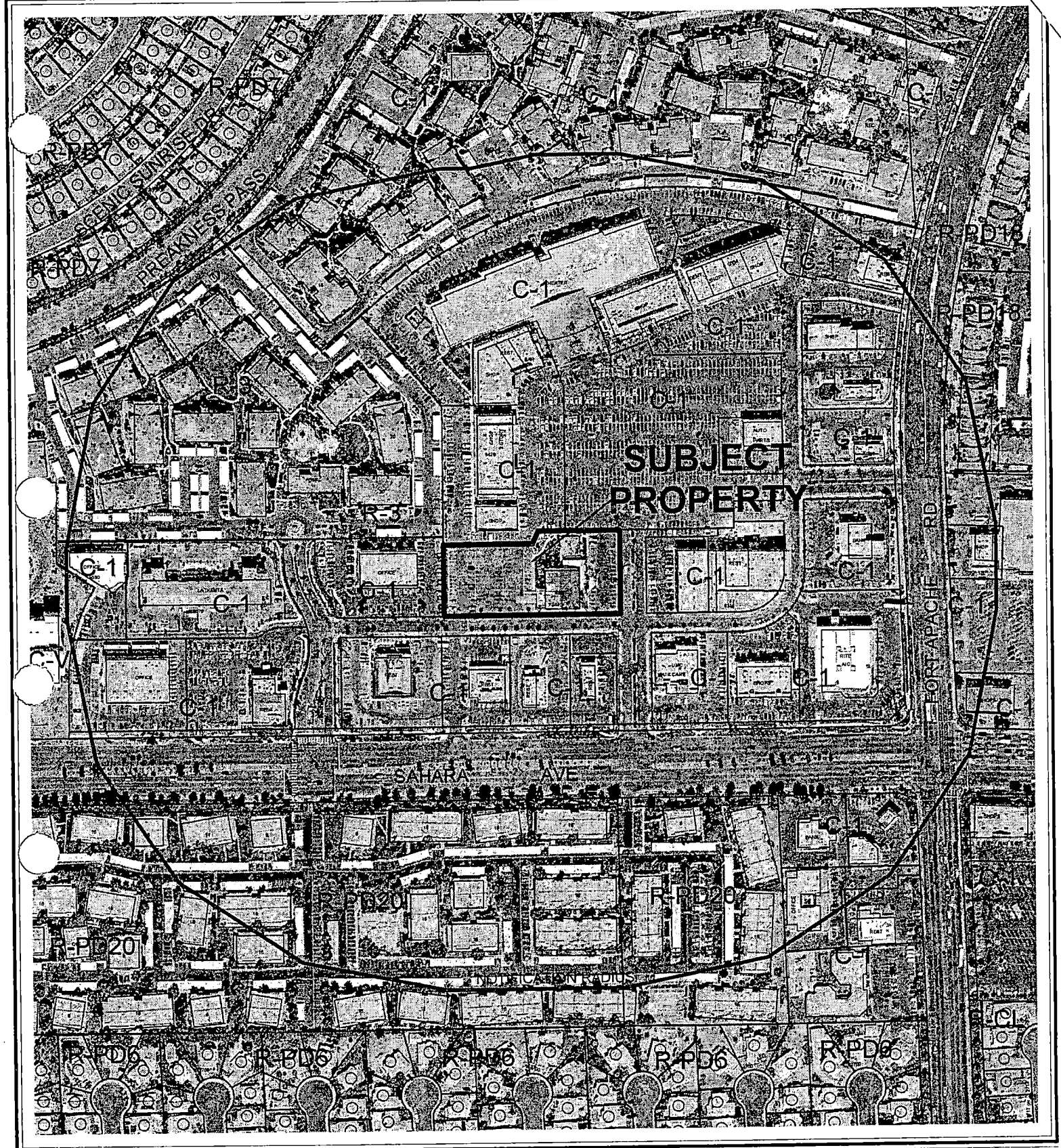


CASE: **SDR-4639**

RADIUS: 750 FT

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

N



CASE: **SDR-4639**

RADIUS: 750 FT

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

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-4639 - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. The applicant for re-stripping the parking lot to provide the total number of spaces required by Title 19.

2. 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.

3. A waiver to the foundation landscaping requirements of the Code is permitted.

4. 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.

5. All development shall be in conformance with the site plan and building elevations, date stamped 8/18/04, except as amended by conditions herein.

6. 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.

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

Public Works

11. 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 the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

12. Site development to comply with all applicable conditions of approval for Z-139-88 and all other subsequent site-related actions.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 57,092 square foot retail/ commercial building and a waiver of required foundation landscaping on 1.61 acres approximately 260 feet north of Sahara Avenue and approximately 640 feet west of Fort Apache Road.

B) Applicant's Justification

The applicant justifies this request by stating that the new development will bring added value and enjoyment to the residence in the area. Specifically regarding the requested waiver, the applicant states, "Based on the existing nature of Village Square, and in order to maintain current circulation patterns and avoid dead end parking we must align the new parking field with the existing parking field. When designing with this in mind we were unable to provide six feet."

BACKGROUND INFORMATION

A) Previous Actions

02/15/89 The City Council approved a Rezoning (Z-0139-88) application for the reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, from N-U (Non Urban) under Resolution of Intent to R-PD4 (Residential Planned Development- 4 Units per Acre), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-V (Civic), to R-PD7 (Residential Planned Development- 7 Units per Acre), R-3 (Medium Density Residence), and C-1 (Limited Commercial) for the proposed use of Single Family Residential, Multifamily Residential, Commercial and Mixed Use Commercial, which consists of Retail/Service Commercial, Office and Multifamily (multi-story) Residential. The Planning Commission and staff both recommended approval.

11/09/98 The City Council approved a Special Use Permit (U-0115-98) and Site Development Plan Review (U-0115-98) on property located north of Sahara Avenue, west of Fort Apache Road to allow a supper club in conjuncture with a proposed 8,802 square foot restaurant. The Planning Commission and staff both recommended approval.

02/02/00 The City Council approved an Extension of Time [U-0115-98(1)] application for an approved Special Use Permit (U-0115-98) on property located at 9440 West Sahara Avenue, which allowed a supper club (Joe's Crab Shack). The Planning Commission and Staff both recommended approval.

B) Pre-Application Meeting

05/24/04 A pre-application conference was held resulting in the following comments:

1. Public Works will have the same comments as stated for the previous building.
2. Updates to the Drainage Study and Traffic Study may be required.
3. Parking standards for retail and office were discussed.
4. Requesting the overall square footage calculations.
5. Landscaping requirements were discussed.
6. The use of glazing can only be 22% reflective.
7. Requested a complete parking tabulation for entire site.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.61

B) Existing Land Use

Subject Property:	Vacant (Joe's Crab Shack Demolition Permit issued 06/01/04)
North:	Commercial Center, General Retail/Office
South:	Restaurants and Financial Institution, Specified
East:	General Retail/Office
West:	General Retail/Office

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Southwest Sector of the General Plan. The subject sites C-1 (Limited Commercial) zoning is in conformance with the SC (Service Commercial) 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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

PROJECT DESCRIPTION

The proposed development is a 56,976 square foot two-story general retail/office building within an established commercial center. The subject site was formerly Joe's Crab Shack, a restaurant/supper club, which has since been demolished. The proposed building will be approximately 40 feet in height with a stucco and reflective glass façade. Access to the site is available via internal drive aisles that are accessible from either Sahara Avenue or Fort Apache Road. Parking is provided on site, in addition to available parking within the rest of the commercial center. There is a designated loading area and trash enclosure along the western property line of the parcel. The site is landscaped with a three (3) foot wide foundation planter around the building and landscape islands located every six parking spaces.

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	1.61	Y
Min. Lot Width	100 Feet	163 Feet	Y
Min. Setbacks			
• Front	20 Feet	±265 Feet*	Y
• Side	10 Feet	±840 Feet*	Y
• Corner	15 Feet	±627 Feet*	Y
• Rear	20 Feet	±120 Feet*	Y
Max. Lot Coverage	50 %	40.6 %	Y
Max. Building Height	NONE	40 Feet	Y
Trash Enclosure	Yes	Yes	Yes
Loading Zone	Yes	3 Spaces	Yes
Mech. Equipment	Yes	Yes	Yes

* The building setbacks represented are approximations of those taken from the public right-of-way and from the edges of the commercial center. Since the parcel is located within a developed commercial center and has no frontage on any public right-of-way, there can be no clear definition of what would constitute the front lot line per Title 18.04.310. The proposed building would sit 70 Feet from the western property line, 10 Feet from the southern property line, 20 Feet from the northern property line, and 10 feet from the eastern property line.

All mechanical equipment is to be screened by the parapet as described in the submitted building elevations.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposed building is in conformance.
b) Building setback. The proposed building is in conformance.

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
General Retail, Other Than Listed (Less Than 25,000 SF.)	21,266 SF.	1/250 GFA	85	6	95/179*	6
Office, Other Than Listed	28,021 SF.	1/300 GFA	94	6	95/179*	6

- The provided parking count is that of the parking found within the subject parcel and that of the total parking provided through shared parking with the rest of the commercial subdivision. However when calculating the number of available shared parking spaces within the commercial center,staff has determined there is a deficit of 6 parking spaces. This can be easlily be corrected through the re-stripping of existing parking spaces and providing compact parking spaces according to Code.

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 Trees/ 6 Space	16 Trees	43 Trees
• Min. Zone Width	6 Feet		3 Feet*

- The applicant has requested a waiver from the foundation landscaping standards. They are proposing to provide three (3) feet where six (6) feet is required.

The subject parcel is a pad site within an established commercial center therefore has no perimeter landscaping buffers.

A5) Sign Standards

The proposed building elevations and site plan do not indicate any signage on site or on the building. Any future signage will be subject to Title 19.14.

PL

B) General Analysis and Discussion

- Zoning

The proposed development and use of the site is in conformance with the C-1 (Limited Commercial) zoning designation.

- Site Plan

The site plan indicates a proposed 56,976 square two-story general retail/office building located within an established commercial center. Of the total square footage 21,266 square feet is proposed as retail space and 28,021 square feet is proposed as office space. The proposed square footage to be used for retail/office equates to 179 parking spaces being required. Ninety-five (95) parking spaces, six (6) of which are handicapped, are indicated on site. The remaining eighty-four (84) required parking spaces are to be shared with the commercial center.

- Waivers

The applicant is providing three (3) foot wide foundation landscaped planter where 6 feet is required. Therefore, the applicant is requesting a waiver from the foundation landscaping requirements of the commercial development standards. No other waivers are being requested. The waiver is accecptable since the applicant is providing 27 more perimeter trees than required.

- Landscape Plan

The subject parcel is a pad site within an established commercial center and therefore has no perimeter landscaping buffers. Interior parking landscaping is composed of landscaping islands placed every six parking spaces. Foundation landscaping is composed of a 3-foot skirt around the entire building. Materials to be used include 24-inch box Purpleleaf Plum, Fan Tex Ash trees, as well as, 5-gallon Indian Hawthorn, African Iris, and Waxleaf Privet shrubs.

- Elevation

The use of both stucco and reflective glass, combined with a harmonious color palette, results in a development that is both visually pleasing and appropriate to its context. The variation of the planar wall elements adds interest and assists in reducing the massing of the structures. Wall openings are well proportioned, and add human scale to the complex. The use of fabric awnings assists in providing protection of exterior walkways, reduces solar gain, and provides visual interest.

- Floor Plan

The proposed floor plans indicate the use of the first floor as retail space and the second floor as office space. Due to the number of tenant spaces located within the building it is recommended that the site be assigned addresses prior to the completion of the building.

FINDINGS

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

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

   The proposed development is compatible with adjacent development and development in the area, based upon it being an extension of an existing commercial center.

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

   The proposed development is consistent with the General Plan designation of SC (Service Commercial) and that of the C-1 (Limited Commercial) zoning district. The project meets all City Design Standards except for the foundation landscaping requirements of the commercial development standards. A waiver of the commercial development standards is required for this project to be in conformance.

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

   Access to the site will be made available via internal drive aisles that are accessible from either Sahara Avenue or Fort Apache Road, both of which are 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. The proposed development will not have a negative impact on adjacent roadways or neighborhood traffic.

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

   Building and landscape materials to be used for this project are appropriate for the area, as they will match that of existing buildings within the commercial center.

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

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

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

   The proposed development will be subject all city codes and statutes. The development therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 34

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4639 APN: 163-06-816-027

Name of Property Owner: Village Square, LLC

Name of Applicant: Perlman Architects

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: James M. Grinstoff

Print Name: James Grinstoff

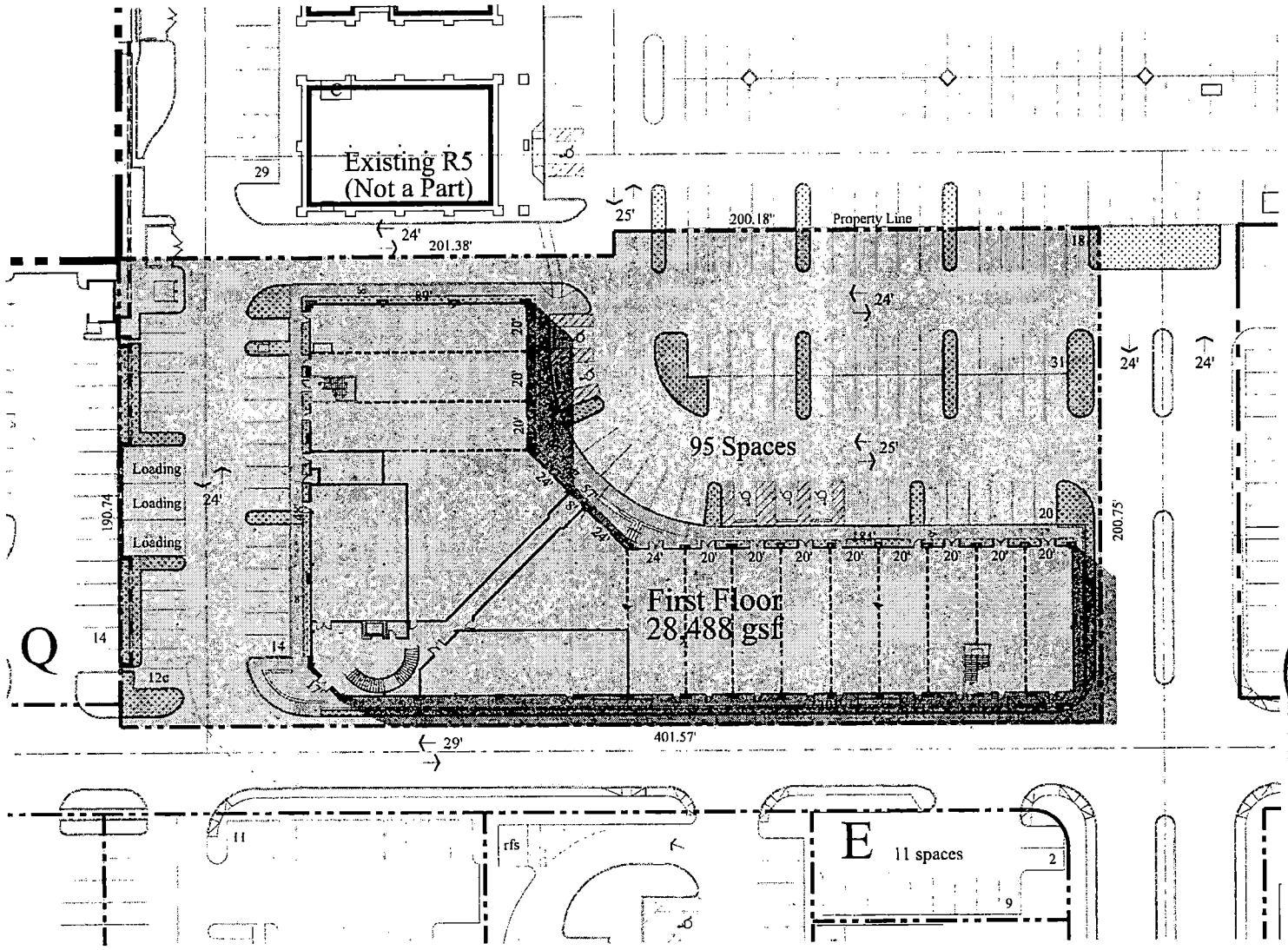
Subscribed and sworn before me

This 24 day of May, 2004

Jan Michels

Notary Public in and for said County and State

JAN MICHELS
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 01-70365-1 · Expires September 10, 2005



SITE INFORMATION

ZONING
C1 -Local Business District (APN 163-06-816-027)

AREA (Approximate, to be verified)

Net Area:	78,600 sf	1.80 acres

AREA (Approx)	Pads - dimensions	Coverage
28,488 sf	404' x 202'	36 %

Building Area

1st floor	28,488 sf
2nd floor	28,488 sf
Total	56,976 sf

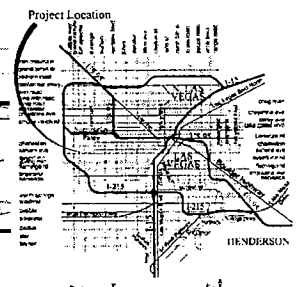
PARKING REQUIREMENTS (City Requirements)

Retail	1 per 250 gsf	21,266 : 250 =	85 Spaces
Office	1 per 300 gsf	28,021 : 300 =	94 Spaces
Total Required			179 Spaces
On-Grade			95 Spaces
Shared w/ Shopping Center			84 Spaces
Total Provided			179 Spaces
Handicap Spaces Required:			5
Handicap Spaces Provided:			5
Loading Spaces Required:			3
Loading Spaces Provided:			3

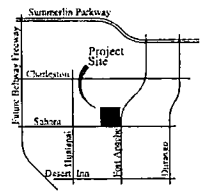
BUILDING HEIGHT
Allowed: No Restriction
Provided: 2-Story - up to 40 feet

BUILDING COVERAGE
Allowed: 50 %
Provided: 36 %

Typical Parking Spaces



Vicinity Map



Location Map

Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

Pad P at Village Square

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Triple Five Nevada Development Corp.
Las Vegas, Nevada (602) 631-7359

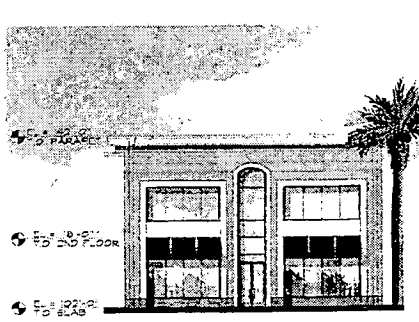
Conceptual Site Plan - Scheme A

North
Scale: 1" = 20'
0 20 40

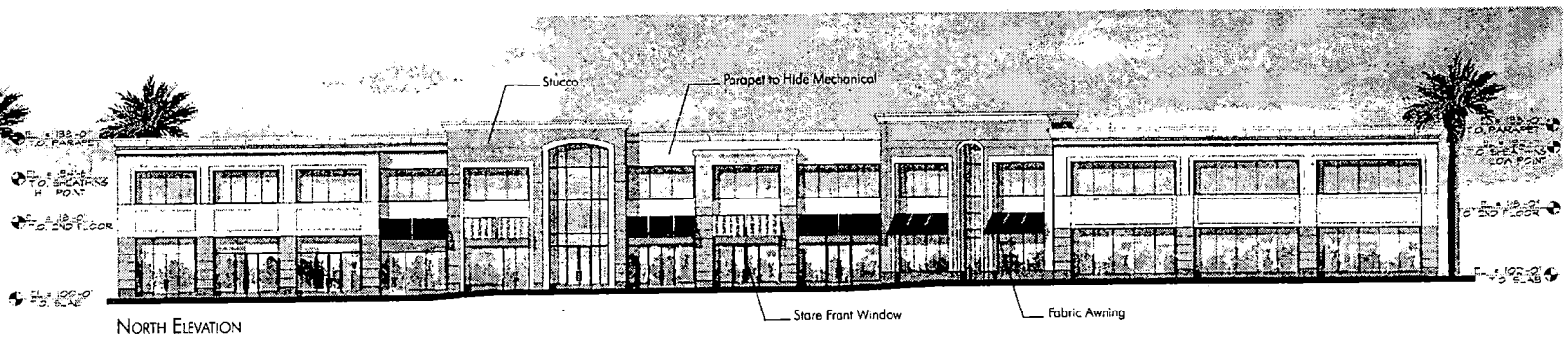
Date: June 8, 2004
Project Number: 104146

Perlman Architects
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.532.3222 fax

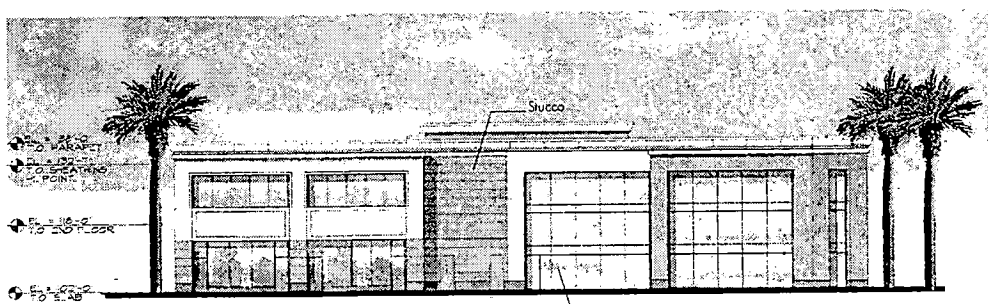
SDR-4639 7-22-04 PC



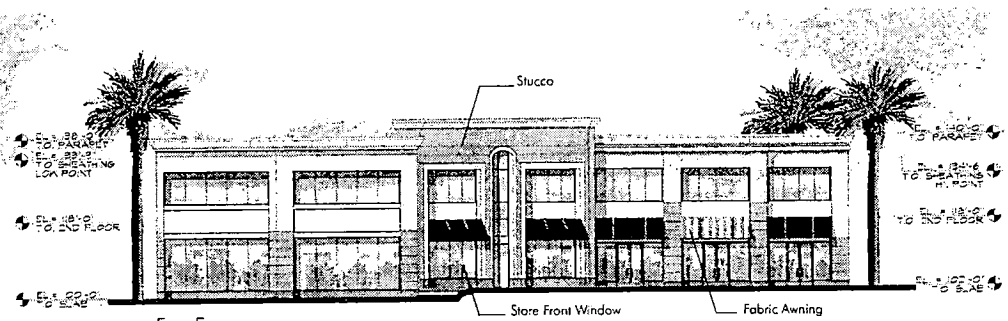
NorthEast Elevation



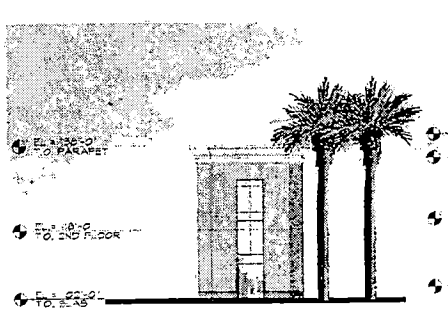
North Elevation



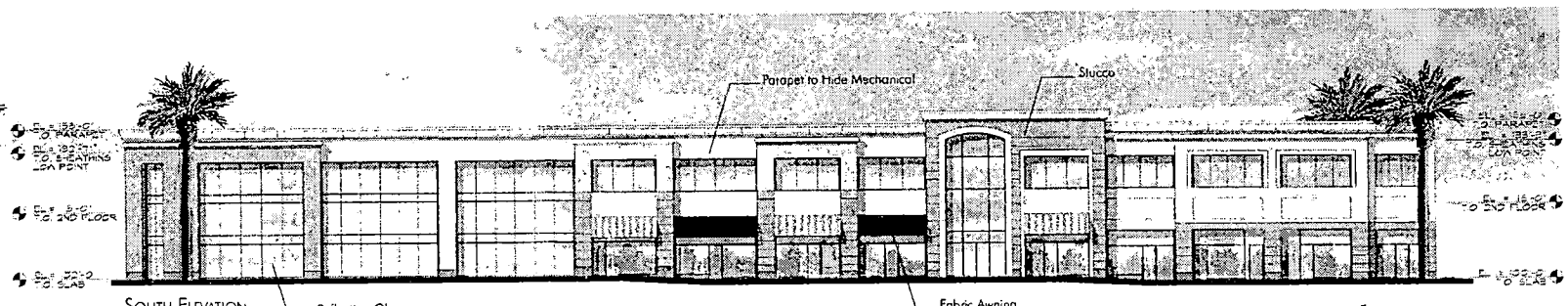
West Elevation



East Elevation



SouthWest Elevation



South Elevation

Elevations

Project # 104146, May 28, 2004

555

TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

PAD P - VILLAGE SQUARE

Sahara Avenue and Fort Apache Road

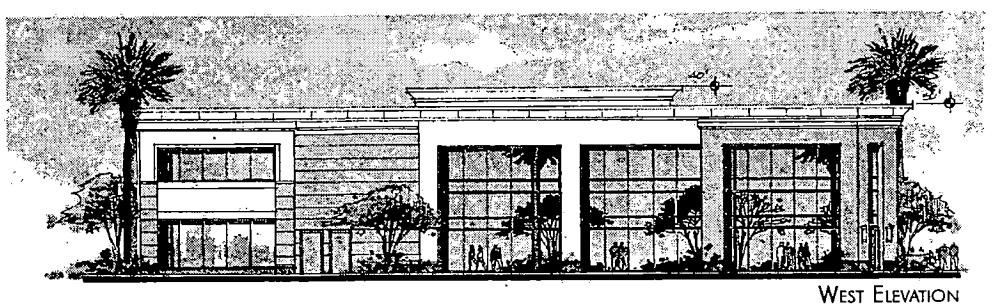
Las Vegas, Nevada

SDR-4639
7-22-04 PC

Perlman Architects

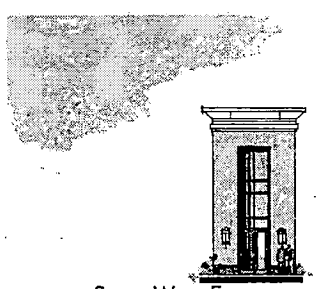
NorthEast Elevation

North Elevation



West Elevation

East Elevation



SouthWest Elevation

South Elevation

Village Square

Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

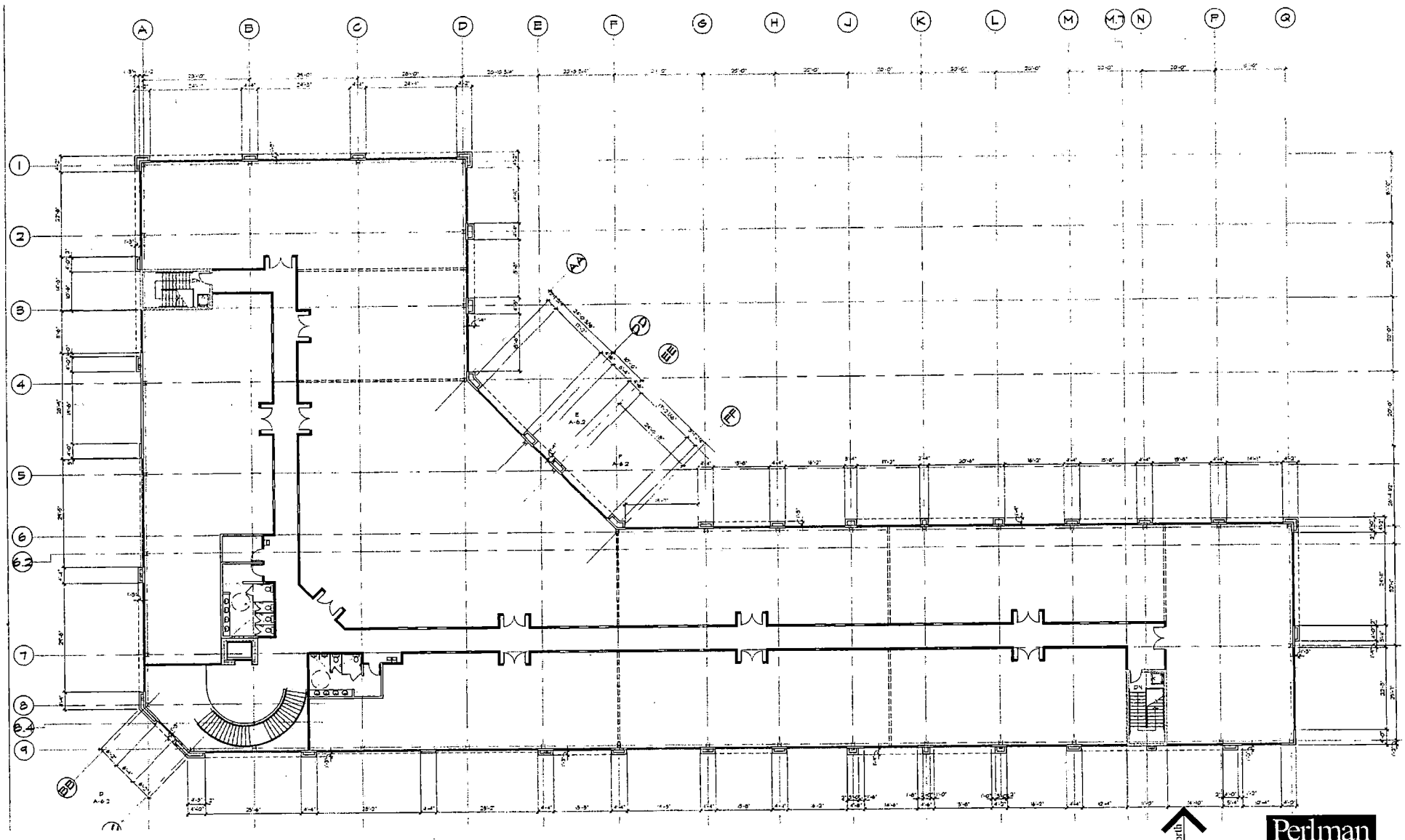
Triple Five Nevada Development Corp.
Las Vegas, Nevada 702-242-6937

Pad P - Retail/Office Building

Perlman Architects
PERLMAN ARCHITECTS, INC.
2333 CORPORATE CIRCLE, SUITE 210
HENDERSON, NEVADA 89074
702.990.6900 702.932.3222 fax

Date: May 04, 2004
Project Number: 104146

SDR-4639 7-22-04 PC



Pad P at Village Square

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Triple Five Nevada Development Corp.
Las Vegas, Nevada (602) 631-7359

Second Floor Plan

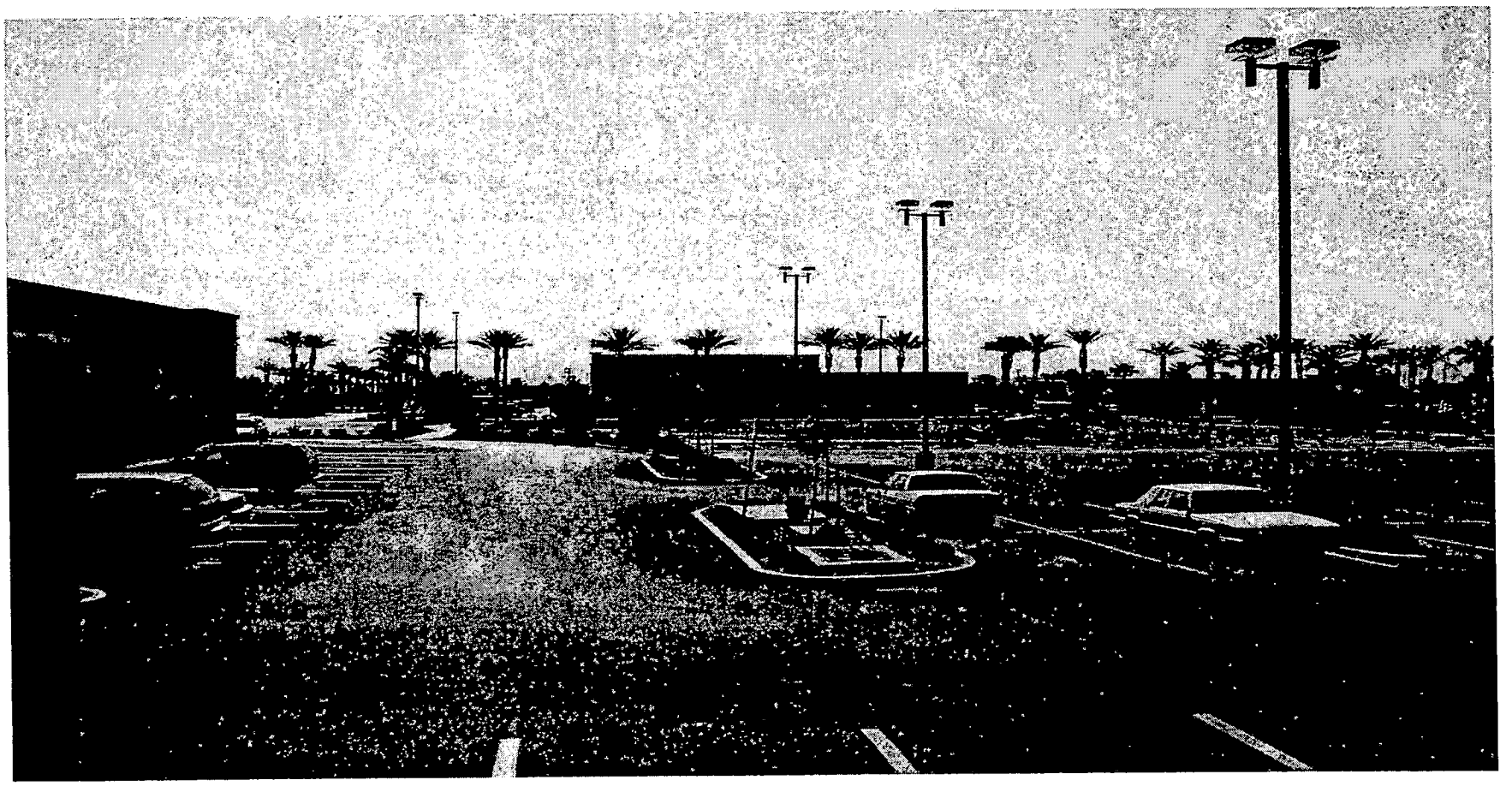
Scale: 3/32" = 1'-0"

Date: June 8, 2004
Project Number: 10416

Perlman Architects
PERLMAN ARCHITECTS, INC.
2030 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.896.2800 FAX 702.896.2828

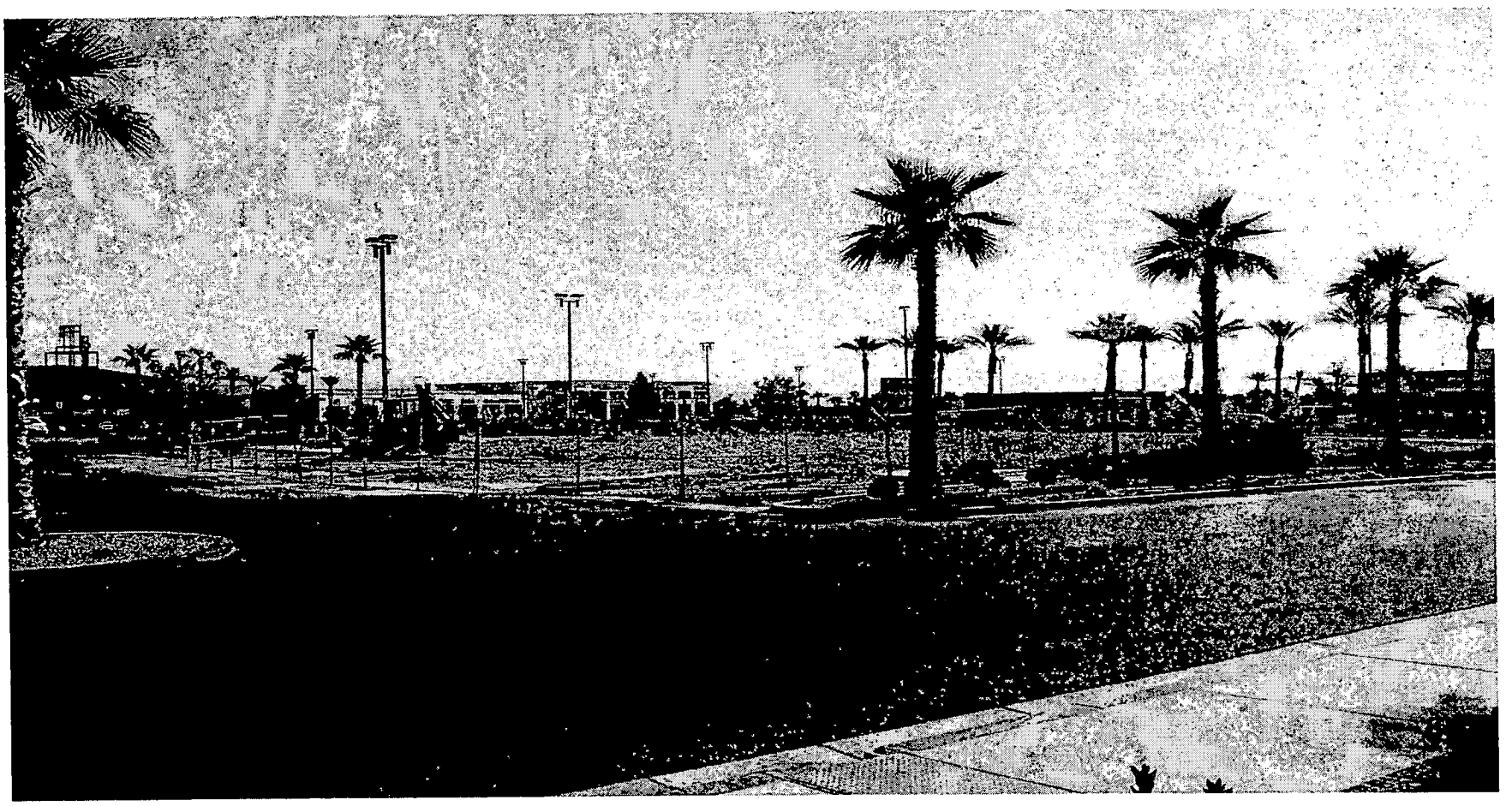
©

SDR-4639 7-22-04 PC



SDR-4639 - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE, LIMITED LIABILITY COMPANY
APPROXIMATELY 260 FEET NORTH OF SAHARA AVENUE AND APPROXIMATELY 640 FEET WEST OF FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/6/04



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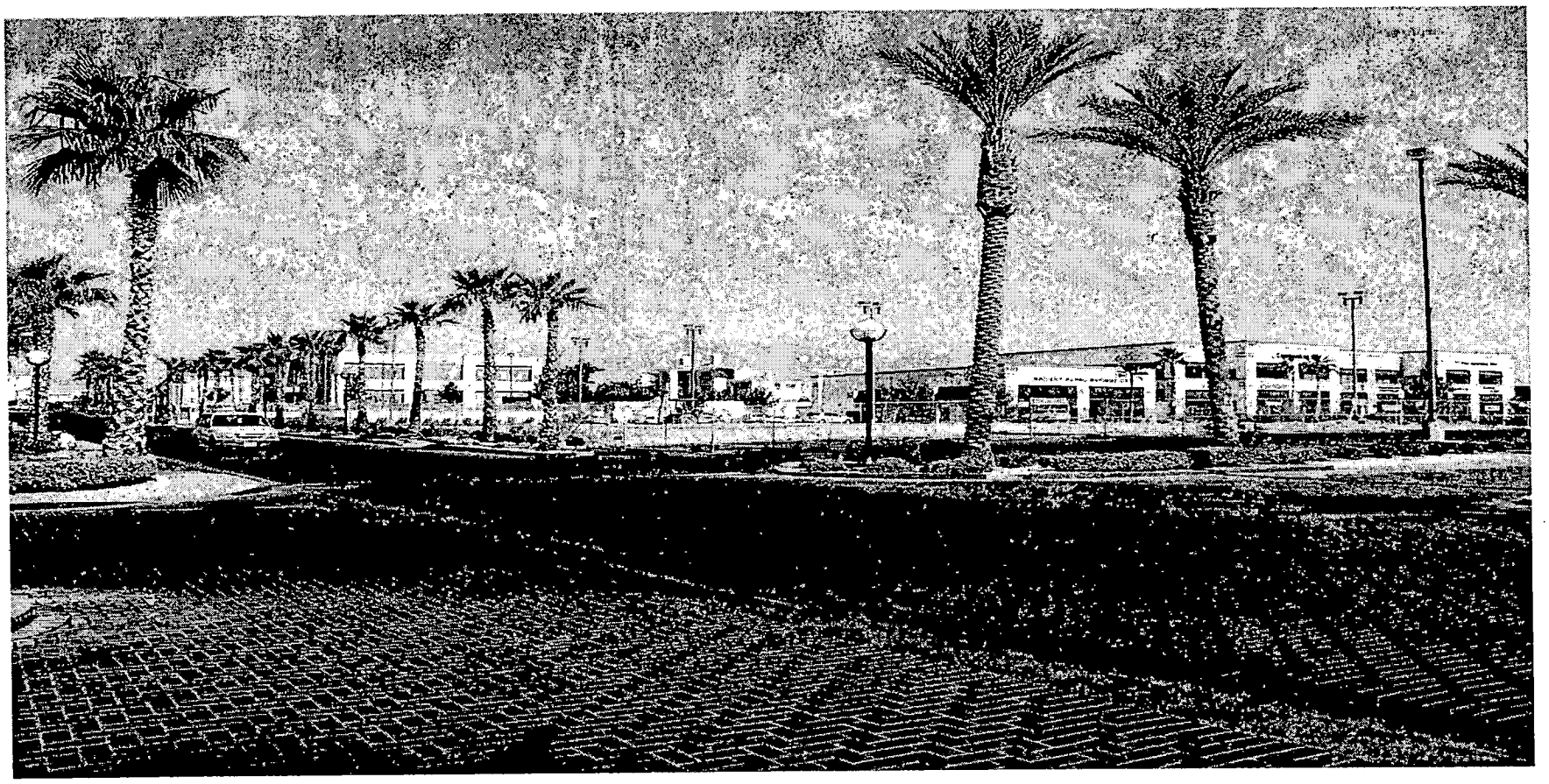
JULY 22, 2004 PLANNING COMMISSION

7/6/04



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APPROXIMATELY 260 FEET NORTH OF SAHARA AVENUE AND APPROXIMATELY 640 FEET WEST OF FORT APACHE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/6/04

City of Las Vegas

Agenda Item No.: 71

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-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).

P.C.: FINAL ACTION

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

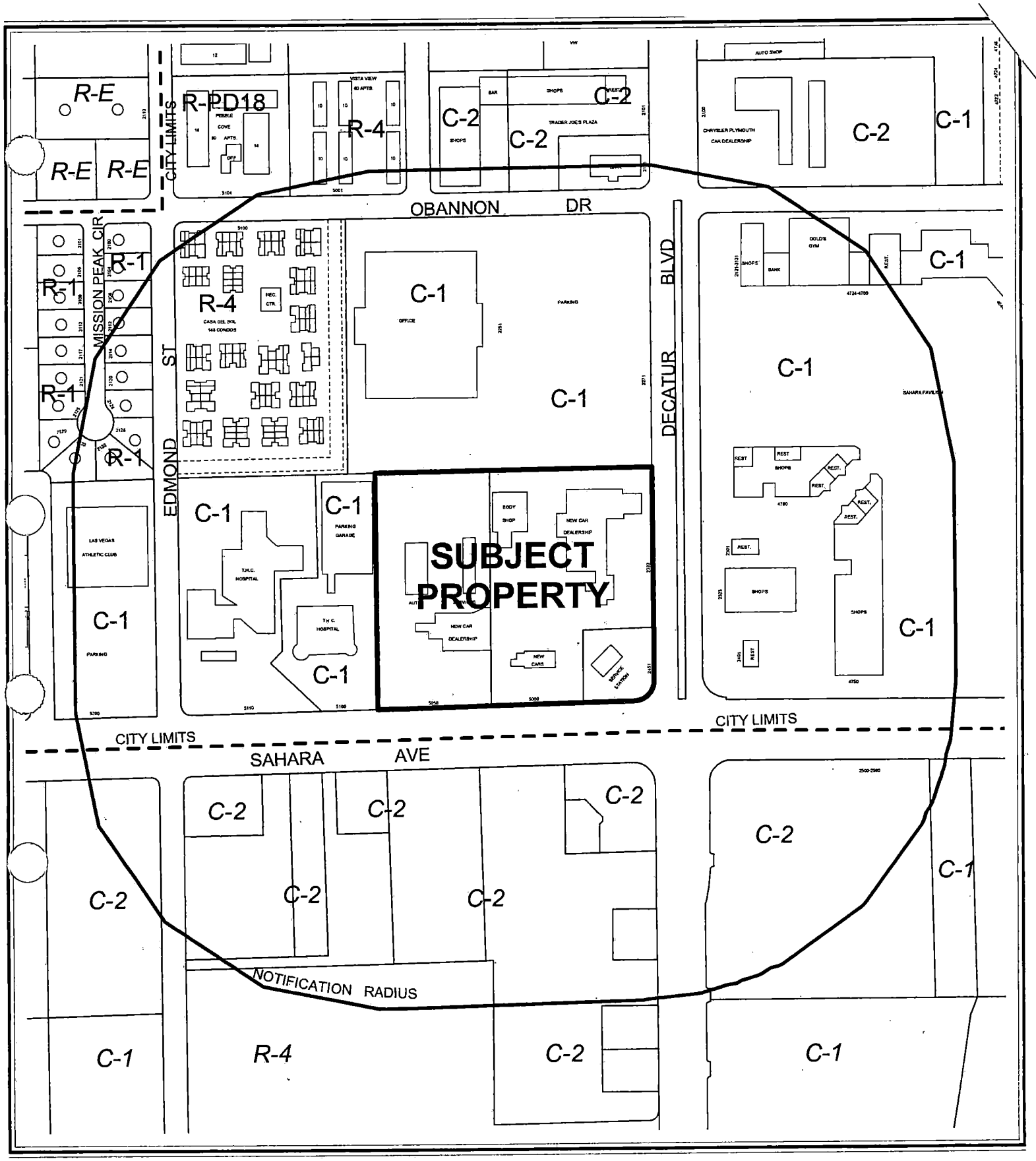
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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].

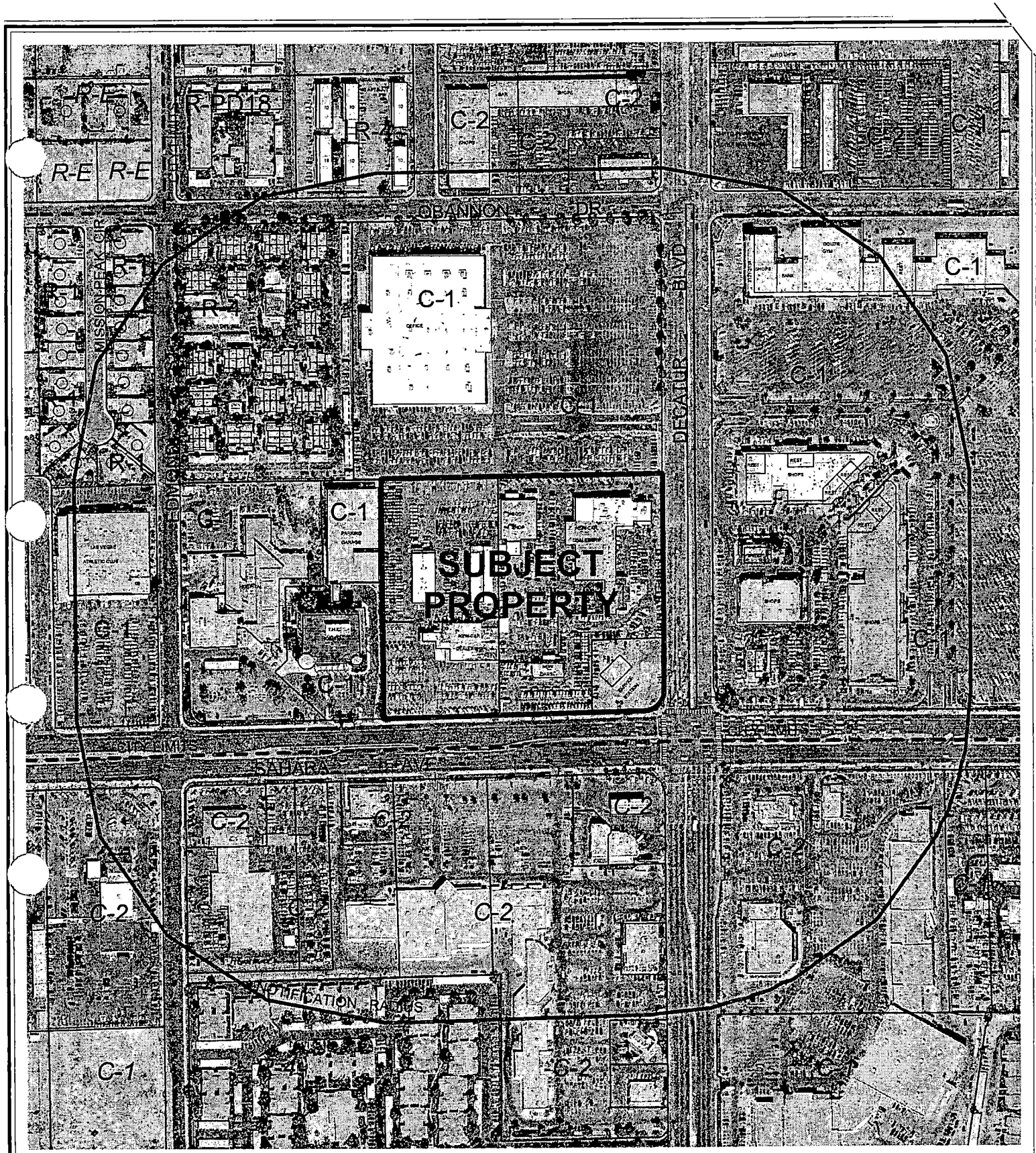
(6:10 – 6:13)



CASE: **MSP-4622**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **MSP-4622**

RADIUS: 750 FT

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

N

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-4622 - APPLICANT: AUTO NATION – OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, 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. Approval of this Master Sign Plan rescinds all previous sign Variances approved for the property.

3. A maximum of three freestanding signs shall be permitted along the Decatur Boulevard frontage, and a maximum of four freestanding signs shall be permitted along the Sahara Avenue frontage.

4. A minimum separation distance of 100 feet shall be provided between all freestanding signs, in accordance with Title 19.14.060(F)(5).

5. 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).

6. All freestanding signs shall have architectural pole covers in accordance with the requirements of Title 19.14.020(N).

7. 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.

8. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

9. Signs shall not be located within 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 two existing auto dealerships on 9.39 acres at 5050 West Sahara Avenue.

B) Applicant's Justification

The applicant states that the Master Sign Plan will result in a consistent program for both dealerships, and will provide higher quality aesthetics. In addition, the applicant has stated that the dedication required by NDOT for turning lanes provides justification for additional signage on the property.

BACKGROUND INFORMATION

A) Previous Actions

09/22/83 The Board of Zoning Adjustment approved a Variance (V-0086-83) in order to allow four on-premise signs where only one is permitted. Staff recommended approval of the request.

08/22/85 The Board of Zoning Adjustment approved a Variance (V-0078-85) in order to allow four on-premise signs where only one is permitted. Staff recommended approval of the request.

12/15/87 The Board of Zoning Adjustment approved a Variance (V-0130-87) to allow a sixth on-premise advertising sign. Staff recommended approval of the request.

19/06/91 The City Council approved a Special Use Permit (U-0093-91) to allow an existing 500 gallon propane tank in conjunction with an existing service station on a portion of the subject property. The Board of Zoning Adjustment and staff recommended approval of the request.

01/21/04 The City Council approved a Site Development Plan Review (SDR-3347) for the remodeling and expansion of the Nissan dealership. The Planning Commission and staff recommended approval of the request.

B) Pre-Application Meeting

05/27/04 At the pre-application conference, issues were discussed relative to reducing sign clutter, the frontage requirement for freestanding signs, the requirement for pole covers, and the height limit for freestanding signs. In addition, the applicant was asked to address wall signage as part of the application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Motor Vehicle Sales (New and Used)
North:	Office Use
South:	General Retail Use, Commercial Retail Center Use (Unincorporated Clark County)
East:	Commercial Retail Center Use
West:	Hospital Use

B) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-1 (Limited Commercial)
South:	Unincorporated Clark County
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

C) General Plan Compliance

The site is designated GC (General Commercial) on the Southeast Sector Land Use Plan Map of the General Plan. The existing C-2 (General Commercial) Zoning designation is in conformance with the General Plan.

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

The site is not subject to any Special Area Plans or Overlay Districts.

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 will address both the Nissan dealership and the BMW dealership, which share joint access and parking areas, and are held under the same management. Most of the signage for the BMW dealership is existing; the Nissan dealership building is undergoing a remodeling, and new signage is proposed as part of the remodeling process.

The existing 58.5-foot Desert Nissan sign (identified as Sign N) will be refitted with new sign panels, and will be moved approximately 100 feet to the east. The existing 48-foot high Nissan sign will be removed, and replaced with a new 35-foot Nissan sign. Two additional 24-foot high Nissan signs will also be added along the Sahara Avenue frontage. Additional directional signage will be installed in the parking area. Wall signage for the Nissan dealership will be replaced, and will match the new freestanding signage.

Two new freestanding signs for the BMW dealership will be added along the Decatur Boulevard frontage; a 25-foot high sign located at the intersection with Sahara Avenue, and a 12-foot high sign located approximately 190 feet north of the intersection. No additional wall signage is proposed.

A1) Residential Separation Standards

Title 19.14.070 stipulates height, setback, and illumination requirements for any signage within 200 feet of property planned or zoned for single-family residential use. There are no single-family properties within 200 feet of the subject property.

A2) Sign Standards

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

Freestanding Signs: Standards	**Allowed**	**Provided**
Maximum Number	1/200' Frontage 4-Sahara 3-Decatur	4-Sahara 4-Decatur
Maximum Area	2 SF/Linear Ft. 1,357 SF-Sahara 1,193 SF-Decatur	652 SF-Sahara 412 SF-Decatur
Maximum Height	40 Feet	Sign A: 35' Sign B: 24' Sign C: 24' Sign N: 58.5' (exist.) BMW-P6: 25' (exist.) BMW-CPO: 25' BMW-P3(1): 12'(exist.) BMW-P3(2): 12'
Minimum Setback	5 Feet	5 Feet (except BMW-CPO: 4.5 Feet)
Illumination	Internal, external, animated, electronic	Internal

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	Internal

The number of freestanding signs proposed for the Decatur Boulevard frontage exceeds the number of signs permitted by Title 19.14. Sign N exceeds the 40-foot height limit, but is an existing sign on the property that is being moved to a new location. One of the signs does not meet the minimum five-foot setback, but all other signs appear to conform with the setback requirements. The combined sign area for the freestanding signs conforms to Code requirements, and the method of illumination also conforms to Code requirements. The calculations provided for the wall signage indicate that the wall signage will be in conformance with the City's sign regulations.

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 intent of the Sign Plan program is to reduce visual clutter, integrate signage and architecture, and to provide a coordinated and cohesive program for all signage on a property with multiple tenants or uses.

The proposed signage for both dealerships utilizes a similar palette of materials; the Nissan signage includes steel panels with red and black accent colors, while the BMW signage includes steel and white enamel panels with blue and black accent colors. The colors and materials for the signage are consistent with the architecture of the dealership buildings.

The existing Desert Nissan sign (Sign N) exceeds the current height limits for freestanding signs; it was presumably approved under previous code requirements as no Variance is on file for the height of the sign. The sign will be moved approximately 100 feet to the east, and new sign panels will be installed with the generic "Desert" identification. In order to be consistent with the rest of the sign program, the sign structure should utilize a similar color and material palette as the BMW and Nissan signage. In addition, pole covers should be provided for the sign in order to conform with the requirements of Title 19.14.020(N), which requires that the sign structure be equivalent to 20% of the sign width or three feet, whichever is smaller. The pole cover requirement is intended to assist in giving freestanding signs an architectural character that is consistent with the principal building on the site.

The new 35-foot high Nissan sign (Sign A) will replace a taller 48-foot high sign, and will have the architectural pole covers required by Title 19.14.020(N). The two additional freestanding signs will be 24 feet in height, and do not have the structural covers required by Title 19.14. Four new directional signs will be provided in the parking area of the Nissan dealership, and will conform with the dimensional requirements for directional signs. The wall signage also conforms with Code requirements.

The two new freestanding signs for the BMW dealership conform with height and area requirements, but exceed the total number of signs permitted along the Decatur frontage given the existing signage that is already in place, and one of the signs should be removed. The sign proposed for the Sahara/Decatur intersection (identified as CPO) will require architectural pole covers as specified in Title 19.14.020(N). The P3 and P6 signs would also technically require the pole covers as they do not meet the 20% width requirement, but the minimal clearance between the bottom of the sign panels and the ground suggest a solid appearance and are substantially in conformance with the requirement. No additional directional signs are proposed for the property; the existing wall signage is in conformance with code requirements.

NOTICES MAILED 37

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-4622 APN: 163-01-801-003

Name of Property Owner: Biegger John K % Sahara Datsun Inc

Name of Applicant: Auto Nation

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: JK Biegger

Print Name: JOHN K. BIEGGER

Subscribed and sworn before me

This 3 day of NOV ,20 03

Barbara Asken

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
BARBARA ASKEN
My Appointment Expires
August 30, 200

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-4622** APN: **163-01-801-003 & 004**

Name of Property Owner: **J R J Properties**

Name of Applicant: **Auto Nation**

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: Bob McDonald

Print Name: **Bob McDonald**

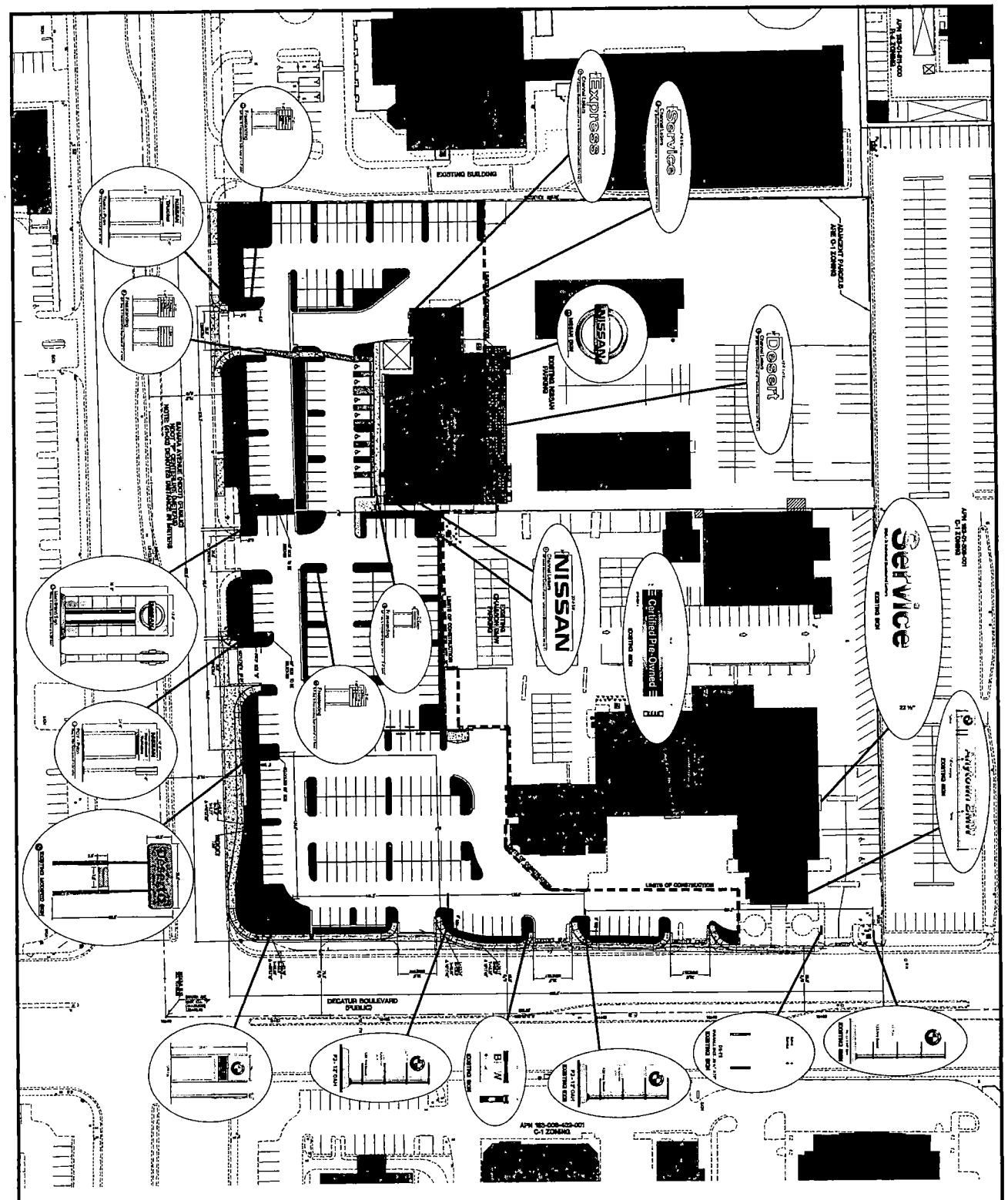
Subscribed and sworn before me

This 11th day of May ,20 04

Jill M Foster

Notary Public in and for said County and State

JILL M. FOSTER
Notary Public State of Nevada
No. 99-53804-1
My appt. exp. Sept. 18, 2007



MSP-4622
7-22-04 PC

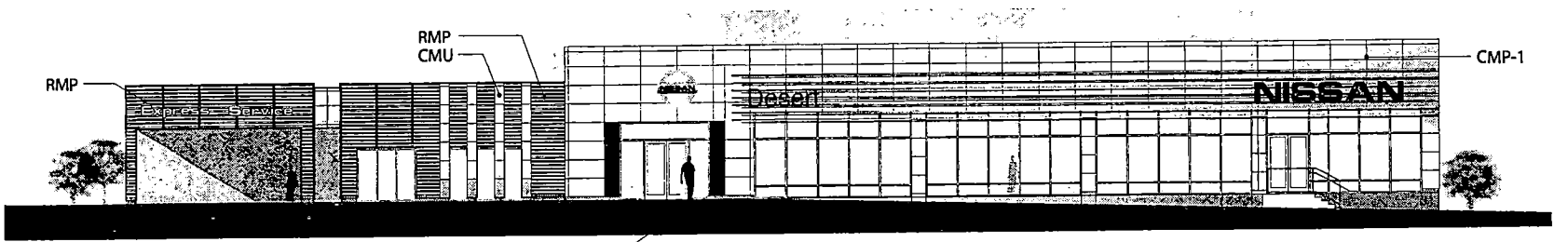
BENCHMARK

BASIS OF BEARINGS

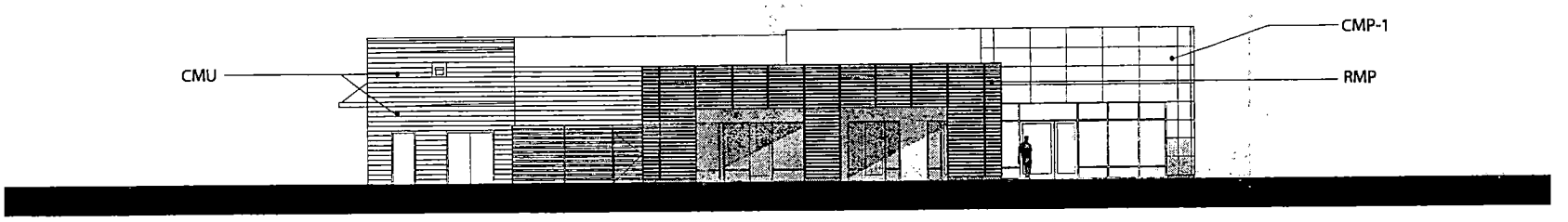
DRAWN BY: J. JOHNSON	5/06/04	SIGNAGE PLAN	AutoNation
DESIGNED BY: J. JOHNSON	5/06/04		
CHECKED BY: S. BUSKEVICUS	5/06/04	AUTONATION DESERT NISSAN / BMW	Carter Burgess
PROJECT NO: 240655	SCALE: 1" = 40' HORIZ. N/A VERT.		6655 Bermuda Road Las Vegas, NV 89119 Consultants in Planning, Engineering, Construction Management, and Related Services (702) 938-5400 Fax (702) 938-5454

SHEET 1 OF 1 SHEETS
DRAWING NO.

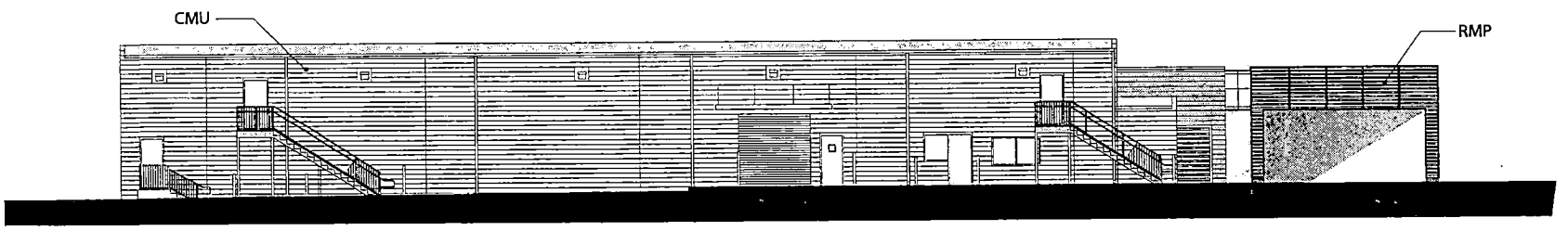
REV	DATE	BY	REVISION
	04.23.04		DD SET



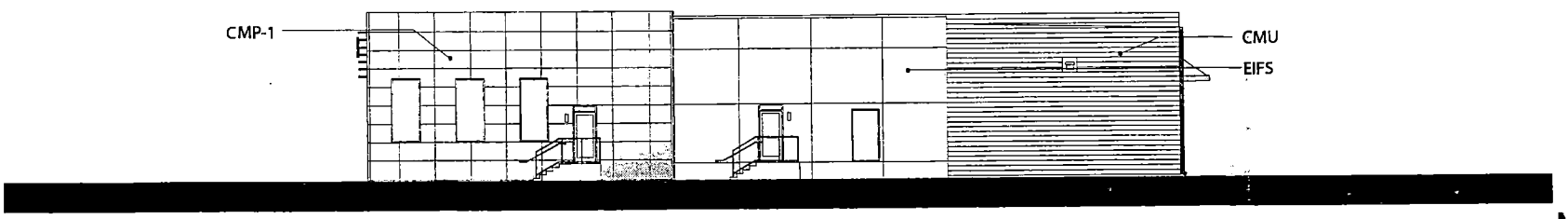
South Elevation



West Elevation



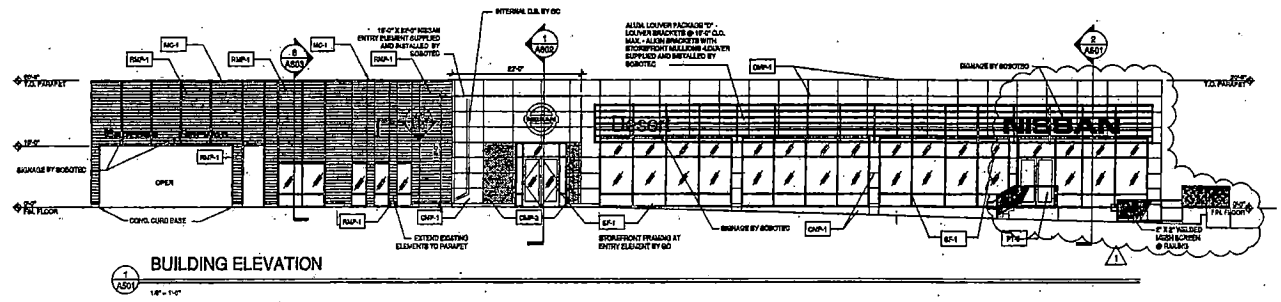
North Elevation



East Elevation

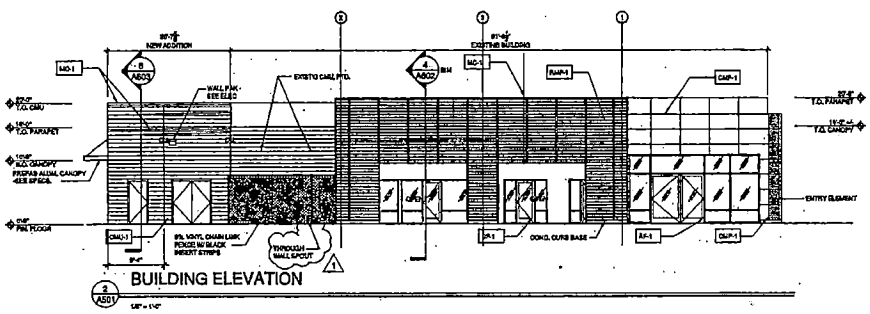
0 5ft 10ft 15ft 25ft

Desert Nissan MSP-462
Owner- AutoNation 7-22-04 F
Architect- praxis[3]



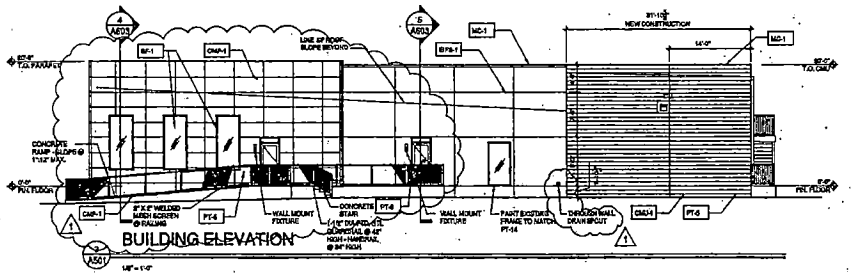
1 A501 BUILDING ELEVATION

1/8" = 1'-0"



2 A501 BUILDING ELEVATION

1/8" = 1'-0"



BUILDING ELEVATION

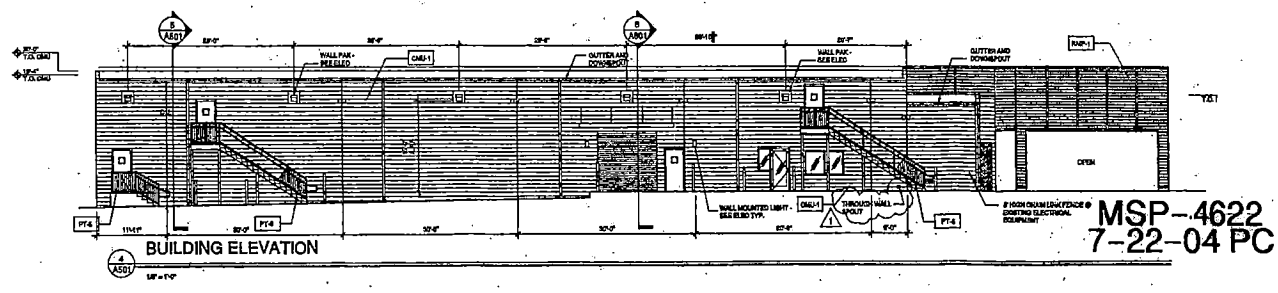
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	REMARKS
CMP-1	COMPOSITE METAL PANELS	ALUCOBOND OR EQUAL SEE SPECS	REYNOBOND BRIGHT SILVER METALLIC	BRIGHT SILVER METALLIC	SUBMIT SAMPLES FOR APPROVAL
CMP-2	COMPOSITE METAL PANELS	ALUCOBOND OR EQUAL SEE SPECS	RED TO MATCH NISSAN RED (PANTONE 032)	RED	SUBMIT SAMPLES FOR APPROVAL
MC-1	ALUMINUM COPING	SEE SPECS	SEE SPECS	COLOR TO MATCH ADJACENT MATERIAL	SUBMIT SAMPLES FOR APPROVAL MATCH EIFS-1, ARP-1
RAP-1	RIBBED METAL PANEL	CENTRIA	#2627 XL 22 GAUGE	COLOR TO MATCH PT-14	
CMU-1	SMOOTH FACE CMU			PAINT PT-6 2131-40 SILVER HALF-DOLLAR	NEW CMU CONSTRUCTION
EIFS-1	EIFS	STO	STOLIT	2131-40 SILVER HALF-DOLLAR	FEEBLE FINISH
PT-6	PAINT	BENJAMIN MOORE	BASED ON SUBSTRATE	2131-40 SILVER HALF-DOLLAR	EXISTING CMU
PT-6	PAINT	BENJAMIN MOORE	GLOSS	2131-40 SILVER HALF-DOLLAR	EXTERIOR METAL DOORS, FRAMES RAILINGS, STAIRS, ETC.
PT-13	PAINT	BENJAMIN MOORE	HIGH GLOSS	WHITE	STEEL BOLLARDS
PT-14	PAINT	BENJAMIN MOORE	SEE SPECS	BRIGHT SILVER METALLIC	EXISTING STOREFRONT TO MATCH CMP
SEAL-1	SEALANT AT STOREFRONT TO EIFS/CMU & CMP	DOW CORNING 795	SEE SPECS	GRAY	SUBMIT SAMPLES FOR APPROVAL
SF-1	ALUMINUM STOREFRONT	SEE SPECS	SEE SPECS	CLEAR ANODIZED	SEE FRAME ELEVATIONS
GL-1	GLAZING	APOG GLASS	6 mm COMFORT E2-62 (1)	CLEAR	SEE FRAME ELEVATIONS

SIGN LEGEND

GRAPHIC	COMMENTS	SQFT
	"DESERT" Dealer Name Individual channel letters. The Illumination is carried out using white L.E.D.s. The letter faces are white pigmented acrylic. The letter returns and jewelite trim are matte anodized finish. The letter backs are aluminum. Tread to upper and lower race - Aluminum Sealants Medium Extruded. Individual channel letters are (based on capital letter height): 60"H (5'-0") Tall. Attach letters to vertical louver supports as required. Keep exposed hardware brackets to a minimum. Align bottom of Dealer Name letters to bottom of Nissan Wordmark letters along the North Elevation.	39 sq ft
	"OCEAN" Wordmark Individual channel letters. The Illumination is carried out using red L.E.D.s. The letter faces are red acrylic to match PANTONE 032. The 8-1/2 deep letter returns and jewelite trim are an anodized silver. The letter backs are to be aluminum. Individual channel letters are (based on capital letter height): 96" H x 16'-9" W x (5-1/2" Th). Attach letters to vertical louver supports as required. Keep exposed hardware brackets to a minimum. Align bottom of Dealer Name letters to bottom of Nissan Wordmark letters along the North Elevation.	40 sq ft
	"EXPRESS" and "SERVICE" Individual channel letters. The Illumination is carried out using white L.E.D.s. The letter faces are white pigmented acrylic. The letter returns and jewelite trim are matte anodized finish. The letter backs are aluminum. Individual channel letters are (based on capital letter height): 18" H x approx. 7'-9".	18 sqft ea.
	NISSAN Brand Symbol Manufactured of optical quality grade polycarbonate. The multi-dimensional Brand Symbol is finished with translucent over-ink matching process. There is a flat back panel, white acrylic that is screened with a black dot matrix pattern. This panel provides a three-dimensional appearance when the Brand Symbol is illuminated. The Nissan letters in the Brand Symbol are also cut and decorated flat surface with black 3-M film. Badge width and height are not equal. Badge size (if restricted by width) is 70". Brand Symbol is horizontally centered over the doorway and on the Composite Metal Panels.	37 sq ft
	"DESERT" Dealer Name Individual letters. Letter size (based on capital letter height) 9" H.	-
TOTAL SQFT		135 sq ft



4 A501 BUILDING ELEVATION

1/8" = 1'-0"

MSP-.4622
7-22-04 PC

yelos
san-martin
architect

1776 Peachtree St. NE
Suite 320 South
Atlanta, GA 30309

404-875-4500 tel
404-876-6084 fax

www.praxis3.com

Rev	Date	Description
	12.11.08	Pre-Review Set
	01.23.04	Permit Set
	02.05.04	DSR Consolidation
	04.21.04	Bid Set w/ Addendum #1

Client:

AutoNation, Inc

110 S.E. Sixth Street
Suite 1700
Fort Lauderdale, FL 33301
954-764-8040
954-769-6941 fax

Project:

Desert Nissan

5050 W. Sahara Avenue
Las Vegas, Nevada 89146

Date: 12/1/08
Project No: 0313
Drawn By: bpde
Checked By: MS
Checked By: TH/CJ

Sheet Title:

Building Elevations

Sheet Number:

A501

MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER
5050 WEST SAHARA AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/2/04

MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER
5050 WEST SAHARA AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/2/04

MSP-4622 - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER
5050 WEST SAHARA AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 72

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:
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).

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 DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting – Letters supporting proposed project – Daniel and Elaine Callahan, Clarence Hoffman, Daniel Hannum and David Moline

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

This is final action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, indicated that the hardship appears to be self-created by adding too large an addition, encroaching into the backyard. Given the lack of evidence of unique or extreme hardship, staff recommended denial.

MINUTES – Continued:

STEPHEN McARTHUR, 1500 Sedro Street, denied the hardships were self-induced. He submitted four notarized letters of support for the addition from his neighbors. He stated that he hired a licensed contractor who disappeared without completing the job. The inspector discovered the foundation encroached into the rear setbacks. Construction was stopped while he filed this application.

COMMISSIONER STEINMAN visited the site and examined the records. The City approved the foundation, rough electrical and plumbing as well as part of the roofing before discovering the encroachment. That is not a self-induced hardship. The property owner placed his trust in a licensed contractor and trusted the City's inspections.

No one appeared in opposition.

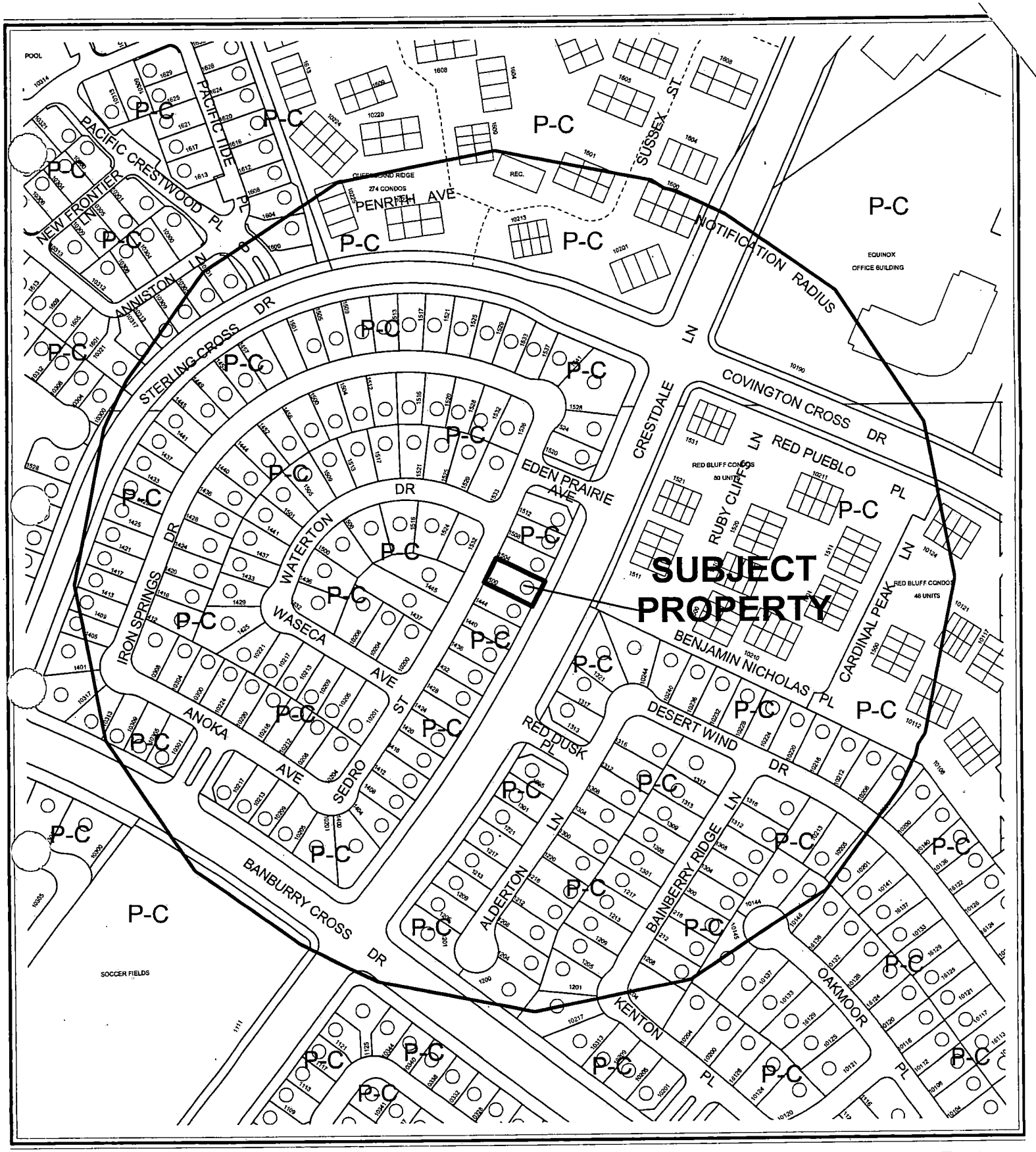
CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:34 – 11:39)

CONDITIONS:

Planning and Development

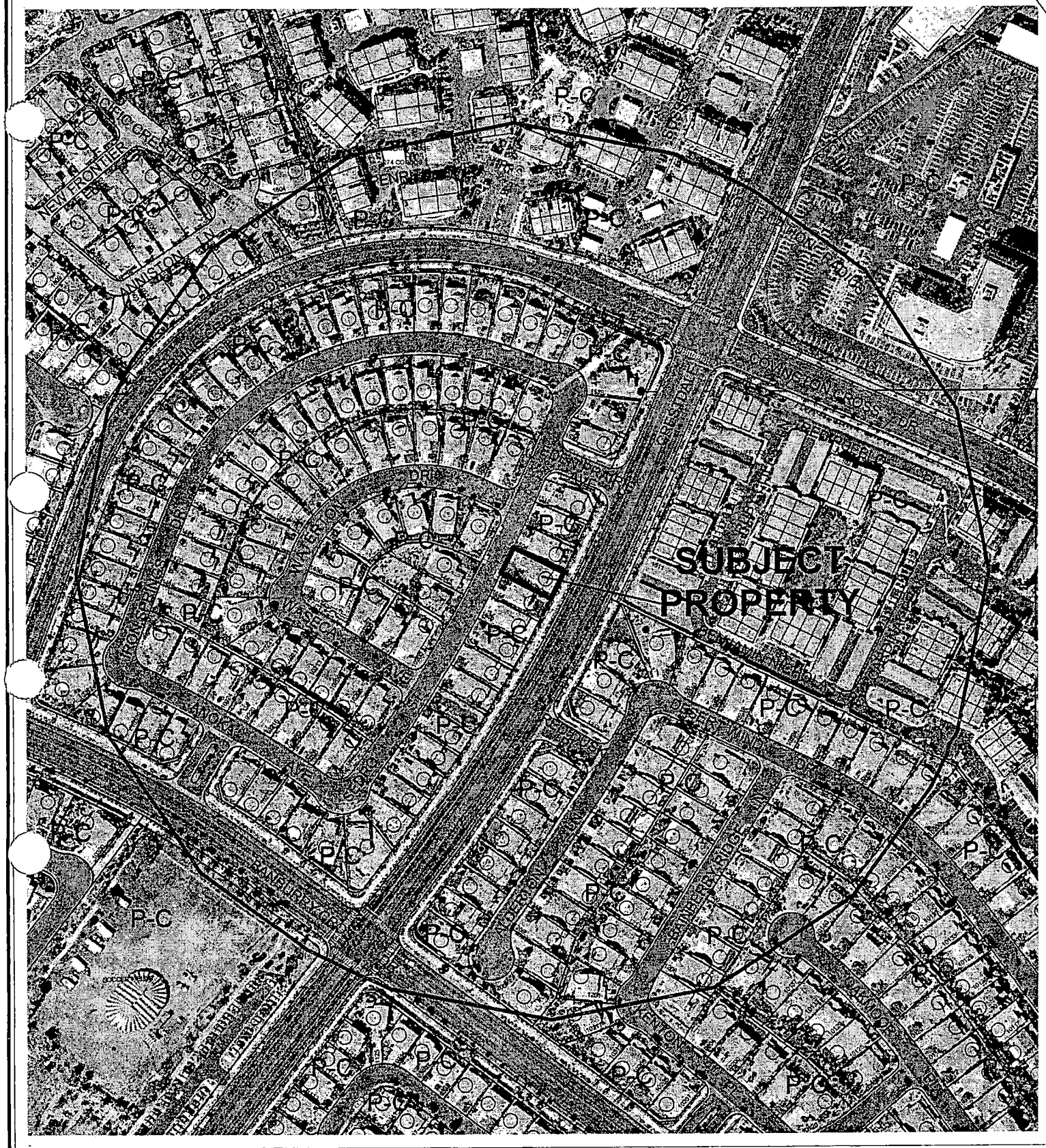
1. This Major Deviation shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: **SCD-4624**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



CASE: **SCD-4624**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MAJOR DEVIATION - SCD-4624 – APPLICANT/OWNER: STEPHEN AND PATRICIA Mc ARTHUR

** CONDITIONS **

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

Planning and Development

1. This Major Deviation shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Major Deviation from the Summerlin Development Standards to allow an addition to an existing single family residence to be 10 from the rear property line where 15 feet is the minimum rear-yard setback required at 1500 Sedro Street.

B) Applicant's Justification

The applicant's justification letter indicates their contractor obtained a building permit for the addition that was approved with a 15-foot rear setback. When the slab was poured, it was located 10 feet from the rear property line. Upon inspection of the framing, the Building Inspector stopped work on the addition because it did not meet the required setback. There is no justification given to support the Major Deviation request.

BACKGROUND INFORMATION

A) Previous Actions

06/03/87 The City Council approved a Rezoning (Z-44-87) to P-C (Planned Community) on this site as part of a larger request. The Planning Commission and staff recommended approval on May 26, 1987.

B) Pre-Application Meeting

05/18/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Major Deviation.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.11

B) Existing Land Use

Subject Property:	Single Family Residence
North:	Single Family Residence
South:	Single Family Residence
East:	Single Family Residence and Condominiums
West:	Single Family Residence

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	P-C (Planned Community)/SF3 (Single Family Detached)
North:	P-C (Planned Community)/ SF3 (Single Family Detached)
South:	P-C (Planned Community)/ SF3 (Single Family Detached)
East:	P-C (Planned Community)/ SF3 (Single Family Detached) and MF2 (Medium Density Multi-Family)
West:	P-C (Planned Community)/ SF3 (Single Family Detached)

E) General Plan Compliance

The subject site is designated ML (Medium Low Density Residential) on the Southwest Sector Plan Map of the General Plan. The existing P-C (Planned Community) Zoning District and SF3 (Single Family Detached) designation are in conformance with ML (Medium Low Density Residential) General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Summerlin	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 within the Summerlin Master Plan area and is designated as SF3 (Single Family Detached).

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	N/A	5,023 Square Feet	Y
Min. Lot Width	N/A	49.61 Feet	Y
Min. Setbacks			
• Front	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	N/A		
• Rear	15 Feet	10 Feet	N
Max. Building Height	2 Stories / 36 Feet	1 Story / 15 Feet	Y

The submitted plans show an addition 10 feet from the rear property line where 15 feet is the minimum setback required. The applicant has submitted this Major Deviation request in order to allow the addition to encroach into the required setback.

B) General Analysis and Discussion

The submitted plans indicate the applicant is proposing to construct an addition on the rear of the existing single-family residence. The addition will match the existing dwelling with regards to the exterior building material and aesthetics.

A building permit was issued for the addition with a 15-foot rear setback. When the slab was poured, it was located 10 feet from the rear property line. Upon inspection of the framing, the Building Inspector stopped work on the addition because it did not meet the required setback. The applicant opted to submit this Major Deviation request to allow the addition to encroach into the required setback.

FINDINGS

The Summerlin Development Standards require Major Deviations to be reviewed under the same process and criteria as a Variance. 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 (which also applies to this request) 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, in that the applicant has created a self-imposed hardship by proposing an addition to the existing single family dwelling that is too large for the property. Alternative layout of the addition would allow conformance to the Summerlin Development Standards requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Major Deviations.

NOTICES MAILED 306

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SCD-4264 APN: 137-25-516-033

Name of Property Owner: STEPHEN MCARTHUR

Name of Applicant: STEPHEN MCARTHUR

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: STEVE MCARTHUR

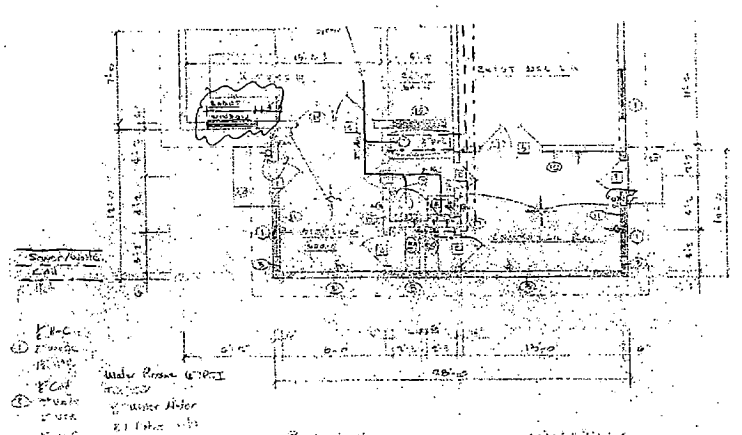
Subscribed and sworn before me

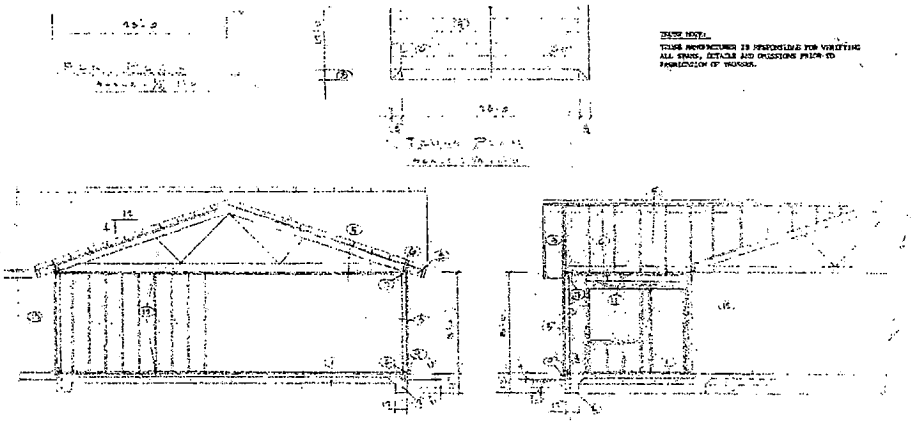
This 7th day of June, 2004

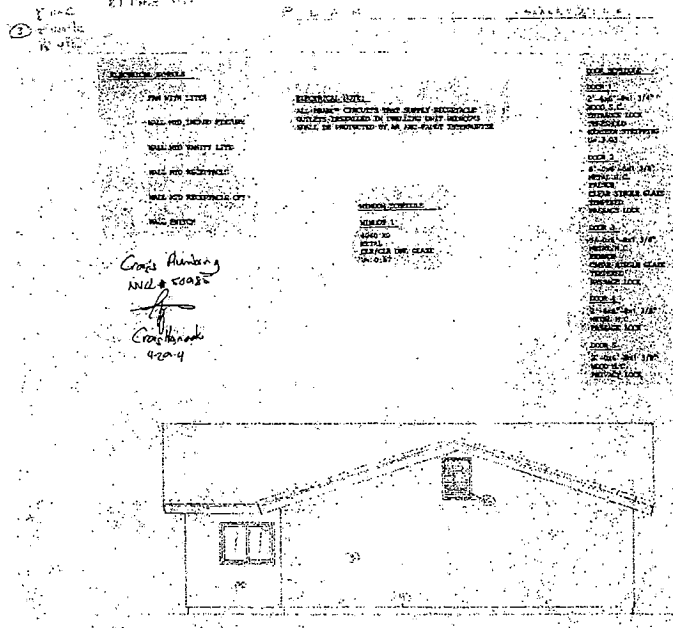
[signature]

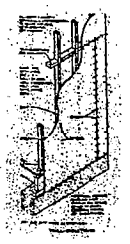
Notary Public in and for said County and State

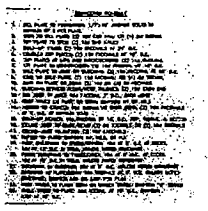
SAMANTHA Q. MILLER
Notary Public State of Nevada
No. 03-84248-1
My appt. exp. Sept. 25, 2007

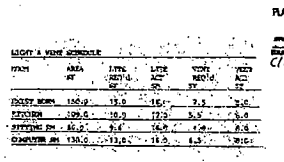


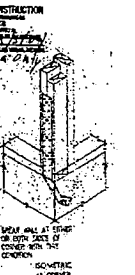


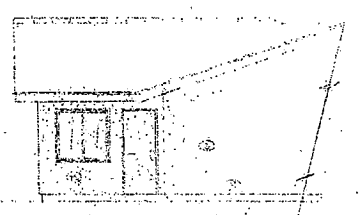












PLANS APPROVED-CONSTRUCTION

Clouded Area Only

JOB. M.305-04

CLARK CONSTRUCTION

SCD-4624
7-22-04 PC

To Whom It May Concern:

In regards to the remodeling project at 1500 Sedro St., we, the undersigned, do not feel that this project will adversely affect the neighborhood.

Elaine Callahan
Daniel Callahan
Signature

Elaine Callahan
Daniel Callahan
Print

1568 Sedro St
Las Vegas, NV 89144
Address

7/2/04
Date

State of Nevada
County of Clark
This instrument was acknowledged before me on 2 July 04 by
_____ as attorney
in fact for Elaine Callahan & Daniel Callahan

Carmen Y Meredith
(Signature of notarial officer)

CARMEN Y. MEREDITH
Notary Public State of Nevada
No. 00-64192-1
My appt. exp. Feb. 21, 2008

Submitted at Planning Commission

Date 07-22-04 Item. # 72

To Whom It May Concern:

In regards to the remodeling project at 1500 Sedro St., we, the undersigned, do not feel that this project will adversely affect the neighborhood.

Clarence Hoffman
Signature

Clarence A Hoffman
Print

1504 SEDRO STREET
LAS VEGAS.
NV. 89144-6812
Address

7-8-04
Date

I Garcia

ISABEL V. GARCIA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-84089-1
MY APPT. EXPIRES JULY 15, 2007

To Whom It May Concern:

In regards to the remodeling project at 1500 Sedro St., we, the undersigned, do not feel that this project will adversely affect the neighborhood.

Signature

DANIEL HANNUM
Print

1444 SEDRO ST.
LAS VEGAS, NV 89144

7/16/04
Date

Address

CARMEN Y. MEREDITH
Notary Public State of Nevada
No. 00-64192-1
My appt. exp. Feb. 21, 2008

State of Nevada
County of Clark
This instrument was acknowledged before me on 16 July 04 by
as attorney
in fact for Daniel H. Hannum
(Signature of notarial officer)

To Whom It May Concern:

In regards to the remodeling project at 1500 Sedro St., we, the undersigned, do not feel that this project will adversely affect the neighborhood.

Signature	Print
	DAVID MOLINE

Address	Date
1532 WATERTON DR. LAS VEGAS, NV 89144	7-20-04

Dana Suddeth

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANA SUDDETH
Appt. No. 03-65764-1
My Appt. Expires Dec. 15, 2007

City of Las Vegas

Agenda Item No.: 73

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 – 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).

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:
STEINMAN – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that the proposed development meets the minimum code requirements of Title 19. The use is harmonious with the existing uses.

TOM MOSS, 9960 W. Cheyenne, Suite 210, appeared on behalf of the applicant and concurred with staff's recommendations.

MINUTES -- Continued:

(6:47 – 6:49)
1-1410

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. The trash enclosure shall be relocated a minimum of 50 feet the adjacent residential development and be enclosed and roofed as required by the Commercial Development Standards.

3. All signage shall conform to Master Sign Plan MSP-2019.

4. Conformance to the Conditions of Approval for Rezoning Z-95-98 and the Conquistador Plaza commercial subdivision.

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

6. All development shall be in conformance with the submitted plans except as amended by the recommended conditions.

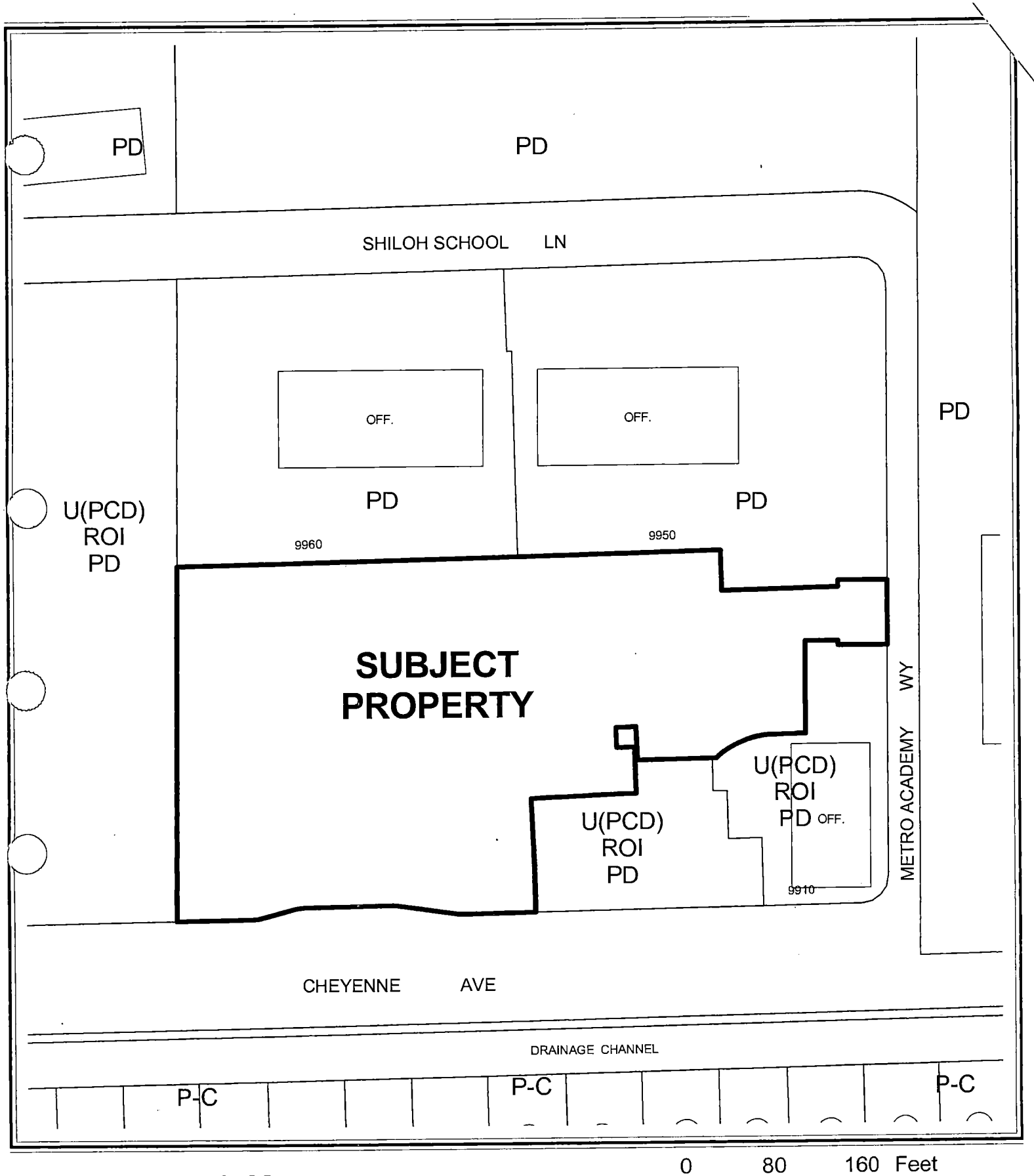
Public Works

7. 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 the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-95-98, the Conquistador Plaza commercial subdivision and all subsequent site-related actions.

CONDITIONS – Continued:

9. 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.

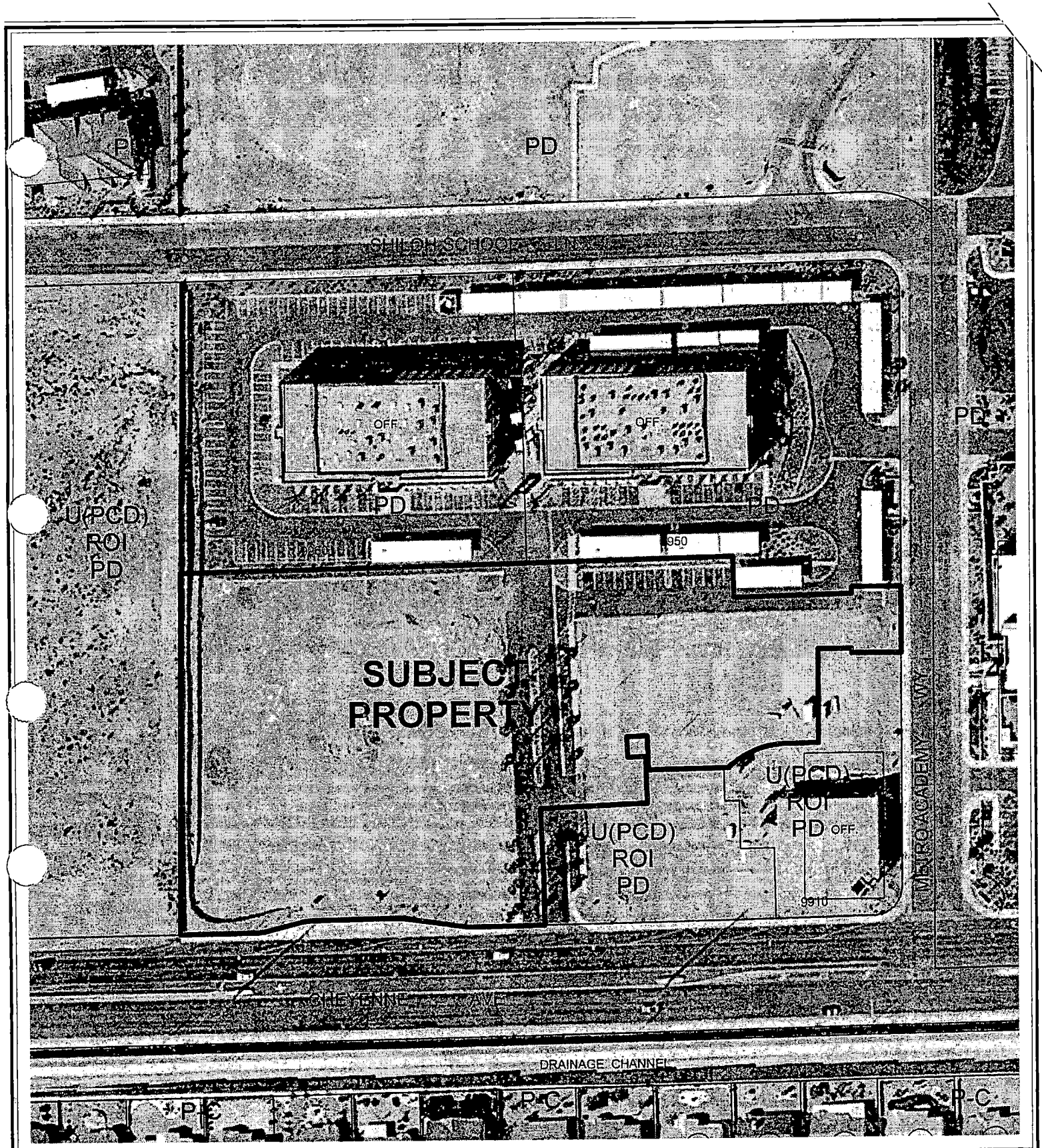


CASE: **SDR-4598**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVLOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N



0 80 160 Feet

CASE: **SDR-4598**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVLOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO 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 – NON-PUBLIC HEARING - SDR-4598 - APPLICANT/OWNER: CONQUISTADOR PLAZA, 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. The trash enclosure shall be relocated a minimum of 50 feet the adjacent residential development and be enclosed and roofed as required by the Commercial Development Standards.

3. All signage shall conform to Master Sign Plan MSP-2019.

4. Conformance to the Conditions of Approval for Rezoning Z-95-98 and the Conquistador Plaza commercial subdivision.

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

6. All development shall be in conformance with the submitted plans except as amended by the recommended conditions.

Public Works

7. 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 the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-95-98, the Conquistador Plaza commercial subdivision and all subsequent site-related actions.

9. 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.

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a proposed 22,231 square foot office building adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way.

B) Applicant's Justification

The applicant's justification letter indicates the proposed office building is located in a larger development that has been partially developed.

BACKGROUND INFORMATION

A) Previous Actions

03/08/99 The City Council approved a Rezoning (Z-95-98) to PD (Planned Development) on this site as part of a larger request. The Planning Commission and staff recommended approval on February 11, 1999.

09/19/01 The City Council approved a Site Development Plan Review [Z-0095-98(5)] for a proposed 65,700 square-foot office complex on a portion of the overall site. The Planning Commission and staff recommended approval on August 23, 2001.

06/12/03 The Planning Commission approved a Site Development Plan Review (SDR-2294) and a reduction in the amount of required perimeter landscaping for a 7,032 square-foot single-story office building on a portion of the overall site. The Planning and Development Department recommendation was for approval.

08/20/03 The City Council approved a Master Sign Plan (MSP-2019) for the overall Conquistador Plaza development. The Planning Commission and staff recommended approval on July 24, 2003

09/17/03 The City Council approved a Site Development Plan Review (SDR-2477) for a 6,000 square foot dental office on a portion of the overall site. The Planning Commission and staff recommended approval on August 14, 2003.

MP

B) Pre-Application Meeting

05/26/04 A pre-application meeting was conducted and the applicant was advised of the requirements for a Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.57

B) Existing Land Use

Subject Property:	Undeveloped
North:	Office Building
South:	Single Family Residences
East:	Las Vegas Metropolitan Police Department Facility
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	ML (Medium Density Residential)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	P-C (Planned Community)
East:	PD (Planned Development)
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Sector Plan Map of the General Plan. The existing PD (Planned Development) Zoning District is in conformance with PCD (Planned Community Development) General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain	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 within the Lone Mountain Master Plan area and is designated as NC (Neighborhood Commercial). The proposed office building is allowed in this land use designation.

PROJECT DESCRIPTION

The submitted plans depict a single 22,231 square foot office building located at the southwest corner of the Conquistador Plaza development. Access is provided via a shared driveway from Cheyenne Avenue with parking located to the north, east and west of the proposed building. Landscaping is provided along Cheyenne Avenue, the west property line and throughout the parking area. The building elevations depict concrete masonry block, painted stucco, painted siding, black granite tile and metal awing exteriors materials.

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
Max. Lot Coverage	30 % (Overall)	24.9 % (Overall)	Y
Max. Building Height	None	1 Story / 17 Feet	Y
Trash Enclosure	Must be enclosed and roofed	Enclosed – no roof shown	N
Mech. Equipment	Must be screened	Shown screened	Y

There are no minimum requirements with regards to setbacks and building heights in the Lone Mountain Master Plan. All other commercial development standards apply to this site. The plans indicate the proposed trash enclosure is located approximately 20 feet from the adjacent residential development. A condition has been added requiring the trash enclosure to be relocated a minimum 50 feet from residentially zoned or developed property in order to meet the standards. Additionally, the plans do not clearly depict the trash enclosure will be screened and roofed as required. The added condition also addresses this requirement.

A2) Residential Adjacency Standards

There is a single family residential development approved on the property to the northwest of this request. At an overall height of 17 feet, a 51-foot setback is required to meet the 3 to 1 slope required by the standards. The proposed building is located 90 feet from the residential property and therefore meets the Residential Adjacency Standards.

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, other than listed	22,231 SF.	1 Space / 300 Square Feet GFA	75	3	104	5

The proposed office building requires a total of 75 parking spaces, 3 of which must be handicap accessible. The submitted plans depict 104 parking spaces will be provided with development of this site, 5 of which are handicap accessible. With the addition of this office building to the overall site a total of 395 spaces are required, with 477 being provided. Therefore, this development meets the minimum parking requirements.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Tree/6 Spaces	18 Trees	19 Trees
Buffer: • Min. Trees	1 Trees/20 Linear Feet along Cheyenne Avenue – 1 Tree/30 Linear Feet Along West Property Line	19 Trees	19 Trees
• Min. Zone Width	15 Feet along Cheyenne Avenue – 8 Feet Along West Property Line		15 Feet & 8 Feet

The proposed landscape plan meets the minimum requirements of the Code.

A5) Sign Standards

A Master Sign Plan was approved by City Council for the overall development. A condition has been added requiring this development to conform to the approved Master Sign Plan MSP-2019.

B) General Analysis and Discussion

- Zoning

This site is located within the Lone Mountain Master Plan area and is designated as NC (Neighborhood Commercial). The proposed office building is allowed in this land use designation.

- Site Plan

The proposed development meets the minimum code requirements and proposes a use that can be conducted in a manner that is harmonious and compatible with the surrounding land uses. However, the trash enclosure must be relocated in order to meet the required 50 foot setback from the adjacent residential property.

- Landscape Plan

The proposed landscape plan meets the minimum requirements of the code.

- Elevation

The proposed elevations are appropriate for the proposed use and are compatible with other buildings in the existing commercial center.

- Floor Plan

The submitted floor plans depict a layout that meets the requirements for the proposed office uses.

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 can be conducted in a manner that is harmonious and compatible with the surrounding 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 restaurants are in conformance with the standards set forth in Title 19 for commercial developments.

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

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

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

   The proposed elevations and landscape materials are appropriate for the proposed development.

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

   The proposed elevations are appropriate for the proposed use and present a building that will be compatible with the surrounding development.

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

   The proposed office building will be subject to City inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4598 APN: 138-07-411-011

Name of Property Owner: Conquistador Plaza, LLC

Name of Applicant: Conquistador Plaza, 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 xx 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: MARK A. SCHNIPPER

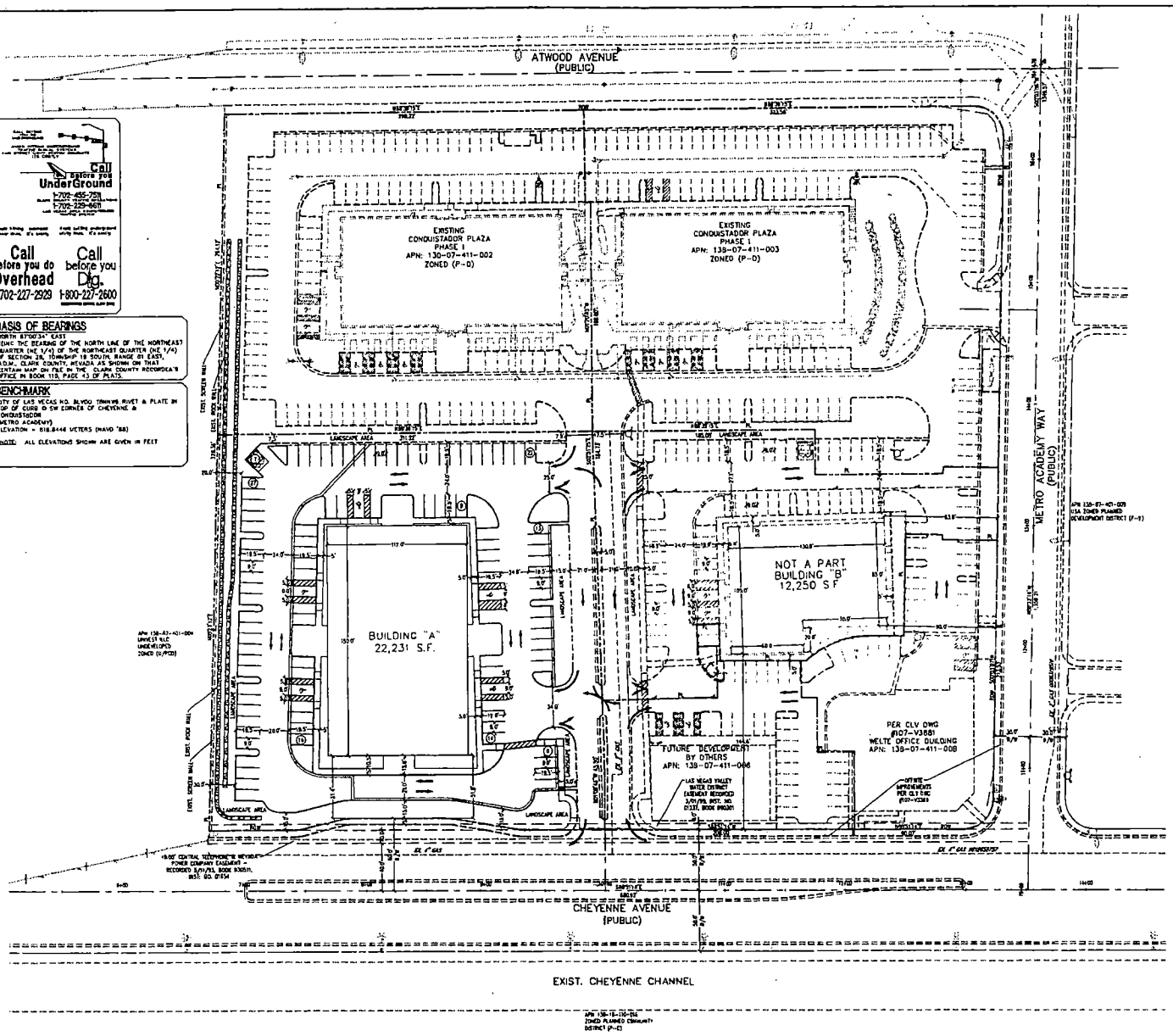
Subscribed and sworn before me

This 17th day of May, 2004

[signature]

Notary Public in and for said County and State

JOANNE BEITZ
Notary Public State of Nevada
No. 03-85397-1
My appt. exp. Oct. 22, 2007



Call before you Dig UnderGround
1-702-455-7211
1-702-229-6611

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

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

BASIS OF BEARINGS

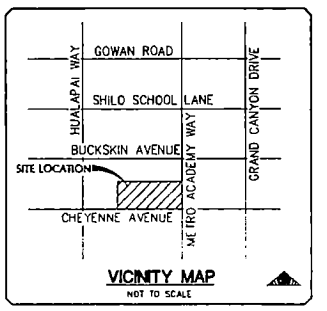
NORTH 87°00'34" EAST
BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 113, PAGE 43 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS N.G. BLVD. TRIANGLE RIVET & PLATE IN TOP OF CURB @ SW CORNER OF CHEYENNE & CONQUISTADOR
(METRO ACADEMY)
ELEVATION = 818.8446 METERS (NAVD '88)

NOTE: ALL ELEVATIONS SHOWN ARE GIVEN IN FEET

(IN FEET)
1 inch = 40 ft.



VICINITY MAP
NOT TO SCALE

OVER ALL SITE DATA:

APN: 138-07-411-002-003-011-012-013

AREA	10.50 ACRES (GROSS)
EXISTING ZONING	P-D
NUMBER OF UNITS	6
LOT COVERAGE	24.9% (GROSS)

BUILDING "A" SITE DATA:

APN: 138-07-411-011

AREA	2.9 ACRES (GROSS)
EXISTING ZONING	P-D
NUMBER OF UNITS	1
OPEN SPACE PROVIDED	23,136 S.F.

BUILDING "A" PARKING CALCULATION

BUILDING "A"
22,231 S.F.
SPACES REQUIRED = 1 SPACE PER 300 S.F. = 74
SPACES PROVIDED = 98
HAND CAP SPACES PROVIDED = 2
TOTAL SPACES PROVIDED = 100

PARKING SPACE SIZE : 9' X 18'

OVER ALL SITE PARKING CALCULATION

ALL BUILDINGS 113,739 S.F.
SPACES REQUIRED = 1 SPACE PER 300 S.F. = 379
SPACES PROVIDED = 458
HAND CAP SPACES PROVIDED = 19
TOTAL SPACES PROVIDED = 477

PARKING SPACE SIZE : 9' X 18'

DEVELOPER / OWNER
APN #138-07-411-011
CONQUISTADOR PLAZA LLC
LAS VEGAS, NV. 89129

ENGINEER/SURVEYOR
STANTEC CONSULTING INC
7251 W. CHARLESTON BLVD.
LAS VEGAS, NV 89117
(702) 258-0115

SDR-4598
7-22-04 PC

Stantec Consulting, Inc.
7251 W. Charleston Blvd.
Las Vegas, Nevada, U.S.A.
89117
Tel. (702) 258-0115
Fax. (702) 258-4956
www.stantec.com
Stantec

DATE
BY
DESCRIPTION

The Contractor shall verify and be responsible for all dimensions. Do not scale drawing. Any errors or omissions shall be reported to Stantec without delay. All rights reserved. No part of this drawing may be reproduced or used in any form or by any means (graphic, electronic or mechanical, including photocopying, recording, taping or information storage and retrieval systems) without the written permission of Stantec Consulting Ltd.

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DESIGNED BY:
CHECKED BY:
JOB NO:
SCALE:

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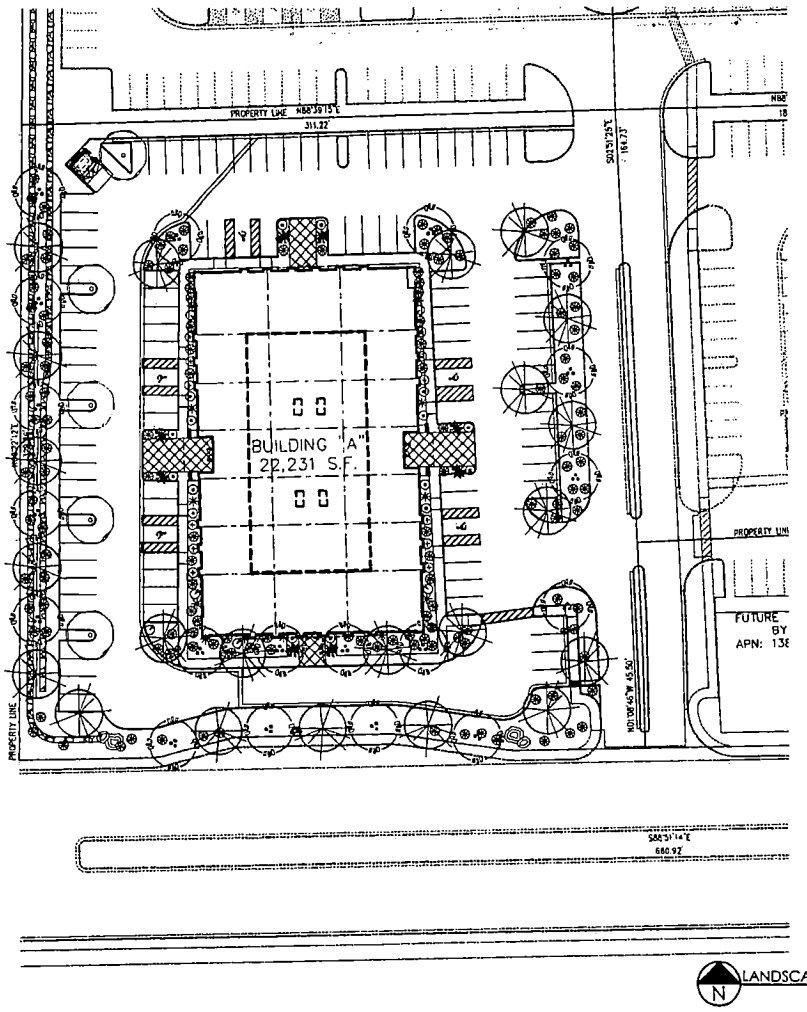
CONQUISTADOR PLAZA
PHASE II
SITE PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES A. LEGAND
No. 4037

SHEET
1
OF 3



SYMBOLS LEGEND

TREES	SIZE	QTY.
DAHLBERGIA SISSOO SISSOO TREE	24" BOX	6
CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX	8
PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	24" BOX	8
CHAMAEROPS HUMILIS MEDITERANEAN FAN PALM	24" BOX	2

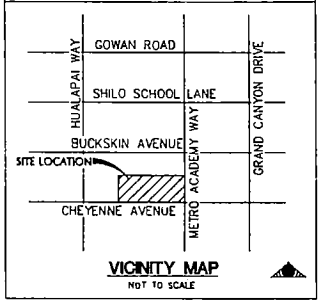
SHRUBS	SIZE	QTY.
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	5
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	7
LANTANA CAMARA BUSH LANTANA	5 GAL	51
BOUGAINVILLEA "LA JOLLA" BUSH BOUGAINVILLEA	5 GAL	15
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GAL	5
STRELITZIA NICOLI GIANT BIRD OF PARADISE	5 GAL	5

GROUNDCOVERS	SIZE	QTY.
LANTANA MONTEVIDENSIS GOLD/PURPLE TRAILING LANTANA	1 GAL	70
ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	0
FICUS PUMILA FIG VINE	1 GAL	2

DECOMPOSED GRANITE

SURFACE SELECT BOULDERS	LARGE	5
	MED.	5
	SMALL	5

NOTE:
ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC SYSTEM



VICINITY MAP
NOT TO SCALE

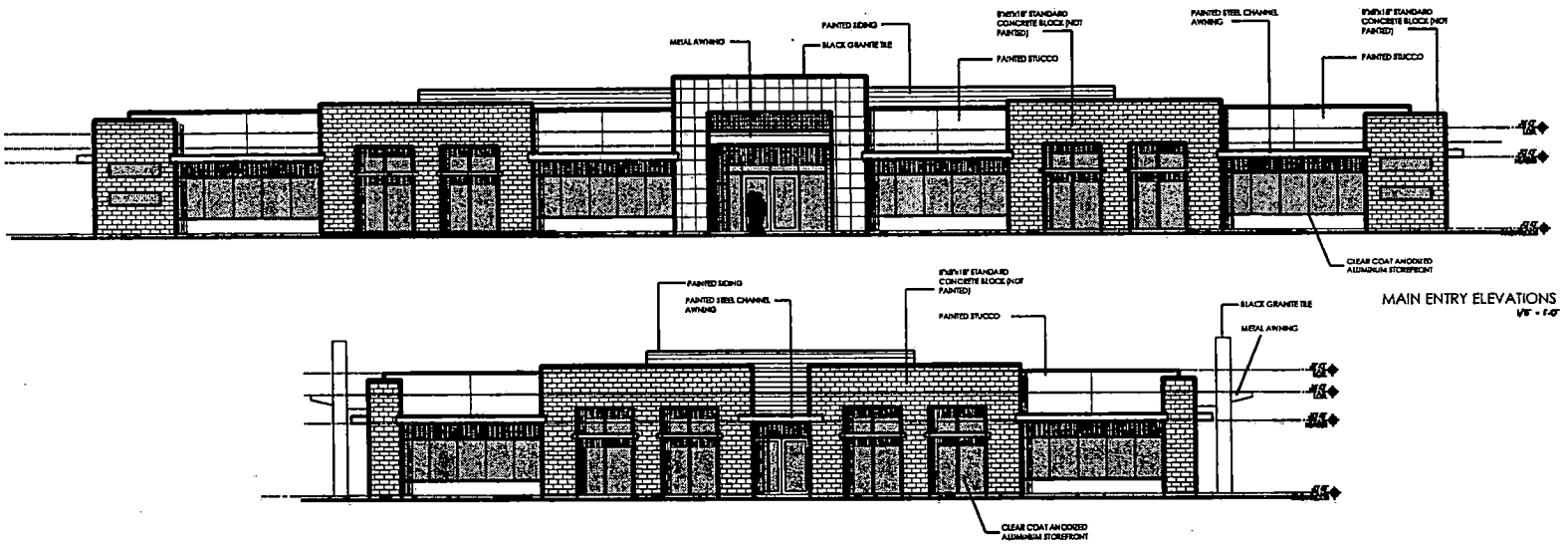
CONQUISTADOR PLAZA

DATE: 25 MAY 04

CONQUISTADOR PLAZA LLC
9960 W. Cheyenne Ave.
Suite 210
Las Vegas, Nevada 89129
702.304.1947

brent kleinman architect + planner
5133 north central avenue, suite 201
phoenix, arizona [illegible] 274-4501
fax:(602) 27[illegible]

SDR-4598
7-22-04 PC



MAIN ENTRY ELEVATIONS
1/8" = 1'-0"

SIDE ELEVATIONS
1/8" = 1'-0"

CONQUISTADOR PLAZA

DATE: 25 MAY 04

SDR-4598
7-22-04 PC

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9960 W. Cheyenne Ave.
Suite 210
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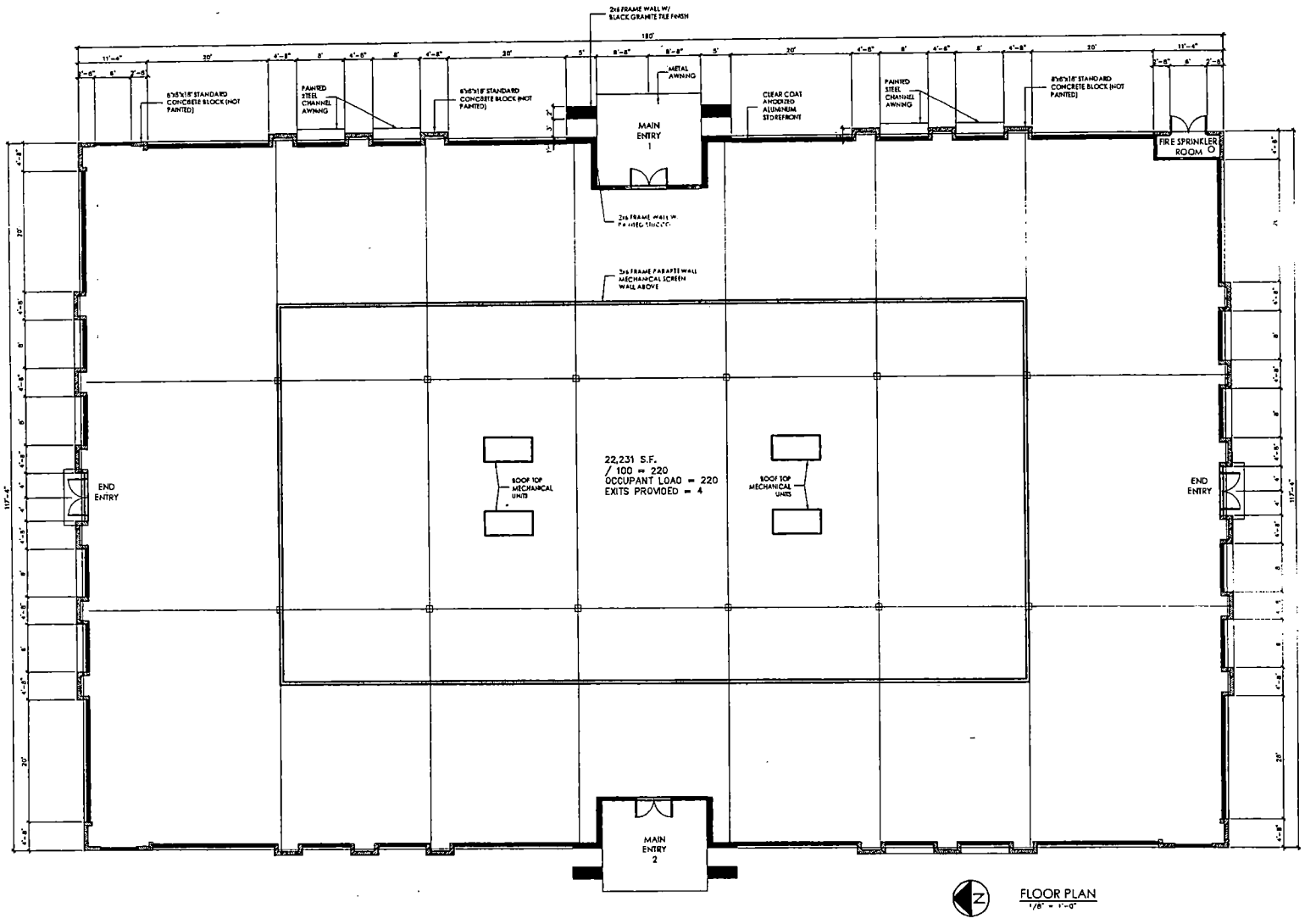
702.304.1947

brent kleinman architect & planner
5133 north central avenue, suite 227
phoenix, arizona 85012 (602) 224-1451
fax:(602) 274-9402



FLOOR PLAN
1/8" = 1'-0"

CONQUISTADOR PLAZA

DATE: 25 MAY 04

SDR-4598
7-22-04 PC

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brent kleinman
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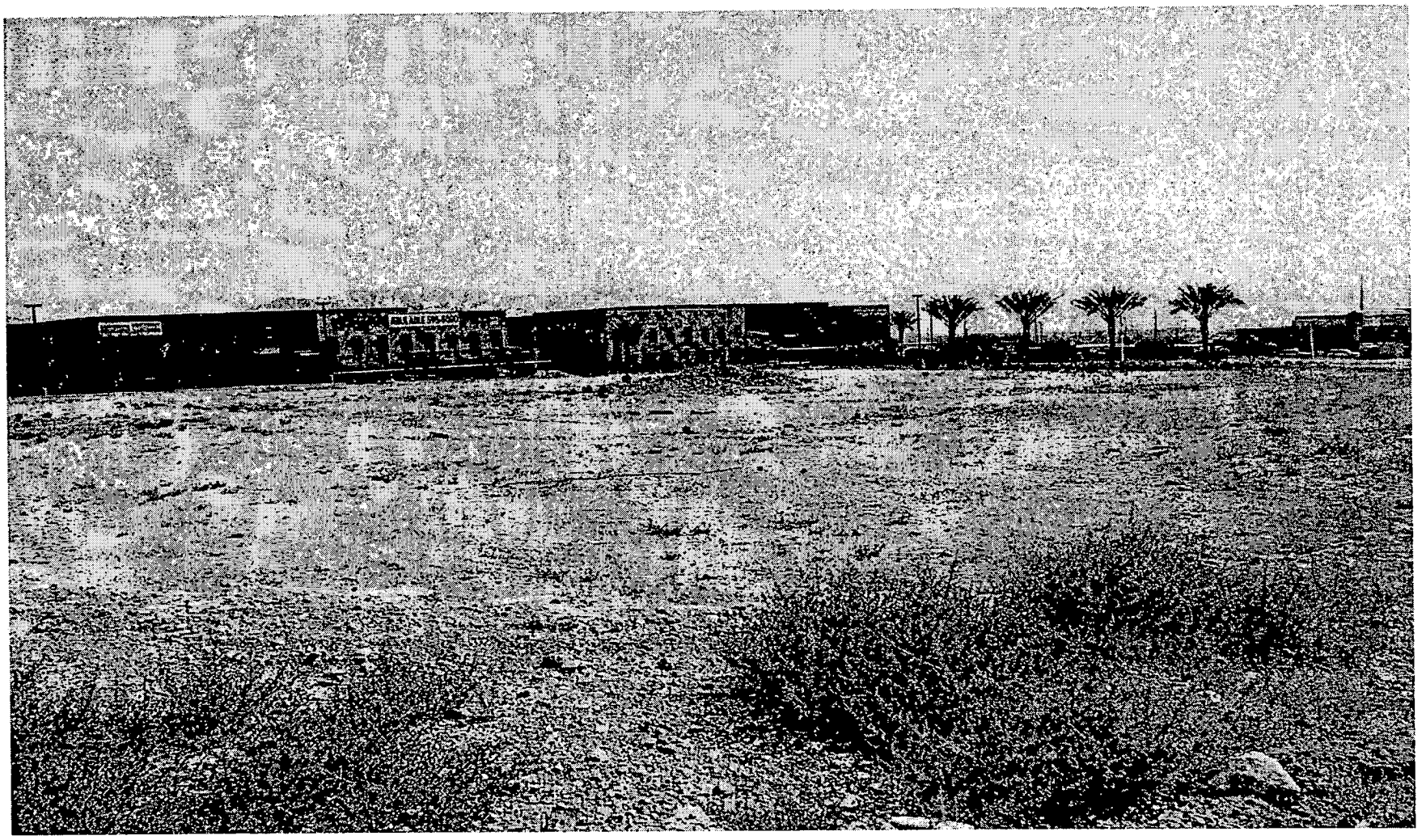
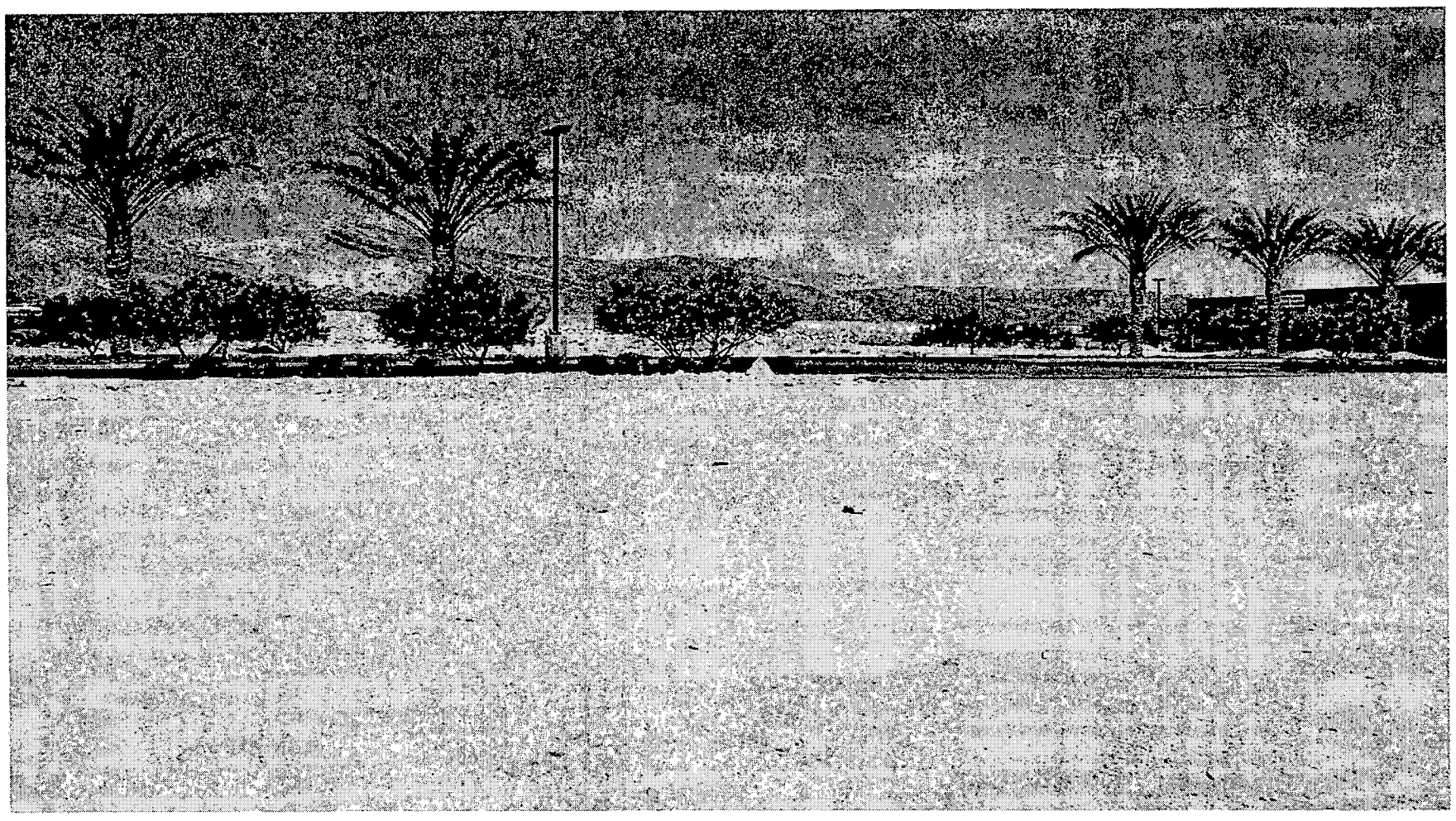


SDR-4598 - APPLICANT/OWNER: CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND METRO ACADEMY WAY
JULY 22, 2004 PLANNING COMMISSION

7/6/04



SDR-4598 - APPLICANT/OWNER: CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND METRO ACADEMY WAY
JULY 22, 2004 PLANNING COMMISSION

7/6/04

City of Las Vegas

Agenda Item No.: 74

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

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 recommendation NONE.

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

MOTION:
DAVENPORT – APPROVED – Motion carried with TRUESDELL abstaining and McSWAIN excused

MINUTES:
VICE CHAIRMAN NIGRO requested moving this item to the first item of discussion. He then recommended COMMISSIONER TRUESDELL as Chairman of the Planning Commission.

(6:08 – 6:10)

City of Las Vegas

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

CITIZENS PARTICIPATION:

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

MINUTES:
None.

(11:39 – 11:40)
4-1774

MEETING ADJOURNED AT 11:40 P.M.

Respectfully submitted:

ARLENE COLEMAN, DEPUTY CITY CLERK

YDOLEENA YTURRALDE, DEPUTY CITY CLERK