City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

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, amending Condition #5 to change the date to 5/10/04 and amended Condition 4 to read:
4. **The site plan shall be revised and approved by the Planning and Development Department prior to the time of application is made for a tentative map to reflect an average lot size of 11,000 square feet and no lot being smaller than 8,800 square feet**

– UNANIMOUS with McSWAIN excused

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

MINUTES:
NOTE: See Item 19 [ZON-4452] for all related discussion on Item 19 [ZON-4452] and Item 20 [SDR-4455].

(7:13 – 7:33)

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 20 – SDR-4455

CONDITIONS:

Planning and Development

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

2. A Rezoning (ZON-4452) to a R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.

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

4. The site plan shall be revised and approved by the Planning and Development Department prior to the time of application is made for a tentative map to reflect an average lot size of 11,000 square feet and no lot being smaller than 8,800 square feet

5. All development shall be in conformance with the site plan and building elevations, date stamped 5/10/04, except as amended by conditions herein.

6. Building height shall not exceed two stories or 35 feet, whichever is less.

7. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear for interior lots, 20 feet in the rear for lots adjacent to Deer Springs Way and Leon Avenue.

8. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within a six foot planter along Jones Boulevard and Deer Springs Way.

9. Air conditioning units shall not be mounted on rooftops

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

CONDITIONS - Continued:

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. No perimeter or retaining wall shall exceed a height of eight feet without step backs in accordance with the Code.

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

Public Works

13. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

14. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

15. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. 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.

17. 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).

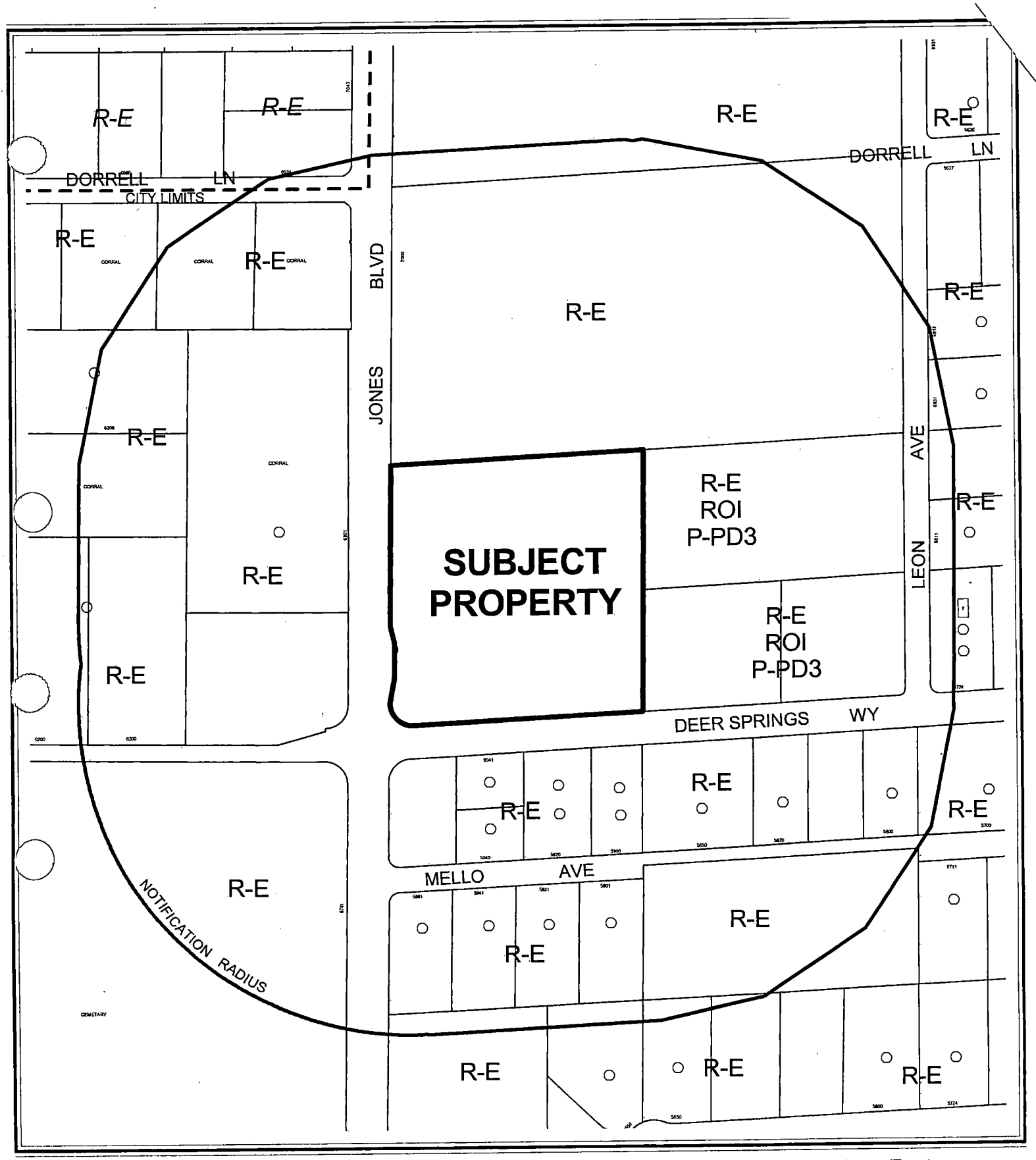
18. Site development to comply with all applicable conditions of approval for ZON-4452 and all other site-related actions.

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

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 20 – SDR-4455

CONDITIONS – Continued:

20. 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 public 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 approval of a Tentative Map or construction plans. Approval of this Site Development Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Plan must be submitted showing elimination of such deviations. A deviation for non-standard knuckles at street bends is required.



0 200 400 Feet

CASE: **SDR-4455**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4452 - PUBLIC HEARING – SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN

** 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 Rezoning (ZON-4452) to a R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.

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

4. The site plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a tentative map, to reflect a minimum lot size of 11,000 square feet.

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. Building height shall not exceed two stories or 35 feet, whichever is less.

7. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear for interior lots, 20 feet in the rear for lots adjacent to Deer Springs Way and Leon Avenue.

8. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within a six foot planter along Jones Boulevard and Deer Springs Way.

9. Air conditioning units shall not be mounted on rooftops

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

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. No perimeter or retaining wall shall exceed a height of eight feet without step backs in accordance with the Code.

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

Public Works

13. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

14. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

15. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. 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.

17. 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).

18. Site development to comply with all applicable conditions of approval for ZON-4452 and all other site-related actions.

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

20. 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 public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a 28 lot single-family subdivision on 8.79 acres located adjacent to the northeast corner of Deer Springs Way and Jones Boulevard.

B) Applicant's Justification

The proposed subdivision will be as a site for upscale homes with CC&Rs established to promote harmony with existing developments in the area and to be aesthetically pleasing.

BACKGROUND INFORMATION

A) Previous Actions

06/24/04 The Planning Commission abeyed this request to the July 22, 2004.

B) Pre-Application Meeting

04/20/04 Elements of a complete site development plan review application were discussed.

C) Neighborhood Meetings

A neighborhood meeting was not required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.00
Net Acres: 8.79

B) Existing Land Use

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

KW

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

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

PROJECT DESCRIPTION

A total of 28 lots will be developed on the subject site. The lots will be on a 37-foot wide private street with access to Deer Springs Way. Lots range in size from 8,800 square feet to 17,882 square feet. The proposed density of 3.2 units per acre is in conformance with the R (Rural Density Residential) General Plan designation and the proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district.

Six-foot wide landscape planters are not depicted adjacent to all rights-of-way as required by Title 19.12. A condition has been added to address the issue.

KW

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	8,800 Sq Feet	Y
Min. Lot Width	N/A	76.04 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 N/A N/A N/A N/A	 18 Feet 5 Feet 10 Feet 15 Feet	 Y Y Y Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Trash Enclosure		N/A	N/A
Loading Zone		N/A	N/A
Mech. Equipment		Screened	Not Shown
Other …			

The proposal meets the requirements of development standards of Title 19.

A2) Residential Adjacency Standards

The proposal meets the Residential Adjacency Standards of Title 19.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
SFD	Varies.	2 Spaces per Residence	2 Spaces per Residence	N/A	2 Spaces per Residence	N/A

The proposal meets the Parking Standards of Title 19.

KW

Circulation and Traffic Issues

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 public 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 approval of a Tentative Map or construction plans. Approval of this Site Development Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Plan must be submitted showing elimination of such deviations. A deviation for non-standard knuckles at street bends is required.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	N/A	N/A	N/A
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	32 Trees	1 Tree / 20 Linear Feet 53 Trees
• Planter Width	6 Feet		Not Shown
• Wall height	6 Feet		Not Shown

The proposal does not meet the requirements for a 6-foot perimeter landscape planter. A condition has been added to require a revised landscaping plan to show the width of the landscape planter.

- R-PD ONLY

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

Total Acreage	Density	**Required** Ratio	Percent	Area	**Provided** Percent	Area
8.79 acres	3.2	1.65	5.28 %	20,037.6 SF	7.5%	28,749.6 SF

The proposed development meets the amount of open space required for a R-PD (Residential Planned Development) zoning district.

KW

B) General Analysis and Discussion

- Zoning

The existing General Plan designation of the subject site is R (Rural Density Residential). The proposed rezoning to R-PD3 (Residential Planned Development - 3 Units per Acre) is consistent with the current General Plan designation.

The proposed lot sizes are also allowed in the R-PD (Residential Planned Development) zoning district. However, the lot sizes are not compatible with the existing half acre development to the south and the planned development area to the north of this development site.

- Site Plan

The proposed development will result in the construction of 28 lots on 8.79 acres, for a density of 3.2 dwelling units per acre. The lots will be on 37-foot wide, private streets. Lot sizes range in size from 8,800 square feet to 17,882 square feet.

The most of the proposed lot sizes are not compatible with the existing half-acre development to the south and the planned development to the north.

Open space, in the form of a centrally located park, is provided in accordance with R-PD (Residential Planned Development) requirements. Landscape planters adjacent to Deer Springs Way and Jones Boulevard are shown but not labeled. A condition has been added to address the issue.

- Waivers

There are no waiver requests associated with this application.

- Landscape Plan

The landscape plan depicts perimeter landscape buffers adjacent to right-of-way and a centrally located park. The proposed plant materials are consistent with the area. A condition has been included to require a revised landscape plan that depicts the 6-foot perimeter landscaped planter, along Deer Springs Way and Jones Boulevard, as the submitted plan does not indicate the size of the planter.

- Elevation

The applicant has indicated that custom homes will be built upon the lots. The homes will be subject to the development standards set forth by this site development plan review. The Planning and Development Department will review all building permits to ensure the custom homes incorporate building materials appropriate for the area.

The submitted plans show the typical one and two story single-family designs that are common in the area.

- Floor Plan

The submitted plans show the typical one and two story single-family designs that are common in the area.

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 shown on the site plan complies both the R (Rural Density Residential) land use designation and the RPN buffer standards. However, the lot sizes of the proposed development is not compatible with the rural atmosphere of the surrounding area where the lots are developed in excess of 20,000 square feet. Lots to the south and east of the subject site are rural, equestrian estates approximately one-acre in size. Approval of the request, with lots as small as 8,942 square feet, would represent a major change to the established land use pattern and lifestyle enjoyed by the residents of this area of the City.

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 subdivision is not consistent with city policy that requires developments to be compatible with current and planned development. The typical lot size planned is not compatible with the existing development to the south and planned development to the north.

A gated, walled subdivision is not appropriate in this area, as the predominant single-family product consists of large, rural lots that face the existing street grid.

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

The subject site has access to Deer Springs Way, which will be developed as an 80-foot secondary collector on the Master Plan of Streets and Highways, which is adequate to meet the requirements of the proposed zoning district.

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

Landscape materials are appropriate for the area. Building materials were not reviewed, as the proposed development will offer a custom product. The Planning and Development Department will evaluate every building permit to ensure the materials are appropriate for the area and the City.

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

Design characteristics inherent with this type of single-family product are not harmonious and compatible with the existing rural environment of the surrounding neighborhood. The immediate area is developed with large home sites that utilize the existing street network. The proposed design rotates the dwellings to face interior, private streets. Existing development to the west and south and planned to the north do not incorporate private streets.

The lot size proposed in the subdivision is significantly smaller than what is in the typical development in the immediate area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

KW

NOTICES MAILED 36 [Mailed with ZON-4452]

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4455 APN: _____

X Name of Property Owner: KEVIN GOLSHAN

Name of Applicant: GARETT LLC

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

X Signature of Property Owner/Authorized Agent: _____

X Print Name: KEVIN GOLSHAN

Subscribed and sworn before me

This 7 day of May, 2004

_____

Notary Public in and for said County and State

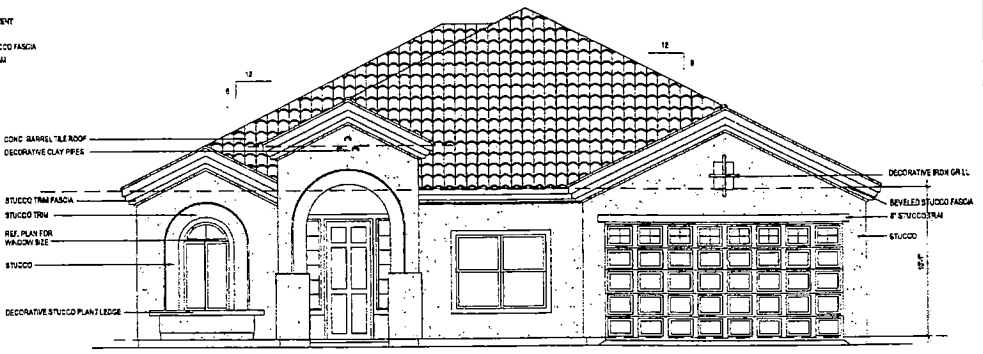
PIROUZ M. ADELI
Commission # 1476432
Notary Public - California
Los Angeles County
My Comm. Expires Mar 14, 2006

Revised 2/12/02



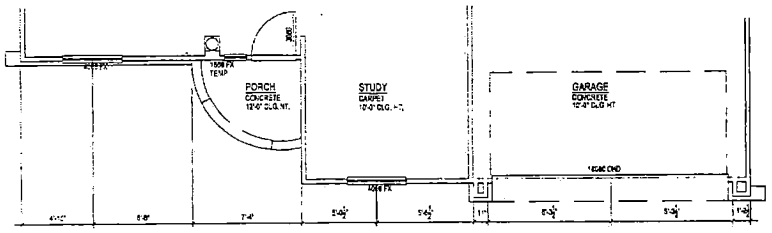
OPT. FRONT ELEVATION B

SCALE 1/4" = 1'-0"



OPT. FRONT ELEVATION A

SCALE 1/4" = 1'-0"



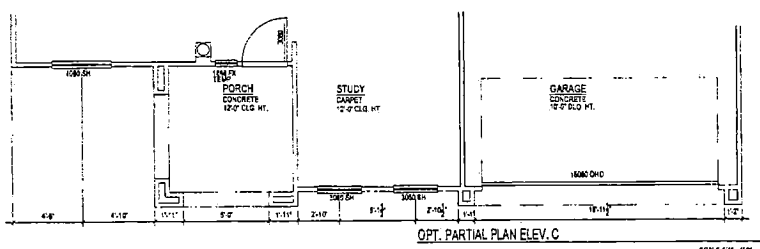
OPT. PARTIAL PLAN ELEV. B

SCALE 1/4" = 1'-0"



OPT. FRONT ELEVATION C

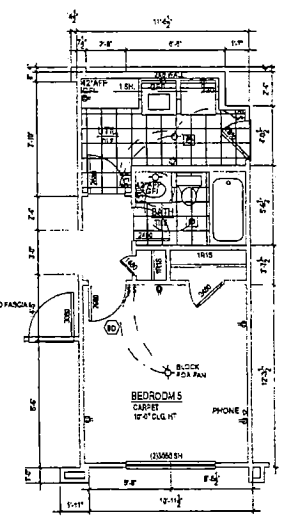
SCALE 1/4" = 1'-0"



OPT. PARTIAL PLAN ELEV. C

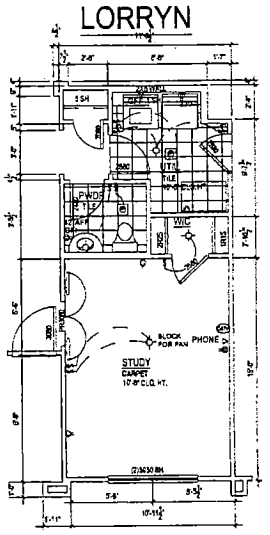
SCALE 1/4" = 1'-0"

LORRYN



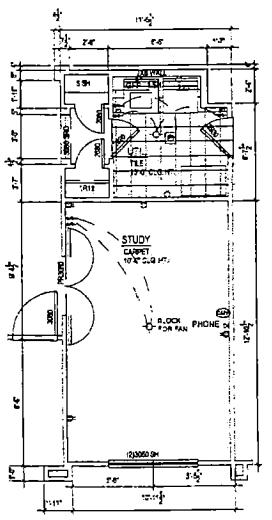
OPT. BEDROOM 5

SCALE 1/4" = 1'-0"



OPT. STUDY W/ PWDR

SCALE 1/4" = 1'-0"



OPT. STUDY

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE	
A/C W/ OPT. STJOY/BEDRM	2484
GARAGE W/ OPT. STUDY/BEDRM	454
PORCH	47
PATIO	209
TOTAL UNDER ROOF	3227

SDR–4455

7/22/04 PC

LORRYN PLAN

Drawn By: YLH
Checked By:
Date Plotted: 04/15/04
Date: 9-19-03

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

Revisions:

#	DATE	COMMENTS

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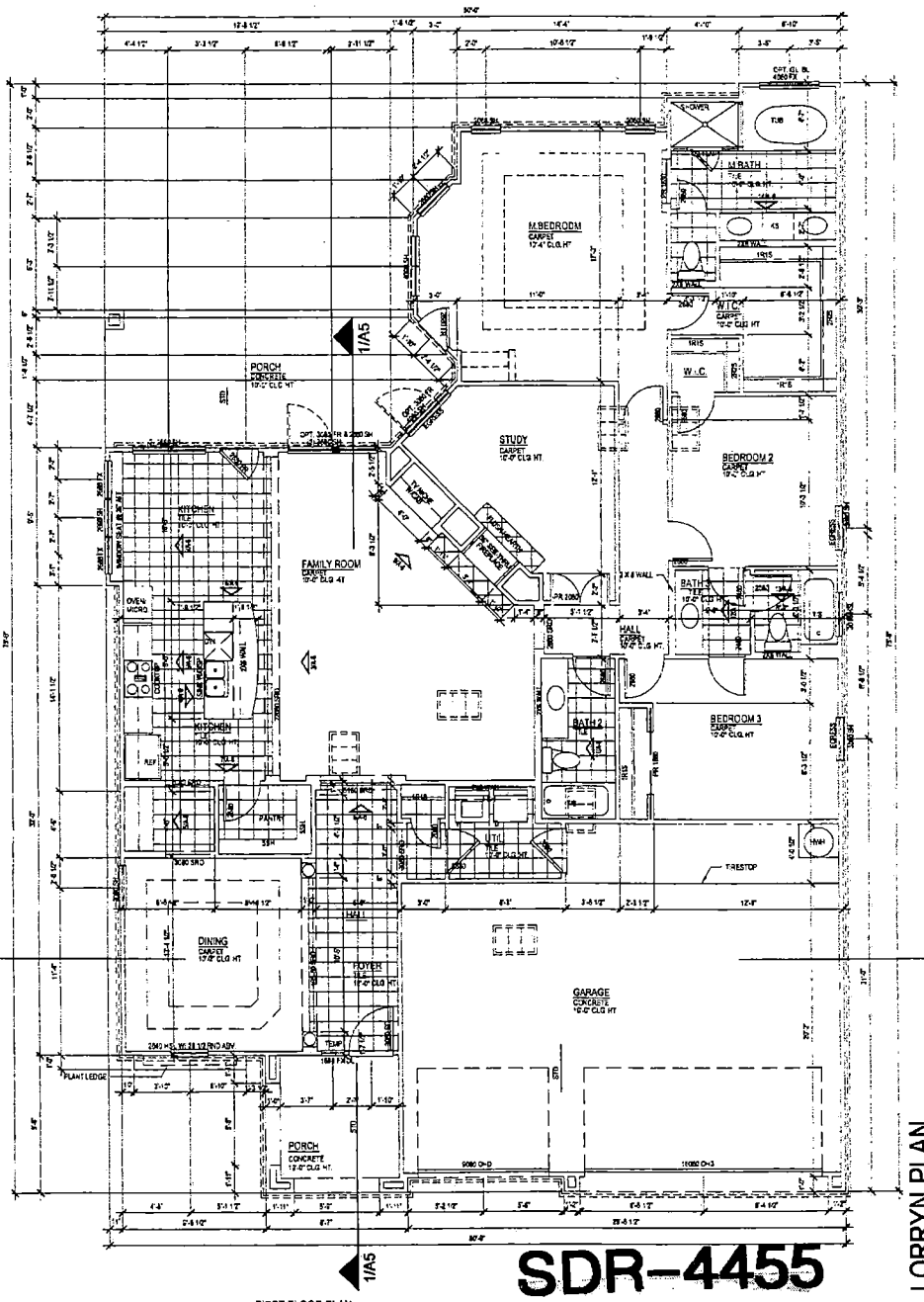
GARRETT CROSSINGS
LAS VEGAS, NEVADA

HUMPHREYS & F
ARCHITECT
5350 ALPHA ROAD · DALL
(972) 701 9636 · (972
DALLAS · LAS VEGAS
CHARLOTTE · LOI

SHEET CONTENTS:
STUDY OPTION

SHEET NO.
A-1.1

03146



SQUARE FOOTAGE	
A/C	2235
GARAGE	683
PORCH	86
TOTAL UNDER ROOF	3004
PATIO	209

Drawn By: YLH
Checked By:
Date Plotted: 04/19/04
Date: 9/18/03

Issue for Pricing / Bidding	
Issue for Permit Application	
Issue for Construction	
Revisions:	
# DATE	COMMENTS

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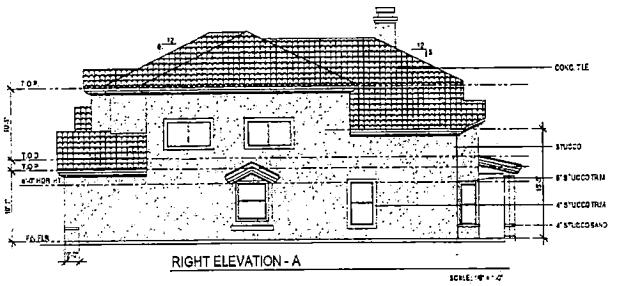
GARRETT CROSSINGS
LAS VEGAS, NEVADA

LORRYN PLAN

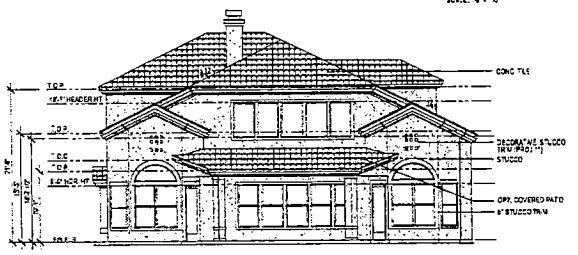
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ARCHIT
5550 ALPHA ROAD
(972) 701 9636
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CHARLOTTE

SHEET CONTENTS: FLOOR PLAN
SHEET NO: A-1
03146

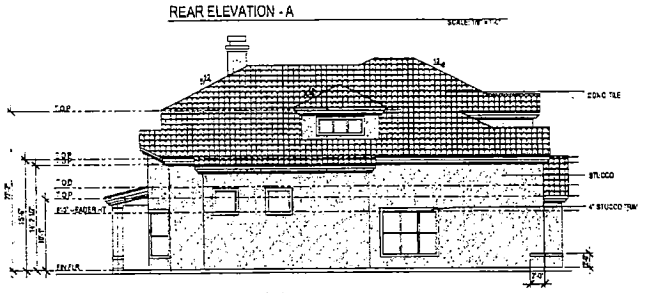
SDR-4455
7/22/04 PC



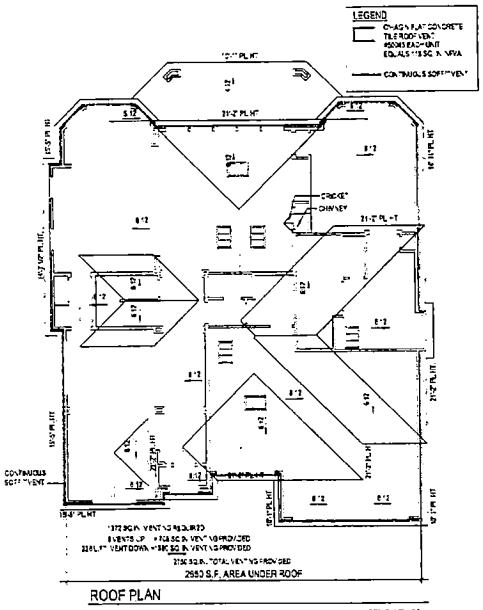
RIGHT ELEVATION - A



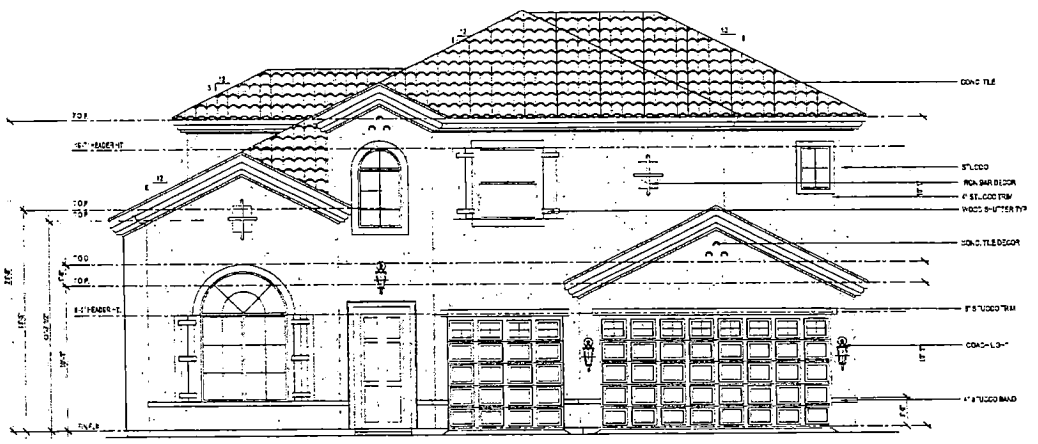
REAR ELEVATION - A



LEFT ELEVATION - A



ROOF PLAN



FRONT ELEVATION A

SDR–4455

7/22/04 PC

Drawn By: SO
Checked By:
Date Plotted: 04/9/04
Date: 5/19/03

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

#	DATE	COMMENTS

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GARRETT CROSSINGS
LAS VEGAS, NEVADA

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ARCHITECTS, L.P.
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SHEET CONTENTS: ELEVATION A

SHEET NO: A-2

03146

MORGYN PLAN

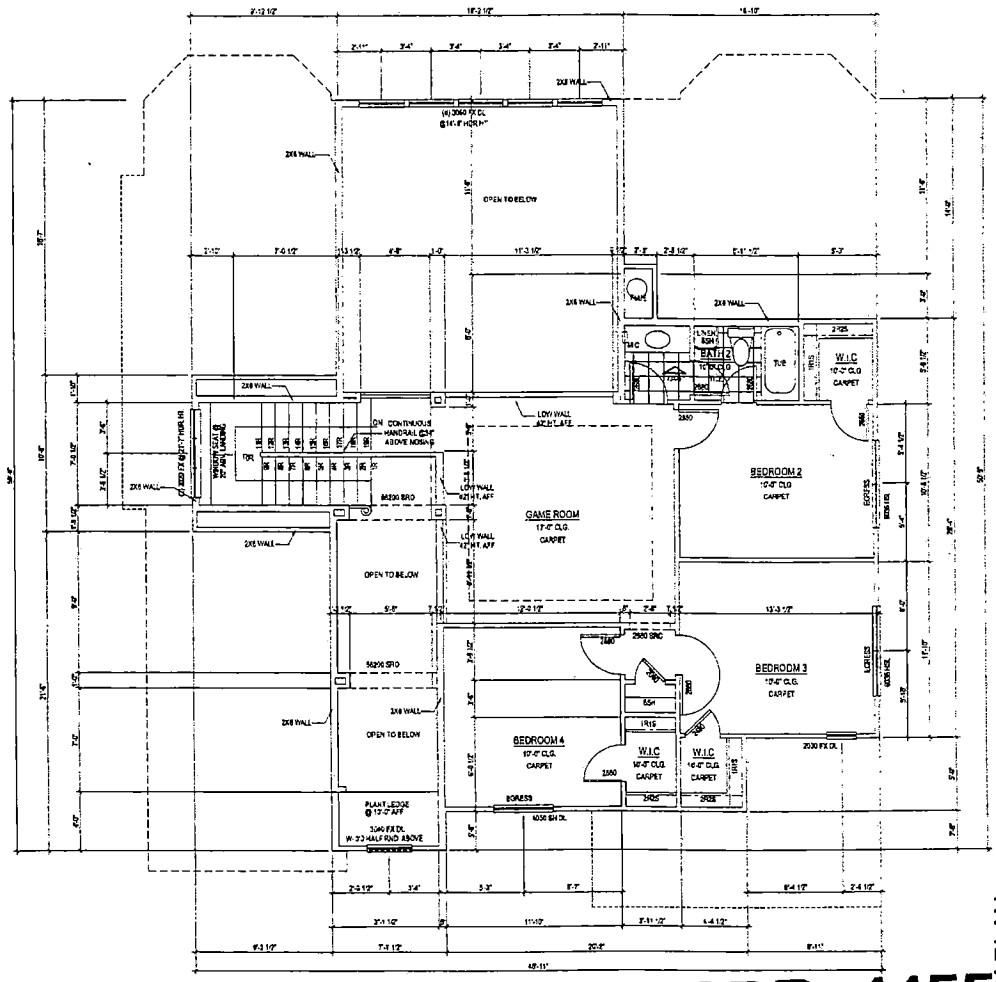
Drawn By: SG
Checked By:
Date Plotted: 04/18/04
Date: 9/14/03

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

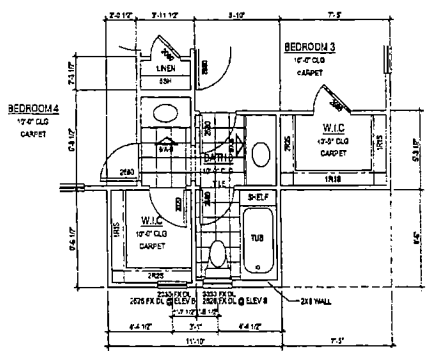
Revisions

#	DATE	COMMENTS

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SECOND FLOOR PLAN
PLAN RELATES TO ELEVATION A
SCALE: 1/4" = 1'-0"



OPTIONAL JACK & JILL BATH
72 ADDITIONAL SQUARE FEET
SCALE: 1/4" = 1'-0"

MORGYN PLAN

SDR-4455
7/22/04 PC

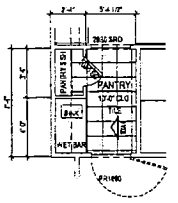
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GARRETT CROSSINGS
LAS VEGAS, NEVADA

SHEET CONTENTS:
SECOND FLOOR PLAN

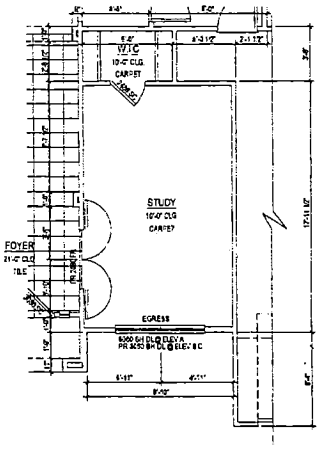
SHEET NO.
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03146



OPTIONAL WET BAR

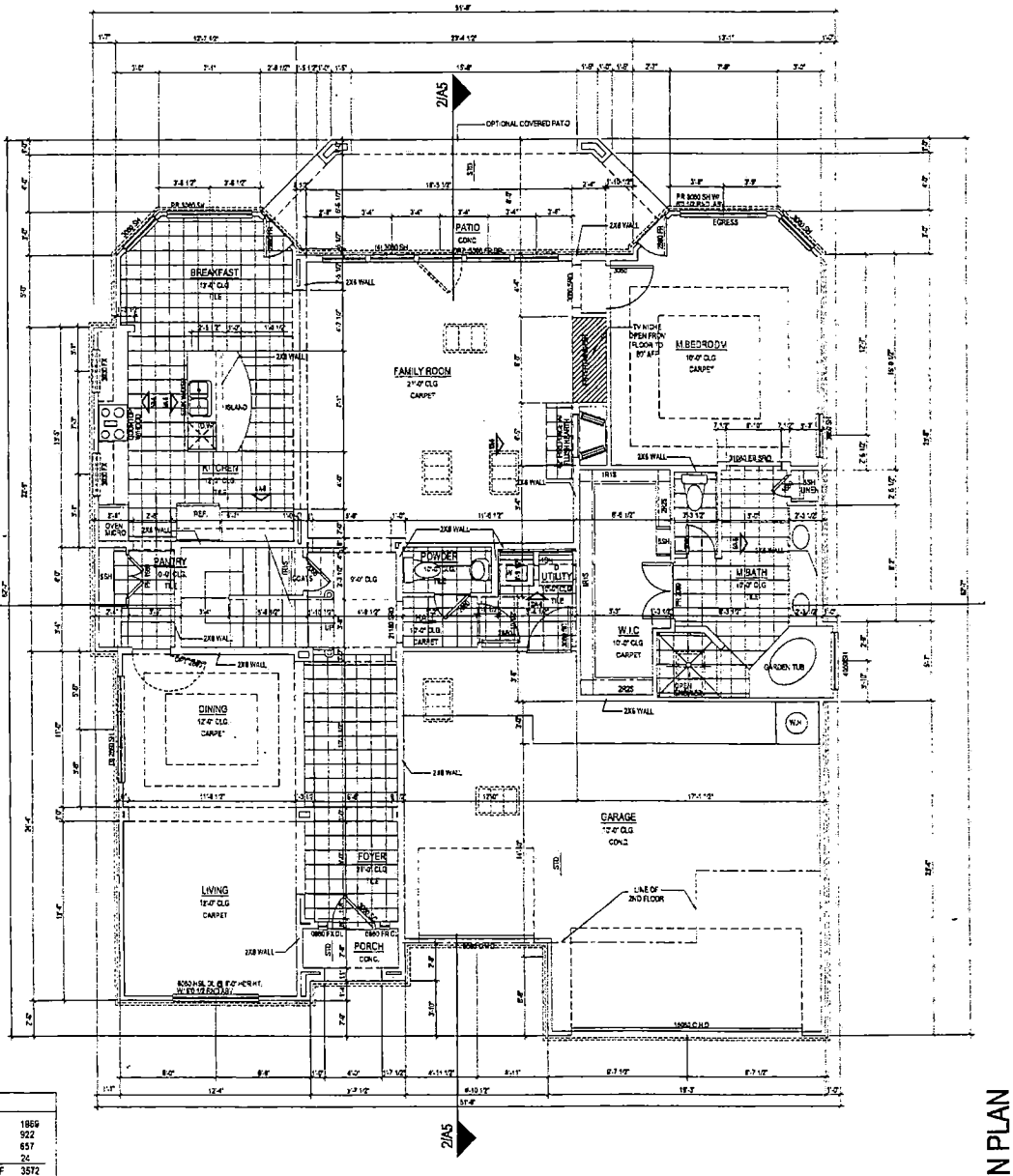
SCALE: 1/4" = 1'-0"



OPTIONAL STUDY/BEDROOM

REFER TO SHEET A2.2 FOR ELEVATIONS

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

PLAN RELATES TO ELEVATION A

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE W/OPT. STUDY	
A/C-1ST FLR	2179
A/C-2ND FLR.	922
GARAGE	447
PORCH	24
TOTAL UNDER ROOF	3572
OPT. COVD PATIO	195
TOTAL UNDER ROOF	3767

SQUARE FOOTAGE	
A/C-1ST FLR.	1869
A/C-2ND FLR.	922
GARAGE	657
PORCH	24
TOTAL UNDER ROOF	3572
OPT. COVD PATIO	195
TOTAL UNDER ROOF	3767

SDR–4455

7/22/04 PC

Drawn By: SG
Checked By:
Date Plotted: 04/19/04
Date:

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

Revisions:

#	DATE	COMMENTS

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GARRETT CROSSINGS
LAS VEGAS, NEVADA

MORGYN PLAN

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DALLAS • LAS VEGAS
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SHEET CONTENTS:
FIRST FLOOR PLAN

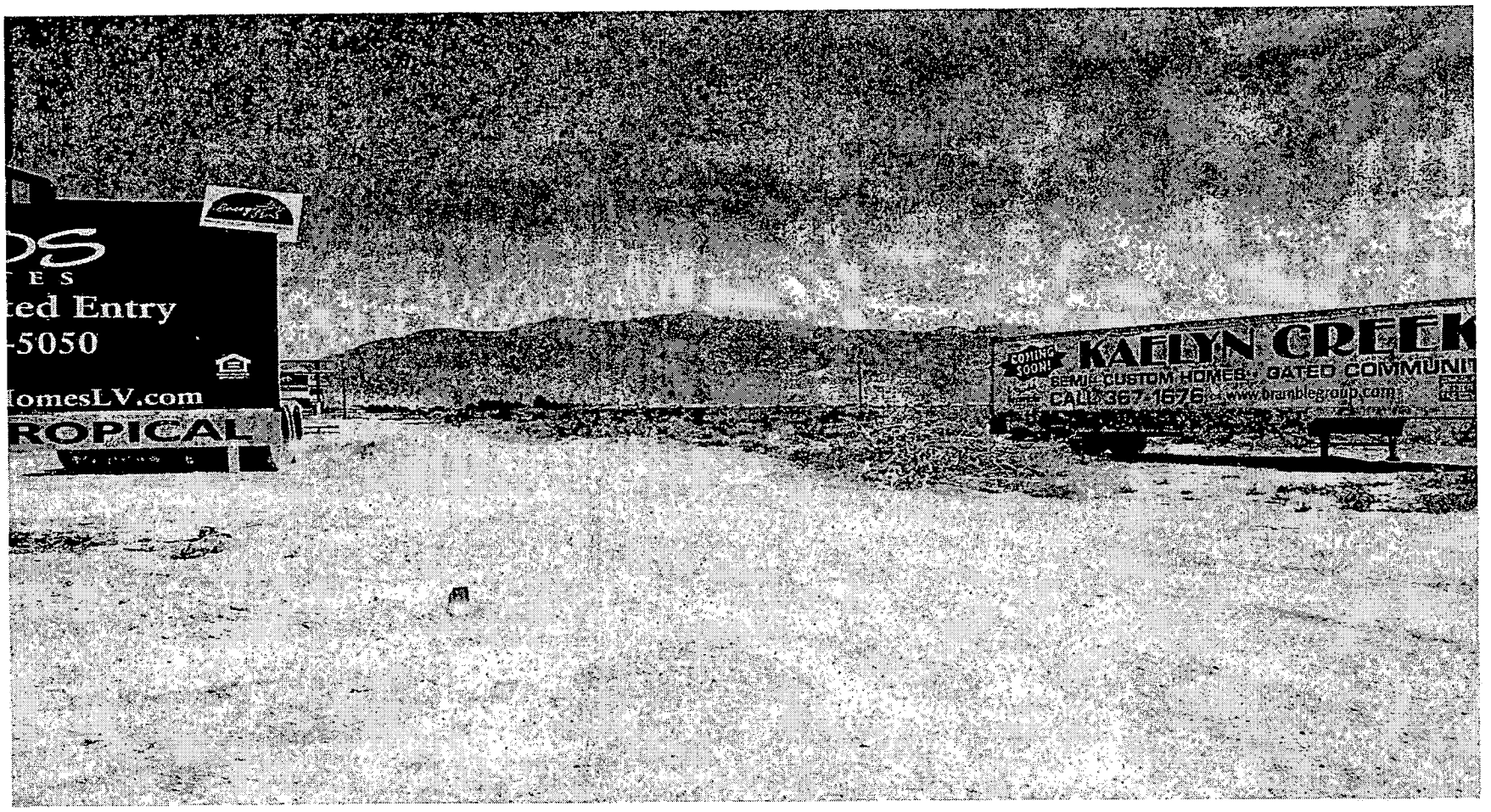
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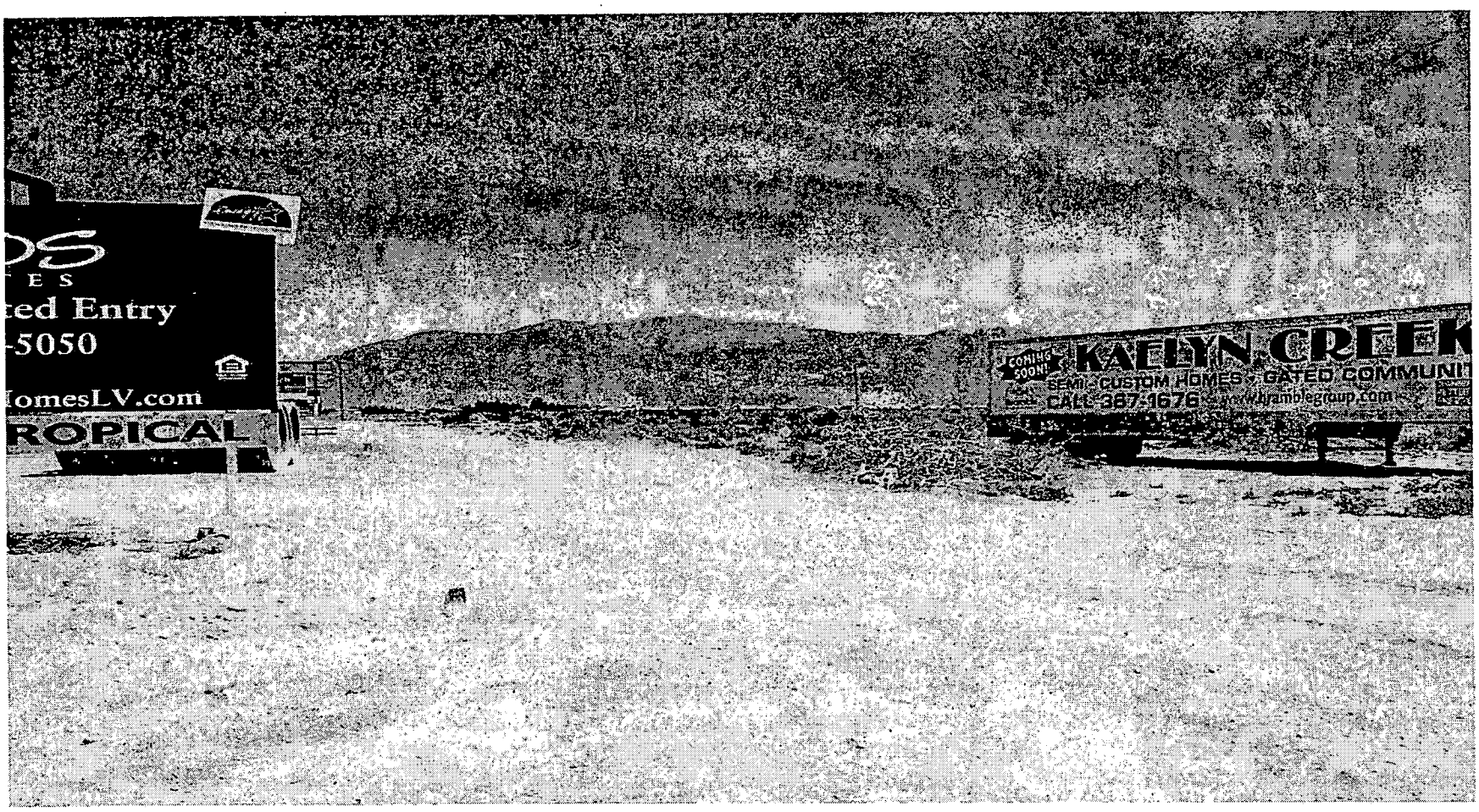
SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN
NORTHEAST CORNER OF JONES BOULEVARD AND DEER SPRINGS WAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04



SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN
NORTHEAST CORNER OF JONES BOULEVARD AND DEER SPRINGS WAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04



SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN
NORTHEAST CORNER OF JONES BOULEVARD AND DEER SPRINGS WAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	50	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 – Letter of Opposition – Craig Shirley

MOTION:
NIGRO – APPROVED subject to conditions – Motion carried with TRUESDELL and EVANS voting NO and McSWAIN excused

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 21 [ZON-4459], Item 22 [VAR-4462] and Item 23 [SDR-4461].

DAVID CLAPSADDLE, Planning and Development Department, stated that a revised site plan was submitted since the last hearing reducing the number of lots from 163 to 162. That reduction has allowed the developer to meet the open space requirement. This will eliminate the variance request. Staff does not oppose the ten-foot wall, which was approved across the street by the

MINUTES – Continued:

County and will result in a consistent streetscape. Staff still recommended denial based on the abutting R-E lots. There is no ability to combine the properties into a flexible R-PD project in this establish rural neighborhood at the heavily traveled Jones and 215 intersection. Staff reviewed the conditions of approval for the County portion which required lot sizes of 10 to 12,000 square feet. These smaller lots are not compatible. Staff recommended denial.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and outlined the overall project. The beltway is immediately to the south of the project and fronting the 100-foot right-of-way of Jones Boulevard. This plan balances competing interests of Jones and the beltway as well as the R-E property to north and east. There is no General Plan Amendment because the project and its density meet the General Plan. She pointed out that the larger lots would be to the north and to the east. The smaller lots would be situated towards the off ramp. The applicant agreed to installing an eight-foot decorative block wall, lots 62 to 73 would be single story, there would lamp lighting instead of street lights to maintain the rural lifestyle, no access onto Leon Avenue, an emergency access gate would be installed and there would not be any sidewalks on Leon Avenue.

LINDA MAYERS, 5801 Ano Drive, stated that she supports development on this parcel but opposed this application. She, as well as, other residents felt that the proposed project is incompatible, dense and incompatible and is not in accordance with the Centennial Hills Sector Plan and its goals for the open space plan in areas such as the northwest area. She thanked ATTORNEY LAZOVICH for hosting the neighborhood meeting and allowing the residents to express their concerns and/or suggestions. She is also concerned with the impact this proposed project, 163 houses, would have with increased traffic exiting onto Jones Boulevard.

CRAIG SHIRLEY, 5901 Mello Avenue, submitted a letter of opposition to this proposed project. He would like to see a project that is consistent and compatible with the adjacent properties. He added that most of the residents have approximately one-acre lots with horse ownership. In addition, the purpose of the Residence Estates District is to provide for low-density residential units located on large lots and conveying a rural environment. Should this high density proposed project be approved, it would create an ongoing stream of conflict with the residents.

ATTORNEY LAZOVICH felt that the applicant had accomplished not intruding into the existing residential development with this proposed development, including their efforts to add conditions to mitigate some of the residents' concerns. DAVID GUERRA, Public Works, concurred that the applicant is continuing to work on the throat depth on Jones Boulevard to better comply with the City of Las Vegas requirements. The access to Jones Boulevard is directly across from Rome Boulevard. This location could be signalized in the future but would not be much intrusive.

MINUTES – Continued:

ATTORNEY LAZOVICH added that the applicant would also be willing to do a livestock disclosure so the new residents would be informed that the existing residents to the north and east of the proposed project have livestock.

ATTORNEY LAZOVICH explained to CHAIRMAN TRUESDELL that the applicant intends to develop the entire piece of property, so the standard design of the intersection has already been determined. He was concerned about the final outcome with the exit point at Jones Boulevard and 215 Beltway. ED TANEY, Taney Engineering, 4445 S. Jones Boulevard, responded that the off-ramp would be west bound on Centennial Boulevard and going north on Jones Boulevard. This would be separate from the applicant's boundary line by 80 to 100 feet. He added that there is not a frontage road on Centennial Boulevard to the east of Jones Boulevard. He reiterated MR. GUERRA'S valid comments to CHAIRMAN TRUESDELL regarding the option of increasing the throat depth on Jones Boulevard or provide a deceleration lane. CHAIRMAN TRUESDELL stressed the concern with morning and evening traffic exiting from one access point. MR. TANEY responded that this concern would be addressed with the Traffic Impact Analysis study. He was advised by the traffic engineer that under current and projected future conditions, residents would be able to make adequate right and left turns coming out of the 100 feet queuing depth, without backing up traffic within the subdivision.

MR. TANEY confirmed for COMMISSIONER GOYNES that the proposed project currently has one exit point onto Jones Boulevard but this could be adjusted, such as secondary exit point across from the cemetery, which has no egression or ingression movements. In response to COMMISSIONER GOYNES' question, MR. TANEY stated with the 100 feet boundary line, the block wall would be high enough so that the vehicular traffic could only see residents' homes but not into their backyards.

VICE CHAIRMAN NIGRO felt that the residents had valid concerns relative to impacts with higher density developments within their neighborhoods. However, he felt that the applicant has made much effort to buffer this development from the larger lots. He questioned if this proposed project is not compatible with the neighborhood, then what alternative project would be more compatible with the neighborhood and the interchange and Jones Boulevard. ATTORNEY LAZOVICH informed VICE CHAIRMAN NIGRO that the proposed homes range from 2,100 to 3,000 + square feet. He then commented that in many master planned communities, higher density homes are placed immediately adjacent to freeways because the homes act as a buffer to the freeway or other high volume traffic roadways. He would support the proposed project because he felt that these homes could be compatible, such as the case with some established master planned communities that have apartment complexes next to significantly larger lots.

MINUTES – Continued:

COMMISSIONER GOYNES concurred with VICE CHAIRMAN NIGRO. He added that he has not typically supported these types of applications where properties abut up against homes that have horses. However, he was pleased to see that the applicant would be willing to have the livestock disclosure. He hoped that the residents would see, in time, and feel more comfortable with having the larger RE lots towards them. His one concern was with the high density and what would happen to Jones Boulevard over the next few years, as this street is leading up to a heavily traveled thoroughfare.

COMMISSIONER STEINMAN concurred with VICE CHAIRMAN NIGRO. He added that the buffer is greatly needed and appreciated the effort to mitigate the impact of this proposed project. Even though his concern is he would like to see a secondary exit point, he would support the application.

In response to COMMISSIONER DAVENPORT'S question, MR. GUERRA replied that staff felt it would not be wise to place a condition requiring a traffic signal without a traffic study to ensure that it would warrant a traffic signal. He added that the developer would pay a proportionate cost as a ratio relative to the impact this project would have on this signal. In the future, should the signal be warranted, then it would be installed. ATTORNEY LAZOVICH verified for COMMISSIONER DAVENPORT that the fire emergency access gate is on Leon Avenue. MR. GUERRA stated because Cowboy Trail is a public street, the Code required that it be completed as a standard cul-de-sac. ATTORNEY LAZOVICH commented that Leon Avenue dead-ends into Centennial Boulevard and goes north up to Ano Drive.

CHAIRMAN TRUESDELL liked the project but did not like the cul-de-sac in the middle of the open space area. In addition, he concurred with the Commissioners regarding concern with the one exit point. He felt that compromises were being made due to density rather than a better plan. VICE CHAIRMAN NIGRO stressed the need for a secondary exit point and supported the residents request to not have traffic going onto a rural street.

ATTORNEY LAZOVICH stated, for the record, the requested added conditions by the applicant and concurred with staff's conditions, including the added conditions.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 21 [ZON-4459], Item 22 [VAR-4462] and Item 23 [SDR-4461].

MINUTES -- Continued:

(6:18 – 6:19)
1-401

CONDITIONS:

Planning and Development

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

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

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for any remaining portion of Cowboy Trail and the appropriate cul-de-sac radius. Dedicate appropriate right-of-way necessary for a knuckle acceptable to the Department of Public Works at the intersection of Leon Avenue and Centennial Parkway, unless otherwise allowed by the City Engineer.

4. Construct half-street improvements on Jones Boulevard and Cowboy Trail adjacent to this site concurrent with development. Also construct half-street improvements on Leon Avenue including appropriate overpaving and a knuckle acceptable to the Department of Public Works at the Centennial Boulevard intersection, unless otherwise allowed by the City Engineer, 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).

5. 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.

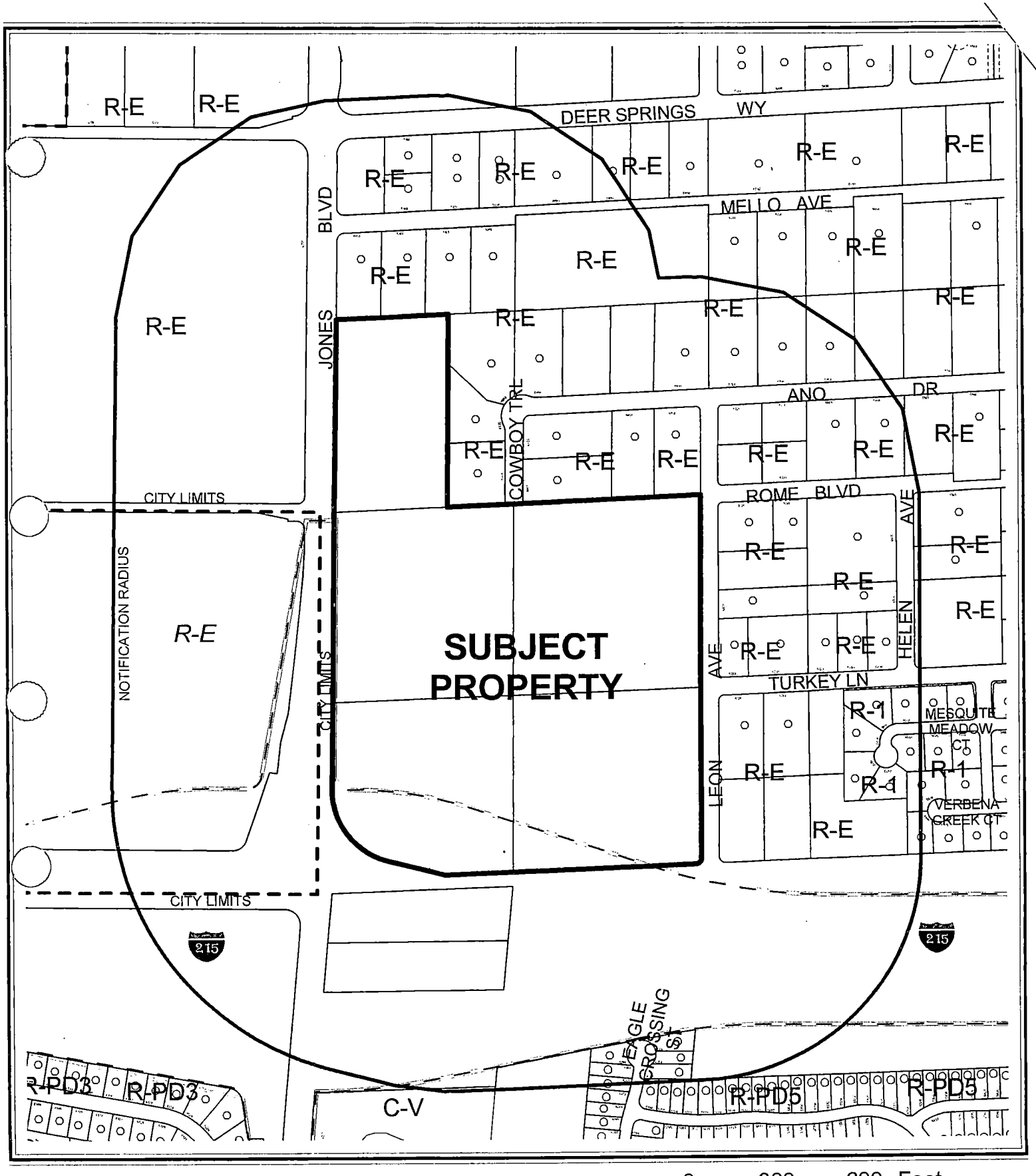
6. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

CONDITIONS -- Continued:

7. Extend public sewer in Leon Avenue to the northern border 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.

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

9. 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.

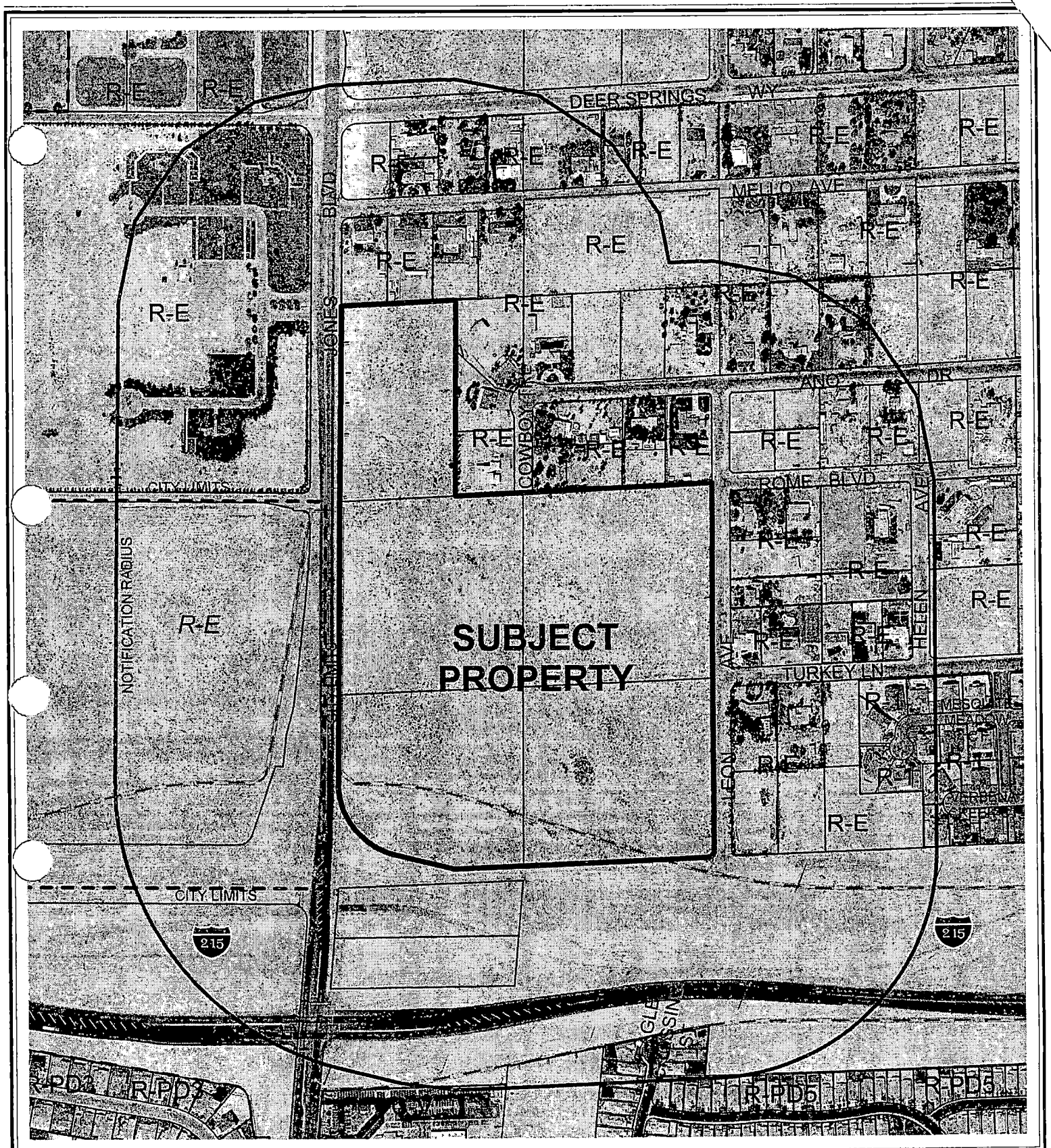


CASE: **ZON-4459**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



0 300 600 Feet

CASE: **ZON-4459**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - REZONING - PUBLIC HEARING - ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

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

Public Works

3. Dedicate 60 feet of right-of-way adjacent to this site for any remaining portion of Cowboy Trail and the appropriate cul-de-sac radius. Dedicate appropriate right-of-way necessary for a knuckle acceptable to the Department of Public Works at the intersection of Leon Avenue and Centennial Parkway, unless otherwise allowed by the City Engineer.

4. Construct half-street improvements on Jones Boulevard and Cowboy Trail adjacent to this site concurrent with development. Also construct half-street improvements on Leon Avenue including appropriate overpaving and a knuckle acceptable to the Department of Public Works at the Centennial Boulevard intersection, unless otherwise allowed by the City Engineer, 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).

5. 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.

6. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

7. Extend public sewer in Leon Avenue to the northern border 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.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a rezoning from R-E (Residence Estates) to R-PD3 (residential Planned development – 3 Units per Acre) on 47.46 acres located on the northeast corner of Jones Boulevard and Centennial Parkway.

B) Applicant's Justification

The applicant's justification is that the zone change is conforming and consistent with the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

06/24/04 Rezoning (ZON-4459) application was held in abeyance by the Planning Commission as a result of the applicant's request to have further time to work with the community. Staff recommended denial on this application. Companion items, Variance (VAR-4462) and Site Development Plan Review (SDR-4461), were also held in abeyance at this meeting.

07/22/04 The Planning Commission will hear related items VAR-4462 and SDR-4461 as a part of this agenda.

B) Pre-Application Meeting

04/15/04 At the pre-application meeting issues pertaining to the Rezoning (ZON-4459) and the Site Development Plan Review (SDR-4461) were discussed. The issues are as follows:

- The moving of an entrance to the subdivision to meet the 220-foot separation requirement on the east side of the site or to apply for a waiver of Title 18 to allow it.
- The checking of the beltway alignment so as not to have a portion of the subdivision built within it.
- The verification of the beltway trail along Centennial Parkway needed to be clarified as to if it is going to be required.

- Proposed as being gated with private streets, except Cowboy Trail with two lots. It has been recommended that the two lots be relocated and the cul-de-sac be removed, so as to completely enclose the subdivision.
- Check issues of a bus-turnout and possible traffic study.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 47.46

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	ROW [215 Beltway]
East:	Single Family Dwellings, Undeveloped
West:	Undeveloped, Palm Mortuary

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	ROW (215 Beltway Right of Way)
East:	L (Low Density Residential)
West:	R (Rural Density) DR (Desert Rural Density)

D) Existing Zoning

Subject Property:	R-E (Residential Estates)
North:	R-E (Residential Estates)
South:	215 Beltway
East:	R-E (Residential Estates)
West:	Clark County

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector Plan of the General Plan. The site is designated as R (Rural Density Residential) within the Plan. The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

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

Multi-Use Transportation Trail
A proposed multi-use transportation trail is slated to run the entire length of the southern property adjacent to the Centennial Parkway alignment. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor that are separated by a ten-foot public transportation trail path. The trail in question will be taken out of the public right-of-way.

Rural Preservation Neighborhood
The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within the City of Las Vegas and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. However, this state stature is effective through May 31, 2004, after which the subject parcel will not be held to the before mentioned standards.

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-4461), 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
47.46 acres	3.44	1.65	5.7 %	2.7 Acres	5.2%	2.44 Acres

The proposed development does not meet the amount of open space required for a R-PD (Residential Planned Development) zoning district. A variance (VAR-4462) has been requested 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

This rezoning application is consistent with the R (Rural Density Residential) General Plan designation for the site. The proposed development will result in the construction of 163 lots on 47.46 acres, for a density of 3.44 dwelling units per acre. The applicant has calculated the gross acreage to include the half of the dedicated right-of way along Jones Boulevard and Centennial Parkway, therefore increasing their acreage with unusable space. The gross acreage calculated from the parcels themselves is 42.36 acres. The density of the site then would change from 3.44 dwelling units per acre to 3.85 dwelling units per acre. Such a density would be prohibited within the proposed R-PD3 (Residential Planned Development 3 Units Per Acre) zoning district and would not be in compliance with the R (Rural) designation of the general plan.

A 51-foot wide, private entry road will be provided with access off Jones Boulevard and Leon Avenue. Open space, in the form of a park located along the northern property line, is provided but fails to be in accordance with R-PD (Residential Planned Development) requirements. Approximately 62 of the 163 lots are proposed to be in the 10,000 square foot size range, with the largest being 16,241 square feet. The remaining 100 or so lots are 7 to 8 thousand square feet in size, the smallest being 7,080 square feet. The proposed development is incompatible with the surrounding area, which contains single-family rural-residential lots ranging from half an acres to more than an acre lots.

FINDINGS

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

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

   The proposed rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) is consistent with the existing R (Rural Density Residential) General Plan designation.

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

The proposed development shown on the site plan complies both the R (Rural Density Residential) land use designation and the RPN buffer standards. However, the proposed development is not compatible with the rural atmosphere of the surrounding area. Dwellings to the north and east of the subject site are rural, equestrian estates approximately one-acre in size. Approval of the request would represent a major change to the established land use pattern and lifestyle enjoyed by the residents of this area of the City.

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

The immediate area surrounding the subject site has been static in regards to development, with the exception of the 40-acre County parcel to the west. The County parcel to the west will become a 130 lot single family, detached planned unit development with an overall density of 3.25 units per acre (TM-0523-03). The proposed development would contain a smaller average lot size than the County parcels and an increased number of dwelling units per acre. Combined with the surrounding rural, equestrian estates approximately one-acre in size, the proposed development is not compatible with the surrounding area.

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

The proposed site will have access off of Jones Boulevard, a 100-foot Primary Arterial on the Master Plan of Streets and Highways, and off of Leon Avenue, a residential street, both of which are adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 80 [Mailed with VAR-4462 & SDR-4461]

APPROVALS 0

PROTESTS 50

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4459 APN: 125-24-401-001, 002, 010, 011

Name of Property Owner: Boyd Family Partnership, LP

Name of Applicant: Ruth L. Boyd, G.P.

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

_____Yes __X__No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: Ruth L. Boyd

Print Name: Ruth L. Boyd

Subscribed and sworn before me

This 4TH day of MAY, 2004

Melissa G. Henegan

Notary Public in and for said County and State

MELISSA G. HENEGAN
Notary Public State of Nevada
No. 01-67489-1
My appt. exp. Dec. 7, 2004

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4459 APN: 125-24-302-014

Name of Property Owner: Jones Beltway, LLC

Name of Applicant: Dean A. Katris

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]

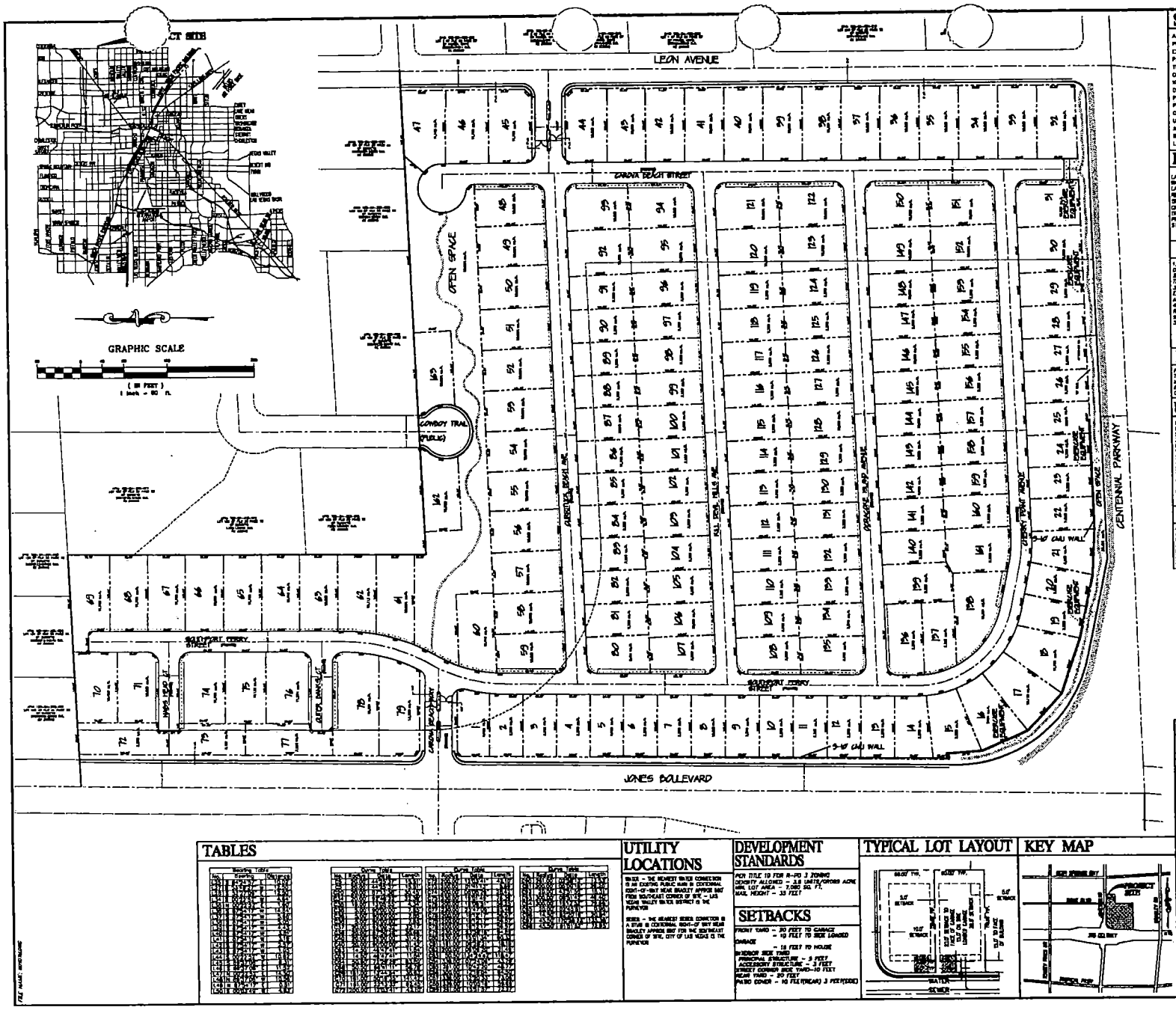
Print Name: Dean A. Katris

Subscribed and sworn before me

This 11 day of May, 2004

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

Notary Public - State of Nevada
County of Clark
GLENN MOFFITT
My Appointment Expires
September 9, 2007
No: 03-85773-1



SITE INFORMATION

ASSESSORS PARCEL NUMBER	125-24-302-014 & [illegible]
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	R-E (RURAL ESTATES RESIDENTIAL DISTRICT)
PROPOSED ZONING	R-PD3 (RESIDENTIAL-PLANNED DEVELOPMENT)
TOTAL PROPOSED LOTS	163 LOTS
GROSS ACREAGE	47.46±
NET ACREAGE	41.97±
DENSITY (BASED ON GROSS ACREAGE)	3.44 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 326 SPACES
PARKING PROVIDED	326 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
OPEN SPACE REQUIRED	2.44 ACRES
USABLE OPEN SPACE PROVIDED	2.44 ACRES
AVERAGE LOT SIZE	8,160 SF
SMALLEST LOT SIZE	7,000 SF
LARGEST LOT SIZE	16,241 SF

LANDSCAPING REQUIREMENTS

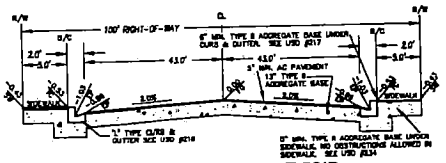
LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS – LANDSCAPE, WALL & BUFFER STANDARDS ALONG JONES, CENTENNIAL & LEON FRONTAGE 10 @ 8 FT LANDSCAPE STRIP W/6H WALL
REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (2429) LF PLANTER/30 = 84 TREES & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX TREE=336 SHRUBS
PROVIDED: 92 TREES FOR 2540 LF OF PLANTER @ 336 SHRUBS IN PLANTER ADJACENT TO STREETS

DEVELOPMENT NOTES:

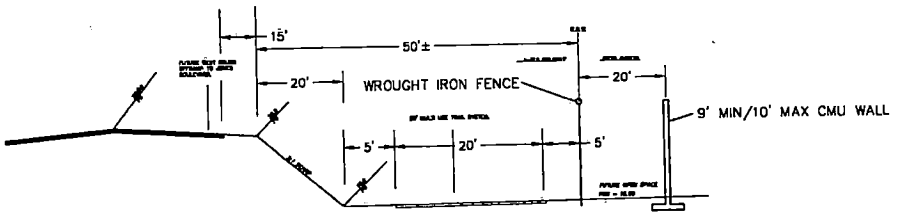
1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THE SITE HAS NO KNOWN CONDITION DEPICTS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. LOTS 1-15, 78, 79, AND 79 HAVE REAR AND SIDE YARDS ADJACENT TO PUBLIC RIGHT-OF-WAYS, THESE LOTS ARE KNOWN AS DOUBLE FRONTAGE LOTS. NO DIRECT ACCESS SHALL BE PERMITTED TO THESE LOTS FROM ADJACENT PUBLIC RIGHT-OF-WAY.
5. THERE ARE NO EXISTING STRUCTURES ON THE SITE.

LEGAL DESCRIPTION

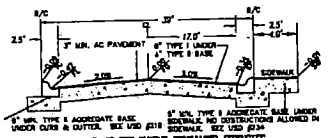
PORTION OF THE SW 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
BEING LOTS 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240,



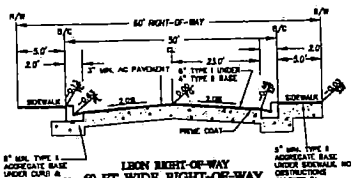
JONES RIGHT-OF-WAY - 100-FT ROAD
PER CLARK COUNTY AREA USD #202.1



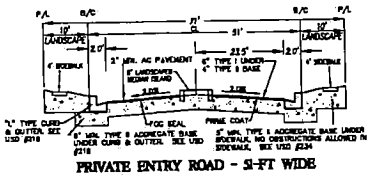
SOUTH PROPERTY LINE ADJOINING BELTWAY



TYPICAL 39-FT WIDE PRIVATE STREET



LEON RIGHT-OF-WAY
60-FT WIDE RIGHT-OF-WAY
PER CLARK COUNTY AREA USD #205



PRIVATE ENTRY ROAD - 51-FT WIDE

LEGEND

DESIGN ELEVATION 10.00
EXISTING ELEVATION (10.00)
RAMP (SLOPE VARIES)
EXISTING CONTOUR (1' INTERVAL)
EXISTING CONTOUR (5' INTERVAL)
DIRECTION OF FLOW
WALL HEIGHT GREATER THAN 9' LESS THAN 10'
CENTERLINE
RIGHT-OF-WAY
CUT LINE-ASPHALT
EASEMENT
BOUNDARY LINE
SEWER LINE
WATER LINE
PROPERTY LINE
RMP INST LINE
FIRE HYDRANT

SEWER CONTRIBUTION

139 LOTS x 350 GPD/LOT = 34,750 GPD (AVERAGE)
139 LOTS x 350 GPD/LOT x 3.5 PEAK FACTOR = 121,625 GPD (PEAK)

ABBREVIATIONS

ASPH	ASPHALTIC CONCRETE	RT	RIGHT
B/C	BACK OF CURB	R/W	RIGHT-OF-WAY
BOC	BACK OF CURB RADIUS	SS	SANITARY SEWER
BVC	BEGINNING OF VERTICAL CURVE	SW	SIDEWALK
BM	BENCH MARK	STA	STATION
CATV	CABLE TELEVISION	SD	STORM DRAIN
CL	CENTERLINE	STD	STANDARD
CBC	CITY OF BOULDER CITY	STR	STRUCTURE/T
CC	CLARK COUNTY	TC	TOP OF CURB
CY	CUBIC YARD	TYP	TYPICAL
DI	CURB INLET	VERT	VERTICAL
DY	CUBIC YARD	VC	VERTICAL CURVE
DCB	DROP INLET	VV	VALLEY GUTTER
EP	EDGE OF PAVEMENT	VCP	VITRIFIED CLAY PIPE
EOC	END OF CURB	W	WATER
EVC	END OF VERTICAL CURVE	WM	WATER METER
EX	EXISTING		
FG	FINISH GRADE		
FFE	FINISH FLOOR ELEVATION		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFFE	LOWEST FINISH FLOOR ELEVATION		
LF	LINEAR FEET		
LVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MAX	MAXIMUM		
MIN	MINIMUM		
NTS	NOT TO SCALE		
OC	ON CENTER		
PI	POINT OF INTERSECTION		
PVC	POINT OF VERTICAL CURVE		
PRC	POINT OF REVERSE CURVE		
POC	POINT OF CURVE		
POT	POINT OF TANGENCY		
PCC	POINT OF COMPOUND CURVE		
PP	POWER POLE		
PL	PROPERTY LINE		
R	FULL RIM		
R	RADIUS		

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1-800-227-2600

WILLIAM LYON HOMES
3201 ELAM AVENUE, SUITE 1
HENDERSON, NEVADA 89119
702-263-8200 FAX 702-263-8220

TANEY ENGINEERING
4445 S JONES BLVD, SUITE #1
LAS VEGAS, NEVADA 89103
(702) 362-8844 FAX (702) 362-8533

NO.	BY	DATE	APPR.
	DESCRIPTION		
	REVISIONS		

CENTENNIAL-JONES
A RESIDENTIAL SUBDIVISION

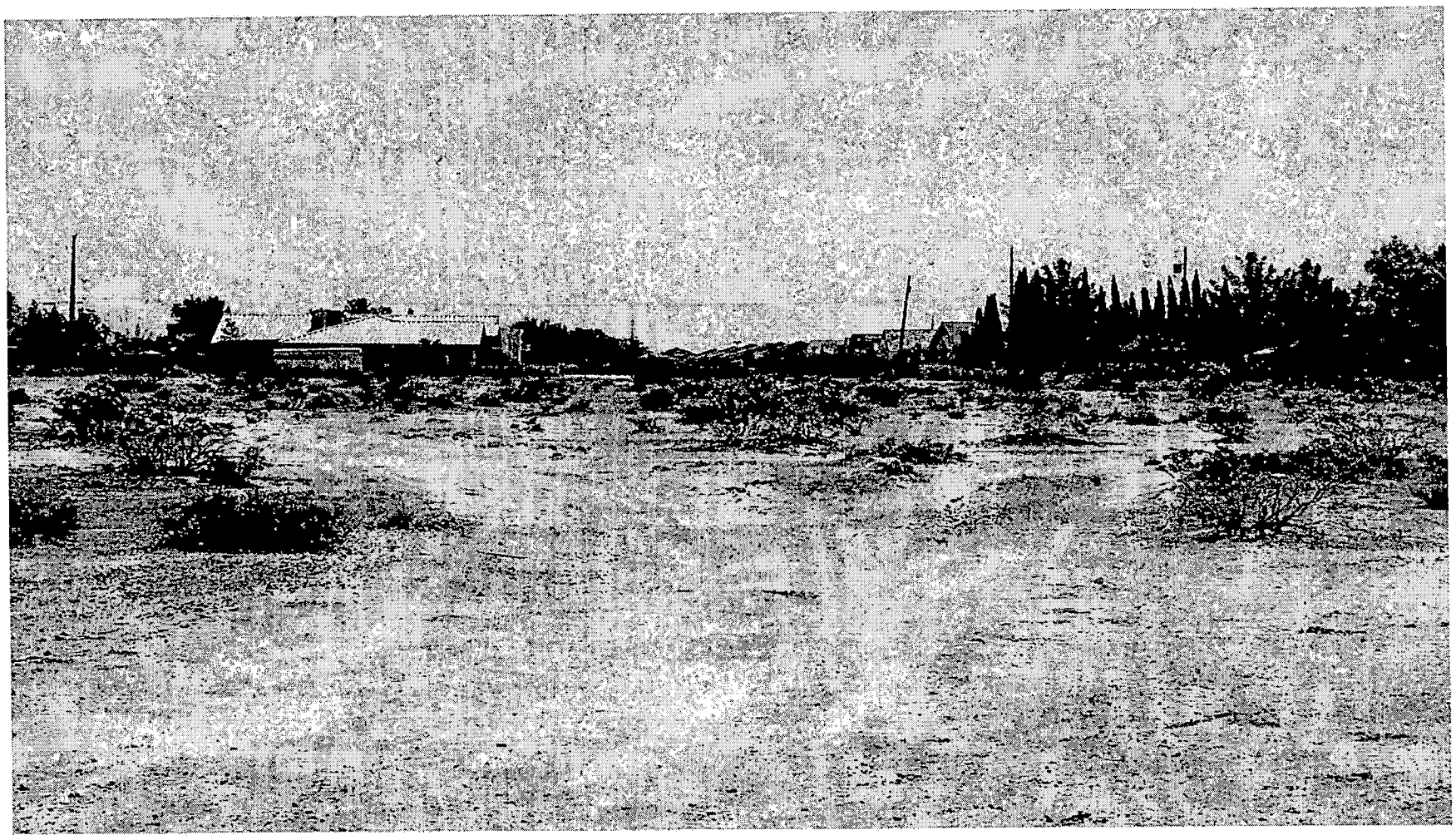
SITE PLAN

ENGINEER'S SEAL

DATE: 04.02.04
SCALE: 1"=60'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: DT1
SHEET: 2 OF 2

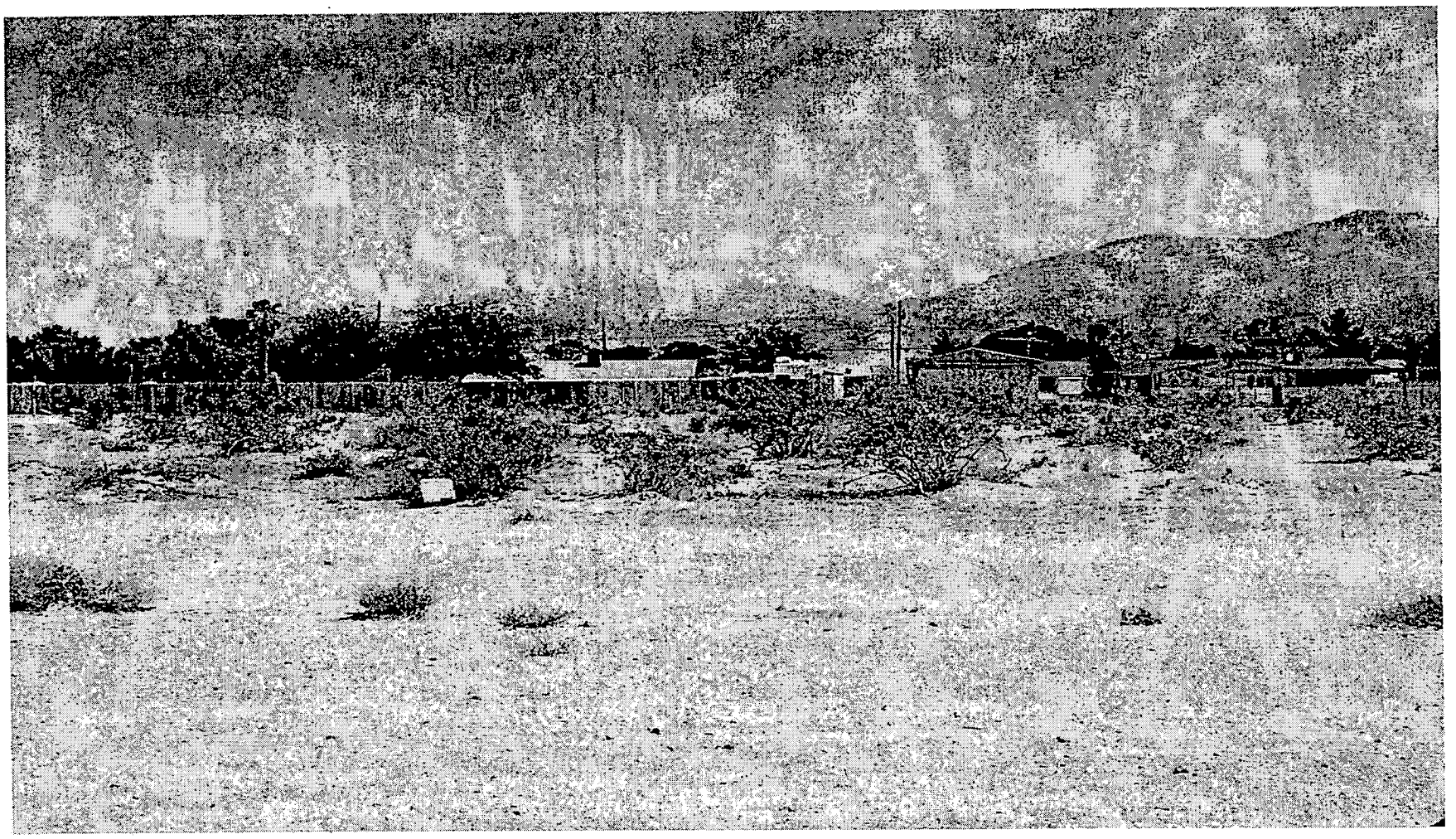
REVISED 6.2.04

ZON-4459
7/22/04 PC



ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04



ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04

Dear City of Las Vegas Planning Commission,

We, the under signed, respectfully urge you to deny VAR-4462, a variance from the required amount of open space, ZON-4459, a request to rezone from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre) and SDR-4461, a Site Development Plan Review for a proposed 163 lot subdivision on a 42.36 acre parcel at the Northwest corner of Jones Boulevard and the 215 beltway at the June 24, 2004 meeting.

The proposed variance, rezone and development plan is grossly incompatible with the existing proximate land use, the Las Vegas Master Plan 2020 and the Centennial Hills Sector Plan:

- Lots in the proposed subdivision are much smaller than existing adjacent development, typically one-quarter to one-third the size.
- Many of the adjacent lots currently have equestrian facilities. All are suitable for equestrian use. None of the proposed lots would be suitable. Conflict will be inevitable!
- For 35 years, this neighborhood has developed and sustained a rural lifestyle of single-family homes on large lots enjoying privacy and the option of some non-commercial raising of domestic animals.
- OBJECTIVE 3.2 of the Las Vegas Master Plan 2020 is clear: "To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes."
- The Centennial Hills Sector Plan (Adopted by the City Council on February 19, 2003) states, "Of most importance to the residents of the Northwest was the preservation of the rural character of portions of the Northwest, now known as the Rural Neighborhood Preservation area (RNP) with a maximum density of up to two (2) dwellings per acre."
- Section 2.6 Land Use Issues of the Centennial Hills Sector Plan reads, "Rural Neighborhood Preservation Areas will sustain the character of the historical development patterns of large lot (1/2 acre and greater) and equestrian developments."
- The proposed development will greatly increase traffic on streets without sidewalks, endangering pedestrians and discouraging walking.

The proposed zone change would increase residential density to an incompatible degree in the very heart of an established neighborhood, unalterably changing its character. Please help us sustain this neighborhood by denying the variance and rezone requests and the site development plan.

READ INTO
THE RECORD

P ZON-4459
VAR-4462
SDR-4461
(49 TOTAL)

Against Proposed Zone Variance ZON-4459, VAR-4462, SDR-4461

	Date	Signature	Print Name	Address	Phone
1	6/15/04	Tanya Reed	Tanya Reed	5401 Rome Blvd	702-65[illegible] 6184
2	6/15/04	Robert Bailey	Robert Bailey	5401 Rome Blvd	702-512-4773 Dup
3	6/15/04	Walter Turner	WALTER TURNER	5601 ANO DR	707-642-4667
4	6/15/04	Laura Marin	LAURA MARIN	5609 ANO DR	702-633- 7044
5	6/15/04	LaVerne Geest	LAVERNE GEEST	5700 ANO DR	645-1573
6	6 15 04	Chris Clark	Chris Clark	5724 ANO	(45-5237
7	6 15 04	Dawn Minton	DAWN MINTON	5725 ANO	645-1216
8	6 15 04	Myrna Minton	Myrna Minton	5725 ANO	645-1216 Dup
9	6 15 04	Cleo Minton	Cleo Minton	5725 ANO	645-12[illegible] Dup
10	6-15-04	Max Minton	Max Minton	5725 ANO	645-1216 Dup
11	6-15-04	Carleen Pajak	CARLEEN PAJAK	5811 ANO	645-8405
12	6-15-04	Stephen Pajak	Stephen Pajak	5811 ANO	645-8405 Dup
13	6-15-04	Donald E Haynes	DONALD E HAYNES	5850 ANO	645-7926
~~14~~	~~6/13/04~~	~~[illegible]~~	~~[illegible]~~	~~6630 Cowboy Trail~~	~~6630 Cowboy~~
~~15~~	~~6/13/04~~	~~[illegible]~~	~~[illegible]~~	~~6630 Cowboy Trail~~	~~395-2477~~
16	6/15/04	[illegible]	TOM & CHRIS CARNEY	6601 COWBOY TRAIL	658-6713
17	6/16/04	[illegible]	Michael Council	6621 Cowboy tr	645-0296
18	6/16/04	[illegible]	Bonni Council	6621 Cowboy tr	645-0296 Dup
19	6/16/04	[illegible]	Summer Frew	6621 Cowboytrail	645-0296 Dup
20	6/16/04	[illegible]	Lynda FREW	6621 Cowboy TRAIL	645-0296 Dup
~~21~~	~~6/16/04~~	~~[illegible]~~	~~Andrew Calvin~~	~~6600 Cowboy Trail~~	~~395-3013~~
~~22~~	~~6/16/04~~	~~[illegible]~~	~~Sharon Deans~~	~~6600 Cowboy Tr~~	~~395-5013~~
23	6/16/04	[illegible]	Jillian Fitzgerald	5401 Rome Blvd	648-3783
24	6-17-04	[illegible]	EUGENE STEVENS	5800 ANO DRIVE	645-4196
25	6/17/04	[illegible]	FRANCES EARLEY	5800 ANO DRIVE	645-2039 Dup
26	6/17/04	[illegible]	Mary Williams	6550 N. Helen Ave.	656-5096
27	6/17/04	Judyth Evans	Judith Evans / Judith Evans	5610 Turkey Ln	
28	6/17/04	Michael Evans	Michael Evans		Dup 645 5604
29	6-17-04	Mary Jo Storm	Mary Jo Storm	5620 Turkey Ln	655-9378
30	6/17/04	Kim J. LeClair	Kim J. LeClair	5525 Rome Blvd	644-7257
31	6/17/04	Fran Sisk	FRAN SISK	3443 N. BRONCO 89108	204-1444
32	06/7/04	Rita M. Cho	Rita M. Cho	5525 Rome Blvd 89131	5969561 Dup
33	06/7/04	John Mayers	John MAYERS	5801 ANO DR	2489324
34	06/7/04	Mark J LeClair	Mark J LeClair	5525 Rome Blvd	644-7257 Dup
35	06/17/04	Craig Shirley	Craig Shirley	5901 Mello Ave	659-6942
36	6-18-04	Robert Poole	Robert Poole	5961 Mello Av	642-1513
37	6-18-04	Joan Z. Poole	Joan Z. Poole	5961 Mello Ave	642-1513 Dup
38	6 18 04	Jacquetawell	Jacquetawell	5941 Mello Ave	4578630
39	6-18-04	Marcia Geil	MARCIA GEIL	5921 Mello Ave	658-9326
40	6-18-04	Linda Mayers	LINDA MAYERS	5801 ANO DR.	248-9324 Dup

	Date	Signature	Print Name	Address	Phone
41	6-18-04		STAN WITZ	5900 MELLO AVE	2229557
42	6-18-04		Teresa Bunting	5800 Mello Ave	655-8001
43	6-18-04		Gary M Bunting	5800 Mello Ave	6558001 Dup
44	6-18-04		Celine Green	5700 Mello Ave	645-0375
45	6-18-04		G Sheldon Green, MD	5700 Mello Ave	645-0375 Dup
46	6-18-04		Katie Vesco	5701 Mello Ave.	645-4201
47	6-18-04		Fred Vesco	5701 Mello Ave.	645-4201 Dup
48	6-18-04		Candy Vesco	5701 Mello Ave.	645-4201 Dup
49	6-18		Jim Andersen	5711 MELLO AVE	649-5514
50	6-18		Allan Fife	5009 Mello Ave	755-9222
51	6-18		Heather Mayers	5801 Arnold Dr	257-6358 Dup
52	6-18		Tony Thomas	5410 Arnold Dr.	655-2183
53	6-18-04		Maureen Lynn	5501 Mello Ave	645-5456
54	6/18/04		Ray Lynn	5501 Mello Ave	645-5456 Dup
55	6/20/04		Paula Hutchesson	5704 Arnold Dr	6580502
56	6/22/04		LJ Fontaine	6550 Cowboy Trail	4970185
57	6/22/04		Magdalena Diaz	5324 Rome	395-8385
58	6/22/04		David Brewer	5316 Rome	837-5727
59	6/22/04		Stephanie Brewer	5316 Rome	837-5727 Dup
60	6/22/04		Patricia Klapprick	5308 Rome Blvd	655-2349
61	6-22-04		Verna Lutz	5263 Primrose Flower	645-5225
62	6-22-04		Nimi x Rick LaRoche	5212 Primrose Flow	829-4680
63	6-22-04		Alan Dixon	5216 Primrose Flower	243-6692
64	6/22/04		Richard Campbell	5213 Primrose Flower Ave	839-2052
65	6/22/04		Angela M. Faria	5205 Primrose Flower Ave	395-5661
66	6/22/04		Doriann Myers	5201 Primrose Flower	896-7314
67	6/22/04		G. Veronica Morris	6600 Sycamore View St	———
68	6/22/04		Mark Morris	6600 Sycamore View St.	——— Dup
69	6/22/04		Keith & Beverly Junior	6612 Sycamore View St	523-0632
70	6/22/04		Donna Moreney	6616 Sycamore View St	645-9404
71	6-22-04		Keith Thornton	5201 Elm Hill Ct	655-5413
72	6-22-04		Donna Thornton	5201 Elm Hill Ct	655-5413 Dup
73	6/22/04		Shirnice Villano	5212 Elm Hill Ct.	645-0502
74	6/22/04		Kip Krzmarzick	5217 Elm Hill Ct.	243-8303
75	6/22/04		Katherine Hutchins	5209 Elm Hill Ct	515-0752
76	6/22/04		William E. Hutchins	5209 Elm Hill Ct	515-0752 Dup
77	6/22/04		HAROLD & ELAINE CLEER	6609 SYCAMORE VIEW ST	395-5508
78	6/22/04		ART STURDIVANT	6605 Sycamore View St	435-0578 Dup
79	6/22		[illegible]	5501 W Arnold DR.	6453333
80	6/22/04		[illegible]	5501 Arnold Dr.	249-9311 Dup

Las Vegas Planning Commission:

I am out of state and will not be able to attend the Planning Commission meeting on June 24. Please accept this as my testimony on the proposed rezone (ZON-4459), site development review (SDR-4461) and variance (VAR-4462) related to property on the east side of Jones and north of the Northern Beltway (215).

I am opposed to the proposed zone change, variance and site development plan for the following reasons:

1. The site plan provided for public review is unreadable. The lot sizes, dimensions and scale are totally illegible.
2. The site development plan is not compatible with the existing 1-acre lot development surrounding the development. The properties surrounding the site are horse properties, a use that is not compatible with the type of development proposed.
3. The number of units exceeds the number of units allowed by the proposed RDP-3 zoning.
4. No justification for a variance to the minimum required open space was provided.
5. While a sound wall may be necessary, a wall of excessive height directly adjacent to a narrow path creates a pedestrian-hostile environment, rendering the path unusable.
6. The plan does not include the right-of-way necessary to construct the interchange planned at Jones and 215. Over $25 million has been programmed to fund the completion of the beltway between Jones and Decatur, including interchanges at Jones and Decatur, by 2008. No zone changes or site development plans should be allowed that do not accommodate this major regional facility. This does not stop the owner from developing the property at the currently allowed density of 2 units per acre, but it would minimize the cost to the public while allowing development.
7. The only requirement of the RDP zoning that has been met is that the proposed development area is at least 5 acres.
    a. The site plan shows no innovation or flexibility. The basic lot layout looks like any number of subdivisions that were approved in the 1970's. The subdivision is imposed on existing development rather than enhancing it. The proposed layout isolates some of the lots from interaction with the proposed community.
    b. There are no enhanced residential amenities. Lots are laid out that maximize their exposure to road noise and traffic from inside the development and along Jones Road. The north/south lot orientation maximizes the cost of cooling the proposed residences, and also transfers some of that cost to the neighboring properties because of the additional waste heat generated.
    c. The open space is not efficient or especially useful. The walking path proposed on the south side is effectively unusable. The location of the open space on the north side buffers some of the development from the existing properties, but is not connected to anything.
    d. The proposed street right-of-way width is 39 feet, which is not adequate for either a Local Residential Urban Street (Uniform Standard Drawings Clark County Area, Drawing 207) which requires 47' (37' for travel lanes/parking and 5' sidewalks on both sides) or private streets (Drawing 210) which requires 40' of right-of-way (36' for travel lanes, no sidewalks). Without sidewalks, pedestrian

READ INTO
THE RECORD

ZON-4459
VAR-4462
SDR-4461 P

and vehicular traffic will be using the same space. Based on the 7th edition of the ITE Trip Generation, the 163 units would be expected to generate over 170 vehicle trips in the PM peak hour, or about one vehicle trip every 20 seconds. Throughout the day, about 1630 vehicle trips would be generated, many of them directed to a rural street with 24' of pavement and no sidewalks or street lights. This effectively renders the existing street network unusable by the existing neighborhood. The proposed pathway on the south side of the development is effectively unusable. It is adjacent to a 10' wall that in itself makes the environment hostile to pedestrians, especially when the adjacent flood channel exaggerates the effect. Add to that the heat-sink effect of the south-facing wall, and the proposed pathway would be considered an ordeal, not an amenity.

e. The proposed 163 lot development exceeds the requested density of 3 units per acre by 30%.

The proposed applications should all be denied. The site development plan has not taken into account the existing development that surrounds the site, the proposed interchange at Jones Road, the undesirable impacts that will be inflicted on the existing neighborhood, or the inherent incompatibility of uses.

It appears that this developer wishes to inflict a substandard development onto an existing community. The existing community, which has been there since the early 1970's, is an area of 1-acre and larger lots that are suitable for horses. I am not opposed to development of the property, but it must be compatible with the existing established neighborhood and uses.

Sincerely,

Charity Fechter

Craig Shirley
5901 Mello Avenue
Las Vegas, NV 89131

JUN 23 4 22 PM '04

June 23, 2004

Dear City of Las Vegas Planning Commission,

Re: Agenda Items 38, 39 and 40; ZON-4459, VAR-4462 and SDR-4461

I am not opposed to development of this property; however, I am strongly opposed to this grossly incompatible variance, rezone and site development plan for the following reasons:

The R-PD (Residential Planned Development) District requires:

1. **Imaginative** and **innovative** residential design,
2. Amenities to **establish a clear sense of community,**
3. Efficient consolidation and **utilization of open space,**
4. **Separation of pedestrian and vehicular traffic** , and
5. Homogeneity of use patterns.

The maximum density permitted in an R-PD is to be a function of the location and land use designation of a particular R-PD District and a **determination of compatibility with surrounding development**.

The proposed development fails to meet those requirements:

1. It is an **unimaginative** and **mundane, maximum density cookie cutter** subdivision, which will assure conflicts between the exiting horse properties and the new residents.
2. There are no real amenities. The 5-foot wide pedestrian path has a 10-foot high wall on the south side and a lot wall on the north side. It would be hard to imagine a more **hostile walking environment.**
3. The applicant has applied for a variance to reduce the open space below the minimum required, reducing the notion of useful open space to a mere token. There are **no physical constraints on the development** of this parcel that warrant a variance.
4. The site plan uses private roads to increase density and eliminate the need for sidewalks. This **forces pedestrian traffic into the road**, which clearly is **contrary to the requirement of separation.**
5. Urban density spot developments in established rural neighborhoods sustain neither the intruding urban density, nor the damaged rural neighborhood.

Finally, the density of an R-PD zone is required to be compatible with the surrounding development. This parcel is bounded on the south by a 10 lane restricted access beltway and on the west by a 6 lane major arterial. **All adjacent residential development is rural estate** (See Airphoto on Page 3). The proposed density is wholly **incompatible with a neighborhood characterized by large (1 acre and larger) lots and nearly universal horse ownership.**

READ INTO
THE RECORD

ZON-4459
VAR-4462
SDR-4461
P

Chapter 19.18.040 REZONING I. states, "The applicant bears the burden of proof to establish that the approval of the rezoning is warranted."

The applicant utterly fails to meet that burden

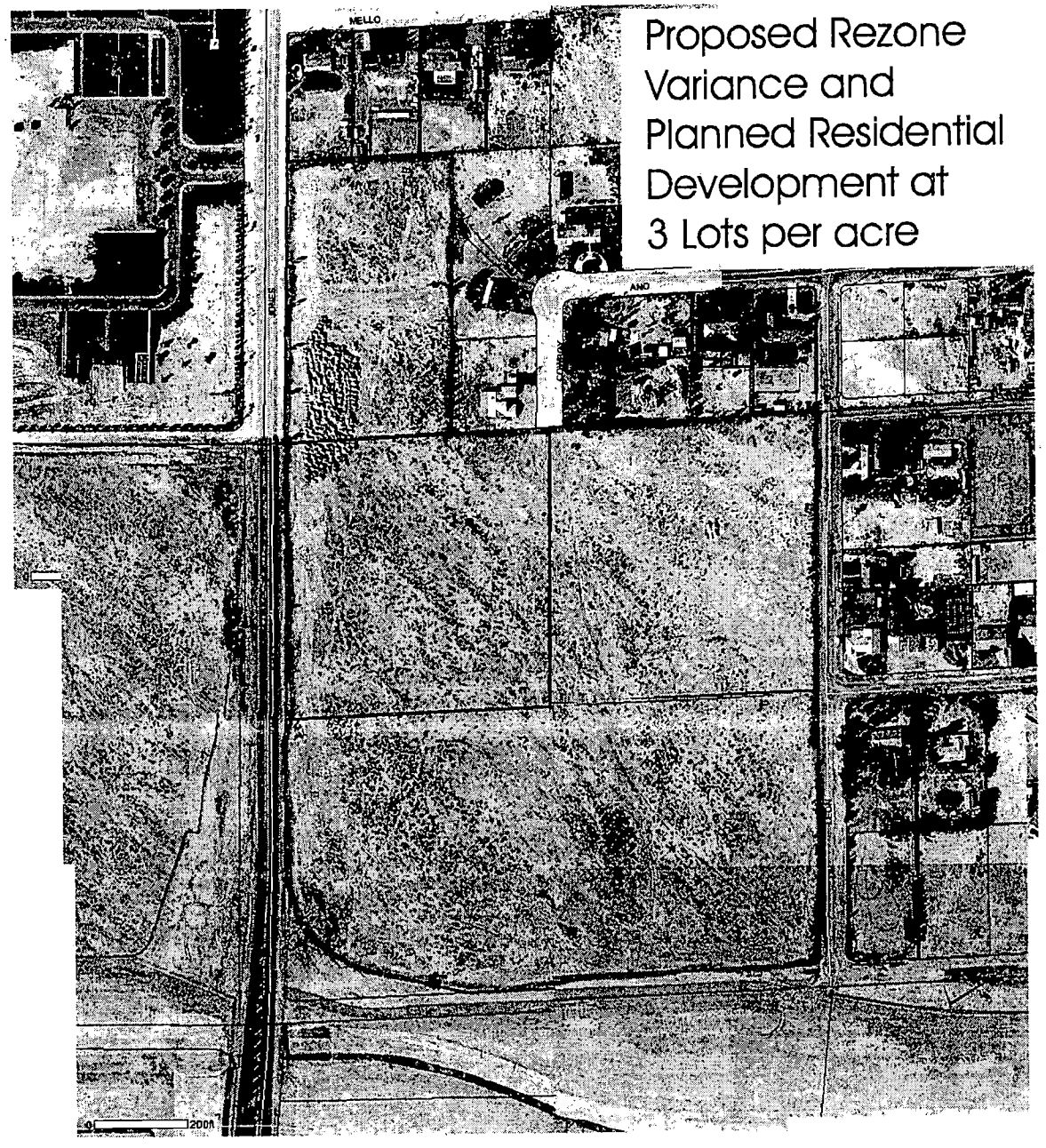
The proposed rezone is contrary to the intent of long standing zoning and will destroy a neighborhood that has sustained a consistent development pattern for 35 years. The purpose of the R-E Residence Estates District is to provide for low-density residential units located on large lots and conveying a rural environment. These Districts are consistent with the policies of the Desert Rural Density Residential category of the General Plan.

Abundant higher density planned residential land is being developed to meet the needs of the Las Vegas community. 7500 acres are being developed as a master planned development less than 1 mile to the east by the City of North Las Vegas.
In summary, there is nothing imaginative, nothing innovative, nothing compatible about this proposed rezone. This is nothing but a run of the mill, maximum density, cookie cutter, subdivision attempt to exploit the residential planned development district to increase density.

I urge the City of Las Vegas Planning Commission to support the staff recommendation and unanimously find that the proposed rezone completely fails to meet the requirements of the zoning code and is incompatible with the surrounding development in the area and therefore deny the rezone, variance and site development plan.

Sincerely,

Craig Shirley



Proposed Rezone
Variance and
Planned Residential
Development at
3 Lots per acre

John & Linda Mayers
5801 Ano Drive
Las Vegas, NV 89131

June 19, 2004

Kyle Walton - Senior Planner
Planning & Development Dept.
731 South Fourth Street
Las Vegas, NV 89101

Dear Mr. Walton,
While I understand and accept development being inevitable, I am opposed to ZON-4459, VAR-4462 & SDR-4461 (APN:125-24-401-001, 002, 010, 011 & 125-24-302-014) with the following objections:

1) The proposed Gated Development exits onto our neighborhood - currently paved for "dust abatement" - implementing additional traffic requiring higher impact paving/ lighting and encouraging, yet endangering pedestrian traffic.
2) Our rural neighborhood, Livestock/Horses & lifestyle is encroached.
3) The current Centennial Hills area roadways are inadequate (the major example being the 215 & 95 Interchange).
4) Our Schools are already overcrowded & new schools are hardly accommodating our current influx of development.
5) The whole city is under stringent water restrictions & the Water District is traveling far & wide to buy water rights for the Las Vegas Valley... How can we, with clear conscience, accommodate any more development?

Basically, I feel the development is incompatible, dense, inconsistent & invasive! There are no allowances or restrictions to sustain and preserve our current rural environment. I had understood the main objectives of the Centennial Hills sector plan was to preserve & ensure distinctive rural residential character & buffer from surrounding high density development. The Horton Development on our southern boundary has tested our rights with complaints to Animal Control (barking dogs - 3 households) - including an anonymous threatening letter & reports to the Humane Society (horse care). The proposed Zone change to include high density residence would unalterably change our environment! I ask that you help safeguard this neighborhood by denying the variance/rezone requests & site development plan!

Our Family will be attending the upcoming Commission Meeting. Your time & attention is appreciated!

Sincerely,

Linda Mayers

READ INTO THE RECORD

ZON-4459
VAR-4462
SDR-4461 P

Craig Shirley
5901 Mello Avenue
Las Vegas, NV 89131

June 23, 2004

Dear City of Las Vegas Planning Commission,

Re: Agenda Items ~~38~~ 21, ~~39~~ 22 and ~~40~~ 23; ZON-4459, VAR-4462 and SDR-4461

I am not opposed to development of this property; however, I am strongly opposed to this grossly incompatible variance, rezone and site development plan for the following reasons:

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4. The site plan uses private roads to increase density and eliminate the need for sidewalks. This **forces pedestrian traffic into the road**, which clearly is **contrary to the requirement of separation.**
5. Urban density spot developments in established rural neighborhoods sustain neither the intruding urban density, nor the damaged rural neighborhood.

Finally, the density of an R-PD zone is required to be compatible with the surrounding development. This parcel is bounded on the south by a 10 lane restricted access beltway and on the west by a 6 lane major arterial. **All adjacent residential development is rural estate** (See Airphoto on Page 3). The proposed density is wholly **incompatible with a neighborhood characterized by large (1 acre and larger) lots and nearly universal horse ownership.**

Submitted at Planning Commission

Date 07-22-04 Item #s 21, 22, 23

Chapter 19.18.040 REZONING I. states, "The applicant bears the burden of proof to establish that the approval of the rezoning is warranted."

The applicant utterly fails to meet that burden

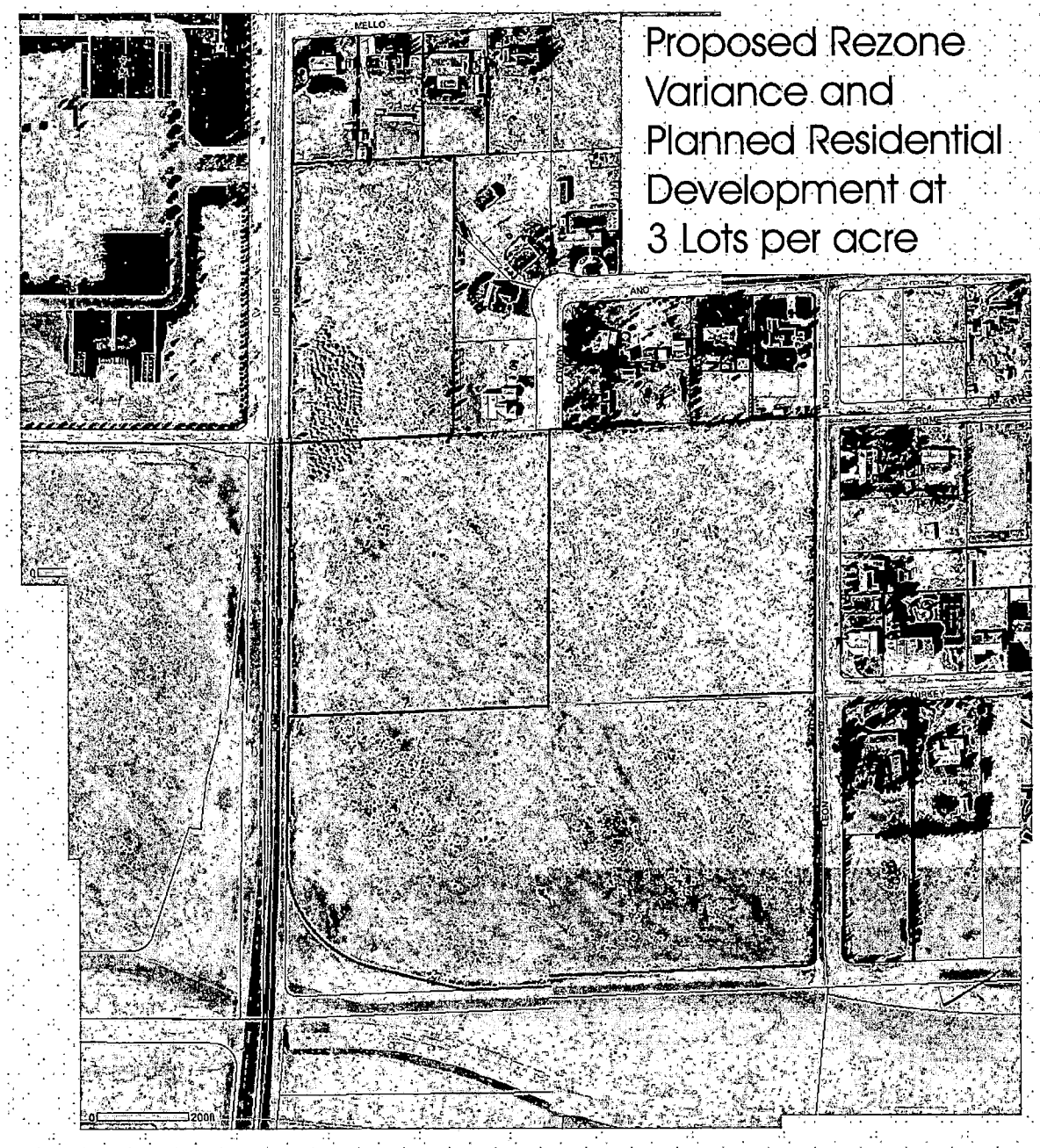
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In summary, there is nothing imaginative, nothing innovative, nothing compatible about this proposed rezone. This is nothing but a run of the mill, maximum density, cookie cutter, subdivision attempt to exploit the residential planned development district to increase density.

I urge the City of Las Vegas Planning Commission to support the staff recommendation and unanimously find that the proposed rezone completely fails to meet the requirements of the zoning code and is incompatible with the surrounding development in the area and therefore deny the rezone, variance and site development plan.

Sincerely,

Craig Shirley



Proposed Rezone
Variance and
Planned Residential
Development at
3 Lots per acre

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	50	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

NIGRO – APPROVED subject to conditions and the Withdrawal Without Prejudice of the open space variance and the deletion of Condition 1 – Motion carried with EVANS voting NO and McSWAIN excused

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

MINUTES:
NOTE: See Item 21 [ZON-4459] for all related discussion on Item 21 [ZON-4459], Item 22 [VAR-4462] and Item 23 [SDR-4461].

(7:13 – 7:33)
1-2507

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 22 – VAR-4462

CONDITIONS:

Planning and Development

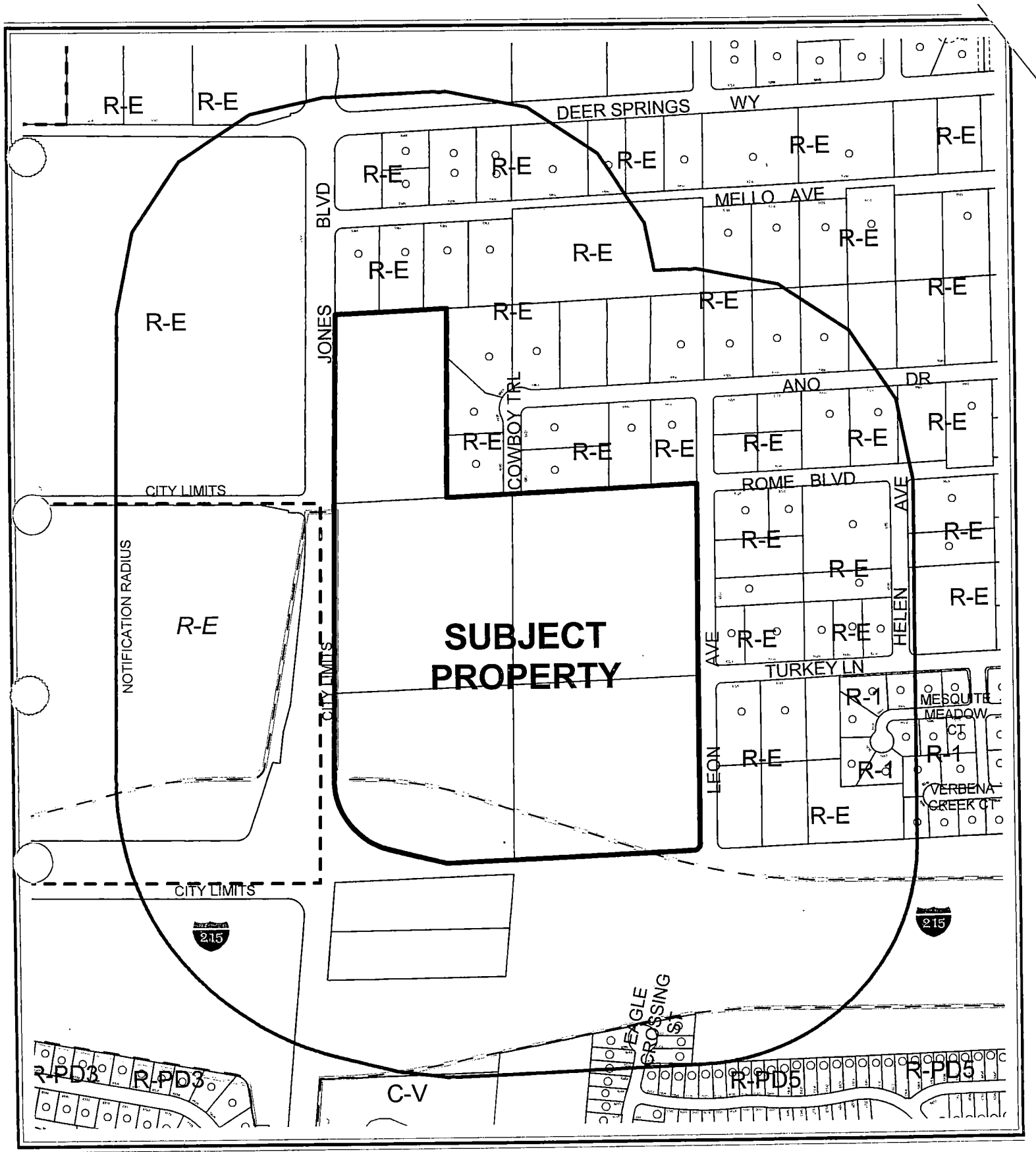
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4459) and Site Development Plan Review (SDR-4461).

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.

Public Works

3. Grading information and cross sections must be provided with the Tentative Map submittal for this site and shall comply with the City of Las Vegas Title 18 Subdivision Ordinance; if compliance cannot be met Waivers may be required.

4. Site development to comply with all applicable conditions of approval for Rezoning Application ZON-4459, Site Development Plan Review SDR-4461 and all other site-related actions.



CASE: **VAR-4462**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VARIANCE RELATED TO ZON-4459 - PUBLIC HEARING - VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. 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 $44,568.00 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.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4459) and Site Development Plan Review (SDR-4461).

3. 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.

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5. Site development to comply with all applicable conditions of approval for Rezoning Application ZON-4459, Site Development Plan Review SDR-4461 and all other site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Variance to allow 2.44 acres of open space where 2.7 acres is required and to allow an increase in block wall heights in excess of ten feet where eight feet is the maximum allowed for a residential subdivision on 47.46 acres located on the northeast corner of Jones Boulevard and Centennial Parkway.

B) Applicant's Justification

The applicant justifies the variance for wall heights on the basis that noise pollution from motor vehicle traffic along Jones and I-215 will negatively impact the adjacent residential lots. The applicant has supplied no real justification for the requested variance of open space except to state that the landscape buffer along Jones Boulevard has not been calculated into the open space area. Additionally the applicant states the fact that there will be connectivity between the trail along Centennial Boulevard, the landscaping provided on Jones Boulevard, and the proposed park.

BACKGROUND INFORMATION

A) Previous Actions

06/24/04 Variance (VAR-4459) application was held in abeyance by the Planning Commission as a result of the applicant's request to have further time to work with the community. Staff recommended denial on this application. Companion items, Rezoning (ZON-4459) and Site Development Plan Review (SDR-4461), were also held in abeyance at this meeting.

07/22/04 The Planning Commission will hear related items ZON-4459 and SDR-4461 as a part of this agenda.

B) Pre-Application Meeting

04/15/04 At the pre-application meeting issues pertaining to the Rezoning (ZON-4459) and the Site Development Plan Review (SDR-4461) were discussed. The issues are as follows:

1. The moving of an entrance to the subdivision to meet the 220-foot separation requirement on the east side of the site or to apply for a waiver of Title 18 to allow it.

2. The checking of the beltway alignment so as not to have a portion of the subdivision built within it.
3. The verification of the beltway trail along Centennial Parkway needed to be clarified as to if it is going to be required.
4. Proposed as being gated with private streets, except Cowboy Trail with two lots. It has been recommended that the two lots be relocated and the cul-de-sac be removed, so as to completely enclose the subdivision.
5. Check issues of a bus-turnout and possible traffic study.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 47.46

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	ROW [215 Beltway]
East:	Single Family Dwellings, Undeveloped
West:	Palm Mortuary, Undeveloped

C) Planned Land Use

Subject Property:	R	Rural Density Residential
North:	R	Rural Density Residential
South:	ROW	215 Beltway
East:	L	Low Density Residential
West:	R, DR	Rural Density and Desert Rural Density Residential

D) Existing Zoning

Subject Property:	R-E	Residential Estates
North:	R-E	Residential Estates
South:	ROW	215 Beltway
East:	R-E	Residential Estates
West:	Clark County	

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector Plan of the General Plan. The site is designated as R (Rural Density Residential) within the Plan. The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

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

Multi-Use Transportation Trail

A proposed multi-use transportation trail is slated to run the entire length of the southern property adjacent to the Centennial Parkway alignment. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor that are separated by a ten-foot public transportation trail path. The trail in question will be taken out of the public right-of-way.

Rural Preservation Neighborhood

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within the City of Las Vegas and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. However, this state stature is effective through May 31, 2004, after which the subject parcel will not be held to the before mentioned standards.

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-4461), a related item.

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

Standards	Required	Requested	Compliance
Wall Height	8 Foot Max	10+ Feet	NO

The proposed site plan illustrates a 9-foot 10-inch block wall to be located along Centennial Parkway and partially along the southern portion of Jones Boulevard. The maximum allowable wall height within any residential development area is 8 feet therefore this variance is warranted.

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
47.46 acres	3.44	1.65	5.7 %	2.7 Acres	5.2%	2.44 Acres

The proposed development does not meet the amount of open space required for a R-PD (Residential Planned Development) zoning district. The applicant has provided 30,471 square feet of open space in the form of a 20-foot wide exercise trail along Centennial Parkway, as well as 75,730 square feet of open space in the form of a common park located on the northern portion of the site. Even though functional, the open space is inadequate and isolated from a fair portion of the development.

B) General Analysis and Discussion

The request for increased wall height is reasonable because that development on the west side of Jones Boulevard has been approved by the County (TM-0523-03) for increased wall heights under the same justification presented for this application. The County parcel to the west, however, will become a 130 lot single family, detached planned unit development with an overall density of 3.25 units per acre (TM-0523-03). The proposed development would contain a smaller average lot size than County parcel and an increased number of dwelling units per acre.

The lack of required open space is a direct result from the number of lots proposed on the subject property. Removal of one lot of 10,000 square feet or greater would eliminate the need for this variance.

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 regarding the lack of open space on site. Alternative site design or the reduction in the number of lots 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 80 [Mailed with ZON-4459 & SDR-4461 - 6/24/04 PC]

APPROVALS 0

PROTESTS 50

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4462 APN: 125-24-302-014

Name of Property Owner: Jones Beltway, LLC

Name of Applicant: Dean A. Katris

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: Dean A. Katris

Subscribed and sworn before me

This 11 day of May, 2004

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

Notary Public - State of Nevada
County of Clark
GLENN MOFFITT
My Appointment Expires
September 9, 2007
No: 03-85773-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-4462 APN: 125-24-401-001, 002, 010, 011

Name of Property Owner: Boyd Family Partnership LP

Name of Applicant: Ruth L. Boyd, G.P.

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

_____Yes __X__No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: Ruth L. Boyd

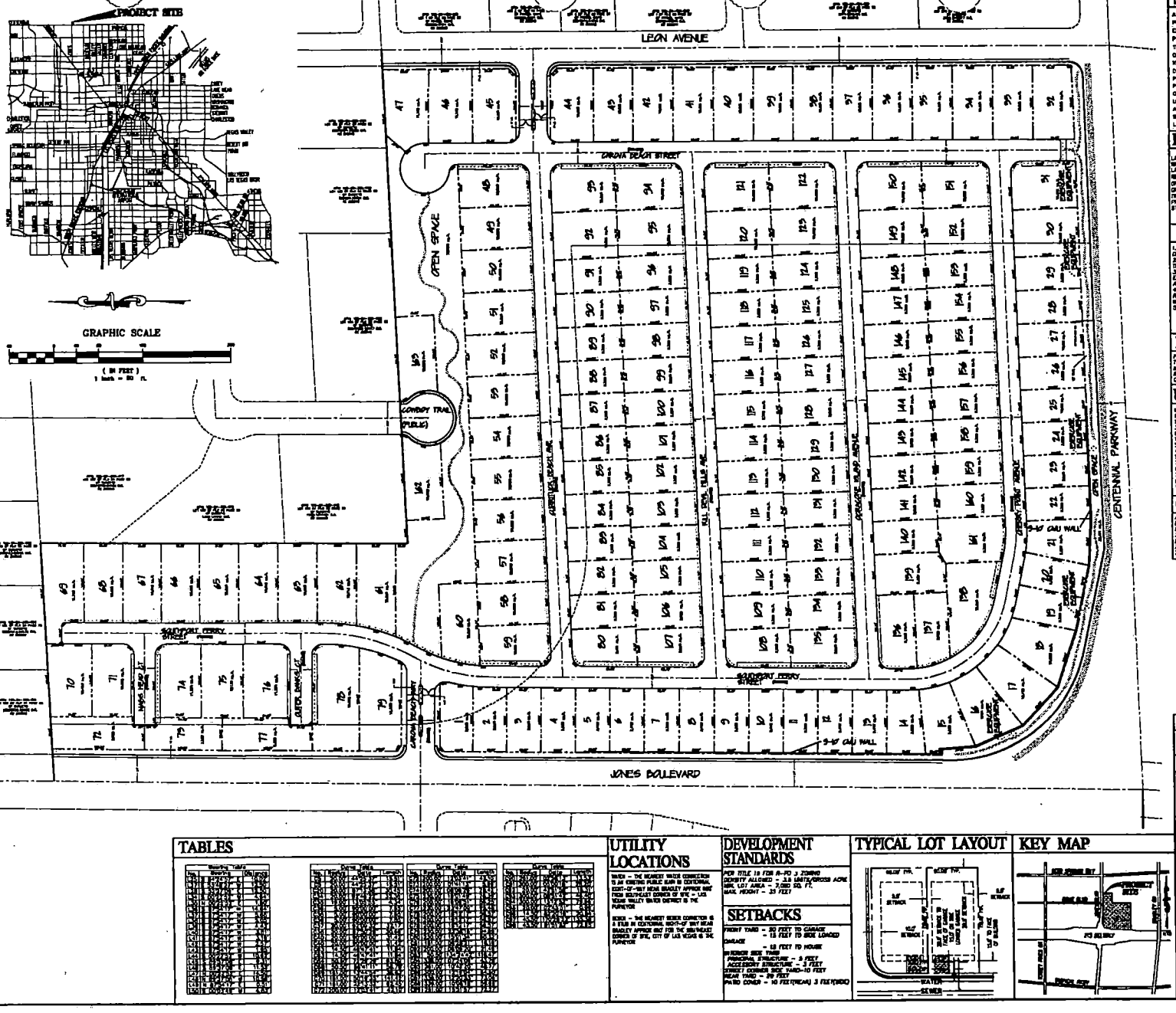
Print Name: Ruth L. Boyd

Subscribed and sworn before me

This 4TH day of May, 2004

Notary Public in and for said County and State

MELISSA G. HENEGAN
Notary Public State of Nevada
No. 01-67489-1
My appt. exp. Dec. 7, 2004



SITE INFORMATION

ASSESSOR'S PARCEL NUMBER	125-34-301-014 & 125-34-601-001,002,010,011
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	R-E (RURAL ESTATES RESIDENTIAL DISTRICT)
PROPOSED ZONING	R-PUD (RESIDENTIAL-PLANNED DEVELOPMENT)
TOTAL PROPOSED LOTS	183 LOTS
GROSS ACREAGE	47.46±
NET ACREAGE	41.67±
DENSITY (BASED ON GROSS ACREAGE)	3.44 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 366 SPACES
PARKING PROVIDED	366 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
OPEN SPACE REQUIRED	2.44 ACRES
USABLE OPEN SPACE PROVIDED	3.44 ACRES
AVERAGE LOT SIZE	8,485 SF
SMALLEST LOT SIZE	7,000 SF
LARGEST LOT SIZE	16,241 SF

LANDSCAPING REQUIREMENTS

LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS - LANDSCAPE, WALL & BUFFER STANDARDS ALONG JONES, CENTENNIAL & LEON FRONTAGE 10' & 8' FT. LANDSCAPE STRIP WITH WALL
REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT. OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (2980 LF PLANTER)= 84 TREES & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX TREE=336 SHRUBS
PROVIDED: 92 TREES FOR 2940 LF OF PLANTER & 336 SHRUBS IN PLANTER ADJACENT TO STREETS

DEVELOPMENT NOTES:

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FEATURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THE SITE HAS NO KNOWN CIRCUMSTER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. LOTS 1-14, 72, 73, 78 AND 79 HAVE REAR AND SIDE YARDS ADJACENT TO PUBLIC RIGHT-OF-WAYS. THESE LOTS ARE KNOWN AS DOUBLE FRONTAGE LOTS. NO DIRECT ACCESS WILL BE PERMITTED TO THESE LOTS FROM ADJACENT PUBLIC RIGHT-OF-WAY.
5. THERE ARE NO EXISTING STRUCTURES ON THE SITE.

LEGAL DESCRIPTION

PORTION OF THE SW 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
BEING LOTS 100, 101, 199, 197 AND P1 199 OF SURVEY FILE 82 PAGE 70

FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN.

UTILITY COMPANIES

NEVADA POWER COMPANY
6226 W. SAHARA AVE. 367-5600
SPRINT TELEPHONE COMPANY
3230 S. VALLEY VIEW BLVD. 244-7403
CITY OF HENDERSON
131 S. BOULDER HIGHWAY 565-2100
SOUTHWEST GAS CORP.
4300 S. VALLEY VIEW BLVD. 365-2111
CHARTER COMMUNICATIONS
776 E. SAHARA AVE. 732-7434
CITY OF LAS VEGAS (SEWER)
731 S. 4TH STREET 229-7160
LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD. 870-2011

ENGINEER

TANEY ENGINEERING
4445 SOUTH JONES BLVD. #1
LAS VEGAS, NEVADA 89103
702-362-8844 PHONE
702-362-5233 FAX

SUBDIVIDER/DEVELOPER

WILLIAM LYON HOMES
300 PILOT ROAD SUITE G
LAS VEGAS, NV 89119
702-263-3200 PHONE
702-263-8270 FAX

OWNERS

APN: 125-34-401-001,002,010,011
BOYD FAM PARTNERSHIP, LP
BRAD BOYD
3113 SILVER AVE
LAS VEGAS, NEVADA 89102
702-382-3600 PHONE
702-382-3800 FAX

APN: 125-34-302-014
JONES BOULEVARD, LLC
DEAN SLATES
2383 FEATHERROCK
HENDERSON, NEVADA 89052
702-869-8277 PHONE
702-869-8578 FAX

LEGEND

DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SCARP (SLOPE VARIES)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
WALL HEIGHT GREATER THAN 6' LESS THAN 10'	
CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
RAW LINE LINE	
FIRE HYDRANT	

SEWER CONTRIBUTION

183 LOTS x 250 GPD/LOT = 45,750 GPD (AVERAGE)
183 LOTS x 250 GPD/LOT x 3.5 PEAK FACTOR = 142,625 GPD (PEAK)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	RT	RIGHT
BOW	BACK OF WALK	ROW	RIGHT-OF-WAY
BOC	BACK OF CURB	SS	SANITARY SEWER
BCR	BEGINNING OF CURB RADIUS	SW	SIDEWALK
BVC	BEGINNING OF VERTICAL CURVE	STA	STATION
BM	BENCH MARK	SD	STORM DRAIN
CATV	CABLE TELEVISION	STD	STANDARD
CL	CENTERLINE	SL	STREETLIGHT
CLV	CITY OF BOULDER CITY	TC	TOP OF CURB
CC	CLARK COUNTY	TYP	TYPICAL
CE	CONCRETE	VERT	VERTICAL
DWY	DRIVEWAY	VC	VERTICAL CURVE
DI	DROP INLET	VG	VALLEY GUTTER
EOA	EDGE OF ASPHALT	VCP	VITRIFIED CLAY PIPE
EOC	END OF CURVE	W	WATER
EVC	END OF VERTICAL CURVE	WM	WATER METER
EX	EXISTING		
FG	FINISH GRADE		
FFE	FINISH FLOOR ELEVATION		
FF	FIRE		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFFE	LOWER FINISH FLOOR ELEVATION		
LVC	LOWER VC		
LVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MAX	MAXIMUM		
MIN	MINIMUM		
NTS	NOT TO SCALE		
OC	ON CENTER		
POI	POINT OF INTERSECTION		
POC	POINT OF REVERSE CURVE		
POC	POINT OF CURVE		
POT	POINT OF TANGENCY		
PRC	POINT OF REVERSE CURVE		
PCC	POINT OF COMPOUND CURVE		
PVC	POINT OF VC		
PL	PROPERTY LINE		
PUE	PUBLIC UTILITY EASEMENT		
R	RADIUS		

TABLES

Bearing Table

No.	Bearing	Dist.
L1	N 89°59'59" E	60.00'
L2	S 00°00'01" E	60.00'
L3	S 89°59'59" W	60.00'
L4	N 00°00'01" W	60.00'
L5	N 89°59'59" E	60.00'
L6	S 00°00'01" E	60.00'
L7	S 89°59'59" W	60.00'
L8	N 00°00'01" W	60.00'
L9	N 89°59'59" E	60.00'
L10	S 00°00'01" E	60.00'
L11	S 89°59'59" W	60.00'
L12	N 00°00'01" W	60.00'
L13	N 89°59'59" E	60.00'
L14	S 00°00'01" E	60.00'
L15	S 89°59'59" W	60.00'
L16	N 00°00'01" W	60.00'
L17	N 89°59'59" E	60.00'
L18	S 00°00'01" E	60.00'
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L23	S 89°59'59" W	60.00'
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L26	S 00°00'01" E	60.00'
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L34	S 00°00'01" E	60.00'
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L99	S 89°59'59" W	60.00'
L100	N 00°00'01" W	60.00'

Curve Table

No.	Radius	Delta	Length
C1	25.00'	90°00'00"	39.27'
C2	25.00'	90°00'00"	39.27'
C3	25.00'	90°00'00"	39.27'
C4	25.00'	90°00'00"	39.27'
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C99	25.00'	90°00'00"	39.27'
C100	25.00'	90°00'00"	39.27'

UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING PUBLIC MAIN IN CENTENNIAL RIGHT-OF-WAY NEAR BRADLEY APPROX 660' FROM SOUTHEAST CORNER OF SITE - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER - THE NEAREST SEWER CONNECTION IS A STUB IN CENTENNIAL RIGHT-OF-WAY NEAR BRADLEY APPROX 660' FOR THE SOUTHEAST CORNER OF SITE, CITY OF LAS VEGAS IS THE PURVEYOR

DEVELOPMENT STANDARDS

PER TITLE 19 FOR R-PD 3 ZONING
DENSITY ALLOWED - 3.5 UNITS/GROSS ACRE
MIN. LOT AREA - 7,000 SQ. FT.
MAX. HEIGHT - 35 FEET

SETBACKS

FRONT YARD - 20 FEET TO GARAGE
- 15 FEET TO SIDE LOADED GARAGE
- 10 FEET TO HOUSE
INTERIOR SIDE YARD
PRINCIPAL STRUCTURE - 5 FEET
ACCESSORY STRUCTURE - 3 FEET
STREET CORNER SIDE YARD-10 FEET
REAR YARD - 20 FEET
PATIO COVER - 10 FEET(REAR) 3 FEET(SIDE)

TYPICAL LOT LAYOUT

KEY MAP

Call Two Working Days Before You Dig
Dig Safely. Dig Safely
1-800-227-2600

WILLIAM LYON HOMES
300 PILOT ROAD SUITE G
LAS VEGAS, NEVADA 89119
702-263-3200 FAX 702-263-8270

TANEY ENGINEERING
4445 SOUTH JONES BLVD. #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX(702) 362-5233

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

CENTENNIAL-JONES
A RESIDENTIAL SUBDIVISION

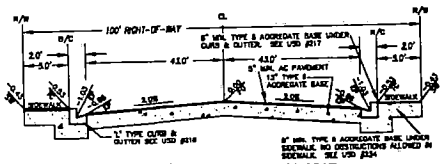
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ENGINEER'S SEAL

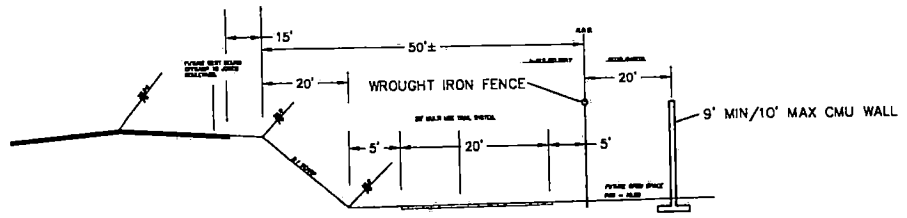
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SHEET NAME: SP1
SHEET: 1 OF 2

REVISED 6.2.04

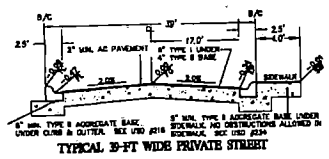
VAR-4462
7/22/04 PC



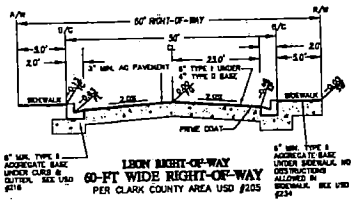
JONES RIGHT-OF-WAY - 100-FT ROAD
PER CLARK COUNTY AREA USD #202.1



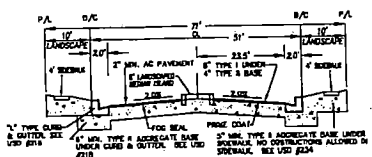
SOUTH PROPERTY LINE ADJOINING BELTWAY



TYPICAL 30-FT WIDE PRIVATE STREET



LIGHT RIGHT-OF-WAY
60-FT WIDE RIGHT-OF-WAY
PER CLARK COUNTY AREA USD #205



PRIVATE ENTRY ROAD - 51-FT WIDE

LEGEND

DESIGN ELEVATION 10.00 (10.00)
EXISTING ELEVATION
SCARP (SLOPE VARIES)
EXISTING CONTOUR (1' INTERVAL)
EXISTING CONTOUR (5' INTERVAL)
DIRECTION OF FLOW
WALL HEIGHT GREATER THAN 5' LESS THAN 10'
CENTERLINE
RIGHT-OF-WAY
CUT LINE-ASPHALT
EASEMENT
BOUNDARY LINE
SEWER LINE
WATER LINE
PROPERTY LINE
MAP LIMIT LINE
FIRE HYDRANT

SEWER CONTRIBUTION

139 LOTS x 350 GPD/LOT = 34,750 GPD (AVERAGE)
139 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 121,625 GPD (PEAK)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
B/C	BACK OF CURB
BOR	BACK OF CURB RADIUS
BVC	BEGINNING OF VERTICAL CURVE
BM	BENCH MARK
CATV	CABLE TELEVISION
CL	CENTERLINE
COBC	CITY OF BOULDER CITY
CCO	CLARK COUNTY
CO	CLEAN OUT
CY	CUBIC YARD
DI	DROP INLET
DD	DESIGN GRADE
EOP	EDGE OF PAVEMENT
EC	END OF CURVE
EVC	END OF VERTICAL CURVE
EX	EXISTING
FG	FINISH GRADE
FF	FINISH FLOOR ELEVATION
FT	FEET
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LFFE	LOWER FINISH FLOOR ELEVATION
LF	LINEAR FEET
LVWD	LAS VEGAS VALLEY WATER DISTRICT
MH	MANHOLE
MB	MAILBOX
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
POI	POINT OF INTERSECTION
PC	POINT OF REVERSE CURVE
POB	POINT OF BEGINNING
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PP	POWER POLE
PL	PROPERTY LINE
R	RULL DOT
R	RADIUS
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SW	SIDEWALK
STA	STATION
SD	STORM DRAIN
STD	STANDARD
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TYP	TYPICAL
VERT	VERTICAL
VC	VERTICAL CURVE
VG	VALLEY GUTTER
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER

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WILLIAM LYON HOMES
LAS VEGAS, NEVADA 89119
702-263-2200 FAX 702-263-8220

TANEY ENGINEERING
4415 JONES BLVD, SUITE #1
LAS VEGAS, NEVADA 89103
(702) 363-8844 FAX (702) 363-3333

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

CENTENNIAL-JONES
A RESIDENTIAL SUBDIVISION

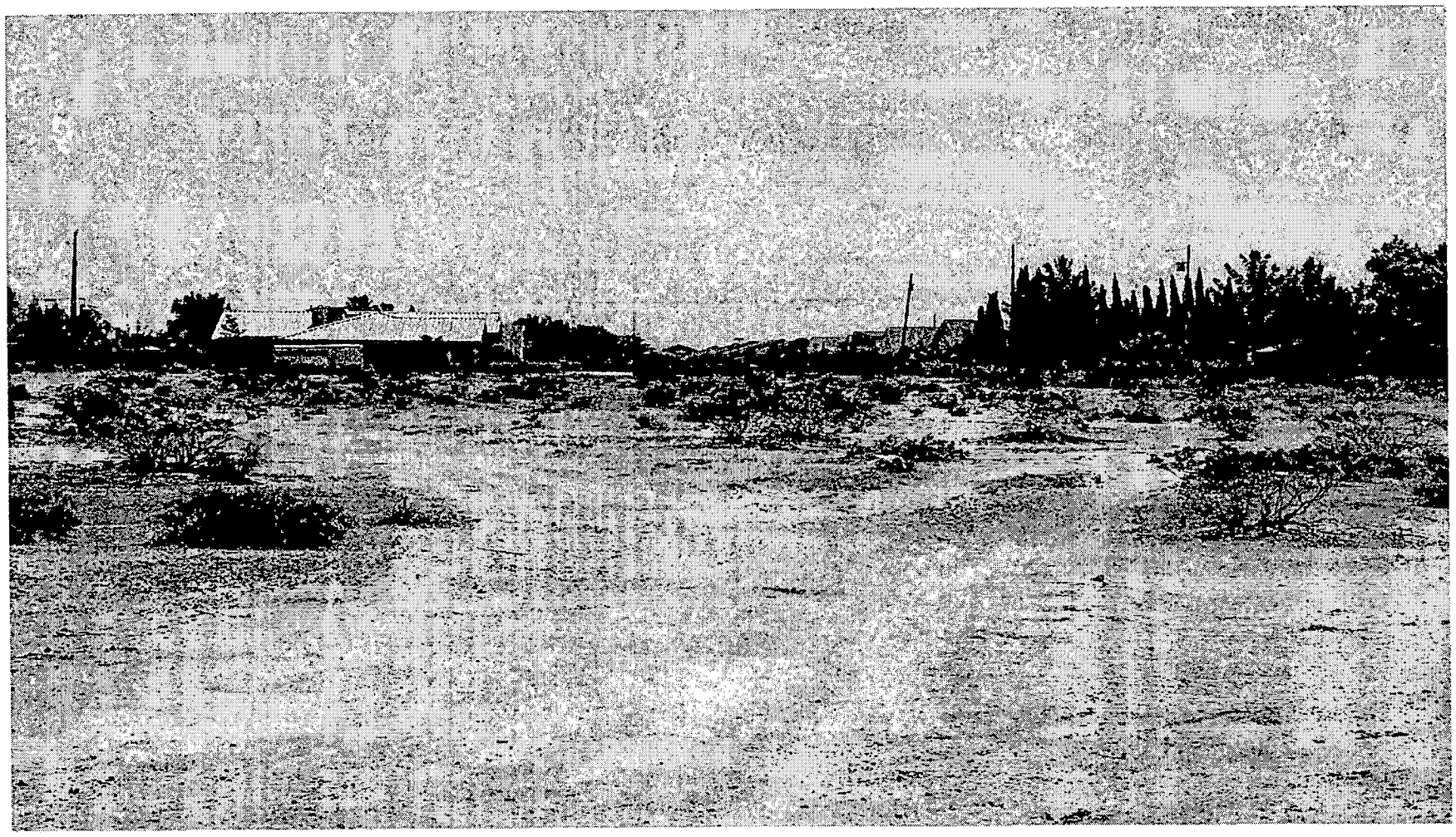
SITE PLAN

ENGINEER'S SEAL

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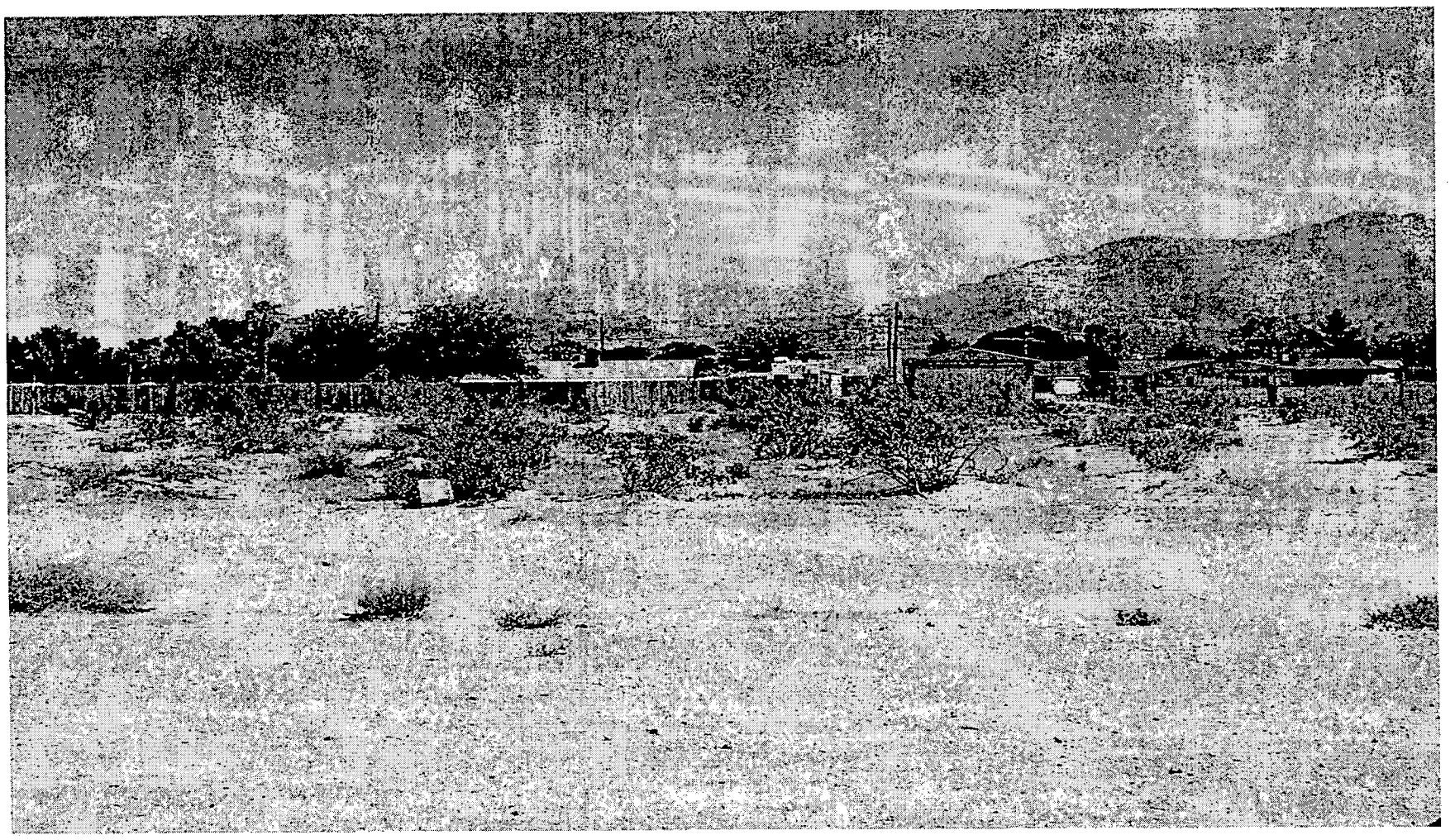
REVISED 6.2.04

VAR-4462
7/22/04 PC



VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04



VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04

Dear City of Las Vegas Planning Commission,

We, the under signed, respectfully urge you to deny VAR-4462, a variance from the required amount of open space, ZON-4459, a request to rezone from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre) and SDR-4461, a Site Development Plan Review for a proposed 163 lot subdivision on a 42.36 acre parcel at the Northwest corner of Jones Boulevard and the 215 beltway at the June 24, 2004 meeting.

The proposed variance, rezone and development plan is grossly incompatible with the existing proximate land use, the Las Vegas Master Plan 2020 and the Centennial Hills Sector Plan:

- Lots in the proposed subdivision are much smaller than existing adjacent development, typically one-quarter to one-third the size.
- Many of the adjacent lots currently have equestrian facilities. All are suitable for equestrian use. None of the proposed lots would be suitable. Conflict will be inevitable!
- For 35 years, this neighborhood has developed and sustained a rural lifestyle of single-family homes on large lots enjoying privacy and the option of some non-commercial raising of domestic animals.
- OBJECTIVE 3.2 of the Las Vegas Master Plan 2020 is clear: "To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes."
- The Centennial Hills Sector Plan (Adopted by the City Council on February 19, 2003) states, "Of most importance to the residents of the Northwest was the preservation of the rural character of portions of the Northwest, now known as the Rural Neighborhood Preservation area (RNP) with a maximum density of up to two (2) dwellings per acre."
- Section 2.6 Land Use Issues of the Centennial Hills Sector Plan reads, "Rural Neighborhood Preservation Areas will sustain the character of the historical development patterns of large lot (1/2 acre and greater) and equestrian developments."
- The proposed development will greatly increase traffic on streets without sidewalks, endangering pedestrians and discouraging walking.

The proposed zone change would increase residential density to an incompatible degree in the very heart of an established neighborhood, unalterably changing its character. Please help us sustain this neighborhood by denying the variance and rezone requests and the site development plan.

READ INTO THE RECORD

P ZON-4459 VAR-4462 SDR-4461 (49 TOTAL)

Against Proposed Zone Variance ZON-4459, VAR-4462, SDR-4461

	Date	Signature	Print Name	Address	Phone
1	6/15/04	Tanya Reed	Tanya Reed	5401 Rome Blvd	702 65[illegible] 6184
2	6/15/04	Robert Bailey	Robert Bailey	5401 Rome Blvd	702 512 4773 Dup
3	6/15/04	Walter Turner	WALTER TURNER	5601 ANO Dr	702-642-4667
4	6/15/04	Laura Marx	LAURA MARX	5607 ANO Dr	702-633- [illegible]
5	6-15-04	LaVerne Geest	LAVERNE GEEST	5700 ANO DR	645-1573
6	6-15-04	[illegible]	Chris Clark	5724 Ano	(45-5237
7	6-15-04	[illegible]	DAVID MINTUN	5705 ano	645-1216
8	6-15-04	[illegible]	Myra Mintun	5725 Ano	645-1216 Dup
9	6-15-04	Cleo Mintun	Cleo Mintun	5725 ano	645-12[illegible] Dup
10	6-15-04	Max Mintun	Max Mintun	5725 ano	645-1216 Dup
11	6-15-04	Carleen Payak	Carleen Payak	5811 ANO	645-8405
12	6-15-04	Stephen Payak	Stephen Payak	5811 ANO	645-8405 Dup
13	6-15-04	Donald E Haynes	Donald E Haynes	5850 ANO	645-792[illegible]
~~14~~	~~6/13/04~~	~~Cleo~~	~~Jeanne Cook~~	~~6630 Cowboy Trail~~	~~6630 Cowboy~~
~~15~~	~~6/13/04~~	~~Ray~~	~~Jeanne Cook~~	~~6630 Cowboy Trail~~	~~395-2477~~
16	6/15/04	[illegible]	Tom & Chris Carvey	6611 Cowboy Trail	658-6713
17	6/16/04	[illegible]	Michael Council	6621 Cowboy tr	645-0296
18	6/16/04	[illegible]	Bonni Council	6621 Cowboy tr	645-0296 Dup
19	6/16/04	[illegible]	Summer Frew	6621 Cowboy trail	645-0296 Dup
20	6/16/04	[illegible]	Lynda FREW	6621 Cowboy TRAIL	645-0296 Dup
~~21~~	~~6/16/04~~	~~[illegible]~~	~~Andrew Cowan~~	~~6600 Cowboy Trail~~	~~395-3073~~
~~22~~	~~6/16/04~~	~~[illegible]~~	~~Sharon Cowan~~	~~6600 Cowboy Tr~~	~~395-3073~~
23	6/16/04	[illegible]	Jillian Fitzgerald	5401 Rome Blvd	648-3783
24	6/17/04	[illegible]	EUGENE STEVENS	5800 ANO DRIVE	645-4196
25	6/17/04	[illegible]	FRANCES EARLEY	5800 ANO Drive	645-9039 Dup
26	6/17/04	[illegible]	Mary Williams	6550 N. Helen Ave.	656-5096
27	6/17/04	Judith Evans	Judith Evans / Judith Evans	5610 Turkey Ln	
28	6/17/04	Michael Evans	Michael Evans		Dup 645 5604
29	6-17-04	Mary Jo Storm	Mary Jo Storm	5620 Turkey Ln	655-9318
30	6/17/04	[illegible]	Kim J. LeClair	5525 Rome Blvd	644-7257
31	6/17/04	[illegible]	FRAN SISK	3443 N. BRAVO LV 89108	204-1144
32	06/7/04	[illegible]	Rita M. Cho	5525 Rome Blvd 89131	5969561 Dup
33	06/7/04	[illegible]	John Mayers	5801 ANO DR	248-9324
34	06/7/04	[illegible]	Mark J LeClair	5525 Rome Blvd	644-7257 Dup
35	06/17/04	[illegible]	Craig Shirley	5901 Mello Ave	658-6942
36	6-18-04	[illegible]	Robert Poole	5961 Mello Av	642-1513
37	6-18-04	[illegible]	Joan Z. Poole	5961 Mello Ave	642-1513 Dup
38	6/18/04	[illegible]	Jacque Powell	5941 Mello Ave	4578686
39	6-18-04	[illegible]	MARCIA GEIL	5921 Mello Ave	658-9326
40	6-18-04	[illegible]	LINDA MAYERS	5801 ANO DR.	248-9324 Dup

22

Against Proposed Zone Variance ZON-4459, VAR-4462, SDR-4461

	Date	Signature	Print Name	Address	Phone
41	6-18-04		STAN WITZ	5900 MELLO AVE	2229557
42	6-18-04		Teresa Bunting	5800 Mello Ave	655-8001
43	6-18-04	G M Bunting	Gary M Bunting	5800 Mello Ave	6558001 DAP
44	6-18-04	Celine Green	Celine Green	5700 Mello Ave	645-0375
45	6-18-04		G Sheldon Green, MD	5700 Mello Ave	645-0375 DAP
46	6-18-04		Katie Vesco	5701 Mello Ave.	645-4201
47	6-18-04		Fred Vesco	5701 Mello Ave.	645-4201 DAP
48	6-18-04	Sandy Vesco	Sandy Vesco	5701 Mello Ave.	645-4201 DAP
49	6-18	Jim Anderson	Jim Anderson	5711 Mello Ave	649-5514
50	6-18		Allan Fife	5009 Mello Ave	755-9202
51	6-18		Hector Mayers	5801 Arno Dr.	257-6358 DAP
52	6-18		Tony Thomas	5410 Arno Dr.	655-2983
53	6-18-04	Maureen Lynn	Maureen Lynn	5501 Mello Ave	645-5456
54	6/18/04	R E Lynn	Ray Lynn	5501 Mello Ave	645-5456 DAP
55	6-20-04	Paula Hutchens	Paula Hutchens	5704 Arno Dr	6580502
56	6/22/04	LJ Fontaine	LJ Fontaine	6550 Cowboy trail	4970985
57	6/22/04		Magdalena Diaz	5324 Rome	395-8385
58	6/22/04	Daniel Brewer	David Brewer	5316 Rome	837-5727
59	6/22/04	Stephanie J. Brewer	Stephanie Brewer	5316 Rome	837-5727 DAP
60	6/22/04	Patricia Klapprick	Patricia Klapprick	5308 Rome Blvd	655-2349
61	6-22-04	Verna Lietz	Verna Lietz	5263 Primrose Flower	645-5725
62	6-22-04		Nimi x Rick LaRoche	5212 Primrose Flower	839-4680
63	6-22-04	Alan Dixon	Alan Dixon	5216 Primrose Flower	243-6692
64	6/22/04	Richard Campbell	Richard Campbell	5213 Primrose Flower Ave	839-2032
65	6/22/04	Angela Martha Faria	Angela M. Faria	5205 Primrose Flower Ave	395-5661
66	6/22/04	Doriann Myers	Doriann Myers	5201 Primrose Flower	896-7314
67	6/22/04		C. Veronica Morris	6600 Sycamore View St	———
68	6/22/04		Mark Morris	6600 Sycamore View St.	——— DAP
69	6/22/04	Keith & Beverly Junior	Keith & Beverly Junior	6612 Sycamore View St	523-0632
70	6/22/04	Donna Moroney	Donna Moroney	6616 Sycamore View St	6959404
71	6-22-04		Keith Thornton	5201 Elm Hill Ct	655-5413
72	6-22-04	Donna Thornton	Donna Thornton	5201 Elm Hill Ct	655-5413 DAP
73	6/22/04	Shirnice Villano	Shirnice Villano	5212 Elm Hill Ct.	645-0502
74	6/22/04		Kip Krzmarzick	5217 Elm Hill Ct.	243-8303
75	6/22/04	Katherine Hutchins	Katherine Hutchins	5209 Elm Hill Ct	515-0752
76	6/22/04	William E. Hutchins	William E. Hutchins	5209 Elm Hill Ct	515-0752 DAP
77	6/22/04	Harold & Elaine Cleer	HAROLD + Elaine CLEER	6609 SYCAMORE VIEW ST	395-5508
78	6/22/04		Art Sturdivant	6605 Sycamore View St	436-0578 DAP
79	6/22		[illegible]	5501 W Mello DR.	6453333
80	6/22/04	Tara Mayers	Tara Mayers	5501 Arno Dr.	249-9311 DAP

27

Las Vegas Planning Commission:

I am out of state and will not be able to attend the Planning Commission meeting on June 24. Please accept this as my testimony on the proposed rezone (ZON-4459), site development review (SDR-4461) and variance (VAR-4462) related to property on the east side of Jones and north of the Northern Beltway (215).

I am opposed to the proposed zone change, variance and site development plan for the following reasons:

1. The site plan provided for public review is unreadable. The lot sizes, dimensions and scale are totally illegible.
2. The site development plan is not compatible with the existing 1-acre lot development surrounding the development. The properties surrounding the site are horse properties, a use that is not compatible with the type of development proposed.
3. The number of units exceeds the number of units allowed by the proposed RDP-3 zoning.
4. No justification for a variance to the minimum required open space was provided.
5. While a sound wall may be necessary, a wall of excessive height directly adjacent to a narrow path creates a pedestrian-hostile environment, rendering the path unusable.
6. The plan does not include the right-of-way necessary to construct the interchange planned at Jones and 215. Over $25 million has been programmed to fund the completion of the beltway between Jones and Decatur, including interchanges at Jones and Decatur, by 2008. No zone changes or site development plans should be allowed that do not accommodate this major regional facility. This does not stop the owner from developing the property at the currently allowed density of 2 units per acre, but it would minimize the cost to the public while allowing development.
7. The only requirement of the RDP zoning that has been met is that the proposed development area is at least 5 acres.
    a. The site plan shows no innovation or flexibility. The basic lot layout looks like any number of subdivisions that were approved in the 1970's. The subdivision is imposed on existing development rather than enhancing it. The proposed layout isolates some of the lots from interaction with the proposed community.
    b. There are no enhanced residential amenities. Lots are laid out that maximize their exposure to road noise and traffic from inside the development and along Jones Road. The north/south lot orientation maximizes the cost of cooling the proposed residences, and also transfers some of that cost to the neighboring properties because of the additional waste heat generated.
    c. The open space is not efficient or especially useful. The walking path proposed on the south side is effectively unusable. The location of the open space on the north side buffers some of the development from the existing properties, but is not connected to anything.
    d. The proposed street right-of-way width is 39 feet, which is not adequate for either a Local Residential Urban Street (Uniform Standard Drawings Clark County Area, Drawing 207) which requires 47' (37' for travel lanes/parking and 5' sidewalks on both sides) or private streets (Drawing 210) which requires 40' of right-of-way (36' for travel lanes, no sidewalks). Without sidewalks, pedestrian

READ INTO
THE RECORD

ZON-4459
VAR-4462
SDR-4461 P

and vehicular traffic will be using the same space. Based on the 7th edition of the ITE Trip Generation, the 163 units would be expected to generate over 170 vehicle trips in the PM peak hour, or about one vehicle trip every 20 seconds. Throughout the day, about 1630 vehicle trips would be generated, many of them directed to a rural street with 24' of pavement and no sidewalks or street lights. This effectively renders the existing street network unusable by the existing neighborhood. The proposed pathway on the south side of the development is effectively unusable. It is adjacent to a 10' wall that in itself makes the environment hostile to pedestrians, especially when the adjacent flood channel exaggerates the effect. Add to that the heat-sink effect of the south-facing wall, and the proposed pathway would be considered an ordeal, not an amenity.

e. The proposed 163 lot development exceeds the requested density of 3 units per acre by 30%.

The proposed applications should all be denied. The site development plan has not taken into account the existing development that surrounds the site, the proposed interchange at Jones Road, the undesirable impacts that will be inflicted on the existing neighborhood, or the inherent incompatibility of uses.

It appears that this developer wishes to inflict a substandard development onto an existing community. The existing community, which has been there since the early 1970's, is an area of 1-acre and larger lots that are suitable for horses. I am not opposed to development of the property, but it must be compatible with the existing established neighborhood and uses.

Sincerely,

Charity Fechter

Craig Shirley
5901 Mello Avenue
Las Vegas, NV 89131

JUN 23 4 22 PM '04

June 23, 2004

Dear City of Las Vegas Planning Commission,

Re: Agenda Items 38, 39 and 40; ZON-4459, VAR-4462 and SDR-4461

I am not opposed to development of this property; however, I am strongly opposed to this grossly incompatible variance, rezone and site development plan for the following reasons:

The R-PD (Residential Planned Development) District requires:

1. **Imaginative** and **innovative** residential design,
2. Amenities to **establish a clear sense of community,**
3. Efficient consolidation and **utilization of open space,**
4. **Separation of pedestrian and vehicular traffic** , and
5. Homogeneity of use patterns.

The maximum density permitted in an R-PD is to be a function of the location and land use designation of a particular R-PD District and a **determination of compatibility with surrounding development**.

The proposed development fails to meet those requirements:

1. It is an **unimaginative** and **mundane, maximum density cookie cutter** subdivision, which will assure conflicts between the exiting horse properties and the new residents.
2. There are no real amenities. The 5-foot wide pedestrian path has a 10-foot high wall on the south side and a lot wall on the north side. It would be hard to imagine a more **hostile walking environment.**
3. The applicant has applied for a variance to reduce the open space below the minimum required, reducing the notion of useful open space to a mere token. There are **no physical constraints on the development** of this parcel that warrant a variance.
4. The site plan uses private roads to increase density and eliminate the need for sidewalks. This **forces pedestrian traffic into the road**, which clearly is **contrary to the requirement of separation.**
5. Urban density spot developments in established rural neighborhoods sustain neither the intruding urban density, nor the damaged rural neighborhood.

Finally, the density of an R-PD zone is required to be compatible with the surrounding development. This parcel is bounded on the south by a 10 lane restricted access beltway and on the west by a 6 lane major arterial. **All adjacent residential development is rural estate** (See Airphoto on Page 3). The proposed density is wholly **incompatible with a neighborhood characterized by large (1 acre and larger) lots and nearly universal horse ownership.**

READ INTO
THE RECORD

ZON-4459
VAR-4462
STR-4461
P

Chapter 19.18.040 REZONING I. states, "The applicant bears the burden of proof to establish that the approval of the rezoning is warranted."

The applicant utterly fails to meet that burden

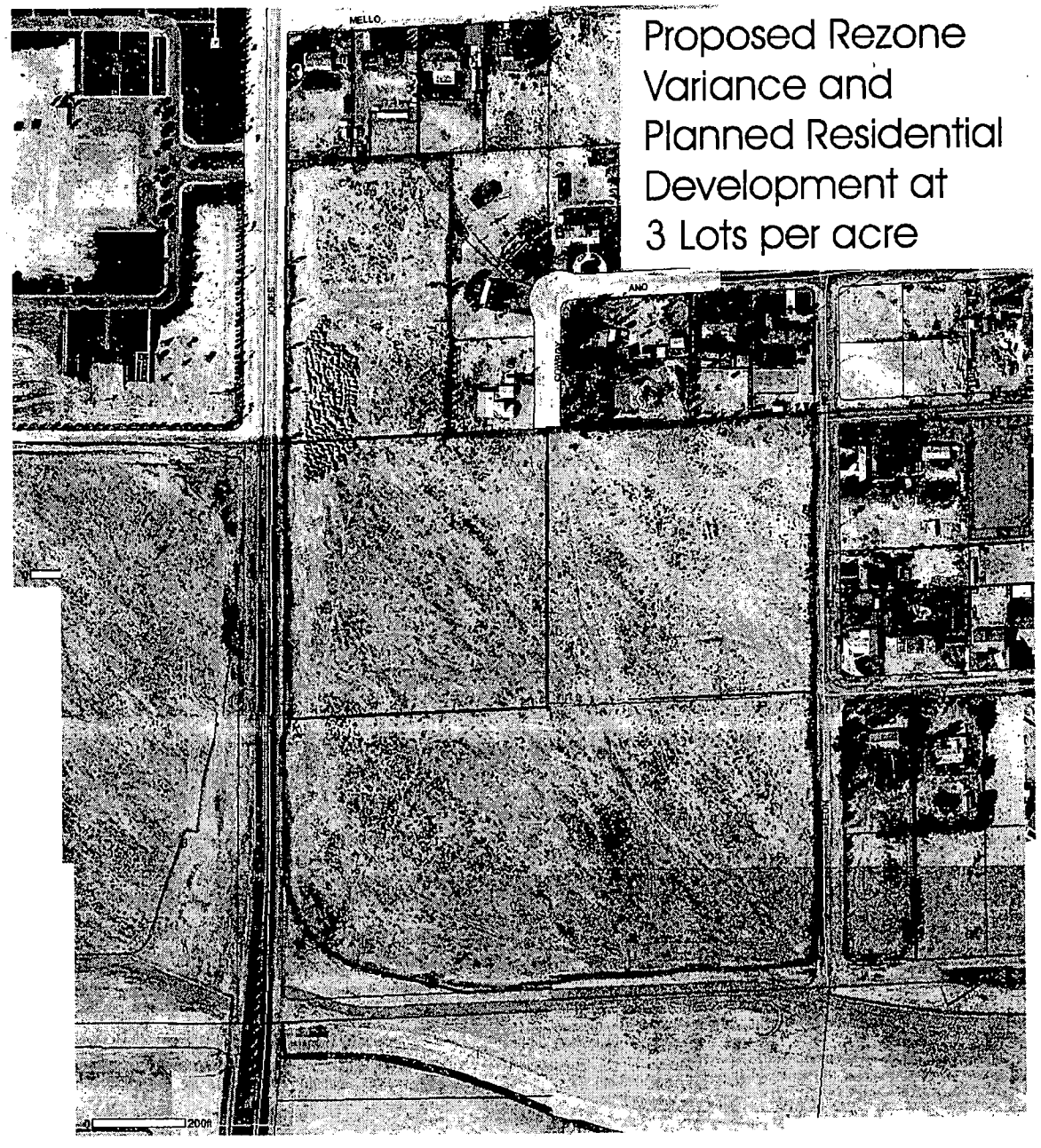
The proposed rezone is contrary to the intent of long standing zoning and will destroy a neighborhood that has sustained a consistent development pattern for 35 years. The purpose of the R-E Residence Estates District is to provide for low-density residential units located on large lots and conveying a rural environment. These Districts are consistent with the policies of the Desert Rural Density Residential category of the General Plan.

Abundant higher density planned residential land is being developed to meet the needs of the Las Vegas community. 7500 acres are being developed as a master planned development less than 1 mile to the east by the City of North Las Vegas.
In summary, there is nothing imaginative, nothing innovative, nothing compatible about this proposed rezone. This is nothing but a run of the mill, maximum density, cookie cutter, subdivision attempt to exploit the residential planned development district to increase density.

I urge the City of Las Vegas Planning Commission to support the staff recommendation and unanimously find that the proposed rezone completely fails to meet the requirements of the zoning code and is incompatible with the surrounding development in the area and therefore deny the rezone, variance and site development plan.

Sincerely,

Craig Shirley



Proposed Rezone
Variance and
Planned Residential
Development at
3 Lots per acre

John & Linda Mayers
5801 Ano Drive
Las Vegas, NV 89131

June 19, 2004

Kyle Walton - Senior Planner
Planning & Development Dept.
731 South Fourth Street
Las Vegas, NV 89101

Dear Mr. Walton,
While I understand and accept development being inevitable, I am opposed to ZON-4459, VAR-4462 & SDR-4461 (APN:125-24-401-001, 002, 010, 011 & 125-24-302-014) with the following objections:

1) The proposed Gated Development exits onto our neighborhood - currently paved for "dust abatement" - implementing additional traffic requiring higher impact paving/ lighting and encouraging, yet endangering pedestrian traffic.
2) Our rural neighborhood, Livestock/Horses & lifestyle is encroached.
3) The current Centennial Hills area roadways are inadequate (the major example being the 215 & 95 Interchange).
4) Our Schools are already overcrowded & new schools are hardly accommodating our current influx of development.
5) The whole city is under stringent water restrictions & the Water District is traveling far & wide to buy water rights for the Las Vegas Valley... How can we, with clear conscience, accommodate any more development?

Basically, I feel the development is incompatible, dense, inconsistent & invasive! There are no allowances or restrictions to sustain and preserve our current rural environment. I had understood the main objectives of the Centennial Hills sector plan was to preserve & ensure distinctive rural residential character & buffer from surrounding high density development. The Horton Development on our southern boundary has tested our rights with complaints to Animal Control (barking dogs - 3 households) - including an anonymous threatening letter & reports to the Humane Society (horse care). The proposed Zone change to include high density residence would unalterably change our environment! I ask that you help safeguard this neighborhood by denying the variance/rezone requests & site development plan!

Our Family will be attending the upcoming Commission Meeting. Your time & attention is appreciated!

Sincerely,

Linda Mayers

READ INTO THE RECORD

ZON-4459
VAR-4462
SDR-4461 P

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	50	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:

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

Lots 62 through 73 shall be one story only.

The applicant shall provide an eight-foot decorative block wall along the northern and northeastern boundary, lots 62 through 73, of the project, which is immediately adjacent to the existing RE lots.

There shall be no ingress or egress on Leon Avenue, subject to the approval of the Fire Department and/or Traffic Department. However, the applicant shall provide an emergency access gate on Leon Avenue.

The interior of the project will consist of lamplighting and no street lights. The open space are shall be illuminated with lamplight or bollard lighting.

The developer shall provide a livestock disclosure statement to each buyer, which advises them of the possibility of livestock on RE lots.

MOTION – Continued:

The developer shall request from the City of Las Vegas to defer the sidewalk and streetlight requirements on Leon Avenue. The developer shall propose a rural curb or rural standards on Leon Avenue.
The approval of the application is pursuant to the plans submitted at the July 22, 2004 Planning Commission meeting.
The applicant shall provide a maximum of 162 lots on this development.
The applicant shall provide a revised Site Plan to the Planning and Development Department prior to the next City Council meeting.

– Motion carried with TRUESDELL and EVANS voting NO and McSWAIN excused

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

MINUTES:

NOTE: See Item 21 [ZON-4459] for all related discussion on Item 21 [ZON-4459], Item 22 [VAR-4462] and Item 23 [SDR-4461].

(7:13 – 7:33)
1-2507

CONDITIONS:

Planning and Development

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

2. A Rezoning (ZON-4459) to a Residential Planned Development - 3 Units Per Acre Zoning District and Variance (VAR-4462) approved by the City Council.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 7/21/04, except as amended by conditions herein.

5. The standards for this development shall include the following: building height shall not exceed two stories or 35 feet, whichever is less.

6. The setbacks for this development shall be a minimum of 15 feet to the side loaded garage and the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.

CONDITIONS -- Continued:

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the multi-use transportation trail to be consistent with design guidelines.

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 Municipal Code Section 19.12.050.

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

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

12. Lots 62 through 73 shall be one story only.

13. The applicant shall provide an eight-foot decorative block wall along the northern and northeastern boundary, lots 62 through 73, of the project, which is immediately adjacent to the existing RE lots.

14. There shall be no ingress or egress on Leon Avenue, subject to the approval of the Fire Department and/or Traffic Department. However, the applicant shall provide an emergency access gate on Leon Avenue.

15. The interior of the project will consist of lamplighting and no street lights. The open space are shall be illuminated with lamplight or bollard lighting.

16. The developer shall provide a livestock disclosure statement to each buyer, which advises them of the possibility of livestock on RE lots.

17. The developer shall request from the City of Las Vegas to defer the sidewalk and streetlight requirements on Leon Avenue. The developer shall propose a rural curb or rural standards on Leon Avenue.

18. The approval of the application is pursuant to the plans submitted at the July 22, 2004 Planning Commission meeting.

CONDITIONS -- Continued:

19. The applicant shall provide a maximum of 162 lots on this development.

20. The applicant shall provide a revised Site Plan to the Planning and Development Department prior to the next City Council meeting.

Public Works

21. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary and comply with recommendations.

22. Provide written verification from Clark County that all rights-of-way for the beltway have been provided prior to the submittal of a Tentative Map for this site.

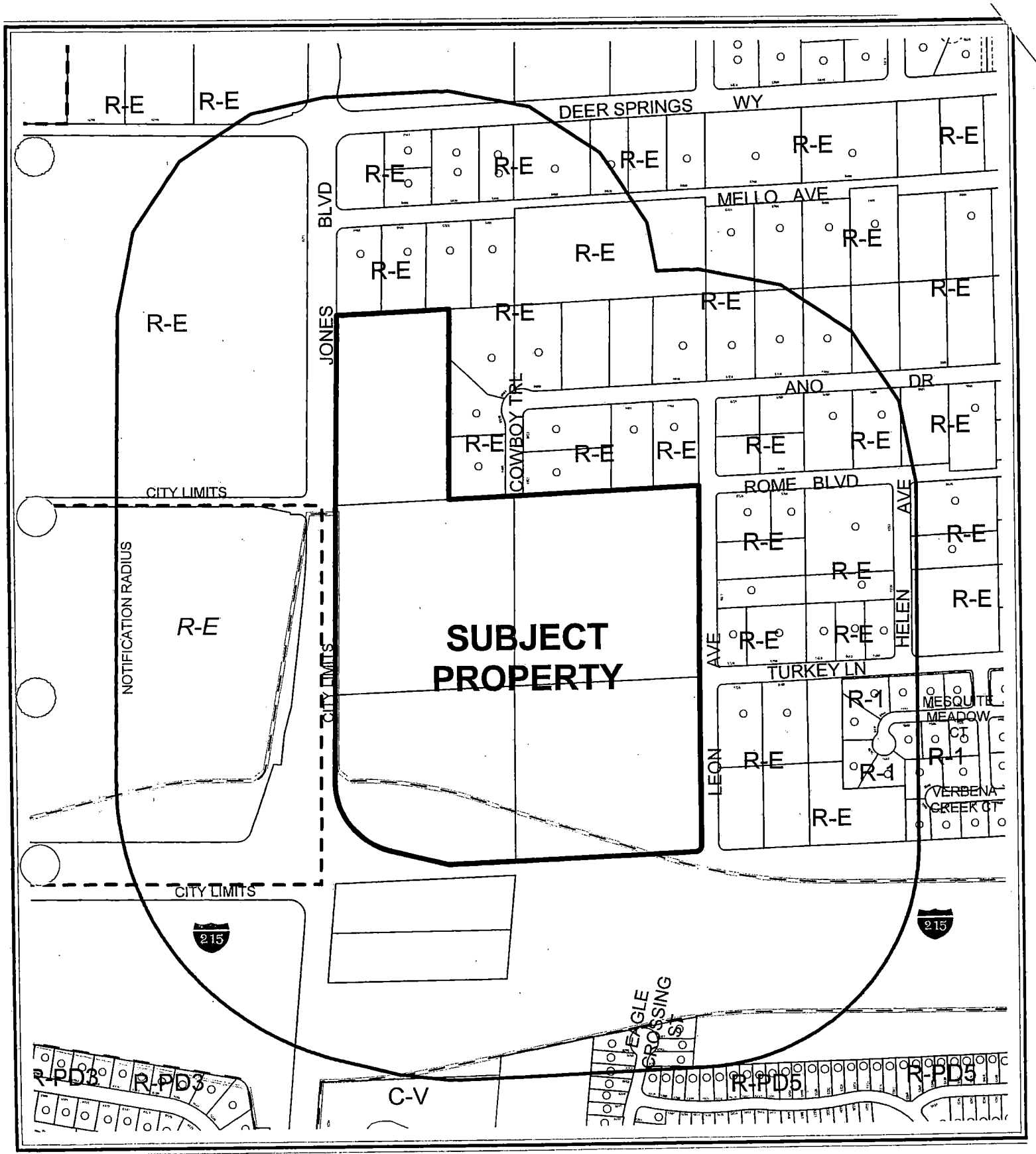
23. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a. The Jones Boulevard entry drive shall have a minimum ingress and egress radius of 25-feet unless otherwise allowed by the City Traffic Engineer.

24. 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.

25. 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.

26. Site development to comply with all applicable conditions of approval for ZON-4459 and all other subsequent site-related actions.

27. 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-4461**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4459 & VAR-4462 - PUBLIC HEARING - SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY

** 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 Rezoning (ZON-4459) to a Residential Planned Development - 3 Units Per Acre Zoning District and Variance (VAR-4462) approved by the City Council.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped August 18, 2004, except as amended by conditions herein.

5. The standards for this development shall include the following: building height shall not exceed two stories or 35 feet, whichever is less.

6. The setbacks for this development shall be a minimum of 15 feet to the side loaded garage and the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the multi-use transportation trail to be consistent with design guidelines.

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 Municipal Code Section 19.12.050.

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

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

Public Works

12. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary and comply with recommendations.

13. Provide written verification from Clark County that all rights-of-way for the beltway have been provided prior to the submittal of a Tentative Map for this site.

14. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a. The Jones Boulevard entry drive shall have a minimum ingress and egress radius of 25-feet unless otherwise allowed by the City Traffic 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. Site development to comply with all applicable conditions of approval for ZON-4459 and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review for a proposed 163 lot residential planned development on 47.46 acres located on the northeast corner of Jones Boulevard and Centennial Parkway.

B) Applicant's Justification

The applicant supplies no specific justification for the Site Development Plan Review.

BACKGROUND INFORMATION

A) Previous Actions

06/24/04 Site Development Plan Review (SDR-4461) application was held in abeyance by the Planning Commission as a result of the applicant's request to have further time to work with the community. Staff recommended denial on this application. Companion items, Rezoning (ZON-4459) and Variance (VAR-4462), were also held in abeyance at this meeting.

07/22/04 The Planning Commission will hear related items ZON-4459 and VAR-4462 as a part of this agenda.

B) Pre-Application Meeting

04/15/04 At the pre-application meeting issues pertaining to the Rezoning (ZON-4459) and this Site Development Plan Review were discussed. The issues are as follows:

1. The moving of an entrance to the subdivision to meet the 220-foot separation requirement on the east side of the site or to apply for a waiver of Title 18 to allow it.
2. The checking of the beltway alignment so as not to have a portion of the subdivision built within it.
3. The verification of the beltway trail along Centennial Parkway needed to be clarified as to if it is going to be required.

4. Proposed as being gated with private streets, except Cowboy Trail with two lots. It has been recommended that the two lots be relocated and the cul-de-sac be removed, so as to completely enclose the subdivision.
5. Check issues of a bus-turnout and possible traffic study.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 47.46

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	ROW [215 Beltway]
East:	Single Family Dwellings
West:	Palm Mortuary, Undeveloped

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	ROW (Right of Way)
East:	L (Low Density Residential)
West:	R (Rural Density) and DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residential Estates)
North:	R-E (Residential Estates)
South:	R-E (Residential Estates) and Public Right of Way
East:	R-E (Residential Estates)
West:	Clark County

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector Plan of the General Plan. The site is designated as R (Rural Density Residential) within the Plan. The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

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

Multi-Use Transportation Trail

A proposed multi-use transportation trail is slated to run the entire length of the southern property adjacent to the Centennial Parkway alignment. A multi-use transportation trail refers to paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles. A multi-use transportation trail consists of a five-foot transition strip and a five-foot private landscaped corridor that are separated by a ten-foot public transportation trail path. The trail in question will be taken out of the public right-of-way.

Rural Preservation Neighborhood

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within the City of Las Vegas and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. However, this state stature is effective through May 31, 2004, after which the subject parcel will not be held to the before mentioned standards.

PROJECT DESCRIPTION

The project will consist of 163 residential lots located on an area of 47.46 acres. The applicant has calculated the gross acreage to include the half of the dedicated right-of way along Jones Boulevard and Centennial Parkway, therefore increasing their acreage with unusable space. The density of the site then calculated to be 3.44 dwelling units per acre. Such a density would be permitted within the proposed R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district and would be in compliance with the R (Rural) designation of the general plan.

The proposed development is to be composed of both single and two-story residential dwellings, with multiple elevation options. Approximately 62 of the 163 lots are proposed to be in the 10,000 square foot size range, with the largest being 16,241 square feet. The remaining 100 or so lots are 7,000 to 8,000 thousand square feet in size, the smallest being 7,080 square feet.

The applicant has provided 30,471 square feet of open space in the form of a 20-foot wide exercise trail along Centennial Parkway, as well as 75,730 square feet of open space in the form of a common park located on the northern portion of the site. Totaling 5.2% (2.4 acres) open space where 5.7% (2.7 acres) is required by the R-PD (Residential Planned Development) Development Standards.

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 garage	20 Foot	Y
• Front to House/Side Load Garage	15 Foot	Y
• Side	5 Foot	Y
• Corner	10 Foot	Y
• Rear	20 Foot	Y
Building Height	2 Stories/ 35-Feet	

The proposed setback standards and building heights are in conformance with the intent of the Zoning Code to some regard. The proposed setbacks are slightly less than what is found in the R-D (Single Family Residential – Restricted) zoning district and are more inclined towards the development standards of an R-1 (Single-Family Residential) zoning district, which is not a permitted zone for the properties within the R (Rural Density Residential) General Plan designation.

A4) Landscape 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	92 Trees	92
• Min. Zone Width	6 Feet		10 Feet
• Wall height	8 Foot Max		9 Feet, 10 Inches *

* Wall heights are restricted to a maximum of 8 feet within residential development. Variance (VAR-4462) will address this issue.

The site plan illustrates a 10-foot landscape planter that runs the length of Leon Avenue and the majority of Jones Boulevard. Within the 10-foot landscape buffer resides the proper number of 24-inch box Mondell Pines, 30 feet on center.

The revised plan shows conformance to the Open Space standards.

B) General Analysis and Discussion

- Zoning

The proposed R-PD3 (Residential Planned Development 3 Units Per Acre) is in conformance with the R (Rural) General Plan designation. The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

- Site Plan

The proposed development will result in the construction of 163 lots on 47.46 acres, for a density of 3.44 dwelling units per acre. A 51-foot wide, private entry road will be provided with access off Jones Boulevard and Leon Avenue. Open space, in the form of a park located along the northern property line and a meandering 20-foot recreation trail located on adjacent to the Centennial Parkway right-of way, is provided, but fails to be in accordance with R-PD (Residential Planned Development) requirements. Approximately 62 of the 163 lots are proposed to be in the 10,000 square foot size range, with the largest being 16,241 square feet. The remaining 100 or so lots are 7 to 8 thousand square feet in size, the smallest being 7,080 square feet. The proposed development is incompatible with the surrounding area, which contains single-family rural-residential lots ranging from half an acres to more than an acre lots.

- Waivers

The applicant has not requested waivers to standards. The applicant has submitted a variance request to allow for 5.2% open space where 5.7% open space is required and to allow for wall heights along portions of Centennial Parkway and Jones Boulevard to exceed the 8-foot maximum height development standard. Companion item (VAR-4462) will address these issues.

- Landscape Plan

The landscape plan indicates the use of 24-inch box Mondell pines, 30 feet on center, and 1 - 5 gallon Desert Broom shrubs to be placed along a portion of Jones Boulevard and all along Leon Avenue. Along Centennial Parkway the applicant proposes a 20-foot meandering trail with exercise equipment. The proposed multi-use transportation trail has not been illustrated in regards to landscaping therefore, it is recommended that a condition be add so as to have the trail landscaping meet the multi-use transportation trail design guidelines.

- Elevation

Four elevations were provided illustrating three single story models and one two-story model. Each building elevation is composed of a stucco facade with a tile roof and stone veneer accents along the front of the home. The proposed elevations are architecturally similar to each other.

- Floor Plan

The supplied floor plans indicate a range of floor area from 2,400 square feet to 4,200 square feet. All of the building floor plans illustrate at least a two-car garage. Casitas, as well as, other options have not been made available and are therefore not part of this review.

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 not compatible with the rural atmosphere of the surrounding area. Dwellings to the north and east of the subject site are rural, equestrian estates approximately one-acre in size. Approval of the request would represent a major change to the established land use pattern and lifestyle enjoyed by the residents of this area of the City.

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 not compatible with the intent of the General Plan. The proposed development standards are more in line with that of an R-1 (Single-Family Residential) zoning district's than that of an R-PD3 (Residential Planned Development - 3 Units per Acre) or R-D (Single-Family Residential-Restricted) zoning district. In addition, it fails to meet the development standards set forth for R-PN's (Residential Planned Developments) for open space, as is illustrated in Variance (VAR-4462).

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

   Site access will be made available from Jones Boulevard, a 100-foot primary arterial, and Leon Avenue and Cowboy Trail, both of which are public streets. Access off of Jones Boulevard and Leon Avenue shall have limited impact upon neighborhood traffic. However, there is concern regarding Cowboy Trail's accessibility by pedestrians via the allotted open space impacting the adjacent neighborhood.

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

   The proposed building and landscaping materials are appropriate for the area. It has been noted that the landscaping of the multi-use transportation trail on the southern portion of the site has not been called out. Therefore, it is recommended that the trail conform to the multi-use transportation trail design guidelines.

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 adequate and comply with the intent of the Title 19's design standards.

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 80 [Mailed with ZON-4459 & VAR-4462]

APPROVALS 0

PROTESTS 50

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4461 APN: 125-24-302-014

Name of Property Owner: Jones Beltway LLC

Name of Applicant: ~~Brad Boyd~~ Dean A. Katris

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: Dean A. Katris

Print Name: Dean A. Katris

Subscribed and sworn before me

This 6 day of May, 2004

Kristie K. Burt

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
KRISTIE K. BURT
My Appointment Expires
October 24, 2004
No. 96-4621-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4461 APN: 125-24-401-001, 002, 010, 011

Name of Property Owner: Boyd Family Partnership LP

Name of Applicant: Ruth L. Boyd, G.P.

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

_____Yes _____X_____No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: Ruth L Boyd

Print Name: Ruth L. Boyd

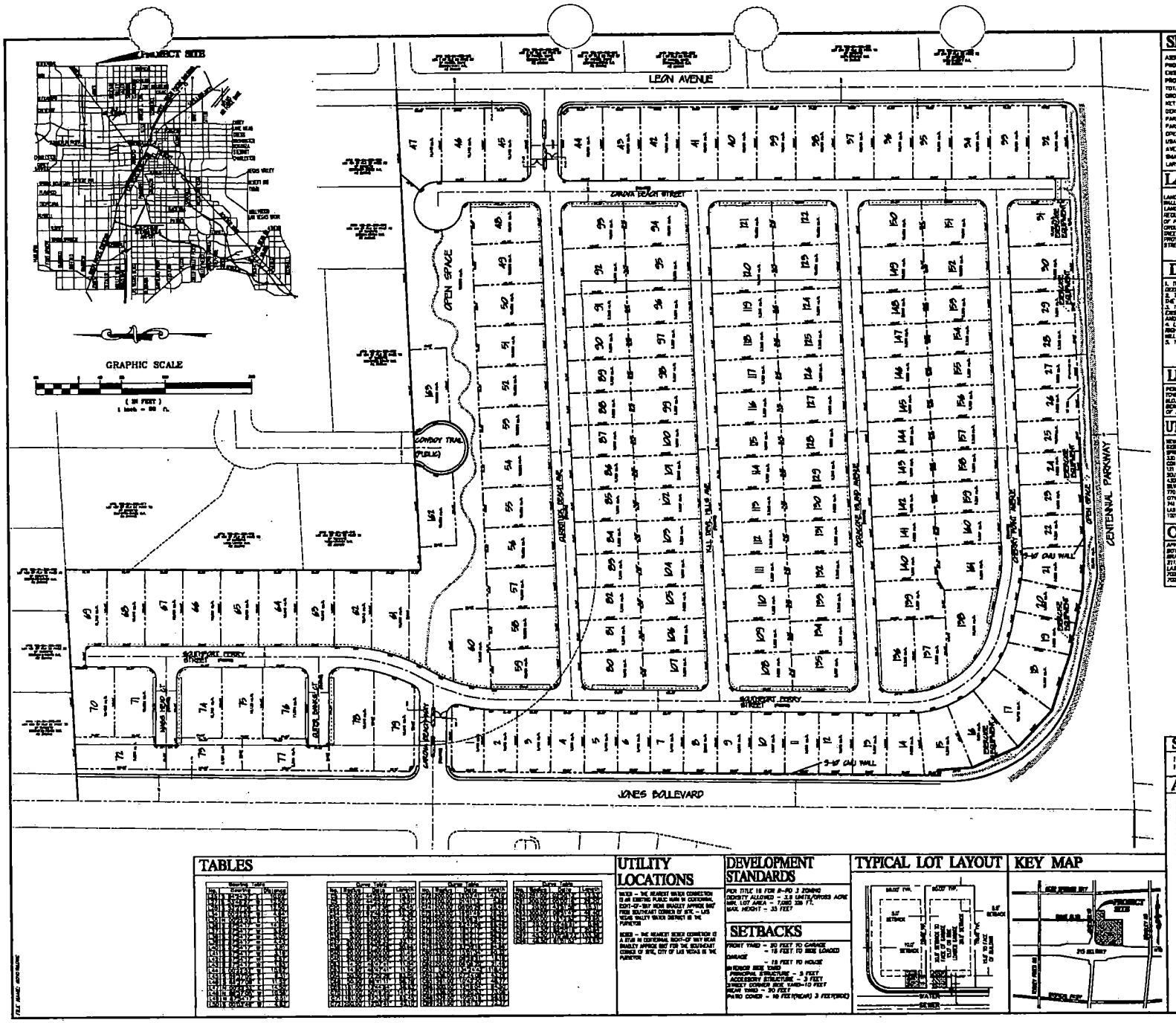
Subscribed and sworn before me

This 4TH day of MAY, 20 04

Melissa G. Henegan

Notary Public in and for said County and State

MELISSA G. HENEGAN
Notary Public State of Nevada
No. 01-67489-1
My appt. exp. Dec. 7, 2004



SITE INFORMATION

ASSESSORS PARCEL NUMBER	125-34-302-014 & 125-34-401-001,002,010,011
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	R-E (RURAL ESTATES RESIDENTIAL DISTRICT)
PROPOSED ZONING	R-PD3 (RESIDENTIAL-PLANNED DEVELOPMENT)
TOTAL PROPOSED LOTS	183 LOTS
GROSS ACREAGE	47.46±
NET ACREAGE	41.97±
DENSITY (BASED ON GROSS ACREAGE)	3.44 LOTS/ACRE
PARKING REQUIRED	3 PER UNIT = 339 SPACES
PARKING PROVIDED	339 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
OPEN SPACE REQUIRED	2.44 ACRES
USABLE OPEN SPACE PROVIDED	2.44 ACRES
AVERAGE LOT SIZE	8,485 SF
SMALLEST LOT SIZE	7,080 SF
LARGEST LOT SIZE	16,241 SF

LANDSCAPING REQUIREMENTS

LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS - LANDSCAPE, WALL & BUFFER STANDARDS ALONG JONES, CENTENNIAL & LEON FRONTAGE 10' & 8' FT.
LANDSCAPE STRIP WITH WALL
REQUIRED: (1) 24-INCH BOX DECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT. OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (2989 LF PLANTER)= 84 TREES & GROUND COVER OF FOUR SHRUBS OF (5) GALLON MINIMUM SIZE PER 24-INCH BOX TREE=339 SHRUBS
PROVIDED 82 TREES FOR 2940 LF OF PLANTER & 339 SHRUBS IN PLANTER ADJACENT TO STREETS

DEVELOPMENT NOTES:

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THE SITE HAS NO KNOWN CIRCUMSTATION BEYOND HISTORICALLY WITHIN 70 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSES OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. LOTS 1-17, 72, 73, 78 AND 79 HAVE REAR AND SIDE YARDS ADJACENT TO PUBLIC RIGHT-OF-WAY. THESE LOTS ARE KNOWN AS DOUBLE FRONTAGE LOTS. NO DIRECT ACCESS WILL BE PERMITTED TO THESE LOTS FROM ADJACENT PUBLIC RIGHT-OF-WAY.
5. THERE ARE NO EXISTING STRUCTURES ON THE SITE

LEGAL DESCRIPTION

PORTION OF THE SW 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
BEING LOTS 120, 125, 126, 127 AND PT 128 OF SUMMIT FILE 52 PAGE 70

FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN.

UTILITY COMPANIES

NEVADA POWER COMPANY
SOUTHWEST GAS CORP.
CITY OF LAS VEGAS (SEWER)
LAS VEGAS VALLEY WATER DISTRICT (WATER)

ENGINEER

TANEY ENGINEERING
4445 SOUTH JONES BLVD. #1
LAS VEGAS, NEVADA 89103
702-362-8844 PHONE
702-362-3433 FAX

SUBDIVIDER/DEVELOPER

WILLIAM LYON HOMES
300 PILOT ROAD SUITE G
LAS VEGAS, NV 89119
702-263-8200 PHONE
702-263-8290 FAX

OWNERS

APN: 125-34-401-001,002,010,011
BOYD FAM PARTNERSHIP, LP
BRAD BOYD
2112 SILVER AVE
LAS VEGAS, NEVADA 89102
702-382-3800 PHONE
702-382-3800 FAX

APN: 125-34-302-014
JONES BOULEVARD, LLC
DEAN EATRIS
2262 FEATHERSTREE
HENDERSON, NEVADA 89052
702-895-8977 PHONE
702-895-8978 FAX

LEGEND

DESIGN ELEVATION (10.00)
EXISTING ELEVATION (10.00)
SWALE (SLOPE VARIES)
EXISTING CONTOUR (1' INTERVAL)
EXISTING CONTOUR (5' INTERVAL)
DIRECTION OF FLOW
WALL HEIGHT GREATER THAN 6' LESS THAN 10'
CENTERLINE
RIGHT-OF-WAY
CUT LINE-ASPHALT
EASEMENT
BOUNDARY LINE
SEWER LINE
WATER LINE
PROPERTY LINE
RMP LIMIT LINE
FIRE HYDRANT

SEWER CONTRIBUTION

183 LOTS x 250 GPD/LOT = 45,750 GPD (AVERAGE)
139 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 142,625 GPD (PEAK)

ABBREVIATIONS

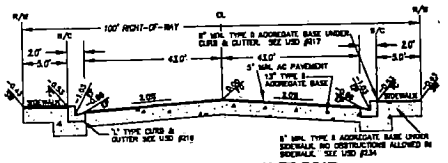
AC	ASPHALTIC CONCRETE	RT	RIGHT
BOC	BACK OF CURB	R/W	RIGHT-OF-WAY
BCR	BACK OF CURB RADIUS	SS	SANITARY SEWER
BVC	BEGINNING OF VERTICAL CURVE	SW	SIDEWALK
BM	BENCH MARK	STA	STATION
CATV	CABLE TELEVISION	SD	STORM DRAIN
CL	CENTERLINE	STD	STANDARD
CBC	CITY OF BOULDER CITY	TP	TELEPHONE
CC	CLARK COUNTY	TC	TOP OF CURB
CO	CLEAN OUT	TYP	TYPICAL
CY	CUBIC YARD	VERT	VERTICAL
DI	DROP INLET	VC	VERTICAL CURVE
DG	DESIGN GRADE	VG	VALLEY GUTTER
EOP	EDGE OF PAVEMENT	VCP	VITRIFIED CLAY PIPE
EOD	END OF CURVE	W	WATER
EVC	END OF VERTICAL CURVE	WM	WATER METER
EX	EXISTING		
FG	FINISH GRADE		
FFE	FINISH FLOOR ELEVATION		
FT	FEET		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFFE	LOWEST FINISH FLOOR ELEVATION		
LVD	LOW VALLEY DRAIN		
LVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MON	MONUMENT		
NTS	NOT TO SCALE		
OC	ON CENTER		
PI	POINT OF INTERSECTION		
POB	POINT OF BEGINNING		
POCV	POINT OF CURVE		
POT	POINT OF TANGENCY		
PRC	POINT OF COMPOUND CURVE		
PP	POWER POLE		
PL	PROPERTY LINE		
RAD	FULL RADIUS		

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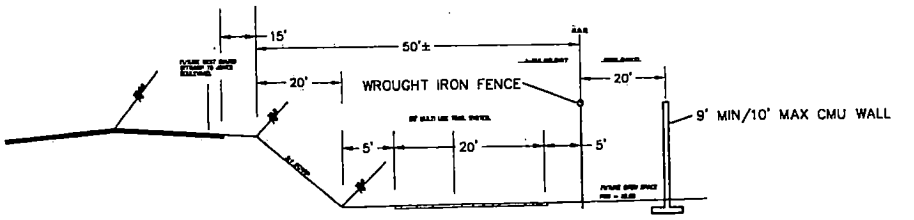
TABLES

Curve Table

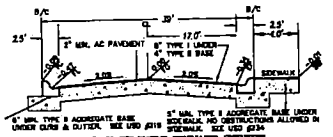
Curve	Radius	Delta	Length
C1	15.00'	90°00'00"	23.56'
C2	15.00'	90°00'00"	23.56'
C3	15.00'	90°00'00"	23.56'
C4	15.00'	90°00'00"	23.56'



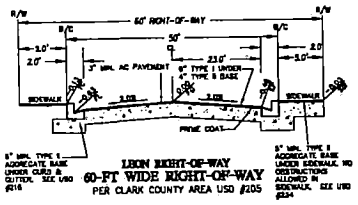
JONES RIGHT-OF-WAY - 100-FT ROAD
PER CLARK COUNTY AREA USD #202.1



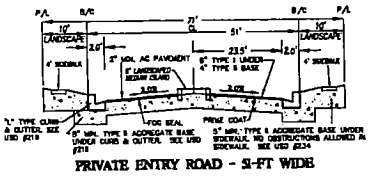
SOUTH PROPERTY LINE ADJOINING BELTWAY



TYPICAL 30-FT WIDE PRIVATE STREET



LEON RIGHT-OF-WAY
60-FT WIDE RIGHT-OF-WAY
PER CLARK COUNTY AREA USD #205



PRIVATE ENTRY ROAD - 51-FT WIDE

LEGEND

DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SCARP (SLOPE YARDS)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
WALL HEIGHT GREATER THAN 6' LESS THAN 10'	
CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
RAP UNIT LINE	
FIRE HYDRANT	

SEWER CONTRIBUTION

139 LOTS x 250 GPD/LOT = 34,750 GPD (AVERAGE)
139 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 121,625 GPD (PEAK)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	R/T	RIGHT
B/C	BACK OF CURB	R/W	RIGHT-OF-WAY
BCR	BACK OF CURB RADIUS	SS	SANITARY SEWER
BVC	BEGINNING OF VERTICAL CURVE	SW	SIDEWALK
BW	BOTTOM OF WALL	STA	STATION
CATV	CABLE TELEVISION	SD	STORM DRAIN
CL	CENTERLINE	STD	STANDARD
CLV	CONTROL VALVE	ST	STREET LIGHT
COC	CITY OF HENDERSON CITY	TC	TOP OF CURB
CCWD	CLARK COUNTY	TYP	TYPICAL
CL	CLEAN OUT	VC	VERTICAL
CO	CLEAN OUT	VERT	VERTICAL
CURB	CURB INLET	VCC	VERTICAL CURVE
DB	DESIGN GRADE	VG	VALLEY GUTTER
EP	EDGE OF PAVEMENT	VCP	VITRIFIED CLAY PIPE
EOC	END OF CURVE	W	WATER
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FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFF	LOWER FINISH FLOOR ELEVATION		
LF	LINEAR FEET		
LVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MW	MAINTAIN		
MB	MAILBOX		
NTS	NOT TO SCALE		
OH	OH CENTER		
POI	POINT OF INTERSECTION		
POC	POINT ON REVERSE CURVE		
POC	POINT OF CURVE		
POT	POINT OF TANGENCY		
POCC	POINT OF COMPOUND CURVE		
PP	POWER POLE		
PL	PROPERTY LINE		
PB	PULL BOX		
R	RADIUS		

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WILLIAM LYON HOMES
LAS VEGAS, NEVADA 89119
702-263-8200 FAX:702-263-8220

TANEY ENGINEERING
6445 S. JONES BLVD, SUITE #1
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-3203

NO.	REVISIONS	BY	DATE	APPR.
	ADDRESS ROW			

CENTENNIAL-JONES
A RESIDENTIAL SUBDIVISION

SITE PLAN

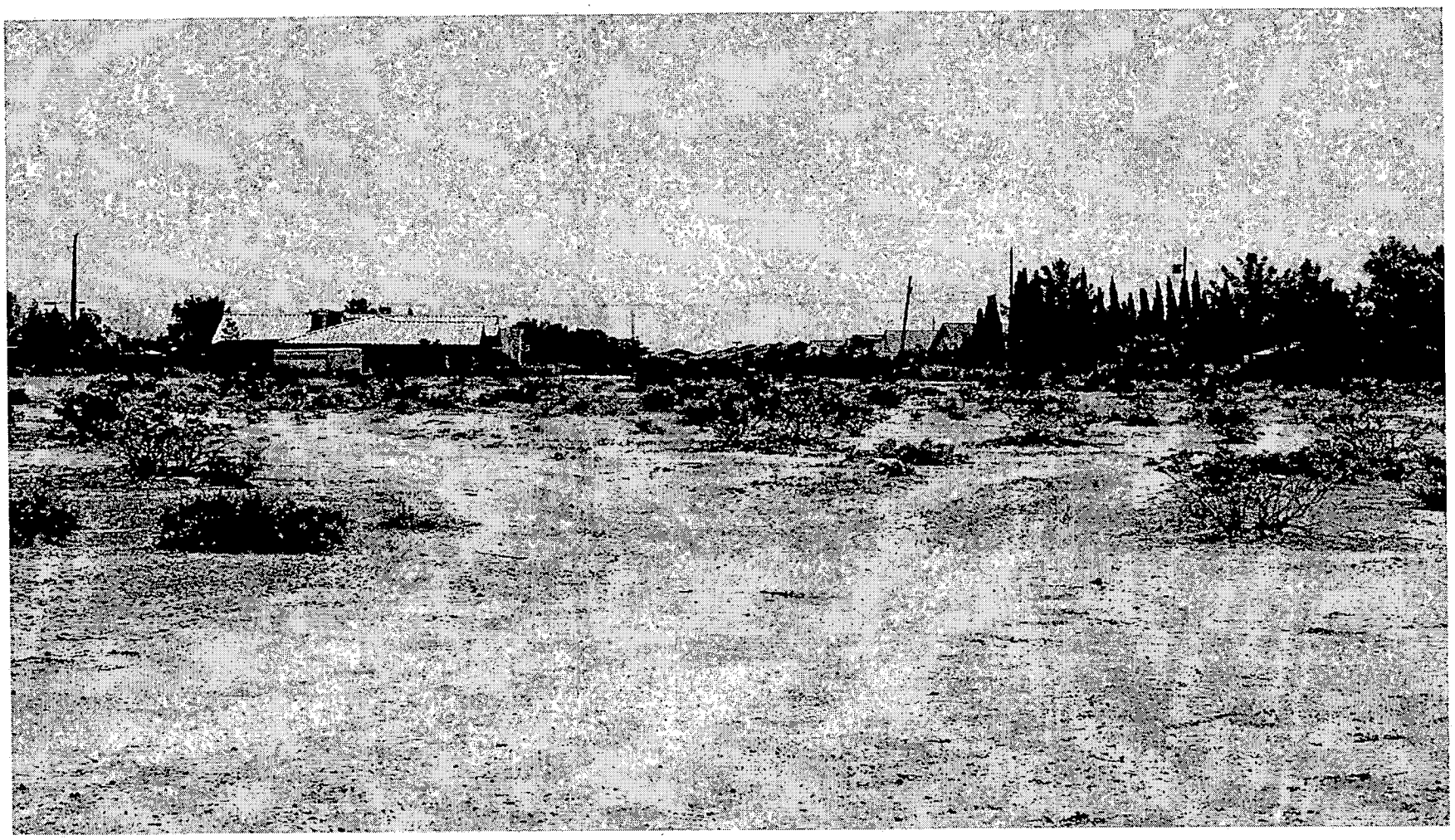
ENGINEER'S SEAL

DATE: 04.02.04
SCALE: 1"=60'
JOB NO:
DESIGNED BY:
DRAWN BY:
SHEET NAME: DT1
SHEET: 2 OF 2

FILE NAME: 0203LSDR

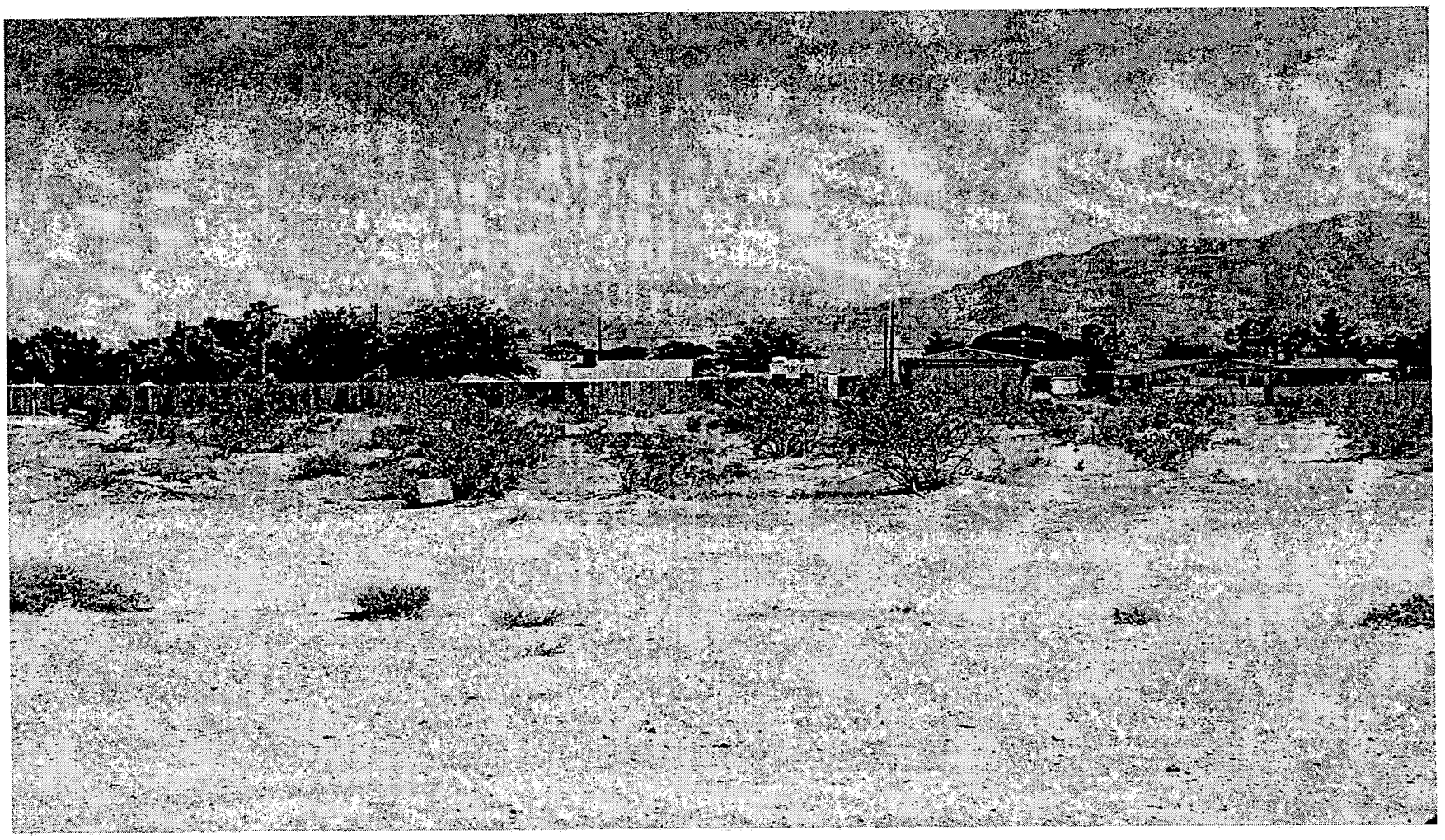
REVISED
6.2.04

SDR-4461
7/22/04 PC



SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04



SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JULY 22, 2004 PLANNING COMMISSION

6/7/04

Dear City of Las Vegas Planning Commission,

We, the under signed, respectfully urge you to deny VAR-4462, a variance from the required amount of open space, ZON-4459, a request to rezone from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre) and SDR-4461, a Site Development Plan Review for a proposed 163 lot subdivision on a 42.36 acre parcel at the Northwest corner of Jones Boulevard and the 215 beltway at the June 24, 2004 meeting.

The proposed variance, rezone and development plan is grossly incompatible with the existing proximate land use, the Las Vegas Master Plan 2020 and the Centennial Hills Sector Plan:

- Lots in the proposed subdivision are much smaller than existing adjacent development, typically one-quarter to one-third the size.
- Many of the adjacent lots currently have equestrian facilities. All are suitable for equestrian use. None of the proposed lots would be suitable. Conflict will be inevitable!
- For 35 years, this neighborhood has developed and sustained a rural lifestyle of single-family homes on large lots enjoying privacy and the option of some non-commercial raising of domestic animals.
- OBJECTIVE 3.2 of the Las Vegas Master Plan 2020 is clear: "To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes."
- The Centennial Hills Sector Plan (Adopted by the City Council on February 19, 2003) states, "Of most importance to the residents of the Northwest was the preservation of the rural character of portions of the Northwest, now known as the Rural Neighborhood Preservation area (RNP) with a maximum density of up to two (2) dwellings per acre."
- Section 2.6 Land Use Issues of the Centennial Hills Sector Plan reads, "Rural Neighborhood Preservation Areas will sustain the character of the historical development patterns of large lot (1/2 acre and greater) and equestrian developments."
- The proposed development will greatly increase traffic on streets without sidewalks, endangering pedestrians and discouraging walking.

The proposed zone change would increase residential density to an incompatible degree in the very heart of an established neighborhood, unalterably changing its character. Please help us sustain this neighborhood by denying the variance and rezone requests and the site development plan.

READ INTO THE RECORD

P ZON-4459
VAR-4462
SDR-4461
(49 TOTAL)

Against Proposed Zone Variance ZON-4459, VAR-4462, SDR-4461

	Date	Signature	Print Name	Address	Phone	
1	6/15/04	Tanya Reed	Tanya Reed	5401 Rome Blvd	702-65[illegible]	6184
2	6/15/04	[illegible]	Robert Conley	5401 Rome Blvd	702-512	4773 Dup
3	6/15/04	Walter Turner	Walter Turner	5601 Ano Dr	707-642	6667
4	6/15/04	Laura Marni	Laura Marni	5609 Ano Dr	702-633-	7004
5	6-15-04	Laverne Geest	Laverne Geest	5700 Ano Dr	645-1573	
6	6-15-04	Chris Clark	Chris Clark	5724 Ano	645-5237	
7	6-15-04	[illegible]	Dawn Minton	5725 Ano	645-1216	
8	6-15-04	[illegible]	Myra Minton	5725 Ano	645-1216	Dup
9	6-15-04	Cleo Minton	Cleo Minton	5725 Ano	645-12[illegible]	Dup
10	6-15-04	Max Minton	Max Minton	5725 Ano	645-1216	Dup
11	6-15-04	Carleen Payak	Carleen Payak	5811 Ano	645-8405	
12	6-15-04	Stephen Payak	Stephen Payak	5811 Ano	645-8405	Dup
13	6-15-04	Donald E Haynes	Donald E Haynes	5850 Ano	645-7926	
~~14~~	~~6/15/04~~	~~[illegible]~~	~~[illegible]~~	~~6680 Cowboy Trail~~	~~66 36~~	
~~15~~	~~6/15/04~~	~~[illegible]~~	~~[illegible]~~	~~6630 Cowboy Trl~~	~~395-247~~	
16	6/15/04	[illegible]	Louis Chris Carvey	6611 Cowboy Trail	658-6713	
17	6/16/04	[illegible]	Michael Council	6621 Cowboytr	645-0296	
18	6/16/04	[illegible]	Renni Council	6621 Cowboytr	645-0296	Dup
19	6/16/04	[illegible]	Summer Frew	6621 Cowboytrail	645-0296	Dup
20	6/16/04	[illegible]	Lynda Frew	6621 Cowboy Trail	645-0296	Dup
~~21~~	~~6/16/04~~	~~[illegible]~~	~~Andrew Crum~~	~~6600 Cowboy Trail~~	~~395-3073~~	
~~22~~	~~6/16/04~~	~~[illegible]~~	~~Sharon Crum~~	~~6600 Cowboy Tr~~	~~395-3073~~	
23	6/16/04	[illegible]	Jillian Fitzgerald	5401 Rome Blvd	648-3783	
24	6-16-04	[illegible]	Eugene Stevens	5800 Ano Drive	645-4196	
25	6/17/04	[illegible]	Frances Earley	5800 Ano Drive	645-2039	Dup
26	6/17/04	[illegible]	Mary Williams	6550 N. Helen Ave.	656-5096	
27	6/17/04	Judyth Evans	Judith Evans	5610 Turkey Ln		
28	6/17/04	[illegible]	Michael Evans			Dup 645 5604
29	6-17-04	[illegible]	Mary Jo Storm	5620 Turkey Ln	655-9378	
30	6/17/04	[illegible]	Kim J. LeClair	5525 Rome Blvd	644-7257	
31	6/17/04	[illegible]	Fran Sisk	3443 N. Bronco Ln 89108	204-1446	
32	06/7/04	[illegible]	Rita M. Cho	5525 Rome Blvd 89131	596-9561	Dup
33	06/7/04	[illegible]	John Mayers	5801 Ano Dr	248-9324	
34	06/7/04	[illegible]	Mark J LeClair	5525 Rome Blvd	644-2257	Dup
35	06/17/04	[illegible]	Craig Shirley	5901 Mello Ave	659-6942	
36	6-18-04	[illegible]	Robert Poole	5961 Mello Av	642-1513	
37	6-18-04	[illegible]	Joan Z. Poole	5961 Mello Ave	642-1513	Dup
38	6/18/04	[illegible]	Jacque Powell	5941 Mello Ave	4578680	
39	6-18-04	[illegible]	MARCIA GEIL	5921 Mello Ave	658-9326	
40	6-18-04	[illegible]	LINDA MAYERS	5801 ANO DR.	248-9324	Dup

Against Proposed Zone Variance ZON-4459, VAR-4462, SDR-4461

	Date	Signature	Print Name	Address	Phone
41	6-18-04		STAN WITZ	5900 MELLO AVE	2229557
42	6-18-04		Teresa Bunting	5800 Mello Ave	655-800
43	6-18-04	G M Bunting	Gary M Bunting	5800 Mello Ave	655800 Dup
44	6-18-04		Celine Green	5700 Mello Ave	645-0375
45	6-18-04		G Sheldon Green, M.D.	5700 Mello Ave	645-037 Dup
46	6-18-04		Katie Vesco	5701 Mello Ave.	645-420?
47	6-18-04		Fred Vesco	5701 Mello Ave.	645-420 Dup
48	6-18-04		Sandy Vesco	5701 Mello Ave.	645-420 Dup
49	6-18		Jim Anderson	5711 MELLO AVE	649-5514
50	6-18		Allan Ife	5009 Mello Ave	755-9222
51	6-18		Heather Mayers	5801 Arno Dr.	257-6358 Dup
52	6-18		TODD THOMAS	5410 ARNO Dr.	655-9183
53	6-18-04		5501 Mello Ave	Maureen Lynn	645-5456
54	6/18/04		Ray Lynn	5501 Mello Ave	645-5456 Dup
55	6-20-04		Paula Hutchesson	5709 ARNO Dr	6580502
56	6/22/04		LJ FONTAINE	6550 Cowboy trail	4970185
57	6/22/04		Magdalena Diaz	5324 Rome	995-8385
58	6/22/04		David Brewer	5316 Rome	837-5727
59	6/22/04		Stephanie Brewer	5316 Rome	837-5727 Dup
60	6/22/04		Patricia Klapprick	5308 Rome Blvd	655-2349
61	6-22-04		Sierra Lietz	5213 Primrose Flower	645-5225
62	6-22-04		Nimi x Rick LaRoche	5212 Primrose Flow	879-4680
63	6-22-04		Alan Dixon	5216 Primrose Flower	243-6692
64	6/22/04		Richard Campbell	5213 Primrose Flower Ave	839-2052
65	6/22/04		Angela M. Faria	5205 Primrose Flower Ave	395-5661
66	6/22/04		Doriann Myers	5201 Primrose Flower	896-7314
67	6/22/04		C. Veronica Morris	6600 Sycamore View St	———
68	6/22/04		Mark Morris	6600 Sycamore View St.	——— Dup
69	6/22/04		Keith & Beverly Junior	6612 Sycamore View St	523-0632
70	6/22/04		Donna Moroney	6616 Sycamore View St	645-9404
71	6-22-04		Keith Thornton	5201 Elm Hill Ct	655-5413
72	6-22-04		Donna Thornton	5201 Elm Hill Ct	655-5413 Dup
73	6/22/04		Shirnice Villano	5212 Elm Hill Ct.	645-0502
74	6/22/04		Kip Krzmarzick	5217 Elm Hill Ct.	243-8303
75	6/22/04		Katherine Hutchins	5209 Elm Hill Ct	515-0752
76	6/22/04		William E. Hutchins	5209 Elm Hill Ct	515-0752 Dup
77	6/22/04		HAROLD + Elaine CLEER	6609 SYCAMORE VIEW ST	395-5508
78	6/22/04		ART STURDIVANT	6605 Sycamore View St	436-0578 Dup
79	6/22		KEITH HOT	5501 W Mello DR.	6453333
80	6/22/04		Tara Mayers	5501 Arno Dr.	249-9311 Dup

Las Vegas Planning Commission:

I am out of state and will not be able to attend the Planning Commission meeting on June 24. Please accept this as my testimony on the proposed rezone (ZON-4459), site development review (SDR-4461) and variance (VAR-4462) related to property on the east side of Jones and north of the Northern Beltway (215).

I am opposed to the proposed zone change, variance and site development plan for the following reasons:

1. The site plan provided for public review is unreadable. The lot sizes, dimensions and scale are totally illegible.
2. The site development plan is not compatible with the existing 1-acre lot development surrounding the development. The properties surrounding the site are horse properties, a use that is not compatible with the type of development proposed.
3. The number of units exceeds the number of units allowed by the proposed RDP-3 zoning.
4. No justification for a variance to the minimum required open space was provided.
5. While a sound wall may be necessary, a wall of excessive height directly adjacent to a narrow path creates a pedestrian-hostile environment, rendering the path unusable.
6. The plan does not include the right-of-way necessary to construct the interchange planned at Jones and 215. Over $25 million has been programmed to fund the completion of the beltway between Jones and Decatur, including interchanges at Jones and Decatur, by 2008. No zone changes or site development plans should be allowed that do not accommodate this major regional facility. This does not stop the owner from developing the property at the currently allowed density of 2 units per acre, but it would minimize the cost to the public while allowing development.
7. The only requirement of the RDP zoning that has been met is that the proposed development area is at least 5 acres.
    a. The site plan shows no innovation or flexibility. The basic lot layout looks like any number of subdivisions that were approved in the 1970's. The subdivision is imposed on existing development rather than enhancing it. The proposed layout isolates some of the lots from interaction with the proposed community.
    b. There are no enhanced residential amenities. Lots are laid out that maximize their exposure to road noise and traffic from inside the development and along Jones Road. The north/south lot orientation maximizes the cost of cooling the proposed residences, and also transfers some of that cost to the neighboring properties because of the additional waste heat generated.
    c. The open space is not efficient or especially useful. The walking path proposed on the south side is effectively unusable. The location of the open space on the north side buffers some of the development from the existing properties, but is not connected to anything.
    d. The proposed street right-of-way width is 39 feet, which is not adequate for either a Local Residential Urban Street (Uniform Standard Drawings Clark County Area, Drawing 207) which requires 47' (37' for travel lanes/parking and 5' sidewalks on both sides) or private streets (Drawing 210) which requires 40' of right-of-way (36' for travel lanes, no sidewalks). Without sidewalks, pedestrian

READ INTO
THE RECORD

ZON-4459
VAR-4462
SDR-4461 P

and vehicular traffic will be using the same space. Based on the 7th edition of the ITE Trip Generation, the 163 units would be expected to generate over 170 vehicle trips in the PM peak hour, or about one vehicle trip every 20 seconds. Throughout the day, about 1630 vehicle trips would be generated, many of them directed to a rural street with 24' of pavement and no sidewalks or street lights. This effectively renders the existing street network unusable by the existing neighborhood. The proposed pathway on the south side of the development is effectively unusable. It is adjacent to a 10' wall that in itself makes the environment hostile to pedestrians, especially when the adjacent flood channel exaggerates the effect. Add to that the heat-sink effect of the south-facing wall, and the proposed pathway would be considered an ordeal, not an amenity.

e. The proposed 163 lot development exceeds the requested density of 3 units per acre by 30%.

The proposed applications should all be denied. The site development plan has not taken into account the existing development that surrounds the site, the proposed interchange at Jones Road, the undesirable impacts that will be inflicted on the existing neighborhood, or the inherent incompatibility of uses.

It appears that this developer wishes to inflict a substandard development onto an existing community. The existing community, which has been there since the early 1970's, is an area of 1-acre and larger lots that are suitable for horses. I am not opposed to development of the property, but it must be compatible with the existing established neighborhood and uses.

Sincerely,

Charity Fechter

Craig Shirley
5901 Mello Avenue
Las Vegas, NV 89131

JUN 23 4 22 PM '04

June 23, 2004

Dear City of Las Vegas Planning Commission,

Re: Agenda Items 38, 39 and 40; ZON-4459, VAR-4462 and SDR-4461

I am not opposed to development of this property; however, I am strongly opposed to this grossly incompatible variance, rezone and site development plan for the following reasons:

The R-PD (Residential Planned Development) District requires:

1. **Imaginative** and **innovative** residential design,
2. Amenities to **establish a clear sense of community**,
3. Efficient consolidation and **utilization of open space**,
4. **Separation of pedestrian and vehicular traffic** , and
5. Homogeneity of use patterns.

The maximum density permitted in an R-PD is to be a function of the location and land use designation of a particular R-PD District and a **determination of compatibility with surrounding development**.

The proposed development fails to meet those requirements:

1. It is an **unimaginative** and **mundane, maximum density cookie cutter** subdivision, which will assure conflicts between the exiting horse properties and the new residents.
2. There are no real amenities. The 5-foot wide pedestrian path has a 10-foot high wall on the south side and a lot wall on the north side. It would be hard to imagine a more **hostile walking environment.**
3. The applicant has applied for a variance to reduce the open space below the minimum required, reducing the notion of useful open space to a mere token. There are **no physical constraints on the development** of this parcel that warrant a variance.
4. The site plan uses private roads to increase density and eliminate the need for sidewalks. This **forces pedestrian traffic into the road**, which clearly is **contrary to the requirement of separation.**
5. Urban density spot developments in established rural neighborhoods sustain neither the intruding urban density, nor the damaged rural neighborhood.

Finally, the density of an R-PD zone is required to be compatible with the surrounding development. This parcel is bounded on the south by a 10 lane restricted access beltway and on the west by a 6 lane major arterial. **All adjacent residential development is rural estate** (See Airphoto on Page 3). The proposed density is wholly **incompatible with a neighborhood characterized by large (1 acre and larger) lots and nearly universal horse ownership.**

READ INTO
THE RECORD

ZON-4459
VAR-4462
SDR-4461
P

Chapter 19.18.040 REZONING I. states, "The applicant bears the burden of proof to establish that the approval of the rezoning is warranted."

The applicant utterly fails to meet that burden

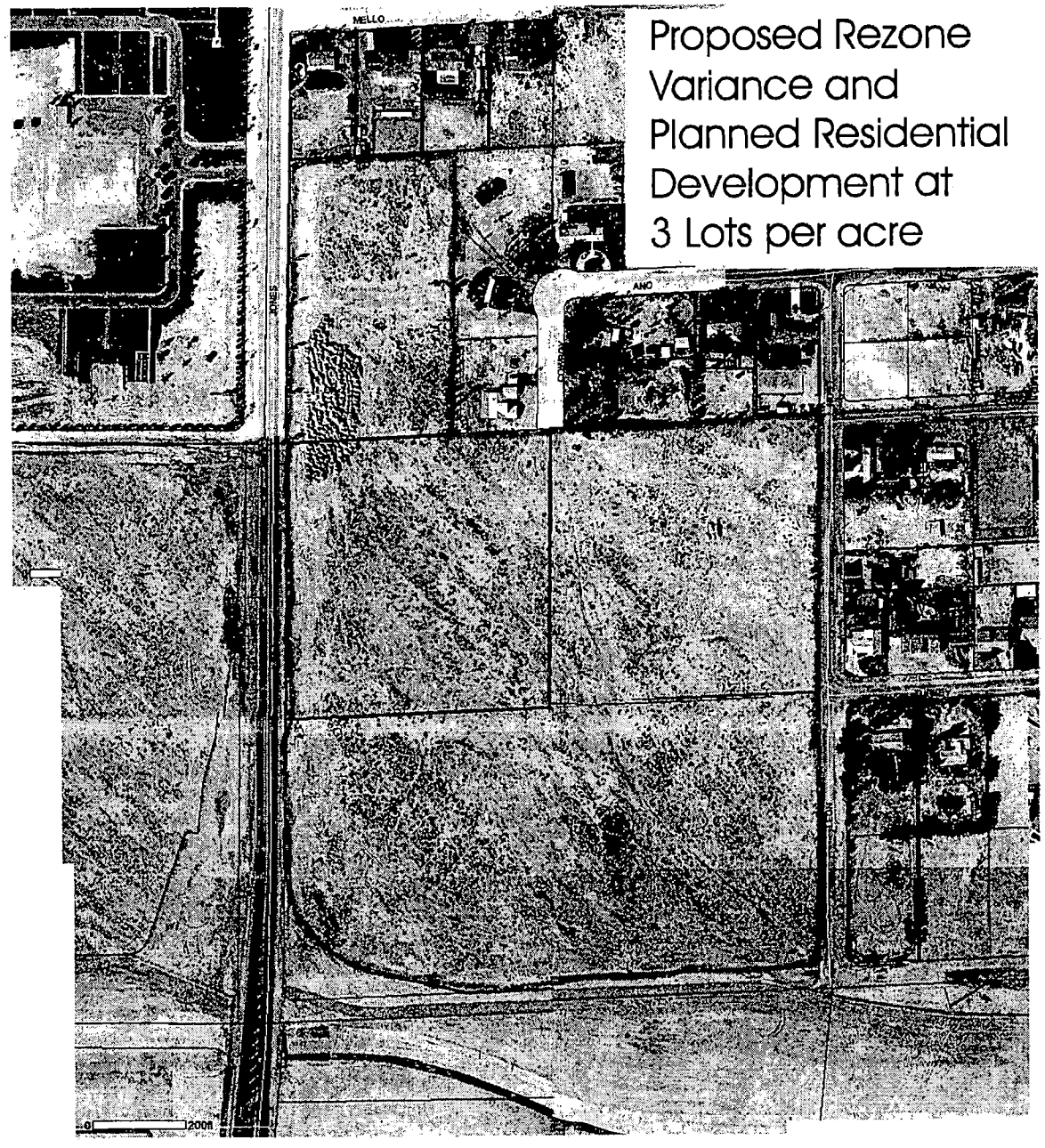
The proposed rezone is contrary to the intent of long standing zoning and will destroy a neighborhood that has sustained a consistent development pattern for 35 years. The purpose of the R-E Residence Estates District is to provide for low-density residential units located on large lots and conveying a rural environment. These Districts are consistent with the policies of the Desert Rural Density Residential category of the General Plan.

Abundant higher density planned residential land is being developed to meet the needs of the Las Vegas community. 7500 acres are being developed as a master planned development less than 1 mile to the east by the City of North Las Vegas.
In summary, there is nothing imaginative, nothing innovative, nothing compatible about this proposed rezone. This is nothing but a run of the mill, maximum density, cookie cutter, subdivision attempt to exploit the residential planned development district to increase density.

I urge the City of Las Vegas Planning Commission to support the staff recommendation and unanimously find that the proposed rezone completely fails to meet the requirements of the zoning code and is incompatible with the surrounding development in the area and therefore deny the rezone, variance and site development plan.

Sincerely,

Craig Shirley



Proposed Rezone Variance and Planned Residential Development at 3 Lots per acre

John & Linda Mayers
5801 Ano Drive
Las Vegas, NV 89131

June 19, 2004

Kyle Walton - Senior Planner
Planning & Development Dept.
731 South Fourth Street
Las Vegas, NV 89101

Dear Mr. Walton,
While I understand and accept development being inevitable, I am opposed to ZON-4459, VAR-4462 & SDR-4461 (APN:125-24-401-001, 002, 010, 011 & 125-24-302-014) with the following objections:

1) The proposed Gated Development exits onto our neighborhood - currently paved for "dust abatement" - implementing additional traffic requiring higher impact paving/ lighting and encouraging, yet endangering pedestrian traffic.
2) Our rural neighborhood, Livestock/Horses & lifestyle is encroached.
3) The current Centennial Hills area roadways are inadequate (the major example being the 215 & 95 Interchange).
4) Our Schools are already overcrowded & new schools are hardly accommodating our current influx of development.
5) The whole city is under stringent water restrictions & the Water District is traveling far & wide to buy water rights for the Las Vegas Valley... How can we, with clear conscience, accommodate any more development?

Basically, I feel the development is incompatible, dense, inconsistent & invasive! There are no allowances or restrictions to sustain and preserve our current rural environment. I had understood the main objectives of the Centennial Hills sector plan was to preserve & ensure distinctive rural residential character & buffer from surrounding high density development. The Horton Development on our southern boundary has tested our rights with complaints to Animal Control (barking dogs - 3 households) - including an anonymous threatening letter & reports to the Humane Society (horse care). The proposed Zone change to include high density residence would unalterably change our environment! I ask that you help safeguard this neighborhood by denying the variance/rezone requests & site development plan!

Our Family will be attending the upcoming Commission Meeting. Your time & attention is appreciated!

Sincerely,

Linda Mayers

Linda Mayers

READ INTO THE RECORD

ZON-4459
VAR-4462
SDR-4461 P

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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

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 on Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370].

KYLE WALTON, Planning and Development Department, indicated that as presented the rezoning conforms to the General Plan, the vacation is appropriate and does not interfere with planned traffic and the site development plan reflects sufficient open space and landscaping. The project was examined in relation to the Cliff's Edge standards and was found to comply with or exceed those standards as well as City standards. The only deviations from Cliff's Edge standards are a reduction to the rear setback and less parking, particularly for visitors. Staff recommended approval of all three applications.

MINUTES – Continued:

REBECCA RALSTON, 2881 Business Park Court, appeared on behalf of the applicant and with the project engineer CHRIS KROFT, Wright Engineers, and agreed that all three applications comply with City standards. COMMISSIONER EVANS questioned why the item was not abeyed. DEPUTY CITY ATTORNEY BRYAN SCOTT explained the original abeyance was to allow the Focus Group to review the project and, following that abeyance, this is the first hearing.

MR. WRIGHT summarized a meeting with the City Engineer in order to obtain a waiver of standards for knuckles, which is already in place. Otherwise the project does meet or exceed Cliff's Edge and City standards.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the master developer of Providence. He recapped the history of the area. Time, energy and resources went in to the master plan for the 1,200 acres. Ownership was hodge podge and the zoning projected for PCD. The specific goals of the PCD designation was to encourage compatible, coordinated development in areas with this type of fractured ownership. The coordination would address infrastructure such as roads and trails. The Focus Group worked for many years to acquire both the public and privately held land. After considerable work to create the master plan there were numerous public hearings and additional work with the City to develop standards. Uniform standards were very important to everyone.

This project is fairly dense, even by City standards, at approaching 7.5 units per acre. The standards were a trade off for density versus architecture and design. He cited Section 4.11 and the requirement that applications be referred to the Focus Group for preparation of a report. This is the same process followed by developers within Cliff's Edge. The goal was that staff would review an application with the benefit of such a report. It would mean everyone was reviewing the same set of plans. The 30-day standard was very important to provide the time for Cliff's Edge review by Focus Group staff, two architects and an engineer for application of the design guides.

There has been intimation that the Focus Group purposefully was delaying the process. The chronology is Carina submitted plans to the Focus Group in early May and the process began even though the plans were not received from the City and no formal application had been filed with the City. Carina called after a couple of weeks that the plans were being revised. Nothing happened until he personally saw the items on an agenda. There had been no notice and these plans had never been referred to the Focus Group. When asked, Carina was unwilling to abey the items. Even though it was less than 30 days to the applicable Planning Commission meeting, the Focus Group was willing to work within the timeframe allotted.

MINUTES – Continued:

The day after the last Planning Commission meeting, a package was submitted by Carina to his client. A few days later, City staff called MR. FIORENTINO to advise that the referral should come from the City. Again, this would ensure everyone was reviewing the same set of plans. On June 30, the plans were received from the City. The plans from Carina and those from the City are substantially different. He was called while on vacation for guidance and directed the Focus Group to review both sets of plans. There are issues with both sets of plans.

Carina's counsel writes a letter to City counsel, copying MR. FIORENTINO, raising objections to the entire process. Upon his return from vacation and reading the letter, he called Carina's counsel, who is now on vacation himself. MR. FIORENTINO asked that the attorney be called to authorize MR. FIORENTINO to work with Carina. Unfortunately, that attorney could not be reached. It was July 19 when he could speak with Carina's attorney, who authorized contact with Carina. The parties met July 21st. While the review is not complete, it is sufficient to discuss areas of concern and to work toward a compromise. They requested Carina abey the item again, but the request was denied. Carina set two more meetings, which failed on Thursday before calling to advise that they were unwilling to make changes.

At this point, his client's position is the development agreement is clear. There is a history of resolving differences between the master developer and developers of other projects. His client's first major point is that the presentation of the trail for this project is different than the rest of the trail. Second is that this project is adjacent to another by Woodside Homes and the abutting units are narrower than those in Woodside. There are no single-story units in the Carina project, which will result in two-story homes five feet from the other development. Woodside was held to a minimum 10-foot setback.

ATTORNEY FIORENTINO agreed with the comment by DEPUTY CITY ATTORNEY BRYAN SCOTT that his client will not be prejudiced by Planning Commission approval. Certainly he will present his arguments to the City Council. However, the Planning Commission will be prejudiced by a significant change in the plan if the setback issue is resolved. The development agreement does not give his client the right to impose conditions on another private party. That was the role of the Planning Commission and City Council who adopted the agreement.

ATTORNEY FIORENTINO urged the Commission to abey the item. If not, he requested conditions be imposed that the trail be developed to match the rest of the trail and to require a minimum 10-foot setback on all perimeter lots.

MINUTES – Continued:

COMMISSIONER EVANS reiterated the concerns raised by ATTORNEY FIORENTINO and questioned DEPUTY CITY ATTORNEY SCOTT as to the standing of the Focus Group. DEPUTY CITY ATTORNEY SCOTT clarified that the Focus Group has the right to review such plans before process by the City and submit recommendations. The City is not bound by the recommendations. If the Commission believes the issues need to be addressed, the Commission can impose appropriate conditions. COMMISSIONER EVANS also questioned whether talks between the developers have reached an impasse, citing the letter from Carina's counsel stating Carina is independent, not subject to oversight or review by the Focus Group and would not agree to further delay.

MS. RALSTON concurred with the position taken by Carina's counsel. There are areas within the history she would disagree with. That attorney could not be present because he is a County Commissioner. MS. RALSTON indicated that the review process actually began in April. That is not relevant. The intent has been to cooperate, even though that was a courtesy. The City provided a different cross-section for the trial, putting their design off by four feet. That has been resolved by a dedication of what was open space. Carina is looking to meet the 10-foot setback on 85% of the lots, but was told that was unsatisfactory by the Focus Group. A concern was raised with the reconfiguration because it violates the entire Carina program. Carina builds a high-end product in response to market studies. This is one of three small-lot products. The master plan for the area is 8 units per acre, where this project is 6.6 per acre.

In order to do this small-lot product, Carina carved out the highly-amenitized open space. Focus Group asked that be made linear and long as well as reconfigure some of the houses to provide the 10-foot setback. This precludes the community center, pool and spa area which are very desired by their buyers. The confusion was a result of misdirection from all sides. The intent was always to make a good faith attempt to cooperate. The deviation identified resulted from working with City Engineering to provide for utility corridors and drainage access. This project is consistent with the goals and intent of the City Council's commitment via the subject development agreement.

MS. RALSTON presented photographs and urged those interested to visit Lamplight Square at Coronado Ranch in the County in order to see the amenities and setbacks. CHAIRMAN TRUESDELL confirmed with MS. RALSTON that she concurred with all conditions.

MINUTES – Continued:

CHAIRMAN TRUESDELL expressed his understanding of the position of the Focus Group. The trial and setbacks are important. There should be some flexibility in the plan, but the process should not be delayed. The parties have time to work together prior to the City Council hearing and he would hope for better communication. The intent of the master plan is for consistency and both sides should work with the intent to address the concerns of the neighbors, as there is a viable solution.

COMMISSIONER NIGRO concurred with the comments by CHAIRMAN TRUESDELL. A delay would not serve any purpose. Any adjacent property owner has a right to express concerns. Unfortunately the site plan does not reflect the adjacent properties and he can only rely on staff's review. DEPUTY CITY ATTORNEY SCOTT suggested the concerns with the site plan be addressed at this hearing. CHAIRMAN TRUESDELL discussed with MS. RALSTON that Carina will work up a composite to demonstrate the homes in the other subdivision.

DAVID CLAPSADDLE, Planning and Development Department, read additional conditions for the site development plan review into the record and CHAIRMAN TRUESDELL confirmed with MS. RALSTON that she concurred with them.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370].

(8:17 – 8:56)

CONDITIONS:

Planning and Development

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

2. A Site Development Plan Review application (SDR-4370) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 80 feet on Farm Road adjacent to this site and dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Farm Road and Hualapai Way. Additional dedications in accordance with Standard Drawing #201.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

CONDITIONS – Continued:

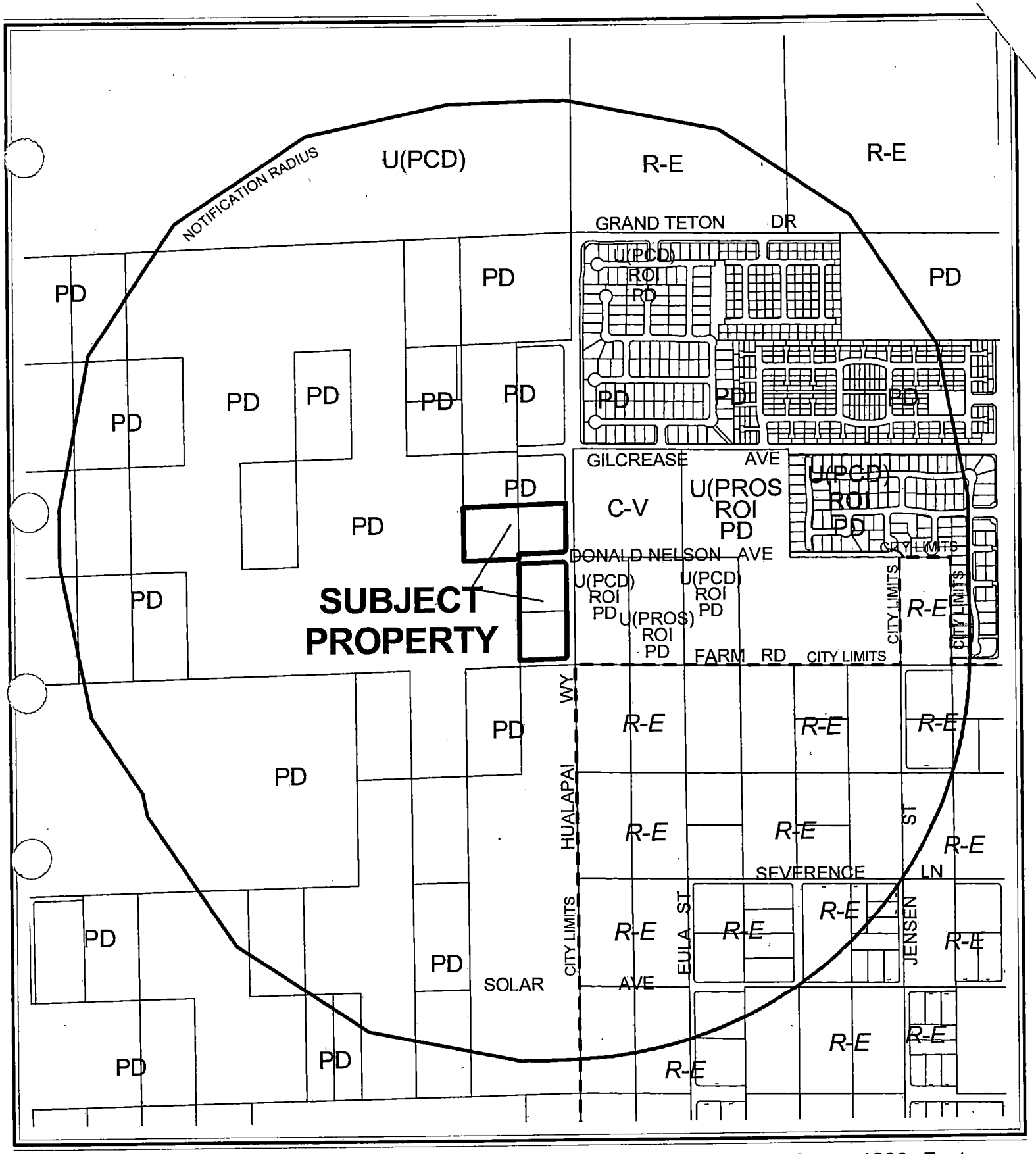
4. Construct half-street improvements including appropriate overpaving on Farm Road and Hualapai Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries 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.

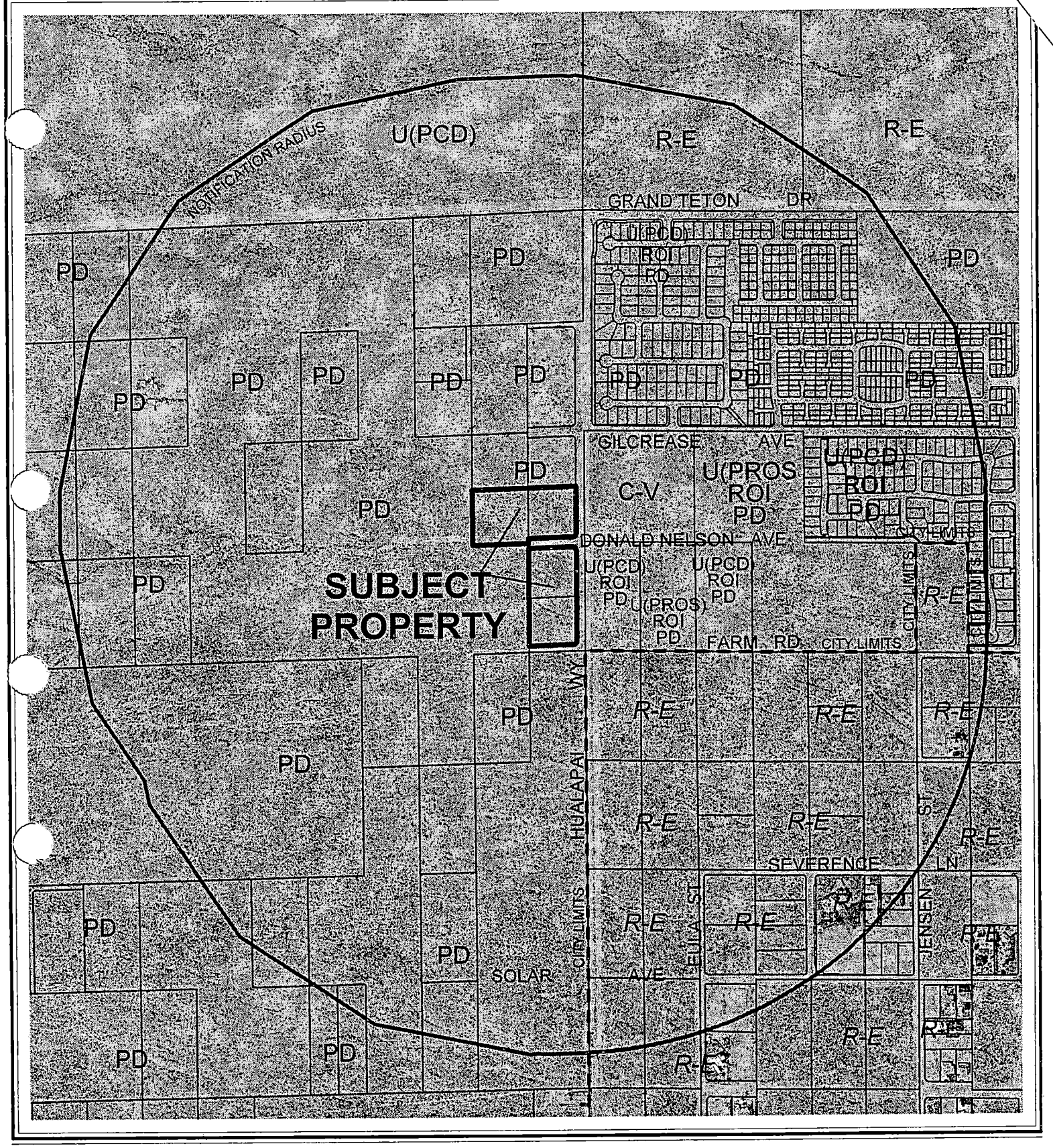
5. If not already in place at the time of development, construct a 12-inch sewer main in Hualapai Road from Severance Lane to Farm Road, an 8-inch sewer main in Hualapai Road from Farm Road to the north property line and a 10-inch sewer extension in Farm Road to the west property line at a location and depth acceptable to the City Engineer concurrent with development of this site. Provide a plan for such work to the Department of Public Works for approval prior to submittal of a Final Map for this site.

6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

7. Submit a Petition of Vacation for Donald Nelson Avenue; said Order of Vacation must be recorded prior to recordation of a Final Map abutting or overlying the area to vacated, and the Final Map must show the Recorder's number for the Vacation.

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.


NOTIFICATION RADIUS
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CASE: **ZON-4368**

RADIUS: 2500 FT

CURRENT ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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: ABEYANCE - REZONING - PUBLIC HEARING - ZON-4368 -
APPLICANT: CARINA HOMES - OWNERS: RONALD AND CAROLYN MICH'L

** CONDITIONS **

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

Planning and Development

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

2. A Site Development Plan Review application (SDR-4370) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 80 feet on Farm Road adjacent to this site and dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Farm Road and Hualapai Way. Additional dedications in accordance with Standard Drawing #201.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

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5. If not already in place at the time of development, construct a 12-inch sewer main in Hualapai Road from Severance Lane to Farm Road, an 8-inch sewer main in Hualapai Road from Farm Road to the north property line and a 10-inch sewer extension in Farm Road to the west property line at a location and depth acceptable to the City Engineer concurrent with development of this site. Provide a plan for such work to the Department of Public Works for approval prior to submittal of a Final Map for this site.

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** 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 R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone on approximately 10.52 acres adjacent to the northwest corner of Hualapai Way and Farm Road. Revised site plans from the applicant revises this request from R-PD6 (Residential Planned Development – 6 Units Per Acre) to R-PD7 (Residential Planned Development – 7 Units Per Acre).

B) Applicant's Justification

This development will provide an environment of stable and desirable character, consistent with the existing City policies and regulations.

BACKGROUND INFORMATION

A) Previous Actions

02/14/02 Annexation of the subject parcels was effective on this date. The annexation approved by the City Council February 5, 2002. The Planning Commission and the staff recommended approval.

06/24/04 The Planning Commission abeyed this and related items to the July 22, 2004 Planning Commission meeting.

07/22/04 The Planning Commission will hear related items VAC-4420 and SDR-4370 as a part of this agenda.

B) Pre-Application Meeting

04/15/04 At the pre-application conference the following was discussed.

- The proposed is a 69-lot subdivision on 10 acres adjacent to the Cliff's Edge development.
- The site will need to be rezoned to R-PD7 (Residential Planned Development - 7 Units Per Acre).
- Waivers of longer private drives will be needed.
- The trail along Hualapai can count towards the required Open Space.
- No access will be to Cliff's Edge to the west.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.52

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) PF (Public Facility)
East:	PCD (Planned Community Development) PROS (Public Recreation Open Space)
West:	PF (Public Facility)

D) Existing Zoning

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

E) General Plan Compliance

Centennial Hills General Plan

This site is located on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density is up to 8 units per acre. The proposed zoning change to R-PD7 (Residential Planned Development - 7 Units Per Acre), which allows up to 7.49 units per acre, is in conformance with the PCD (Planned Community Development) land use 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**

A Multi-use Transportation trail is planned for the west side of Hualapai Way. The trail shall be incorporated in the improvements of the west side of Hualapai Way and the proposed development.

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	2,898 sq. ft.	Y
Min. Lot Width	N/A	46 feet	Y
Min. Setbacks			
• Front	N/A	10 feet	Y
• Side	N/A	3 feet	Y
• Corner	N/A	10 feet	Y
• Rear	N/A	15 feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35Feet	2 Stories / 35Feet	Y

The proposal meets the requirements of the Development Standards of Title 19.

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**
Perimeter Landscaping	1 - 24" box tree/30 linear feet of gross perimeter frontage (1,190 lineal feet of frontage)	41 Trees	41 Trees

The perimeter landscaping meets the minimum perimeter-landscaping requirement of Title 12.

The following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
10.52 acres	6.56 units/acre	1.65	10.82 %	1.14 acres or 49,658.4 sf	11.5 %	1.21 acres or 52,614 sf

The proposal exceeds the requirement for Open Space in the Zoning Code.

B) General Analysis and Discussion

This rezoning application is consistent with the parameters of the existing PCD (Planned Community Development) General Plan designation for the site.

iii. The proposed rezoning is consistent with the approved General Plan designation that applies to the area; and

iv. The proposed rezoning represents a reasonable match with the zoning or land use on adjacent residential parcels to the east, south and west of the sites, which are between 8.0 and 5.5 units per acre, and with the future public facility site directly to the north.

From the standpoint of the proposal as an R-PD (Residential Planned Development) development, the project provides a sufficient amount of open space, based on the requirements of the Zoning Code, and appears to provide a reasonable development solution for the subject parcels. The various aspects of the site plan are addressed in greater detail in the companion case report on SDR-4370.

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 existing General Plan designation of the subject site is PCD (Planned Community Development), which allows a density of up to 8 units per acre. The rezoning request to R-PD7 (Residential Planned Development - 7 Units Per Acre), which allows up to 7.49 units per acre, is consistent with the current General Plan designation.

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

   The proposed development that is shown on the companion Site Development Plan to this rezoning application (SDR-4370) is intended to comply with both the PCD (Planned Community Development) land use designation and the proposed R-PD7 (Residential Planned Development – 7 Units Per Acre) zoning. Lands to the southwest, and north of this project are zoned PD (Planned Development) with a density up to 8 dwelling units per acre. Lands to the east, across Hualapai Way, are zoned for C-V (Civic) for an school/ park and PD (Planned Development). The PD (Planned Development) zoned parcel is designated in the Grand Teton Village Master Plan with density maximum of 3.0 units per acre.

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

   The subject site consists of four parcels that are between the Cliffs Edge Plan Area and the Grand Teton Village Plan area. Both of these plans are being implemented and because of this urban development of the site is now appropriate. Development of this site for single-family residential development at a density of about seven units per acre means that the project will be in scale and compatible with future low-density residential development on surrounding sites.

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

   The subject site is bordered by Hualapai Way (a Secondary [80-foot] Collector) to the east. On the companion Site Development Plan (SDR-4370) to this application, access to the site is indicated solely from Hualapai Way. When developed, this access will be adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 44 [Mailed with SDR-4370]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4368 APN: 126-13-601-004,006,008,009

Name of Property Owner: Ron and Carolyn Mich'l, C22 LP

Name of Applicant: Carina 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: Amber L Dolce on behalf of: Carolyn Michl

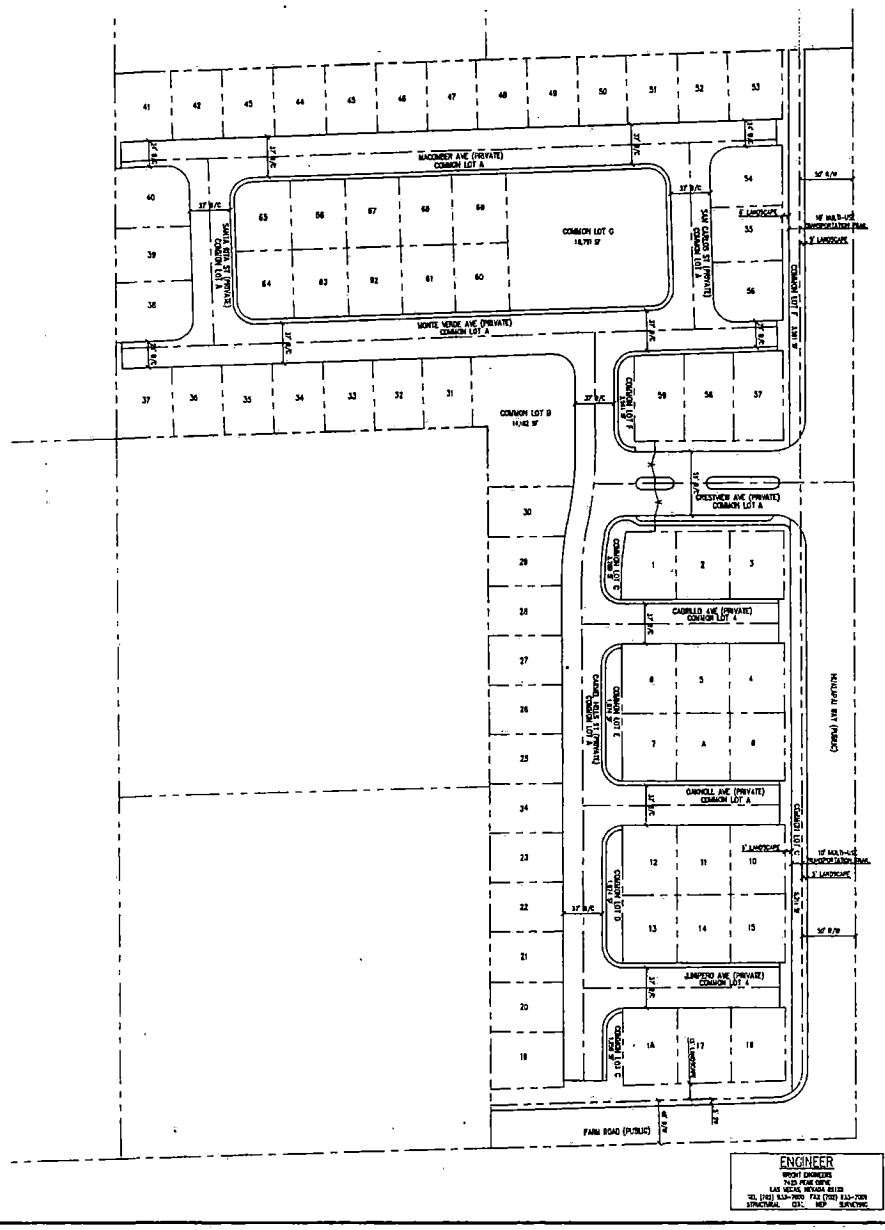
Print Name: Amber L Dolce

Subscribed and sworn before me

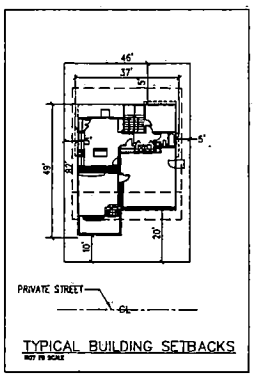
This 27th day of April, 2004

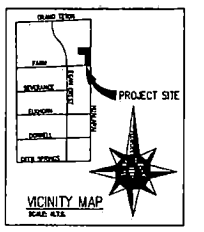
Notary Public in and for said County and State

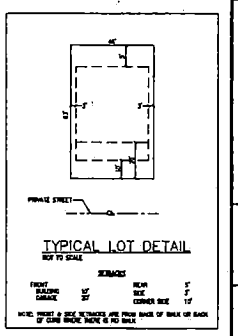
ROGER FRIEND
Notary Public State of Nevada
No. 97-0821-1
My appt. exp. July 16, 2007

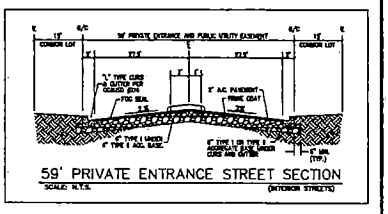


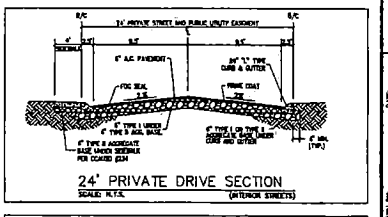


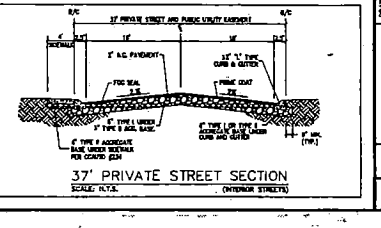












SITE DATA	
ASSESSORS PARCEL NUMBER	126-13-681-004, 006, 008 &009
CURRENT ZONING	U(PCD)
PROPOSED ZONING	RPD-7
GROSS ACRES	10.52
NUMBER OF LOTS	68
COMMON LOTS	7
DU/AC	6.58
MINIMUM LOT SIZE	2,098 SF
MAXIMUM LOT SIZE	3,822 SF

ENGINEER
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001
STRUCTURAL CIVIL MEP SURVEYING

OWNER INFORMATION
APN #139-13-402-004 & 008
MICHAEL ROSS & CAROLYN ETAL
C/O CARINA CORPORATION
2581 BUSINESS PARK CT. #100
LAS VEGAS, NV 89128-9020

APN #139-13-601-005 & 008
C/O L & P and MICHAEL DONALD C
C/O CARINA CORPORATION
2581 BUSINESS PARK CT. #100
LAS VEGAS, NV 89128-9020

DEVELOPER
CARINA CORPORATION
2581 BUSINESS PARK CT. #100
LAS VEGAS, NV 89128-9020
(702) 256-4278

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
STRUCTURAL CIVIL MEP SURVEYING

REVISION	BY	DATE	REV

CARINA CORPORATION
FARM & HUALAPAI
SITE PLAN

DRAWN BY: JSP
DATE: 5/26/04
CHECKED BY: JSP
DATE: 5/26/04
DESIGNED BY:
DATE:
PROJECT NO: 03-261.04
SCALE: 1"=50'
SHEET 1 OF 1 SHEETS
DRAWING NO.

ZON-4368
SDR-4370
7/22/04 PC

REVISED
6.10.04

DEANER, DEANER, SCANN, MALAN & LARSEN

Attorneys at Law

A PROFESSIONAL CORPORATION
720 South Fourth Street, Suite 300
Las Vegas, Nevada 89101
E-Mail: cdeaner@deanerlaw.com

Telephone (702) 382-6911
Fax (702) 386-0854

Charles W. Deaner
Susan Williams Scann
Douglas R. Malan
Brent A. Larsen

Anthony Ciulla
Lawrence E. Kulp, Jr.

J. Douglas Deaner (1944-1990)

July 9, 2004

Via fax: 386-1749 and
regular U. S. Mail

Bryan K. Scott, Esq.
Deputy City Attorney
Las Vegas City Attorney's Office
400 E. Stewart Avenue, 9th Floor
Las Vegas, NV 89101

Re: Carina Corporation
ZON-4368, WVR-4371, VAR-4420, and SDR-4370

Dear Bryan:

It was good speaking with you this morning pertaining to the above applications. As you know I represent Carina Corporation. This letter is a follow-up to our telephone conversation.

There appears to be some confusion over the scope of any Focus Property Group ("Focus") review under section 4.11(b) of the Cliff's Edge Development Agreement with the City of Las Vegas (the "Development Agreement"). I believe that the confusion is at least in part caused by a misunderstanding of the scope of Focus' review of any third-party applications. I do not believe that the City intended to make Focus the final authority for reviewing land use applications for properties outside of Cliff's Edge, but which are in the proximate neighborhood. However, Carina's experience to date would suggest otherwise. I hope to clear up herein any ambiguity over the scope and authority of Focus' involvement with Carina's applications.

The following events will better explain the problem section 4.11(b) of the Development Agreement causes to developers of land around the boundaries of the Cliff's Edge Master Plan area.

1. The property, which is the subject of the above applications (the "Subject Property"), is now located within the Development Agreement area and considered an out-parcel within the Master Plan. Carina acquired the Subject Property from a third-party owner (not Focus). Through the application process, Carina has cooperated with City Planning officials as well as with Woodside Homes (whose site is the Subject Property's immediate neighbor, and is located within the Cliff's Edge Master Plan area).

2. At the pre-application conference held April 15th, Carina was advised by City Planning staff to follow the standards of Title 19A as opposed to the Cliff's Edge Master Plan. Carina was then asked to coordinate with Focus and Woodside Homes as a courtesy.

3. Thereafter, on April 27th at the site development plan review and submission of corresponding applications, Carina was again advised by City Planning staff to utilize Title 19A development criteria.

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19A.

Carina's engineers. We believe that any 30-day review period commenced May 6th and ended June 5th.

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10. Based on your opinion, at the June 24, 2004 Planning Commission meeting, the above items were held for 30-days so as to allow Focus an opportunity to review Carina's plans pursuant to Section 4.11(b) of the Development Agreement with the City of Las Vegas. Carina representatives were never given an explanation as to the origin and scope of Focus' review rights. It was only after you and I spoke that we have learned the basis for Focus' review rights. This confusion was also evident among City Planning personnel. On another level, I believe that Chairman Truesdale understands the problem caused by granting Focus review rights under the Development Agreement; which is the City having to come in between two developers, each with development rights.

I am confident that you do not want a repeat of the foregoing. Even though Carina consented to the 30-day extension, such consent must not be implied as any waiver or acquiescence to Focus' self-assumed role of reviewing and approving Carina's plans. I do not believe that Section 4.11(b) or any other provision within the Development Agreement, as applied to developers of properties outside of the Cliff's Edge Master Plan area, regardless of whether those properties adjoin the Cliff's Edge Master Plan area, gives any authority to Focus to approve or disapprove of any aspect of that developer's project. Moreover, I believe the City could be subject to liability by delaying otherwise acceptable projects for 30 or more days to accommodate Focus. As you are aware, at times there are significant economic losses that accompany such delays.

I urge you to coordinate with City Planning staff and Focus to clarify the scope and time frames for any Focus review. Some coordination among neighboring developments is necessary and appropriate, however, the City should clearly define the bounds of Focus' involvement with the developers of property

outside of, but touching the Cliff's Edge Master Plan area. The City should also consider on where to draw the line. Finally, consider the following: How far away does a property in the Lone Mountain/Centennial Hills area have to be from the Cliff's Edge Master Plan area to escape Focus' review? Is it really wise to allow an aggressive competitor to gain an advantage by claiming submissions are inadequate? The latter has happened in this very case! Carina was recently advised by a Focus representative that Carina's submission package to Focus was incomplete. That same submission package was acceptable to the City, and City Planning staff has recommended approval. I can only conclude that Focus is attempting to delay Carina for some perceived economic advantage. This surely is an unintended consequence of the Development Agreement.

Going forward from here, under no circumstances will Carina agree to any further delay of the foregoing applications. Neither will Carina agree to any oversight or review of the application by Focus. If the City has legitimate concerns, then Carina will coordinate and work with the City with respect to those concerns. From a technical standpoint, staff has already issued its stamp of approval for the project. While Focus, like any other citizen, has the opportunity to present its position, we do not believe that the City should yield its authority or discretion to Focus.

I do not believe that Section 4.11(b) of the Development Agreement was intended to result in this situation. I believe as a courtesy, and to facilitate utilities, drainage and similar matters, that all of the developers in the area ought to coordinate. Coordination is one thing, Focus' design review of the particulars of a competitor's project is quite another.

Would you please see that a copy of this letter is directed to the appropriate City Planning personnel, as well as to City Planning Commission members. Thank you again for your courtesy and cooperation.

Very truly yours,

DEANER, DEANER, SCANN,
MALAN & LARSEN

Douglas R. Malan, Esq.

DRM:pm
cc: Rebecca Ralston, Carina Corporation
Robert Genzer (via fax: 474-7463)
Mark Fiorentino (via fax: 796-7181)

F:\OFFICE\CLIENTS\Carina Corp\Letters\Bynn Scott ltr.wpd

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

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

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

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

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

MINUTES:
NOTE: See Item 24 [ZON-4368] for all related discussion on Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370].

(8:17 – 8:56)

2-1267

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

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

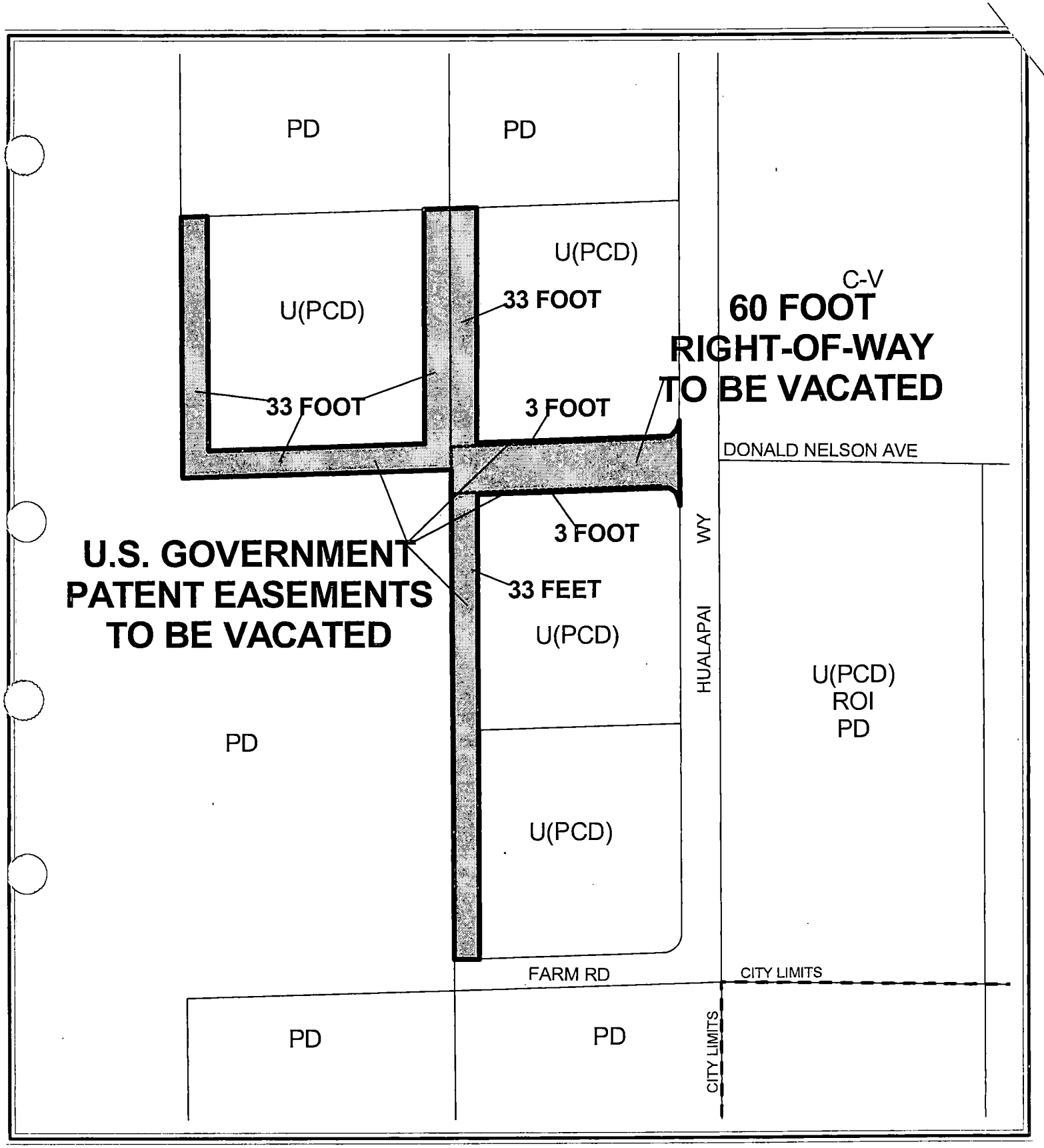
CONDITIONS – Continued:

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

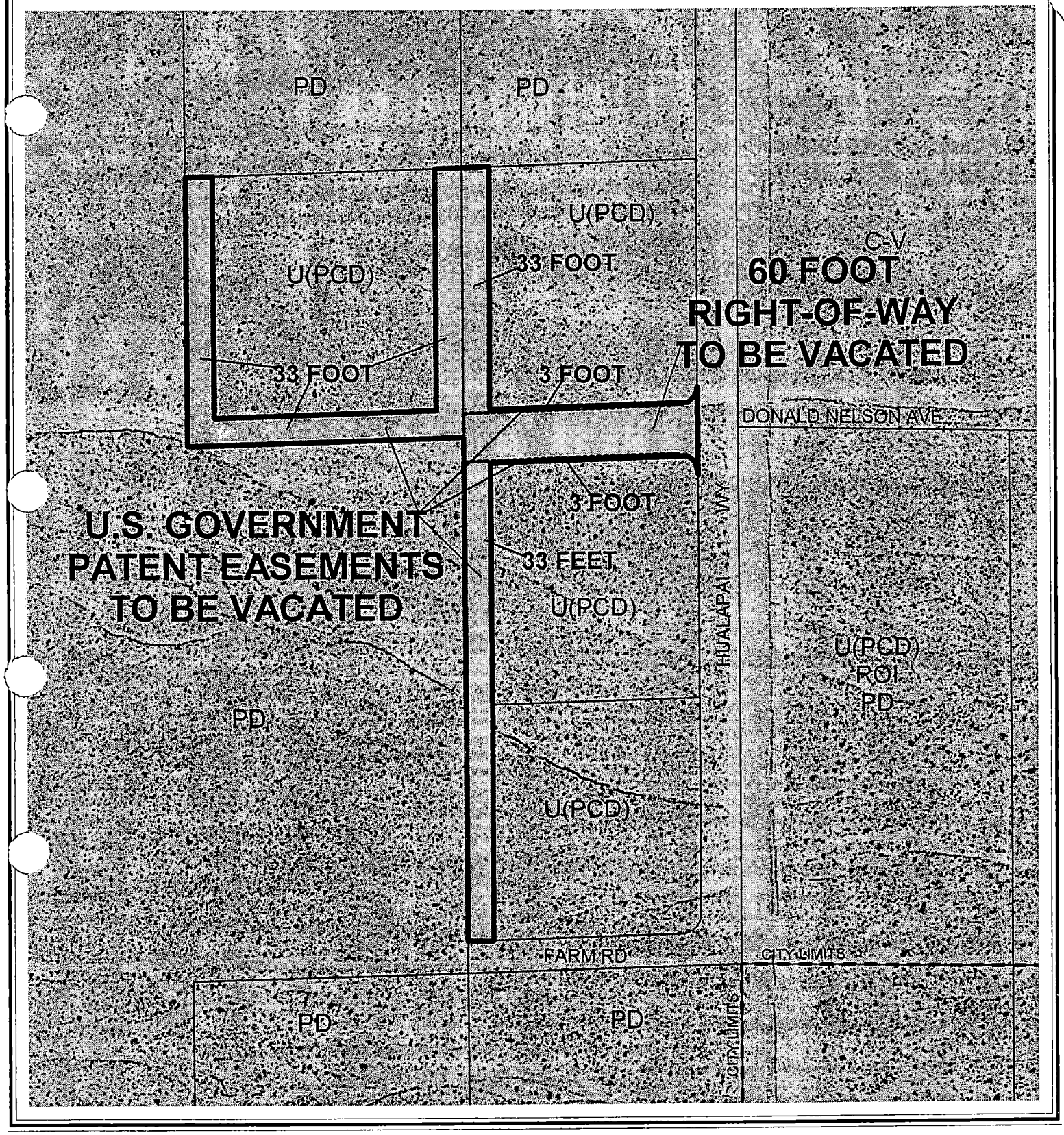
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-4368 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

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



CASE: **VAC-4420**



0 100 200 Feet

CASE: VAC-4420

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VACATION RELATED TO ZON-4368 AND SDR-4370 - VAC-4420 - APPLICANT: CARINA HOMES; OWNER: RON AND CAROLYN MICH'L, ET AL

** CONDITIONS **

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

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

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

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval to Vacate U. S. Government Patent Easements located generally at the northwest corner of Farm Road and Hualapai Way. This request is also for a Petition to Vacate a portion of Donald Nelson Avenue, generally located between Farm Road and Grand Teton Drive, along the west side of Hualapai Way.

B) Applicant's Justification

The alignment of Donald Nelson Avenue will not be necessary for utilities, an alignment for a through street, or drainage for the Master Plan Community of Cliff's Edge, which surrounds the development site on three sides.

The vacation of the patent easements is necessary to allow the subdivision layout being proposed. The easements will not be needed, as there are no street alignments along the perimeter of the property that are planned with the adjoining master plan.

BACKGROUND INFORMATION

A) Previous Actions

02/14/02	Annexation of the subject parcels was effective on this date. The annexation approved by the City Council February 5, 2002. The Planning Commission and the Department of Planning and Development recommended approval.
06/24/04	The Planning Commission abeyed this request so that the applicant could coordinate with the neighboring development.
07/22/04	The Planning Commission will hear related items ZON-4368 and SDR-4370 as a part of this agenda.

DETAILS OF APPLICATION REQUEST

Patent Easements
The subject Vacation proposes to vacate a U. S. Government Patent Easement located in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

Right-of-Way

The south 30 feet excepting the east 50 feet of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

The north 30 feet excepting the east 50 feet of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

A) Planning discussion

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

The applicant intends to remove a portion of Donald Nelson Avenue from Hualapai Way west 290 feet for a planned residential development on the adjacent parcels to the north and south of the right-of-way. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

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

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will completely eliminate Donald Nelson Avenue west of Hualapai Way*

B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is an undeveloped road.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to eliminate right-of-way that will never be utilized.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-4368 and SDR-4370.*

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

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

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

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4420 APN: 126-13-601-004,006

Name of Property Owner: **Mich'l, Ron & Carolyn ETAL**

Name of Applicant: **Carina 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: Carolyn Mich'l

Print Name: CAROLYN MICH'L

Subscribed and sworn before me

This 5th day of May ,2004

Amber L. Dolce

Notary Public in and for said County and State

AMBER L. DOLCE
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 02-74632-1 - Expires March 15, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4420
C22LP81.6

APN: 126-13-601-008,009

Name of Property Owner: Mich'l, Ron & Carolyn ETAL

Name of Applicant: Carina Homes

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carolyn Mich'l

Print Name: CAROLYN MICH'L

Subscribed and sworn before me

This 5th day of May ,2004

Amber L Dolce

Amber L Dolce

Notary Public in and for said County and State

AMBER L. DOLCE
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 02-74632-1 - Expires March 15, 2006

DEANER, DEANER, SCANN, MALAN & LARSEN

Attorneys at Law

A PROFESSIONAL CORPORATION
720 South Fourth Street, Suite 300
Las Vegas, Nevada 89101
E-Mail: cdeaner@deanerlaw.com

Telephone (702) 382-6911
Fax (702) 386-0854

Charles W. Deaner
Susan Williams Scann
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J. Douglas Deaner (1944-1990)

July 9, 2004

Via fax: 386-1749 and
regular U. S. Mail

Bryan K. Scott, Esq.
Deputy City Attorney
Las Vegas City Attorney's Office
400 E. Stewart Avenue, 9th Floor
Las Vegas, NV 89101

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8. On June 23rd, City Planning Staff called Carina and told Carina that as a result of not following the required Focus 30 day review process, the City was imposing a 30 day hold at Focus' request. Given that Focus had appropriate materials from Carina on May 6th, this request was clearly improper, and I believe an overreach. As a result of this hold, Carina was forced to close escrow on the Subject Property without having appropriate project entitlements in place.

9. On June 23rd and June 24th, Carina had conversations with City Planning personnel. There seems to be some confusion among all involved as to the applicability of the Development Agreement to property owners and/or developers identified as out-parcels and located outside of the Cliff's Edge Master Plan area. At various times on these days Carina was told that the item would be heard by the Planning Commission on June 24th, then it was told that the item would be held. Ultimately, you determined that the Development Agreement applied and afforded Focus a 30-day review privilege. I do not believe you knew that Focus had appropriate materials since May 6th, otherwise you would have allowed the items to be heard and afforded Focus a chance to comment.

10. Based on your opinion, at the June 24, 2004 Planning Commission meeting, the above items were held for 30-days so as to allow Focus an opportunity to review Carina's plans pursuant to Section 4.11(b) of the Development Agreement with the City of Las Vegas. Carina representatives were never given an explanation as to the origin and scope of Focus' review rights. It was only after you and I spoke that we have learned the basis for Focus' review rights. This confusion was also evident among City Planning personnel. On another level, I believe that Chairman Truesdale understands the problem caused by granting Focus review rights under the Development Agreement; which is the City having to come in between two developers, each with development rights.

I am confident that you do not want a repeat of the foregoing. Even though Carina consented to the 30-day extension, such consent must not be implied as any waiver or acquiescence to Focus' self-assumed role of reviewing and approving Carina's plans. I do not believe that Section 4.11(b) or any other provision within the Development Agreement, as applied to developers of properties outside of the Cliff's Edge Master Plan area, regardless of whether those properties adjoin the Cliff's Edge Master Plan area, gives any authority to Focus to approve or disapprove of any aspect of that developer's project. Moreover, I believe the City could be subject to liability by delaying otherwise acceptable projects for 30 or more days to accommodate Focus. As you are aware, at times there are significant economic losses that accompany such delays.

I urge you to coordinate with City Planning staff and Focus to clarify the scope and time frames for any Focus review. Some coordination among neighboring developments is necessary and appropriate, however, the City should clearly define the bounds of Focus' involvement with the developers of property

outside of, but touching the Cliff's Edge Master Plan area. The City should also consider on where to draw the line. Finally, consider the following: How far away does a property in the Lone Mountain/Centennial Hills area have to be from the Cliff's Edge Master Plan area to escape Focus' review? Is it really wise to allow an aggressive competitor to gain an advantage by claiming submissions are inadequate? The latter has happened in this very case! Carina was recently advised by a Focus representative that Carina's submission package to Focus was incomplete. That same submission package was acceptable to the City, and City Planning staff has recommended approval. I can only conclude that Focus is attempting to delay Carina for some perceived economic advantage. This surely is an unintended consequence of the Development Agreement.

Going forward from here, under no circumstances will Carina agree to any further delay of the foregoing applications. Neither will Carina agree to any oversight or review of the application by Focus. If the City has legitimate concerns, then Carina will coordinate and work with the City with respect to those concerns. From a technical standpoint, staff has already issued its stamp of approval for the project. While Focus, like any other citizen, has the opportunity to present its position, we do not believe that the City should yield its authority or discretion to Focus.

I do not believe that Section 4.11(b) of the Development Agreement was intended to result in this situation. I believe as a courtesy, and to facilitate utilities, drainage and similar matters, that all of the developers in the area ought to coordinate. Coordination is one thing, Focus' design review of the particulars of a competitor's project is quite another.

Would you please see that a copy of this letter is directed to the appropriate City Planning personnel, as well as to City Planning Commission members. Thank you again for your courtesy and cooperation.

Very truly yours,

DEANER, DEANER, SCANN,
MALAN & LARSEN

Douglas R. Malan, Esq.

DRM:pm
cc: Rebecca Ralston, Carina Corporation
Robert Genzer (via fax: 474-7463)
Mark Fiorentino (via fax: 796-7181)

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City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

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

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, amended Condition 5 to 5 feet in the rear and the following added conditions:
- **Amend the application from R-PD7 to R-PD6**
- **The trail along Hualapai Way be developed in conformance with the standards of Cliff's Edge**

- UNANIMOUS with McSWAIN excused

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

MINUTES:
NOTE: See Item 24 [ZON-4368] for all related discussion on Item 24 [ZON-4368], Item 25 [VAC-4420] and Item 26 [SDR-4370].

(8:17 – 8:56)

PLANNING COMMISSION MEETING OF JULY 22, 2004
Planning and Development Department
Item 26 – SDR-4370

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-4368] to an R-PD7 (Residential Planned Development - 7 Units Per Acre) Zoning District approved by the City Council.

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

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

4. All development shall be in conformance with the site plan and building elevations, date stamped July 21, 2004, except as amended by conditions herein.

5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet to the building, 10 feet on the corner side, and 5 feet in the rear.

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

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

8. 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.

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

10. Amend the application from R-PD7 to R-PD6.

11. The trial be developed in conformance with the standards.

Public Works

12. A petition of vacation for all right-of-way in conflict with the proposed site plan (Donald Nelson Avenue), such as VAC-4420, shall record prior to the recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.

CONDITIONS – Continued:

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

14. Grant pedestrian access easements and public utility easements for all sidewalks located outside of the public street right-of-way. The sidewalk shall be within a separate common lot.

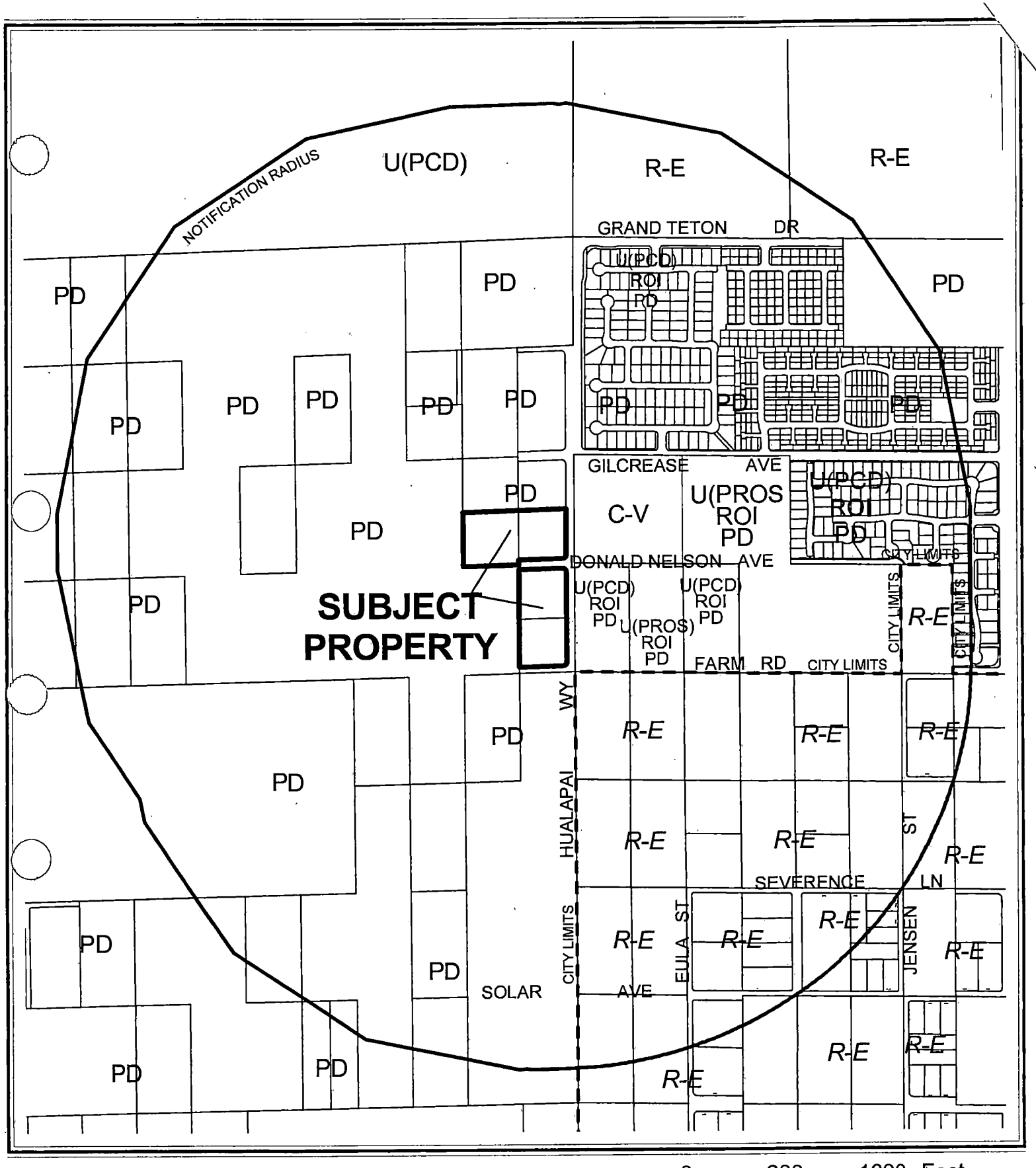
15. Landscape and maintain all unimproved rights-of-way on Hualapai Way and Farm Road adjacent to this site.

16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Hualapai Way and Farm Road public rights-of-way adjacent to this site prior to occupancy of this site.

17. 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.

18. Site development to comply with all applicable conditions of approval for ZON-4368 and all other subsequent site-related actions.

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 drive/private street intersections are proposed within in this development.


NOTIFICATION RADIUS
U(PCD)
R-E
R-E
GRAND TETON DR
U(PCD) ROI PD
PD
PD

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4368 - PUBLIC HEARING - SDR-4370 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L

** CONDITIONS **

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

Planning and Development

1. A Rezoning [ZON-4368] to an R-PD7 (Residential Planned Development - 7 Units Per Acre) Zoning District approved by the City Council.

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

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

4. All development shall be in conformance with the site plan and building elevations, date stamped July 21, 2004, except as amended by conditions herein.

5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet to the building, 10 feet on the corner side, and 15 feet in the rear.

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

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

8. 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.

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

Public Works

10. A petition of vacation for all right-of-way in conflict with the proposed site plan (Donald Nelson Avenue), such as VAC-4420, shall record prior to the recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.

11. 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.

12. Grant pedestrian access easements and public utility easements for all sidewalks located outside of the public street right-of-way. The sidewalk shall be within a separate common lot.

13. Landscape and maintain all unimproved rights-of-way on Hualapai Way and Farm Road adjacent to this site.

14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Hualapai Way and Farm Road public rights-of-way adjacent to this site prior to occupancy of this site.

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

16. Site development to comply with all applicable conditions of approval for ZON-4368 and all other subsequent site-related actions.

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

KW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review on approximately 10.52 acres adjacent to the northwest corner of Hualapai Way and Farm Road. Approval of this request will allow the applicant to develop a 69-lot residential subdivision on the site.

Companion applications, ZON-4368 and VAC-4420, were filed with this application.

B) Applicant's Justification

This development will provide an environment of stable and desirable character, consistent with the existing City policies and regulations.

BACKGROUND INFORMATION

A) Previous Actions

02/14/02 Annexation of the subject parcels was effective on this date. The annexation approved by the City Council 02/05/02. The Planning Commission and the Department of Planning and Development recommended approval.

06/24/04 The Planning Commission will hear related items ZON-4368 and VAC-4420 as a part of this agenda.

B) Pre-Application Meeting

4/15/04 At the pre-application conference the following was discussed.

- The proposed is a 69-lot subdivision on 10 acres adjacent to the Cliff's Edge development.
- The site will need to be rezoned to R-PD7.
- Waivers of longer private drives will be needed.
- The trail along Hualapai can count towards the required Open Space.
- No access will be to Cliff's Edge to the west.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

KW

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.52

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) PF (Public Facility)
East:	PCD (Planned Community Development) PROS (Public Recreation Open Space)
West:	PF (Public Facility)

D) Existing Zoning

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

E) General Plan Compliance

Centennial Hills General Plan

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density is up to 8 units per acre. The proposed zoning change to R-PD7 (Residential Planned Development - 7 Units per Acre), which allows up to 7.49 units per acre, is in conformance with the PCD (Planned Community Development) land use designation.

KW

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

A Multi-use Transportation Trail is planned for the west side of Hualapai Way. The trail shall be incorporated in the improvements of the west side of Hualapai Way and the proposed development.

PROJECT DESCRIPTION

The proposed site plan illustrates a development that consists of 69 single-family lots on the 10.52-acre site. The project will be served by 33-foot wide private roads, and will be accessed through a gated entry from Hualapai Way. The site will contain a total of 52,614 square feet of open space, including 32,973 square feet of park areas, 8,802 square feet of trails and 10,839 square feet of landscaped sidewalks which in total exceeds the minimum open space requirement of the Zoning Code. The average proposed lot size is 2,898 square feet in area.

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	2,898 sq. ft.	Y
Min. Lot Width	N/A	46 feet	Y
Min. Setbacks			
• Front	N/A	10 feet	Y
• Side	N/A	3 feet	Y
• Corner	N/A	10 feet	Y
• Rear	N/A	15 feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35Feet	2 Stories / 35Feet	Y

The proposal meets the requirements of the Development Standards of Title 19.

KW

A2) Residential Adjacency Standards

The Residential Adjacency Standards, pursuant to Title 19.08, are met by this application.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Single Family Detached	N/A	2 Spaces/ Single Dwelling	138	N/A	138	N/A

The proposal meets the parking requirements of Title 19.

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**
Perimeter Landscaping	1 - 24" box tree/30 linear feet of gross perimeter frontage (1,190 lineal feet of frontage)	41 Trees	41 Trees

The perimeter landscaping meets the minimum perimeter-landscaping requirement of Title 12.

The following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required** Ratio	Percent	Area	**Provided** Percent	Area
10.52 acres	6.56 units/acre	1.65	10.82 %	1.14 acres or 49,658.4 sf	11.48 %	1.21 acres or 52,614 sf

The proposal exceeds the requirement for Open Space in the Zoning Code.

KW

B) General Analysis and Discussion

- Zoning

This site is the subject of a companion Rezoning request (ZON-4368), to change the zoning on the site from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone. The proposed Site Development Plan will conform to the proposed zoning of the site.

- Site Plan

The proposed site plan illustrates a development that consists of 69 single-family lots on the 10.52-acre site. The project will be served by 37-foot wide private roads and will be accessed through a gated entry from Hualapai Way. The site will contain a total of 52,614 square feet of open space, including 32,973 square feet of park areas, 8,802 square feet of trails and 10,839 square feet of landscaped sidewalks which in total exceeds the minimum open space requirement of the Zoning Code. The average proposed lot size is 2,898 square feet in area.

- Waivers

The applicant has not requested waivers of standards.

- Landscape Plan

The landscape plan depicts perimeter landscape buffers adjacent to right-of-way and two parks. The proposed plant materials are consistent with the area.

- Elevation

The homes will be subject to the development standards set forth by this site development plan review. The Planning and Development Department will review all building permits to ensure the homes incorporate building materials appropriate for the area.

The submitted plans show the typical one and two story single-family designs that are common in the area.

- Floor Plan

The submitted plans show the typical one and two story single-family designs that are common in the area.

KW

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 within the range of allowable uses in the proposed R-PD7 (Residential Planned Development - 7 Units Per Acre) zoning district and can be developed in a manner that is compatible with future single-family development land uses in the vicinity of this site.

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, Title 19, and the Landscape, Wall and Buffer Standards.

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

   The subject site is bordered by Hualapai Way in east and Farm Road to the south. Both of the streets are both Secondary [80-foot] Collectors. The proposed site plan indicates that access to the site will be solely from Hualapai Way, by a gated private entry. When developed, this access will be adequate to meet the requirements of the proposed development.

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

   The landscaping and building materials proposed for this development would be the same as those commonly used for residential development. Therefore it will be appropriate for the single-family residential character of the area.

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

   The proposed residential development as designed will be appropriate for the area and the adjacent single-family residential uses that are likely to be developed in the future.

KW

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 44 [Mailed with ZON-4368]

APPROVALS 0

PROTESTS 0

KW

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4370 APN: 126-13-601-004,006,008,009

Name of Property Owner: Ron and Carolyn Michl, C22 LP

Name of Applicant: Carina 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: Amber L Dolce on behalf of: Carolyn Michl

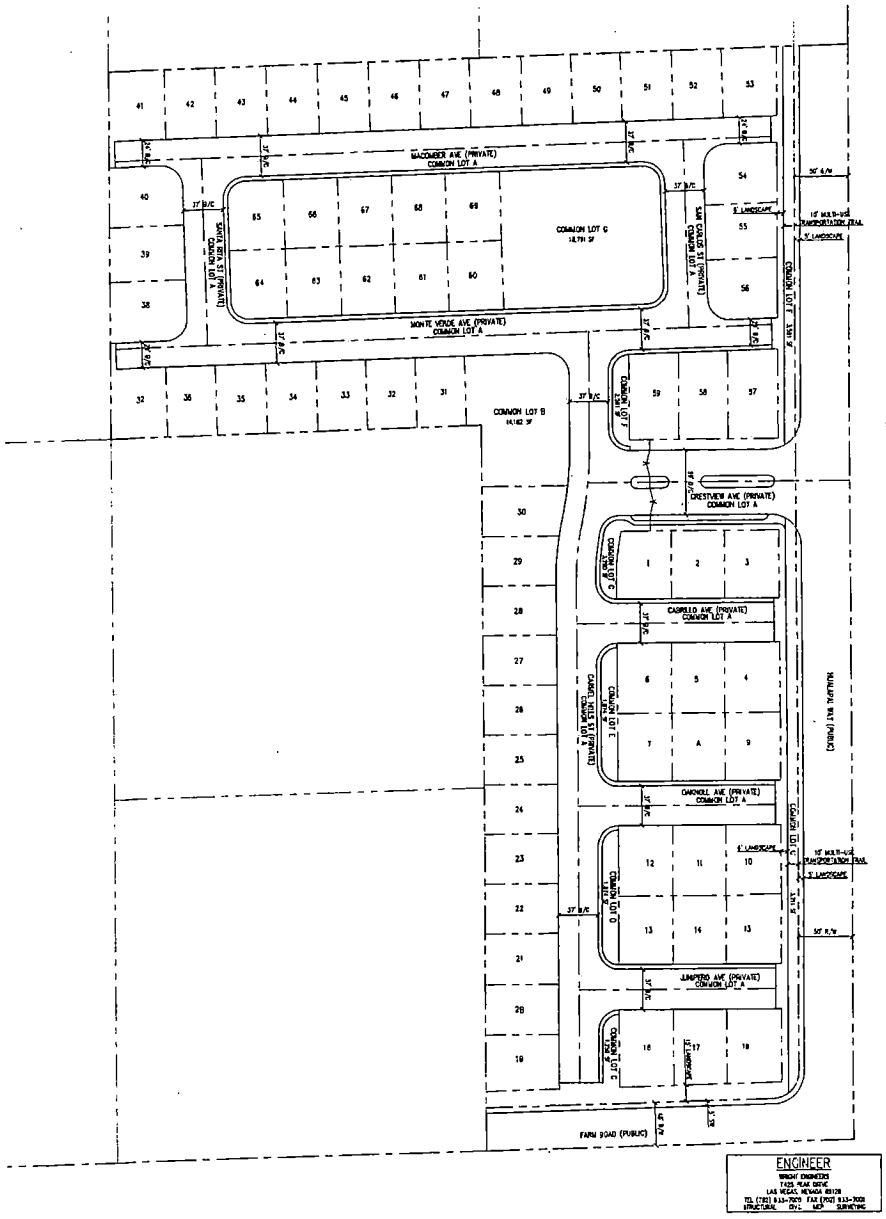
Print Name: Amber L Dolce

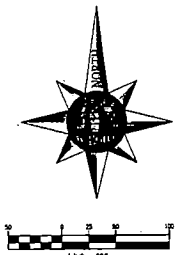
Subscribed and sworn before me

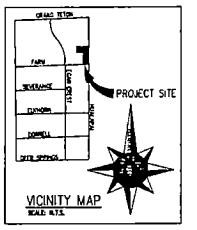
This 27th day of April, 2004

Notary Public in and for said County and State

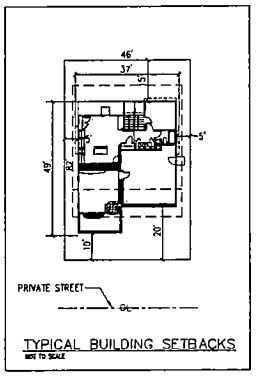
ROGER FRIEND
Notary Public State of Nevada
No. 97-0821-1
My appt. exp. July 16, 2007



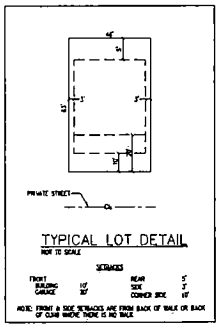




VICINITY MAP
SCALE: N.T.S.



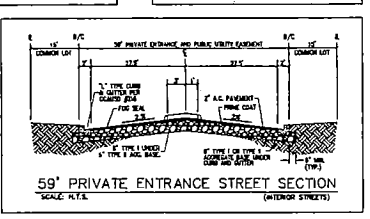
TYPICAL BUILDING SETBACKS
NOT TO SCALE



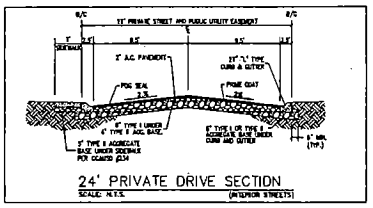
TYPICAL LOT DETAIL
NOT TO SCALE

SETBACKS		
FRONT		REAR
BUILDING	15'	SIDE
GARAGE	20'	CORNER SIDE

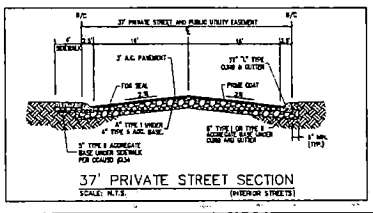
NOTE: FRONT & SIDE SETBACKS ARE FROM BACK OF WALK OR BACK OF CURB WHERE THERE IS NO WALK



59' PRIVATE ENTRANCE STREET SECTION
SCALE: N.T.S. (INTERIOR STREETS)



24' PRIVATE DRIVE SECTION
SCALE: N.T.S. (INTERIOR STREETS)



37' PRIVATE STREET SECTION
SCALE: N.T.S. (INTERIOR STREETS)

SITE DATA	
ASSESSORS PARCEL NUMBER	126-13-601-004, 006, 008 &009
CURRENT ZONING	U(PCD)
PROPOSED ZONING	RPD-7
GROSS ACRES	10.52
NUMBER OF LOTS	69
COMMON LOTS	7
DU/AC	6.50
MINIMUM LOT SIZE	3,899 SF
MAXIMUM LOT SIZE	3,622 SF

ENGINEER
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001
STRUCTURAL CIVIL MEP SURVEYING

OWNER INFORMATION
APN #126-13-601-004 & 008
MONTE, ROY & CAROLYN ETAL
c/o CARINA CORPORATION
2981 BUSINESS PARK CT. #210
LAS VEGAS, NV 89128-9020

APN #126-13-601-006 & 009
CCS L P and MONTE, ROY & CAROLYN ETAL
c/o CARINA CORPORATION
2981 BUSINESS PARK CT. #210
LAS VEGAS, NV 89128-9020

DEVELOPER
CARINA CORPORATION
2981 BUSINESS PARK CT. #210
LAS VEGAS, NV 89128-9020
(702) 318-4278

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000
FAX (702) 933-7001
STRUCTURAL CIVIL MEP SURVEYING

NO.	DATE	BY	REVISION

CARINA CORPORATION

FARM & HUALAPAI

SITE PLAN

DRAWN BY: JSP — DATE: 05/26/04
DESIGNED BY: JSP — DATE: 05/26/04
CHECKED BY: — DATE:
PROJECT NO. 2X1413.4
SCALE: 1"=50'

SHEET
1 OF 1 SHEETS
DRAWING NO.

ZON-4368
SDR-4370
7/22/04 PC

REVISED
6.10.04

DEANER, DEANER, SCANN, MALAN & LARSEN
Attorneys at Law
A PROFESSIONAL CORPORATION
720 South Fourth Street, Suite 300
Las Vegas, Nevada 89101
E-Mail: cdeaner@deanerlaw.com

J. Douglas Deaner (1944-1990)

Telephone (702) 382-6911
Fax (702) 386-0854

Charles W. Deaner
Susan Williams Scann
Douglas R. Malan
Brent A. Larsen

Anthony Ciulla
Lawrence E. Kulp, Jr.

July 9, 2004

Via fax: 386-1749 and
regular U. S. Mail

Bryan K. Scott, Esq.
Deputy City Attorney
Las Vegas City Attorney's Office
400 E. Stewart Avenue, 9th Floor
Las Vegas, NV 89101

Re: Carina Corporation
ZON-4368, WVR-4371, VAR-4420, and SDR-4370

Dear Bryan:

It was good speaking with you this morning pertaining to the above applications. As you know I represent Carina Corporation. This letter is a follow-up to our telephone conversation.

There appears to be some confusion over the scope of any Focus Property Group ("Focus") review under section 4.11(b) of the Cliff's Edge Development Agreement with the City of Las Vegas (the "Development Agreement"). I believe that the confusion is at least in part caused by a misunderstanding of the scope of Focus' review of any third-party applications. I do not believe that the City intended to make Focus the final authority for reviewing land use applications for properties outside of Cliff's Edge, but which are in the proximate neighborhood. However, Carina's experience to date would suggest otherwise. I hope to clear up herein any ambiguity over the scope and authority of Focus' involvement with Carina's applications.

The following events will better explain the problem section 4.11(b) of the Development Agreement causes to developers of land around the boundaries of the Cliff's Edge Master Plan area.

1. The property, which is the subject of the above applications (the "Subject Property"), is not located within the Development Agreement area and considered an out-parcel within the Master Plan. Carina acquired the Subject Property from a third-party owner (not Focus). Through the application process, Carina has cooperated with City Planning officials as well as with Woodside Homes (whose site is the Subject Property's immediate neighbor, and is located within the Cliff's Edge Master Plan area).

2. At the pre-application conference held April 15th, Carina was advised by City Planning staff to follow the standards of Title 19A as opposed to the Cliff's Edge Master Plan. Carina was then asked to coordinate with Focus and Woodside Homes as a courtesy.

3. Thereafter, on April 27th at the site development plan review and submission of corresponding applications, Carina was again advised by City Planning staff to utilize Title 19A development criteria.

4. On May 6th, as a courtesy and pursuant to the City's request, the site plan and corresponding information that Carina used in its submissions to the City of Las Vegas was also provided to Focus by

Carina's engineers. We believe that any 30-day review period commenced May 6th and ended June 5th.

5. On May 20th, Carina requested a two week hold so that it could rework its site plan. On June 3rd, pursuant to the City's request, Carina submitted its site plan and corresponding information to Woodside Homes through Woodside Home's engineer, GC Wallace.

6. On June 9th, Carina submitted a revised site plan which decreased density and increased open space, as well as eliminated the need for a street waiver. As a courtesy, Woodside Homes was given copy of the revised site plan. The revisions to the site plan were minor and of a technical nature.

7. On June 17th, staff issued its report recommending approval of Carina's application.

8. On June 23rd, City Planning Staff called Carina and told Carina that as a result of not following the required Focus 30 day review process, the City was imposing a 30 day hold at Focus' request. Given that Focus had appropriate materials from Carina on May 6th, this request was clearly improper, and I believe an overreach. As a result of this hold, Carina was forced to close escrow on the Subject Property without having appropriate project entitlements in place.

9. On June 23rd and June 24th, Carina had conversations with City Planning personnel. There seems to be some confusion among all involved as to the applicability of the Development Agreement to property owners and/or developers identified as out-parcels and located outside of the Cliff's Edge Master Plan area. At various times on these days Carina was told that the item would be heard by the Planning Commission on June 24th, then it was told that the item would be held. Ultimately, you determined that the Development Agreement applied and afforded Focus a 30-day review privilege. I do not believe you knew that Focus had appropriate materials since May 6th, otherwise you would have allowed the items to be heard and afforded Focus a chance to comment.

10. Based on your opinion, at the June 24, 2004 Planning Commission meeting, the above items were held for 30-days so as to allow Focus an opportunity to review Carina's plans pursuant to Section 4.11(b) of the Development Agreement with the City of Las Vegas. Carina representatives were never given an explanation as to the origin and scope of Focus' review rights. It was only after you and I spoke that we have learned the basis for Focus' review rights. This confusion was also evident among City Planning personnel. On another level, I believe that Chairman Truesdale understands the problem caused by granting Focus review rights under the Development Agreement; which is the City having to come in between two developers, each with development rights.

I am confident that you do not want a repeat of the foregoing. Even though Carina consented to the 30-day extension, such consent must not be implied as any waiver or acquiescence to Focus' self-assumed role of reviewing and approving Carina's plans. I do not believe that Section 4.11(b) or any other provision within the Development Agreement, as applied to developers of properties outside of the Cliff's Edge Master Plan area, regardless of whether those properties adjoin the Cliff's Edge Master Plan area, gives any authority to Focus to approve or disapprove of any aspect of that developer's project. Moreover, I believe the City could be subject to liability by delaying otherwise acceptable projects for 30 or more days to accommodate Focus. As you are aware, at times there are significant economic losses that accompany such delays.

I urge you to coordinate with City Planning staff and Focus to clarify the scope and time frames for any Focus review. Some coordination among neighboring developments is necessary and appropriate, however, the City should clearly define the bounds of Focus' involvement with the developers of property

outside of, but touching the Cliff's Edge Master Plan area. The City should also consider on where to draw the line. Finally, consider the following: How far away does a property in the Lone Mountain/Centennial Hills area have to be from the Cliff's Edge Master Plan area to escape Focus' review? Is it really wise to allow an aggressive competitor to gain an advantage by claiming submissions are inadequate? The latter has happened in this very case! Carina was recently advised by a Focus representative that Carina's submission package to Focus was incomplete. That same submission package was acceptable to the City, and City Planning staff has recommended approval. I can only conclude that Focus is attempting to delay Carina for some perceived economic advantage. This surely is an unintended consequence of the Development Agreement.

Going forward from here, under no circumstances will Carina agree to any further delay of the foregoing applications. Neither will Carina agree to any oversight or review of the application by Focus. If the City has legitimate concerns, then Carina will coordinate and work with the City with respect to those concerns. From a technical standpoint, staff has already issued its stamp of approval for the project. While Focus, like any other citizen, has the opportunity to present its position, we do not believe that the City should yield its authority or discretion to Focus.

I do not believe that Section 4.11(b) of the Development Agreement was intended to result in this situation. I believe as a courtesy, and to facilitate utilities, drainage and similar matters, that all of the developers in the area ought to coordinate. Coordination is one thing, Focus' design review of the particulars of a competitor's project is quite another.

Would you please see that a copy of this letter is directed to the appropriate City Planning personnel, as well as to City Planning Commission members. Thank you again for your courtesy and cooperation.

Very truly yours,

DEANER, DEANER, SCANN,
MALAN & LARSEN

Douglas R. Malan, Esq.

DRM:pm
cc: Rebecca Ralston, Carina Corporation
Robert Genzer (via fax: 474-7463)
Mark Fiorentino (via fax: 796-7181)

F:\OFFICE\CLIENTS\Carina Corp\Letters\Bryan Scott ltr.wpd

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 22, 2004

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

SUBJECT:

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

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	

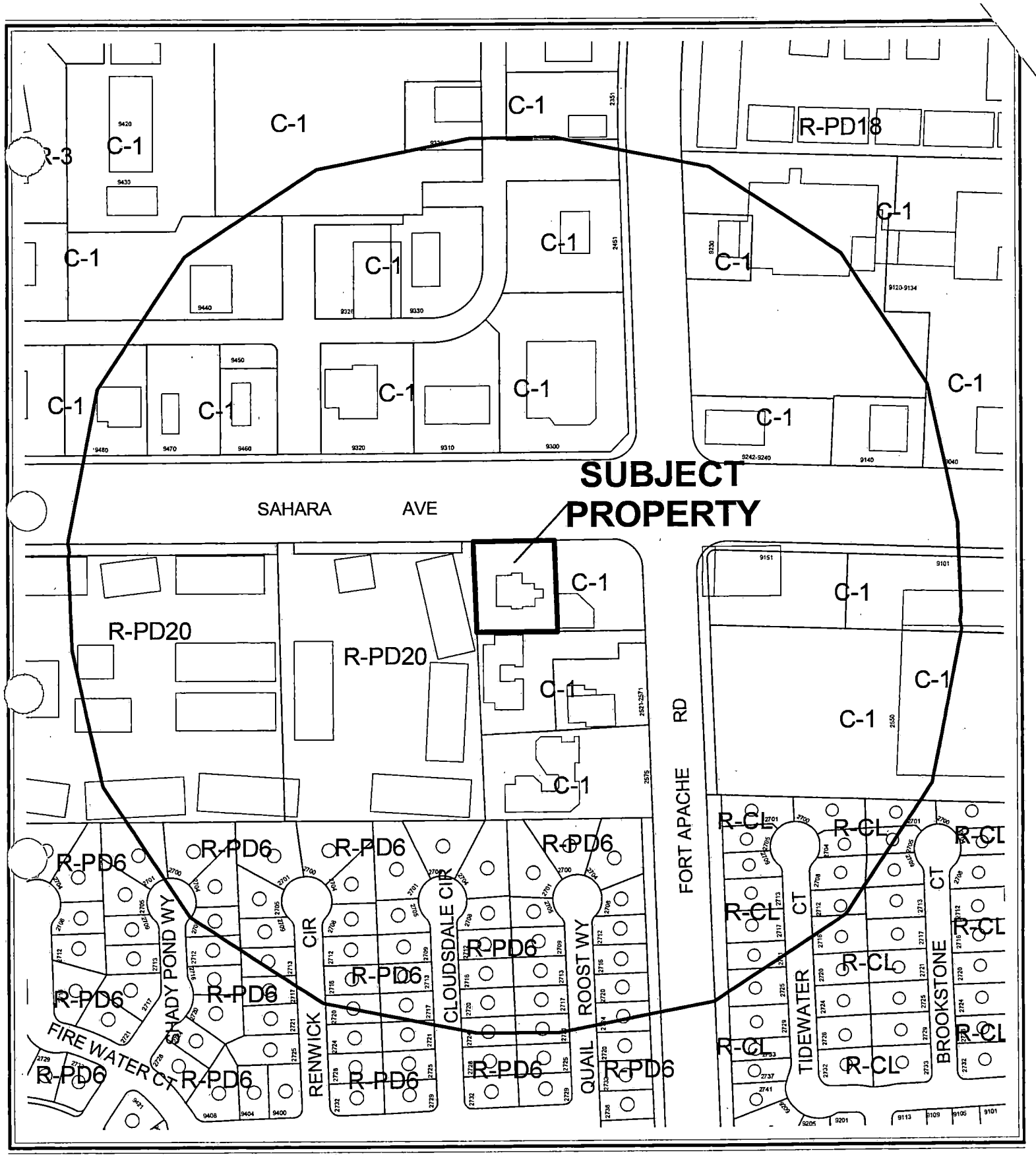
RECOMMENDATION:
Staff recommends this item be STRICKEN from the agenda.

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)



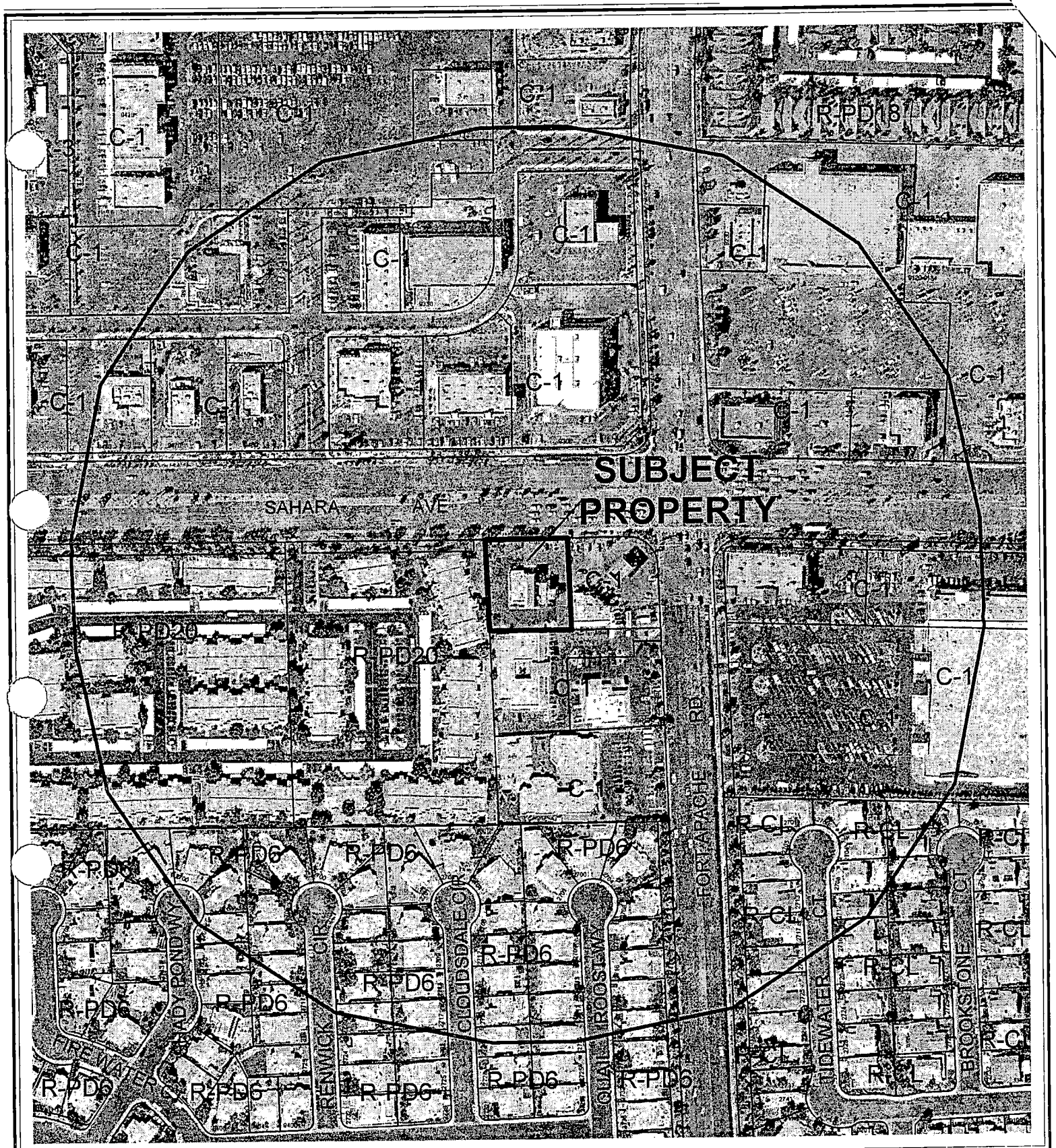
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CASE: **SUP-4439**

RADIUS: 750 FT

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

N



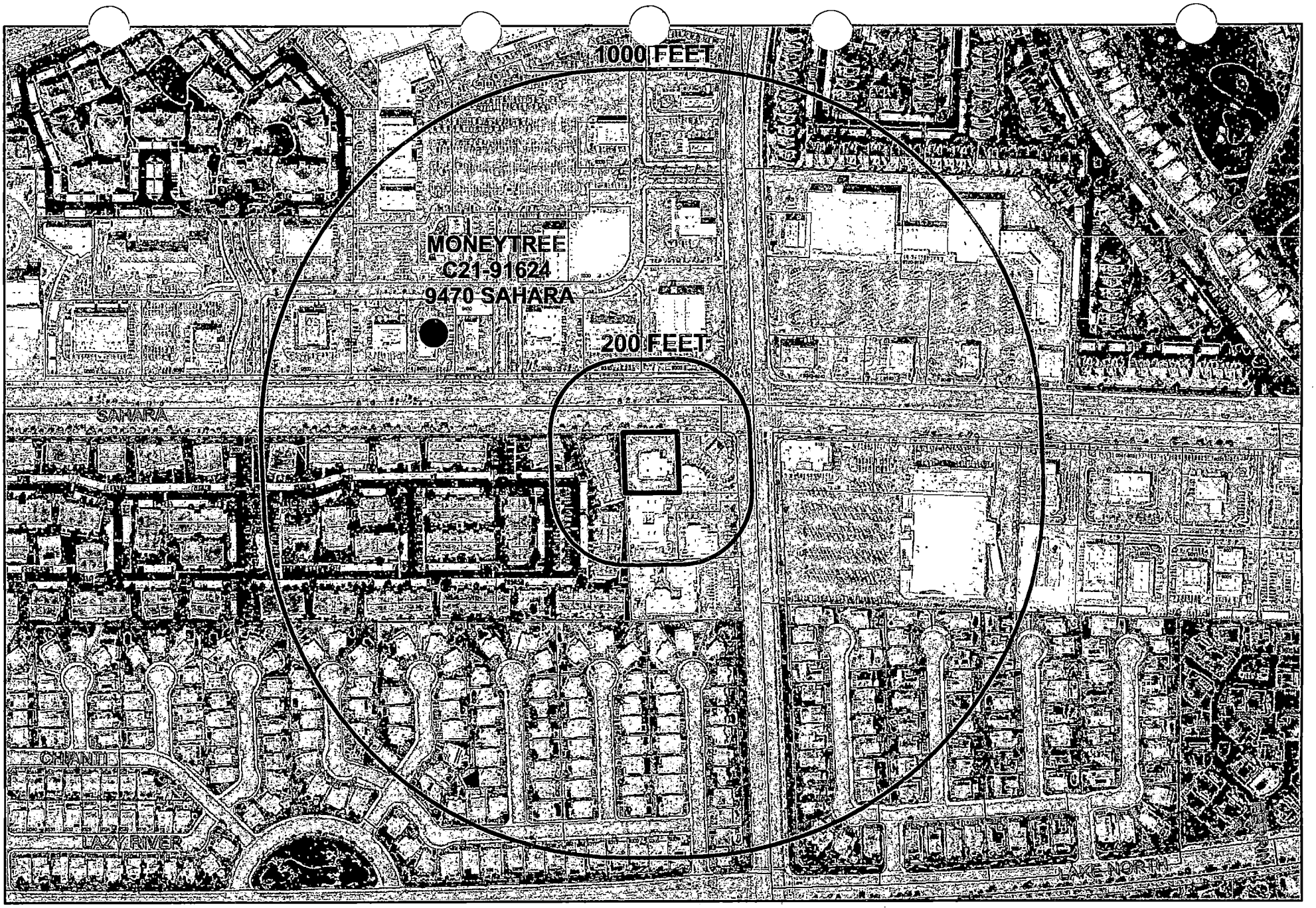
0 200 400 Feet

CASE: **SUP-4439**

RADIUS: 750 FT

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

N



SUP-4439 Financial Business Locations

- Financial Institution, Specified *(Check Cashing Service)*
- Financial Institution, Specified *(Check Cashing Service with Gross)*
- Finance Company
- Automobile Title Loan
- Subject Property
- Residential Property
- Buffer
- N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4439 - APPLICANT: JIM MARCHESE - OWNER: ROSS REVOCABLE LIVING TRUST

ON JULY 15, 2004 THE OWNER REUQESTED THIS ITEM BE STRICKEN FROM THE AGENDA

LAW OFFICES OF
GERALD K. KITANO
3435 WILSHIRE BOULEVARD, SUITE 1800
LOS ANGELES, CALIFORNIA 90010
TEL: (213) 386-1400 FAX: (213) 386-8811
E-MAIL: KITANOLAW@AOL.COM

July 15, 2004

Mr. Kyle Walton
Planning and Development Department
Current Planning Division

VIA FAX (702)385-7268

RE: 9325 W. SAHARA AVENUE ABEYANCE SUPP 4439 SPECIAL USE PERMIT
ROSS REVOCABLE TRUST

Dear Mr. Walton:

I represent the owner to the property located at 9325 W. Sahara Avenue, the Ross Revocable Living Trust.

In connection with the application for the Special Use Permit filed by Jim Marchese and the City Planning Commission's meeting on July 22, 2004, please be advised that the Trust has no lease with Mr. Marchese and the Trust has not authorized or signed the application.

Please cancel the application and remove this item from the agenda for the meeting.

If you require any additional information, please call.

Very truly yours,

Gerald K. Kitano

GKK/db
cc: B. Hayata

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4439 APN: 163-07-501-009

Name of Property Owner: Ross Revocable Living Trust

Name of Applicant: James T. Marchesi

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: James T. Marchesi

Print Name: JAMES T. MARCHESI

Subscribed and sworn before me

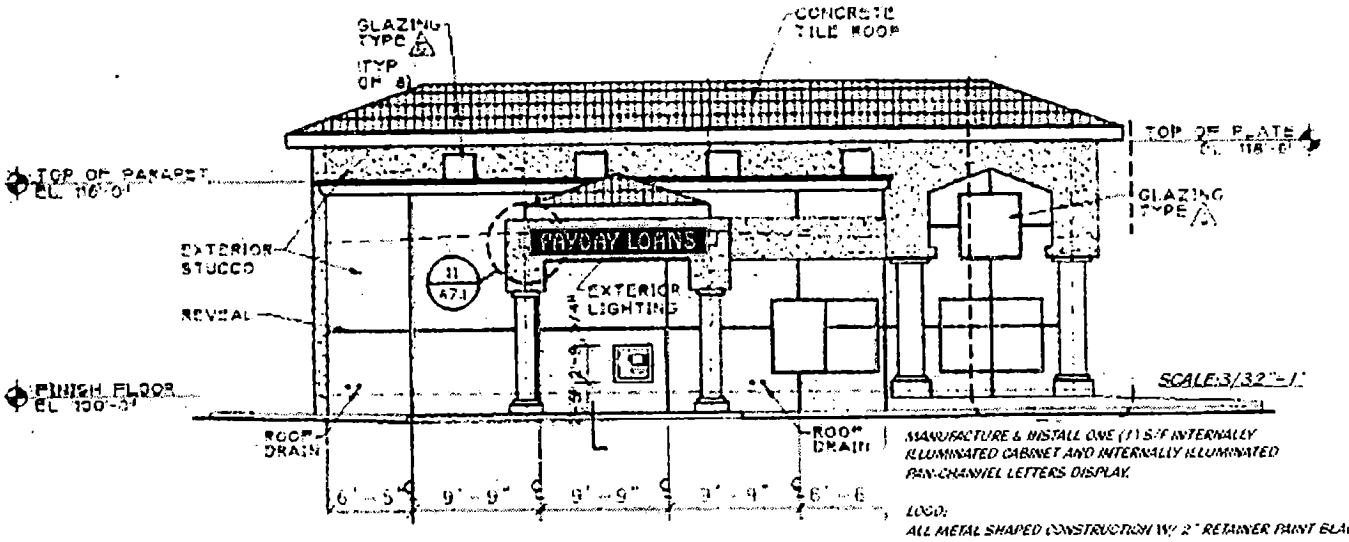
This 2 day of APRIL, 2004

Peter L Creary

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PETER L. CREARY
No: 99-9425-1
My Appointment Expires Nov. 21, 2007

CLIENT IS RESPONSIBLE TO PROVIDE ALL ELECTRICAL TO DISPLAY IF REQUIRED.



MANUFACTURE & INSTALL ONE (1) S.F INTERNALLY ILLUMINATED CABINET AND INTERNALLY ILLUMINATED PAN-CHANNEL LETTERS DISPLAY.

LOGO:
ALL METAL SHAPED CONSTRUCTION W/ 2" RETAINER PAINT BLACK
3/16" WHITE PLEX FACE W/ TRANSLUCENT VINYL GRAPHICS
(as per corporate colors)
INTERNALLY ILLUMINATED W/ 15 mm 6500 WHITE NEON

CABINET:
ALL METAL CONSTRUCTION PAINT TO MATCH HOLLY GREEN VINYL.
3/16" WHITE LEXAN FACE W/ (230-76) HOLLY GREEN TRANSLUCENT VINYL OVERLAY, INTERNALLY ILLUMINATED W/ T-12 H.O. FLUORESCENT LAMPS.
CLEAR RED NEON BORDER TO BE PLACED INTO CHANNEL
PAINTED INSIDE AND OUTSIDE RED.

LETTERS:
5" DEEP RETURNS PAINT RED, YELLOW PLEX FACES W/ 1" RED TRIM-CAP.
INTERNALLY ILLUMINATED W/ 15 mm 6500 WHITE NEON.

INSTALLATION:
MOUNT TO CAN CABINET PAINTED PMS #34350 EMERALD GREEN.
CONNECT TO EXISTING LINES.

12'-5¾"

PAYDAY LOANS

2'

SCALE:¾"=1'

Approved

ALLIED AWNING & SIGN COMPANY

PH: (801) 972-5503 FAX: (801) 972-5670

1920 SOUTH 900 WEST, SALT LAKE CITY, UT 84104

Client: CHECK CITY

Date Last Revised: 5/10/04

Sales Representative: MONICA

Address: ~~866 E. SAHARA AVE~~

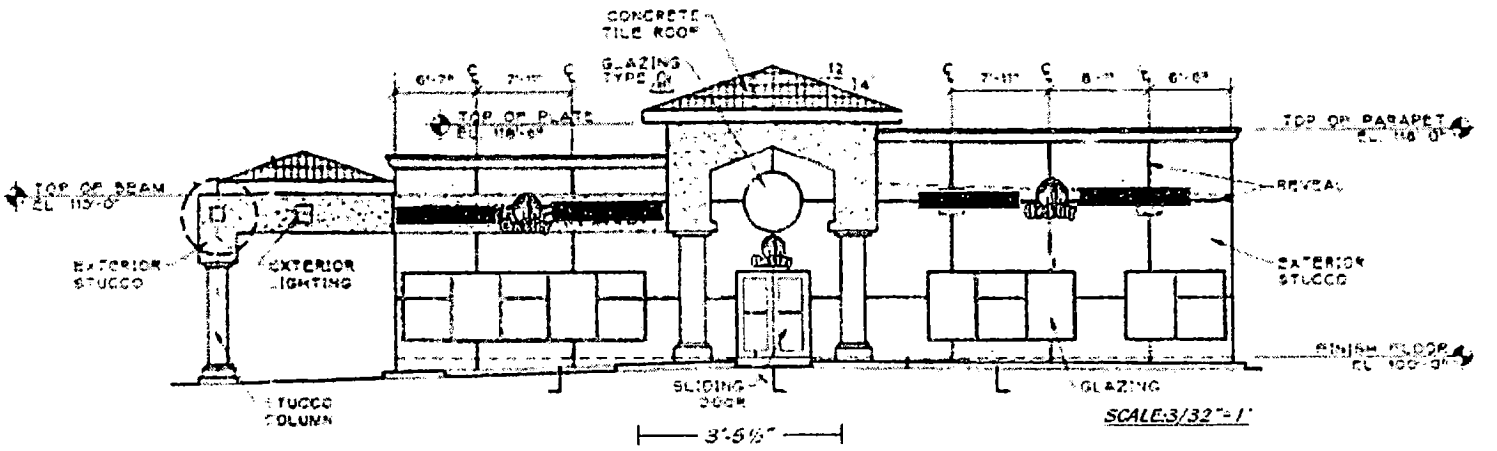
Scale: SEE ABOVE

Designer: JEREMY

*NOTE: COLORS SHOWN DO NOT ALWAYS DEPICT ACTUAL COLORS OF COMPLETED DISPLAY.

SUP–4439
7/22/04 PC

CLIENT IS RESPONSIBLE TO PROVIDE ALL ELECTRICAL TO DISPLAY IF REQUIRED.



SCALE:3/32"=1'

7'

7'-7"

PAYDAY LOANS

Check City

CHECK CASHING

1'-1½" 2'-9½"

SCALE:3/8"=1'

MANUFACTURE & INSTALL ONE (1) S/F INTERNALLY ILLUMINATED CABINET AND INTERNALLY ILLUMINATED FAN-CHANNEL LETTERS DISPLAY.
LOGO:
ALL METAL SHAPED CONSTRUCTION W/ 2" RETAINER PAINT BLACK.
3/16" WHITE PLEX FACE W/ TRANSLUCENT VINYL GRAPHICS
(to per corporate colors).
INTERNALLY ILLUMINATED W/ 15 mm 6500 WHITE NEON
CABINET:
ALL METAL CONSTRUCTION PAINT TO MARCH HOLLY GREEN VINYL
3/16" WHITE LEXAN FACE W/ (230-76) HOLLY GREEN TRANSLUCENT VINYL OVERLAY. INTERNALLY ILLUMINATED W/ T-12 H.O. FLUORESCENT LAMPS.
CLEAR RED NEON BORDER TO BE PLACED INTO CHANNEL
PAINTED INSIDE AND OUTSIDE RED.
LETTERS:
5" DEEP RETURNS PAINT RED. YELLOW PLEX FACES W/ 1" RED TRIM-CAP.
INTERNALLY ILLUMINATED W/ 15 mm 6500 WHITE NEON.
INSTALLATION:
MOUNT TO FAN CABINET PAINTED PMS #3435C EMERALD GREEN. CONNECT TO EXISTING LINES.

Approved

ALLIED AWNING & SIGN COMPANY

PH: (801) 972-5503 FAX: (801) 972-5670

1920 SOUTH 900 WEST, SALT LAKE CITY, UT 84104

Client: CHECK CITY

Date Last Revised: 5/10/04

Sales Representative: MONICA

Address: ~~866 E SAHARA AVE~~

Scale: SEE ABOVE

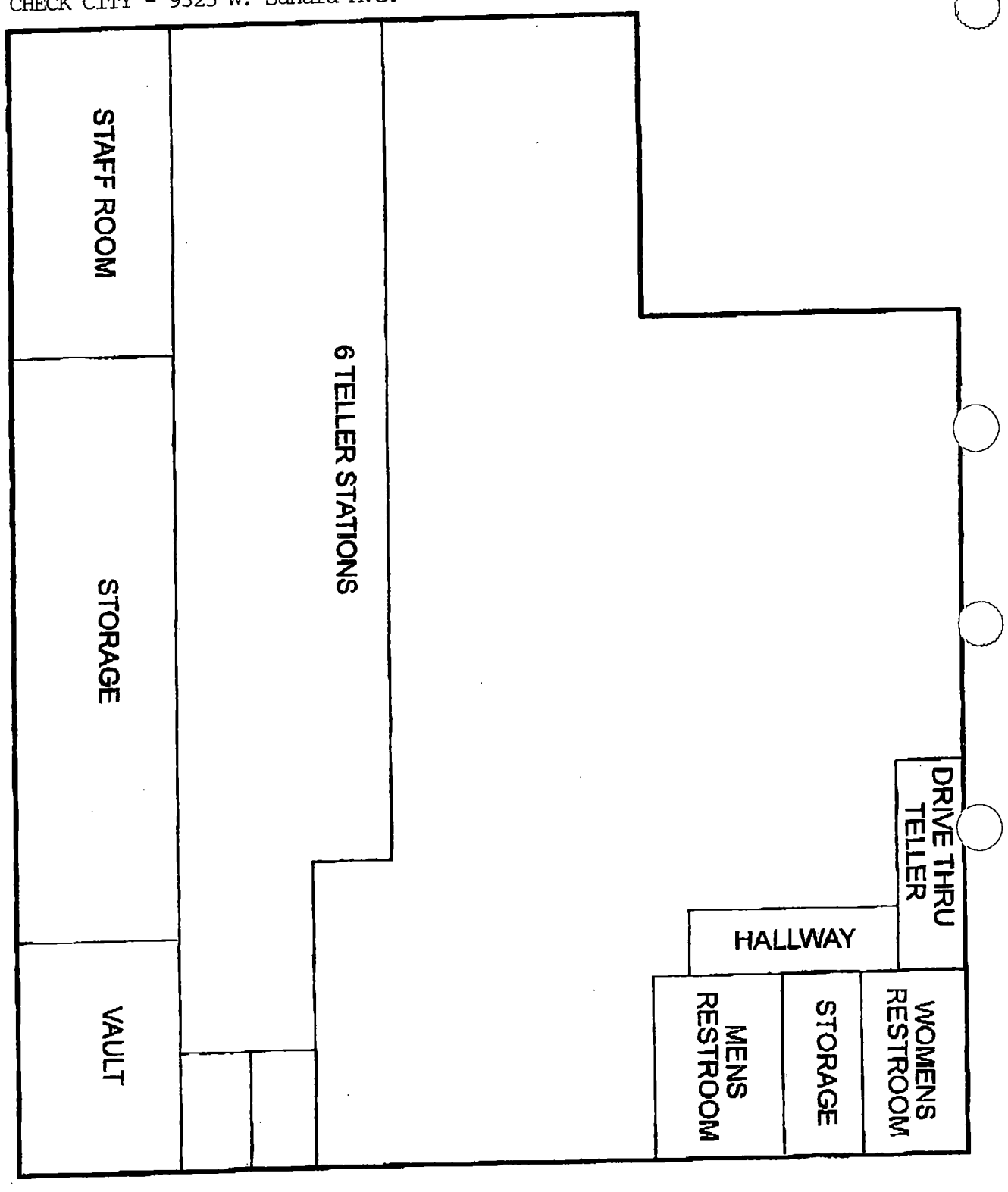
Designer: JEREMY

*NOTE: COLORS SHOWN DO NOT ALWAYS DEPICT ACTUAL COLORS OF COMPLETED DISPLAY.

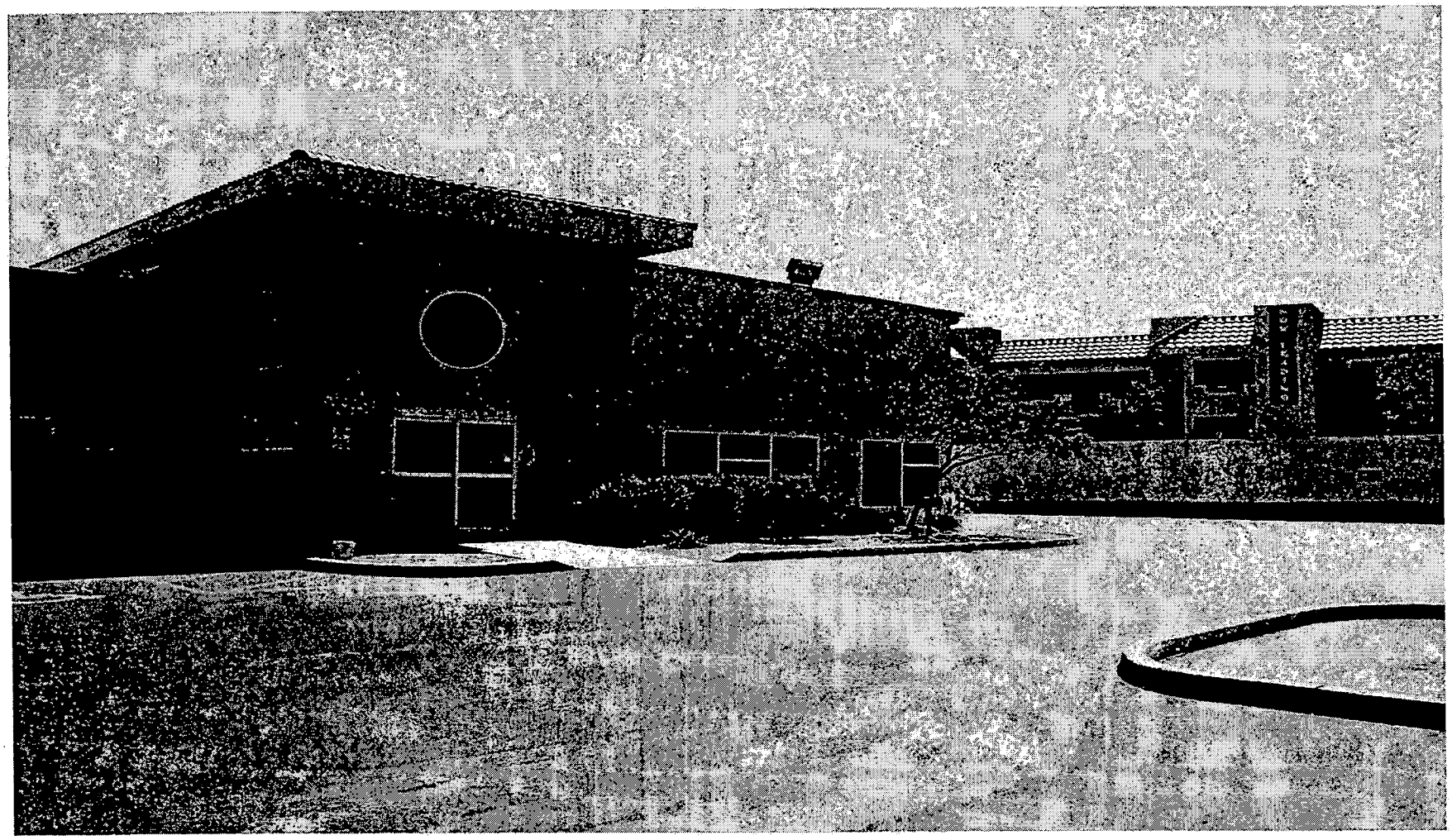
SUP–4439
7/22/04 PC

*THIS DRAWING NOT TO SCALE**

INTERIOR FLOOR PLAN
CHECK CITY - 9325 W. Sahara Ave.



SUP-4439
7/22/04 PC



SUP-4439 - APPLICANT: JIM MARCHESE - OWNER: ROSS REVOCABLE LIVING TRUST
9325 WEST SAHARA AVENUE
JULY 22, 2004 PLANNING COMMISSION

6/3/04

City of Las Vegas

Agenda Item No.: 28

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

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:
EVANS – APPROVED – UNANIMOUS with McSWAIN excused

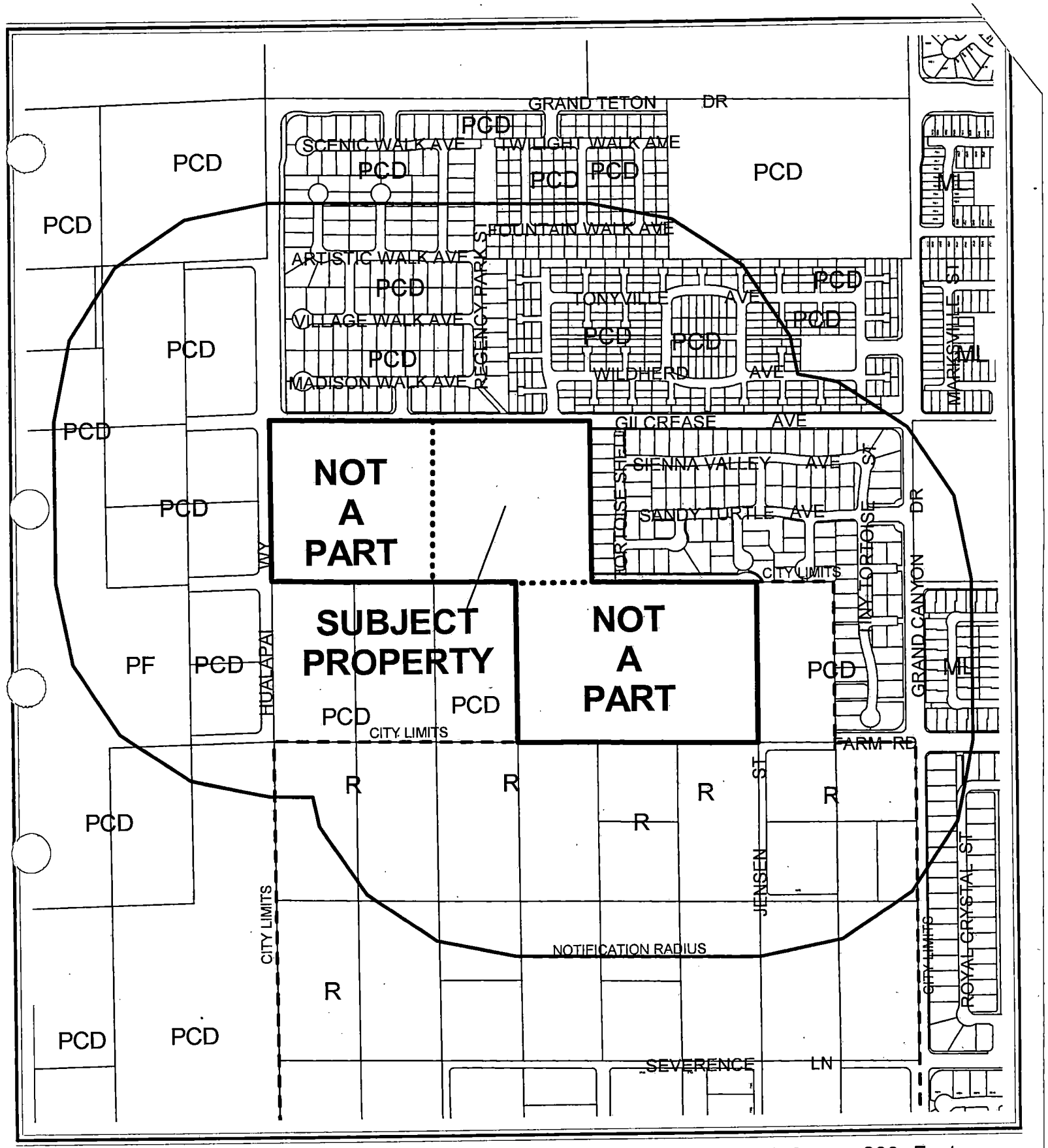
To be heard by the City Council on 8/18/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that originally the General Plan included 20 acres set aside for a park and public facilities. Only 10 acres are needed and the lease has been relinquished for the other 10 acres. The Bureau of Land Management will nominate the relinquished land for sale. Staff recommended approval.
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:56 – 8:58)



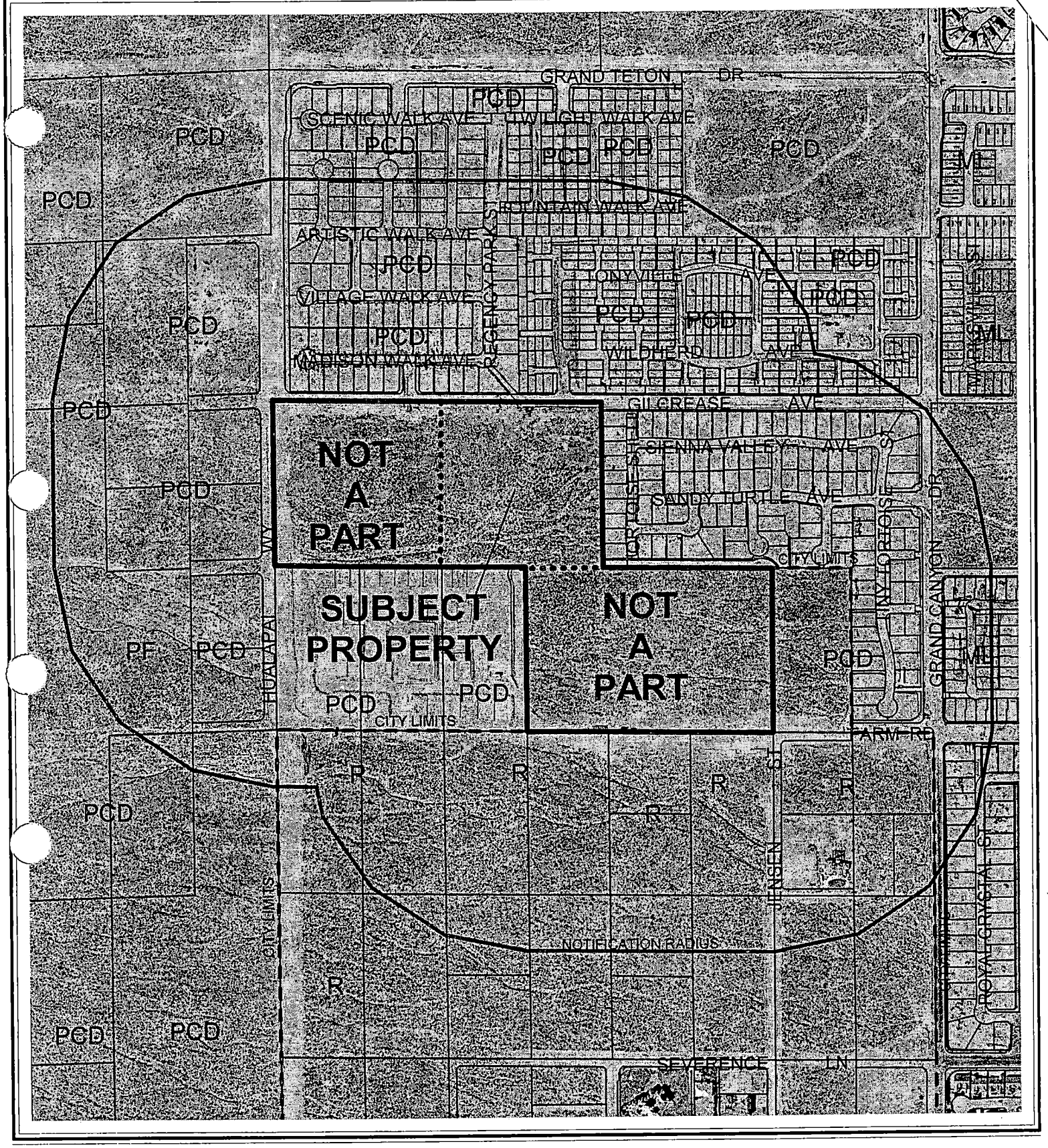
CASE: **GPA-4587**

RADIUS: 900 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PR-OS (PARK/RECREATION/OPEN SPACE)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

N



0 400 800 Feet

CASE: **GPA-4587**

RADIUS: 900 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PR-OS (PARK/RECREATION/OPEN SPACE)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

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-4587 – APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the south side of Gilcrease Avenue, 660 feet east of Hualapai Way from PR (Parks, Recreation and Open Space) to PCD (Planned Community Development).

BACKGROUND DATA:

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 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.

09/04/02 The City Council approved a Rezoning (Z-0014-02) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) for this site as a part of a larger request. Staff and the Planning Commission recommended approval on May 23, 2002.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for Public Facilities land uses.

02/12/04 An administrative site development plan was approved for a proposed public park within the Grand Teton Village master plan area.

DETAILS OF APPLICATION REQUEST

Site Area: 10 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single-family Residential
South	Undeveloped, Single-family Residential
East	Single-family Residential
West	Undeveloped

PLANNED LAND USE

Subject Property	PR-OS (Parks, Recreation, and Open Space)
North	PCD (Planned Community Development)
South	PR-OS (Parks, Recreation, and Open Space) PCD (Planned Community Development)
East	PCD (Planned Community Development)
West	PR-OS (Parks, Recreation, and Open Space)

EXISTING ZONING

Subject Property	U (Undeveloped) [PR (Parks, Recreation, and Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North	PD (Planned Development)
South	U (Undeveloped) [PR (Parks, Recreation, and Open Space) General Plan Designation], U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
East	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West	C-V (Civic)

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

DEFINITIONS

PCD (Planned Community Development) (2 to 8 dwelling units/gross acre.) The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from 2 to 8 dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of 2 units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD (Planned Community Development).

Projects in undeveloped areas that are greater than 80 acres in size require a master plan PD (Planned Development) zoning. Projects less than 80 acres in size are not allowed within the PCD (Planned Community Development); however, infill projects may receive a waiver from this requirement.

Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

PR (Parks/Recreation/Open Spaces) This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, parking to serve such uses and any other public usage of large areas of permanent open land.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is located within the Grand Teton Village Master Plan area. The effect of this Special Plan Area on this application and the area affected by this application is conformance to the Grand Teton Village Master Development Plan and Design Standards.

ANALYSIS

The request is for a General Plan Amendment on ten acres from PR (Parks, Recreation and Open Space) to PCD (Planned Community Development). The site is located within the Grand Teton Village Master Plan Area and is under Resolution of Intent to the PD (Planned Development) zoning district. This amendment was initiated by City of Las Vegas after it was deemed that the subject site was no longer needed for Parks, Recreation, or Open Space. The subject parcel was recently sold during the Spring 2004 Bureau of Land Management Public Land Sale.

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 proposed amendment is compatible with adjacent existing land use designations as the parcels to the north, south and east are also designated as PCD (Planned Community Development). The parcel to the west is designated PR (Parks, Recreation and Open Space), which will not be adversely affected by the amendment of the subject site to the PCD (Planned Community Development) designation.

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

   The subject site is under Resolution of Intent to the PD (Planned Development) zoning district, as are the parcels to north, south and east. The parcel to the west is zoned C-V (Civic), and the zoning designations allowed by the proposed amendment will be compatible with all surrounding zoning districts.

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

   With the area being developed as it is, there are sufficient amenities, utilities and resources to support the proposed development.

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 apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/23/04 A neighborhood meeting was held and there were no citizens in attendance.

NOTICES MAILED: 32

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4587 APN: pt 125-18-201-010

Name of Property Owner: USA

Name of Applicant: City of Las Vegas

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

_____Yes ✓ 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: Sean P. Robertson

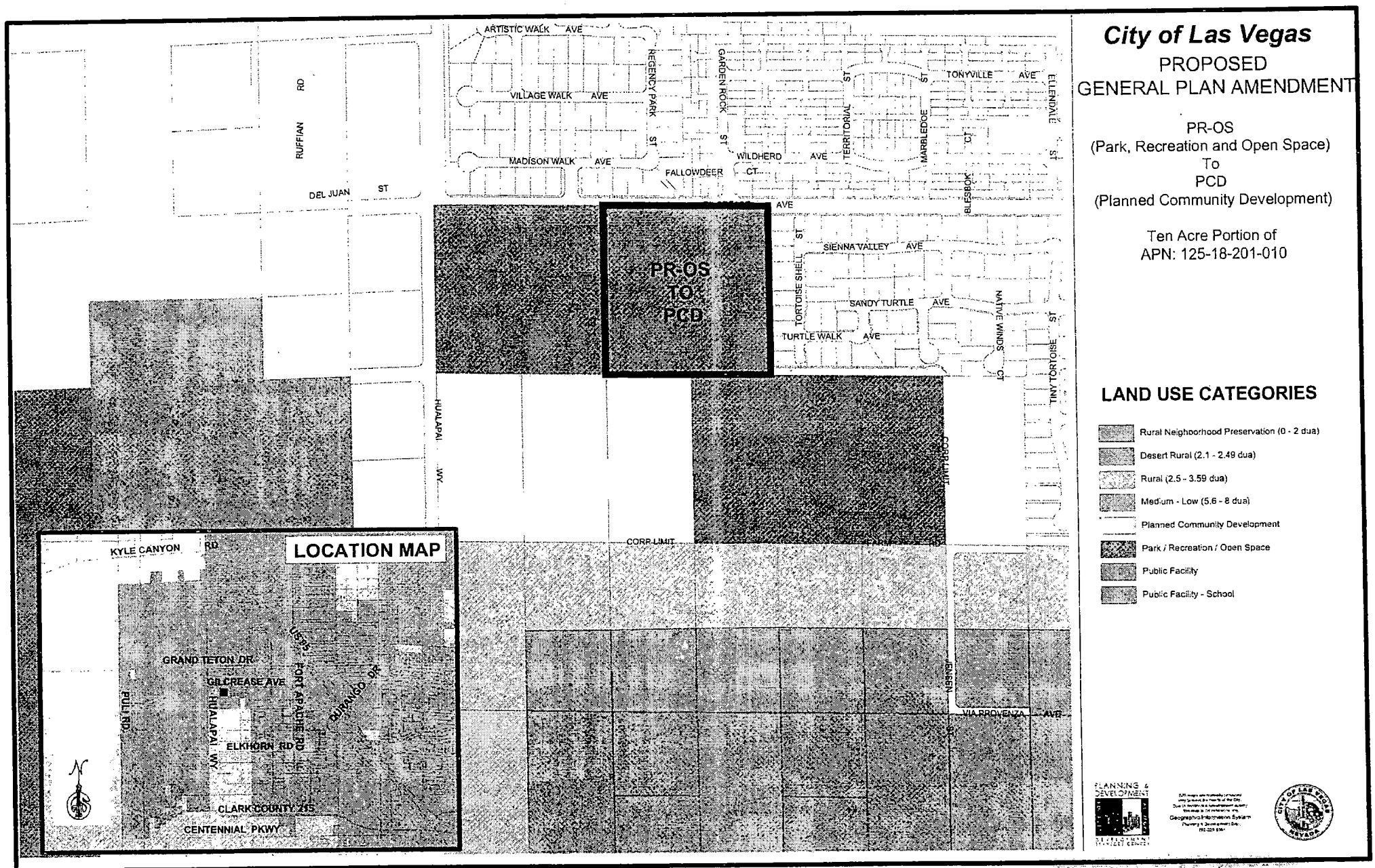
Print Name: Sean P. Robertson

Subscribed and sworn before me

This 8TH day of JUNE, 2004

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

Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
No. 88-61194-1 My Appointment Expires Feb. 3, 2008



City of Las Vegas

PROPOSED
GENERAL PLAN AMENDMENT

PR-OS
(Park, Recreation and Open Space)
To
PCD
(Planned Community Development)

Ten Acre Portion of
APN: 125-18-201-010

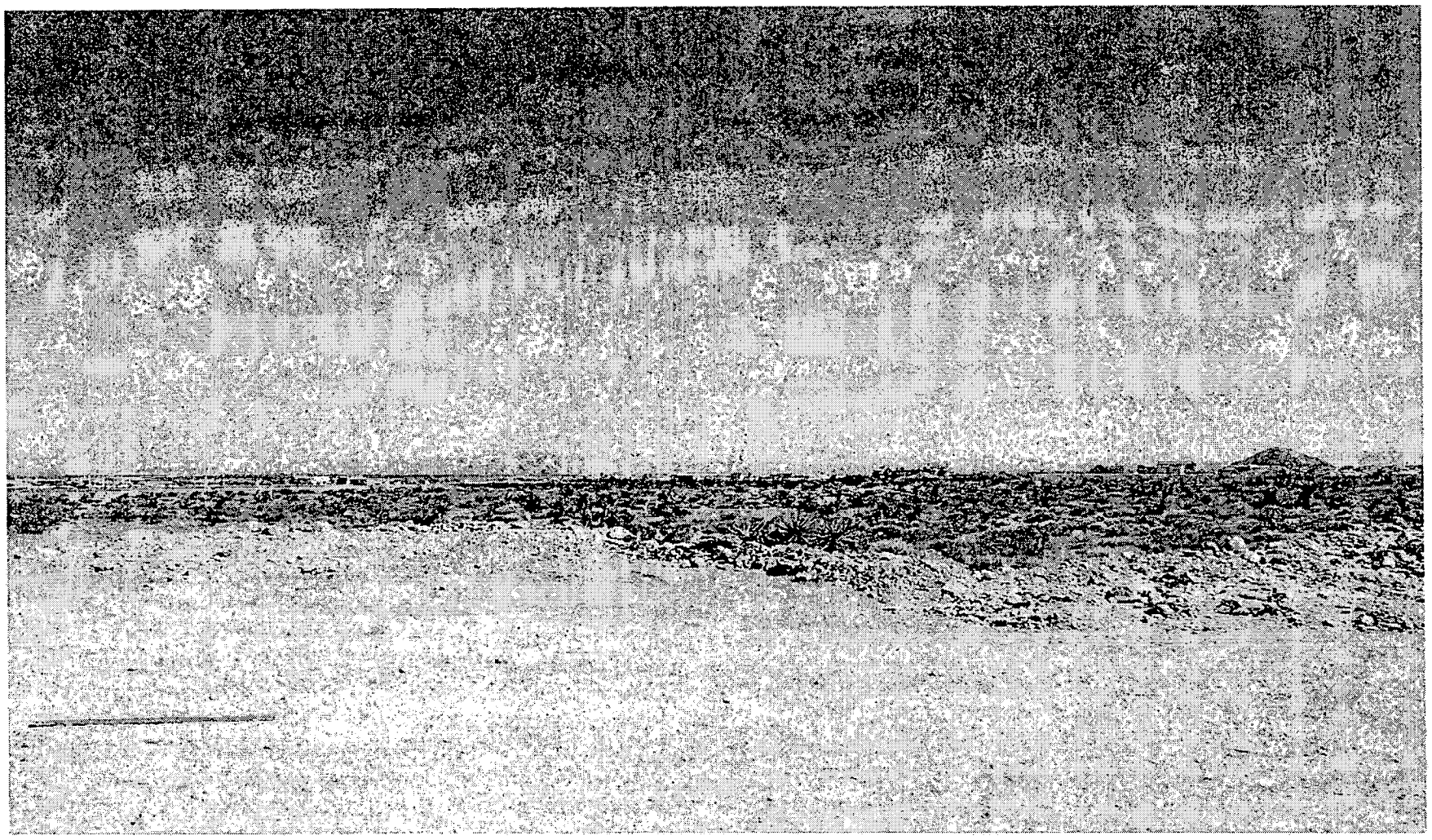
LAND USE CATEGORIES

- Rural Neighborhood Preservation (0 - 2 dua)
- Desert Rural (2.1 - 2.49 dua)
- Rural (2.5 - 3.59 dua)
- Medium - Low (5.6 - 8 dua)
- Planned Community Development
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School

PLANNING & DEVELOPMENT

Geographic Information System

GPA-4587
7-22-04 PC



GPA-4587 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTH SIDE OF GILCREASE AVENUE, APPROXIMATELY 660 FEET EAST OF HUALAPAI WAY
JULY 22, 2004 PLANNING COMMISSION

6/29/04

City of Las Vegas

Agenda Item No.: 29

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

C.C.: 08/18/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED 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 on Item 29 [GPA-4607] and Item 30 [ZON-4608].

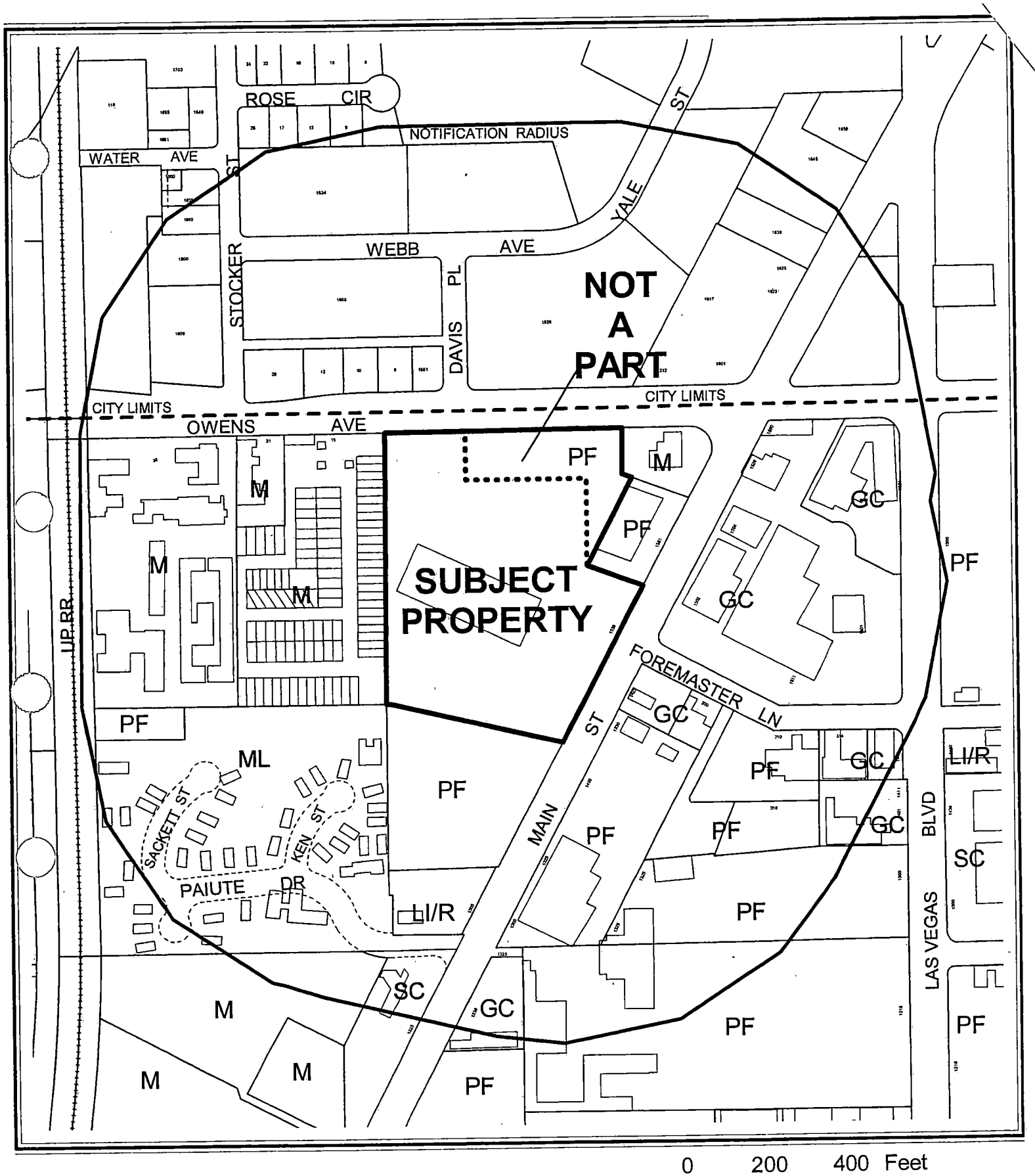
DAVID CLAPSADDLE, Planning and Development, stated amending the General Plan Amendment from PF (Public Facilities) to H (High Density) is in keeping with the development pattern of the area. The proposed project would be a multi-family development in the Downtown Urban Core, which would house homeless Veterans. MR. CLAPSADDLE pointed out that staff did not have an approved Site Plan, as this is one of the conditions prior to the applicant obtaining a permit. He added that the applicant desired to rezone only half of the site at this time

MINUTES – Continued:

MARK BARTLETT, 500 Pilot Road, Lucchesi Raymond J Architects, appeared on behalf of the applicant. MR. BARTLETT stated that the applicant is responsible for developing approximately five acres. The applicant would like to stipulate that it would be a maximum of 200 units per acre. The applicant would like the availability of using height within the project in order to provide for amenities and additional open space. CHAIRMAN TRUESDELL verified that the applicant agreed with the stipulation of a maximum 200 units per acre on the 4.8-acre site. MR. BARTLETT verified for MR. CLAPSADDLE that the applicant would like to proceed with the 4.8 acres, the southern portion of the project. MR. CLAPSADDLE then stated that if there is going to have a multi-family development on this project, the City would be the owner. As a result, the planning and the rezoning should be for the entire parcel. MARGO WHEELER, Planning and Development, stated that the City owns both portions of the parcel, the HELP Las Vegas Housing Corporation and the City of Las Vegas. In this case, the parcel listed as parcel number 4, which shows the City initiated program, the applicant is the City on this portion. HELP Las Vegas Housing Corporation is the applicant on the other portion, which would keep the Zoning and the General Plan Amendment the same. So, staff is requesting that both portions go forward with the rezoning. MS. WHEELER confirmed for CHAIRMAN TRUESDELL that when the application comes forward on the Site Plan Review, that would be all that is required from the applicant. MR. BARTLETT concurred.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 29 [GPA-4607] and Item 30 [ZON-4608].

(6:40 – 6:49)



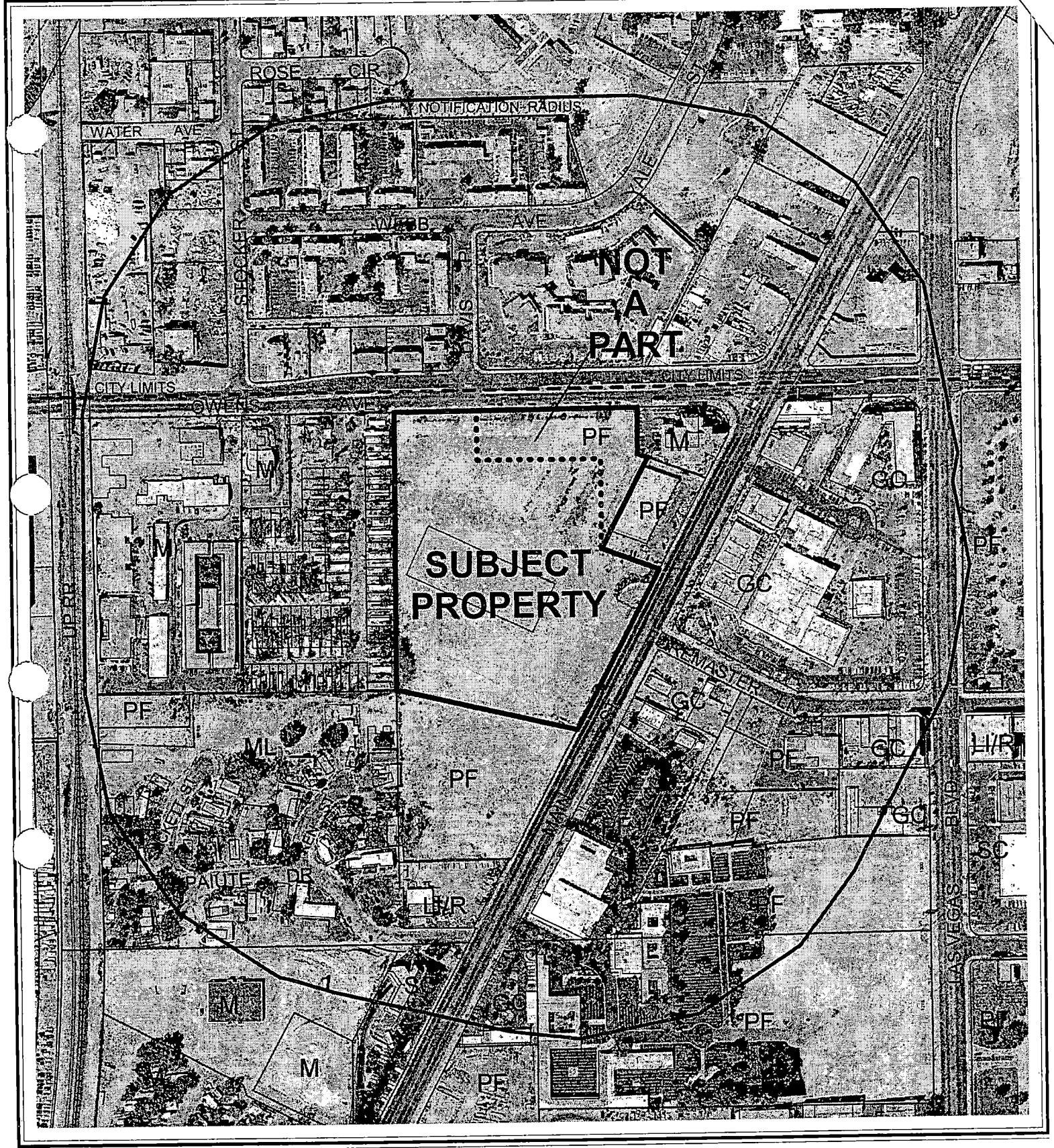
CASE: **GPA-4607**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
H (HIGH DENSITY RESIDENTIAL)

N



0 200 400 Feet

CASE: **GPA-4607**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
H (HIGH 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-4607 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

The City of Las Vegas seeks to change the General Plan land use designation of the subject property located adjacent to the west side of Main Street, approximately 200 feet south of Owens Avenue from PF (Public Facilities) to H (High Density Residential).

BACKGROUND DATA:

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

02/22/99 The City Council approved a Special Use Permit (U-0146-98) for a homeless shelter with long and short-term transitional housing, administrative offices, ancillary childcare, and medical clinic facilities in conjunction with an existing 40,377 square-foot transitional living center. The Planning Commission recommended approval on December 17, 1998.

09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.

02/04/04 A Parcel Map (PMP-3847) for the subject site was submitted to the Planning and Development Department and is currently in review.

07/22/04 The Planning Commission will consider a related Rezoning (ZON-4608) from C-V (Civic) to R-5 (Apartment District). Staff recommends approval.

DETAILS OF APPLICATION REQUEST

Site Area: 9.33 Acres

FS

EXISTING LAND USE

Subject Property:	Undeveloped
North:	Salvation Army Family Center / Undeveloped
South:	Undeveloped
East:	Rescue Mission/Shelter For The Homeless (St. Vincent's)
West:	Manufactured Home Park

PLANNED LAND USE

Subject Property:	PF (Public Facilities)
North:	PF (Public Facilities)
South:	PF (Public Facilities)
East:	GC (General Commercial)
West:	M (Medium Density Residential)

EXISTING ZONING

Subject Property:	C-V (Civic)
North:	C-V (Civic)
South:	C-V (Civic)
East:	C-2 (General Commercial)
West:	R-MHP (Residential Mobile/Manufactured Home Park)

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

DEFINITIONS

H (High Density Residential)(The density range allowed is anything greater than 25 dwelling units/gross acre) The High Density Residential category permits residential planned development and other urban residential developments.

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

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

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

ANALYSIS

The request is for a General Plan Amendment from PF (Public Facilities) to H (High Density Residential) on an eight-acre portion of APN 139-27-502-011. On April 7, 2004, the City of Las Vegas entered into an Option Agreement with the Help Las Vegas Housing Cooperation for the purpose of developing 300 affordable housing units on a 4.84 acre portion of the subject site. This General Plan Amendment and the companion Rezoning (ZON-4608) application are the result of the applicant and the City moving forward to fulfill their requirements as per the Agreement. The subject site is located within the Neighborhood Revitalization Area of the 2020 Master Plan, and the proposed development is consistent with Objective 2.6, which mandates quality infill development on vacant and underutilized lands within established areas of the city. There are no current development plans for the remaining 3.16 acres being amended with this request.

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 proposed H (High Density Residential) is an adequate transition and buffer area between the GC (General Commercial) and PF (Public Facilities) uses to the east, north, and south, and the M (Medium Density Residential) use to the west.

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 H (High Density Residential) designation is compatible with the area and will provide a transition area between the adjacent civic, commercial, and residential uses.

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

The site will receive access via two drives from North Main Street, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.

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

The proposed low-income apartment homes support Objective 2.6 of the Las Vegas 2020 Master plan that calls for quality infill development within established areas of the city. In addition, it conforms to the intent of the option agreement entered by the Applicant and the City of Las Vegas.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/21/04 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 a neighborhood meeting was held and there were no citizens in attendance.

NOTICES MAILED: 39 [Mailed with ZON-4608]

APPROVALS: 0

PROTESTS: 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4607 APN: _____

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: HELP LAS VEGAS HOUSING CORP. II

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: CRAIG S. GALATI
PRESIDENT
HELP LAS VEGAS HOUSING CORP II

Subscribed and sworn before me

This 7th day of JUNE, 2004

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RONALD E. SINGER
Appt. No. 96-3207-1
My Appt. Expires March 7, 2008

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4607 APN: A portion 139-27-502-011

Name of Property Owner: City of Las Vegas

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: K. John McNellis

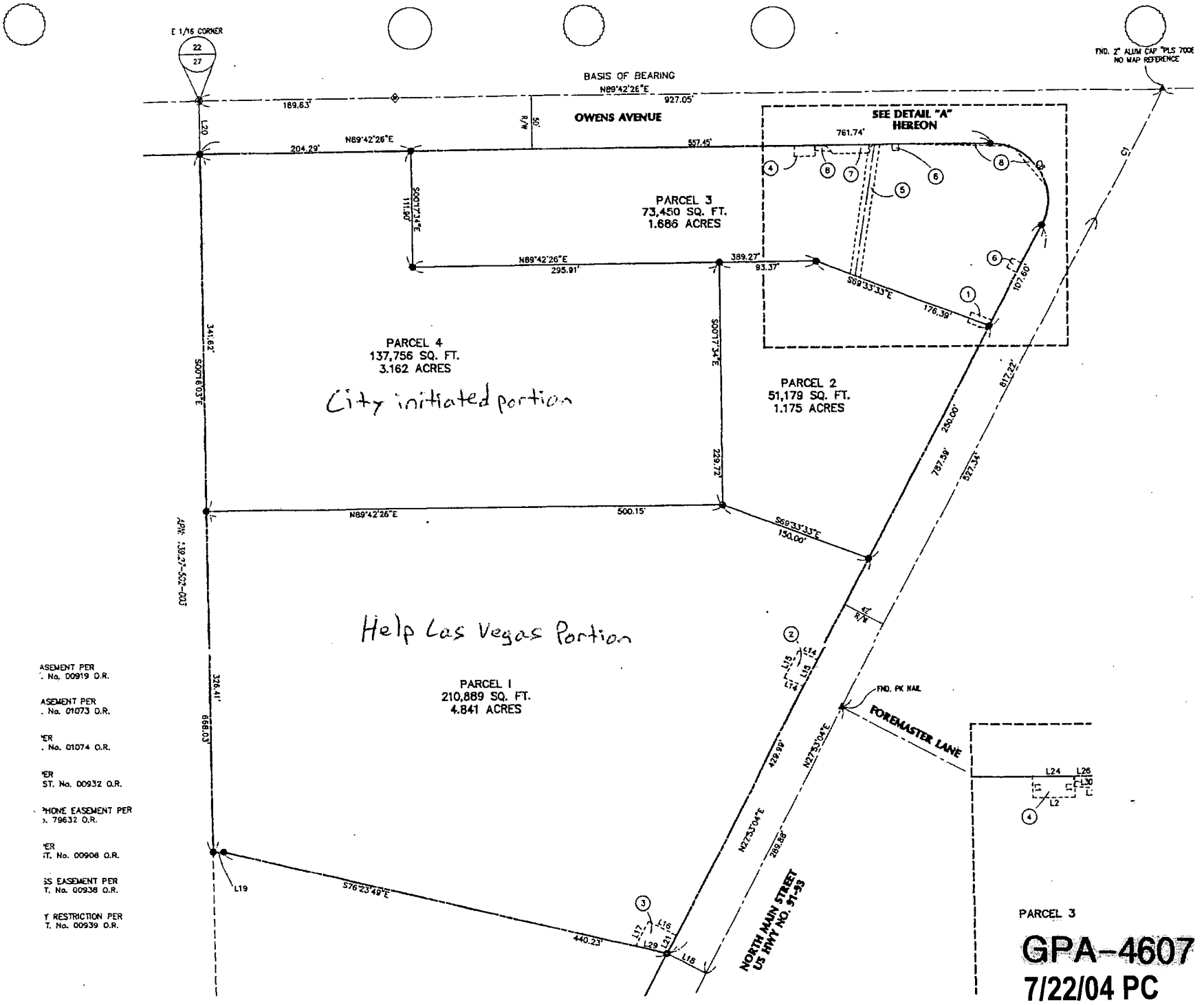
Print Name: K. John McNellis

Subscribed and sworn before me

This 9th day of June, 2004

Sylvia C. Romero
Notary Public in and for said County and State

SYLVIA C. ROMERO
Notary Public State of Nevada
89-2077-1
My appt. exp. July 15, 2005



ASEMENT PER
. No. 00919 O.R.

ASEMENT PER
. No. 01073 O.R.

ER
. No. 01074 O.R.

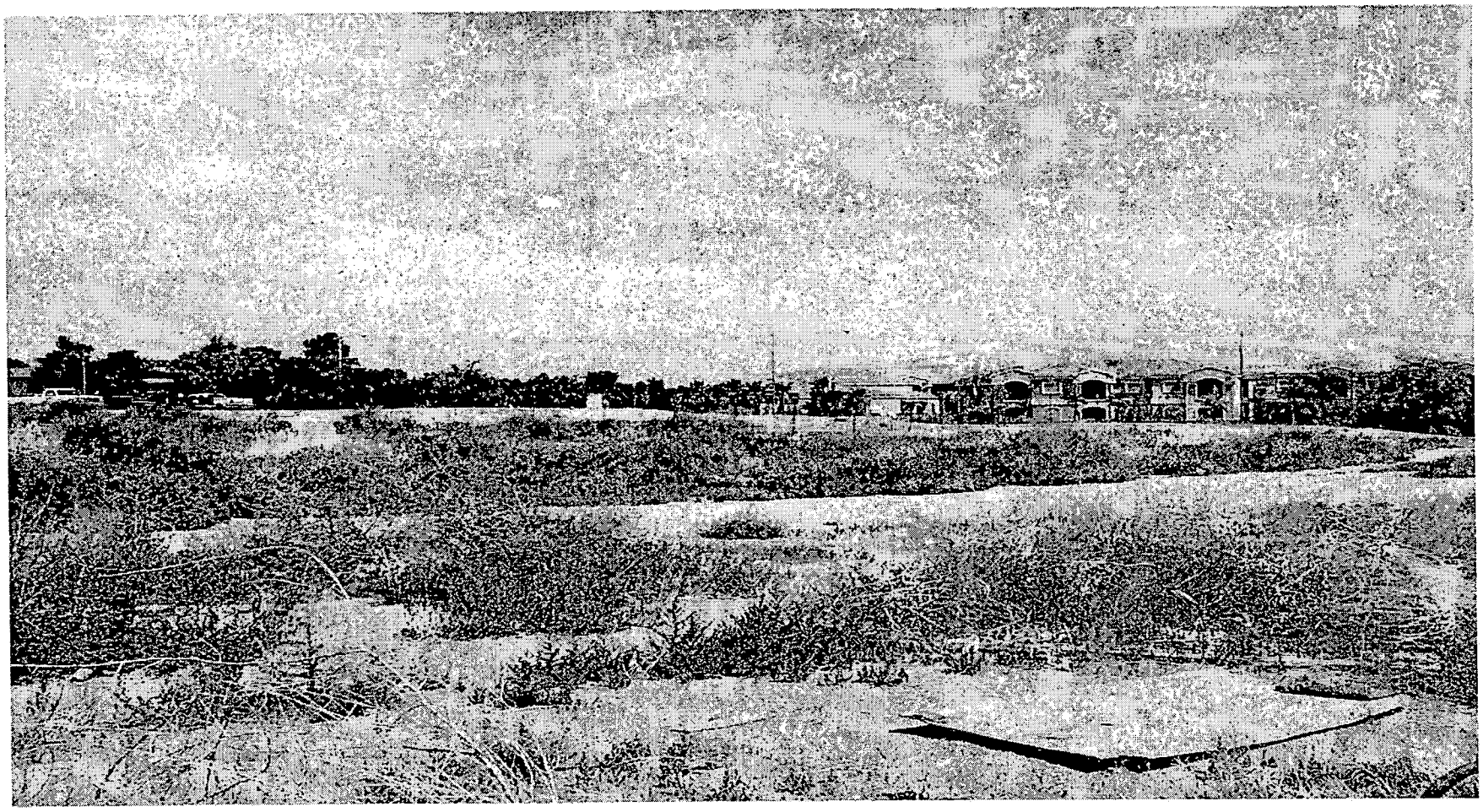
ER
ST. No. 00932 O.R.

PHONE EASEMENT PER
). 79632 O.R.

ER
T. No. 00908 O.R.

SS EASEMENT PER
T. No. 00938 O.R.

Y RESTRICTION PER
T. No. 00939 O.R.



GPA-4607 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS
WEST OF OWENS AVENUE AND NORTH MAIN STREET ALONG THE SOUTH SIDE OF OWENS AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/1/04



GPA-4607 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS
WEST OF OWENS AVENUE AND NORTH MAIN STREET ALONG THE SOUTH SIDE OF OWENS AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 30

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

C.C.: 08/18/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

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

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

MINUTES:
NOTE: See Item 29 [GPA-4607] for all related discussion on Item 29 [GPA-4607] and Item 30 [ZON-4608].

(6:40 – 6:49)
1-1159

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-4607) from PF (Public Facilities) to H (High Density Residential) approved by the City Council.

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

CONDITIONS – Continued:

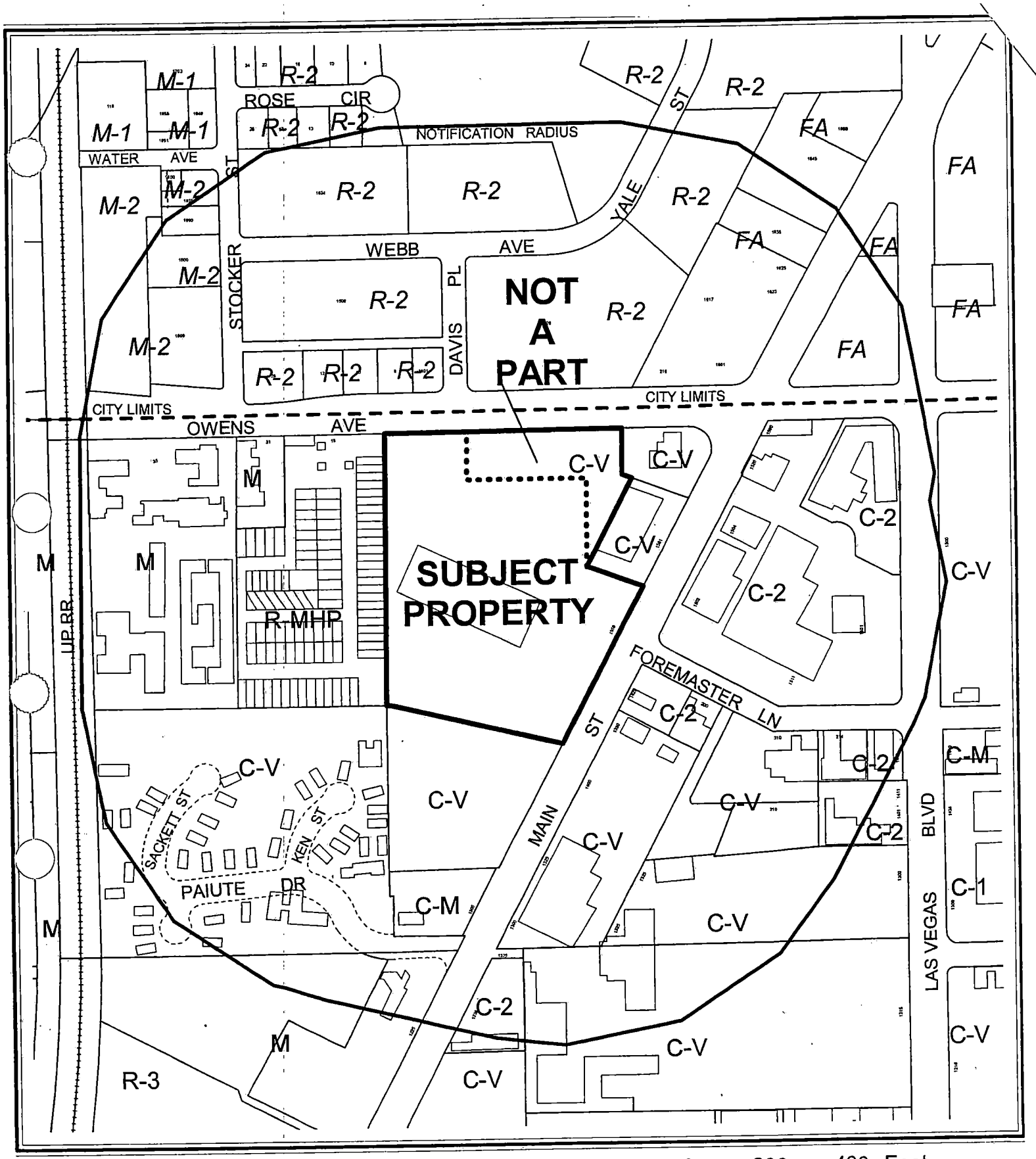
3. An approved Site Development Plan Review for all future development on the site.

Public Works

4. 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.

5. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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 drainage ways 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.



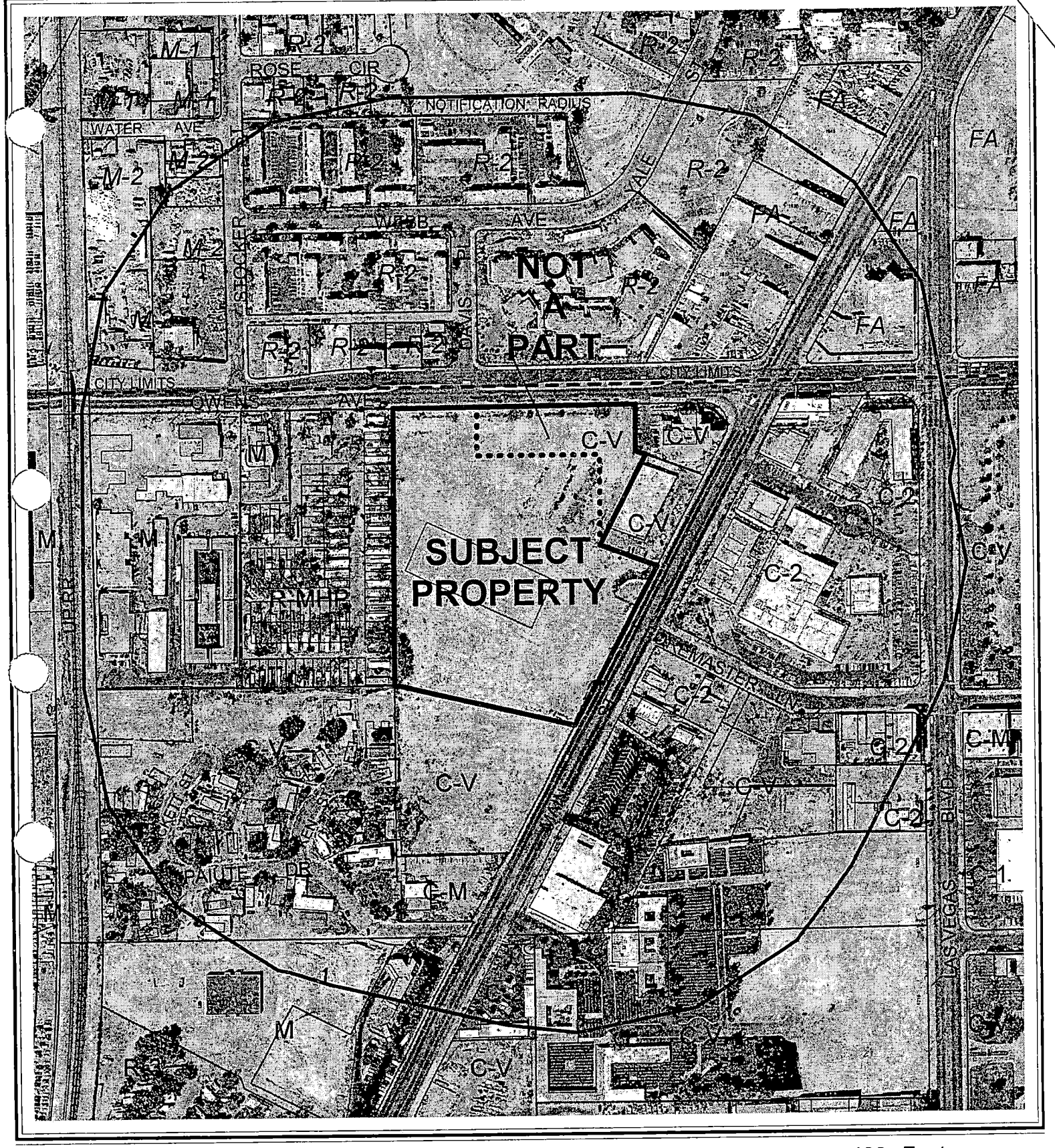
CASE: **ZON-4608**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N



0 200 400 Feet

CASE: ZON-4608

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO GPA-4607 - PUBLIC HEARING - ZON-4608 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4607) from PF (Public Facilities) to H (High Density Residential) approved by the City Council.

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

3. An approved Site Development Plan Review for all future development on the site.

Public Works

4. 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.

5. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Rezoning from C-V (Civic) to R-5 (Apartment District) on an eight acre portion of a 9.33 acre parcel adjacent to the west side of Main Street, approximately 200 feet south of Owens Avenue.

B) Applicant's Justification

The proposed rezoning will accommodate a development that will provide affordable housing and supportive services for up to 300 homeless veterans. The apartments will provide residents with an environment in which they can stabilize their lives and develop the skills and abilities necessary to live as independently as possible.

BACKGROUND INFORMATION

A) Previous Actions

02/22/99 The City Council approved a Special Use Permit (U-0146-98) for a homeless shelter with long and short-term transitional housing, administrative offices, ancillary childcare, and medical clinic facilities in conjunction with an existing 40,377 square foot transitional living center. The Planning Commission recommended approval on December 17, 1998.

02/04/04 A Parcel Map (PMP-3847) for the subject site was submitted to the Planning and Development Department and is currently in review.

07/22/04 The Planning Commission will consider a related General Plan Amendment (GPA-4607) from PF (Public Facilities) to H (High Density Residential). Staff recommends approval.

B) Pre-Application Meeting

A pre-application meeting was not held for this rezoning request.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.33

B) Existing Land Use

Subject Property:	Undeveloped
North:	Salvation Army Family Center / Undeveloped
South:	Undeveloped
East:	Manufactured Home Park
West:	Rescue Mission/Shelter For The Homeless (St. Vincent's)

C) Planned Land Use

Subject Property:	PF (Public Facilities)
North:	PF (Public Facilities)
South:	PF (Public Facilities)
East:	GC (General Commercial)
West:	M (Medium Density Residential

D) Existing Zoning

Subject Property:	C-V (Civic)
North:	C-V (Civic)
South:	C-V (Civic)
East:	C-2 (General Commercial)
West:	R-MHP (Residential Mobile/Manufactured Home Park)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan with a PF (Public Facilities) land use designation, which allows for governmental, public, and quasi-public facilities. The proposed R-5 (Apartment) District will be in compliance with the General Plan with the approval of the related General Plan Amendment (GPA-4607) to the H (High Density) land use 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

Special Notification

Property located within the notification radius falls within sections the City of North Las Vegas. The North Las Vegas Planning Department has been notified of the land use application.

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	7,000 SF	348,645 SF	Y
Min. Setbacks • Front • Side • Rear	 10 Feet 5 Feet 20 Feet	 10 Feet 5 Feet 20 Feet	 Y Y Y Y
Max. Building Height	5 Stories / 55 Feet	35 Feet	Y

The proposal meets or exceeds all applicable Title 19 development standards.

B) General Analysis and Discussion

The request is for a Rezoning from C-V (Civic) to the R-5 (Apartment) District on an eight acre portion of APN 139-27-502-011. The R-5 (Apartment) District is intended to allow for the development of high-density multi-family units within the downtown urban core and in other high intensity areas suitable for high-density residential development.

On April 7, 2004, the City of Las Vegas entered into an Option Agreement with the Help Las Vegas Housing Cooperation for the purpose of developing 300 affordable housing units on 4.84 acres of the subject site. The site's proximity to the St. Vincent's Rescue Mission/Homeless Shelter, the Shade Tree Women's Shelter, and Salvation Army Family Center makes it an ideal location for a low-income housing development. The conceptual site plan depicts the first two phases of a five-phase low-income apartment complex, which consists of 89 units on 2.14 acres. Three two-story buildings are depicted, and the site will receive access via two drives from North Main Street.

There are no current development plans for the remaining 3.16 acres being rezoned with this request.

FINDINGS

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

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

   With the approval of the related General Plan Amendment (GPA-4607), the proposed R-5 (Apartment District) will be consistent 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 R-5 (Apartment District) will serve as a buffer area between the Rescue Mission/Homeless Shelter use to the east, and the Manufactured Home Park to the west. The proposed R-5 (Apartment District) will be compatible with the surrounding land uses and zoning districts.

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

   The subject site's close proximity to the existing St. Vincent's Rescue Mission/Homeless Shelter, the Shade Tree Women's Shelter, and Salvation Army Family Center makes it an ideal location for a low-income housing development. Given the nature of the development in the area, the proposed rezoning to the R-5 (Apartment) district is appropriate for the site.

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

   The site will receive access via two drives from North Main Street, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, and will be adequate in size to meet the requirements of the proposed zoning district.

NOTICES MAILED 39 [Mailed with GPA-4607]

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4608 APN: A portion 139-27-502-011

Name of Property Owner: City of Las Vegas

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: K. John McNeills

Print Name: K. John McNeills

Subscribed and sworn before me

This 9th day of June, 2004

Sylvia C. Romero

Notary Public in and for said County and State

SYLVIA C. ROMERO
Notary Public State of Nevada
99-2077-1
My appt. exp. July 15, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4608 APN: _____

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: HELP LAS VEGAS HOUSING CORP. II

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: _____

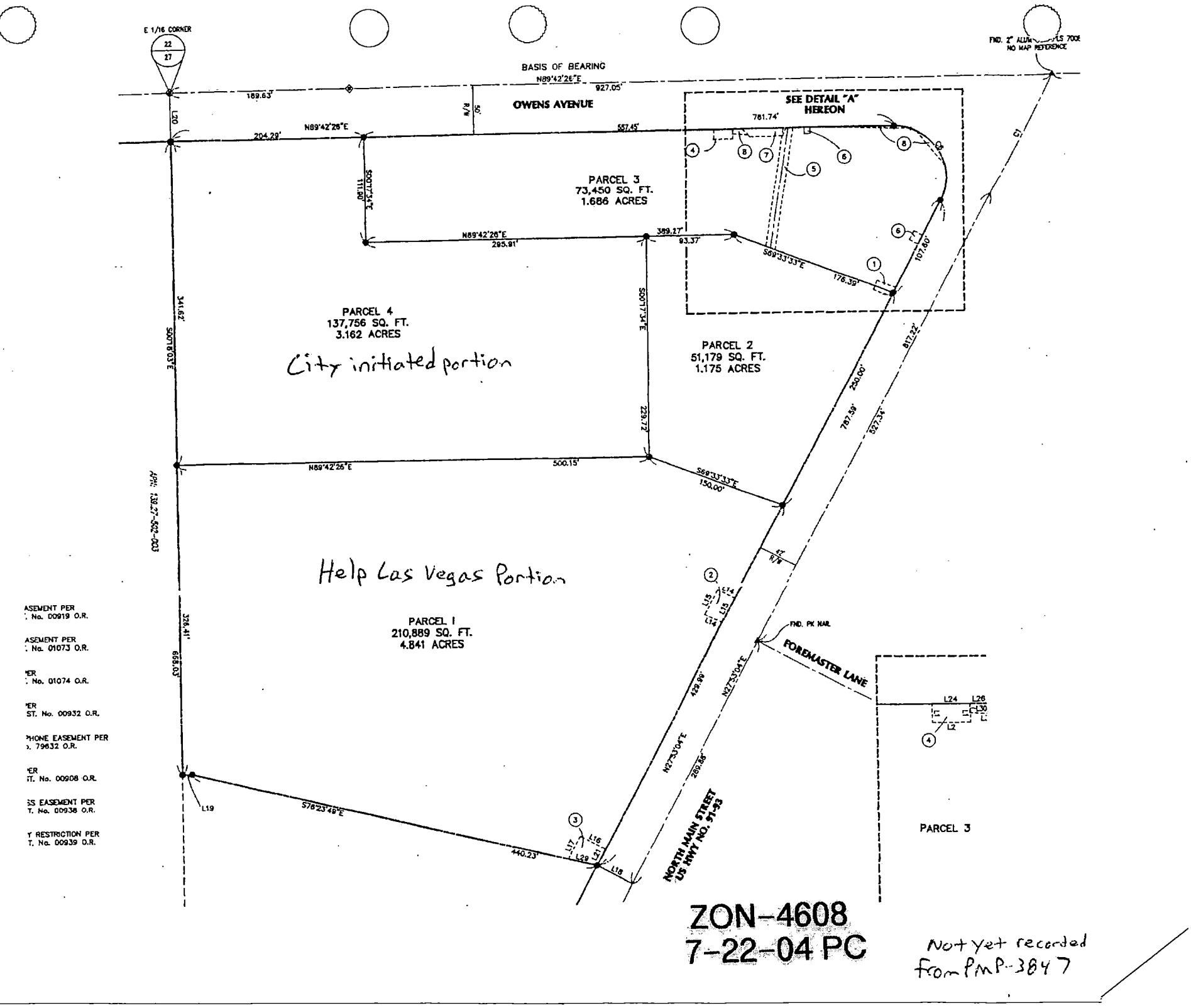
Print Name: CRAIG S. GALATI
PRESIDENT
HELP LAS VEGAS HOUSING CORP. II

Subscribed and sworn before me

This 7th day of JUNE, 2004

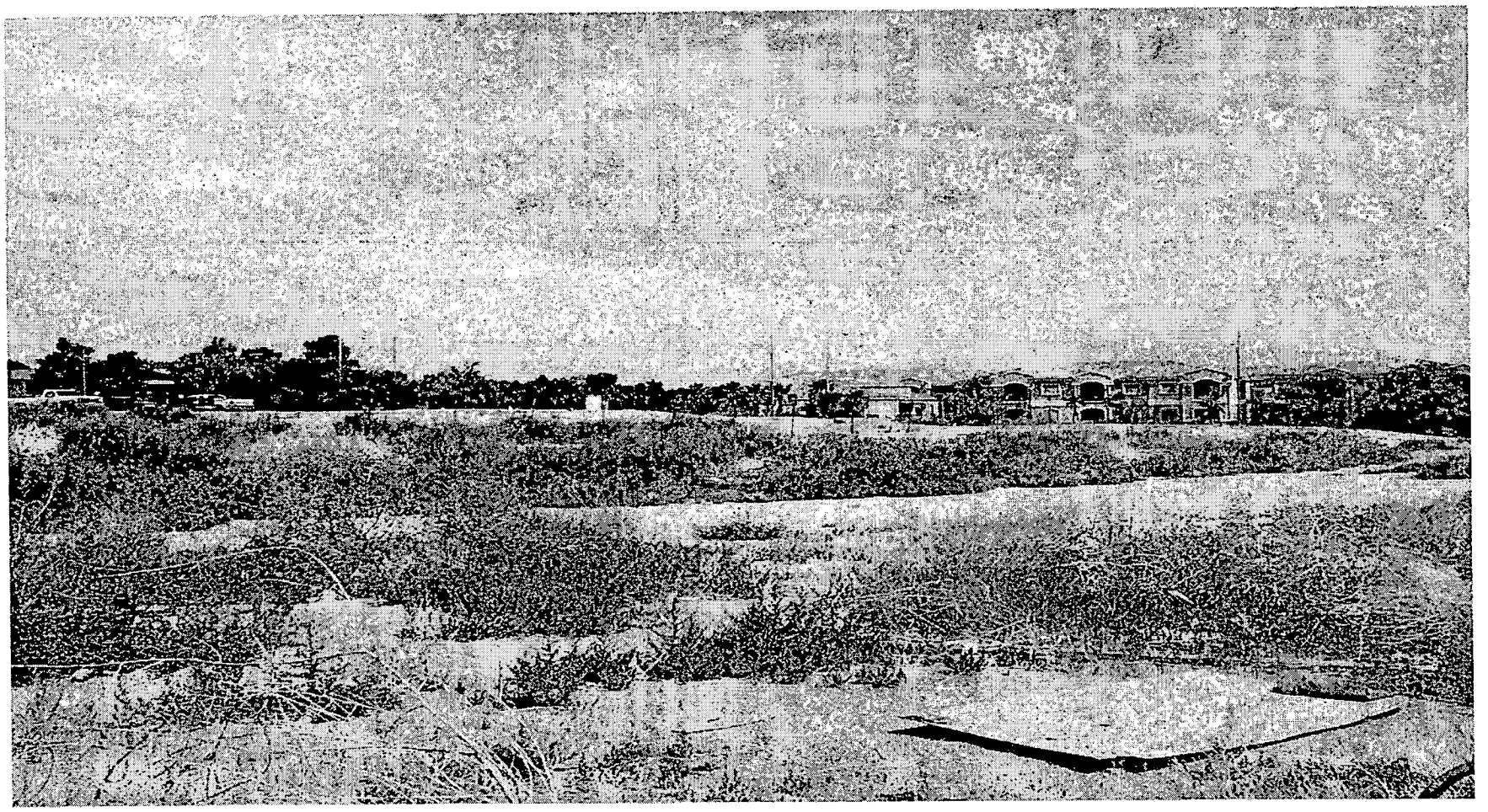
_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RONALD E. SINGER
Appt. No. 96-3207-1
My Appt. Expires March 7, 2008



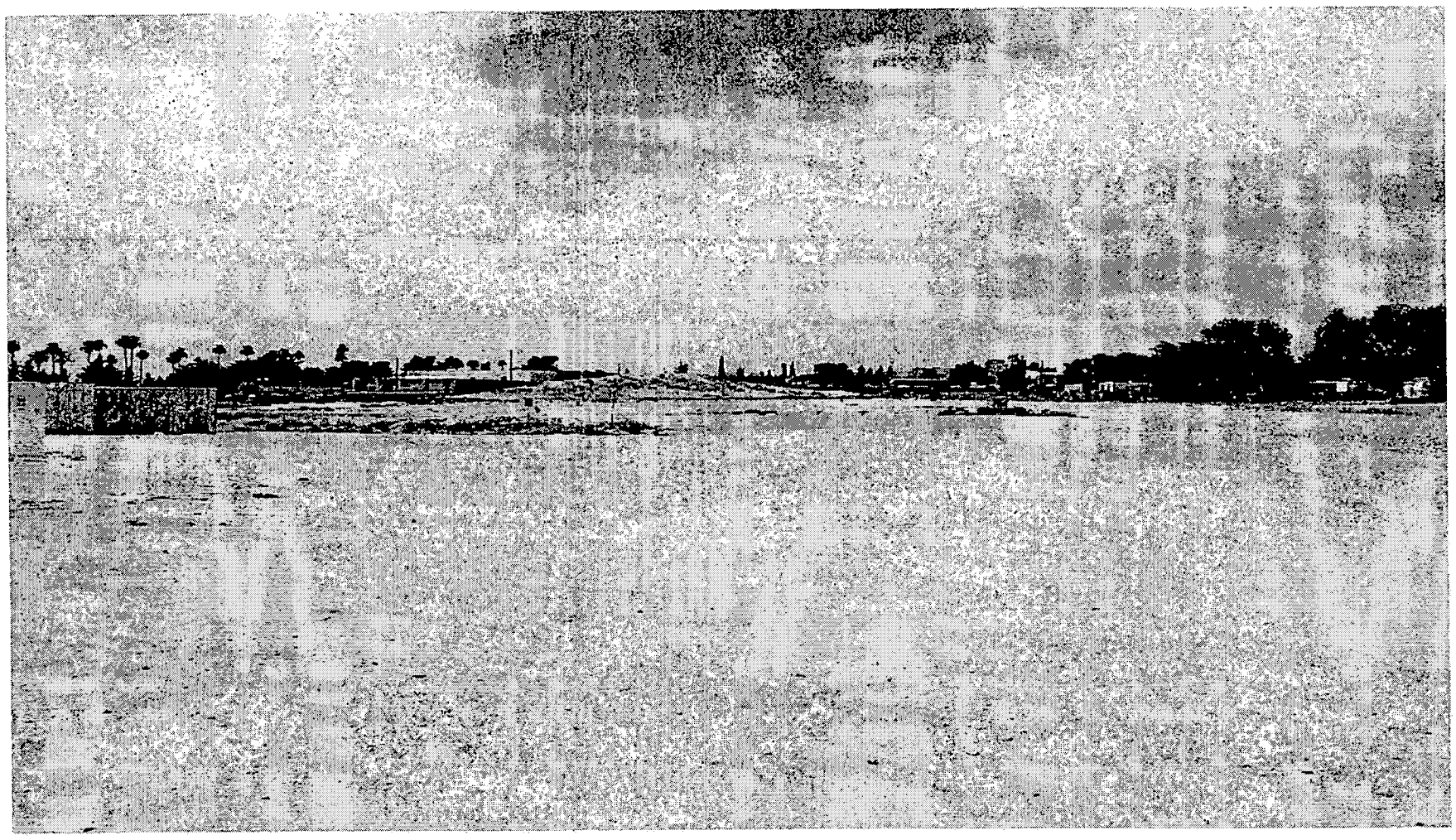
ZON-4608
7-22-04 PC

Not yet recorded
from PMP-3847



ZON-4608 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS
WEST OF OWENS AVENUE AND NORTH MAIN STREET ALONG THE SOUTH SIDE OF OWENS AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/2/04



ZON-4608 - APPLICANT: HELP LAS VEGAS HOUSING CORPORATION II & CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS
WEST OF OWENS AVENUE AND NORTH MAIN STREET ALONG THE SOUTH SIDE OF OWENS AVENUE
JULY 22, 2004 PLANNING COMMISSION

7/2/04

City of Las Vegas

Agenda Item No.: 31

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

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	

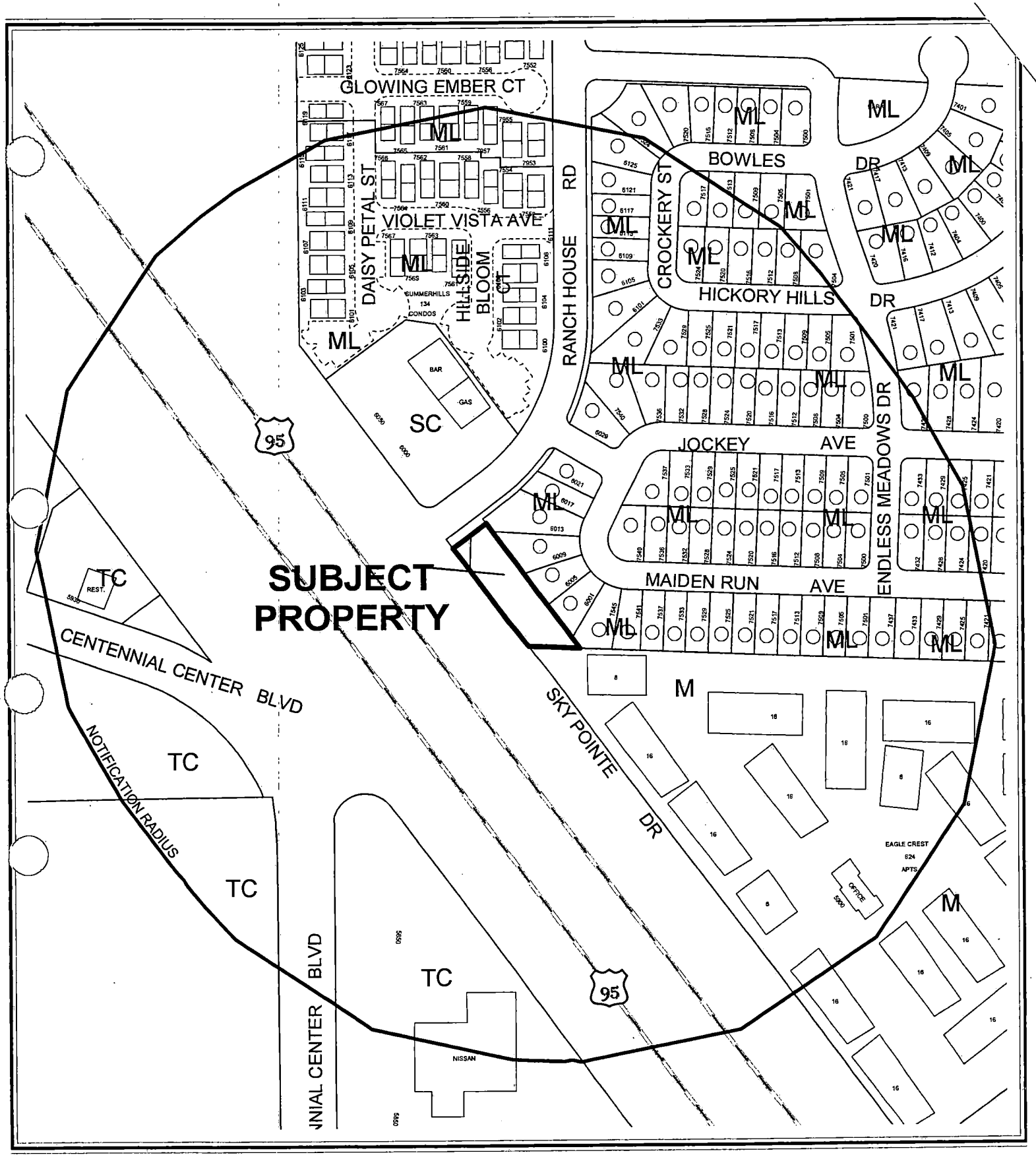
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
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)

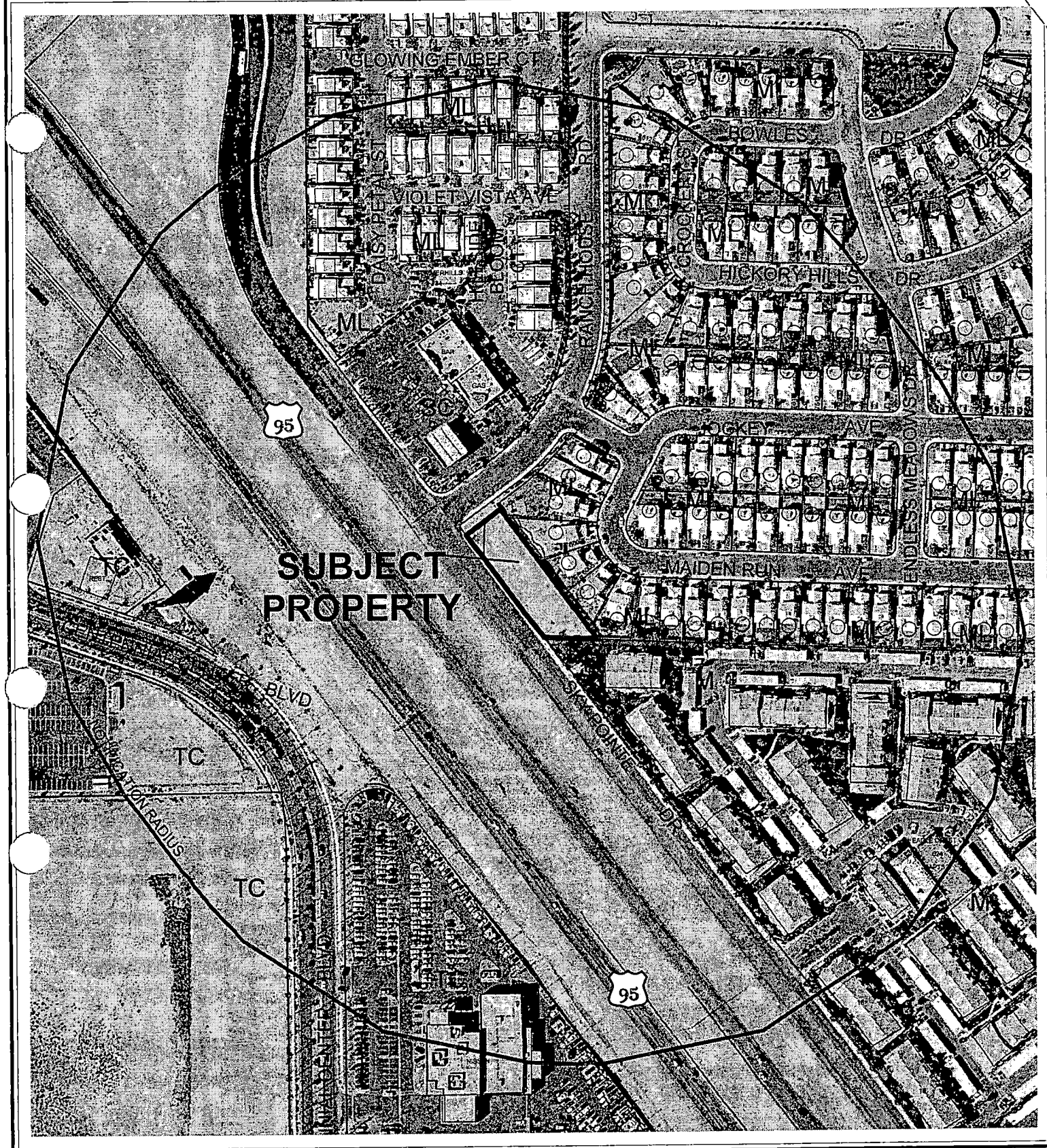


CASE: **GPA-4609**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)



0 200 400 Feet

CASE: **GPA-4609**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

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-4609 - APPLICANT: H&GG, LMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO

** 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 northeast corner of Sky Pointe Drive and Ranch House Road from ML (Medium Low Density Residential) to GC (General Commercial).

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 Low, Medium-Low and Medium Density Residential land uses with a maximum density of 20 dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject properties were designated for ML (Medium-Low Density Residential) land uses with a maximum density of 8 units per acre.

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.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developed 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 ML (Medium-Low Density Residential) land uses with a maximum density of 8 units per acre.

07/22/04 The Planning Commission will hear related items SDR-4606 and VAR-4671 as part of this agenda.

DETAILS OF APPLICATION REQUEST

Site Area: 0.42 Acres

AR

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	ML (Medium Low Density Residential)
North	ML (Medium Low Density Residential)
South	ROW (Right-of-way)
East	ML (Medium Low Density Residential)
West	ROW (Right-of-way)

EXISTING ZONING

Subject Property	C-2 (General Commercial)
North	R-PD7 (Residential Planned Development - 7 Units Per Acre)
South	ROW (Right-of-way)
East	R-PD7 (Residential Planned Development - 7 Units Per Acre)
West	ROW (Right-of-way)

E) General Plan Compliance: Centennial Hills General Plan

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for ML (Medium Low Density Residential) land uses, which allow up to 8 units per acre. A General Plan Amendment application has been submitted to request the GC (General Commercial) designation on this site. If that request is approved, the land use will be consistent with the current zoning of the parcel.

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***
Project of Regional Significance		**X**

There are no special area plans or districts that pertain to this request.

AR

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.

GC (General Commercial) General Commercial allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples of General Commercial uses include: new and used car sales; recreational vehicles and boat sales; mortuaries; and other vehicle-oriented uses such as hotels, motels, apartment hotels, and similar uses. This category includes the Village and Town Center concept areas.

ANALYSIS

The GC (General Commercial) designation, and the associated zoning districts that it supports, is intended to allow retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Because the subject parcel is adjacent to residential uses on two sides, with no significant transition between the two land uses, the request cannot be supported.

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 intensity of the proposed land use is not compatible with the residential development to the north and east.

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

AR

The C-2 (General Commercial) zoning district that would be supported by this request would not be compatible with the adjacent R-PD7 (Residential Planned Development – 7 Units Per Acre) zoning districts.

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

The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

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

This application does not comply with Policy 2.1.2 of the Master Plan 2020 states that, "Development on vacant or underutilized lots within exiting residential neighborhoods be sensitive in use an design to surrounding development."

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 23, 2004 a neighborhood meeting sponsored by the applicant was held at 5:30 p.m at Nevada Dodge, 5750 Sky Point Drive. Twelve people attended and had the following concerns:

- Vacuum noise
- Car stereo noise
- Car wash noise
- Traffic .
- Lighting
- Kids from apartments hanging out late at night behind car wash and potentially vandalizing homes
- If built, please make wall 10', and increase landscape buffer along property line that is shared with homes
- Safety of children walking along Sky Pointe to bus stop on Ranch House Rd
- Property is poorly maintained as vacant lot
- Property is too narrow, car wash patrons will crash into landscaping and walls
- Will there be a full time attendant? Yes, during hours of operation (around 8am to 8pm)

AR

- Neighbors will be in force at PC meeting, are very angry, will fight any commercial development on site, are having a petition signed in opposition
- City has been derelict in responding to numerous complaints about noise and traffic from bar on corner of Ranch House Rd and Sky Pointe
- Music and lights from gas station are constant nuisance at night

NOTICES MAILED: 228 [Mailed with SDR-4606 & VAR-4671]

APPROVALS: 0

PROTESTS: 0

AR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4609 APN: 125-27-004, 1-005

Name of Property Owner: H5 66 LIMITED PARTNERSHIP

Name of Applicant: SHAGS CAR WASH

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: James Shaughro

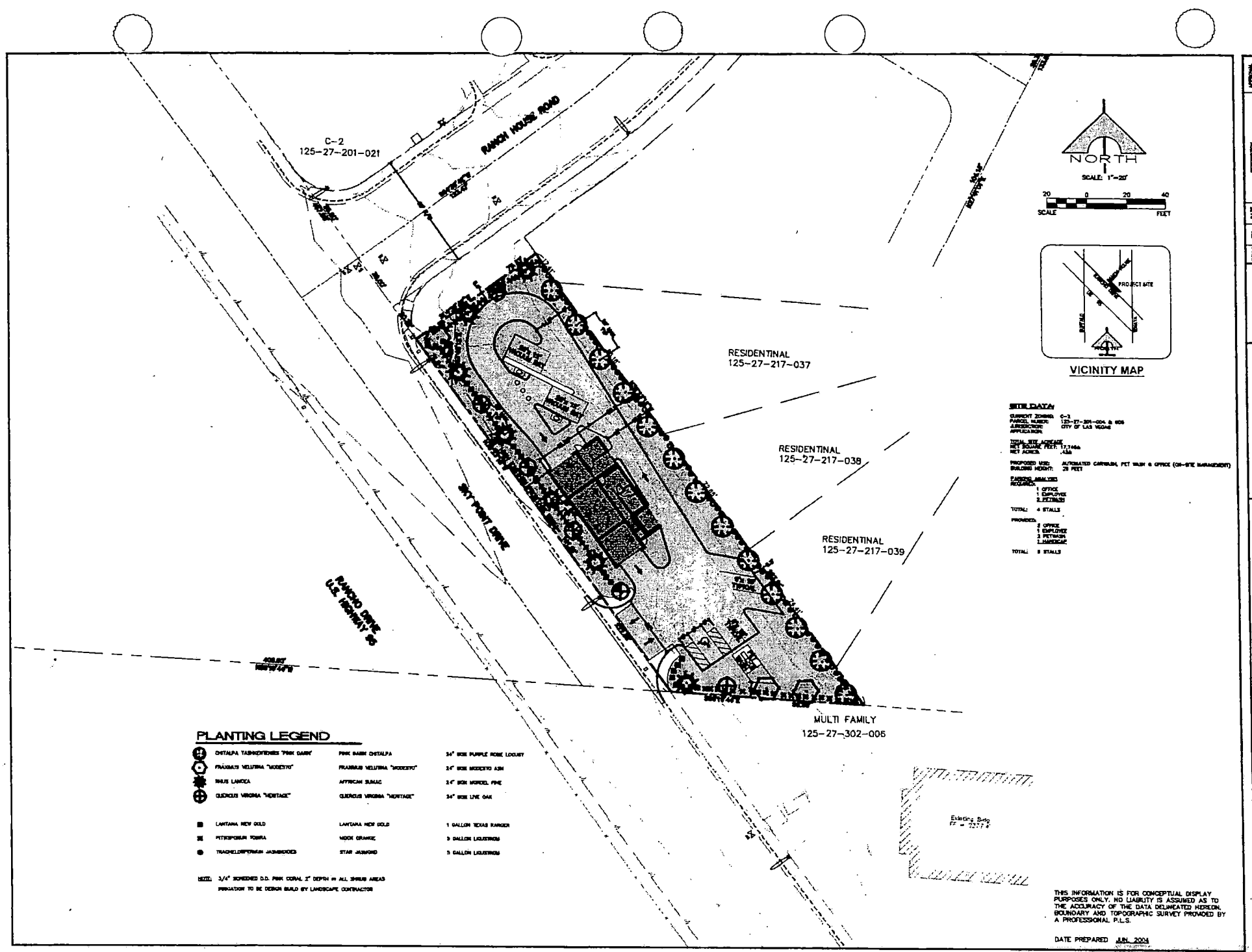
Print Name: JAMES SHAUGHRO

Subscribed and sworn before me

This 8th day of JUNE, 2004

Notary Public in and for said County and State

MICHAEL R. BODAK
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 94-3084-1
EXPIRES JULY 7, 2006



REV.#	BY	DATE	DESCRIPTION	APPROVAL

OWNER / DEVELOPER
H GQ PROPERTIES
3113 CONNERS DRIVE
LAS VEGAS, NV 89107
(702) 515-1884
FAX: NONE

CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
3311 S. RAINBOW, STE. 140
(702) 515-2800

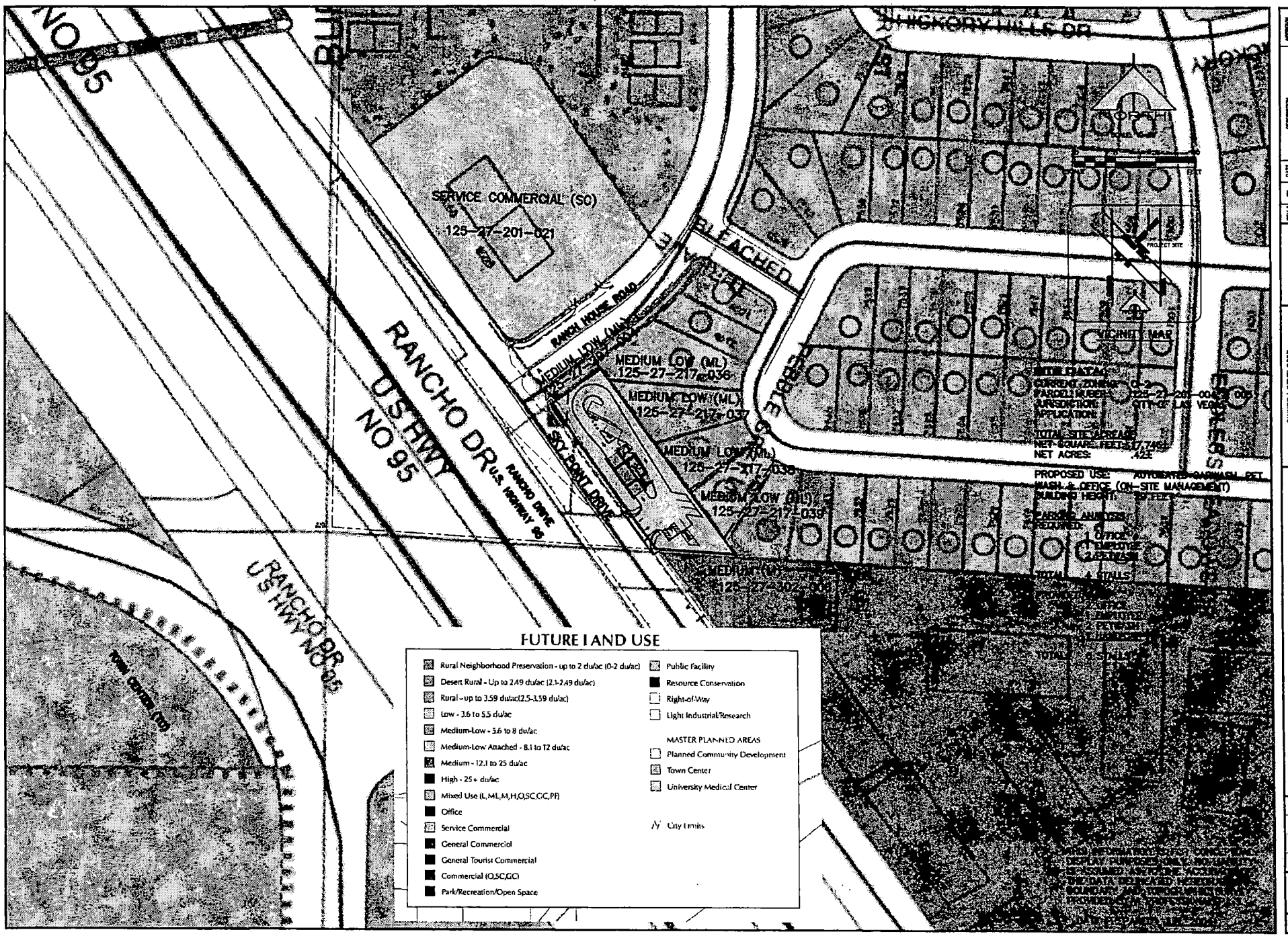
PROJECT: SHAG'S CAR WASH

SHEET TITLE: SITE PLAN / LANSCAPE PLAN

SCALE:	1" = 20'
JOB NO.	
DRAWN BY:	MRA
CHECKED BY:	CCV
SHEET NO.	C1 of C1

HTE

GPA-4609
7-22-04 PC



OWNER / DEVELOPER
H QQ PROPERTIES
2111 CONNERS DRIVE (702) - 870-1964
LAS VEGAS, NV 89107 FAX: NONE

CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
2311 S. RAINBOW, STE. 148 (702) 949-7369
LAS VEGAS, NV 89146 FAX (702) 949-2041

REV'd	BY	DATE	DESCRIPTION	APPROVAL

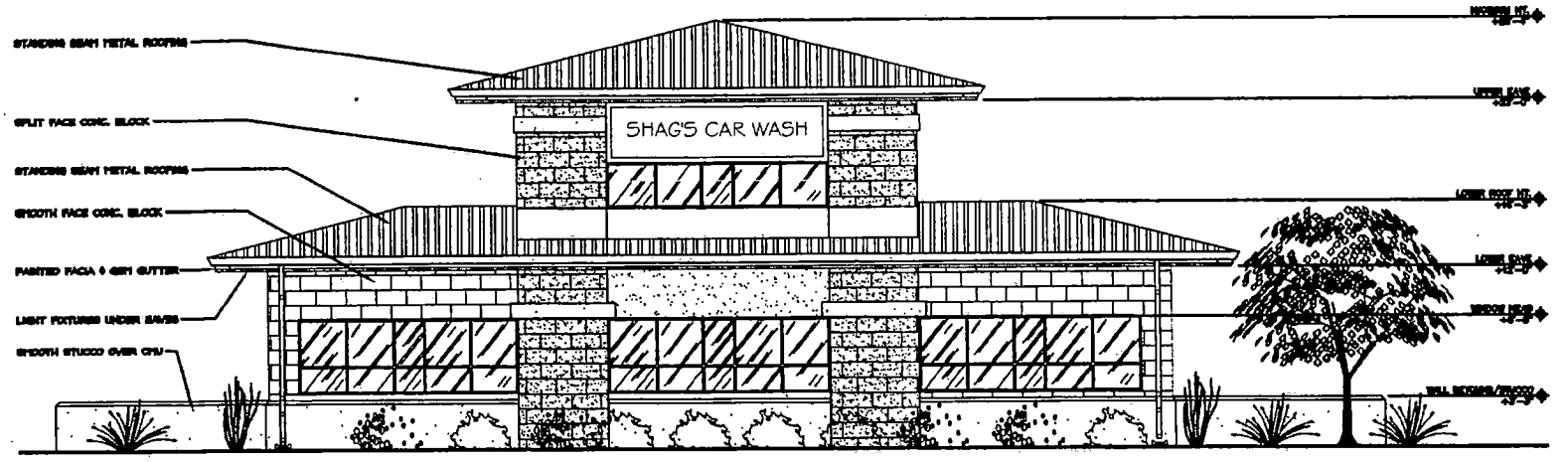
PROJECT: SHAG'S CAR WASH

SHEET TITLE: GENERAL PLAN / SITE PLAN

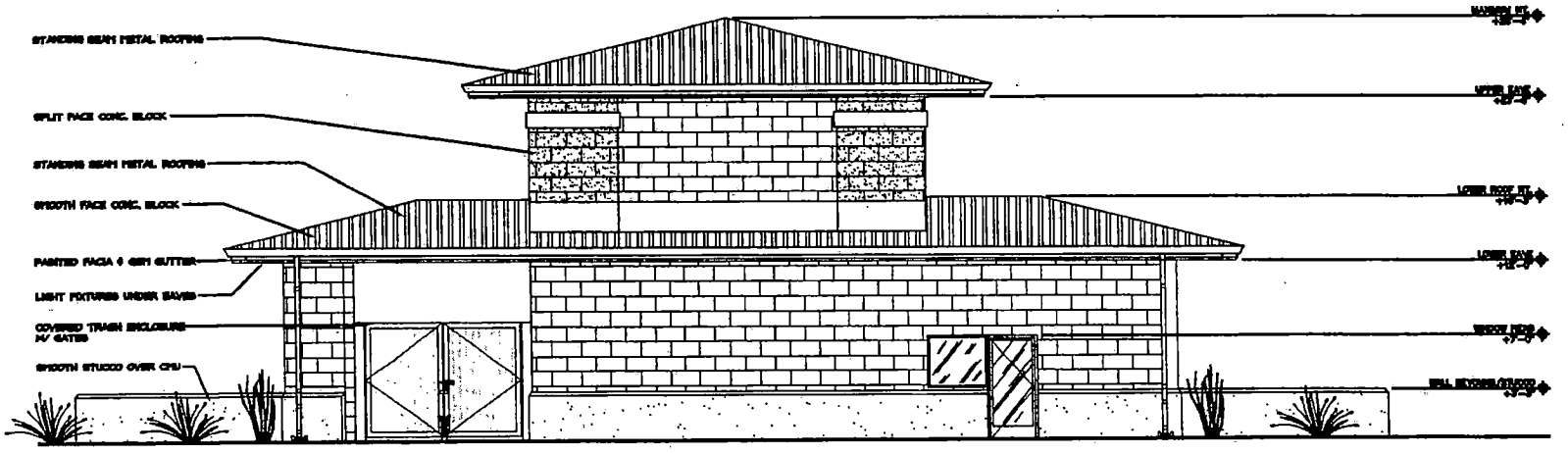
SCALE: 1" = 20'
JOB NO:
DRAWN BY: MRA
CHECKED BY: CCV
SHEET NO: C1 - C1

HTE

GPA-4609 7-22-04 PC



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

GPA-4609
7-22-04 PC

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CRYSTAL CLEAR

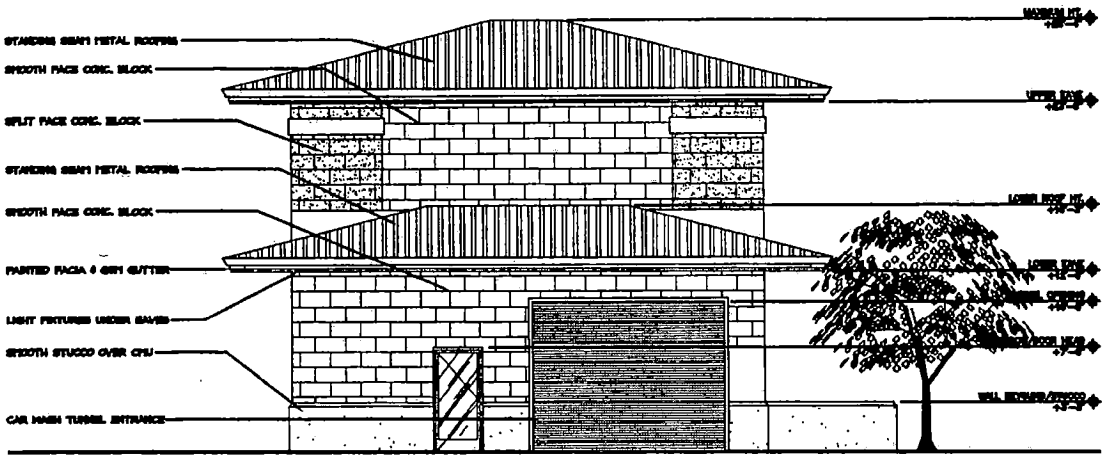
DON PHILLIPS - AIA ARCHITECT

PRELIMINARY
ELEVATIONS

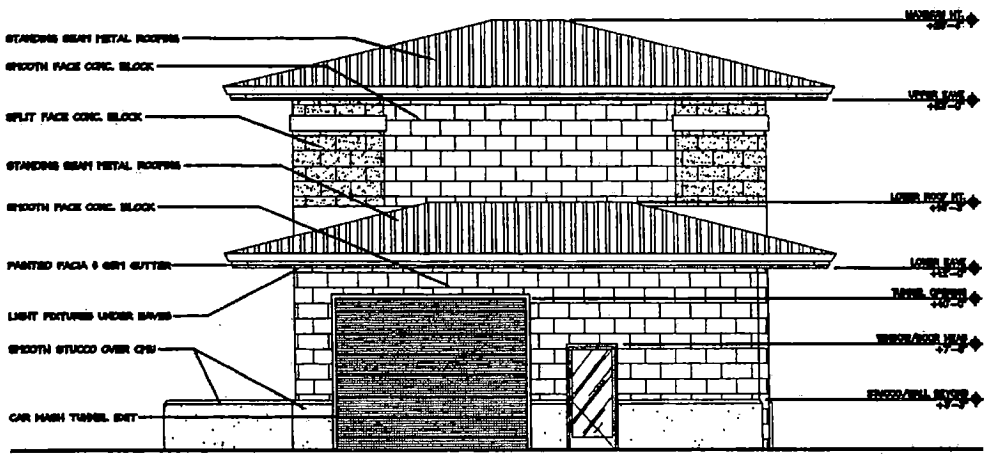
Automatic Car Wash
Plan for
Shag's Car Wash
APN 125-27-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
dwp
2403-109

PE1



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION

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DON PHILLIPS - AIA ARCHITECT
DONALD W. PHILLIPS AIA

CRYSTAL CLEAN

PRELIMINARY
ELEVATIONS

Automatic Car Wash
Plan for
Bruig's Car Wash
APN 125-32-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
dwp
2403-1010

PE2

GPA-4609
7-22-04 PC



GPA-4609 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO
THE NORTHEAST CORNER OF SKY POINTE DRIVE AND RANCH HOUSE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 32

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

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	

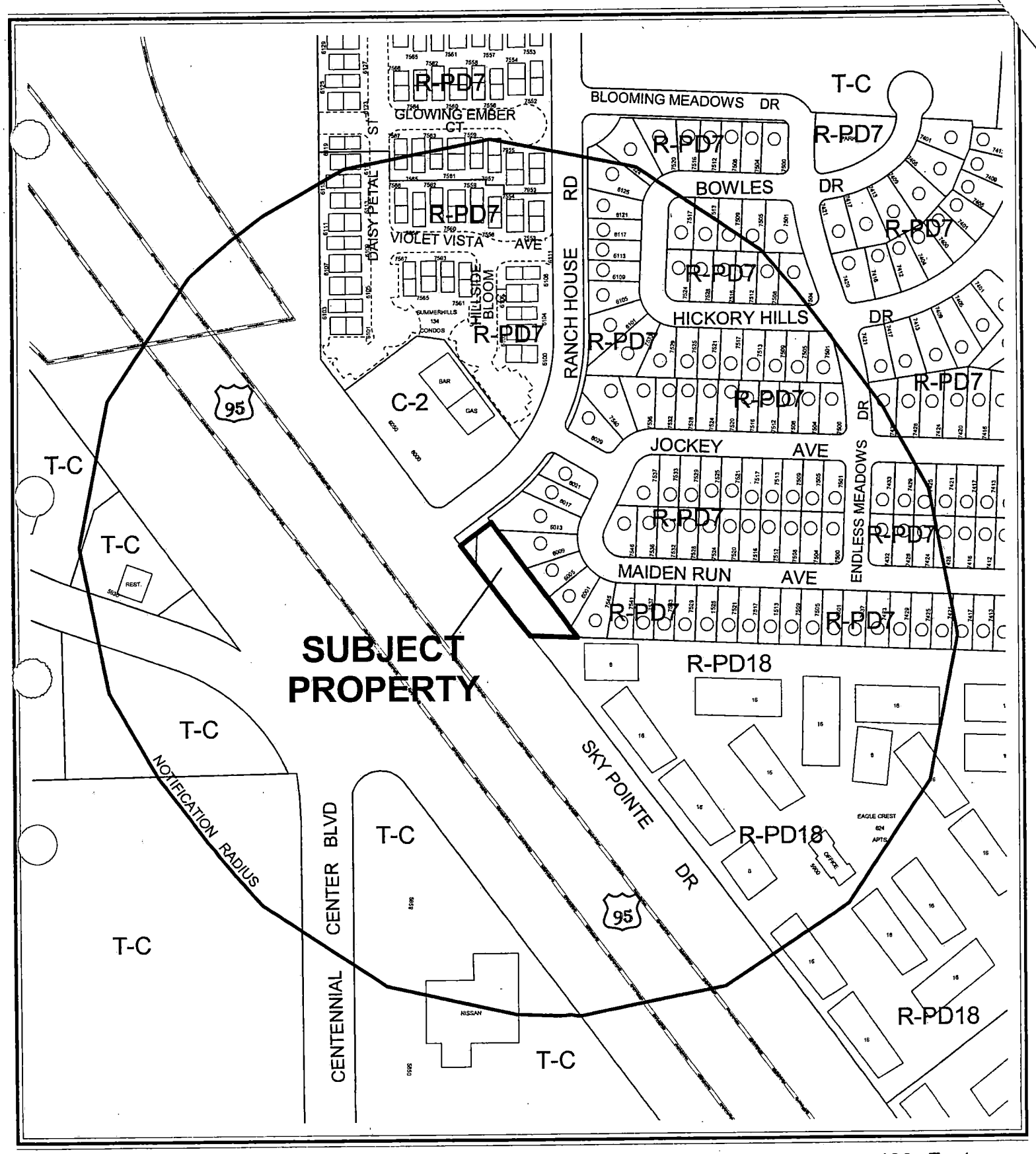
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – 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-4671**

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: VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - VAR-4671 - APPLICANT: H&GG, LMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4606).

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 a rear setback of 28.9 feet where residential adjacency standards require a minimum of 84.75 feet in conjunction with a proposed self-serve car wash and pet wash on 0.42 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road.

B) Applicant's Justification

The applicant has provided no justification for this request.

BACKGROUND INFORMATION

A) Previous Actions

07/22/04 The Planning Commission will hear related items GPA-4609 and SDR-4606 as part of this agenda.

B) Pre-Application Meeting

05/17/04 The applicant was informed that a landscape waiver and a waiver for the trash enclosure location would be required.

C) Neighborhood Meetings

06/23/04 A neighborhood meeting sponsored by the applicant was held at 5:30 p.m at Nevada Dodge, 5750 Sky Point Drive. Twelve people attended and had these concerns:

- Vacuum, Car, Wash noise
- Traffic
- Lighting
- Kids from apartments hanging out late at night behind car wash and potentially vandalizing homes.
- If built, please make wall 10', and increase landscape buffer along property line that is shared with homes.

AR

- Safety of children walking along Sky Pointe to bus stop on Ranch House Rd.
- Property is poorly maintained as vacant lot.
- Property is too narrow, car wash patrons will crash into landscaping and walls.
- Will there be a full time attendant? Yes, during hours of operation (around 8am to 8pm).
- Neighbors will be in force at PC meeting, are very angry, will fight any commercial development on site, are having a petition signed in opposition.
- City has been derelict in responding to numerous complaints about noise and traffic from bar on corner of Ranch House Rd and Sky Pointe.
- Music and lights from gas stations is constant nuisance at night.

DETAILS OF APPLICATION REQUEST

Site Area: 0.42 Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	ML (Medium Low Density Residential)
North	ML (Medium Low Density Residential)
South	ROW (Right-of-way)
East	ML (Medium Low Density Residential)
West	ROW (Right-of-way)

EXISTING ZONING

Subject Property	C-2 (General Commercial)
North	R-PD7 (Residential Planned Development - 7 Units Per Acre)
South	Right-of-way
East	R-PD7 (Residential Planned Development - 7 Units Per Acre)
West	Right-of-way

AR

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

At the depicted height of 28.25 feet the building should be a minimum of 84.75 feet from the east property line, which is adjacent to single family development. This variance is to allow the building to be constructed 28.9 feet from that property line.

B) General Analysis and Discussion

The elevations depict a 28-foot high structure, which does not comply with the Residential Adjacency Standards and is not compatible with residential development to the east. Approval of this application would result in a development that is out of character with the area and too intense for the size of this parcel.

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 attempting to overbuild the subject site with a commercial building that is higher than what the subject site can accommodate. Alternative building designs 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 228 [Mailed with GPA-4609 & SDR-4606]

APPROVALS 0

PROTESTS 0

AR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-4671** APN: 125-27-201-004, 1, 9-005

Name of Property Owner: H & GG LIMITED PARTNERSHIP

Name of Applicant: SHAG'S CAR WASH

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: James Shaughro

Print Name: JAMES SHAUGHRO

Subscribed and sworn before me

This 15th day of June, 2004

_____
Notary Public in and for said County and State

MICHAEL R. BODAK
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 94-3084-1
EXPIRES JULY 7, 2006

C-2
125-27-201-021

RANCH HOUSE ROAD

RESIDENTINAL
125-27-217-037

RESIDENTINAL
125-27-217-038

RESIDENTINAL
125-27-217-039

BAY POINT DRIVE

RANCHO DRIVE
U.S. HIGHWAY 95

MULTI FAMILY
125-27-302-006

NORTH

SCALE: 1"=20'

SCALE 20 0 20 40 FEET

VICINITY MAP

PROJECT SITE

SITE DATA:

CURRENT ZONING: C-2
PARCEL NUMBER: 125-27-201-024 & 005
JURISDICTION: CITY OF LAS VEGAS
APPLICATION:

TOTAL SITE ACREAGE
NET SQUARE FEET: 17,7466
NET ACRES: .426

PROPOSED USE: AUTOMATED CARWASH, PET WASH & OFFICE (ON-SITE MANAGEMENT)
BUILDING HEIGHT: 25 FEET

PARKING ANALYSIS
REQUIRED:
1 OFFICE
1 DUPLEXEX
2 PETWASH

TOTAL: 4 STALLS

PROVIDED:
3 OFFICE
3 DUPLEXEX
3 PETWASH
1 HANDICAP

TOTAL: 7 STALLS

PLANTING LEGEND

	CHITALPA TASHKENTENSIS "PINK DAWN"	PINK DAWN CHITALPA	24" BOX PURPLE ROBE LOCUST
	FRAXINUS VELUTINA "MODESTO"	FRAXINUS VELUTINA "MODESTO"	24" BOX MODESTO ASH
	RHUS LANCEA	AFRICAN SUMAC	24" BOX MONDEL PINE
	QUERCUS VIRGINIA "HERITAGE"	QUERCUS VIRGINIA "HERITAGE"	24" BOX LIVE OAK
	LANTANA NEW GOLD	LANTANA NEW GOLD	1 GALLON TEXAS RANGER
	PITTOSPORUM TOBIRA	WOOK ORANGE	5 GALLON LIQUSTRUM
	TRACHELOSPERMUM JASMINOIDES	STAR JASMOND	5 GALLON LIBUSTRUM

NOTE: 3/4" SCREENED D.G. PINK CORAL 3" DEPTH IN ALL SHRUB AREAS
IRRIGATION TO BE DESIGN BUILD BY LANDSCAPE CONTRACTOR

THIS INFORMATION IS FOR CONCEPTUAL DISPLAY PURPOSES ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY A PROFESSIONAL P.L.S.

DATE PREPARED JUN. 2004

VAR-4671
7/22/04 PC

REV'd	BY	DATE	DESCRIPTION	APPROVAL

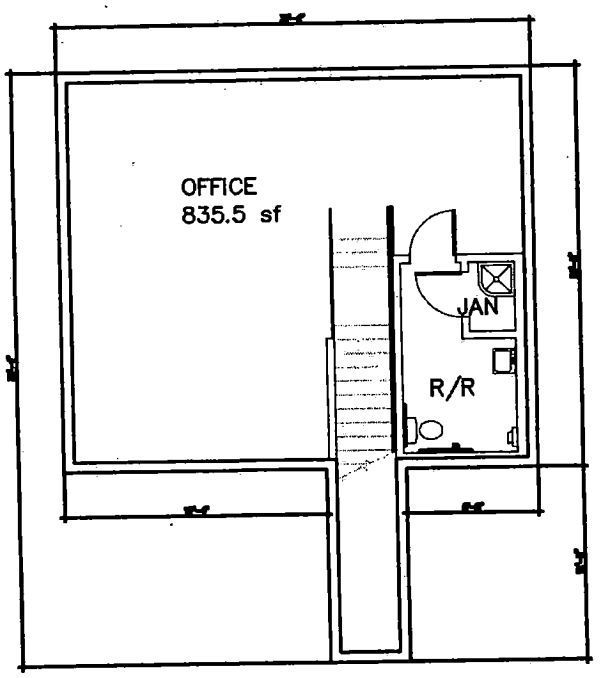
OWNER / DEVELOPER
H QQ PROPERTIES
3115 CONNERS DRIVE
LAS VEGAS, NV 89107
(702) 870-1164
FAX: NONE

CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
2311 S. RAINBOW STE. 148
LAS VEGAS, NV 89146
(702) 562-2900
FAX (702) 562-2901

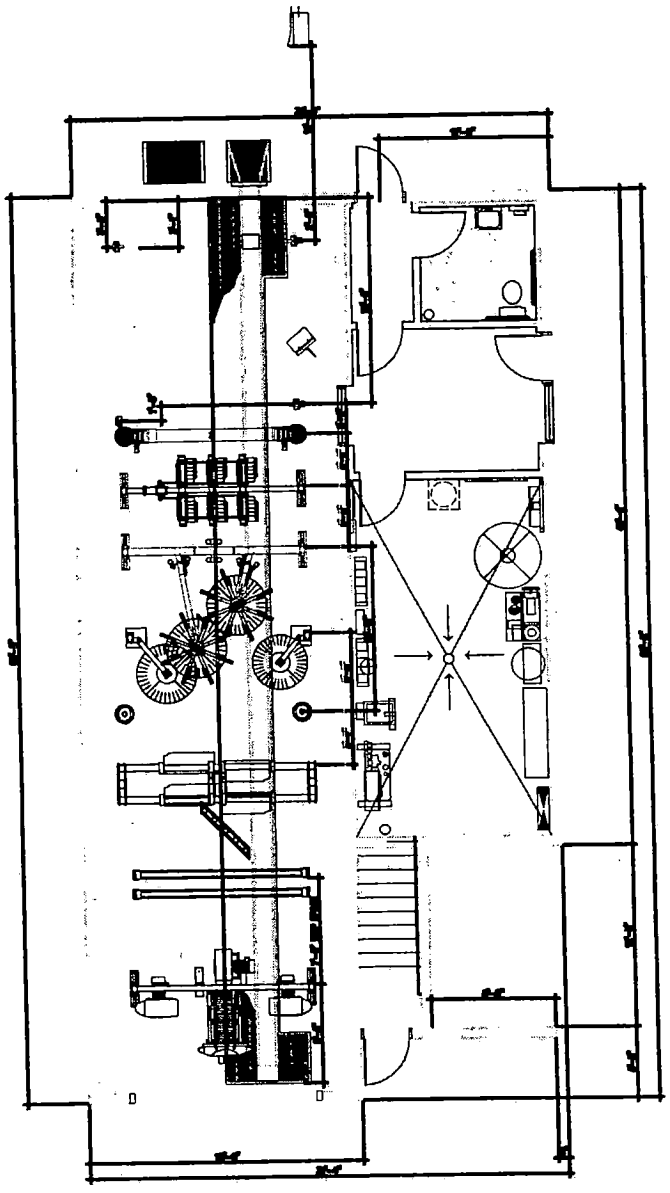
PROJECT: SHAG'S CAR WASH

SHEET TITLE: SITE PLAN / LANSCAPE PLAN

SCALE: 1" = 20'
JOB NO.
DRAWN BY: MRA
CHECKED BY: CCV
SHEET NO: C1 OF C1
HTE



SECOND FLOOR



FIRST FLOOR

VAR-4671
7/22/04 PC

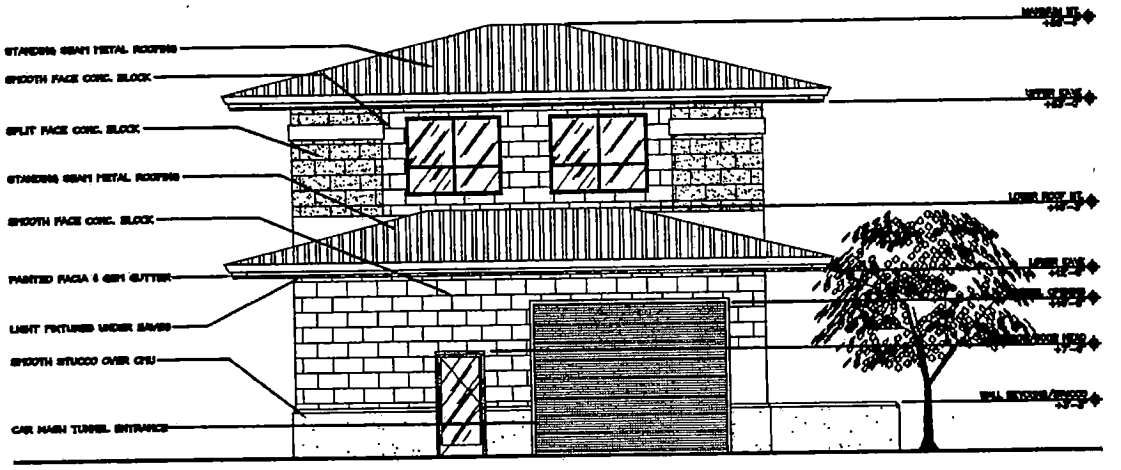
DON PHILLIPS - AIA ARCHITECT

PRELIMINARY
FLOOR PLANS

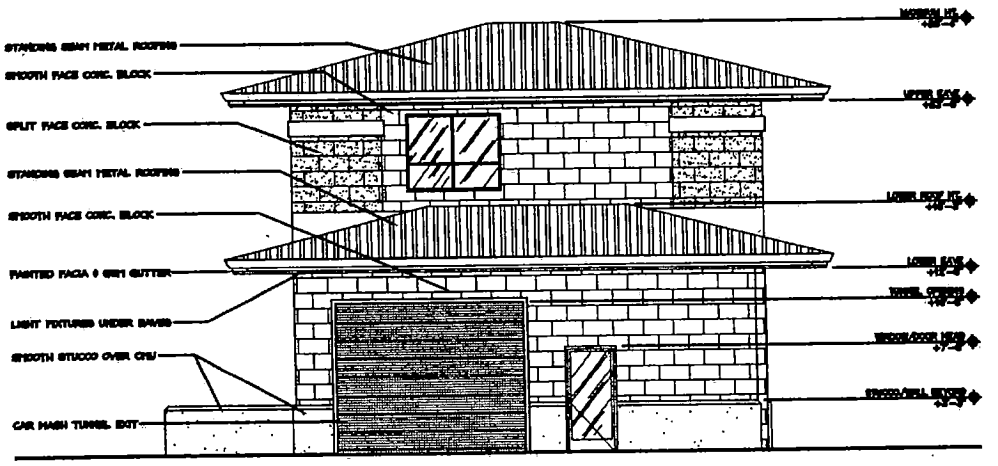
Automatic Car Wash
Plan for
Eagle Car Wash
APN 125-27-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
dwp
2403-1013

PF1



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION

VAR-4671
7/22/04 PC

DON PHILLIPS - AIA ARCHITECT

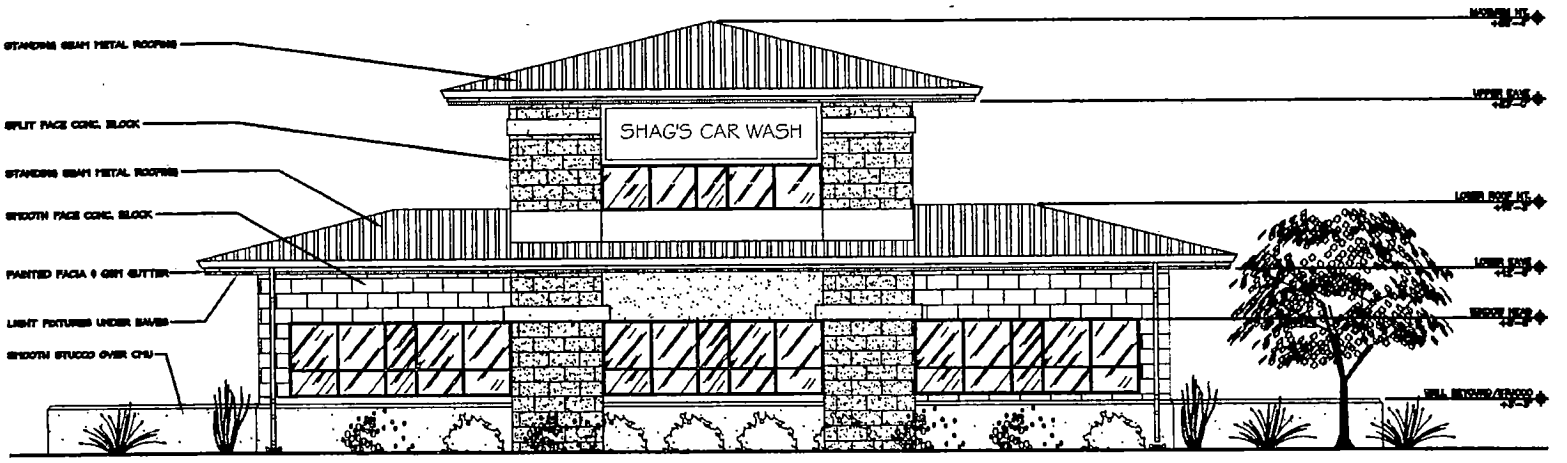
CRYSTAL CLEAN

PRELIMINARY ELEVATIONS

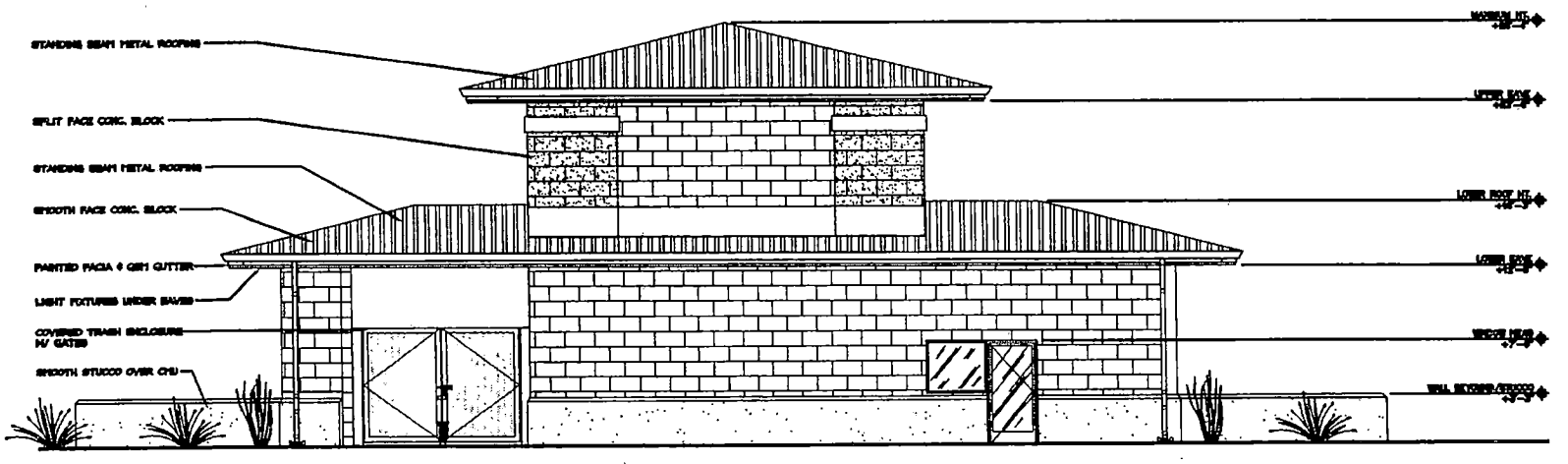
Automatic Car Wash
Plan for
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APN 125-27-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
dwg
2403-1013

PE2



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

VAR-4671
7/22/04 PC

CRYSTAL CLEAN
DOE PHILLIPS · AIA ARCHITECT

PRELIMINARY
ELEVATIONS

Automatic Car Wash
Plan for
Shag's Car Wash
APN 125-27-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
.dwg
2403-1013
PE1



VAR-4671 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO
THE NORTHEAST CORNER OF SKY POINTE DRIVE AND RANCH HOUSE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 33

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

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	

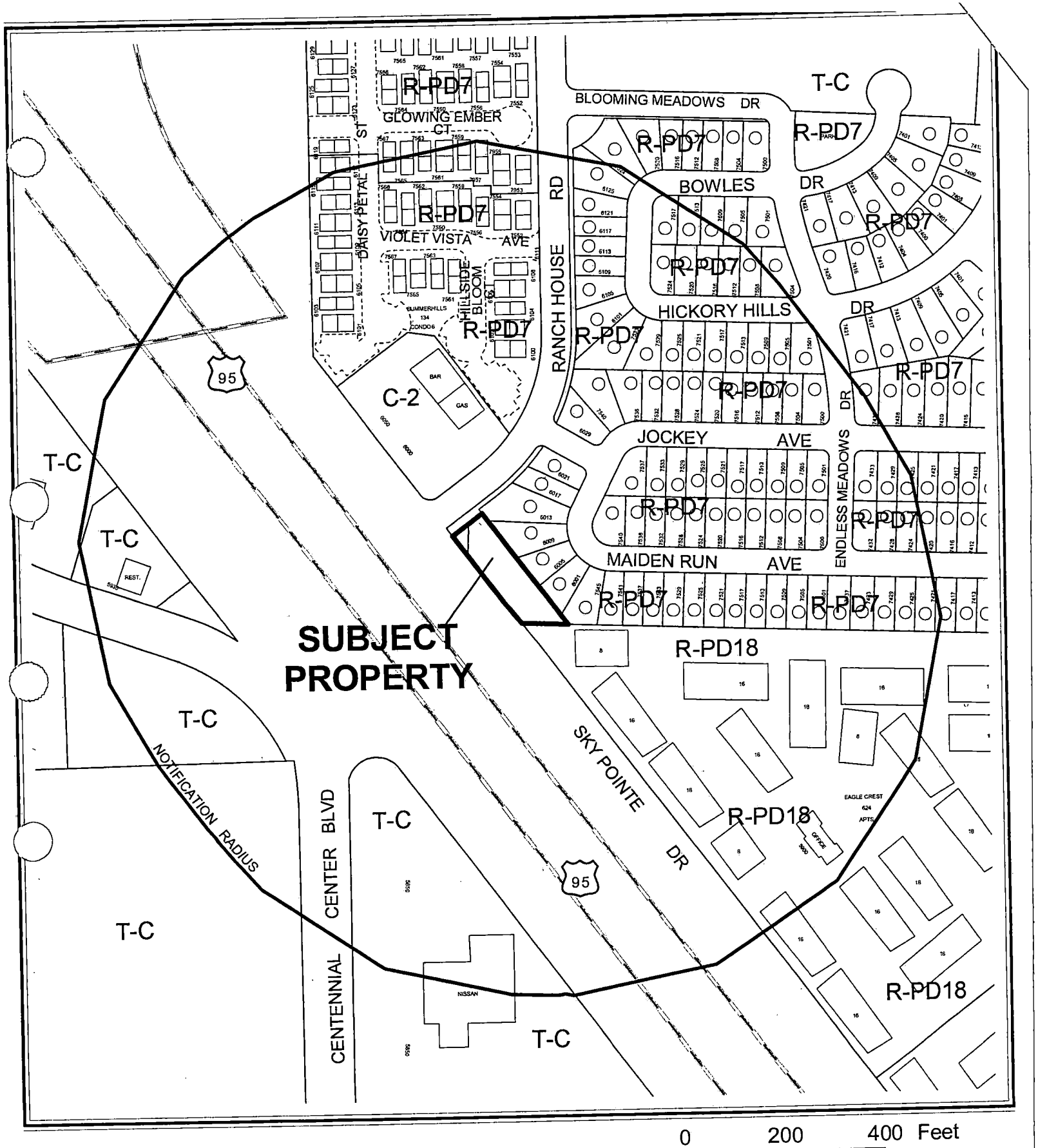
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – 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)

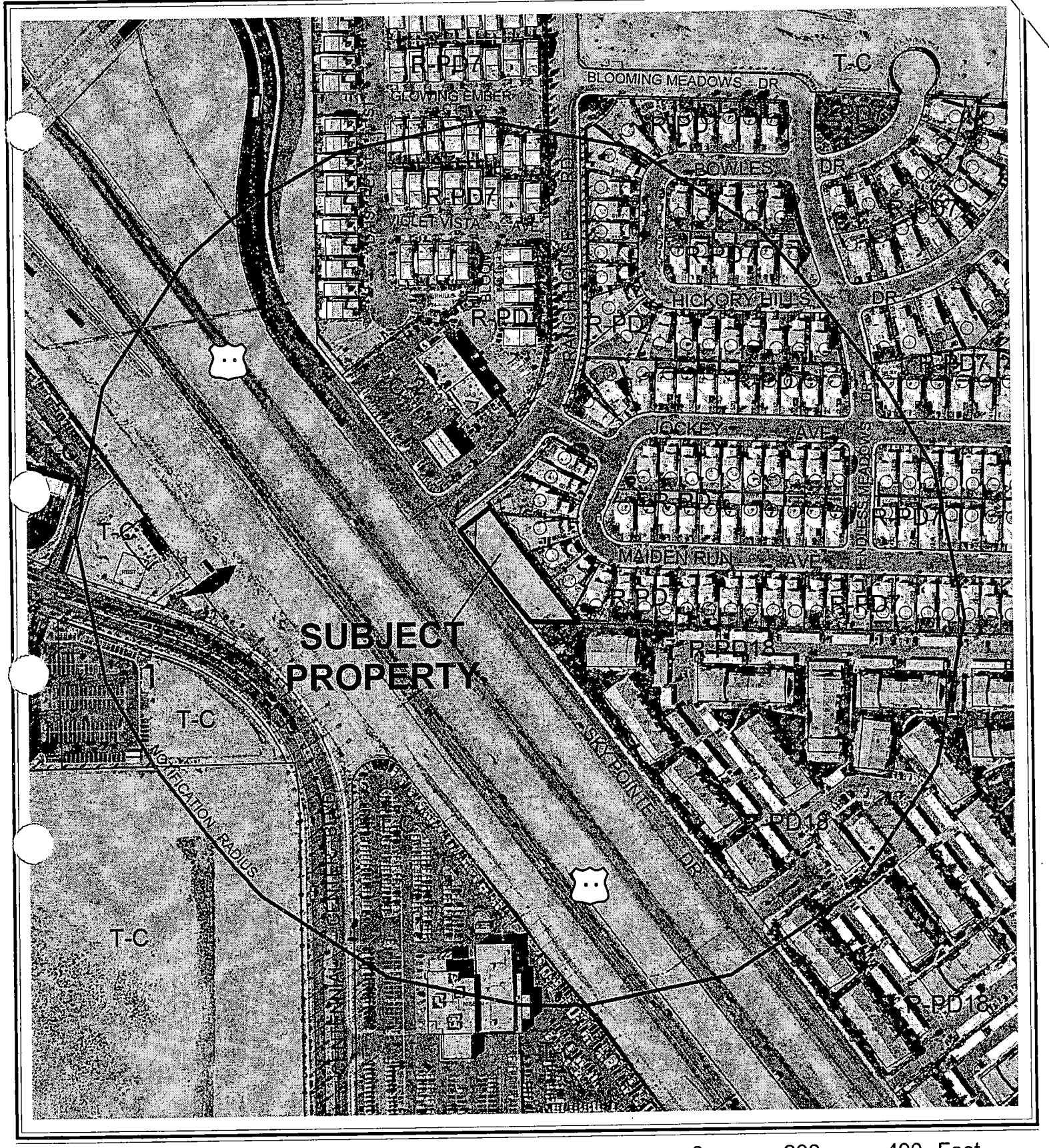


CASE: **SDR-4606**

RADIUS: 750 FT

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

N



0 200 400 Feet

CASE: **SDR-4606**

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: SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING – SDR-4606 - APPLICANT: H&GG, LMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO

** CONDITIONS **

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

Planning and Development

1. Approval of a General Plan Amendment (GPA-4609) and Variance (VAR-4671) by the City Council.

2. All proposed trash enclosures shall be enclosed and have a roof.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 8/17/04, except as amended by conditions herein.

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

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

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

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

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

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

Public Works

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

12. The proposed driveways, accessing Sky Point Drive, shall be designed, located and constructed in accordance with Standard Drawing #222A.

13. The developer of this site shall be responsible to connect to public sewer. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect to public sewer at 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.

14. 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.

AR

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a self serve car wash and pet wash; a waiver of distance requirement for a trash enclosure and a waiver to reduce perimeter landscaping requirements on 0.42 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road

B) Applicant's Justification

The applicant indicates this request is justified because the subject site is zoned C-2 (General Commercial) and is adjacent to Rancho Drive. According to the applicant, the waiver for the location of the trash enclosure and the waiver of the perimeter landscape requirement are justified due to the small size of the parcel.

BACKGROUND INFORMATION

A) Previous Actions

07/22/04 A related General plan Amendment (GPA-4609) and a Variance (VAR-4671) will also be considered on this agenda.

B) Pre-Application Meeting

05/17/04 The applicant was informed that a landscape waiver and a waiver for the trash enclosure location would be required.

C) Neighborhood Meetings

06/23/04 A neighborhood meeting sponsored by the applicant was held at 5:30 p.m at Nevada Dodge, 5750 Sky Point Drive. Twelve people attended and had these concerns:

- Vacuum noise
- Car stereo noise
- Car wash noise

AR

- Traffic
- Lighting
- Kids from apartments hanging out late at night behind car wash and potentially vandalizing homes
- If built, please make wall 10', and increase landscape buffer along property line that is shared with homes
- Safety of children walking along Sky Pointe to bus stop on Ranch House Rd
- Property is poorly maintained as vacant lot
- Property is too narrow, car wash patrons will crash into landscaping and walls
- Will there be a full time attendant? Yes, during hours of operation (around 8am to 8pm)
- Neighbors will be in force at PC meeting, are very angry, will fight any commercial development on site, are having a petition signed in opposition
- City has been derelict in responding to numerous complaints about noise and traffic from bar on corner of Ranch House Rd and Sky Pointe
- Music and lights from gas station are constant nuisance at night

DETAILS OF APPLICATION REQUEST

Site Area: 0.42 Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	ML (Medium-Low Density Residential)
North	ML (Medium-Low Density Residential)
South	ROW (Right-of-way)
East	ML (Medium-Low Density Residential)
West	ROW (Right-of-way)

AR

EXISTING ZONING

Subject Property	C-2 (General Commercial)
North	R-PD7 (Residential Planned Development - 7 Units Per Acre)
South	Right-of-way
East	R-PD7 (Residential Planned Development - 7 Units Per Acre)
West	Right-of-way

E) General Plan Compliance: Centennial Hills General Plan

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for ML (Medium Low Density Residential) land uses, which allow up to 8 units per acre. A General Plan Amendment application has been submitted to request the GC (General Commercial) designation on this site. If that request is approved, the land use will be consistent with the current zoning of the parcel.

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 area plans or districts that have an effect on the site.

PROJECT DESCRIPTION

The applicant is proposing a self-serve car wash with vacuum bays and an outdoor pet wash. Access to the site will be from a 32-foot wide drive to Sky Pointe Drive. Landscaping with 24-inch box trees spaced at 20 feet on center is provided along all property lines and in planters adjacent to the car wash building and vacuum bays. A trash enclosure is shown 25 feet from the east property line. Seven parking spaces are shown, with four along the east property line. The elevations for the car wash building depict a split face concrete block exterior with a standing seam metal roof at a height of 28 feet 3 inches.

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 Width	100 Feet	222 Feet	Y
Min. Setbacks			
• Front	20 Feet		Y
• Side	10 Feet		Y
• Corner	15 Feet		Y
• Rear	20 Feet		Y
Max. Building Height	2 Stories / 35 Feet	28 feet	Y
Trash Enclosure	50	25	N

The applicant indicates the small size of the property precludes compliance with the trash enclosure location requirement.

A2) Residential Adjacency Standards

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

At the depicted height of 28.25 feet the building should be a minimum of 84.75 feet from the east property line, which is adjacent to single family development. A Variance (VAR-4671) to allow the building to be 28.9 feet from that property line has been submitted with this site plan review.

A3) 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	1 Tree	1
Buffer:			26
• Min. Trees	1 Tree/20 Linear Feet	26 Trees	
• Min. Zone Width	8 Feet along east property line		5.3 feet

The applicant indicates the small size of the property precludes compliance with the landscaping requirement along the east property line.

AR

B) General Analysis and Discussion

- Zoning

The proposed car wash with vacuums is a permitted use in the C-2 (General Commercial).

- Site Plan

The small size of the parcel causes the car wash and vacuum bays to be located adjacent to residential development. The proposed uses are too intense for a parcel of this size.

- Waivers

The combination of the small size of the parcel and the intensity of the proposed uses necessitates the location of a trash enclosure 25 feet from residential. Again, the use is too intense and therefore the waiver cannot be supported.

- Landscape Plan

The small size of the parcel and the intensity of use combine to necessitate a landscape waiver which staff is unable to support.

- Elevation

The elevations depict a 28-foot high structure, which does not comply with the Residential Adjacency Standards and is not compatible with residential development to the east.

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 noise and lighting associated with a car wash with vacuums is not compatible with the residential development to the east.

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 fact that the applicant has requested two waivers and a variance suggests that the proposed use is too intense for the site.

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

   The site is accessed from Sky Pointe Road, a public street, and 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;"**

   The building and landscape materials are appropriate for this area.

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

   The applicant has requested a waiver of the trash enclosure separation requirement, a waiver of the perimeter landscape requirement, and a variance from residential adjacency standard setback requirement. The small size of the parcel necessitates the location of car wash and vacuum bays in close proximity to residential development. Based on these factors, the proposed use is too intense for this site.

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 228 [Mailed with GPA-4609 & VAR-4671]

APPROVALS 0

PROTESTS 0

AR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4606 APN: 125-27-004 & 1-005

Name of Property Owner: H & G LIMITED PARTNERSHIP

Name of Applicant: SHAGS CAR WASH

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: James Shouchro

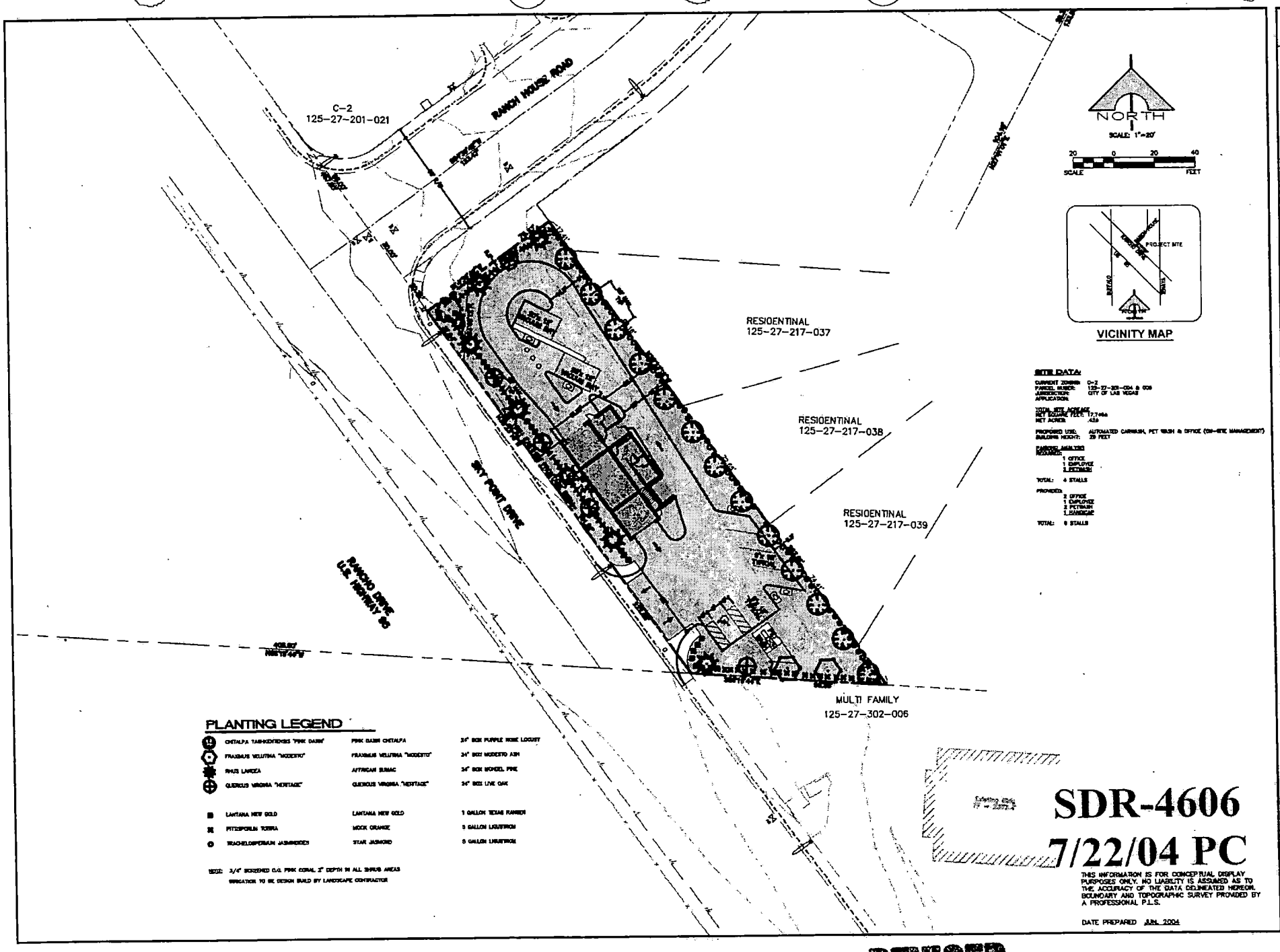
Print Name: JAMES SHOUCHRO

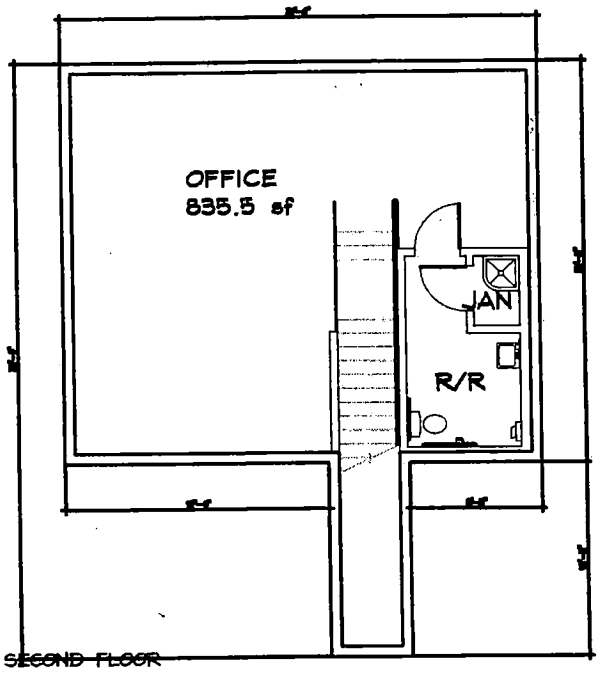
Subscribed and sworn before me

This 8th day of June, 2004

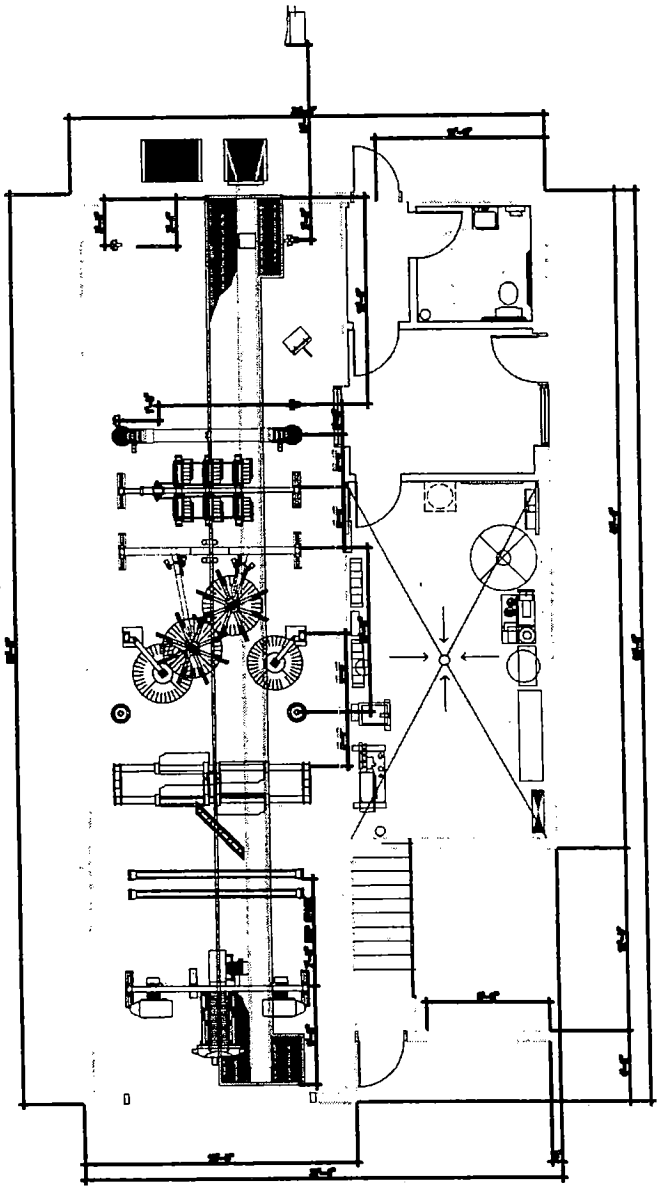
Notary Public in and for said County and State

MICHAEL R. BODAK
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 94-3084-1
EXPIRES JULY 7, 2006


C-2
125-27-201-021
RANCH HOUSE ROAD
SKY POINT DRIVE
RANCH DRIVE
U.S. HIGHWAY 95
RESIDENTIAL
125-27-217-037
RESIDENTIAL
125-27-217-038
RESIDENTIAL
125-27-217-039
MULTI FAMILY
125-27-302-006
NORTH
SCALE: 1"=20'
SCALE
FEET
PROJECT SITE
VICINITY MAP
SITE DATA:
CURRENT ZONING: C-2
PARCEL NUMBER: 125-27-302-004 & 005
JURISDICTION: CITY OF LAS VEGAS
APPLICATION:
TOTAL SITE ACREAGE
NET SQUARE FEET: 17,746±
NET ACRES: .41±
PROPOSED USE: AUTOMATED CARWASH, PET WASH & OFFICE (ON-SITE MANAGEMENT)
BUILDING HEIGHT: 29 FEET
PARKING ANALYSIS
REQUIRED:
1 OFFICE
1 EMPLOYEE
1 PET WASH
TOTAL: 4 STALLS
PROVIDED:
2 OFFICE
1 EMPLOYEE
1 PET WASH
1 HANDICAP
TOTAL: 5 STALLS
PLANTING LEGEND
CHITALPA TASHKENTENSIS "PINK DAWN" — PINK DAWN CHITALPA — 24" BOX PURPLE ROSE LOCUST
FRAXINUS VELUTINA "MODESTO" — FRAXINUS VELUTINA "MODESTO" — 24" BOX MODESTO ASH
RHUS LANCEA — AFRICAN SUMAC — 24" BOX BOXWELL PINE
QUERCUS VIRGINIA "HERITAGE" — QUERCUS VIRGINIA "HERITAGE" — 24" BOX LIVE OAK
LANTANA NEW GOLD — LANTANA NEW GOLD — 1 GALLON TEXAS RANGER
PITTOSPORUM TOBIRA — MOCK ORANGE — 5 GALLON LIGUSTRON
TRACHELOSPERMUM JASMINOIDES — STAR JASMOND — 5 GALLON LIGUSTRON
MULCH: 3/4" SCREENED D.G. PINK CORAL 2" DEPTH IN ALL SHRUB AREAS
IRRIGATION TO BE DESIGN BUILD BY LANDSCAPE CONTRACTOR
SDR-4606
7/22/04 PC
THIS INFORMATION IS FOR CONCEPTUAL DISPLAY PURPOSES ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY A PROFESSIONAL P.L.S.
DATE PREPARED JUN. 2004
REVISED
10.11.04
OWNER / DEVELOPER
H GQ PROPERTIES
3170 COMERO DRIVE
LAS VEGAS, NV 89102
(702) 457-1964
FAX: NONE
CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
3311 N. RANCHO, STE. 144
LAS VEGAS, NV 89130
(702) 645-3390
FAX: (702) 646-2931
APPROVAL
DESCRIPTION
DATE
BY
REV.
PROJECT
SHAG'S CAR WASH
SHEET TITLE
SITE PLAN / LANSCAPE PLAN
SCALE: 1" = 20'
JOB NO.
DRAWN BY: MRA
CHECKED BY: CCV
SHEET NO.
C1 OF C1
HTE



SECOND FLOOR



FIRST FLOOR

SDR-4606

7/22/04 PC

REVISED
6.16.04

DON PHILLIPS - AIA ARCHITECT

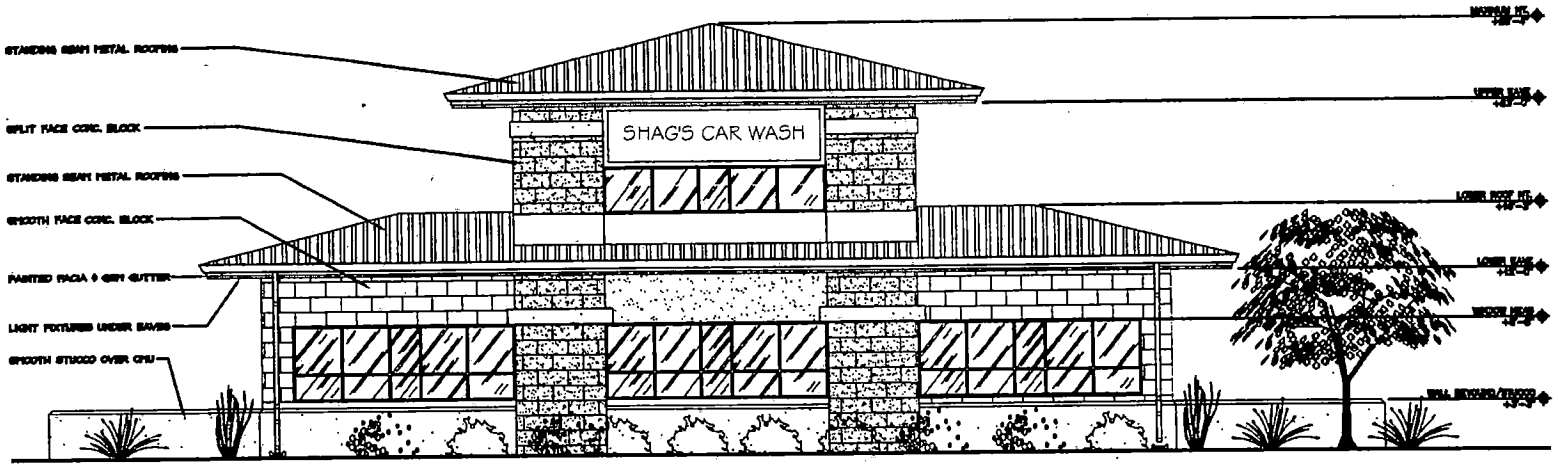
CRYSTAL CLEAN

PRELIMINARY
FLOOR PLANS

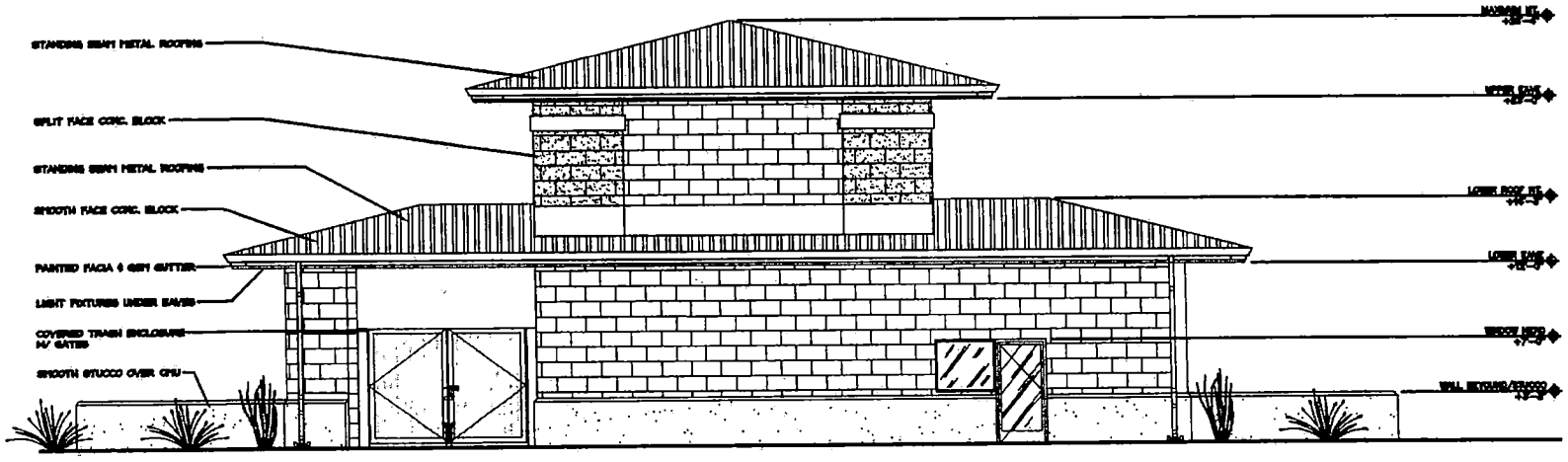
Automatic Car Wash
Plan for
Shag's Car Wash
APN 138-31-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
dwp
2403-109

PF1



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

SDR-4606

7/22/04 PC

REVISED 6.16.04

DON PHILLIPS - AIA ARCHITECT

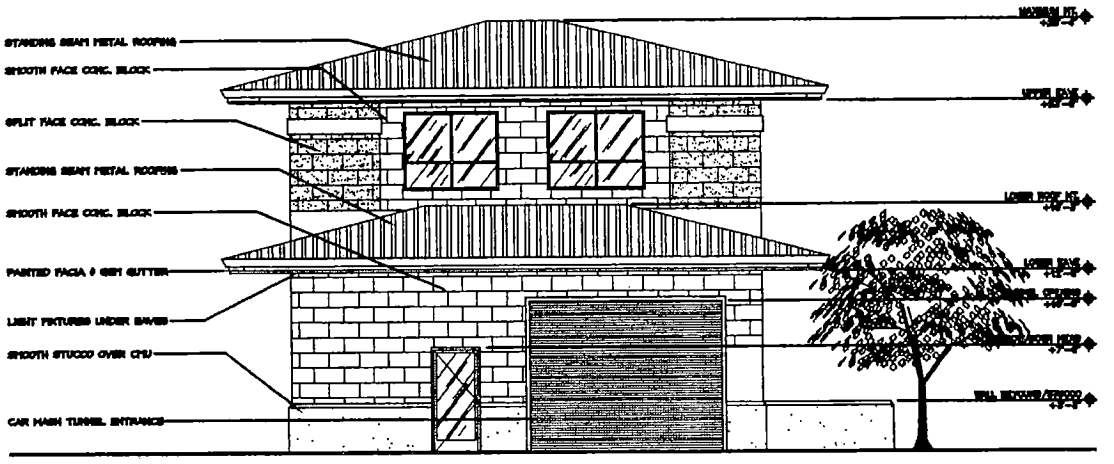
CRYSTAL CLEAN

PRELIMINARY ELEVATIONS

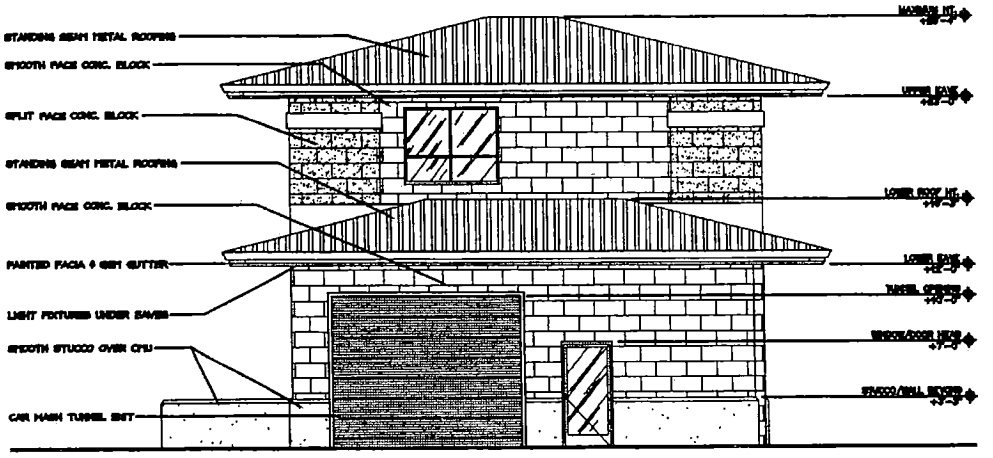
Automatic Car Wash
Plan for
Shag's Car Wash
APN 125-21-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
dwp
2409-103

PE1



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION

DON PHILLIPS - AIA ARCHITECT

PRELIMINARY ELEVATIONS

Automatic Car Wash
Plan for
Bhagi's Car Wash
APN 125-31-201-004 & 005
Las Vegas, Nevada

1-13-04
1/4"=1'-0"
dwp
2403-109
PE2

SDR-4606
7/22/04 PC

REVISED
6.16.04



SDR-4606 - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO
THE NORTHEAST CORNER OF SKY POINTE DRIVE AND RANCH HOUSE ROAD
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 34

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

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

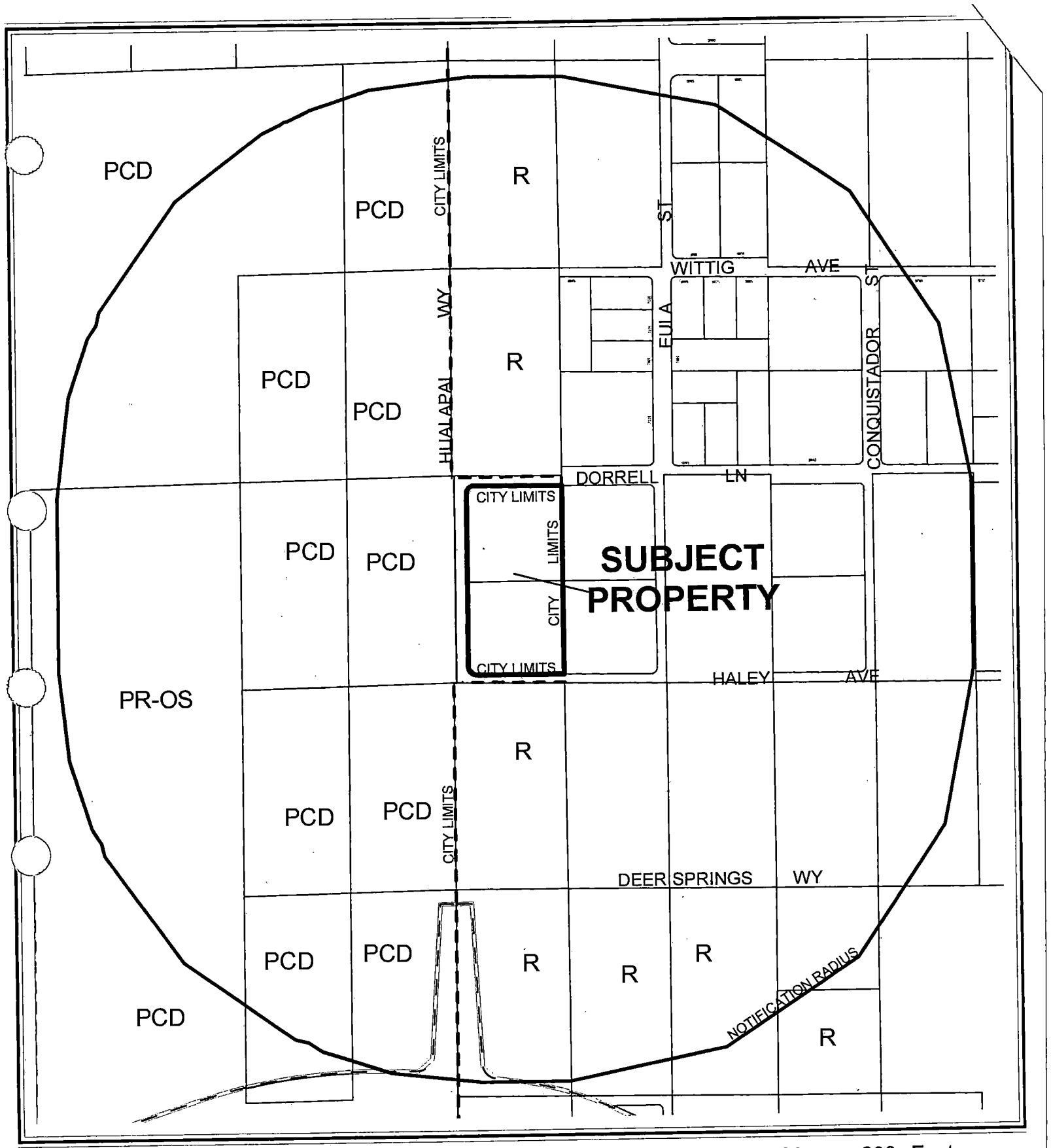
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 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)



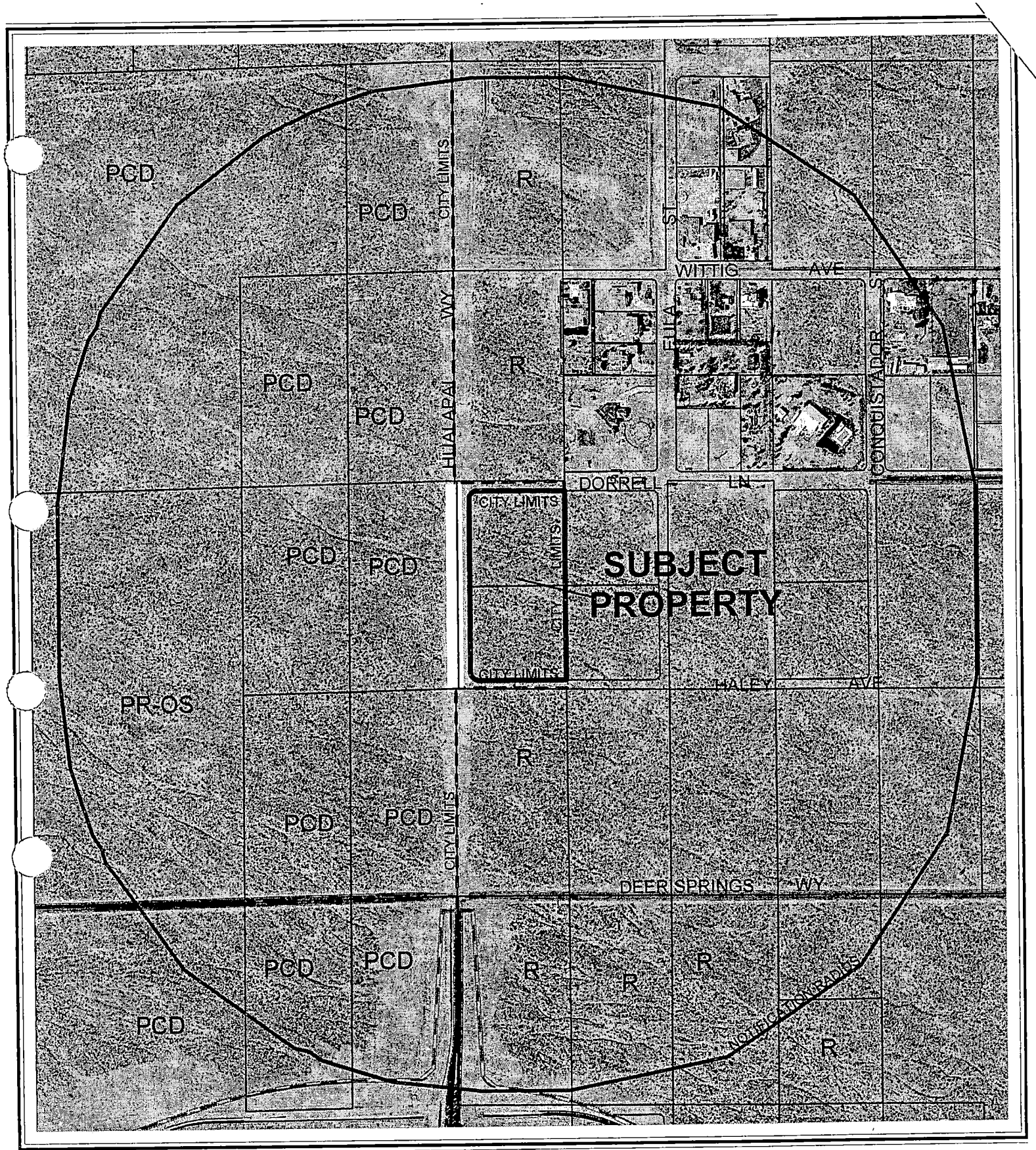
CASE: **GPA-4621**

RADIUS: 1320 FT

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

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

N



0 300 600 Feet

CASE: **GPA-4621**

RADIUS: 1320 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GENERAL PLAN AMENDMENT - PUBLIC HEARING – GPA-4621 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, 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 on the southeast corner of Hualapai Way and Dorrell Lane from R (Rural Density Residential) to L (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 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. The Northwest Sector Plan designated these parcels as R (Rural) with a maximum density of 3.96 dwelling units per acre.
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. On this plan, the parcels were designated as DR (Desert Rural).
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. 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 R (Rural Density Residential) land uses, with a maximum density of 3.5 dwelling units per acre.
07/22/04	The Planning Commission will hear related requests ZON-4623 and SDR-4626 as part of this agenda.

SR

DETAILS OF APPLICATION REQUEST

Site Area: 5.35 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

PLANNED LAND USE

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

EXISTING ZONING

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance: Centennial Hills General Plan

The Centennial Hills Interlocal Land Use plan of the Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.5 units per acre. A General Plan Amendment application has been submitted to request the L (Low Density Residential) designation on this site. If that request were approved, the R-PD5 (Residential Planned Development - 5 Units Per Acre) zoning district would be supported.

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**	
Project of Regional Significance		**X**

Clark County was notified of this request because adjacent properties are within that jurisdiction.

SR

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 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.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

The subject parcels are currently undeveloped, as are most of the adjacent parcels. The parcel to the northeast is developed with a single-family home. Access is provided by Hualapai Way to the west, Dorrell Lane to the north and Haley Avenue to the south.

The Interlocal Agreement between the City of Las Vegas and Clark County that was developed to govern development in this area included these parcels in the "Excepted Area," which limited densities to two units per acre. On the Interlocal Land Use plan, these parcels, along with those to the north and south along Hualapai Way, were designated as R (Rural Density Residential). This land use provides a gradual change in density from the Rural Neighborhood Preservation area to the east and the land designated as PCD (Planned Community Development) across Hualapai Way to the west.

This request proposes to introduce development densities never contemplated for this area. The L (Low Density Residential) General Plan Designation on these parcels would greatly diminish the buffering that was intended by the Interlocal Plan. Once developed, it could lead to increased density on other parcels along Hualapai Way. Because so much of the land in this area is still undeveloped, it is premature to determine that the Interlocal Land Use Plan did not adequately or appropriately distribute land uses. There is no justification to compromise the value and enjoyment of adjacent properties by allowing the increased densities proposed by this request.

SR

The Master Plan 2020 identifies this site as being within the "Newly Developing Areas." Objective 3.2 of that plan is, "To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes." The requested land use designation is in direct conflict with that objective, as it would result in a significant reduction of the proposed buffer area.

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 proposed General Plan Amendment is not compatible with the adjacent properties to the north, east, and south.

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 would be permitted by this request would negatively impact the rural character of the surrounding area.

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

   As this is undeveloped land, all necessary infrastructure would have to be provided. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Force with a substation approximately four and a half miles away at Cheyenne Avenue and Hualapai Way. Fire Station #41, at Buffalo Drive and Elkhorn Road, is the closest city facility to the site.

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

SR

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/22/04 A neighborhood meeting sponsored by the applicant was held. There were no neighbors in attendance.

NOTICES MAILED: 44 [Mailed with ZON-4623 & SDR-4626]

APPROVALS: 0

PROTESTS: 4

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4621 APN: 125-19-201-001 & 003

Name of Property Owner: Hualapai-Nevada LLC

Name of Applicant: NEVADA HOMES GROUP

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOSEPH BENIGATTO

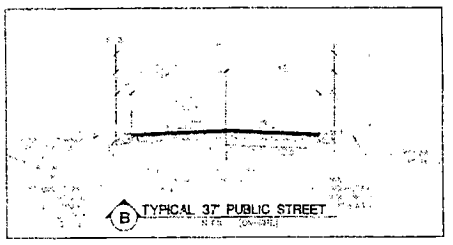
Subscribed and sworn before me

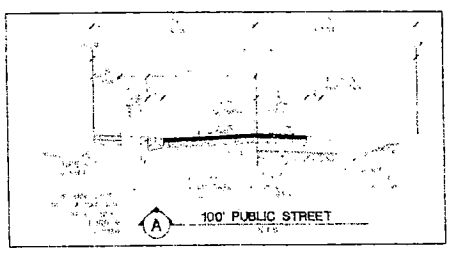
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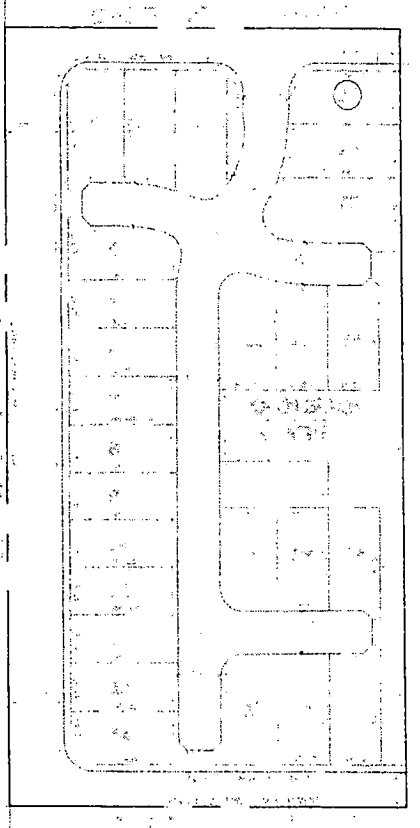
Michael Atangan

Notary Public in and for said County and State

MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

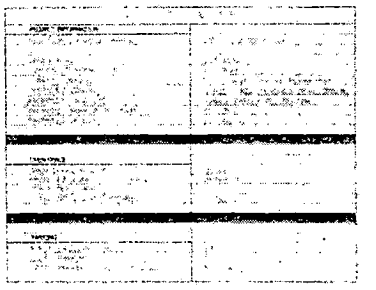


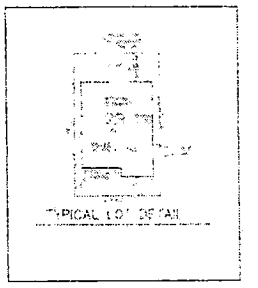






LOCATION MAP





TYPICAL LOT DETAIL

GRAPHIC SCALE

SETBACKS

OWNER/DEVELOPER

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP

CITY OF LAS VEGAS

C1

6498-CLV

GPA-4621
7-22-04 PC

TREE/PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	REMARKS
	21	24" BOX	VARIES	MATURE SIZE 40'
	9	24" BOX	VARIES	MATURE SIZE 25'
	28	VARIES	V/A	1.5 GAL
	1	GALLON	VARIES	ENCLOSED
	23	GALLON	VARIES	FLOWERING YELLOW
		GALLON	VARIES	ASSORTED COLORS

PA#: 23334

SITE

LOCATION MAP

B TYPICAL 37' PUBLIC STREET

A 60' PUBLIC STREET

A 100' PUBLIC STREET

TYPICAL LOT DETAIL

MULTI-USE EQUESTRIAN TRAIL SECTION

SETBACKS

OWNER/DEVELOPER

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE

NEVADA HOMES GROUP

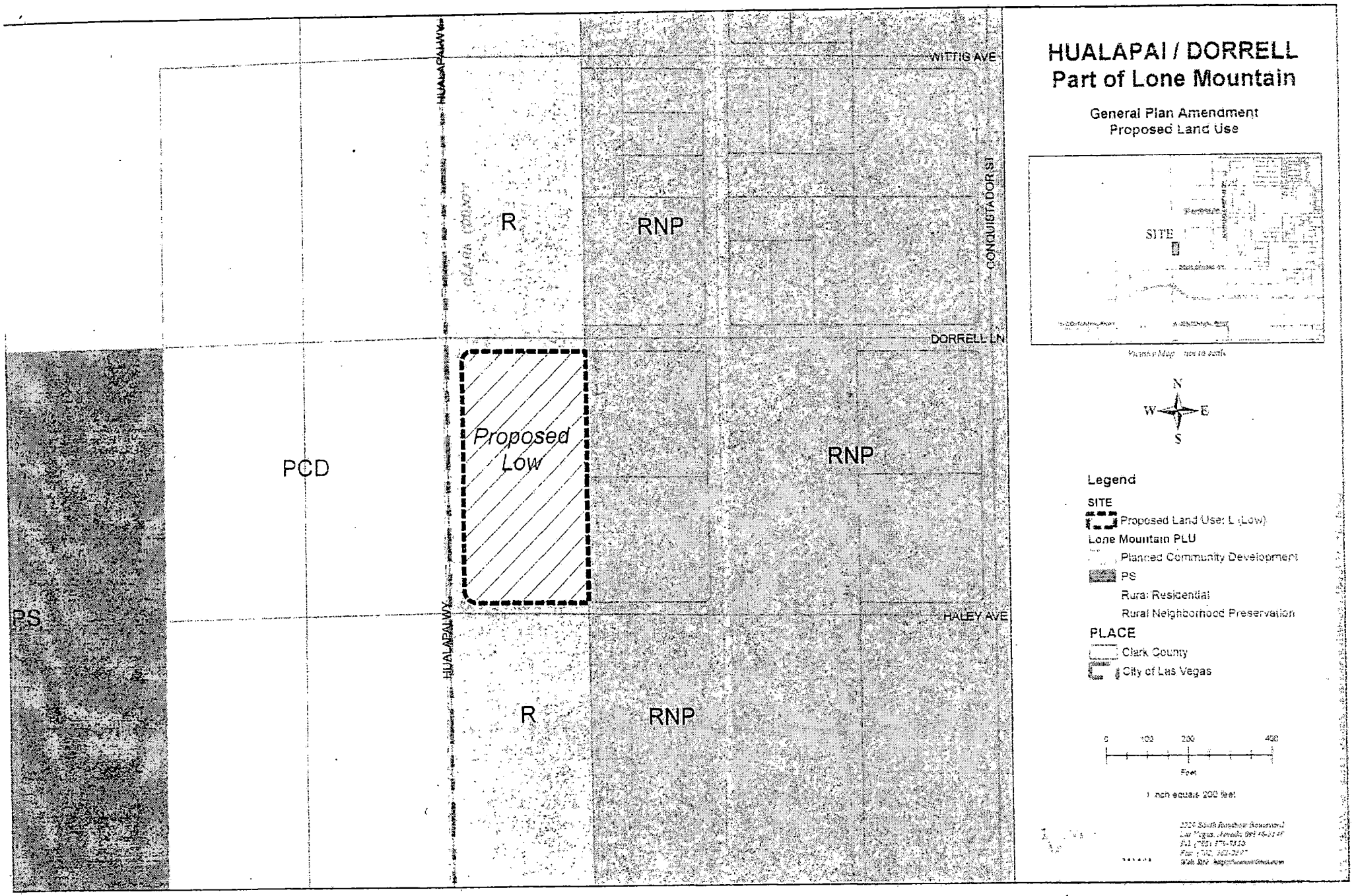
CITY OF LAS VEGAS

CONCEPTUAL LANDSCAPE PLAN
FOR
HUALAPAI/DORRELL

02
2 OF 2 SHEETS

8436-CLV

GPA-4621
7-22-04 PC



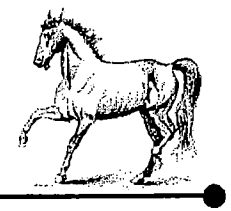
GPA-4621
7-22-04 PC



GPA-4621 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393



July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

Telephone Protest/ Approval Log

Meeting Date: 7/22/04 **Case Number:** GPA-4621

Date: 6/23/04
Name: Marc Simon
Address: 9780 Wittig Ave
Las Vegas NV 89149
Phone: 456-3440
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 7/13
Name: Sylvia V. Chu
Address: 7015 N. Jensen St.

Phone: 656-4625
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Telephone Protest/ Approval Log

Meeting Date: 7/22/04 **Case Number:** GPA-4621

Date: 7/19/04
Name: Stephan L Purdy
Address: 9615 W Haley
LV NV 89149
Phone: 645-9731
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

City of Las Vegas

Agenda Item No.: 35

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

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

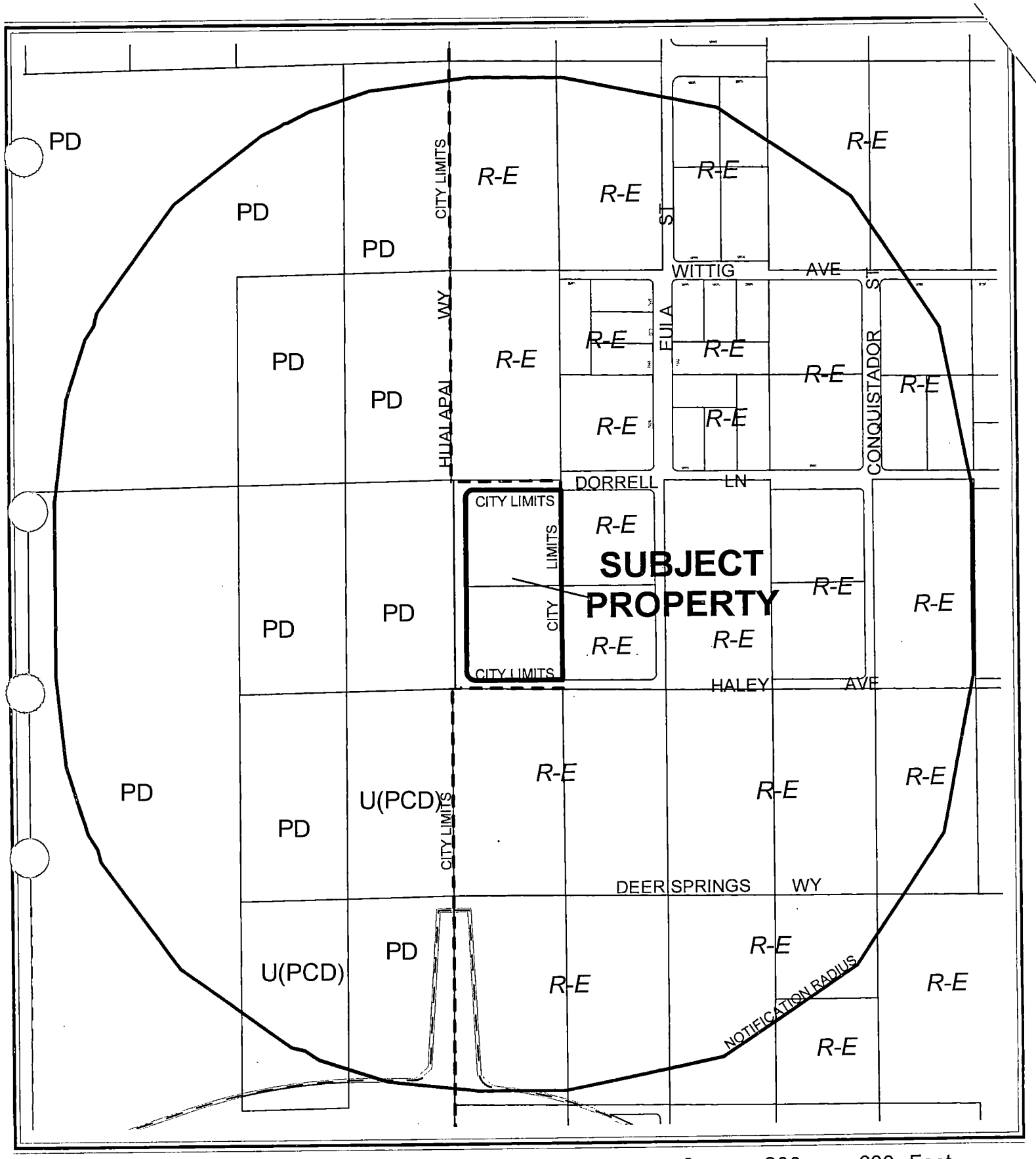
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

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].

VICE CHAIRMAN NIGRO requested the applicant to have another neighborhood meeting to discuss this application due to the revised Site Plan.

(6:10 – 6:13)

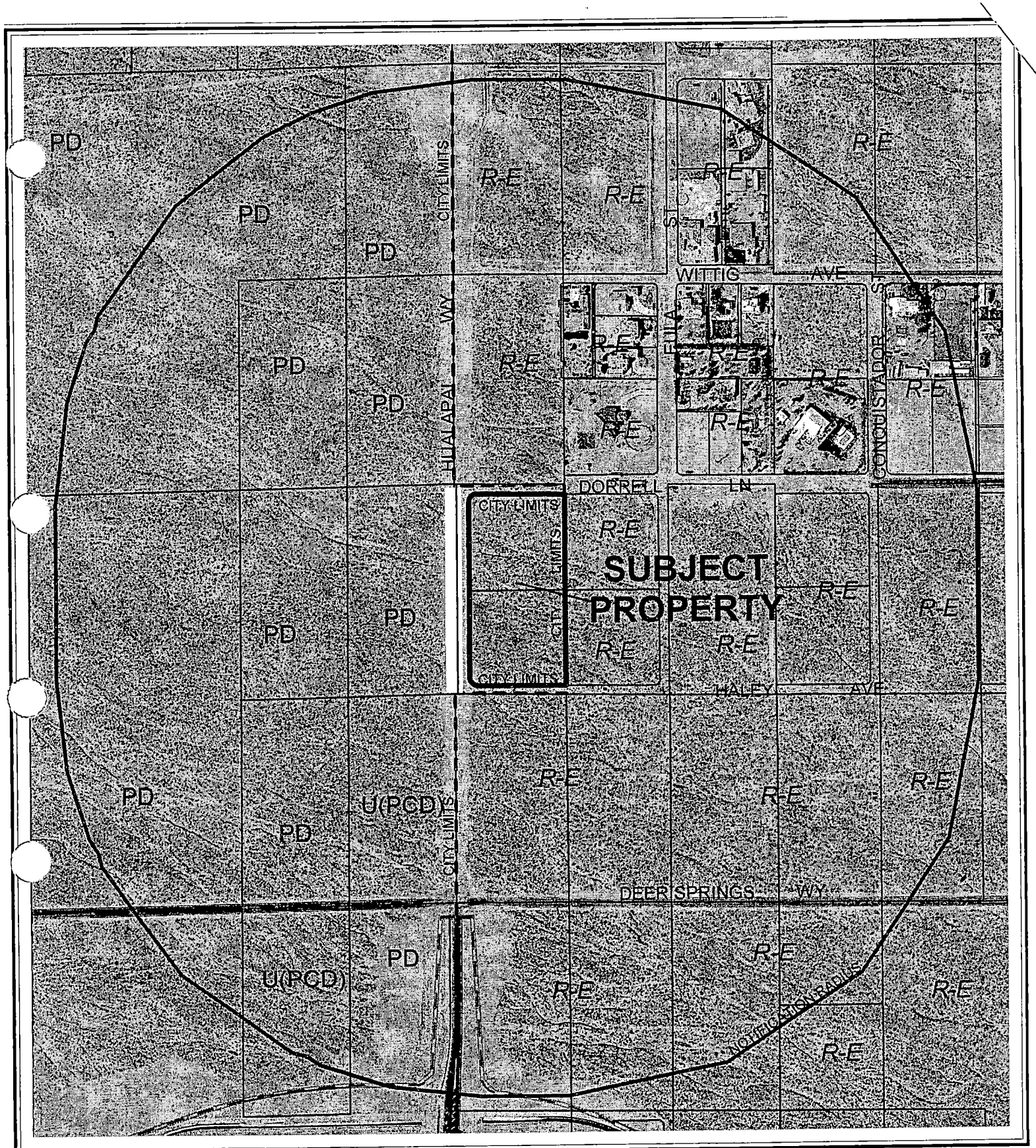


CASE: **ZON-4623**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5UNITS PER ACRE)



0 300 600 Feet

CASE: **ZON-4623**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5UNITS 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 GPA-4621 - PUBLIC HEARING - ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4621) to the L (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 (SDR-4626) 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 Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.

5. Construct half-street improvements including appropriate overpaving on Dorrell Lane, Hualapai Way and Haley Avenue 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.

6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is intended to rezone property located on the southeast corner of Hualapai Way and Dorrell Lane from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units Per Acre).

B) Applicant's Justification

The applicant has stated that this request is justified because of the commercial development anticipated to the west as part of the Cliff's Edge Development. He has also stated that the requested zoning designation would be supported by the L (Low Density Residential) land use designation, should the related General Plan Amendment application be approved.

BACKGROUND INFORMATION

A) Previous Actions

7/07/04	The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation will be August 13, 2004.
7/22/04	The Planning Commission will hear related requests GPA-4621 and SDR-4626 as part of this agenda.

B) Pre-Application Meeting

5/26/04	Issues discussed included the need for R-PD5 (Residential Planned development – 5 Units Per Acre) zoning, private streets, a 6-foot landscape planter along Hualapai Way, and approximately 20,800 square-feet of open space.

C) Neighborhood Meetings

06/22/04	There were no neighbors in attendance at the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.5 units per acre. A General Plan Amendment application has been submitted to request the L (Low Density Residential) designation on this site. If that request is approved, the R-PD5 (Residential Planned Development – 5 units per acre) zoning district would be permitted.

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

Clark County was notified of this request because adjacent properties are within that jurisdiction.

INTERAGENCY ISSUES

This request does not meet the criteria of a Project of Regional Significance.

A) Zoning Code Compliance

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-4626) application.

B) General Analysis and Discussion

The subject parcels are in an area of the city historically considered for very low intensity residential land uses. The character of the area is rural in nature with existing homes on half-acre lots at a minimum. Because the subject parcels are on the edge of this area, they are planned for development at three and a half units per acre to create a gradual increase in intensity from the rural neighborhood to the newly developing Cliff's Edge community to the west.

Because much of the land in this area is still undeveloped, there is no indication that an increase in density is necessary or appropriate on this site. The applicant has stated that the parcel to the west will be developed commercially as part of the Cliff's Edge Master Plan. However, that is not unanticipated development. The land on the east side of Hualapai in this area is all designated as R (Rural Density Residential) to allow it to serve as a buffer. The requested density would remove a significant portion of this buffer and diminish the character of the rural neighborhood.

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 does not conform to the existing General Plan designation on this site. A request has been submitted to amend the land use designation to L (Low Density Residential) that would support this request.

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

The density of development that would be allowed on the subject property is out of character and not compatible with the adjacent rural neighborhood. Homes built on the land to the east at two units per acre would each be very likely to have three homes backing up to them if this request is approved. That would not result in the type of neighborhood property owners have been able to anticipate.

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

Much of the land in this area is still undeveloped. Known development of the Cliff's Edge Master Plan area is one factor that led to the existing R (Rural Density Residential) general plan designation on this site. There are no development factors that justify an increase in density.

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."**

Hualapai Way, a proposed 80-foot right-of-way alignment, will be adequate to serve this site.

NOTICES MAILED 44 [Mailed with GPA-4621 & SDR-4626]

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4623 APN: 125-19-201-001 & 003

Name of Property Owner: HUALAPAI NEVADA, LLC

Name of Applicant: NEVADA HOMES GROUP

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOSEPH BONFANTE

Subscribed and sworn before me

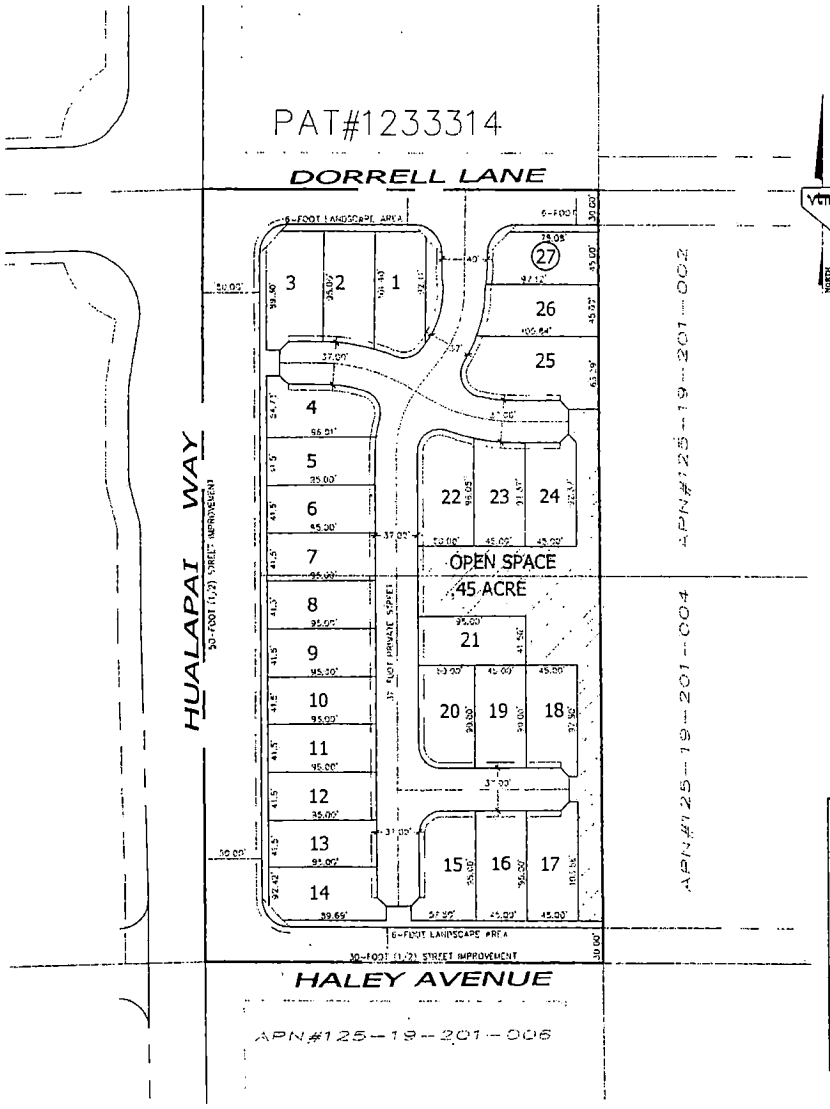
This 26 day of MAY, 2004

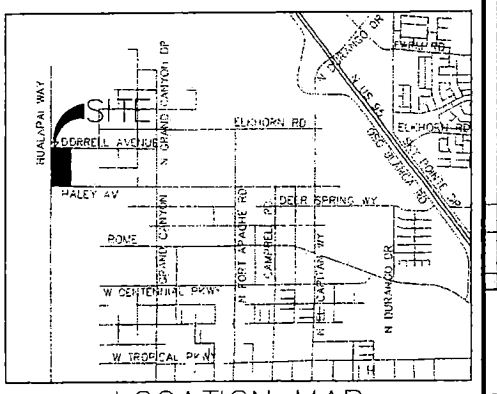
Michael Atangan

Notary Public in and for said County and State

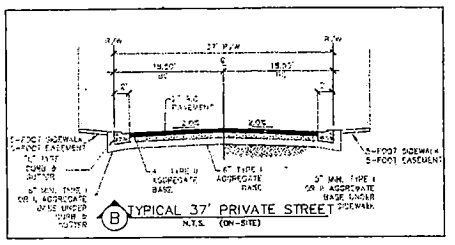
MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

PAT#1233314

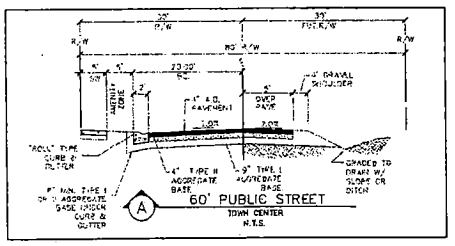




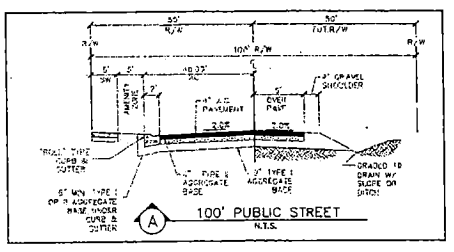
LOCATION MAP



(B) TYPICAL 37' PRIVATE STREET
N.T.S. (ON-SITE)



(A) 60' PUBLIC STREET
TOWN CENTER
N.T.S.



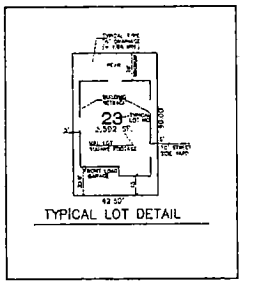
(A) 100' PUBLIC STREET
N.T.S.

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSOR'S PARCEL NUMBER(S)	125-19-201-002 & 004
GROSS ACRES	9.28 ACRES
CURRENT GENERAL PLAN	R - RURAL
CURRENT ZONING	RE - RURAL ESTATES RESIDENCE
PROPOSED ZONING	R-PD7 - PD7 PLANNED DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF LOTS	27 LOTS
PROPOSED DENSITY	2.91 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	13,939 SF
PROPOSED USABLE OPEN SPACE	19,750 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	19,750 SF
PARKING	
2 PER DWELLING UNIT	54
GUEST PARKING	0
TOTAL PARKING SPACES PROVIDED	54 SPACES



TYPICAL LOT DETAIL

GRAPHIC SCALE

1" = 30'

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89113
(702) 220-6200
CONTACT : PAUL WAGNER

NEVADA HOMES GROUP
6895 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200

CITY OF LAS VEGAS

vtn NEVADA
1727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NEVADA 89146-5146
PH. (702) 853-7500 FAX (702) 952-7597
CIVIL ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

NO	DATE	BY	REVISION
1	6/29/04	JAG	CHANGE ST.FRONT FROM PUBLIC TO PRIVATE STREET

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

DRAWN BY: JAG 5/27/04
DESIGNED BY: JAG 5/27/04
CHECKED BY:
PROJECT NO: 5438
SCALE: HORIZ. 30' VERT.

SHEET 01
1 OF 2 SHEETS
DRAWING NO. 5438-CLV

H:\STF (08-3)

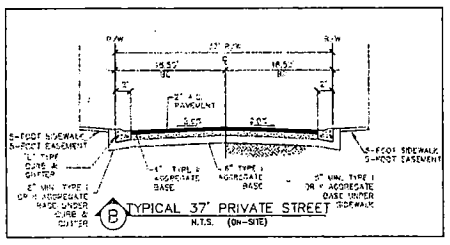
REVISED 6.29.04

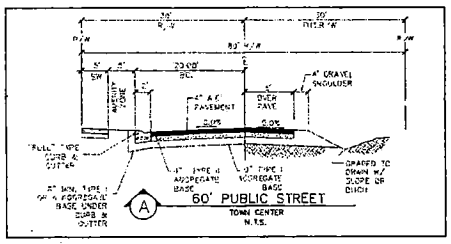
ZON-4623
SDR-4626

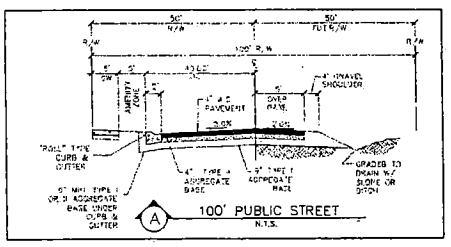
TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	20	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	20	VARIES	N/A	DATE PALM
	11	13 GALLON	VARIES	PHOTNIA
	43	15 GALLON	VARIES	FLOWERING PLUM
	9	1 GALLON	VARIES	GROUND SHRUBS

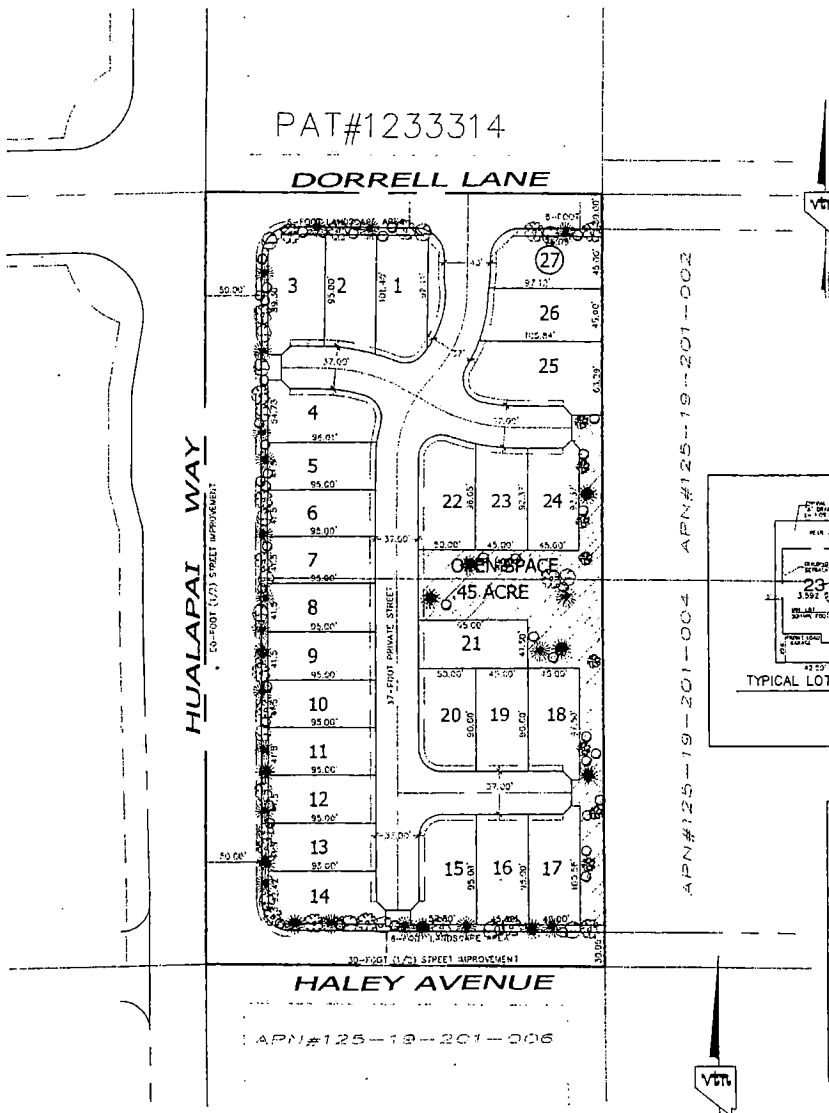
GENERAL NOTES
1. Landscape shall conform to requirements of Title 19, City of Las Vegas.
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only. A detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from this proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan and alter the amenities shown in the Open Space area.

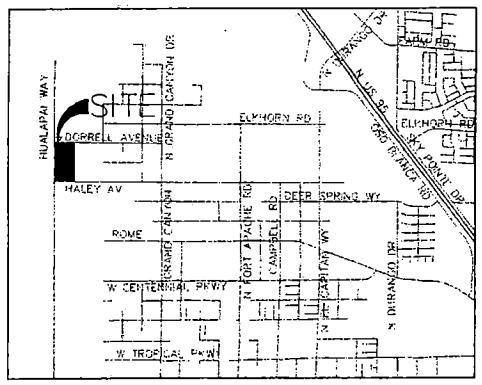


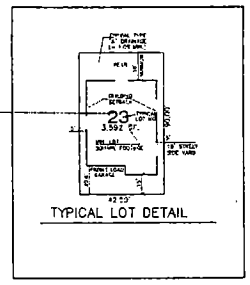




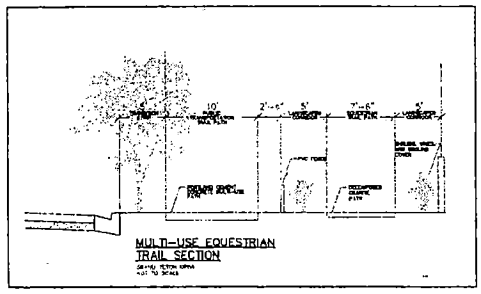
PAT#1233314







PROJECT SUMMARY	
PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO.	125-19-201-004 & 002
GROSS ACRES	5.33 ACRES
CURRENT GENERAL PLAN	M - RURAL
CURRENT ZONING	RC - Rural Estates Residential
PROPOSED ZONING	PUD/M - RES. PLANNED DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	27 LOTS
PROPOSED DENSITY	5.06 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	19,965 SF
PROPOSED USABLE OPEN SPACE	19,764 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	19,764 SF
PARKING	
4 PER DWELLING UNIT	108
GUEST PARKING	7
TOTAL PARKING SPACES PROVIDED	115 SPACES



GENERAL NOTES :
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information" The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE
1" = 30'

SETBACKS	
FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
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OWNER/DEVELOPER
NEVADA HOMES GROUP
6895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200
CONTACT: PAUL MAGNUP

CONCEPTUAL LANDSCAPE PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
6895 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
PH (702) 220-6200

CITY OF LAS VEGAS

REVISIONS			
NO.	DATE	BY	CHANGE 37-FOOT PRIVATE STREET TO 60-FOOT PUBLIC STREET
1	6/23/04	JAC	

DRAWN BY: JAS — 5/17/04
DESIGNED BY: JAS — 5/17/04
CHECKED BY:
PROJECT NO. 6438
SCALE: 30' 30'
SHEET 02 2 OF 2 SHEETS
DRAWING NO. 6438-CLV

REVISED 6.29.04

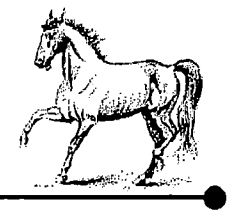
ZON-4623
SDR-4626



ZON-4623 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393



July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

City of Las Vegas

Agenda Item No.: 36

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

C.C.: 08/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

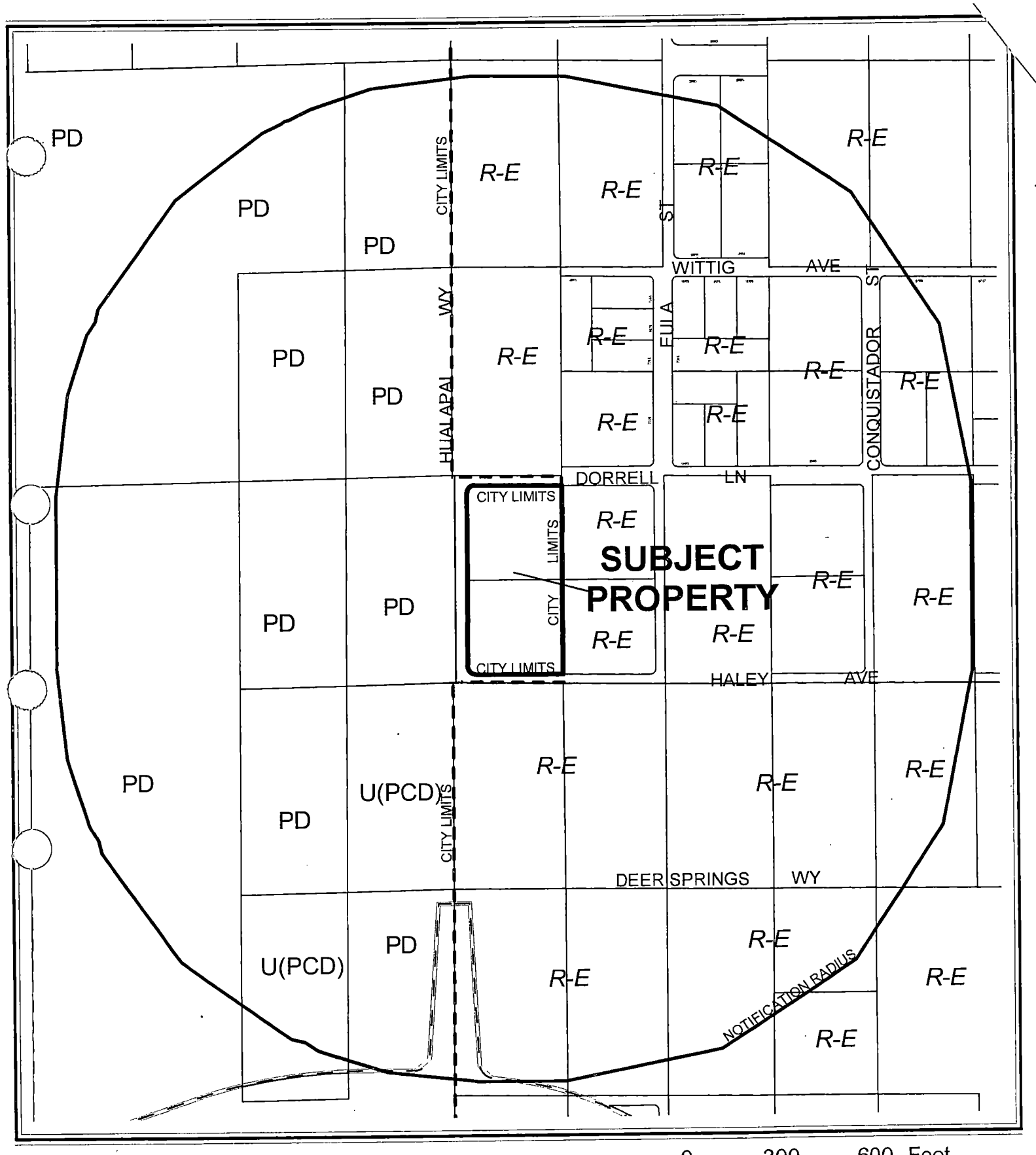
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

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].

VICE CHAIRMAN NIGRO requested the applicant to have another neighborhood meeting to discuss this application due to the revised Site Plan.

(6:10 – 6:13)


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CITY LIMITS
CITY LIMITS
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R-E
R-E

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-4621 & ZON-4623 - PUBLIC HEARING - SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, 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 General Plan Amendment (GPA-4621) R (Rural Density Residential) to L (Low Density Residential) and Rezoning (ZON-4623) to a R-PD5 (Residential Planned Development) Zoning District approved by the City Council.

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

4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 8/18/04, except as amended by conditions herein.

5. The required open space area shall be redesigned and consolidated into a larger usable area.

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 15 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. Building height shall not exceed two stories or 35 feet, whichever is less.

7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

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

12. 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.

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

Public Works

14. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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. Landscape and maintain all unimproved rights-of-way adjacent to this site.

17. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.

18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. Site development to comply with all applicable conditions of approval for ZON-4623 and all other subsequent site-related actions.

20. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 27-lot single-family subdivision with a density of 5.04 dwelling units per acre.

B) Applicant's Justification

The applicant's justification letter states that this project will neither create a safety hazard nor negatively impact adjoining properties.

BACKGROUND INFORMATION

A) Previous Actions

7/07/04 The City Council heard the introduction of a bill to annex this property (ANX-4451). The effective date of that annexation will be August 13, 2004.

7/22/04 The Planning Commission will hear related requests GPA-4621 and ZON-4623 as part of this agenda.

B) Pre-Application Meeting

5/26/04 Issues discussed included the need for R-PD5 (Residential Planned development – 5 Units Per Acre) zoning, private streets, a 6-foot landscape planter along Hualapai Way, and approximately 20,800 square-feet of open space.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.35

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	RNP (Rural Neighborhood Preservation)
West	PCD (Planned Community Development)

D) Existing Zoning

Subject Property	Clark County
North	Clark County
South	Clark County
East	Clark County
West	PD (Planned Development)

E) General Plan Compliance

The Centennial Hills Sector Plan designated this site for R (Rural Density Residential) land uses, which allow up to 3.5 units per acre. A General Plan Amendment application has been submitted to request the L (Low Density Residential) designation on this site. If that request is approved, the R-PD5 (Residential Planned Development – 5 units per acre) zoning district would be permitted.

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

Clark County was notified of this request because adjacent properties are within that jurisdiction.

SR

INTERAGENCY ISSUES

This request does not meet the criteria of a Project of Regional Significance.

PROJECT DESCRIPTION

This request is for a 27-lot single-family subdivision at a density of 5.04 units per acre. Access is provided to Dorrell Lane with internal circulation provided by 37-foot wide private streets. An open space area of 0.45 acres is provided in what is generally the middle of the east half of the subdivision. A six-foot landscape planter is provided along the adjacent public rights-of-way.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

For R-PD (Residential Planned Development) developments, development standards are determined as part of the Site Development Plan Review.

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3,825	N/A
Min. Lot Width	N/A	42.5 feet	N/A
Min. Setbacks • Front • Side • Corner • Rear	N/A	20' to house 15' to garage 5 feet 10 feet 15 feet	N/A

If the request is approved, these are acceptable standards for this type of single family residential project.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to this request.

SR

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
SF dwelling	N/A	2 spaces per unit	54	N/A	54	0

The parking provided for each dwelling unit satisfies the zoning 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	N/A	N/A	N/A
Buffer: • Min. Trees	1 Tree/30 Linear Feet	49 Trees	59 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

The landscape buffer area meets the requirements of the Las Vegas Urban Design Guidelines and Standards.

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

Total Acreage	Density	**Required** Ratio	**Required** Percent	**Required** Area	**Provided** Percent	**Provided** Area
5.35 acres	5.04	1.65	8.32 %	19,389 SF	8.4 %	19,602 SF

The amount of open space provided meets the requirements of Title 19.

SR

B) General Analysis and Discussion

- Zoning

The proposed R-PD5 (Residential Planned Development – 5 units per acre) zoning designation provides for single-family homes up to 5.49 dwelling units per acre. The adjacent properties to the east are zoned to allow development at two units per acre. The subject parcels are part of a buffer area, with includes the land to the north and south, which is planned for densities of no more than 3.5 dwelling units per acre. The proposed zoning district is out of character with the adjacent existing and planned land uses and would degrade the buffering intended to be between the rural areas and the Cliff's Edge Master Planned Community.

- Site Plan

The site plan depicts lot sizes of approximately 4,000 square feet fronting on 37-foot wide private streets. These lots are significantly smaller than what is intended for this area. Open space is provided in an area along the eastern boundary of the site containing approximately 0.45 acres. A significant portion of this open space is in the form of a 20-foot wide landscape strip, providing little if any usable or aesthetic value to most of the prospective residents of this subdivision.

- Waivers

There are no waivers requested as part of this application.

- Landscape Plan

The submitted landscape plan is conceptual only, but meets the requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards. Final landscape approval will be through the subdivision process.

- Elevation

Elevations depict one and two-story homes with two-car garages of design and materials typical to the valley.

- Floor Plan

Four floor plans have been submitted including a 1,663 sq. ft. single-story home and three two-story homes of 1,752; 2,084; and 2,309 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:

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

   The density and lot sizes proposed for this development are not compatible with adjacent development, either existing or planned.

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 not supported by the Centennial Hills Sector Plan that has designated these parcels for R (Rural Density Residential) Development, which allows 3.5 dwelling units per acre. A request has been submitted to amend that plan to L (Low Density Residential).

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

   Hualapai Way and Dorrell Lane provide adequate access to this site. Internal circulation has no negative impact on adjacent properties.

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

   The building and landscape materials proposed are typical of those used in similar developments and are appropriate in this area.

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

The building elevations and designs are typical of single-family subdivisions and are not undesirable or unsightly in appearance.

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 44 [Mailed with GPA-4621 & ZON-4623]

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4626 APN: 125-19-201-001 & 003

Name of Property Owner: Hualapai Nevada LLC

Name of Applicant: NEVADA HOMES GROUP

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Joseph Bonifatto

Subscribed and sworn before me

This 26 day of MAY, 2004

Michael Atangan

Notary Public in and for said County and State

MICHAEL ATANGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 03-80552-1
My Appt. Expires March 26, 2007

PAT#1233314

DORRELL LANE

HUALAPAI WAY

50-FOOT (1/2) STREET IMPROVEMENT

APN#125-19-201-002

APN#125-19-201-004

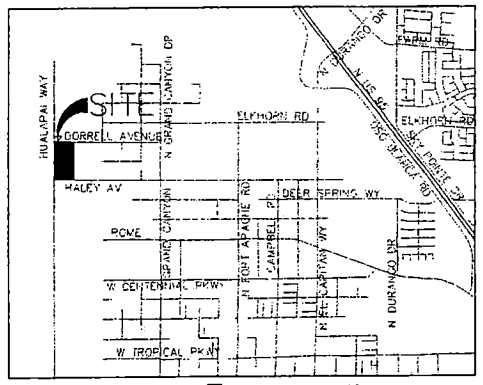
OPEN SPACE
.45 ACRE

HALEY AVENUE

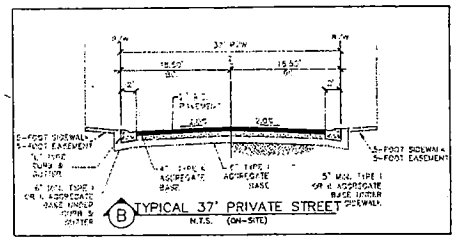
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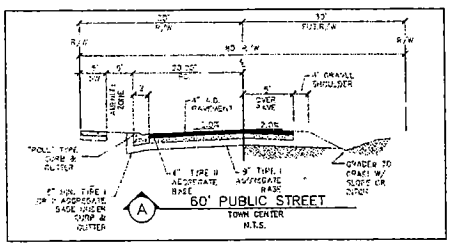
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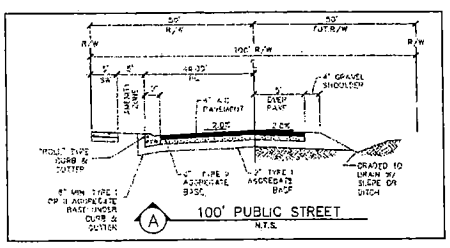
6-FOOT LANDSCAPE AREA



LOCATION MAP

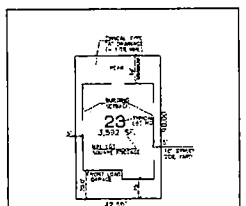






PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO.	125-19-201-002, 004, & 006
GROSS ACRES	5.00 ACRES
CURRENT GENERAL PLAN	R - Rural
CURRENT ZONING	RE = Rural Estates Residential
PROPOSED ZONING	PD/RD = RED PLANNED DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	27 LOTS
PROPOSED DENSITY	5.4 D/AC
OPEN SPACE	
OPEN SPACE REQUIRED	13,826 SF
PROPOSED USABLE OPEN SPACE	19,749 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	19,749 SF
PARKING	
# PER DWELLING UNIT	2.0
GUEST PARKING	5
TOTAL PARKING SPACES PROVIDED	54 SPACES



GRAPHIC SCALE

1" = 30'

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
8895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200
CONTACT - PAUL WAGNER

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
8895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200

CITY OF LAS VEGAS

8727 SOUTH JONES BOULEVARD, LAS VEGAS, NEVADA 89139-5148
PH. (702) 873-7266 FAX (702) 873-2597
PREVIOUS CONSULTING EMPLOYERS ● PLANNERS ● LAND SURVEYORS

NO.	DATE	REVISION
1	3/23/04	ADJ. CHANGE 37'-TOT FROM PUBLIC TO PRIVATE STREET
		BY

DRAWN BY: JBA 3/17/04
DESIGNED BY: JBO 3/17/04
CHECKED BY:
PROJECT NO: 643B
SCALE: 30' HORIZ. 30' VERT.

SHEET 01 OF 2 SHEETS
DRAWING NO. 643B-CLV

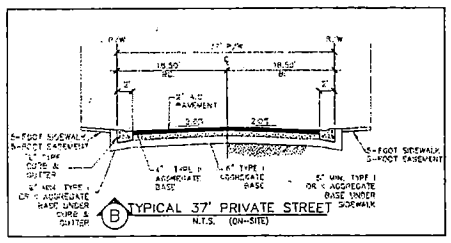
REVISED 6-29-04

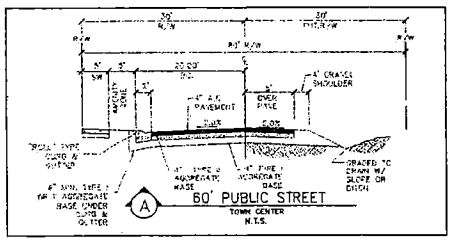
ZON-4623
SDR-4626

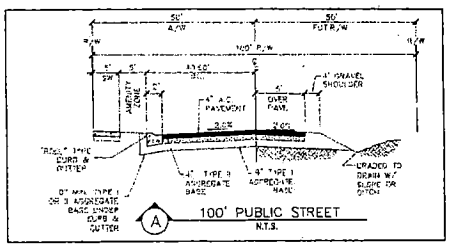
TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	20	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	20	VARIES	N/A	DATE PALM
	11	13 GALLON	VARIES	PHOTNIA
	43	15 GALLON	VARIES	FLOWERING PLUM
	9	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 19 (City of Las Vegas)
2. Ground cover shall be designed to cover more than 90% of the landscaped area.
3. The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from the proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the quantities shown in the Open Space area.







PAT#1233314

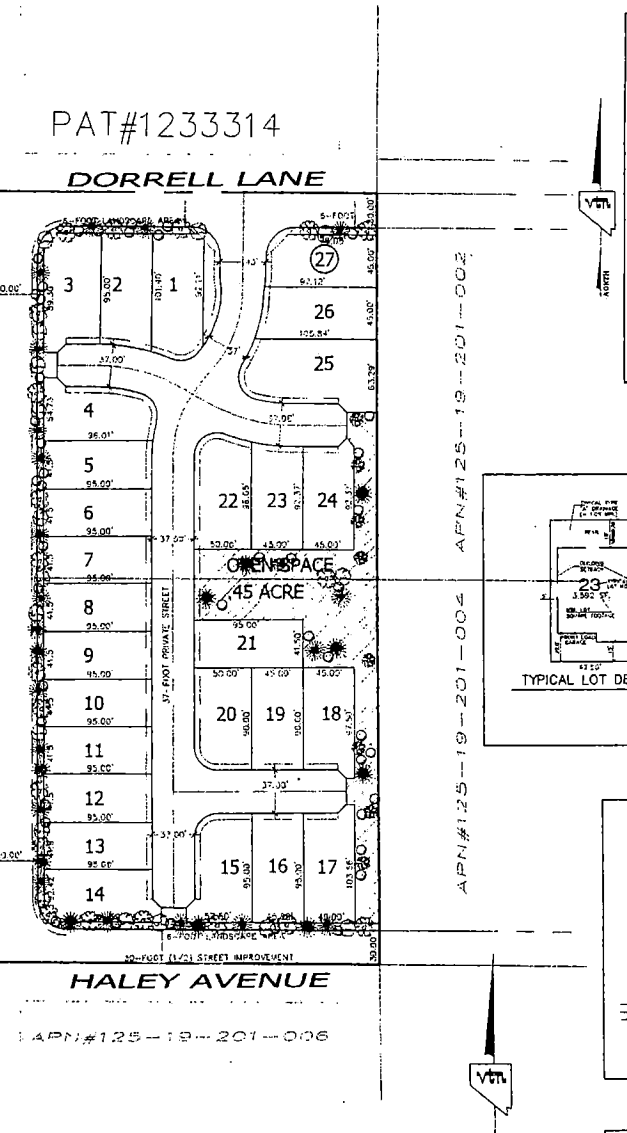
DORRELL LANE

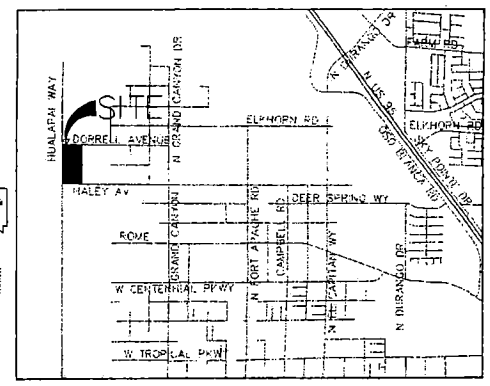
HUALAPAI WAY

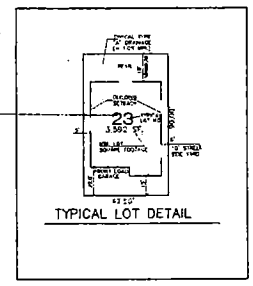
50-FOOT (1/2) STREET IMPROVEMENT

APN#125-19-201-002

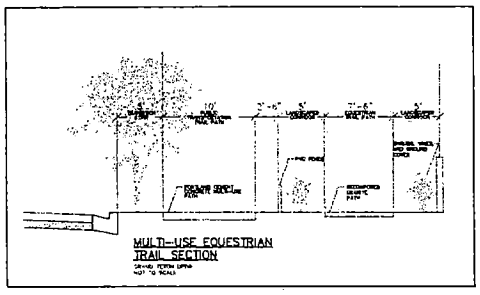
APN#125-19-201-004







PROJECT SUMMARY	
PROJECT INFORMATION	
ASSESSOR'S PARCEL MAP NO	125-19-201-001 & 002
GROSS ACRES	7.35 ACRES
CURRENT GENERAL PLAN	R - PUD
CURRENT ZONING	OC - Rural Estates Residential
PROPOSED ZONING	R-PUD - RPD, PLANNED DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	27 LOTS
PROPOSED DENSITY	3.64 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	19,484 SF
PROPOSED USABLE OPEN SPACE	19,764 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	19,764 SF
PARKING	
# PER DWELLING UNIT	2.0
GUEST PARKING	7
TOTAL PARKING SPACES PROVIDED	54 SPACES



GENERAL NOTES :
1. there are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information" The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200
CONTACT : PAUL WAGNER

CONCEPTUAL LANDSCAPE PLAN
FOR
HUALAPAI/DORRELL

NEVADA HOMES GROUP
6895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200

CITY OF LAS VEGAS

VTN NEVADA
2477 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-3149
PH (702) 873-7450 FAX (702) 873-7297
ENGINEERS ● PLANNERS ● LAND SURVEYORS

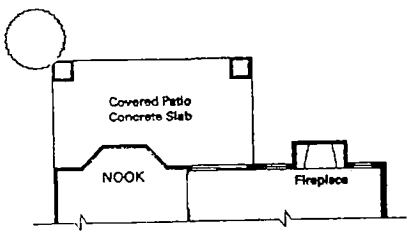
NO.	DATE	BY	REVISION
1	6/23/04	JBA	CHANGE 37-FOOT PRIV. PUBLIC TO PRIVATE STREET

DRAWN BY: JBA 3/17/04
DESIGNED BY: JBA 3/17/04
CHECKED BY:
PROJECT NO: 6436
SCALE: 30" 50' HORIZ. VERT.

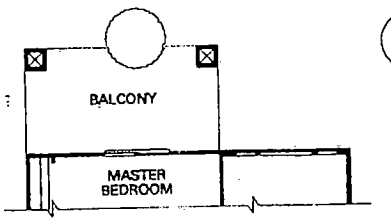
SHEET 02 2 OF 2 SHEETS
DRAWING NO. 6436-CLV

REVISED 6.29.04

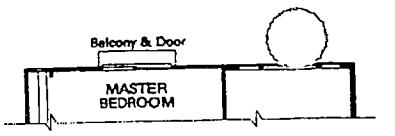
ZON-4623
SDR-4626



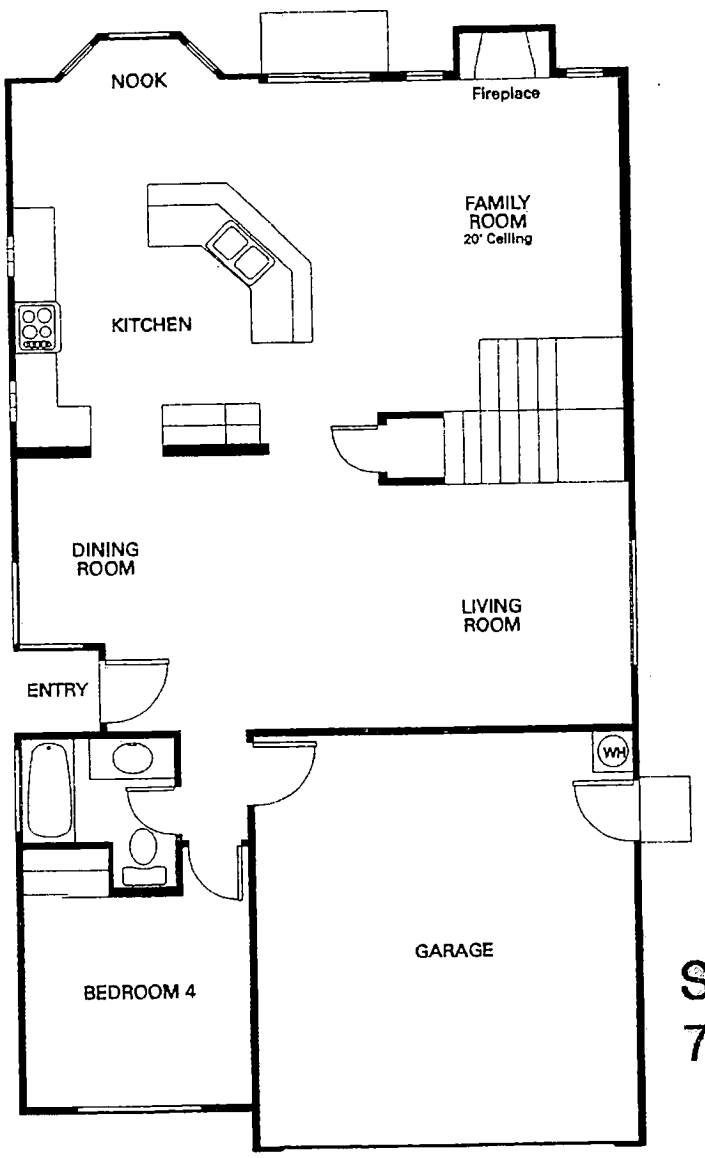
OPTION 2 PATIO & BALCONY

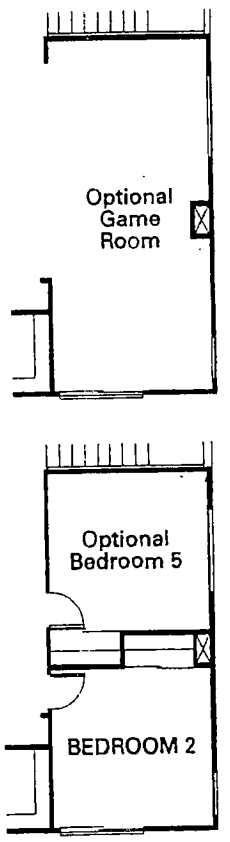


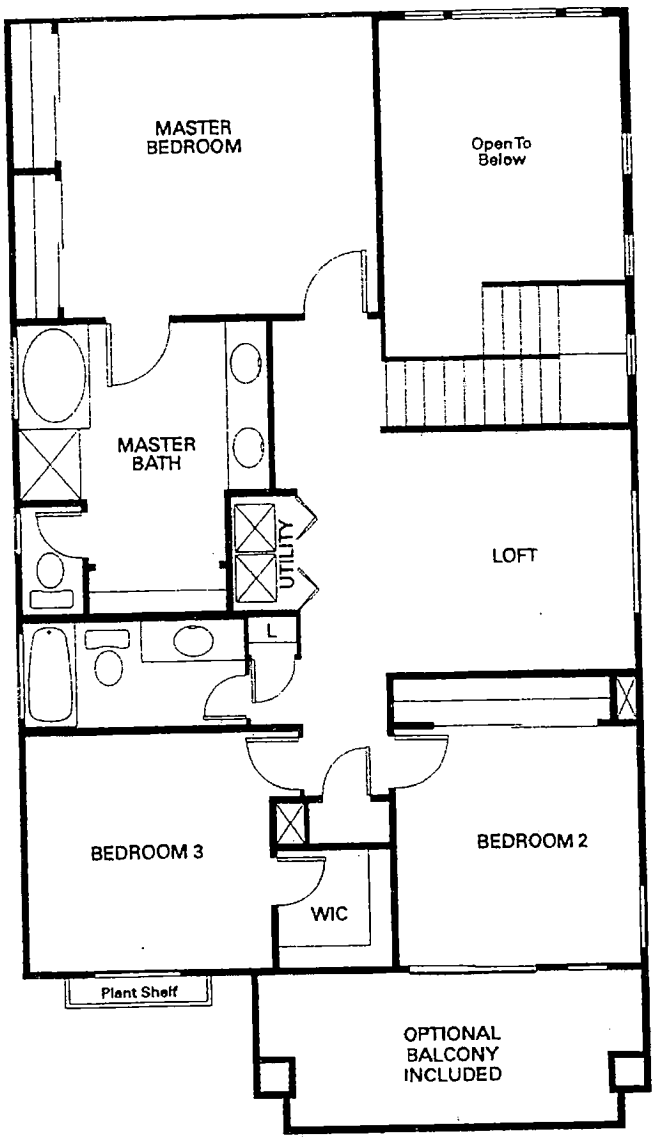
OPTION 2 PATIO, BALCONY & DOOR



OPTION 1 PATIO, BALCONY & DOOR







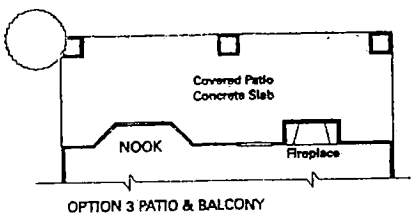
SDR-4626

7-22-04 PC THE DIAMOND

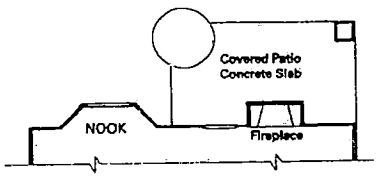
Two Story, 2309 Sq. Ft.
4 Bd Rm, Loft, 5 Bd Rm, 3 Bath

EQUAL OPPORTUNITY HOUSING

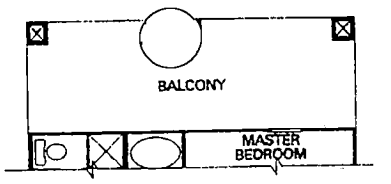
NEVADA HOMES GROUP



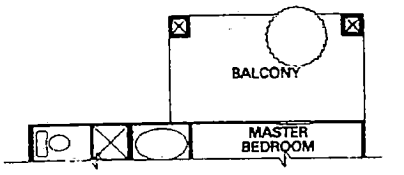
OPTION 3 PATIO & BALCONY



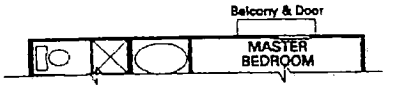
OPTION 2 PATIO & BALCONY



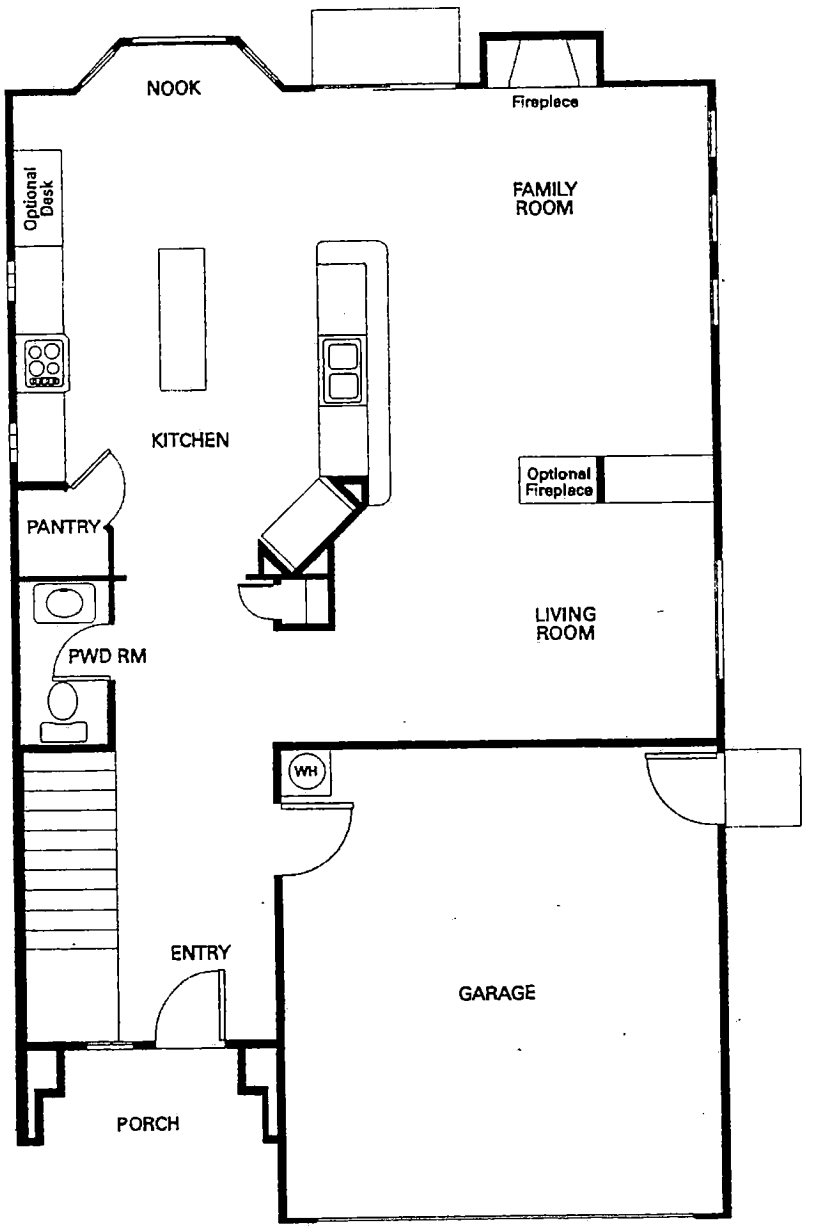
OPTION 3 BALCONY & DOOR

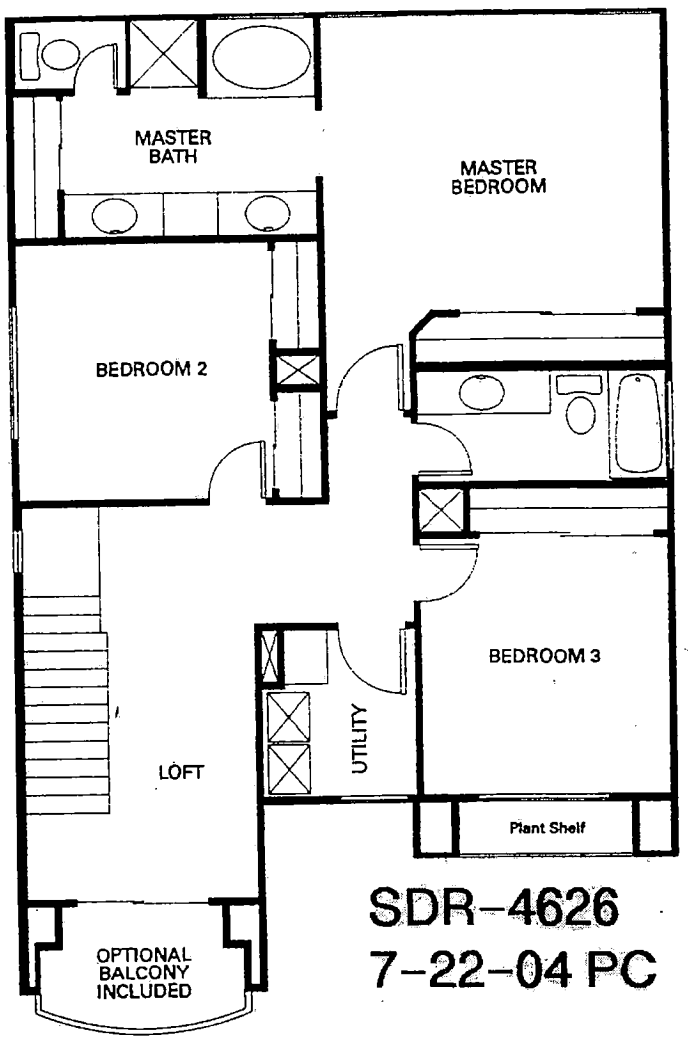


OPTION 2 BALCONY & DOOR



OPTION 1 BALCONY & DOOR





THE EMERALD

Two Story, 2084 Sq. Ft.
3 Bd. Rm., Loft, 2½ Bath

SDR-4626
7-22-04 PC

EQUAL OPPORTUNITY HOUSING

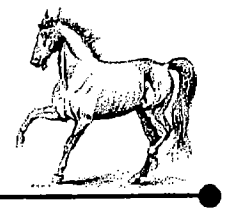
NEVADA HOMES GROUP



SDR-4626 - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

John J. Solvie
Brigitte M. Solvie
7038 N. Conquistador Street
Las Vegas, Nevada 89149-1393



July 19, 2004

ATTN: Sean Robertson, Planner
City of Las Vegas
Planning & Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Opposition to Case No. GPA 4621
Opposition to Case No ZON 4623
Opposition to Case No. SDR 4626

I am a current landowner within the notification proximity of these active requests; yet, no notification was ever received in the mail.

These requests are in direct violation and conflict with the existing Interlocal Agreement establishing acceptable density for this area at a maximum of 3.5 DUA.

The applicant's requests for GPA 4621, ZON 4623, and SDR 4626 should all be unquestionably denied due to the language of the Interlocal Agreement, item 3 Joint Land Use, paragraph F.

Henceforth, I hereby formally place my opposition vote toward all three of these active case numbers, GPA 4621, ZON 4623, and SDR 4626.

Respectfully,

Brigitte M. Solvie
Landowner, APN 125-19-102-034

City of Las Vegas

Agenda Item No.: 37

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

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	

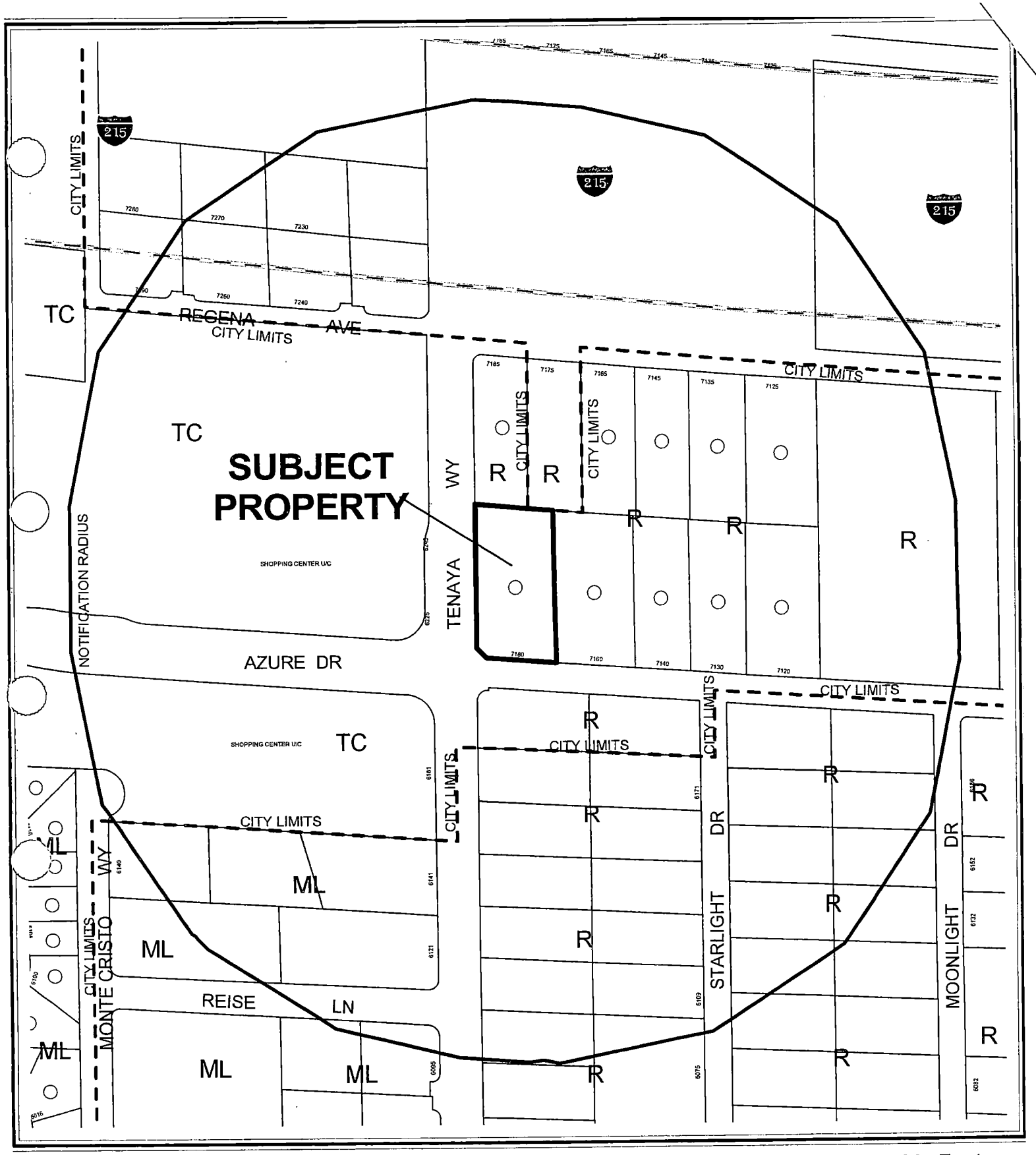
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
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)

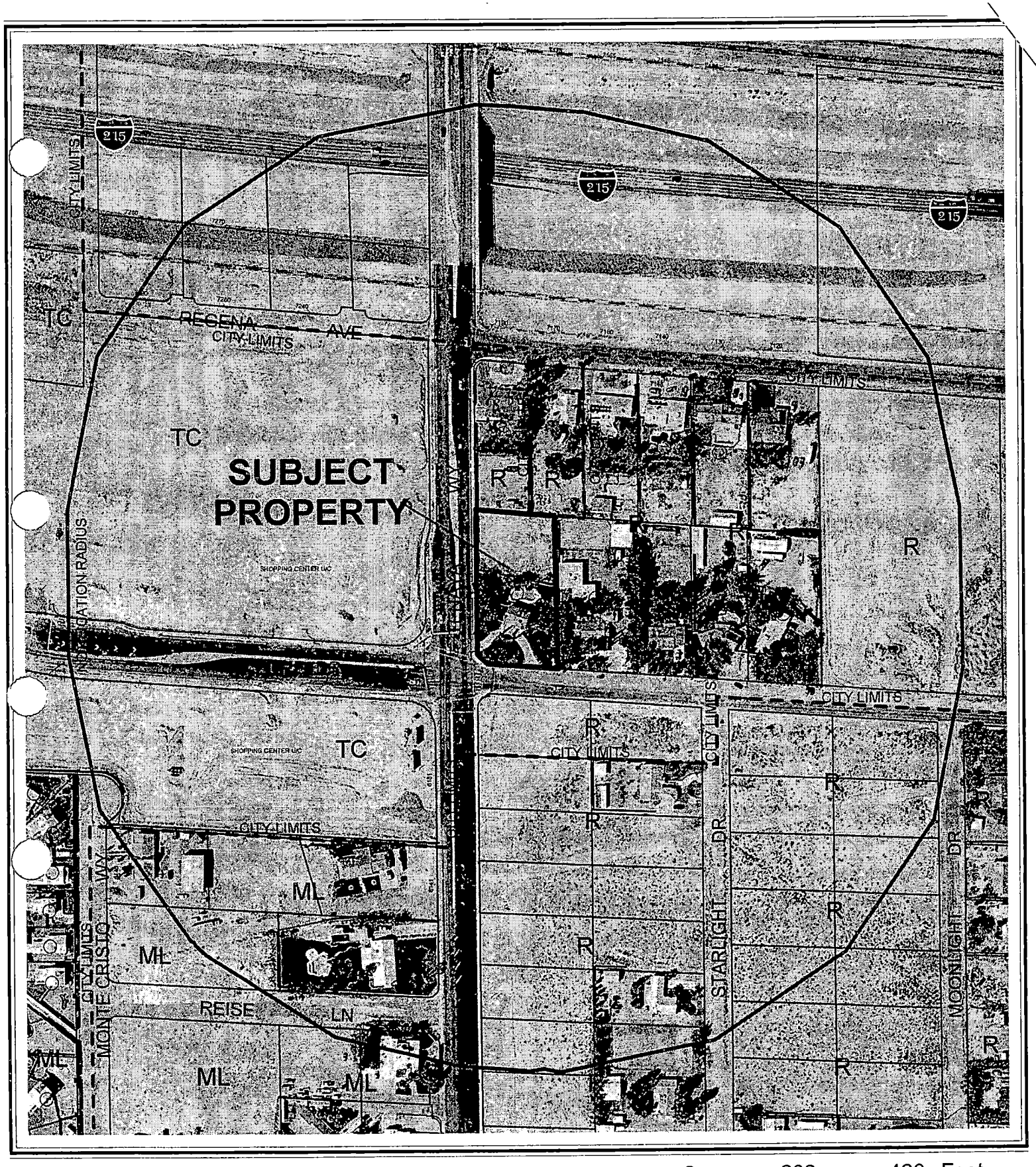


CASE: **GPA-4631**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: O (OFFICE)



0 200 400 Feet

CASE: **GPA-4631**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: O (OFFICE)

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-4631 – APPLICANT/OWNER: CHARLES H. SHIELDS

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R (Rural Density Residential) to O (Office) on 0.96 acres at 7180 West Azure Drive.

APPLICANT'S JUSTIFICATION

The applicant's justification letter states the proposed General Plan Amendment and Rezoning from Rural to Professional Office is the ideal transition from the high density, urban master planned community across Tenaya Way from the proposed site to the less dense residential developments to the southeast. Further, the burdens imposed by such a change will be consistent with those imposed by the TC (Town Center) uses as well as the current traffic flow on Tenaya and Azure Drive just south of the Beltway. The proposed plan amendment and rezoning is compatible with the TC (Town Center) to the east and further the goals of the general plan by promoting transitional zoning, where appropriate.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) 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.
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.
05/20/00	The subject property, as part of a larger was Annexed (A-0044-99) into the City of Las Vegas, effective May 20, 2000.

LLM

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.

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural Density Residential) land uses, (if residential - with a maximum density of 3.59 dwelling units per acre).

07/22/04 The Planning Commission will consider companion items: A Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking); and a Site Development Plan Review (SDR-4638) for a professional office and parking will be considered as companion agenda items.

DETAILS OF APPLICATION REQUEST

Site Area: 0.96 Acres

EXISTING LAND USE

Subject Property	Single Family Residence
North	Single Family Residence; and Undeveloped (Clark County)
South	Undeveloped
East	Undeveloped
West	Single Family Residence

PLANNED LAND USE

Subject Property	R (Rural Density Residential)
North	R (Rural Density Residential)
South	R (Rural Density Residential)
East	SX-TC (Suburban Mixed Use – Town Center)
West	R (Rural Density Residential)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-E (Residence Estates); Clark County
South	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
East	T-C (Town Center)
West	R-E (Residence Estates)

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

DEFINITIONS

RNP (Rural Neighborhood Preservation) (Zero to 2.0 dwelling units per acre). The predominant residential lifestyle of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

In accordance with an interlocal agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above-described lifestyle as Rural Neighborhood Preservation areas. These areas are shown on Map 3, the "Centennial Hills Interlocal Land Use Plan", of the Centennial Hills Sector Plan. The Interlocal describes areas within the Centennial Hills Sector as "Excepted Areas". The "Excepted Areas" are those that will be annexed in to the City only by request of the individual property owners. Map 3 shows a boundary that encompasses those parcels that are within the "Excepted Areas" of the Interlocal and represents the limits of the Rural Neighborhood Preservation neighborhoods.

Parcels in the excepted areas at the time of the signing of the Interlocal shall remain Rural Neighborhood Preservation areas whether the parcels annex into the city or not.

R (Rural Density Residential) (2.5 to 3.59 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.

TC (Town Center) The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

ANALYSIS

The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion of the use, a separate building approximately 4,525 square feet in size, is planned for the future. On-site parking is located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure and Tenaya. Perimeter landscaping that meets the minimum requirements of Title 19 is indicated on the landscape plan.

Adjacent to the site are single-family residences to the north and east, undeveloped residential designated property to the south, and undeveloped property in the Town Center Plan Area to the west. The Southeast Sector Plan of the General Plan designates the site as R (Rural Density Residential). This application proposes to change the land use designation to O (Office) to accommodate a medical office.

FINDINGS

Section 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 proposed O (Office) General Plan designation provides for small lot office conversions as a transition along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. The proposed O (Office) designation constitutes a "Spot Zoning" condition that is not compatible with the adjacent R (Rural Density Residential) General Plan designations and land uses to the north, south and east. Furthermore, the proposed O (Office) designation is not recommended for this particular site due to potential of the encroachment of office use into a Rural Preservation Neighborhood.

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

The proposed zoning of P-R (Professional Office and Parking) would permit the proposed medical office conversion on 0.96-acres. This zoning designation is compatible with the existing SX-TC (Service Commercial – Town Center) designated properties to the west, however the proposed P-R (Professional Offices and Parking) zoning is not compatible with the R-E (Residence Estates) zoned property to the north and east and the U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to the south. The proposed P-R (Professional Offices and Parking) zoning would also create a spot zone situation.

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

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #41, located at 6989 Buffalo Drive (located south of Elkhorn Road) is the closest city facility 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 apply to this application.

LLM

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

06/22/04 A neighborhood meeting sponsored by the applicant was held. Five persons attended and the following comments were made.

- Professional offices not compatible with residential
- Spot zoning
- Location of gate
- 37 parking spaces
- Compatibility with horses on R-E property
- Effects on community well/septic system
- Adverse impact on property values of adjacent residential properties

NOTICES MAILED: 32 [Mailed with ZON-4635 & SDR-4638]

APPROVALS: 0

PROTESTS: 0

LLM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-4631 APN: 125-27-503-008

Name of Property Owner: Shields, Charles H. & Gail W.

Name of Applicant: Charles H. Shields

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: Gail Shields Charles H. Shields

Print Name: GAIL SHIELDS CHARLES H. SHIELDS

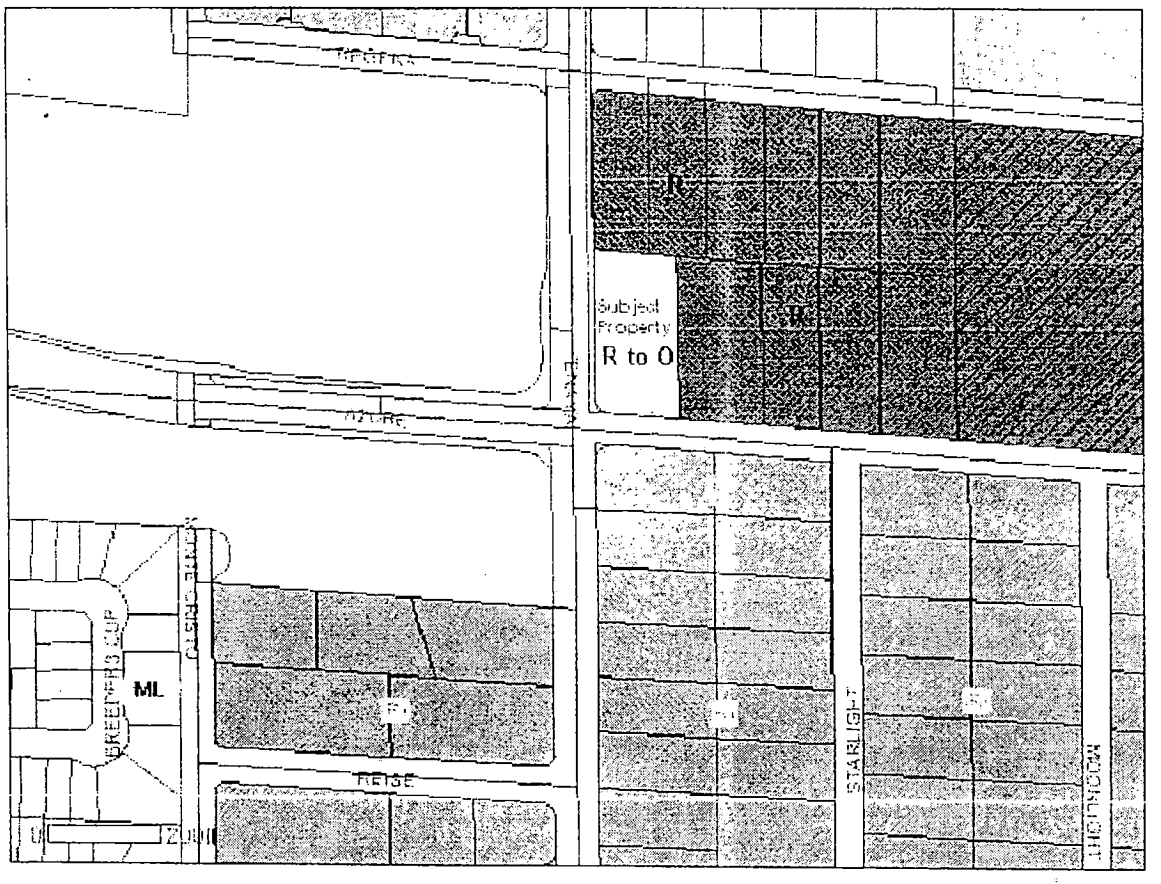
Subscribed and sworn before me

This 14 day of April, 2004

Sharon Ferdman

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SHARON FERDMAN
No: 00-62659-1
My Appointment Expires April 7, 2008



1 GENERAL PLAN DESIGNATION PLAN

SCALE: 1" = 1320'-0"

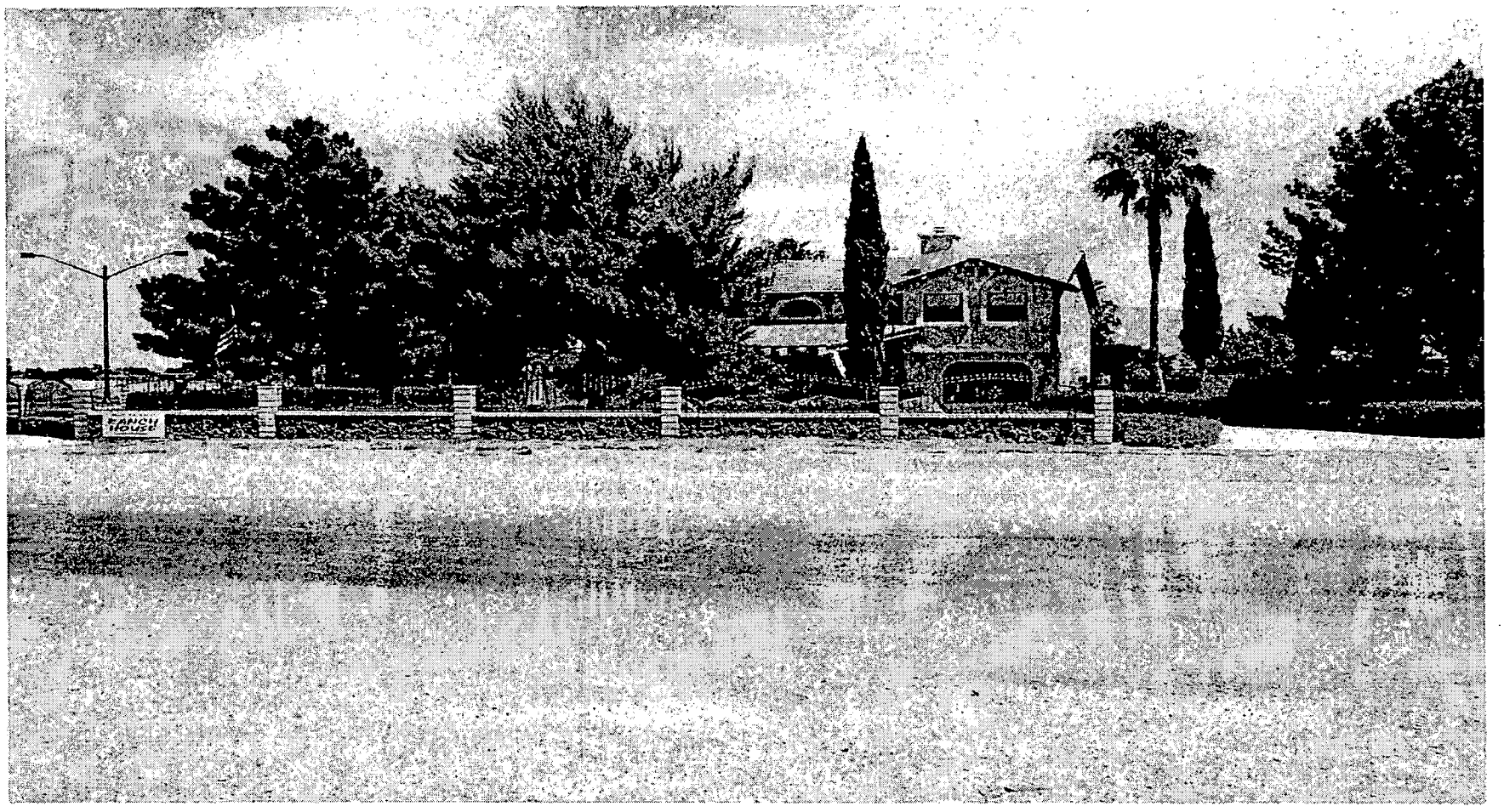
john daulk burke, architect

revisions

OFFICE BUILDING
7180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

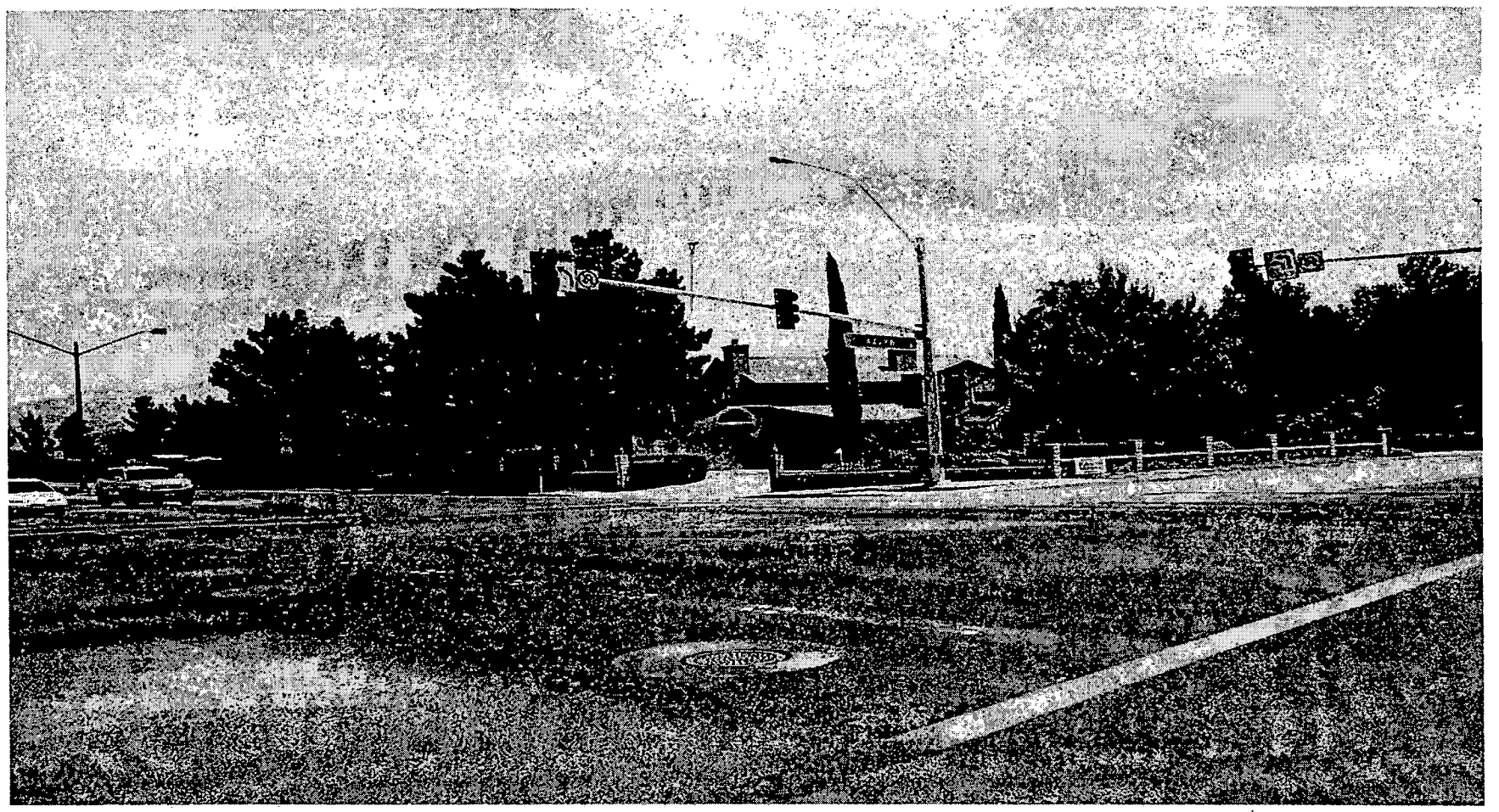
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date	
proj. no.	
drwn. by	
chkd. by	

GPA-4631
7-22-04 PC



GPA-4631 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04



GPA-4631 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 38

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

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	

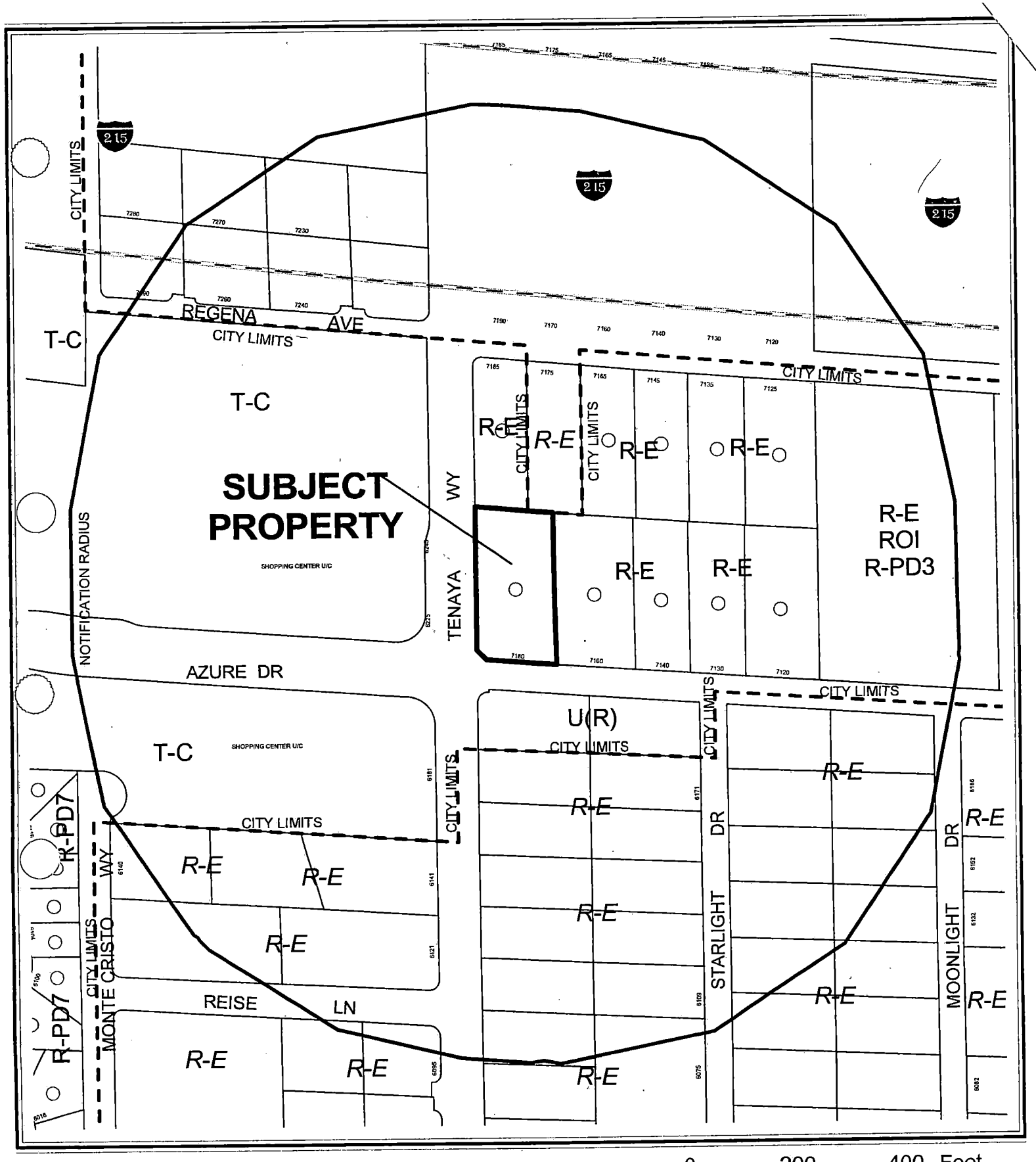
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – 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)

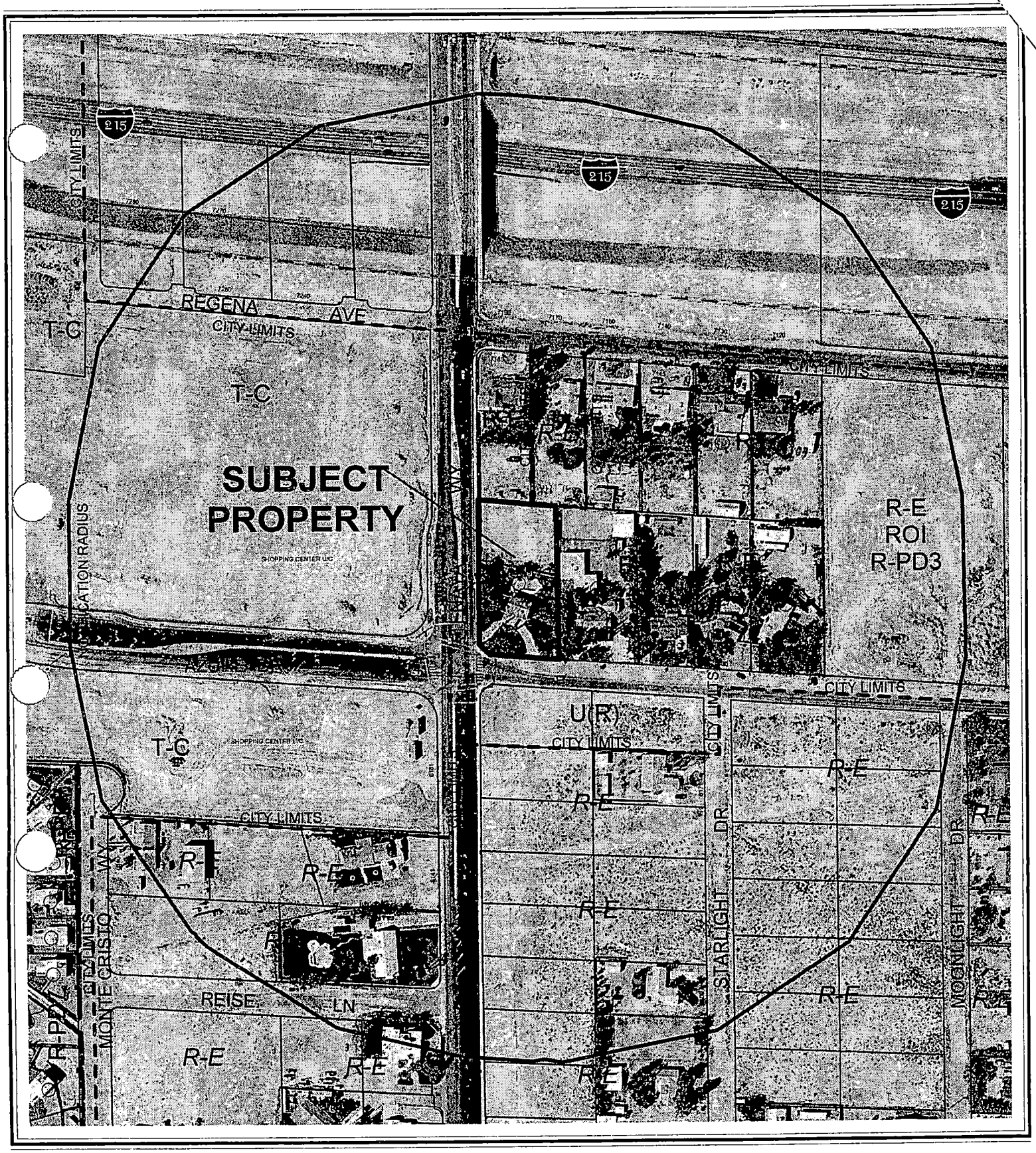


CASE: **ZON-4635**

RADIUS: 750 FT

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

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



CASE: **ZON-4635**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO GPA-4631 - PUBLIC HEARING - ZON-4635 – APPLICANT/OWNER: CHARLES H. SHIELDS

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-4631) to an O (Office) 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. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Tenaya Way adjacent to this site. Also dedicate appropriate right-of-way adjacent to this site for a bus turnout on Tenaya Way in accordance with Standard Drawings #234.1 or #234.3 and 234.2.

5. Construct a bus turnout along Tenaya Way and any incomplete half-street improvements on Tenaya Way and Azure Drive adjacent to this site concurrent with development of this site.

6. Remove all substandard public street improvements and the residential driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards on Azure Drive and meeting current Town Center City Standards on Tenaya Way concurrent with development of this site.

7. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

8. 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.

9. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

10. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

LLM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive (APN: 125-27-503-008), Ward 6 (Mack).

B) Applicant's Justification

The applicant's justification letter states the proposed General Plan Amendment and Rezoning from Rural to Professional Office is the ideal transition from the high density, urban master planned community, across Tenaya Way from the proposed site, to the less dense residential developments to the southeast. Further, the burdens imposed by such a change will be consistent with those imposed by the TC (Town Center) uses as well as the current traffic flow on Tenaya and Azure Drive just south of the Beltway. The proposed plan amendment and rezoning is compatible with the TC (Town Center) to the east and further the goals of the general plan by promoting transitional zoning, where appropriate.

BACKGROUND INFORMATION

A) Previous Actions

05/20/00 The subject property, as part of a larger was Annexed (A-0044-99) into the City of Las Vegas, effective May 20, 2000.

07/22/04 The Planning Commission will consider companion items, GPA-4631 and Site Development Plan Review SDR-4638, as part of this agenda.

B) Pre-Application Meeting

05/19/04 At a pre-application meeting the following issues were discussed.

- Landscape requirements were discussed, such as: a fifteen foot buffer along streets, eight foot wide buffer along interior property lines with appropriate landscape materials; parking lot finger islands.
- If sidewalk is required, the sidewalk and the east half of Tenaya Way shall be designed and built per Town Center Standards for the "Loop Road."
- The parking standards will be based on one space per 200 square feet of building area, which requires 39 spaces and two handicap spaces.

C) Neighborhood Meetings

06/22/04 The applicant hosted a meeting and five persons attended. The following comments were made.

- Professional offices not compatible with residential
- Spot zoning
- Location of gate
- 37 parking spaces
- Compatibility with horses on R-E property
- Effects on community well/septic system
- Adverse impact on property values of adjacent residential properties

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.96 Acres

B) Existing Land Use

Subject Property:	Single Family Residence
North:	Single Family Residence Undeveloped (Clark County)
South:	Undeveloped
East:	Undeveloped
West:	Single Family Residence

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential); Clark County
South:	R (Rural Density Residential)
East:	SX-TC (Suburban Mixed Use – Town Center)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates); Clark County
South:	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
East:	T-C (Town Center)
West:	R-E (Residence Estates)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the General Plan designates the site as R (Rural Density Residential). 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. A related General Plan Amendment (GPA-4631) application seeks to change land use designation to O (Office), which would support the proposed zoning to P-R (Professional Office and Parking). The O (Office) category designation allows for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		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

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-4638) application.

B) General Analysis and Discussion

The zone change to P-R (Professional Office and Parking) zone would be consistent with the proposed General Plan Amendment to O (Office). The P-R (Professional Office and Parking) allows for office uses in an area that is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low-density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. A low volume of direct daily client and customer contact characterizes these uses. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R (Professional Offices and Parking) district should be constructed to maintain a residential character. The P-R (Professional Offices and Parking) District is consistent with the Office category of the General Plan.

The proposed P-R (Professional Office and Parking) zoning designation is not compatible with the adjacent residential uses, which are, zoned R-E (Residence Estates) to the north and east and the U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south. If approved, spot zoning would occur. In addition, the proposed general and medical office does not meet the intent of the P-R (Professional Offices and Parking) zoning district "to be a transitional zone to allow low intensity administrative and professional offices, which are characterized by a low volume of direct daily client and customer contact." A medical office has a higher traffic volume and higher rate of customer contact on a daily basis than a low-intensity use office.

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 currently designated as R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan of the General Plan. A related General Plan Amendment application (GPA-4631) proposes to amend the land use designation to O (Office). The zone change to P-R (Professional Office and Parking) zone will be consistent with the proposed General Plan Amendment to O (Office).

   The proposed office though is incompatible with the neighborhood. Therefore the proposed zoning is incompatible and does not conform to the General Plan because of the Plans' focus on the protection of existing neighborhoods.

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

   The proposed zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. However, because of the potential intensity of the Office land use designation and proposed medical office, the use is not compatible with the surrounding zoning classifications, including R-E (Residence Estates) to the north and east, and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south. The P-R (Professional Office and Parking) zoning district constitutes spot zoning and would encroach into a Rural Preservation Neighborhood.

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

   The proposed general and medical office conversion is not appropriate on the subject property in relation to the adjacent rural residential uses in an area designated as a Rural Preservation Neighborhood. The proposed P-R (Professional Office and Parking) zoning classification and the proposed medical office will not be compatible with the surrounding land uses. The past trend of development has not shown that the neighborhood is in transition so there aren't any indicators that support the proposal.

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

   The site is accessed via three drives; two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site.

NOTICES MAILED 32 [Mailed with GPA-4631 & SDR-4638]

APPROVALS 0

PROTESTS 0

LLM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4635 APN: 125-27-503-008

Name of Property Owner: Shields, Charles H. & Gail W.

Name of Applicant: Charles H. Shields

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: Gail Shields Charles H. Shields

Print Name: GAIL SHIELDS CHARLES H. SHIELDS

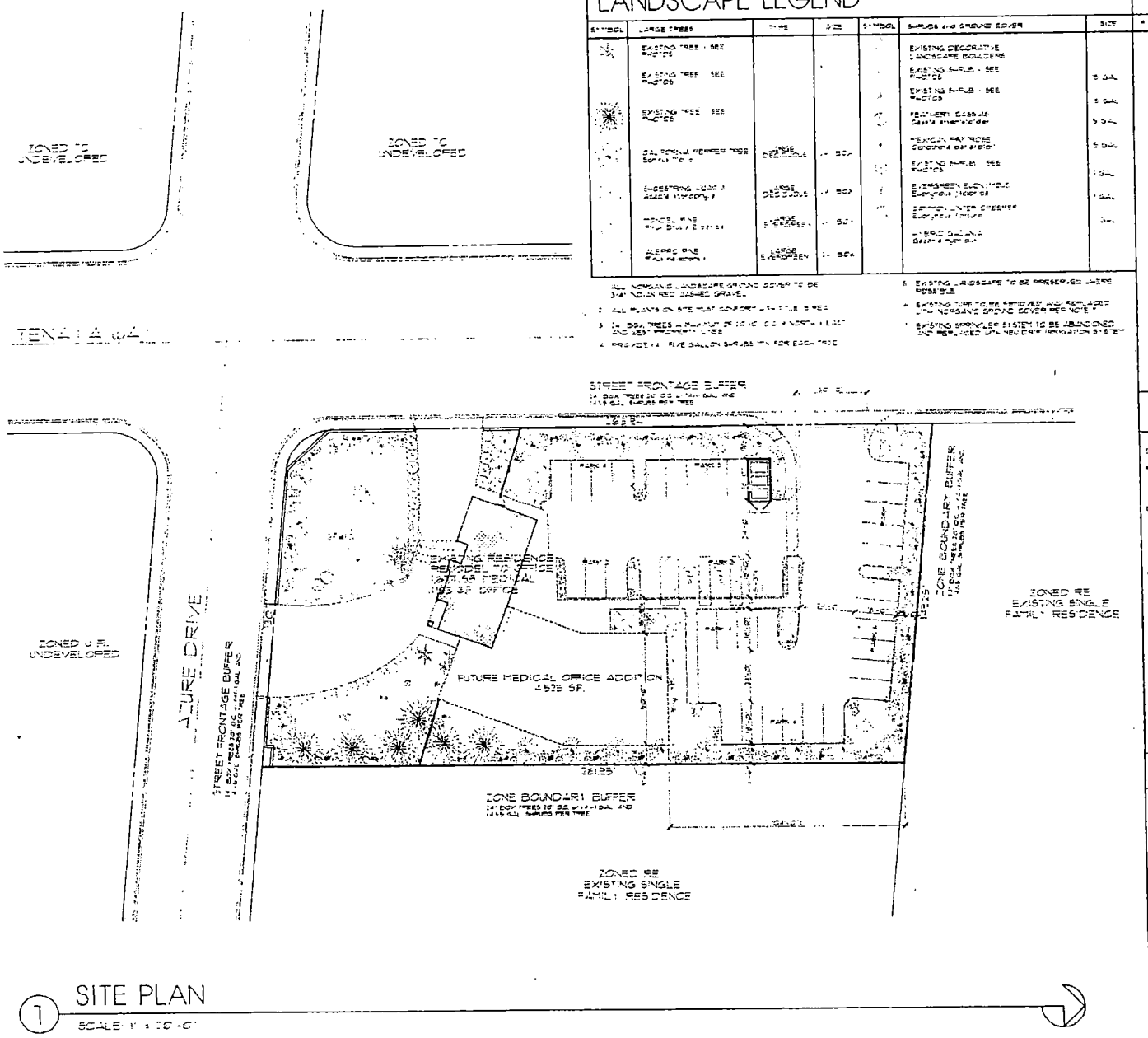
Subscribed and sworn before me

This 14 day of April, 2004

Thomas A Combs

Notary Public in and for said County and State

THOMAS A. COMBS
Notary Public - Nevada
No. 00-64599-1
My appt. exp. July 28, 2004



1 SITE PLAN

SCALE: 1" = 10'-0"

LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE	SYMBOL	SHRUBS and GROUND COVER	SIZE
	EXISTING TREE - SEE PLOTTER				EXISTING DECORATIVE LANDSCAPE BOULDERS	
	EXISTING TREE - SEE PLOTTER				EXISTING SHRUB - SEE PLOTTER	5 GAL
	EXISTING TREE - SEE PLOTTER				EXISTING SHRUB - SEE PLOTTER	5 GAL
					PENNISETUM CAESPITOSUM Dwarf Fountain Grass	5 GAL
		LARGE DECIDUOUS	1" BOX		TEXICAN RANGE CENIZO Compacta Dwarf Form	5 GAL
		LARGE DECIDUOUS	1" BOX		EXISTING SHRUB - SEE PLOTTER	1 GAL
		LARGE DECIDUOUS	1" BOX		EVERGREEN EUONYMUS Euonymus Japonica	1 GAL
		LARGE EVERGREEN	1" BOX		EUONYMUS WINTER CREEPER Euonymus Fortunei	1 GAL
		LARGE EVERGREEN	1" BOX		LIRIOPE SPICATA Border Grass	1 GAL

1. ALL REMAINING LANDSCAPE GROUND COVER TO BE 3/4" NEVADA RED DECOMPOSED GRANITE.
2. ALL PLANTS ON SITE MUST COMPLY WITH TITLE 9 REQUIREMENTS.
3. ALL TREES IN PARKING AREAS OR WITHIN 10 FEET OF PARKING AREAS MUST BE PROPERLY PROTECTED BY CURBS.
4. PROVIDE 1-5 GALLON SHRUBS PER EACH TREE.
5. EXISTING LANDSCAPE TO BE PRESERVED WHERE POSSIBLE.
6. EXISTING TURF TO BE REMOVED AND REPLACED WITH REMAINING GROUND COVER REQUIRED.
7. EXISTING SPRINKLER SYSTEM TO BE ABANDONED AND REPLACED WITH NEW DRIP IRRIGATION SYSTEM.

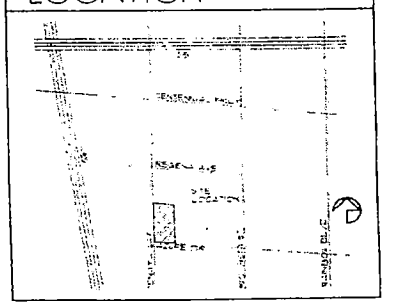
KEYNOTES

*	description

PROJECT DATA

EXISTING ZONING	RE
REQUIRED ZONING	C-1
BUILDING AREA	EXISTING OFFICE FUTURE OFFICE
PARKING REQUIRED	1/250 SF BUILDING AREA = 37 SPACES
PARKING PROVIDED	38 SPACES
FLOOR AREA RATIO FUTURE AREA RATIO	.45 .54
SITE ACREAGE	1.343 SF 30 ACRES
APN	163-17-601-020

LOCATION



revisions

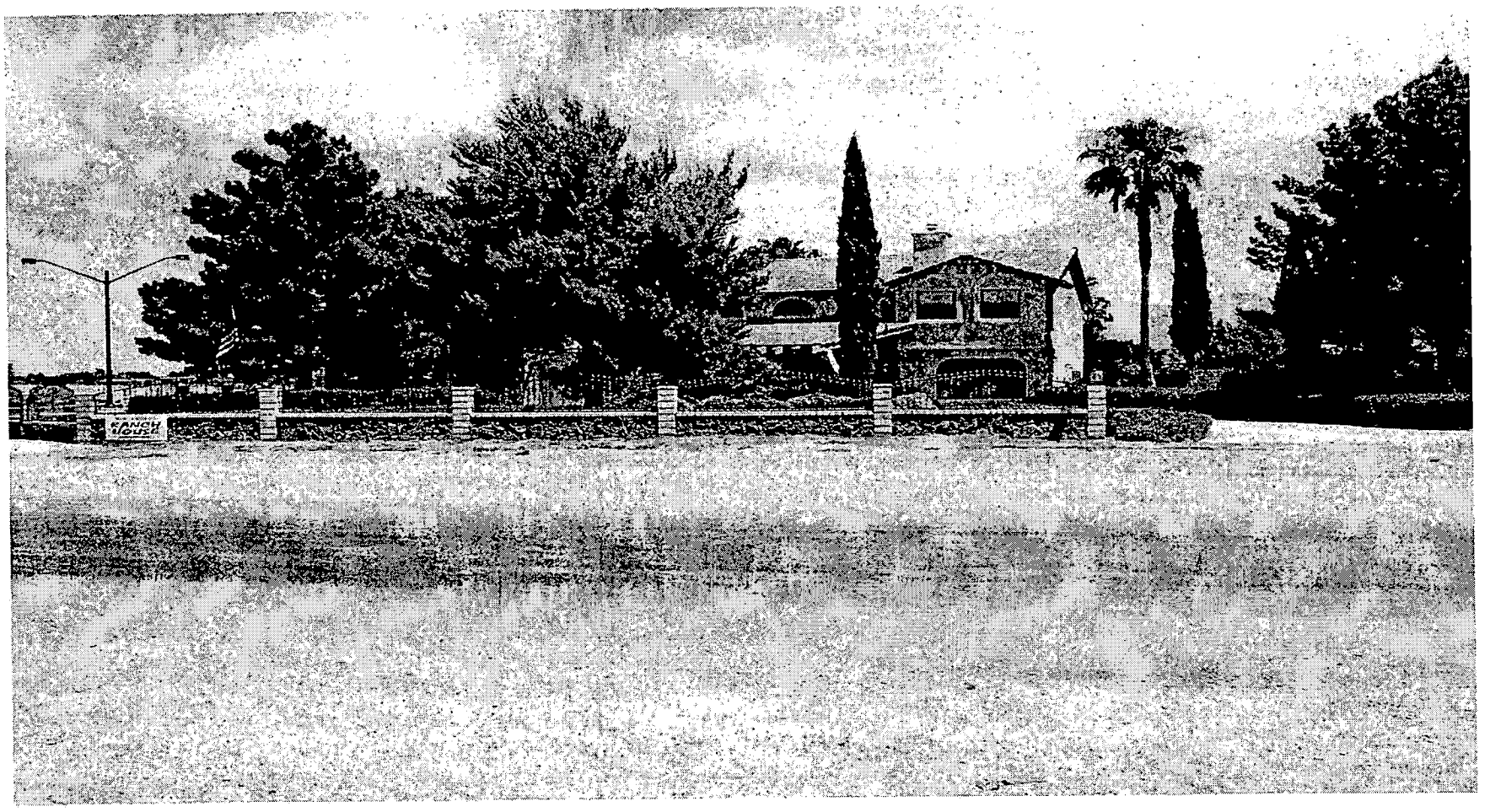
John Dahl Burke, architect

OFFICE BUILDING
7180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

date	
proj. no.	
drwn. by	
chkd. by	

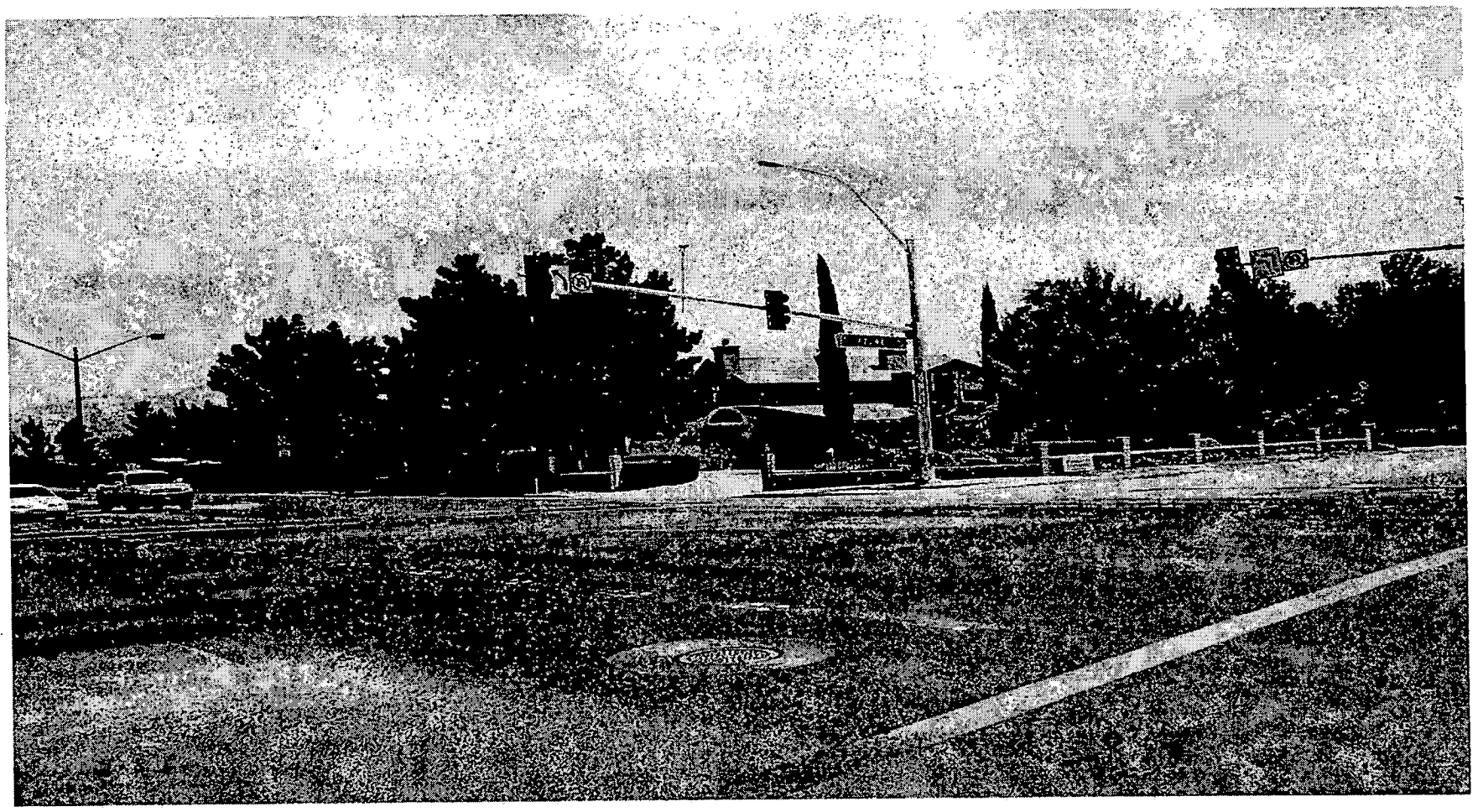
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ZON-4635
7-22-04 PC



ZON-4635 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04



ZON-4635 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04

City of Las Vegas

Agenda Item No.: 39

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

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	

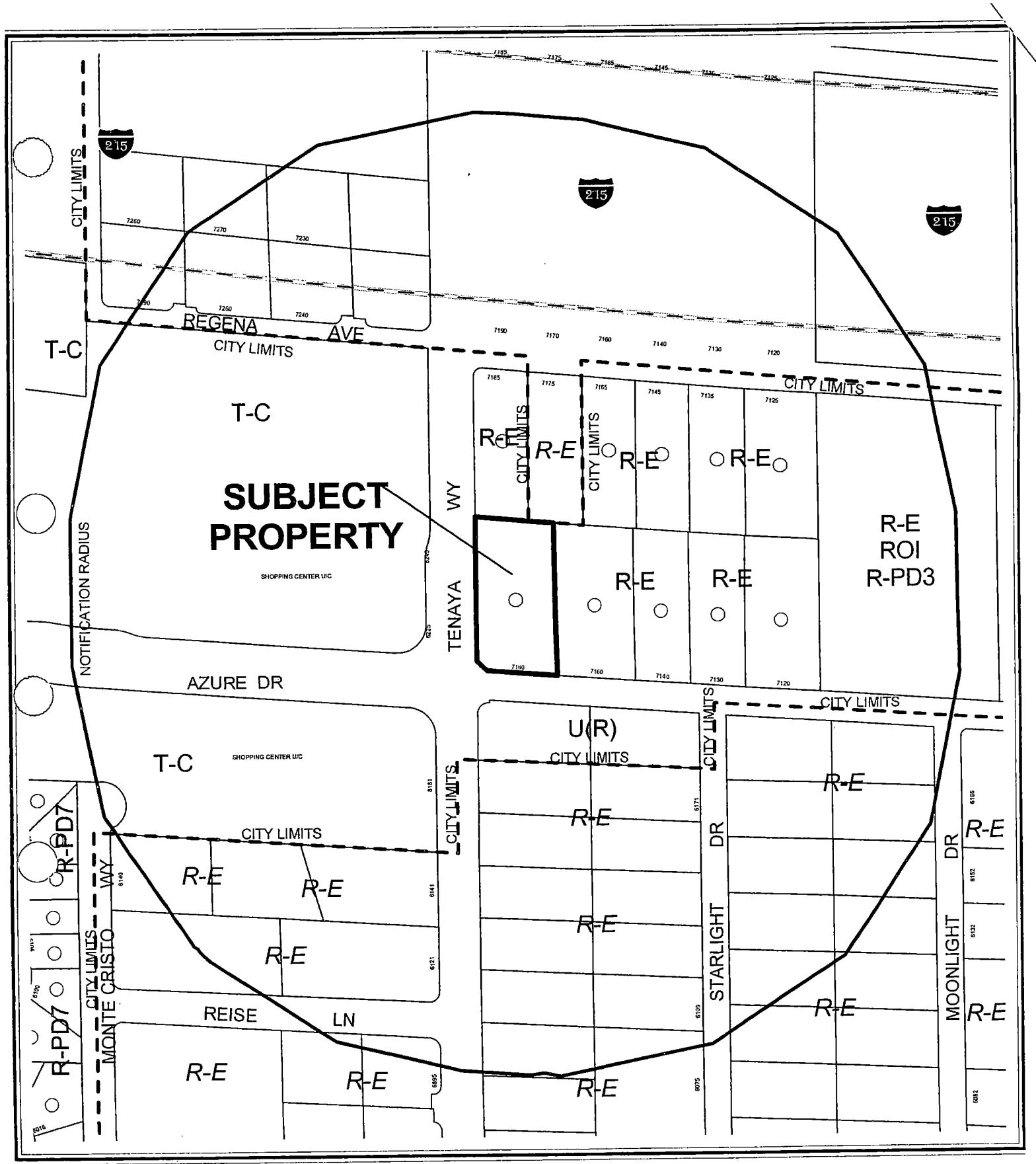
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – 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: **SDR-4638**

RADIUS: 750 FT

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

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

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-4631 & ZON-4635 - PUBLIC HEARING - SDR-4638 – APPLICANT/OWNERS: CHARLES H. SHIELDS

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-4635) to a P-R (Professional Office and Parking) Zoning District approved by the City Council.

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

3. A Site Development Plan Review is required for the proposed future medical office expansion (or any type of expansion), approved by Planning Commission and City Council.

4. All development shall be in conformance with the site plan, landscape plan and building elevations, dated stamped August 18, 2004, except as amended by conditions herein.

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

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by Title 19 and the Urban Design Guidelines and Standards.

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

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

10. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

14. The proposed driveway, accessing Tenaya Way, shall be designed, located and constructed in accordance with Standard Drawing #222A and shall be restricted to right turns in and out only. We note that the existing driveways do not meet current standards and must be removed or redesigned.

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4635 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a professional office and parking on 0.96 acres at 7180 West Azure Drive.

B) Applicant's Justification

The justification letter states the applicant is proposing a medical office building. Currently, there is a residence on the property that would be remodeled to accommodate medical office uses. The applicant also proposes a 4,500 square foot expansion in the near future. The existing building is surrounded by mature, intense landscaping and will remain residential in character. The proposed site plan satisfies Title 19 development requirements including parking and landscaping.

BACKGROUND INFORMATION

A) Previous Actions

5/20/00 The subject property, as part of a larger was Annexed (A-0044-99) into the City of Las Vegas, effective May 20, 2000.

07/22/04 The Planning Commission will hear related items General Plan Amendment (GPA-4631) and Rezoning (ZON-4635) as part of this agenda.

B) Pre-Application Meeting

05/19/04 At a pre-application meeting the following issues were discussed.

- Landscape requirements were discussed, such as: a fifteen foot buffer along streets, eight foot wide buffer along interior property lines with appropriate landscape materials; parking lot finger islands.
- If sidewalk is required, the sidewalk and the east half of Tenaya Way shall be designed and built per Town Center Standards for the "Loop Road."
- The parking standards will be based on one space per 200 square feet of building area, which requires 39 spaces and two handicap spaces.

LLM

C) Neighborhood Meetings

06/22/04 The applicant hosted a meeting and five persons attended. The following comments were made.

- Professional offices not compatible with residential
- Spot zoning
- Location of gate
- 37 parking spaces
- Compatibility with horses on R-E property
- Effects on community well/septic system
- Adverse impact on property values of adjacent residential properties

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.96 Acres

B) Existing Land Use

Subject Property:	Single Family Residence
North:	Single Family Residence; and Undeveloped (Clark County)
South:	Undeveloped
East:	Undeveloped
West:	Single Family Residence

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential); Clark County
South:	R (Rural Density Residential)
East:	SX-TC (Suburban Mixed Use – Town Center)
West:	R (Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates); Clark County
South:	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
East:	T-C (Town Center)
West:	R-E (Residence Estates)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the General Plan designates the site as R (Rural Density Residential). 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. A related General Plan Amendment (GPA-4631) application seeks to change land use designation to O (Office), which would support the proposed zoning to P-R (Professional Office and Parking). The O (Office) category designation allows for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

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

PROJECT DESCRIPTION

- Site Plan

The site plan indicates a rectangular shaped 41,654 square foot lot. The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion (approximately 4,525 square feet) for medical office is planned in the future. On-site parking is located to the rear of the site. A total of 38 parking stalls, including two handicap accessible spaces, are located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure and Tenaya. A trash enclosure is located towards the northeast corner of the site, adjacent to Tenaya Way, approximately seventy feet (70') from the residential property line to the north. Signage is not indicated on the site plan.

- Landscape Plan

The landscape plan indicates perimeter landscaping on the entire site and in the front yard of the existing residence. Perimeter landscaping includes minimum fifteen-foot (15') wide planters along the Tenaya Way and Azure Drive street frontages. The side and rear landscape planters are shown as eight-foot (8') wide landscape planters. Landscape planter islands are indicated in the parking area, as required.

The perimeter landscaping along Tenaya Way and Azure Drive indicates new twenty-four inch box California Pepper Trees and some existing mature trees (Pine trees) spaced twenty feet on center with intermittent 5-gallon Feathery Cassias and Mexican Primrose shrubs and 1-gallon Hybrid Gazania. Landscaping in the front yard of the proposed residential office conversion consists of mature landscaping, including pine trees, cypress trees and a variety of hedges. The landscape plan indicates the existing lawn will be removed and replaced with inorganic ground cover, ¾" Indian Red Washed gravel.

- Building Elevations

The two-story existing residence will be converted into a 1,677 square foot medical office and a 1,183 square foot general office for a total of 2,860 square feet. The existing residence is characterized by white stucco exterior with a pitched light gray and coral tiled roof. Arched windows on the residence and above the garage add interest to the structure. No additions are planned for the office conversion. The site plan indicates a future medical office expansion, at the rear, which would be reviewed under a separate Site Development Plan Review application.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Yes
Min. Setbacks			
• Front	20 Feet	70 Feet	Yes
• Side	5 Feet	52 Feet	Yes
• Corner	15 Feet	30 Feet	Yes
• Rear	15 Feet	170 Feet	Yes
Max. Lot Coverage	50 %	4.3 %	Yes
Max. Building Height	2 Stories / 35 Feet	2 Stories	Yes
Trash Enclosure	Yes, Screened	Yes	Yes
Loading Zone	No	No	Yes
Mech. Equipment	Screened	Yes	Yes
Other …	N/A	N/A	N/A

This application meets the provisions of Title 19.

A2) Residential Adjacency Standards

This proposal complies with the City's Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided (Total)** Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1
Office, Medical and Dental	1,677 SF	1/200 GFA up to 2,000 SF, plus 1/175 thereafter	9	---	32	1
TOTAL	2,860 SF		12	1	36	2
			13 total spaces		38 total spaces	

The proposal exceeds the required parking by approximately by 65% in order to accommodate a planned future medical office expansion.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree / 6 Spaces	7 Trees	9 Trees
Buffer: • Min. Trees (adjacent to rights-of-way)	1 Tree per Linear 20 Feet, plus one tree	15 Trees	14 Trees
• Min. Trees (adjacent to residential)	1 Tree per Linear 20 Feet, plus one tree	23 Trees	21 Trees
• Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet
• Min. Zone Width (side and rear property lines)	8 Feet		8 Feet
• Wall height	6 Feet		Existing wall

LLM

The proposed landscape plan is slightly deficient in the number of required trees along the perimeter of the site, as required by Title 19 and the Las Vegas Urban Design Guidelines and Standards. The project is deficient in the amount of required 24-inch box trees along the rights-of-way by one tree and along the residential perimeter by two trees. A waiver was not specifically requested to waive the amount of perimeter trees.

A5) Sign Standards

The application submittal did not include specific information regarding any signage for the site. Pursuant to Title 19.14, the Sign Standards for the P-R (Professional Office and Parking) Zoning District shall apply to the subject proposal.

B) General Analysis and Discussion

- Zoning

The proposed general and medical office conversion will be a permitted use within the P-R (Professional Office and Parking) Zoning District, upon the approval of a related Rezoning (ZON-4635).

- Site Plan

The site plan provides a suitable layout for a typical office conversion. The existing residence is centrally located towards the south end of the site and the parking is located to the rear of the site. The site plan accommodates the required parking for the planned medical office expansion.

- Waivers

No waivers were requested with this site plan.

- Landscape Plan

The landscape plan indicates perimeter and parking lot landscaping as required by Title 19 and the Urban Design Guidelines and Standards. However, the required number of perimeter trees is deficient, and therefore a condition is recommended to provide the trees as required.

- Elevation

The photo elevations submitted for the existing residence are appropriate for the rural residential area.

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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 general and medical office is not compatible with the adjacent rural residential land uses. The proposed zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. However, this zoning designation and proposed medical office use is not compatible with the surrounding zoning classifications, including R-E (Residence Estates) to the north and east, and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south.

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 general and medical office conversion is not consistent with the intent of the Master Plan, which designates the area as Rural Residential. The site plan, however, does meet the requirements of Title 19 and the Urban Design Guidelines and Standards with the exception of deficient number of required perimeter trees. If approved, a condition is recommended to revise the landscape plan to meet the minimum landscape requirements.

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

   The site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site. However, there is concern with the encroachment of traffic related to the medical office use.

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

The photo elevations submitted for the existing residence are appropriate for the rural residential area. The proposed landscape palette materials will provide an aesthetically pleasing environment, however a condition is listed to provide minimum number of trees in the perimeter landscape planters as required by Title 19 and other landscaping shall adhere to the requirements of the Las Vegas Urban Design Guidelines and 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 existing residential character of the structure will remain the same with the office conversion, and therefore would be compatible with the existing residential 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 permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NOTICES MAILED 32 [Mailed with ZON-4635 & GPA-4631]

APPROVALS 0

PROTESTS 0

LLM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4638 APN: 125-27-503-008

Name of Property Owner: Shields, Charles H. & Gail W.

Name of Applicant: Charles H. Shields

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: Gail Shields Charles H Shields

Print Name: GAIL SHIELDS CHARLES H. SHIELDS

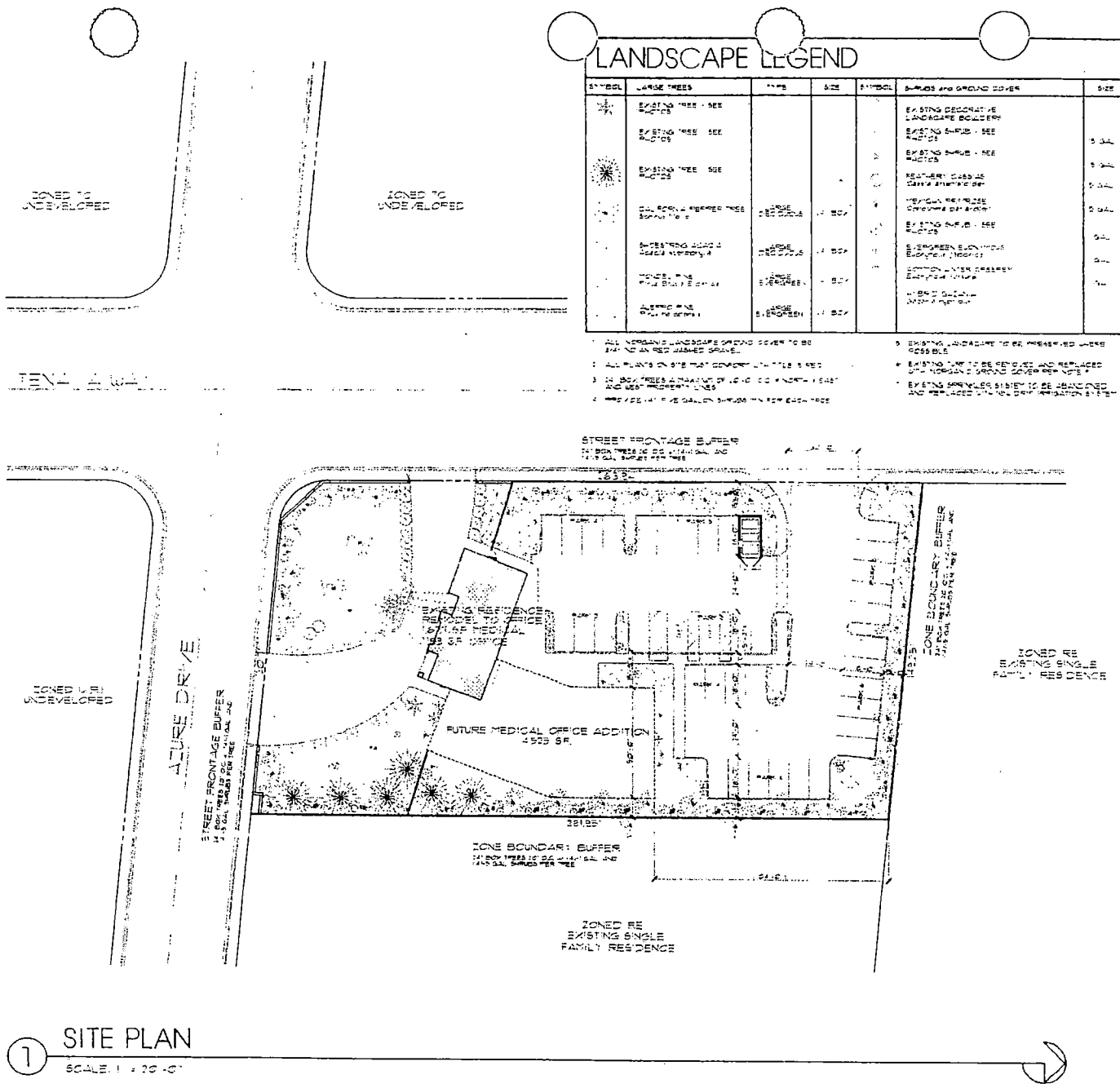
Subscribed and sworn before me

This 14 day of April, 2004

Thomas A Combs

Notary Public in and for said County and State

THOMAS A. COMBS
Notary Public - Nevada
No. 00-64599-1
My appt. exp. July 28, 2004



1 SITE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE
	EXISTING TREE - SEE PLOTTED		
	EXISTING TREE - SEE PLOTTED		
	EXISTING TREE - SEE PLOTTED		
	CAL. BOTANICAL ASSORTED TREES SEE NOTE 3	LARGE DECIDUOUS	15 GAL
	EXISTING LARGE DECIDUOUS	LARGE DECIDUOUS	15 GAL
	MONTEREY PINE	LARGE EVERGREEN	15 GAL
	EXISTING PINE	LARGE EVERGREEN	15 GAL

SYMBOL	SHRUBS and GROUND COVER	SIZE
	EXISTING DECORATIVE LANDSCAPE BOULDERS	
	EXISTING SHRUB - SEE PLOTTED	5 GAL
	EXISTING SHRUB - SEE PLOTTED	5 GAL
	RED FLAME GRASS	5 GAL
	MEXICAN FEATHER GRASS	5 GAL
	EXISTING SHRUB - SEE PLOTTED	5 GAL
	EVERGREEN EUONYMUS	5 GAL
	SCOTCH MOSS HEATHER	1 GAL
	1" BROWN MULCH	

1. ALL NEWLY LANDSCAPED GROUND COVER TO BE EVENLY SPACED IN RED JAMES GRADE.
2. ALL PLANTS ON SITE THAT CONFORM WITH TITLE 5 REQ.
3. 15 GAL TREES A MINIMUM OF 10 FEET FROM ALL AND WEST PROPERTY LINES
4. PROVIDE 1 - 5 GALLON SHRUBS MIN. PER EACH TREE
5. EXISTING LANDSCAPE TO BE PRESERVED UNLESS NOTED
6. EXISTING TURF TO BE REMOVED AND REPLACED WITH NORMAL 2 GROUND COVER PER NOTE 2
7. EXISTING SPRINKLER SYSTEM TO BE MODIFIED AND REPLACED WITH NEW DRIP IRRIGATION SYSTEM

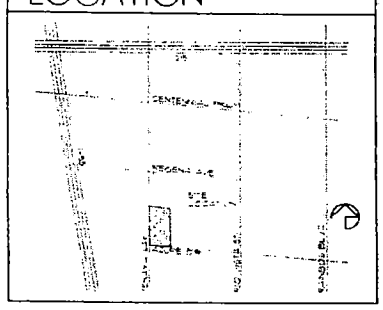
KEYNOTES

#	description

PROJECT DATA

EXISTING ZONING	RE
REQUIRED ZONING	I-1
BUILDING AREA	EXISTING OFFICE FUTURE OFFICE
PARKING REQUIRED	1/250 SQ FT BUILDING AREA = 37 SPACES
PARKING PROVIDED	38 SPACES
FLOOR AREA RATIO FUTURE AREA RATIO	.4 .4
SITE ACREAGE	4.342.32 SF .99 ACRES
APN	138-32-601-003

LOCATION



revisions

john daub burke, architect

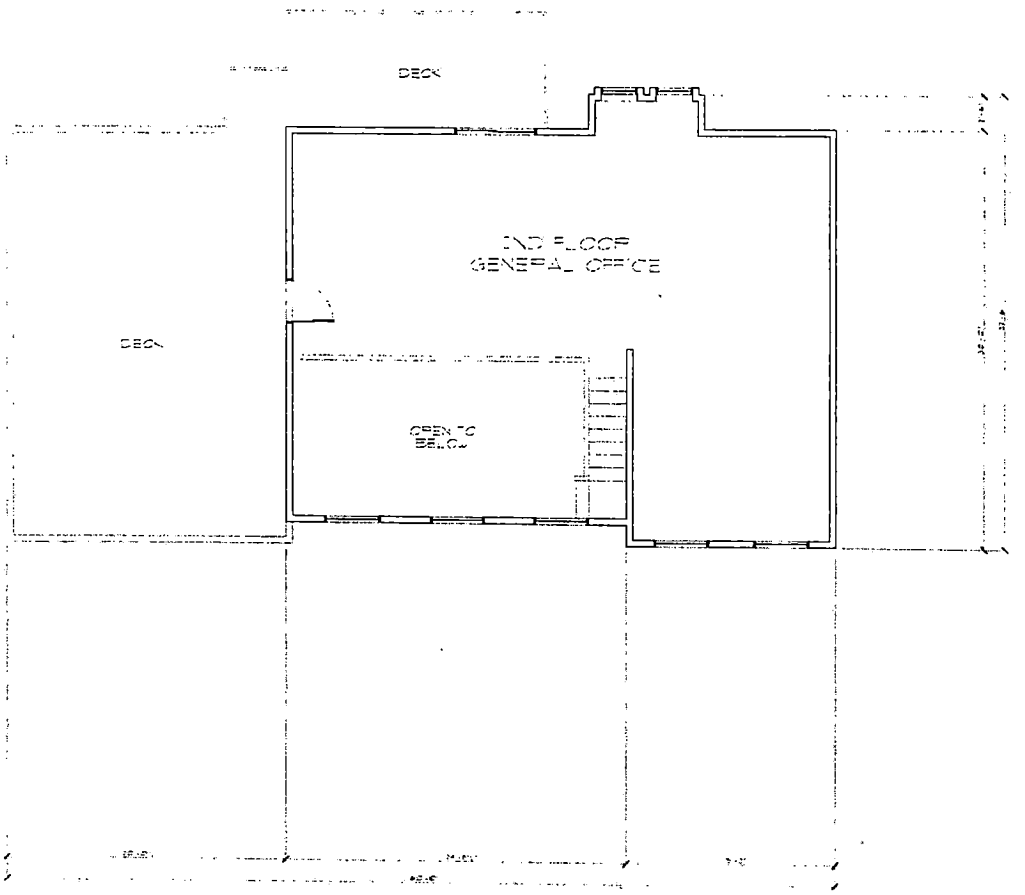
3411 WEST OQUENDO RD. (702) 435-8844 FAX (702) 876-4862

OFFICE BUILDING
7180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

date	
proj. no.	
drwn. by	
chkd. by	

sheet no. A1

SDR-4638
7-22-04 PC



1 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1ST FLOOR AREA = 1677 SF
2ND FLOOR AREA = 1183 SF
TOTAL AREA = 2860 SF

KEYNOTES

- description

revisions

john daum burke, architect

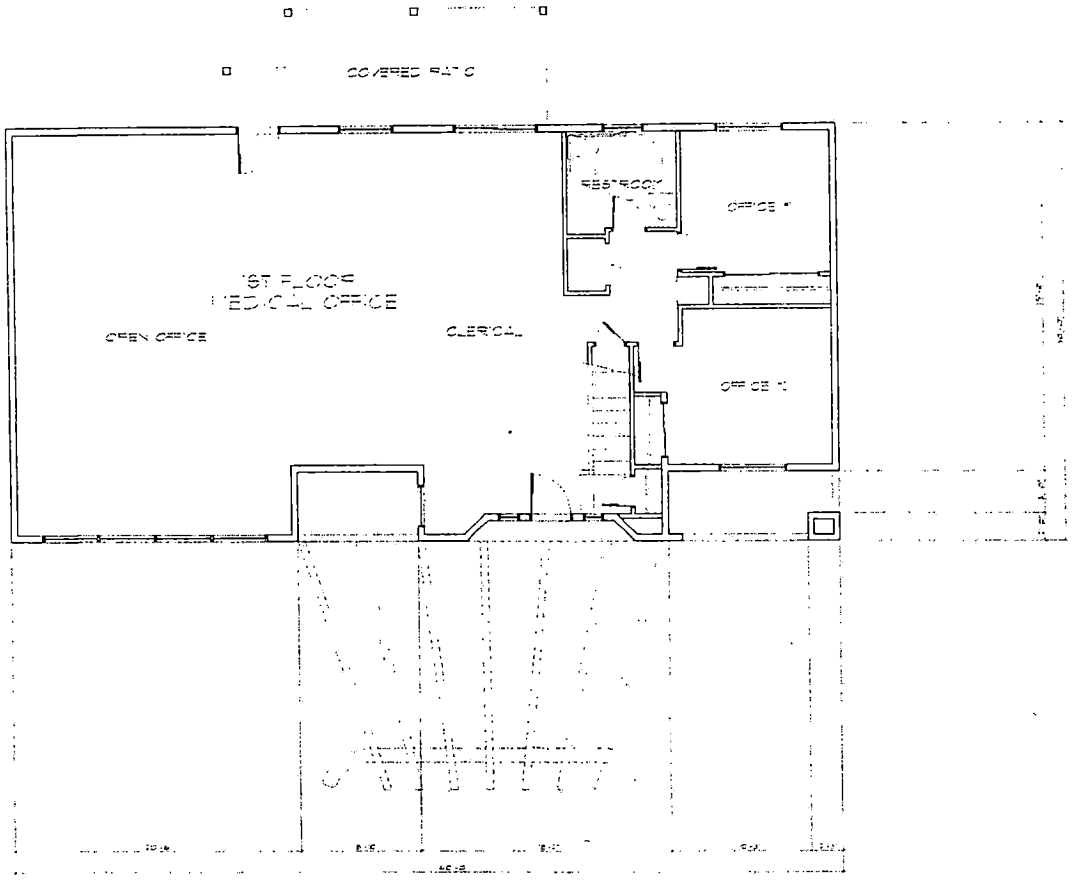
OFFICE BUILDING
7180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

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proj. no.
drwn. by
chkd. by

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A3

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SDR-4638
7-22-04 PC



1 FLOOR PLAN

1ST FLOOR AREA = 677 SF
2ND FLOOR AREA = 1163 SF
TOTAL AREA = 1840 SF

KEYNOTES

*	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF 20'0" WROUGHT IRON GATES WITH STAINED METAL SHADING AND KEYPAD LOCKS (TYP.)
2	[illegible]
3	LANDSCAPED AREA - SEE OTHERS
4	CONCRETE SPECIALTY CURB / GUTTER AS PER CLARK COUNTY
5	4" CONCRETE SPECIALTY WATERBLAST FINISH
6	HANDICAP CURB RAMP
7	HANDICAP ACCESS AISLE
8	6'-0" HIGH CONCRETE BLOCK WALL
9	[illegible] SEE OTHERS
10	[illegible]
11	[illegible] LOADING ZONE

revisions

john daub burke, architect

OFFICE BUILDING
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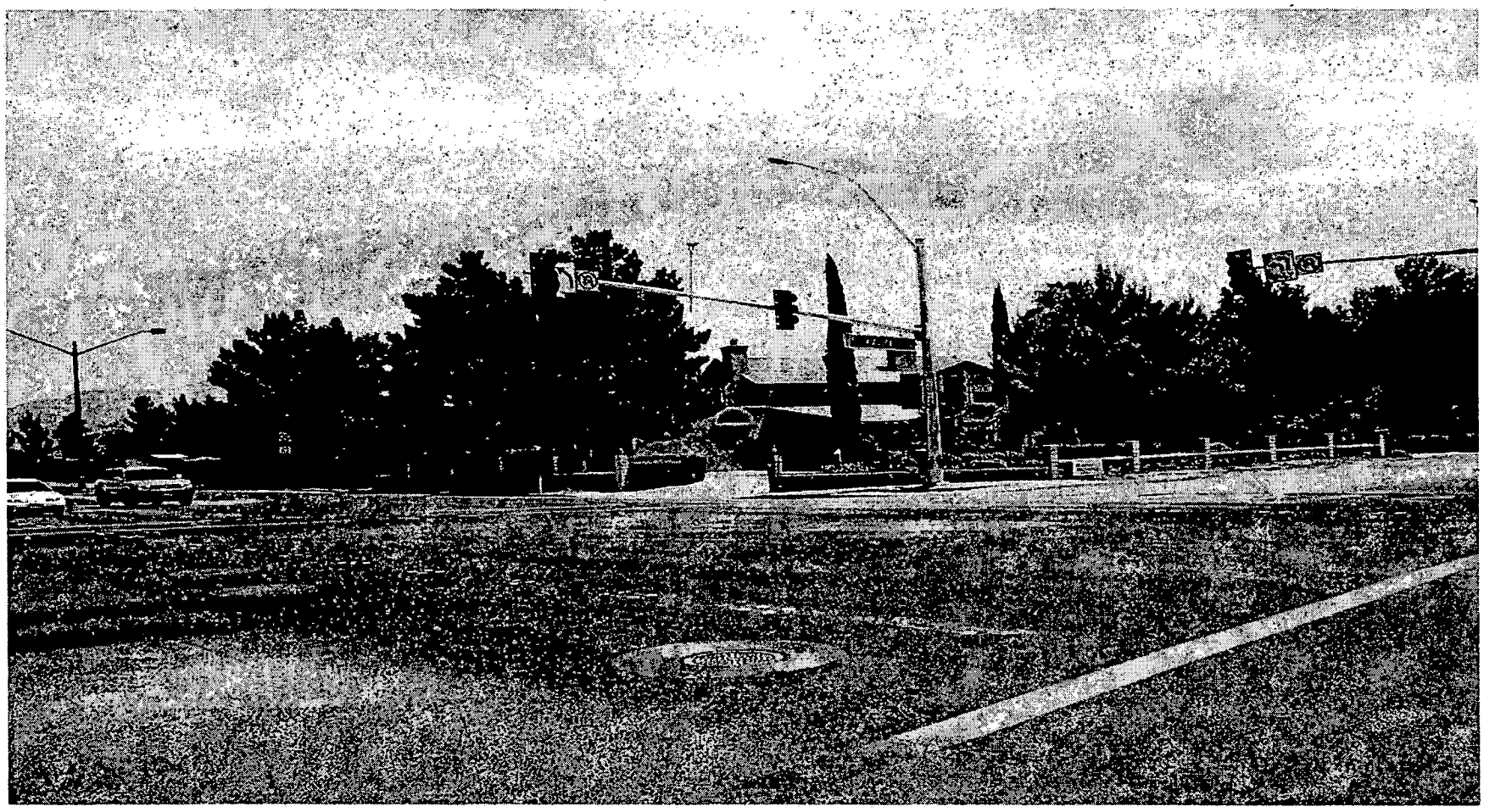
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SDR-4638
7-22-04 PC



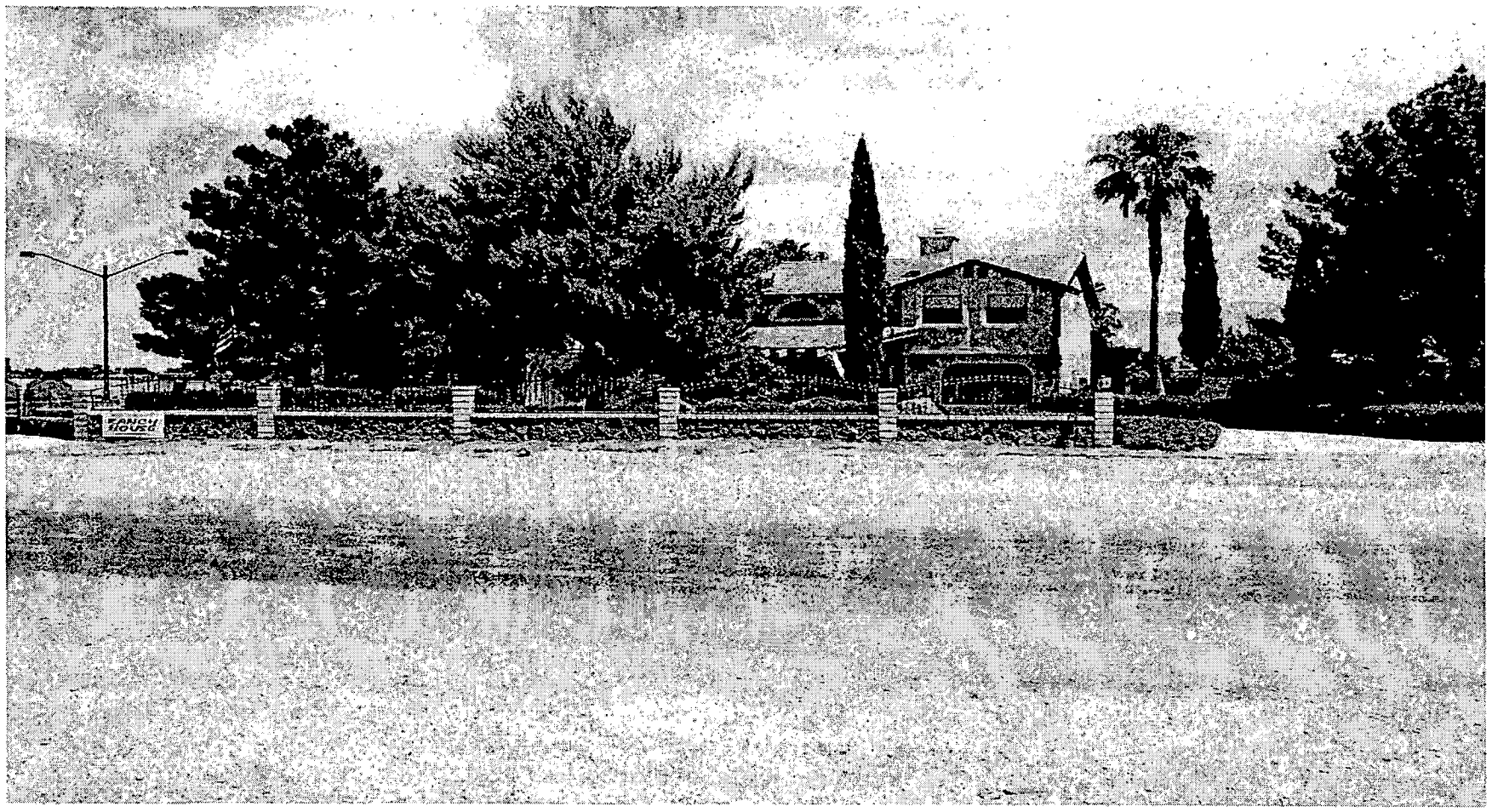


7-22-04 PC



SDR-4638 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04



SDR-4638 - APPLICANT/OWNER: CHARLES H. SHIELDS
7180 WEST AZURE DRIVE
JULY 22, 2004 PLANNING COMMISSION

7/1/04